



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

100 Main Street Colleyville, Texas 76034

MONDAY, MAY 13, 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 Groves
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** April 8, 2024 Planning and Zoning Commission
April 22, 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 APRIL 8, 2024 PLANNING AND ZONING COMMISSION MEETING.

- 2b** Consideration of a Special Use Permit to allow for Package Store Sales – Off-premises Consumption on Lot 4B1, Block 1, Brown Trail-West Addition, located at 4405 Colleyville Boulevard, Case ZC24-005
- 2c** Consideration of a Rezoning from R-20 Single Family Residential and AG Agricultural to RE Single Family Estate Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural on Lot 1, Block 1, Allzim Acres, Tract 4D02, Abstract 295, William E. Crooks Survey, and Tracts 2A7B, 2A8C, and 2A9A, Abstract 533, Mary M. Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, Case ZC24-007
- 2d** Consideration of amendments to the Land Development Code, Chapter 2 Definitions and 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, GC24-004
- 2e** Consideration of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Heliports and Airports and Commercial Drone Delivery Hubs, GC24-005
- 2f** Consideration of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Electric Vehicle (EV) Charging Stations, GC24-006

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, May 9, 2024* by 5:00 p.m.

Jacquelyn Reyff
Planning Manager

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 1a	Agenda Date 5/13/2024	Number
Type Approval of Minutes		
Department Community Development		

Title

April 8, 2024 Planning and Zoning Commission Minutes
April 22, 2024 Planning and Zoning Commission Worksession Minutes

Explanation

Approval of minutes from the Planning and Zoning Commission Meeting on April 8, 2024, and the Planning and Zoning Commission Worksession on April 22, 2024.

Attachments

1. April 8, 2024 Planning and Zoning Commission Minutes
2. April 22, 2024 Planning and Zoning Commission Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, APRIL 8, 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 April 8, 2024 at 6:15 p.m.

Roll Call

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

Absent: Sayeda Syed and Tim Raine

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

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

Jacquelyn Reyff briefed the commission for case ZC24-001 and explained their reasoning for requesting to table one additional time.

Christopher Pham briefed the commission for case ZC24-004 regarding percentiles of sales from alcohol. Staff was informed roughly 20 percent of sales will be from beer and wine sales.

Ben Bryner briefed the commission for item 2c explaining the request to table to clarify additional definitions.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:20 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 April 8, 2024, at 7:00 p.m.

Roll Call

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

Absent: Sayeda Syed and Tim Raine

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

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

1. APPROVAL OF MINUTES

1a March 11, 2024 Planning and Zoning Commission Meeting Minutes

March 25, 2024 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Savoie made a motion to approve the March 11, 2024 Planning and Zoning Commission Meeting Minutes and the March 25, 2024 Planning and Zoning Worksession meeting minutes.

Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a TABLED FROM THE MARCH 11, 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 MAY 13, 2024 PLANNING AND ZONING COMMISSION MEETING.

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

Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

Commissioner Groves made a motion to table Case ZC24-001 to the May 13, 2024 Planning and Zoning Commission meeting.

Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

Chair Bevill asked that staff send another notification letter to re-notice residents of the meeting date for item 2a.

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 Rd Suite 165, Case ZC24-004

Christopher Pham presented the case and briefed the Commission.

Ruth Nokes, 6100 Peden Rd, presented her case for the proposed butcher shop. She

answered the Commission's questions regarding whether prepared food would be served, similar to a restaurant, or if everything was prepared to take home. Mrs. Nokes stated that the food would be prepared in the store for customers to take home and warm up. Additionally, the applicants answered the Commission's questions regarding their decision to choose Colleyville to open a shop, stating that they were looking for a smaller, more convenient location near where people live rather than in a large shopping center. This makes it easier for customers to quickly get in and out.

The commission asked what the operating hours would be, the hours would be 11:00 a.m. to 7:00 p.m. Monday through Saturday and Sunday they would only be open from 12:00 p.m. to 6:00 p.m. There was also discussion regarding waste from the trimmings of meat, to which Mrs. Nokes stated there is very little waste since they are premium cuts of meat and they use almost everything.

The public hearing was opened at 7:18 p.m.

With no one wishing to speak, the public hearing was closed at 7:18 p.m.

Commissioner Alphonso made a motion to approve Case ZC24-004. Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

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

Ben Bryner presented the case and briefed the Commission explaining the request to table to clarify additional definitions.

Commissioner Groves made a motion to table item 2c to the May 13 Planning and Zoning Commission Meeting. Commissioner Savoie seconded the motion.

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

Nay: 0

4. CITIZEN COMMENTS

The public forum opened at 7:22 p.m.

With no one wishing to speak, the public forum closed at 7:23 p.m.

5. ADJOURNMENT

The meeting adjourned at 7:23 p.m.

The minutes were written and prepared by:

Kristopher Potts

Kristopher Potts
Planner

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

APRIL 22, 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 April 22, 2024, at 6:15 p.m.

Roll Call

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

Absent: David Groves, and Tim Raine

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

Also Present: Attorney, Sarah Ross, 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

Jacquelyn Reyff presented item 2a and briefed the Commission on additional supporting documents the city has received from the applicant. City staff addressed questions regarding other 3-story buildings within the city, as well as the floor plan of the units that would be offered. There was also discussion regarding how much tax revenue this project will produce for the city annually, screening and fencing of the property, and the response times of the Fire Department for the development.

- 2b** Presentation and discussion of a Special Use Permit to allow for Package Store Sales – Off-premises Consumption on Lot 4B1, Block 1, Brown Trail-West Addition, located at 4405 Colleyville Boulevard, Case ZC24-005

Kris Potts presented item 2b and briefed the Commission. City staff addressed questions from the Commission regarding ownership of the attached gas station and the applicants experience in this industry.

- 2c** Presentation and discussion of a rezoning from CC-1 Village Retail and PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial on Lot 1, Block 1, Tinker Crossing Addition, Lot 1A, Block 1, Kathleen's Art Café Addition, and Lot R14-3, Block 1, Colleyville Industrial Park, located at 1801 Industrial Boulevard, 6301 Colleyville Boulevard, and 6255 Colleyville Boulevard, ZC24-006

Jacquelyn Reyff presented item 2c and briefed the Commission. City staff addressed questions from the Commission regarding the proposed 'Urban Garages', and informed the Commission that the application was substandard as a complete submittal and that additional information would need to be provided. The Commission had questions regarding the city's ability to ensure the garage units would not be occupied as dwellings and potential environmental issues that could occur.

- 2d** Presentation and discussion of a Rezoning from R-20 Single Family Residential and AG Agricultural to RE Single Family Estate Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural on Lot 1, Block 1, Allzim Acres, Tract 4D02, Abstract 295, William E. Crooks Survey, and Tracts 2A7B, 2A8C, and 2A9A, Abstract 533, Mary M. Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, Case ZC24-007

Christopher Pham presented item 2d and briefed the Commission. City staff addressed questions from the Commission regarding potential home sizes, and the number of trees that would be removed based on a projected house footprint, particularly on Lot 3. The Commission also inquired whether the street would be a private gated street or a public road.

- 2e** Presentation and discussion of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Heliports and Airports and Commercial Drone Delivery Hubs, GC24-005

Ben Bryner presented item 2e and briefed the Commission. City staff addressed questions from the Commission regarding the proposed Land Development Amendments, city staff advised there is little cities can control or manage once the drone is in the air, and that airspace is all regulated by the FAA. Staff addressed questions regarding what type of deliveries will be possible with this service, how the drones operate, and the delivery range of the drones.

- 2f** Presentation and discussion of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Electric Vehicle (EV) Charging Stations, GC24-006

Ben Bryner presented item 2f and briefed the Commission. City staff addressed questions from the Commission regarding the proposed Land Development Amendments. The Commission had general discussion regarding how the city could benefit from EV chargers and whether there could be a fee or tax tied to the approval of a commercial Electric Vehicle (EV) Charging Station.

3. ADJOURNMENT

The meeting adjourned at 7:20 p.m.

The minutes were written and prepared by:

Kris Potts

Kris Potts
Planner

The meeting minutes were approved on May __, 2024 by a vote of x-x.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number**Agenda Date** 5/13/2024**Type** Public Hearing Agenda Items**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 APRIL 8, 2024 PLANNING AND ZONING COMMISSION MEETING.

Explanation

Jonathan Rankin, the applicant, has submitted a request to rezone the 18.45 acre property located at 913 Cheek-Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court from PUD-C Planned Unit Development-Commercial to a new PUD-C Planned Unit Development-Commercial district to replace the existing ordinance. The purpose is to rezone in order to allow for the development and operation of a new senior living community for the property.

Existing Conditions/Background: The subject property is platted as Lots 1, 2, and 3, Block A, of the Heritage Farms Addition and is currently undeveloped. The applicant proposes to develop the property into a Senior Living Community. The current zoning was approved in 2012 and allows for a senior living community, but it never developed.

Proposed Zoning Change: The request is to rezone from the PUD -C Planned Unit Development Commercial to the PUD-C Planned Unit Development - Commercial district to replace the existing ordinance. The request is to construct a senior living community development that is restricted to individuals 55 years old and above.

Purpose - The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

Analysis – The subject property, with the proposed new configuration and a decrease in the number of units, necessitates the change in zoning and request for a new PUD-C Planned Unit Development-Commercial district. This property has zoning, which was approved in 2012, for a senior living community. At that time, the total unit count was 281 units to include 162 independent units, 74 assisted living units, and 45 memory

support units. The average independent living units were between 625 (square feet) – 1,200 s.f. The height of the buildings were approved up to 2 ½ stories. Total project size was 321,500 s.f. with 282 parking spaces. The buildings were also not connected to each other and there was a retail building to be constructed along Cheek-Sparger Road.

Per proposed the PUD, this project is requesting to significantly vary from the 2012 ordinance. The request includes 132 independent living units, 38 cottages, 65 assisted living units, and 20 memory care units. This is a reduction in the total unit count from 281 units to 255 units. The height of the buildings is proposed to be two stories except for the independent living building, which is 3 stories in height. The total project size is 296,000 s.f. with a total of 276 parking spaces. The exterior walls of the buildings shall be a minimum of 50 percent masonry materials. The independent living, assisted living, and memory care buildings are connected. There are 36 independent living cottages proposed. There is no retail building proposed. This development would provide 58 percent common open space, with about 10.68 acres of open space being provided.

Regarding public improvements, the current PUD-C district requires the developer to improve the intersection of Cheek-Sparger Road and Bedford Road/Bedford Court with a roundabout. The applicant is still committed to the requirement and has worked with the City to prepare a draft agreement. A City/Developer Agreement (CDA) shall be accepted prior to any applications by the developer and City Council.

The Land Development Code only allows the proposed senior living community with a Planned Unit Development - Commercial zoning.

Plat Status: The subject property is platted as Lots 1, 2, and 3, Block A, of the Heritage Farms Addition.

DRC Review: This request was reviewed during the January 22, 2024 DRC meeting and the following comments were sent to the applicant.

1. Provide landscaping and Urban Forestry plans.
2. Provide information on the number of emergency calls expected by the development.
3. Delineate the materials in the renderings and provide the vertical and horizontal articulation.
4. Provide a 30" knee wall along the parking on Wayne Drive.
5. Where would the dumpster enclosures be located? Provide an elevation of the dumpster enclosures showing the materials.
6. Dimension on the concept plan the setback from the cottages to the property lines where not already labeled.
7. Show the eight (8) foot masonry-screening wall along the south and east property lines adjacent to the existing residential uses located in the City of Bedford.
8. Provide renderings showing what the development will look like from Cheek-Sparger Road and Wayne Drive.

9. Provide an internal sidewalk for greater walkability.

The Planning and Zoning Commission had questions during their work session. Does Sagora have any properties in operation in DFW? How will this development factor into school drop offs and pick-ups at Colleyville Christian Academy? The applicant provided updated exhibits on May 3, 2024.

Drainage: Drainage as provided is in compliance with Code.

Surrounding Development: Property to the south and east is located in the City of Bedford and has developed with single family homes. Property to the north has CC-1 Village Retail zoning and PUD-R Planned Unit Residential zoning and has developed with commercial uses south of Cheek-Sparger Road and residential uses with single family homes north of Cheek-Sparger Road. Property to the west has PUD-C Planned Unit Commercial zoning as has developed as Colleyville Covenant Christian Academy.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property and most of the property near this location along Cheek Sparger is planned for future commercial use. The addition of the senior living community meets the intent of the comprehensive plan. The proposed rezoning request does comply with the commercial land use designation stated in the comprehensive plan.

Fees: Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit, if applicable.

Tree Preservation: The development must comply with Chapter 5 (Urban Forestry) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations and Independent School Districts within 1,000 feet of the subject property. 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 zoning change request contingent on the following findings:

- The proposed use conforms to the Future Land Use Plan and stated goals described in the *Destination Colleyville* Plan.
- The proposed project reduces the number of units while maintaining 58% of

pervious cover.

Attachments

1. Request to Table
2. Aerial
3. Zoning
4. Future Land Use Map
5. Statement of Planning Objectives
6. PUD Ordinances O-12-1832
7. Zoning Exhibit
8. Elevations Exhibit
9. Elevation Looking West
10. Elevation Looking North
11. Drainage and Traffic Exhibit
12. Rendering
13. Rendering 2
14. Rendering 3
15. Rendering 4
16. Rendering 5
17. Landscape Exhibit
18. Open Space Exhibit
19. Tree Survey Exhibit
20. Circulation & Fence Exhibit
21. Dumpster Elevation Exhibit
22. Notification Map
23. Notification Letter
24. Notification List
25. Letter Received
26. Draft Ordinance

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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✉ 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
Vice President, Land Use Entitlements
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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

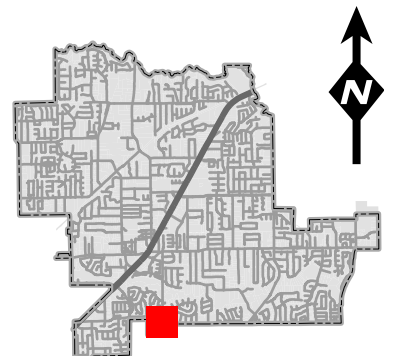


ZC24-001

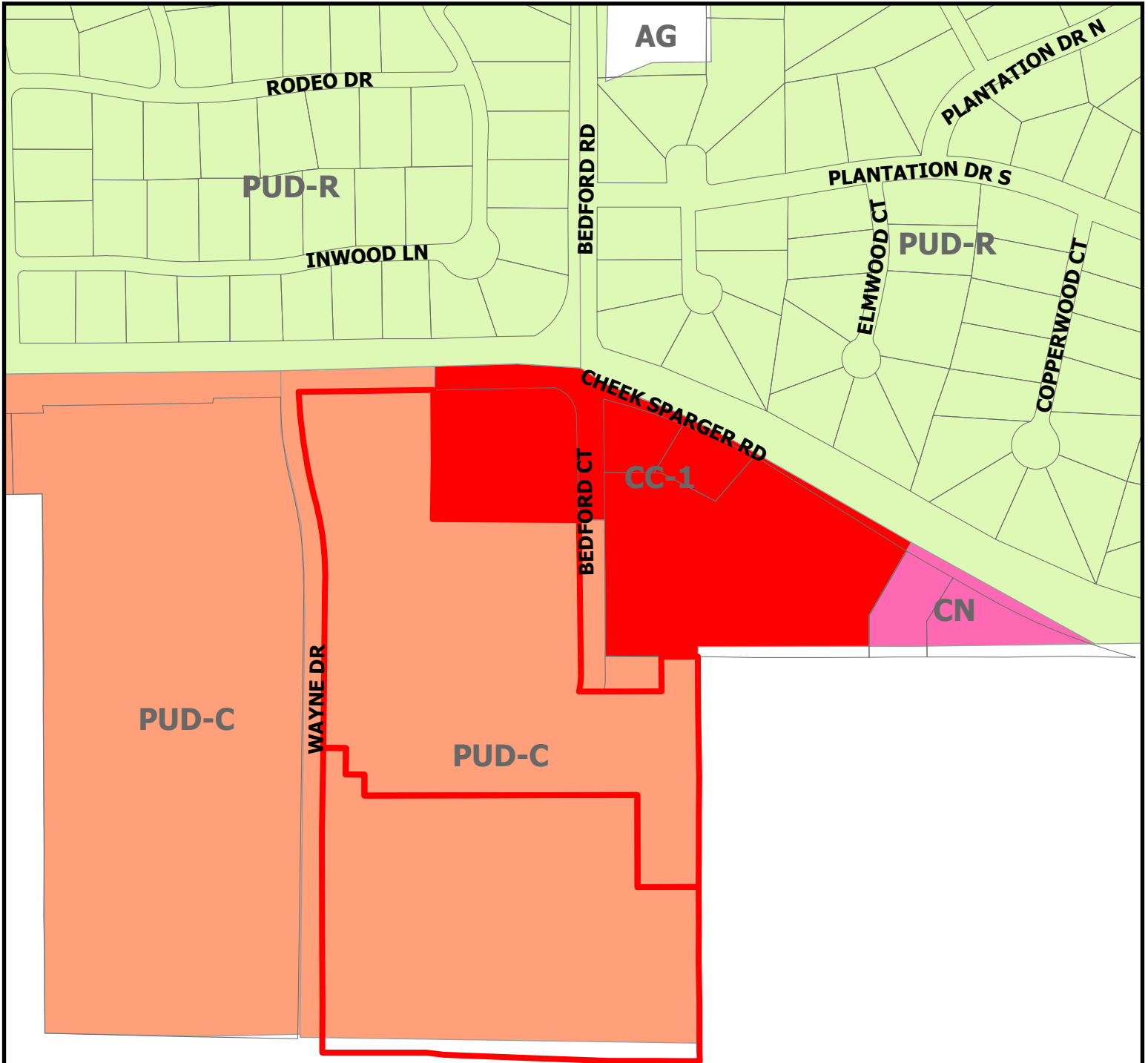
913 Cheek Sparger Rd & 3808 Wayne Dr

DISCLAIMER:
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 Subject Property



Zoning Map

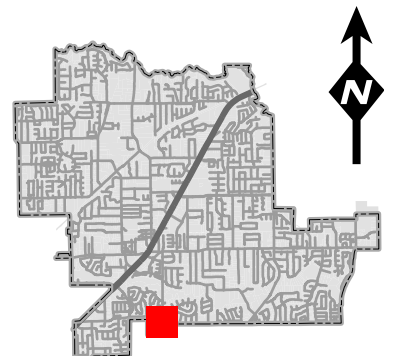


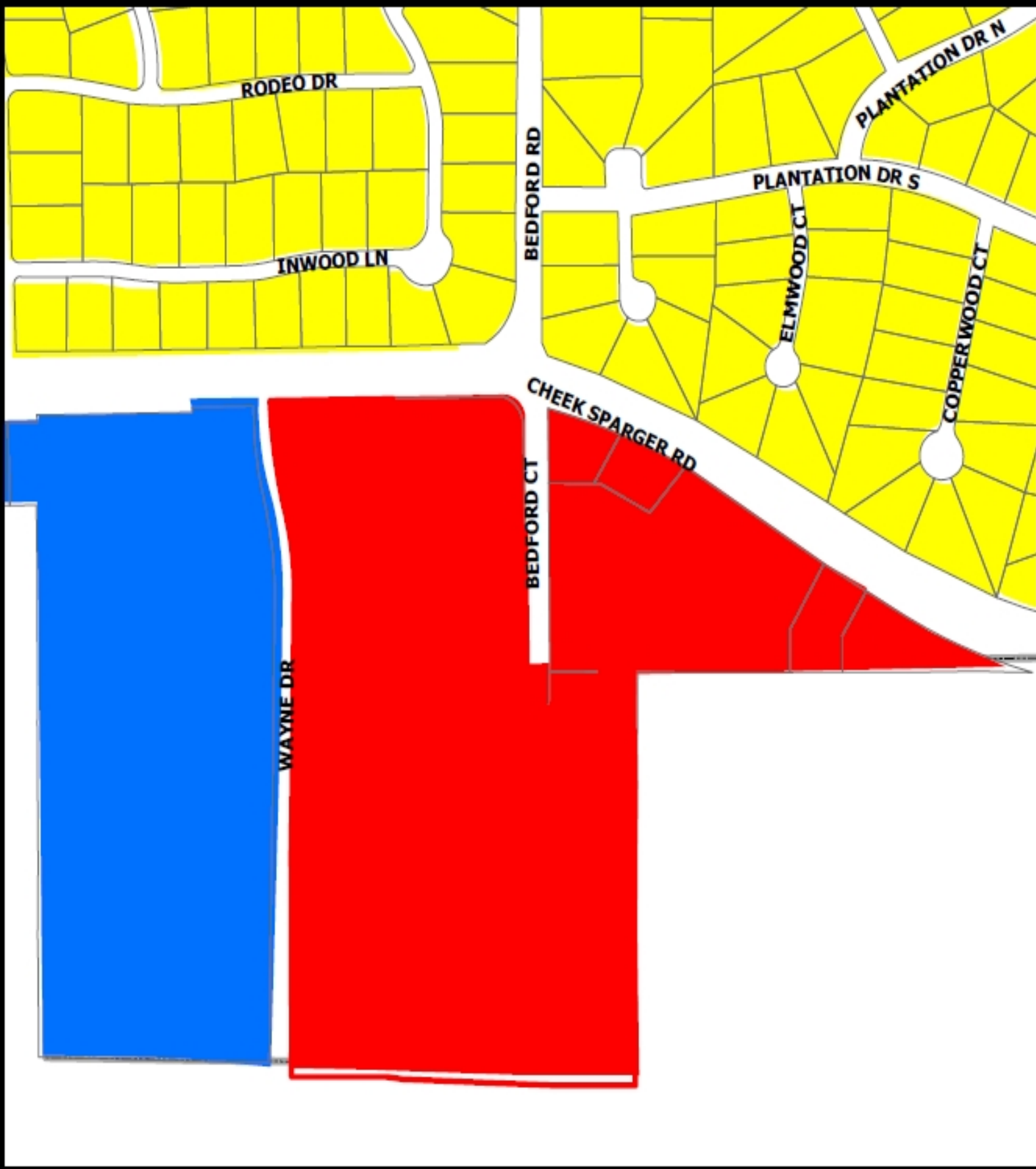
ZC24-001

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 19 Cottages totaling 38 units, 132 Independent Living units, 65 Assisted Living units, and 20 Memory Care units for a total of 255 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 26 fewer total units, and 18,500 fewer total square feet.
5. Providing a 3rd story for Independent Living residents in the center of the site.
6. Providing 57 fewer overall parking stalls.
7. Providing nearly the same amount of open space (54% vs. 53%).
8. Providing a 300' setback to the main building from the east property line – 63' increase.
9. Providing a 343' setback to the main building from the south property line – 168' increase.

Colleyville Senior Living – Comparison Chart

Category	2012 Existing PUD	2024 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	Independent Living	No Change
	Assisted Living	Assisted Living	
	Memory Care	Memory Care	
Independent Living Units	162	132	30 fewer units
Assisted Living Units	74	65	9 fewer units
Memory Care Units	45	20	25 fewer units
Independent Living Cottages	0	38	38 more cottages
Total Unit Count	281	255	26 fewer total units
Number of Stories	1, 2 ½	1, 2 & 3	1/2 additional story
Total Project Size	321,500 SF	244,000 + 59,000 = 303,000 SF	18,500 SF smaller
Total Parking Spaces	282 + retail/office = 330	197 + 76 (2/cottage) = 273	57 fewer stalls (95 fewer surface)
Open Space	54%	53% (58% w/private yards)	1% less open space (or 4% more)
Distance – Bldg. to East PL	237'	300' & 165'	63' greater to main building
Distance – Bldg. to South PL	175'	343' & 90'	168' greater to main building

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

Summary of Architectural Guidelines

Development Program

IL	132 Units	= 173,000 SF
AL	65 Units	= 58,000 SF
MC	20 Units	= 13,000 SF
TOTAL MAIN BLDG.		= 244,000 SF

Cottages (w/o Garage)	38 Units	= 59,000 SF
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TOTAL PROJECT SIZE	255 Units	= 303,000 SF
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Main Building Footprint	= 99,000 SF
Cottages Footprint (incl. Garage)	= 79,000 SF
TOTAL BUILDING FOOTPRINT	= 178,000 SF (22% of Site Area)

Open Space

Detention/Retention Pond	= 200,000 SF
Site Open Space	= 223,000 SF
TOTAL OPEN SPACE	= 423,000 SF (53%)
Private Yards	= 43,000 SF

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

Building Setbacks (minimums)

North (Cheek Sparger)

- Cottages = 50'
- Main Building = 540'

South

- Cottages = 90'
- Main Building = 343'

East

- Cottages = 165'
- Main Building = 300'

West (Wayne Drive)

- Cottages = 22'
- Main Building = 120'

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 251 parking spaces based on the following formula:

1 space for every 2 AL/MC Units	85 Units = 43 Spaces
1 space for every 1 IL Unit	132 Units = 132 Spaces
2 Spaces for each Cottage Unit	38 Units = 76 Spaces

Parking Provided

Surface Parking Spaces	197
Cottage Parking Spaces	76 (1 garage + 1 driveway or 1 parallel space on internal drive)
TOTAL PARKING SPACES	273

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 805 vehicles per day. Based on that finding and on other information provided in the memo, the proposed Sagora Colleyville development is not anticipated to have any significant impacts on the surrounding roadway network.

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.

ORDINANCE O-12-1832

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 7.99 ACRES ON LOTS 3 AND 4, BLOCK 1 AND LOTS 1-6, BLOCK 2 OF THE SOUTHGATE ADDITION AND 11.8 ACRES ON TRACTS 5A, 5A1, 5A1A, 5A1B, 5A2A, 5A02B, 5A2C, 5A02D, 5A02E OF ABSTRACT 339 OF THE ALLEN CHRISTIAN SURVEY AND TRACTS 1, 1A AND 1B OF ABSTRACT 1077 OF THE L.L. McLAIN SURVEY FROM THE AG-AGRICULTURAL AND R40-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO THE PUD-C-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning request under Case No. ZC12-007; 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 enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the

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 Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 7.99 acres on Lots 3 and 4, block 1 and Lots 1-6, Block 2, of the Southgate Addition and 11.8 ACRES on Tracts 5A, 5A1, 5A1A, 5A1B, 5A2A, 5A02B, 5A2C, 5A02D, 5A02E of Abstract 339 of the Allen Christian Survey and Tracts 1, 1A and 1B of Abstract 1077 of the L.L. McLain survey from the AG-Agricultural and R40-Single Family Residential Zoning District to the PUD-C-Planned Unit Development Commercial zoning district, as depicted on Exhibit "A" and described on Exhibit "B" and Exhibit "C".
- Sec. 3. THAT the above described tract of land shown on Exhibit "A" 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. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is for a mixed use development consisting of retail and medical office uses on 1.2 acres on the northeast corner of Cheek-Sparger Road and Wayne Drive and a senior housing development on the remaining 17.2 acres with a combination of independent living, assisted living, and memory care.
- b. This facility shall be licensed as a Type A and/or Type B Assisted Living Center by the Texas Department of Aging and Disability Services as required by the Assisted Living Facility Licensing Act. Proof of such licensing shall be required prior to the issuance of a Certificate of Occupancy for this property.
- c. This property is subject to all the regulations contained in the Land Development Code, except where amended by this Ordinance.

2. LAND USE

- a. The commercial uses allowed by this PUD shall include all land uses in the CC1-Village Retail zoning district only and shall not exceed 15,000 square feet total.
- b. Type "A" and Type "B" assisted living facilities are permitted with a maximum of 74 units for assisted living uses and a maximum of 45 beds for memory care uses.
- c. A maximum of 162 multifamily independent living units are permitted as depicted in Exhibit "D".
- d. All residential units permitted by this PUD shall only be occupied by persons who are age 55 or older per the requirements of the United States Department of Housing and Urban Development.

3. HOURS OF OPERATION

- a. Deliveries to the facility for food service and general delivery will be restricted to 7:00 a.m. to 6:00 p.m. daily.

4. CONCEPTUAL PLAN AND PLATTING

- a. The development shall be generally consistent with Exhibit "D", which shall not be considered the preliminary plat.
- b. The developer shall submit, and receive approval from the City of Colleyville, a replat in accordance with the requirements of the Land Development Code prior to development of this PUD-C.

5. BUILDINGS

- a. The maximum square footage for the retail/office facility for this development shall be 15,000 square feet.
- b. Building elevations shall be consistent with the elevations shown on Exhibit "E".
- c. All buildings allowed for this development shall not exceed two and one-half stories in height and 35 feet.
- d. There shall be a ten foot building setback along Cheek-Sparger Road. Otherwise all building setbacks shall comply with minimum requirements of the Land Development Code.
- e. The exterior wall of the buildings in this development shall be as follows:

The Homestead (office/retail): 100 percent masonry minimum

The Inn (assisted living): 50 percent masonry minimum

The Residences (independent living): 50 percent masonry minimum

All buildings shall, at a minimum, meet the provisions of Chapter 6-Building Design in the Land Development Code.

6. OPEN SPACE

- a. This development shall provide a minimum of 54 percent

common open space, as shown on Exhibit "D" and all open space areas shall be landscaped and maintained by the property owner.

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

7. SIDEWALKS

- a. The sidewalk along Cheek-Sparger Road must be at least five (5) feet wide. The sidewalk along Wayne Drive and Bedford Court must be at least four (4) feet wide. The sidewalk must be installed when any new structures are built on the property.

8. PARKING AND ACCESS

- a. This development shall be allowed to have a minimum of 282 parking spaces.
- b. All parking shall be mutually accessible and available across all uses within this development.
- b. As depicted on Exhibit "D", two 24 foot public access and fire lane easements shall be located within the development such that they connect Wayne Drive to a single access point at the southern terminus of the Bedford Court right-of-way boundary. Said easements shall be included on the final plat for the subject property.

9. LIGHTING

- a. 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.

10. FENCING

- a. An eight (8) foot fence, which shall be a preponderance of masonry materials, 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.

- b. All decorative split-rail fencing throughout the property shall be no more than 36 inches in height.
- c. All decorative stone walls throughout the property shall be no more than 42 inches in height.

11. SIGNAGE

- a. All monument signs shall meet the minimum requirements of the Land Development Code.

12. DUMPSTER ENCLOSURE

- a. The dumpster enclosure elevations shall be composed of masonry materials and be generally consistent with Exhibit "F".
- b. All requirements of the Land Development Code shall be met, except where amended herein.

13. PUBLIC IMPROVEMENTS

- a. In lieu of constructing any required perimeter street improvements, the developer shall construct the following roadway improvements: (1) improve the intersection of Cheek-Sparger Road and Bedford Road/Bedford Court such that it may result in the construction of a roundabout; (2) add a right-turn only lane to northbound Wayne Drive where it intersects Cheek-Sparger Road.
- b. Given the requirements of Section "a" above, prior to the acceptance of any plat applications as required by this ordinance, the developer shall submit a City/Developer Agreement (CDA) for a approval by the City Council that, at a minimum, addresses the following areas:
 - (1) Total estimated cost, scope, feasibility and traffic impact of the construction of a roundabout at Bedford Road/Court and Cheek-Sparger and a northbound right-turn lane at

the intersection of Wayne Drive and Cheek-Sparger Road as determined by a registered professional engineer in the State of Texas;

- (2) Plans and details of a schedule for reimbursement of construction costs to the developer by the City or waiver of fees;
- (3) Clear delineation of duties and responsibilities with regard to right-of-way acquisition, construction, inspections, maintenance of all proposed public improvements.
- (4) Any existing escrowed funds for future roadway improvements to Wayne Drive, Cheek-Sparger Road and Bedford Road/Bedford Court paid by the developers of any properties within 2,000 feet of the subject property within the preceding ten years are hereby eligible to be applied toward the roadway improvements described above provided a written affidavit is submitted to the City of Colleyville from the developer that paid said escrow approving the use of said escrow funds for the roadway improvements described above.
- (5) Any change to the terms of this section shall require an amendment to this ordinance.

Sec. 5. 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. 6. 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. 7. 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. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

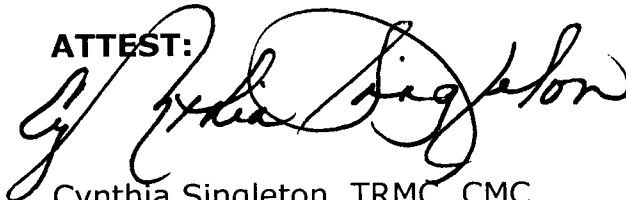
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 17th day of April 2012.

The second reading and public hearing being conducted on the 1st day of May 2012.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 15th day of October 2012.

ATTEST:



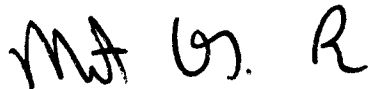
Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

EXHIBIT "B" – Property Description

DESCRIPTION, of a 19.862 acre tract of land situated in the Allen Christian Survey, Abstract No. 339, Tarrant County, Texas; said tract being all of Lots 3 and 4, Block 1, part of County Road No. 3081 (now Bedford Court, a 65-foot right-of-way) and County Road No. 3124 (now Cheek Sparger Road, a variable width right-of-way), Southgate Addition, an addition to the City of Colleyville, Texas according to plat recorded in Volume 388-29, Page 143, all of Lots 1 through 6, Block 2, part of Wayne Drive (a 60-foot right-of-way) Southgate Addition, an addition to the City of Colleyville, Texas according to plat recorded in Volume 388-42, Page 69 both of the Plat Records of Tarrant County, Texas; said tract also being all of a tract of land described in General Warranty Deed to CCDCW, LP recorded in Instrument Number D2063759233, all of a tract of land described as Tract I and Tract II in Warranty Deed to Larry Keith Chatham, David L Meadows, Kem Meadows, Carole Shaw recorded in Instrument Number D205387156, all of a tract of land described in Warranty Deed to Covenant Christian Academy recorded in Instrument Number D207003805, all of a tract of land described in Warranty Deed With Vendor's Lien to Kevin J. Wolfe and Larry Keith Chatham recorded in Instrument Number D207003803, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208004590, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208115123, all of a tract of land described in General Warranty Deed to Keith Chatham recorded in Instrument Number D206148429, all of a tract of land described in General Warranty Deed to CCDCW, LP recorded in Instrument Number D206375924, all of a tract of land described in Warranty Deed to CCDCW, LP recorded in Instrument Number D208004594, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208004592, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208082463, all of the Deed Records of Tarrant County, Texas; said 19.862 acre tract being more particularly described as follows:

BEGINNING, at a point for corner, said point being northwest corner of Block 12, Bedford Place, Section II, an addition to the City of Bedford, Tarrant County, Texas according to the plat recorded in Volume 388-136, Page 11 of said Plat Records and being in the south line of Lot 3, Block 1, Tara Addition, an addition to the City of Colleyville according to the plat recorded in Volume 388-192, Page 86 of said Plat Records;

19.682 ACRE TRACT
(Continued)

THENCE, South 00 degrees, 45 minutes, 12 seconds West, departing the said south line of said Lot 3, Block 1 and along the said west line of said Block 12, a distance of 830.79 feet to a point for corner; said point being the northeast corner of a tract of land described in General Warranty Deed to David Meadows and wife, Kem Meadows recorded in Instrument Number D208382171, of said Deed Records;

THENCE, North 87 degrees, 10 minutes, 00 seconds West, departing the said west line of said Block 12 and along the north line of said Meadows tract, at a distance of 763.00 feet passing a point for the northwest corner of said Meadows tract; said point being in the east right-of-way line of said Wayne Drive, continuing in all a total distance of 793.01 feet to a point for corner; said point being in the centerline of said Wayne Drive;

THENCE, along the said centerline of Wayne Drive the following five (5) calls:

North 01 degrees, 38 minutes, 00 seconds East, a distance of 931.85 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;

In a northwesterly direction, along said curve to the left, having a central angle of 14 degrees, 03 minutes, 17 seconds, a radius of 804.76 feet, a chord bearing and distance of North 05 degrees, 31 minutes, 19 seconds West, 196.92 feet, an arc distance of 197.41 feet to a point at the end of said curve;

North 13 degrees, 00 minutes, 46 seconds West, a distance of 29.87 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;

In a northwesterly direction, along said curve to the right, having a central angle of 12 degrees, 39 minutes, 39 seconds, a radius of 676.64 feet, a chord bearing and distance of North 06 degrees, 12 minutes, 50 seconds West, 149.22 feet, an arc distance of 149.52 feet to a point at the end of said curve;

North 00 degrees, 07 minutes, 00 seconds East, a distance of 53.61 feet to a point for corner; said point being in the centerline of said Cheek Sparger Road;

THENCE, Due East, a distance of 276.69 feet to a point for corner;

THENCE, South 01 degrees, 38 minutes, 00 seconds West, at a distance of 60.02 feet passing a point for the northwest corner of Lot 1-R, Block 1, Southgate Addition, an addition to the City of Colleyville according to the plat recorded in Instrument Number D197041345, of said Deed Records; said point being in the south right-of-way line of said Cheek Sparger Road, continuing along the west line of said Lot 1-R, Block 1 and departing the said south line of Cheek Sparger Road, in all a total distance of 304.21 feet to a point for corner; said point being the southwest corner of said Lot 1-R, Block 1;

THENCE, South 89 degrees, 59 minutes, 50 seconds East, along the south line of said Lot 1-R, Block 1, at a distance of 301.30 feet a point for the southeast corner of said Lot

19.682 ACRE TRACT
(Continued)

1-R, Block 1; said point being in the west line of said Bedford Court, continuing in all a total distance of 333.80 feet to a point for corner; said point being in the centerline of said Bedford Court;

THENCE, South 00 degrees, 11 minutes, 09 seconds West, along the said centerline of Bedford Court, a distance of 260.69 feet to a point for corner; said point being in the terminus of said Bedford Court;

THENCE, South 89 degrees, 25 minutes, 01 seconds East, along the said terminus of Bedford Court, at a distance of 32.50 feet passing a point for the southwest corner of said Lot 3, Block 1, continuing along said south line of said Lot 3, Block 1 in all a total distance of 217.16 feet to the POINT OF BEGINNING;

CONTAINING, 865,205 square feet or 19.862 acres of land, more or less.

EXHIBIT "C" – Statement of Planning Objectives

Heritage Farms

Introduction

As the City of Colleyville and surrounding communities move further into the 21st century, the number of residents in the community over the age of 65 is projected to increase. Based on our study of the market and its demographic trends, the total population of residents age 65+ within the greater Colleyville area has increased 54.5% from 2000 to 2009; it's expected to increase another 43.2% by 2014. *This localized rate of increase is more than double the average rate found within the State of Texas (19%).*

We are addressing this need by developing Heritage Farms. This new 'pocket neighborhood' will be geared towards a population of seniors fifty-five years of age and above, and features a continuum of care in three distinct environments: independent living, assisted living, and memory care. The unique philosophy of Heritage Farms is 'hospitality informed by health care', where residents are treated more like guests of a nice hotel. This new approach will yield a level of service, coupled with enriching living environments and amenities, where one can embrace a transformational lifestyle - not simply where one goes to retire.

Design Concept

The architecture of Heritage Farms begins with an understanding of Colleyville's history as a community of farms and settlements connected by country roads, all built in a vernacular style that reflected the timeless values of those early pioneers. There is a certain charm and comfort inherent in that style, and many of us associate those images with the concept of 'home'. We have a unique opportunity on this site to recapture the concept of 'home' for seniors, and pay homage to Colleyville's early historical structures that were indicative of regional construction prominent in the early 20th century, such as the City's restored Webb House. Through careful site planning, building design, and landscape design, the development team is committed to seeing this concept through in the exterior and interior of the buildings, as well as in the motor courts, common areas and courtyards. Only through this cohesive approach can we honor a time that truly reflects the heritage and history of Colleyville.

From the moment one arrives on the site, guests and residents will see an architecture that connects to its community. The fencing will be split-rail, the building exteriors will include a mix of board-and-batten and stone, and the landscaping will have an assortment of trees and grasses that reinforce a sense of relaxation and comfort.

We will preserve many of the large trees and over 47% of the open space around the site in order to create a 'sense of place' on day one. A significant number of the existing trees along the southern and eastern property lines will be protected in an effort to provide an enhanced landscape buffer between the existing Bedford residents and the new

EXHIBIT "C" – Statement of Planning Objectives (Continued)

senior living residents. The existing fencing along these two property lines will be re-built with stained cedar. The development program is spread across three different areas of the site, each with a distinct name and function:

I - The Homestead at Heritage Farms (15,000 SF of Retail and Office)

The vision of The Homestead building is that it could have been the original iconic estate house of Heritage Farms, now re-purposed for commercial use. The architectural style and scale is appropriate for its location and it provides a transition from the residential neighborhoods along Cheek-Sparger to the commercial and educational buildings along Wayne Drive. The one- and two-story structure is intended to be used for general office, medical office, and retail purposes, providing access to services for those residents living on the property, as well as to those within the Colleyville area.

The Homestead's main elevation addresses Cheek-Sparger as the primary street, while also providing for a second vehicular entry from Wayne Drive to the motor court on the south side of the building. Signature landscaping and guest parking is provided, although the intention is that most of the visitors walk or take the shuttle from other buildings within the campus to lessen the need for excess parking. The floor plan of the building is in the shape of an 'L', a nod to the historic Webb House that also has this configuration.

II - The Inn at Heritage Farms (74 Assisted Living Units & 45 Memory Care Units)

Addressing the need for specialized health care and resident services, the assisted living and memory care components are contained within The Inn at Heritage Farms, located along Wayne Drive just south of The Homestead. The Inn is distinguished by its own entry court framed by landscaped walls and an iconic entry feature. The architecture is consistent with early rural wood-framed structures, with simple massing, clean forms and roof shapes, and a classic vernacular style with a human scale.

The Inn will have 74 assisted living units on two levels and 45 memory care units on one level. The facility will be designed for a 'Type B' license. Operating hours will be 24/7, primarily to accommodate visitation by outside family members. Service deliveries will typically occur between the hours of 7am & 6pm, and will be screened by wings of the building.

The common areas for assisted living will contain functions such as reception, kitchen, dining, and salon. Residents will have access to exterior courtyards for recreation and therapy. All floors will be attended by registered nursing aides, who will provide care and assistance as needed.

The memory care units are arranged around internal common activity areas and central private courtyards. The private courtyards will be secure and monitored, as required by the Texas Department for Aging and Disabilities, in order to prevent residents from leaving the memory care areas.

EXHIBIT "C" – Statement of Planning Objectives (Continued)

III - The Residences at Heritage Farms

(162 Independent Living Residences)

Located south of the assisted living and memory care building, The Residences at Heritage Farms will feature 150 age-qualified independent living homes for residents age 55 years and older, as well as an assortment of amenities. Residents will be provided with a selection of recreational activities, dining options, activity areas, and wellness programs, including landscaped courtyards with outdoor pool and spaces for entertaining.

The building is generally two stories, but does increase in height to three stories at its center to provide some visibility to and from Cheek-Sparger Road. The architectural style is once again similar to that of The Inn, maintaining the concept of a cohesive farm vernacular. Operating hours will be 24/7, with service and deliveries typically occurring between the hours of 7am & 6pm.

Development Schedule

PHASE 1

- The Homestead at Heritage Farms: 15,000 SF of office/retail
- The Inn at Heritage Farms: 74 assisted living units, 45 memory care units
- Construction Complete: 1st Quarter, 2014

PHASE 2

- The Residences at Heritage Farms: 162 independent living residences
- Construction Complete: 2nd Quarter, 2016

EXHIBIT "C" – Statement of Planning Objectives (Continued)

Pedestrian Connections

Keeping seniors an active part of the community will be an important concept at Heritage Farms. Social programs and organized trips into the community will certainly be a few of the ways our seniors stay connected with friends and relatives, but our intention is to go beyond those typical programs. Through the use of walking trails and outdoor amenity areas, we will also enable our residents to make pedestrian connections to their surrounding neighborhood. Not only is walking a terrific way to stay fit, but it's also one of the best ways to meet and greet new neighbors. Our residents will have the ability to interact with the Bedford residents to the south, the school teachers and kids to the west, and Tara Village Retail to the north. As the city trail system is finished along Cheek-Sparger, our residents will also be able to enjoy a walk to Sparger Park.

Open Space Amenities

Outdoor amenities will be provided for residents, visitors, and neighbors. These amenities will include an outdoor pavilion and fountain, walking trails with benches, various courtyards, and an assortment of canopy and ornamental trees placed throughout the site for shade and comfort. The public landscape shall be rural in character, with vegetation and native grasses similar to the concept images.

Support for Retail in Colleyville

This new "pocket neighborhood" of seniors will bring a much needed boost to the tenants of Tara Village Shopping Center. The close proximity of Heritage Farms to the existing retail center enables our residents to drive, or even walk, a very short distance to have dinner, pick up their dry cleaning, or just do a little shopping. To the extent there is an unmet need for additional goods and services by our seniors, there may be opportunities for the owner of Tara Village to expand the current list of tenants.

Jobs for the Community

This project will create approximately 100 jobs for the local economy, 70 full-time and 30 part-time. These on-site positions will provide employment in a professional environment and a career path in management, nursing, or facility support.

Utility Provisions

Information obtained from sources at the City of Colleyville, Oncor, Atmos, and AT&T, have each verified there is adequate availability of water, sewer, storm, electric, gas, and phone services to the site.

Traffic Impact

Continuing care retirement centers are low traffic generators. Virtually all of the residents within the independent living portion of the facility are retired and no longer have a daily commute to and from work. Many no longer own a vehicle. Miscellaneous local travel for things like doctor appointments and running errands are done mostly as a group by facility-owned van. As for residents within the assisted living or memory care portion of the facility, they are even less likely to generate traffic, simply due to their advanced age and/or health condition.

Kimley-Horn & Associates, a national engineering firm who specializes in traffic planning and design, has performed additional traffic analysis for this project. A detailed report of the results has been provided to the City.

EXHIBIT "C" – Statement of Planning Objectives (Continued)

Through our conversations with city staff, we understand the intersection of Cheek-Sparger Road & Bedford Road to be a "Special Consideration Intersection", and is thus under consideration by the city for improvements such as signalization or roundabout. We believe a roundabout is the best option for this intersection, as it allows constant movement of east- and west-bound traffic along Cheek-Sparger Road. It will also enable easier north- and south-bound movements onto Cheek-Sparger Road from Bedford Road and Bedford Court.

As a way of funding the construction of the improvements at this intersection, we propose the use of roadway and water/sewer impact fees from Heritage Farms (fees yet to be assessed) and roadway impact fees from Covenant Christian Academy (fees already assessed). A detailed proposal of sources and uses has been provided to the City.

Economic Development

The project will provide a substantial public benefit to all taxing jurisdictions through the assessment of taxes. Below is the projected incremental¹ ad valorem and sales tax revenue over a 15-year period for each entity. (See attached spreadsheet for details)

AD VALOREM TAX REVENUE

City of Colleyville	\$ 2,049,721
Tarrant County	\$ 1,520,445
Tarrant County College	\$ 857,957
Tarrant County Hospital	\$ 1,312,518
HEB School District	\$ <u>8,143,594</u>
Total	\$ 13,884,234

SALES TAX REVENUE

City of Colleyville	\$ 512,590
---------------------	------------

1. Revenue totals are exclusive of ad valorem taxes assessed on current property.
There are no sales taxes on current property.

EXHIBIT "C" – Statement of Planning Objectives (Continued)

Summary of Architectural Guidelines

Development Program

- The Homestead (General Office, Medical Office, Retail) = 15,000 SF
- The Inn (Assisted Living and Memory Care) = 74 AL units, 45 MC units
- The Residences (Independent Living) = 162 homes

Building Setbacks

- 10'-0" setback along Cheek-Sparger Road
- 40'-0" setback along Wayne Drive (10' for The Homestead building)
- 25'-0" setback along east property line
- 25'-0" setback along south property line

Building Height

- The Homestead = maximum height of 35'-0"
- The Inn = maximum height of 35'-0"
- The Residences = maximum height of 35'-0"

Building Elevations

- The Homestead = minimum of 100% masonry
- The Inn = minimum of 50% masonry
- The Residences = minimum of 50% masonry

Parking

- The Homestead (General and Medical Office) = 1 per 300 SF
- The Inn (Assisted Living) = 1 per 2 units
- The Inn (Memory Care) = 1 per 2 units
- The Residences (Independent Living) = 1 per unit; covered parking may be provided for all resident and staff parking

Fences and Walls

- Privacy fencing along south and east property lines shall be constructed of 8'-0" stained cedar.
- Decorative split-rail fencing elsewhere on the property shall be no more than 36" in height (measured to the centerline of top rail); setback from property line shall be 0'-0"
- Decorative stone walls (non-retaining) shall be no more than 42" in height (measured to the top of wall); setback from property line shall be 0'-0"

Building Signage

- Size and shape of building signage shall be based on attached concept drawings; location per concept plan

Dumpster Enclosures

- Size and shape of dumpster enclosures shall be based on attached concept drawings; location per concept plan

HERITAGE FARMS
COLLEYVILLE, TEXAS
AUGUST 3, 2012

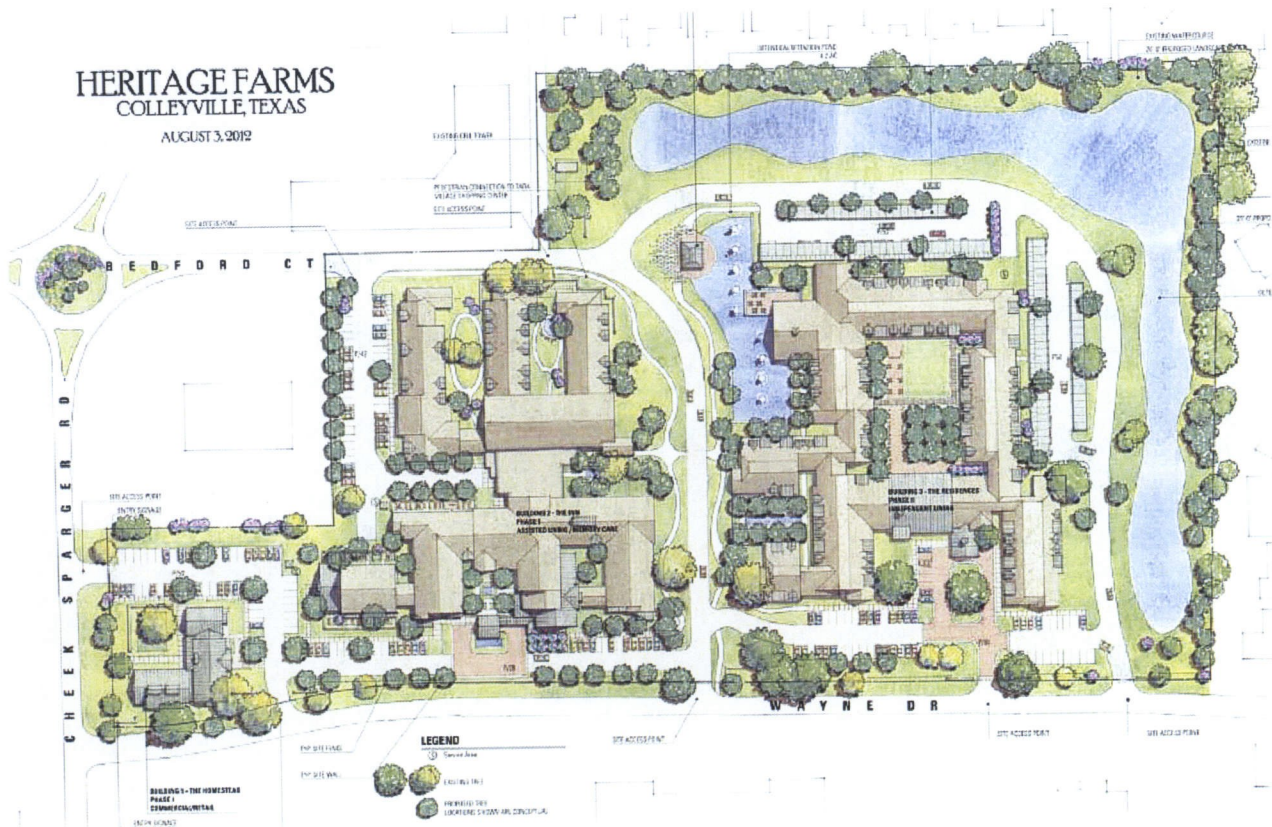
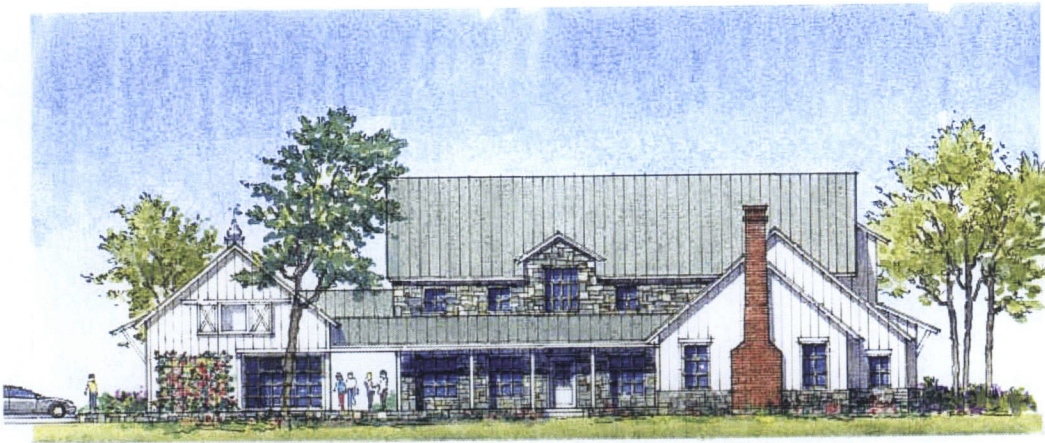


Exhibit "E" – Building Elevations



scale: 1 : 16

THE HOMESTEAD at
HERITAGE FARMS

Conceptual Wayne Drive Elevation

All buildings not to exceed 35'-0" in height



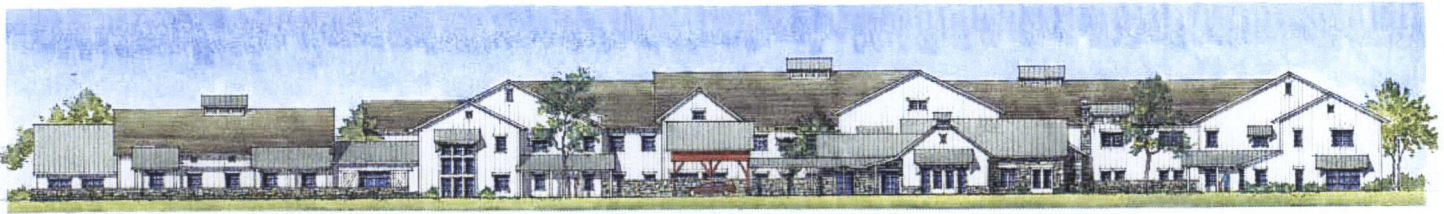
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THE HOMESTEAD at
HERITAGE FARMS

Conceptual Cheek-Sparger Elevation

All buildings not to exceed 35'-0" in height

Exhibit "E" – Building Elevations Continued



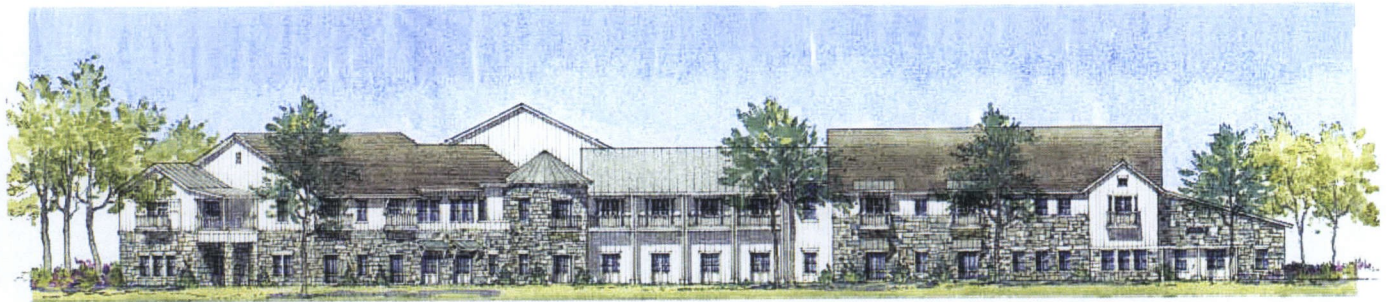
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THE INN at HERITAGE FARMS

Assisted Living and Memory Care

Conceptual Wayne Drive Elevation

All buildings not to exceed 35'-0" in height



scale: 1 : 20

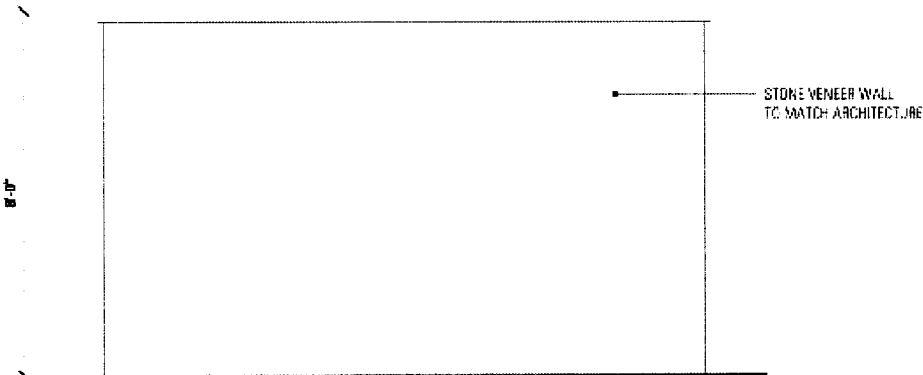
THE RESIDENCES at HERITAGE FARMS

Independent Living Residences

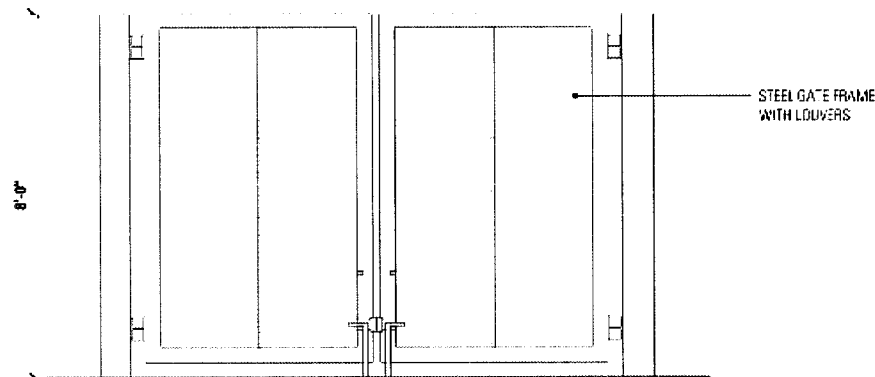
Conceptual Wayne Drive Elevation

All buildings not to exceed 35'-0" in height, with the exception
of area defined by PUD-C site plan where allows to 50'-0".

Exhibit "F" – Dumpster Enclosure Elevations



SIDE ELEVATION



FRONT ELEVATION

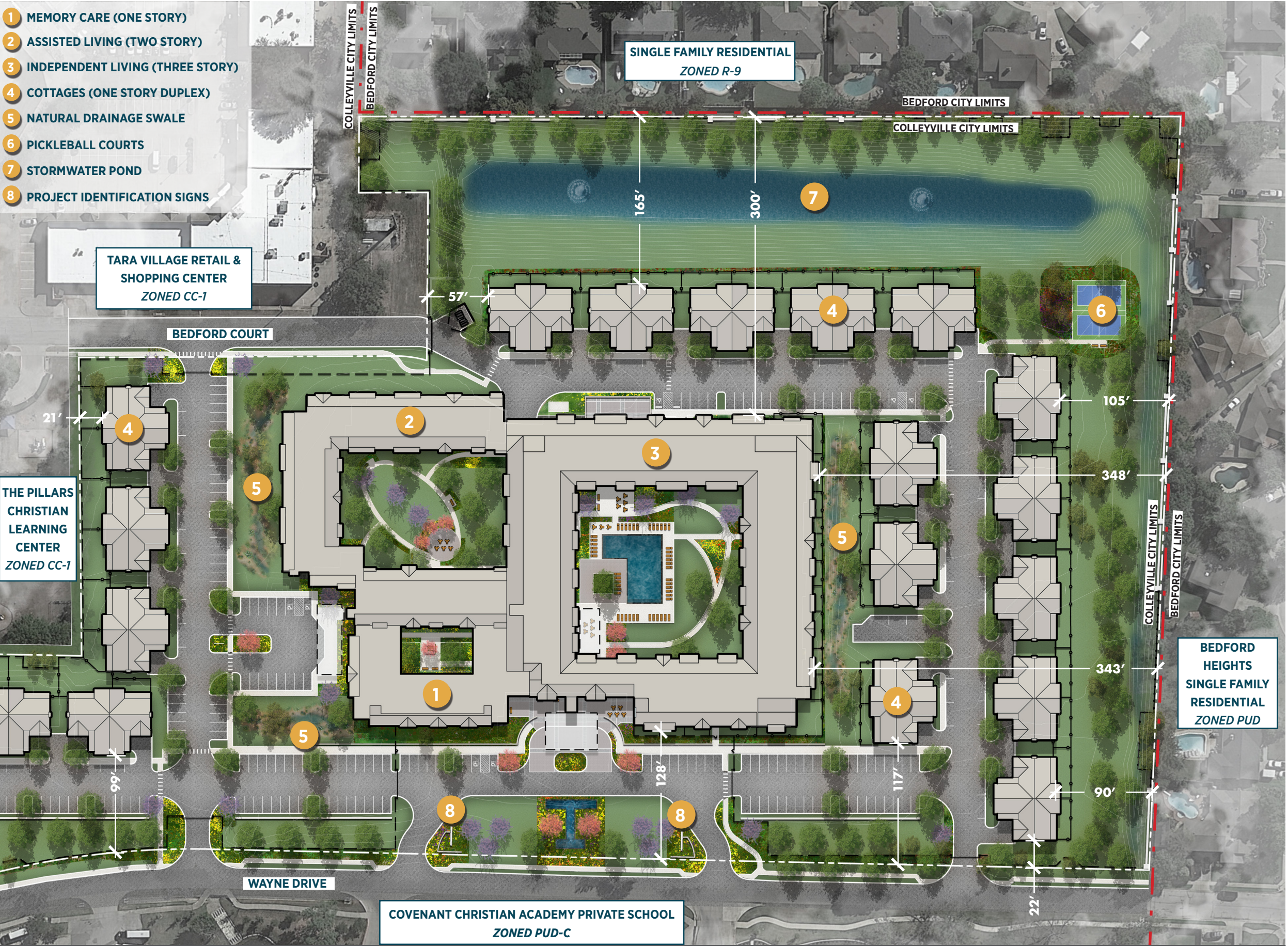
1 DUMPSTER ENCLOSURE
Scale: 1/4" = 1'



SITE SUMMARY		
SITE AREA	803,682 SF	18.45 AC
BUILDING FOOTPRINT	178,000 SF	22%
PAVED SURFACES (PARKING & DRIVE)	160,000 SF	20%
PRIVATE YARD AREA	43,000 SF	5%
OPEN SPACE (NON-DETENTION)	223,000 SF	28%
DETENTION AREA	200,000 SF	25%
TOTAL OPEN SPACE	423,000 SF	53%
INDEPENDENT LIVING UNITS	132 UNITS	173,000 SF
ASSISTED LIVING UNITS	65 UNITS	58,000 SF
MEMORY CARE UNITS	20 UNITS	13,000 SF
COTTAGES	38 UNITS	59,000 SF
TOTAL SENIOR LIVING UNITS	255 UNITS	
TOTAL BUILDING SF	303,000 SF	
SURFACE PARKING SPACES	197	
COTTAGE PARKING SPACES	76 (1 GARAGE + DRIVEWAY/PARALLEL)	
TOTAL PARKING SPACES	273	

*** NOTES:

1. 18.45 ACRES PLATTED AS HERITAGE FARMS, BLOCK A, LOT 1.
2. NO FEMA 100 YEAR FLOODPLAIN ON THIS PROPERTY OR ON THE CREEK SPARGER RIGHT OF WAY.
3. PARKING SPACES ARE 9' X 18'.
4. 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.





1. ASPHALT SHINGLE ROOFING



2. BARSTOCK RAILING



3. EIFS



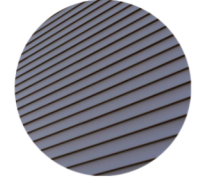
4. WOOD TRELLIS



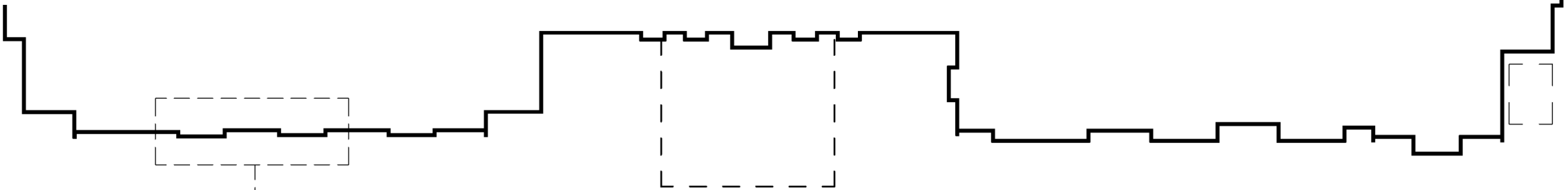
5. BRICK WITH CAST STONE CAP



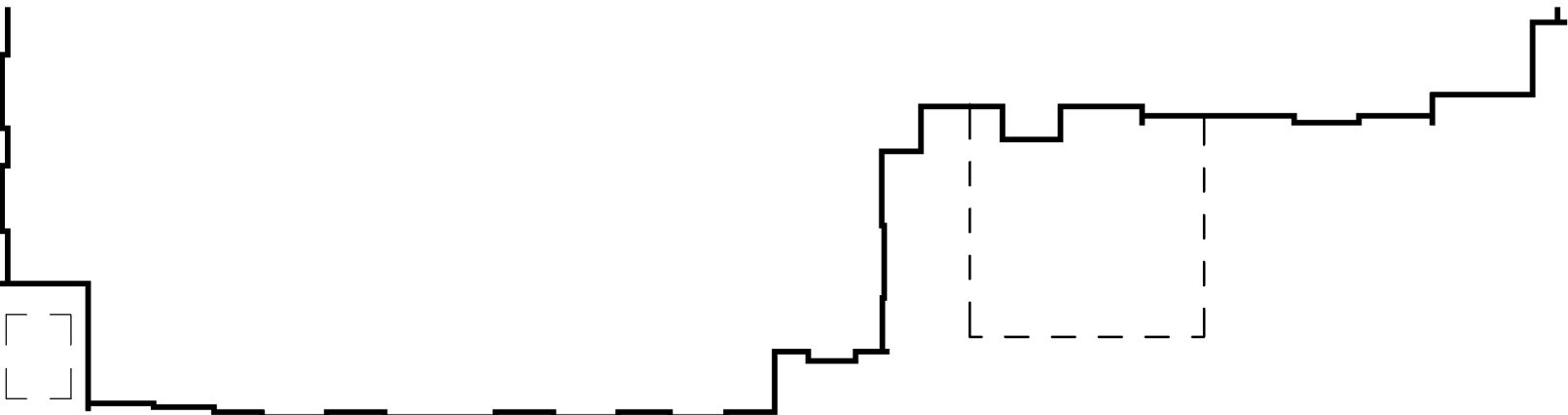
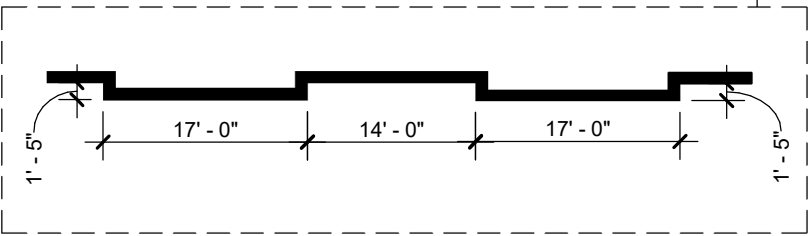
6. STONE (RANDOM RUBBLE)



7. CEMENTITIOUS PANELS



WEST ELEVATION



NORTH ELEVATION

NOT FOR CONSTRUCTION OR REGULATORY APPROVAL



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

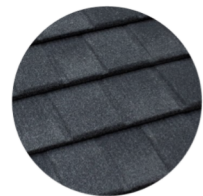
CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
260 Davis St #100, McKinney,
TX 75069

SAGORA SENIOR LIVING

COLLEYVILLE, TEXAS

0 20 40 FT





1. ASPHALT SHINGLE ROOFING



2. BARSTOCK RAILING



3. EIFS



4. WOOD TRELLIS



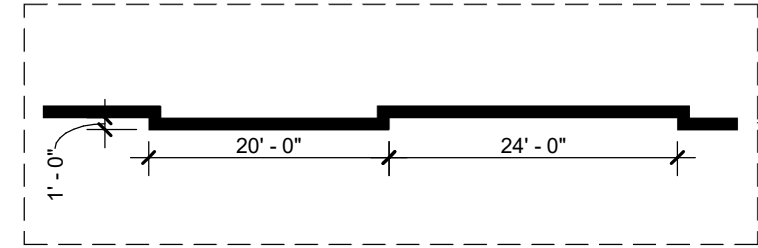
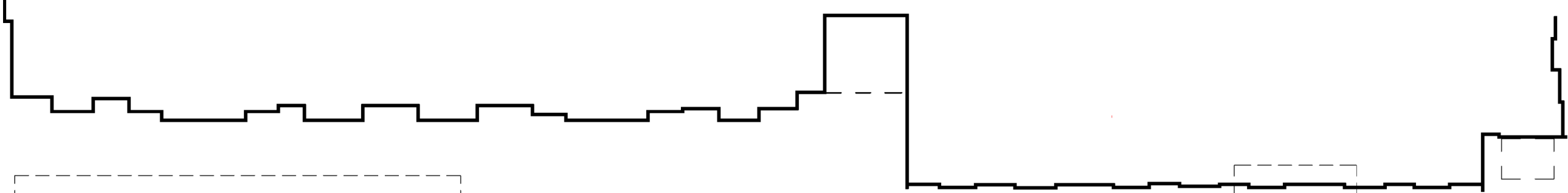
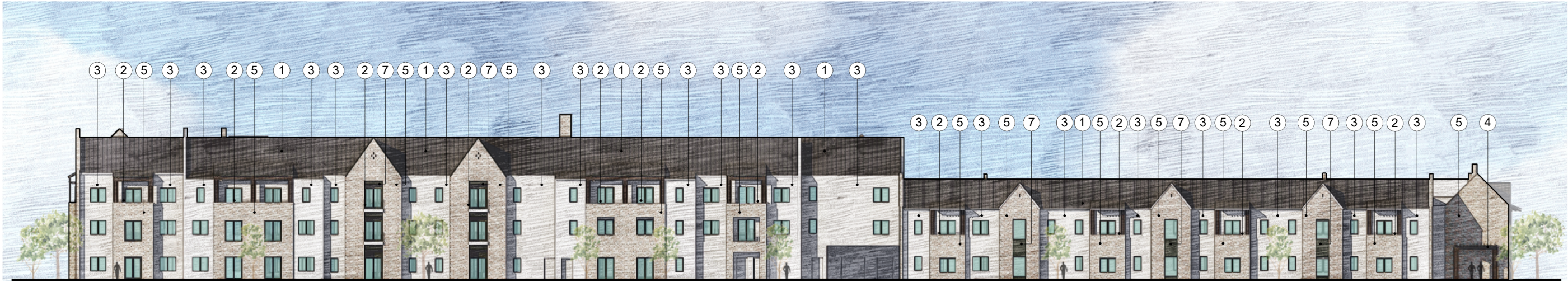
5. BRICK WITH CAST STONE CAP



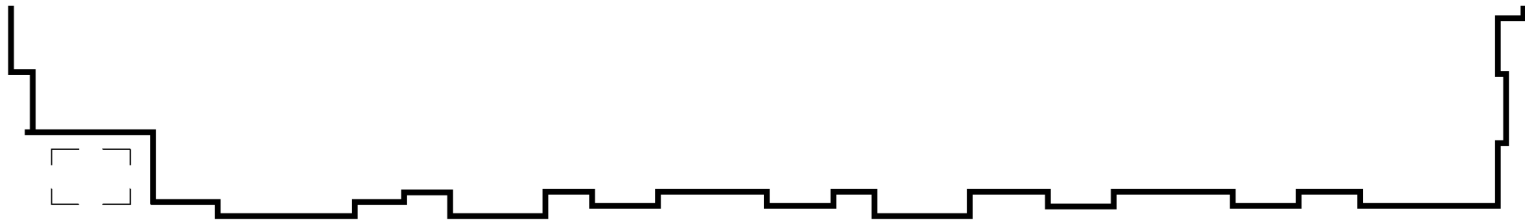
6. STONE (RANDOM RUBBLE)



7. CEMENTITIOUS PANELS



EAST ELEVATION



SOUTH ELEVATION

NOT FOR CONSTRUCTION OR REGULATORY APPROVAL



DEVELOPER
CONFLUENT DEVELOPMENT
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DENVER, CO 80205

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

SAGORA SENIOR LIVING

COLLEYVILLE, TEXAS

0 20 40 FT





FRONT ELEVATION



BACK ELEVATION



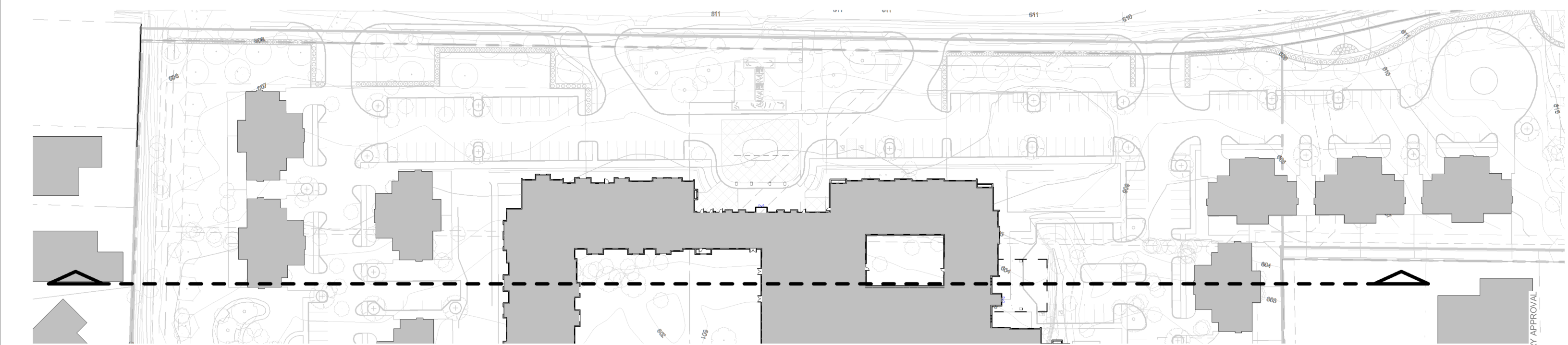
LEFT ELEVATION



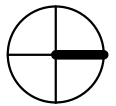
RIGHT ELEVATION



BUILDING SECTION LOOKING WEST



SITE PLAN



NOT FOR CONSTRUCTION OR REGULATORY APPROVAL



DEVELOPER
CONFLUENT DEVELOPMENT
2215 MARKET STREET
DENVER, CO 80205

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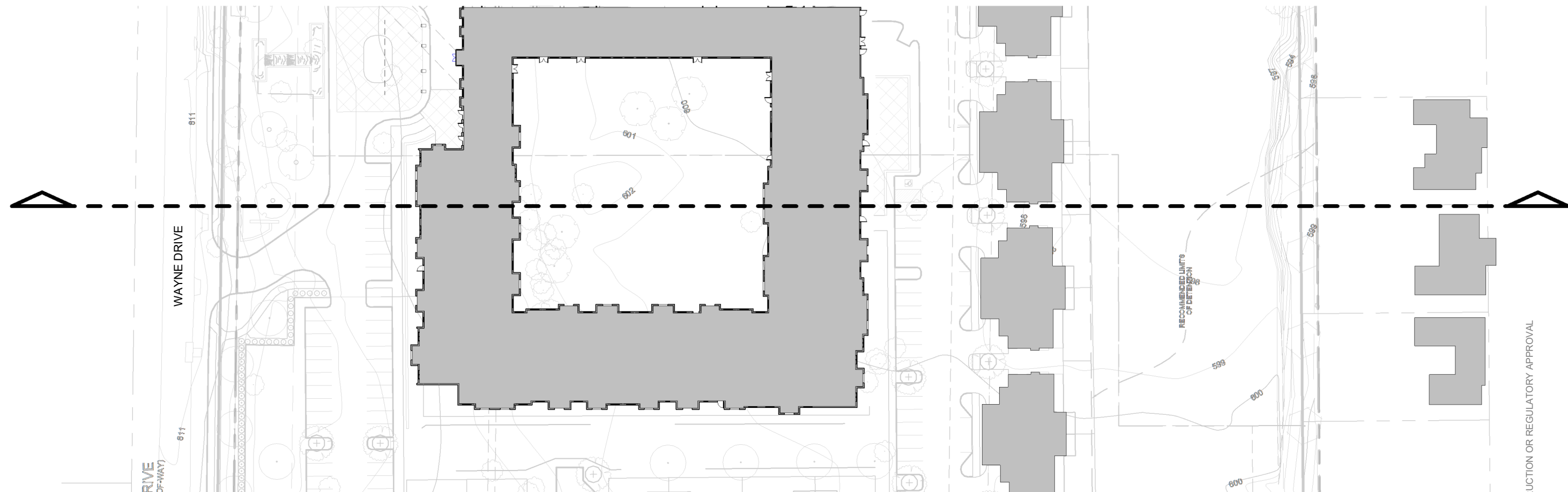
CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
260 Davis St #100, McKinney,
TX 75069

SAGORA SENIOR LIVING

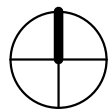
COLLEYVILLE, TEXAS

0 30 60 FT





SITE PLAN



NOT FOR CONSTRUCTION OR REGULATORY APPROVAL



DEVELOPER
CONFLUENT DEVELOPMENT
2215 MARKET STREET
DENVER, CO 80205

OWNER
BEALL DENTON PARTNERS
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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

0 30 60 FT

HKS

**NORRIS
DESIGN**
PEOPLE + PLACEMAKING



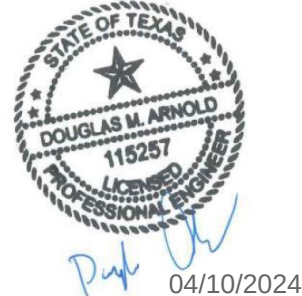
MEMORANDUM

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

From: Douglas Arnold, P.E.

Date: April 10, 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: 38 senior adult housing units (detached), 132 senior adult housing (attached), 20 congregate care units, and 65 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 805 vehicles per day (49 AM peak hour trips, 64 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.



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	38	Dwelling Unit(s)	251	164	3	6	9	7	4	11
Senior Adult Housing - Multifamily	132	Dwelling Unit(s)	252	428	9	17	26	18	15	33
Congregate Care Facility	20	Dwelling Unit(s)	253	44	1	1	2	2	2	4
Assisted Living	65	Bed(s)	254	169	7	5	12	6	10	16
Total Net New Trips:				805	20	29	49	33	31	64

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



Nick Sopko

*FOR PERMITTING ONLY

4/16/2024

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: April 16, 2024

Subject: Sagora Colleyville

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	194.59	194.59	0.00
J-B	J-B	174.75	174.75	0.00
J-C	J-C	373.68	371.17	-2.51
J-D	J-D	288.81	288.81	0.00
J-E	J-E	867.41	796.07	-71.34
J-F	J-F	238.76	236.33	-2.43
J-G	J-G2	818.19	746.86	-71.33

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	247
Pipe Flow (cfs)	264	246.3
Weir Flow (cfs)	78	0.3
Pond Volume (ac-ft)	4.1	12.2
100-Year Headwater Elevation	598.43	597.78

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					
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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

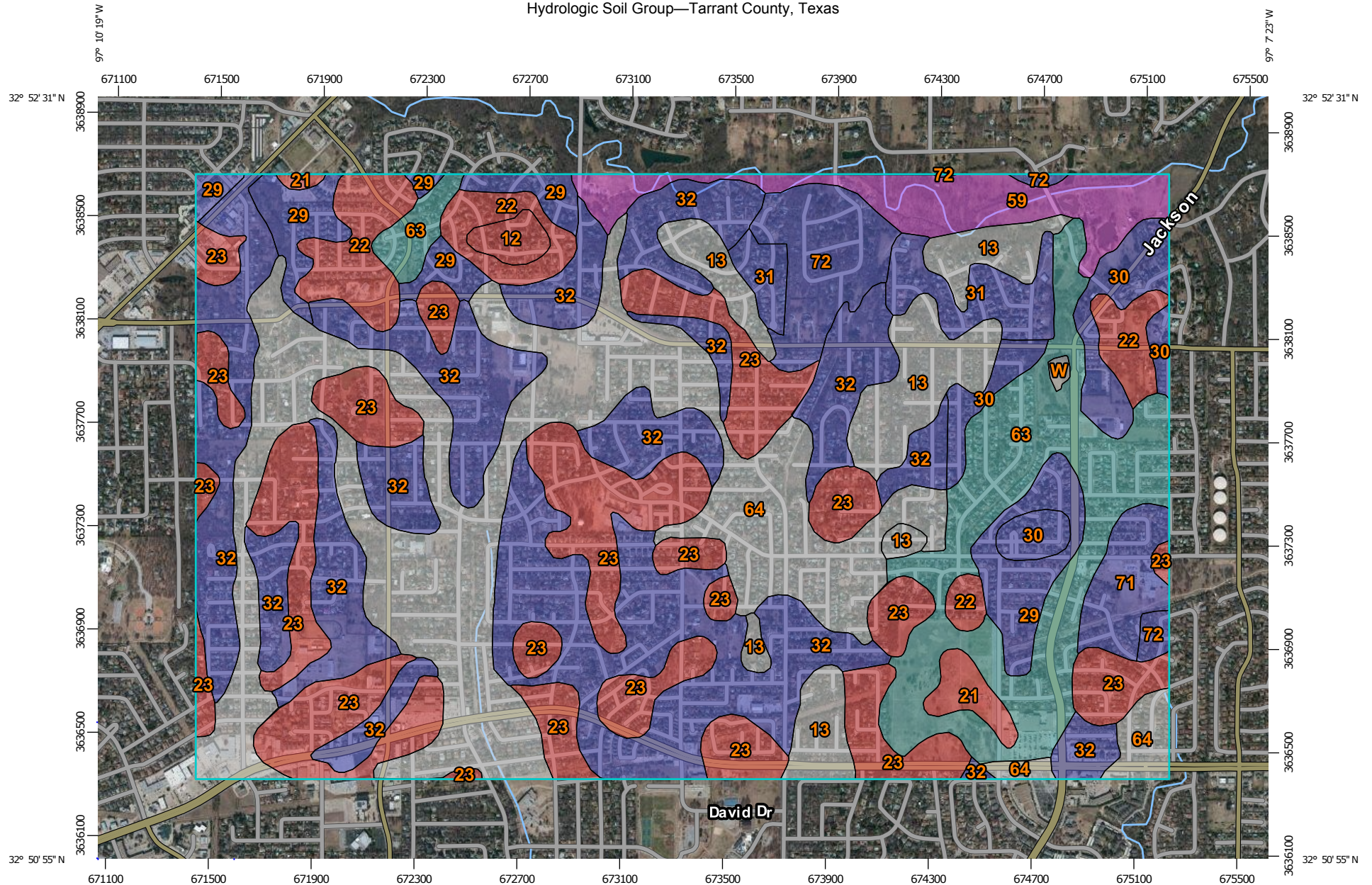
EXISTING CONDITION HYDROLOGIC MODEL ROUTES										
Reach Name	Upstream Junction	Downstream Junction	Length	Methodology	Upstream Elevation	Downstream Elevation	Slope	Bottom Width	Side Slope	Mannings "n"
			(ft)				(ft/ft)	(ft)	(x':1')	
R-A	J-A	J-F	558	Muskingum-Cunge	610	598	0.022	0	2	0.045
R-B	J-B	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	4	0.045
R-C	J-C	J-G2	901	Muskingum-Cunge	605	590	0.017	5	4	0.045
R-D	J-D	J-G2	235	Standard Lag	Assumed Velocity = 6 fps; lag = 1 minute					
R-G2	J-G2	J-E	439	Standard Lag	Assumed Velocity = 6 fps; lag = 1 minute					

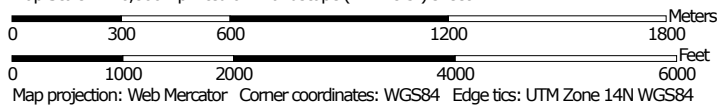
Rainfall Data						
Duration (min)	2-year Depth (in)	5-year Depth (in)	10-year Depth (in)	25-year Depth (in)	50-year Depth (in)	100-year Depth (in)
5	0.439	0.572	0.673	0.807	0.909	1.012
15	0.875	1.137	1.336	1.601	1.801	2.004
60	1.572	2.047	2.408	2.888	3.248	3.619
120	1.935	2.555	3.031	3.671	4.159	4.669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

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

Hydrologic Soil Group—Tarrant County, Texas



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



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/17/2013
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

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

Soil Rating Lines

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

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

Hydrologic Soil Group

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

Description

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

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

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

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

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

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

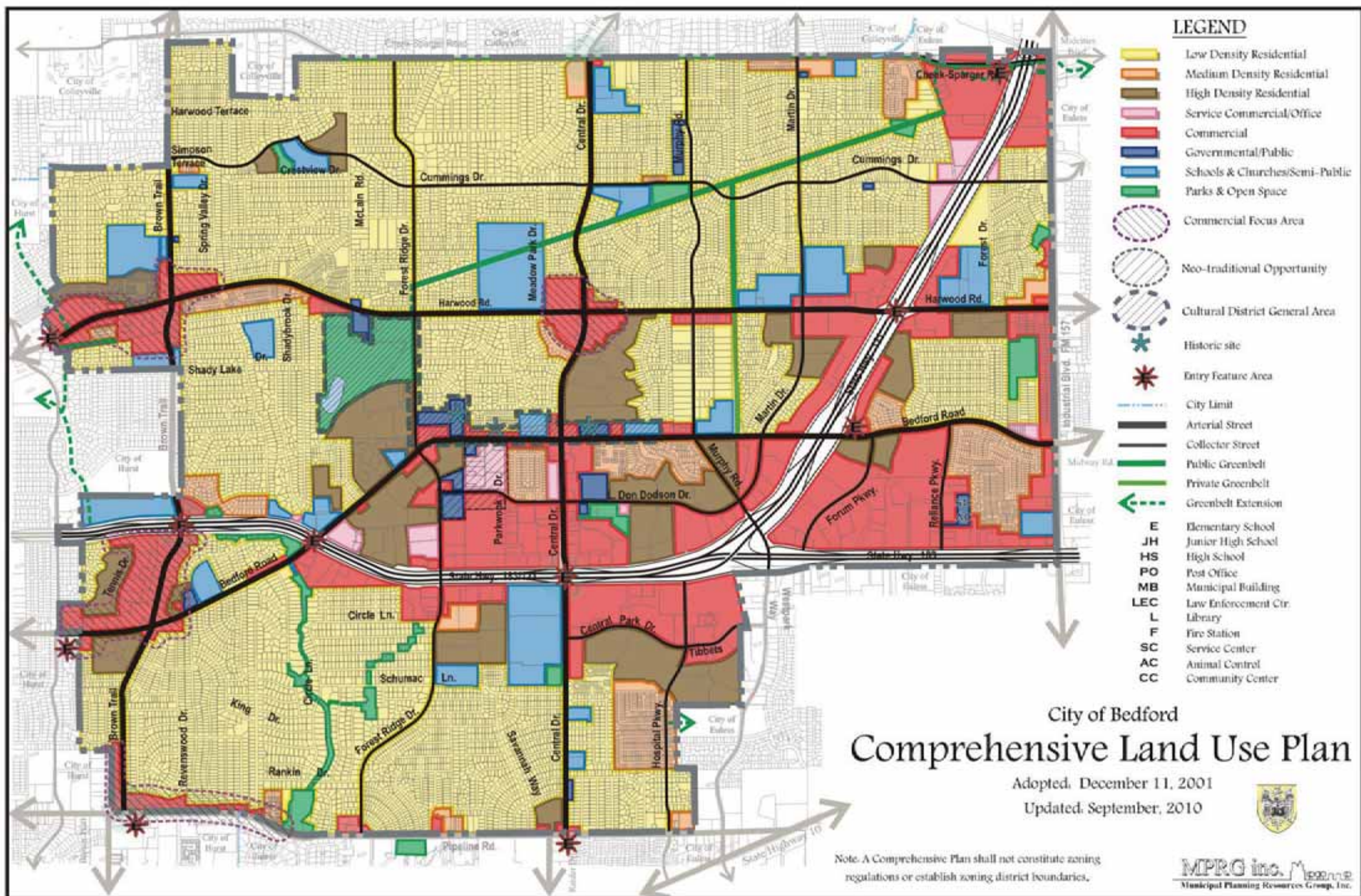
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

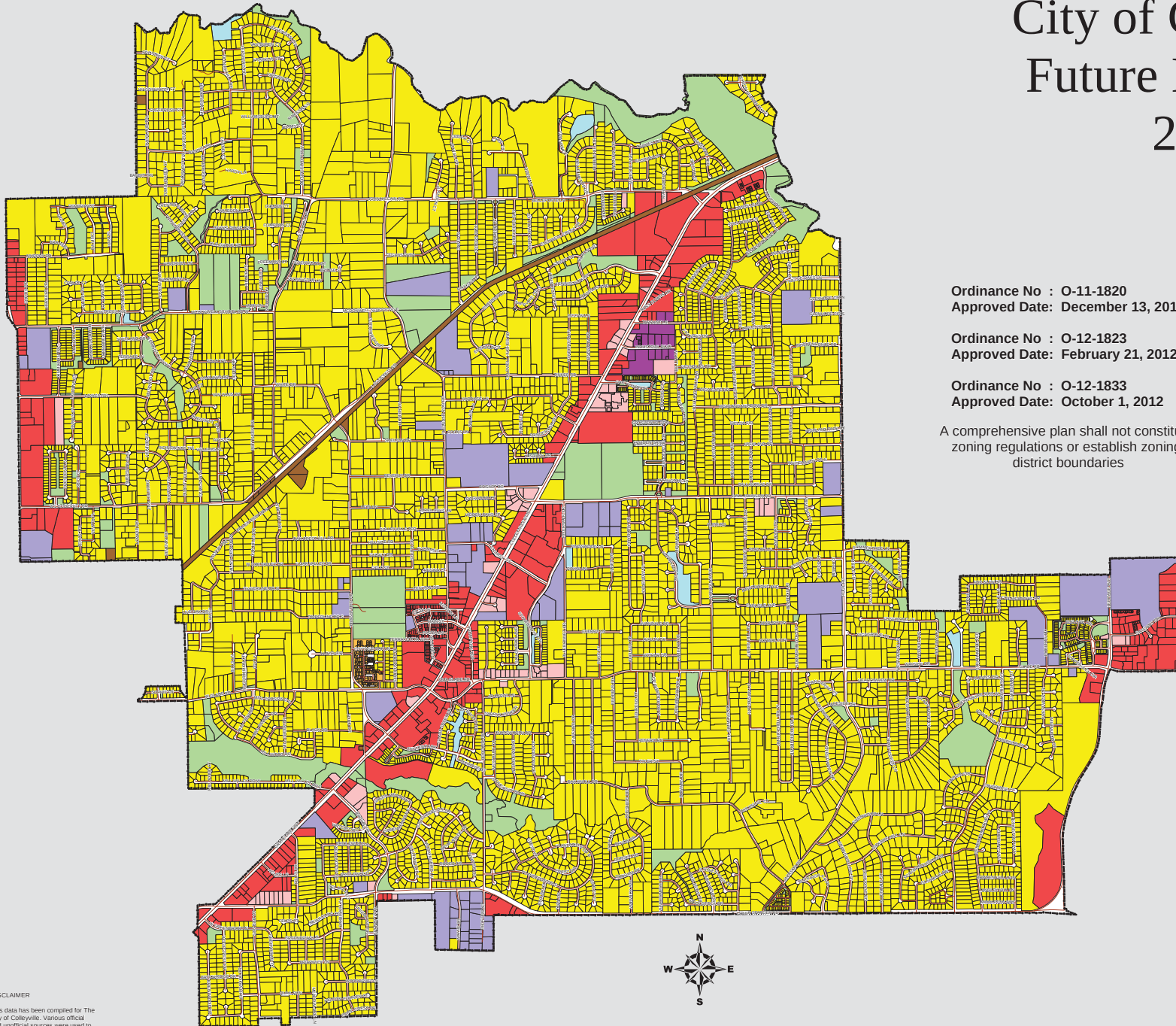
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



City of Colleyville Future Land Use 2025



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

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

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

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

Legend

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



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

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



Revision Date: May 1, 2013

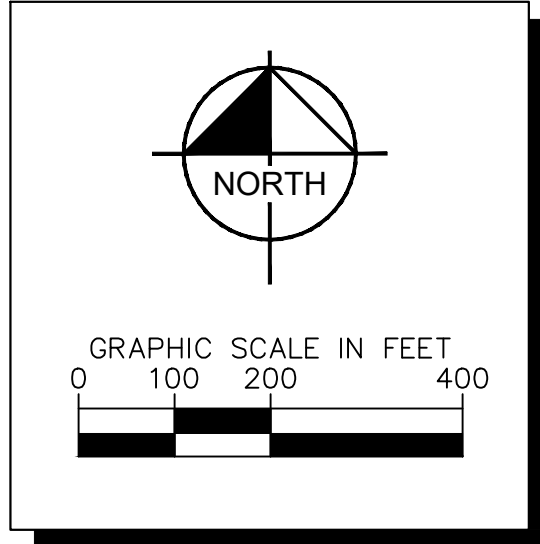
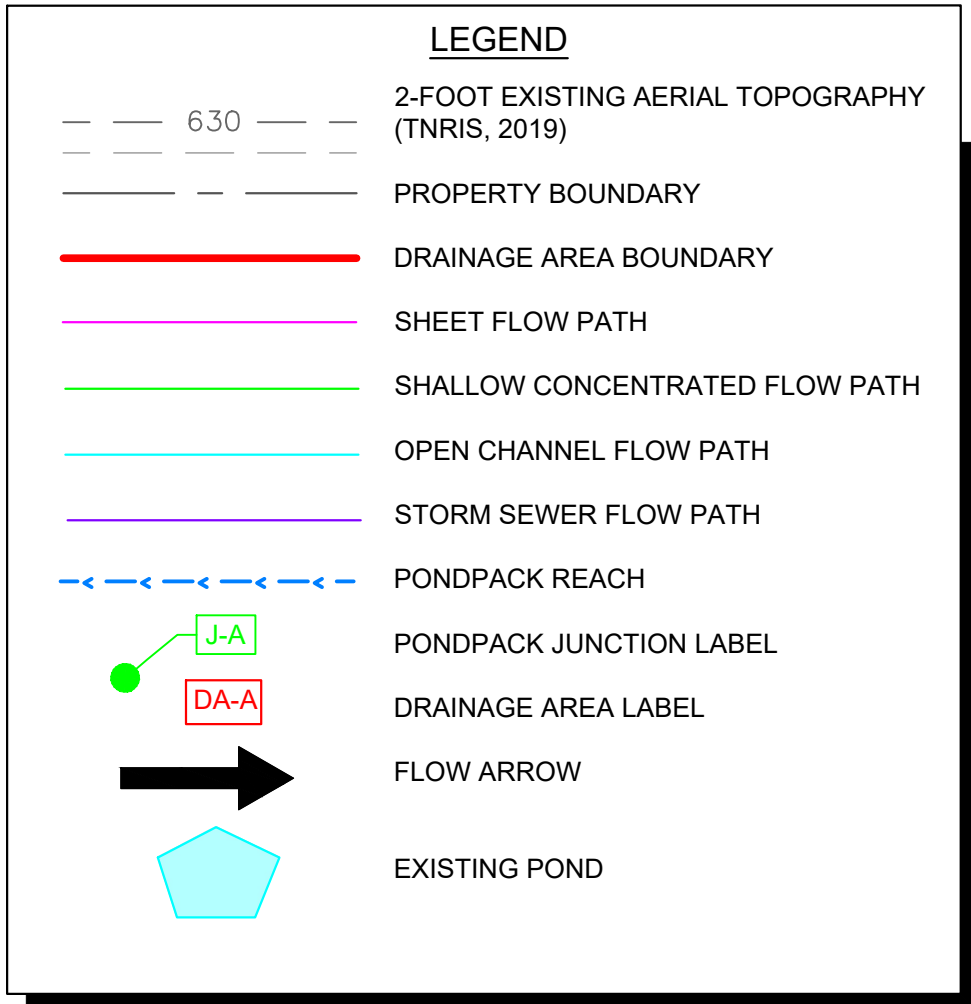
TIME OF CONCENTRATION & LAG TIME																													
TR-55 Methodology																													
EXISTING CONDITION		SHEET FLOW						SHALLOW CONCENTRATED FLOW						OPEN CHANNEL FLOW								STORM SEWER FLOW			TOTAL				
		Tc = (0.007(nL) ^{0.8})/(P ² ^{0.5})(s ^{0.4}) 2-year/24-hr Rainfall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

PROPOSED CONDITION PHASE 1		SHEET FLOW						SHALLOW CONCENTRATED FLOW						OPEN CHANNEL FLOW										STORM SEWER FLOW			TOTAL			
		Tc = (0.007(nL) ^{0.8})/(P ² ^{0.5})(s ^{0.4}) 2-year/24-hr Rainfall Depth (in.) from iSWM = 3.52						Tc = L / 60*V						Tc = L / 60*V V = (1.49/n)*R ^(2/3) *s ^(1/2)										Tc = L / 60*V						
Basin	Development Condition	Length (ft)	Elev ₁	Elev ₂	Slope (ft/ft)	Manning's "n"	T _{c1} (min)	Length (ft)	Elev ₂	Elev ₃	Slope (ft/ft)	Condition TR-55 Fig. 3-1	V _{avg} (ft/s)	T _{c2} (min)	Length (ft)	Manning's "n"	Area (ft²)	Perimeter (ft)	Radius (ft)	Elev ₃	Elev ₄	Slope (ft/ft)	V _{avg} (ft/s)	T _{c3} (min)	Travel Length (ft)	Travel Velocity (ft/s)	Travel Time (min)	T _{cTOTAL} * (min)	T _{lag} 0.6*T _c (min)	
DA-A	Developed	100	655.0	653.0	0.020	0.240	13.6	150	653.0	650.0	0.020	Unpaved	2.28	1.1	839	0.013	3.0	12.5	0.24	650.0	627.0	0.027	7.3	1.9	706	6	2.0	18.6	11.1	
DA-B	Developed	100	626.0	625.0	0.010	0.240	17.9	167	625.0	624.0	0.006	Unpaved	1.25	2.2	1382	0.013	3.0	12.5	0.24	624.0	609.0	0.011	4.6	5.0				25.2	15.1	
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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

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.

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



SHEET NUMBER EXH-1	EXISTING DRAINAGE AREA MAP	SAGORA COLLEYVILLE	PROJECT NO. 064696003	4/16/2024		 228 E. JOHN W. CARPENTER FREEWAY, SUITE 1100 IRVING, TEXAS 75062 TEXAS REGISTERED ENGINEERING FIRM F-328 © 2023, KIMLEY-HORN AND ASSOCIATES, INC.	No. _____ REVISIONS _____ DATE _____ BY _____
			DATE: APRIL 2024 SCALE: AS SHOWN DESIGNED BY: RLW DRAWN BY: RLW CHECKED BY: NRS				

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

4/16/2024



NICHOLAS SOPKO
148489
STATE OF TEXAS
PROFESSIONAL ENGINEER

Nick Sopko

PROJECT NO. 064609800
DATE: APRIL 2024
SCALE: AS SHOWN
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: NRS

SAGORA
COLLEYVILLE

EXISTING DRAINAGE AREA MAP

SHEET NUMBER

EX-H-1

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

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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

Proposed Flow Summary Table

Junction	Proposed 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	71	148	206	271	321	371
Existing Storm System J-D	59	118	163	213	251	289
Existing Storm System J-E	150	320	450	590	694	796
Existing Ditch System J-F	50	98	135	175	205	236
Existing Storm System J-G	137	296	419	552	651	747

Proposed Flow Summary Table

Junction		Proposed 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	71	148	206	271	321	371
Existing Storm System	J-D	59	118	163	213	251	289
Existing Storm System	J-E	150	320	450	590	694	796
Existing Ditch System	J-F	50	98	135	175	205	236
Existing Storm System	J-G	137	296	419	552	651	747



PROPOSED DRAINAGE AREA MAP SAGORA COLLEYVILLE	PROJECT NO. 064606600 DATE: APRIL 2024 SCALE: AS SHOWN DESIGNED BY: RLW 146489 DRAWN BY: RLW CHECKED BY: NRS	4/16/2024	Kimley»»Horn 225 E. JOHN W. CARPENTER FREEWAY, SUITE 1100 IRVING, TEXAS 75062 PH: 972.440.1000 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.	PROJECT NO. DATE SCALE DESIGNED BY DRAWN BY CHECKED BY	No. DATE BY

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PROPOSED DRAINAGE AREA MAP SAGORA COLLEYVILLE	PROJECT NO. 064606600 DATE: APRIL 2024 SCALE: AS SHOWN DESIGNED BY: RLW 146489 DRAWN BY: RLW CHECKED BY: NRS	4/16/2024	Kimley»»Horn 225 E. JOHN W. CARPENTER FREEWAY, SUITE 1100 IRVING, TEXAS 75062 PH: 972.440.1000 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.	PROJECT NO. DATE SCALE DESIGNED BY DRAWN BY CHECKED BY	No. DATE BY

APPENDIX B

Existing PondPack Results

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

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

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

Existing PondPack Results

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

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

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

Proposed PondPack Results

2-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	2-Year	2	None	2.563	12.25	39.12	(N/A)	(N/A)
DA-B	2-Year	2	None	2.515	12.3	33.19	(N/A)	(N/A)
DA-C	2-Year	2	None	2.875	12.2	47.76	(N/A)	(N/A)
DA-D	2-Year	2	None	4.099	12.25	59.1	(N/A)	(N/A)
DA-E	2-Year	2	None	1.435	12.2	24.84	(N/A)	(N/A)
DA-F	2-Year	2	None	0.723	12.2	12.42	(N/A)	(N/A)
DA-G	2-Year	2	None	2.263	12.15	41.34	(N/A)	(N/A)
J-A	2-Year	2	None	2.563	12.25	39.12	(N/A)	(N/A)
J-B	2-Year	2	None	2.515	12.3	33.19	(N/A)	(N/A)
J-C	2-Year	2	None	5.39	12.25	71.14	(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	16.39	12.35	149.81	(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	14.956	12.35	137.40	(N/A)	(N/A)
PR POND (IN)	2-Year	2	None	7.654	12.25	97.52	(N/A)	(N/A)
PR POND (OUT)	2-Year	2	None	7.571	12.65	45.8	592.69	2.852

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	147.61	(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	319.96	(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	295.83	(N/A)	(N/A)
PR POND (IN)	5-Year	5	None	16.655	12.25	194.24	(N/A)	(N/A)
PR POND (OUT)	5-Year	5	None	16.536	12.55	104.57	594.35	5.169

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	206.04	(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	53.902	12.35	450.42	(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	49.861	12.3	419.37	(N/A)	(N/A)
PR POND (IN)	10-Year	10	None	24.927	12.25	267.25	(N/A)	(N/A)
PR POND (OUT)	10-Year	10	None	24.763	12.5	149.92	595.43	6.951

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	271.02	(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	73.765	12.35	590.14	(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	68.401	12.3	552.09	(N/A)	(N/A)
PR POND (IN)	25-Year	25	None	34.069	12.25	348.85	(N/A)	(N/A)
PR POND (OUT)	25-Year	25	None	33.859	12.5	194.45	596.45	8.889

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	12.25	320.9	(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	93.386	12.35	694.45	(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	86.728	12.3	651.25	(N/A)	(N/A)
PR POND (IN)	50-Year	50	None	43.122	12.25	410.95	(N/A)	(N/A)
PR POND (OUT)	50-Year	50	None	42.817	12.5	225.13	597.16	10.471

100-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	EX 100-Year	100	None	19.051	12.2	194.59	(N/A)	(N/A)
DA-B	EX 100-Year	100	None	19.493	12.3	174.75	(N/A)	(N/A)
DA-C	EX 100-Year	100	None	20.776	12.2	227.62	(N/A)	(N/A)
DA-D	EX 100-Year	100	None	29.845	12.25	288.81	(N/A)	(N/A)
DA-E	EX 100-Year	100	None	7.965	12.15	87.15	(N/A)	(N/A)
DA-F	EX 100-Year	100	None	4.501	12.15	49.03	(N/A)	(N/A)
DA-G	EX 100-Year	100	None	12.012	12.15	137.24	(N/A)	(N/A)
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	12.25	371.17	(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	113.117	12.35	796.07	(N/A)	(N/A)
J-F	EX 100-Year	100	None	23.552	12.25	236.33	(N/A)	(N/A)
J-G	EX 100-Year	100	None	105.163	12.3	746.86	(N/A)	(N/A)
PR POND (IN)	EX 100-Year	100	None	52.28	12.25	473.99	(N/A)	(N/A)
PR POND (OUT)	EX 100-Year	100	None	51.767	12.55	246.71	597.78	12.21

Flow Comparison Table

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	71.14	-0.92
J-D	59.10	59.10	0.00
J-E	204.03	149.81	-54.22
J-F	47.74	49.92	2.18
J-G	188.83	137.40	-51.43

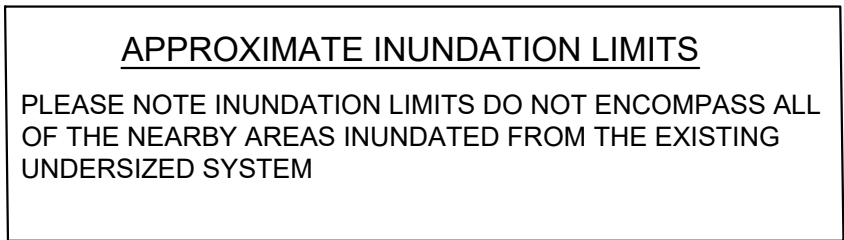
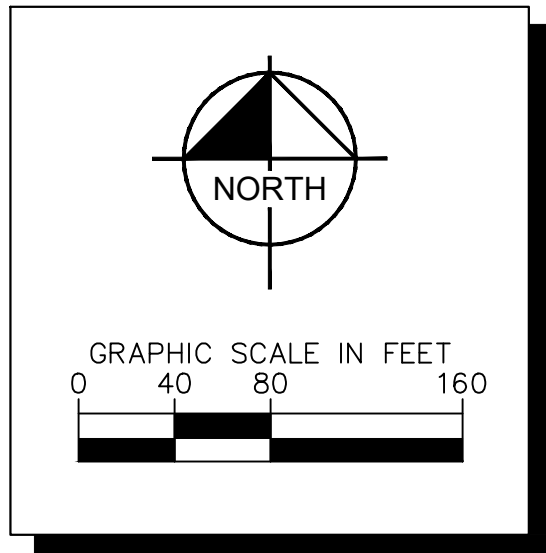
5-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	78.21	78.21	0.00
J-B	69.06	69.06	0.00
J-C	149.01	147.61	-1.40
J-D	118.33	118.33	0.00
J-E	413.58	319.96	-93.62
J-F	97.01	98.45	1.44
J-G	389.44	295.83	-93.61

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	206.04	-1.59
J-D	162.98	162.98	0.00
J-E	544.09	450.42	-93.67
J-F	134.27	134.81	0.54
J-G	513.04	419.37	-93.67

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	271.02	-1.82
J-D	212.84	212.84	0.00
J-E	663.96	590.14	-73.82
J-F	175.15	174.76	-0.39
J-G	625.92	552.09	-73.83

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	320.90	-2.18
J-D	250.78	250.78	0.00
J-E	759.68	694.45	-65.23
J-F	206.90	205.46	-1.44
J-G	716.48	651.25	-65.23

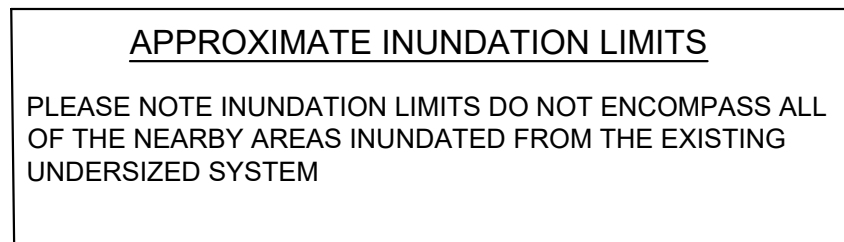
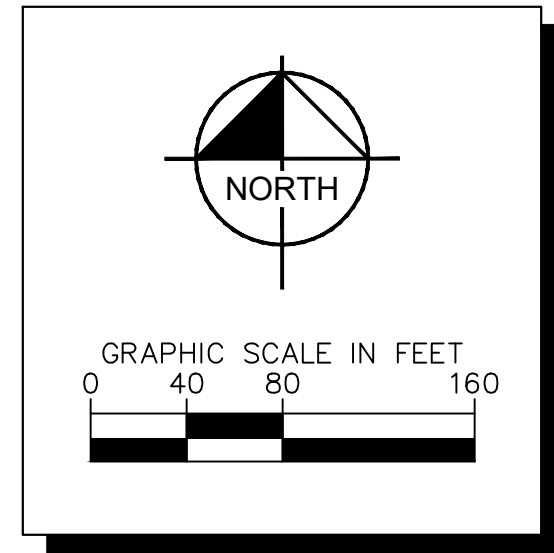
100-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	194.59	194.59	0.00
J-B	174.75	174.75	0.00
J-C	373.68	371.17	-2.51
J-D	288.81	288.81	0.00
J-E	867.41	796.07	-71.34
J-F	238.76	236.33	-2.43
J-G	818.19	746.86	-71.33



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 Flow Summary Table	
Qpipe (cfs)	246.3
Qweir (cfs)	0.3
Qtotal (cfs)	247

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

LEGEND

	1-FOOT EXISTING AERIAL TOPOGRAPHY (TNRIS, 2019)
	PROPERTY BOUNDARY
	100-YEAR WSE IN PROPOSED CONDITIONS (597.78') 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 597.78' BASED ON LIDAR TOPOGRAPHY
	BUILDINGS ADJACENT TO THE 100-YEAR WSE AT EXISTING 66" RCP HEADWALL 597.78' BASED ON LIDAR TOPOGRAPHY
	IRREGULAR WEIR CROSS SECTION

4/16/2024



Seal of the State of Texas Professional Engineer License No. 146489 Mechanical Engineering

Neil Sengupta

PROJECT NO.
064609800

DATE: APRIL 2024

SCALE: AS SHOWN

DESIGNED BY: RLW

DRAWN BY: RLW

CHECKED BY: NRS

SAGORA
COLLEYVILLE

PROPOSED INUNDATION MAP

SHEET NUMBER
EXH-4

EPSC26914 Date:2022018 Lat:32.86574 Lon:-97.14991 Mppd:597 -
XREFs XREF: arial - XREF: oEG - Lular - XREF: Abond-NEW - XREF: 4BDY - PRELIM - XREF: 2436 - XREF: dAM - Pr - XREF: 55rm - XREF: Site - XREF: r6oad:ahls
WAGGONER, REBECCA A.15/2024 11:33 AM
K.FTW_HYDRO196609800 CONFLUENT COLLEYVILLEWEXHIBITS/EXP/PROP FOUNDATION LIMITS.DWG
DWG NAME



NOT FOR CONSTRUCTION OR REGULATORY APPROVAL



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**





NOT FOR CONSTRUCTION OR REGULATORY APPROVAL



DEVELOPER
CONFLUENT DEVELOPMENT
2215 MARKET STREET
DENVER, CO 80205

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

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Dallas, TX 75202

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

SAGORA SENIOR LIVING

COLLEYVILLE, TEXAS



Corner of Cheek-Sparger Road and Wayne Drive Looking S/SE



TION OR REGULATORY APPROVAL



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



Wayne Drive Looking S/SE at IL Main Entrance



TION OR REGULATORY APPROVAL



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



Wayne Drive Looking N/NE at IL Main Entrance



TION OR REGULATORY APPROVAL



DEVELOPER
CONFLUENT DEVELOPMENT
2215 MARKET STREET
DENVER, CO 80205

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

ARCHITECT
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Dallas, TX 75201

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NORRIS DESIGN
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Dallas, TX 75202

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

SAGORA SENIOR LIVING
COLLEYVILLE, TEXAS



CITY OF COLLEYVILLE

CITY OF BEDFORD

SITE

CHEEK-SPARGER RD.

BROWN TRAIL

CITY LIMITS

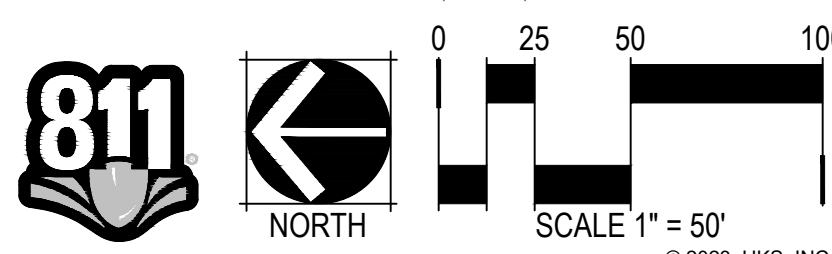
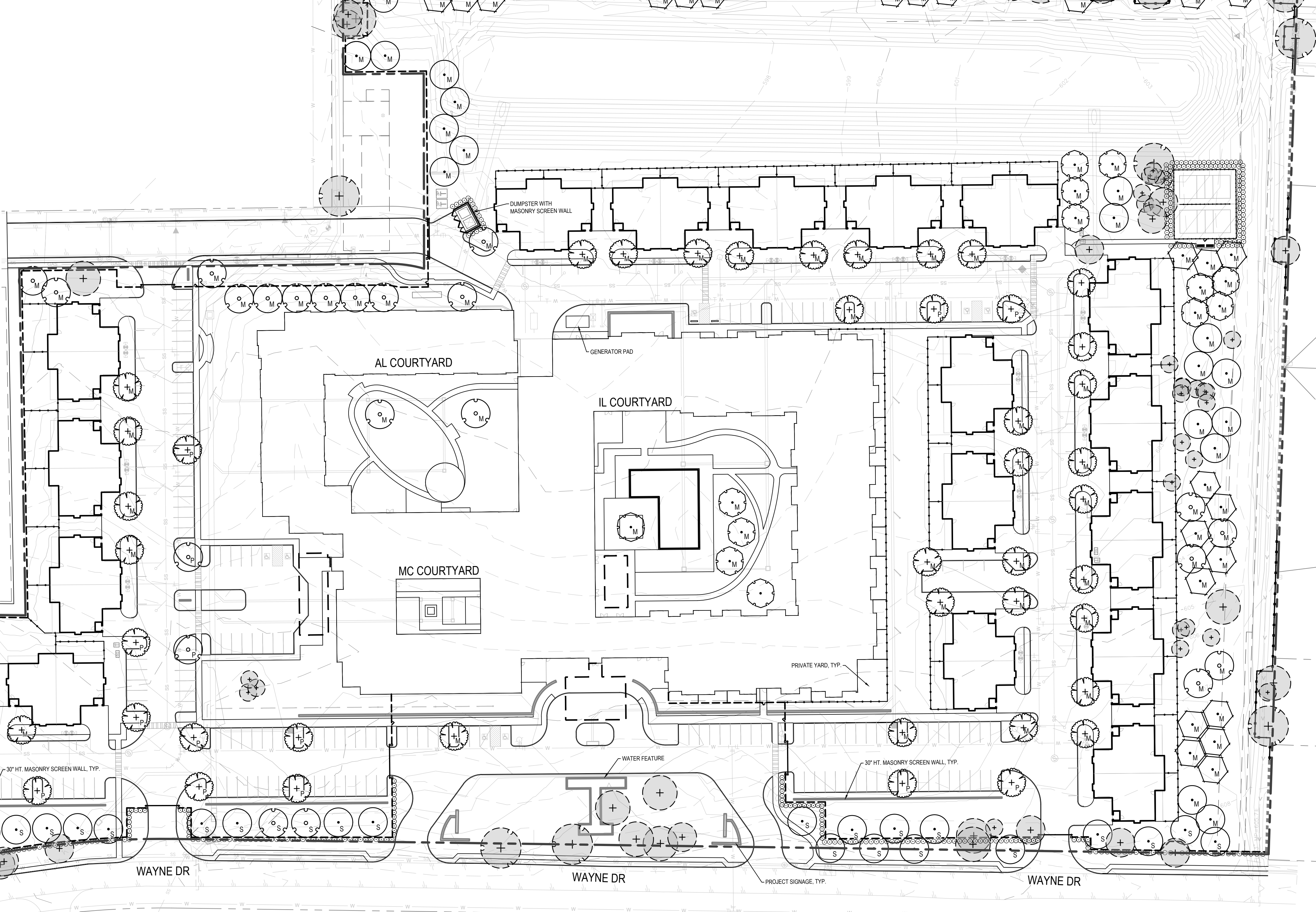
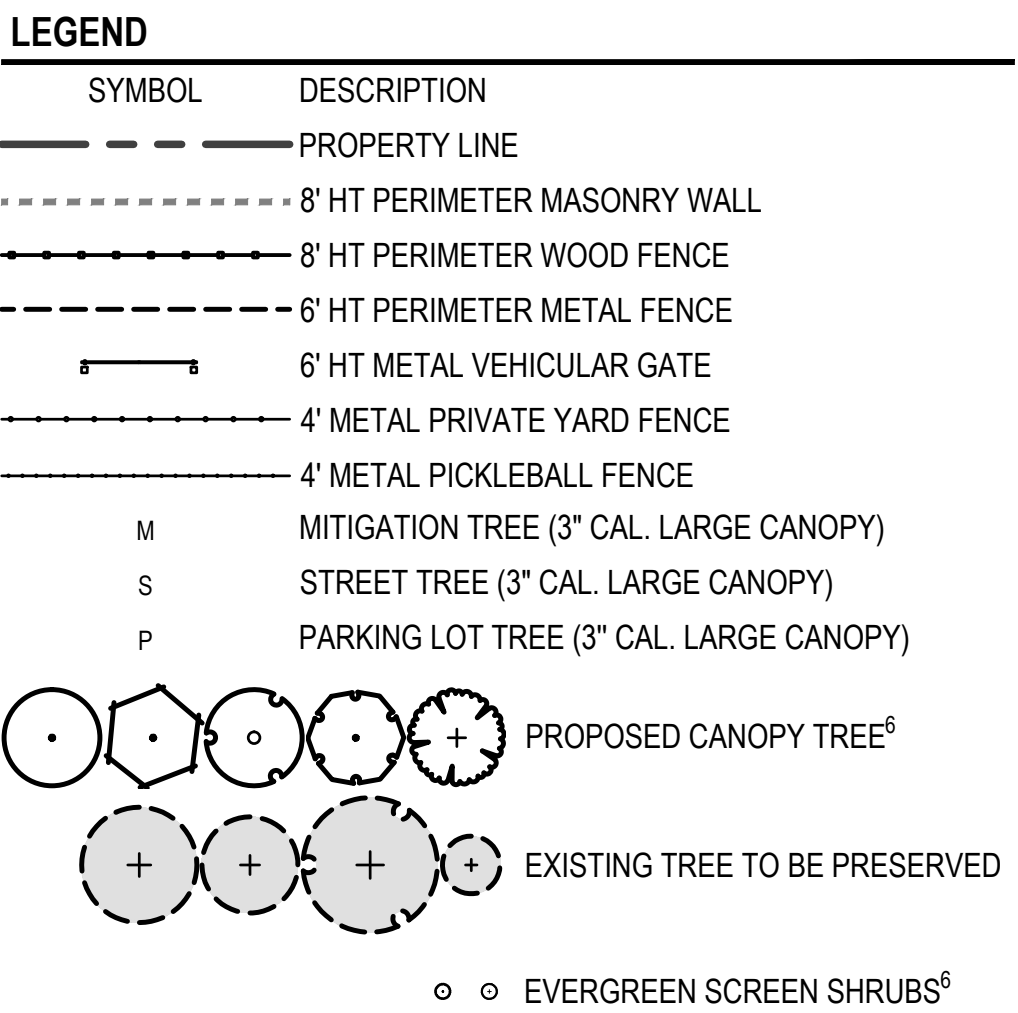
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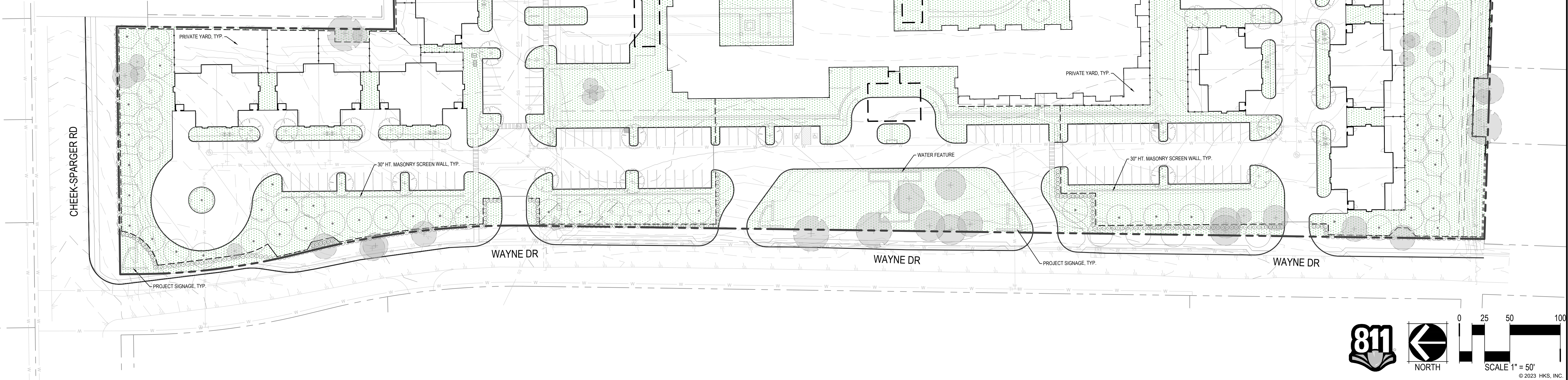
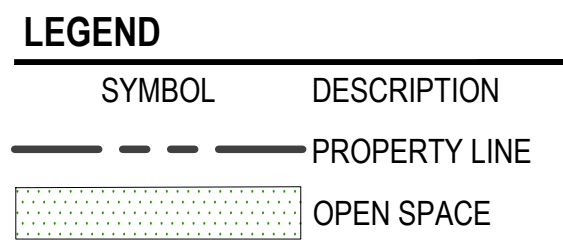
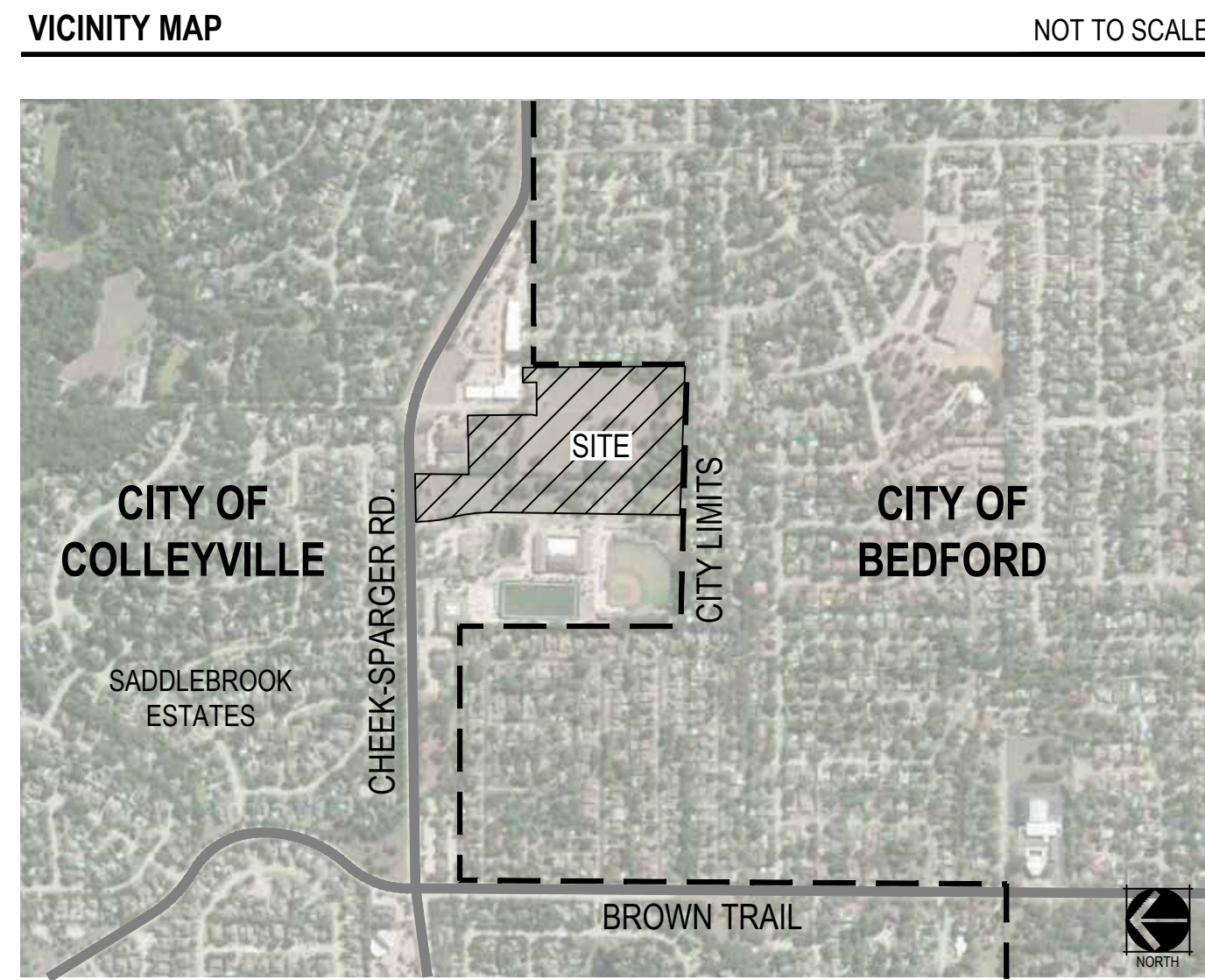
NORTH

SITE DATA TABLE	
SITE AREA	18.45 AC / 803,682 SF
BUILDING FOOTPRINT	4.52 AC / 178,000 SF
TOTAL PARKING SPACES	273 SPACES

LANDSCAPE REQUIREMENTS		
DESCRIPTION	REQUIRED	PROVIDED
(COMMON) OPEN SPACE PER PUD PERCENTAGE OF TOTAL SITE AREA	401,841 SF (50%)	423,000 SF (53%)
PRIVATE YARD AREA	N/A	43,000 SF
MITIGATION TREES⁵ SECTION 5.7 PERCENTAGE OF THE TOTAL SITE AREA MINUS THE BUILDING FOOTPRINT WITH A 5' BUFFER 2000 S.F. PER PROPOSED LARGE CANOPY TREE	TBD	194,000 SF
STREET FRONTAGE PLANTING SECTION 4.6.3.C: 1 TREE PER 40 LINEAR FT SECTION 4.6.3.B: ONE 16" HT OR 5 GAL SHRUB PER FIVE LINEAR FT		
CHEEK-SPARGER RD (245 LF)	6 TREES 49 SHRUBS	6 TREES 49 SHRUBS
WAYNE DR (1,243 LF)	31 TREES 249 SHRUBS	31 TREES 249 SHRUBS
PARKING LOT PLANTING SECTION 4.6.3.I: 140 SF LANDSCAPE ISLAND WITH 1 TREE PER 18 CONTIGUOUS PARKING SPACES		
TREES	16 TREES	16 TREES
ISLAND LANDSCAPE AREA	1735 SF	2275 SF

- NOTES:**
1. 18.45 ACRES PLATTED AS HERITAGE FARMS, BLOCK A, LOT 1.
 2. NO FEMA 100 YEAR FLOODPLAIN ON THIS PROPERTY OR ON THE CHEEK-SPARGER RIGHT OF WAY.
 3. PARKING SPACES ARE 9' X 18'.
 4. DETAILED LANDSCAPING AND PLANTING PLANS WILL BE PREPARED WITH FINAL CONSTRUCTION PLANS.
 5. FINAL TREE MITIGATION QUANTITIES TO BE DETERMINED FOLLOWING DETAILED DESIGN PLAN PROVIDED TREES ARE AN ASSUMPTION AND SUBJECT TO CHANGE.
 6. TREES AND SHRUBS TO BE SELECTED FROM THE CITY OF COLLEYVILLE APPROVED PLANT LIST.
 7. ALL DISTURBED AREAS TO RECEIVE TURFGRASS SOD AND/OR HYDROMULCH UNLESS OTHERWISE NOTED.
 8. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE PROVIDED AND CONFORM TO THE CITY OF COLLEYVILLE AND TCEQ STANDARDS.



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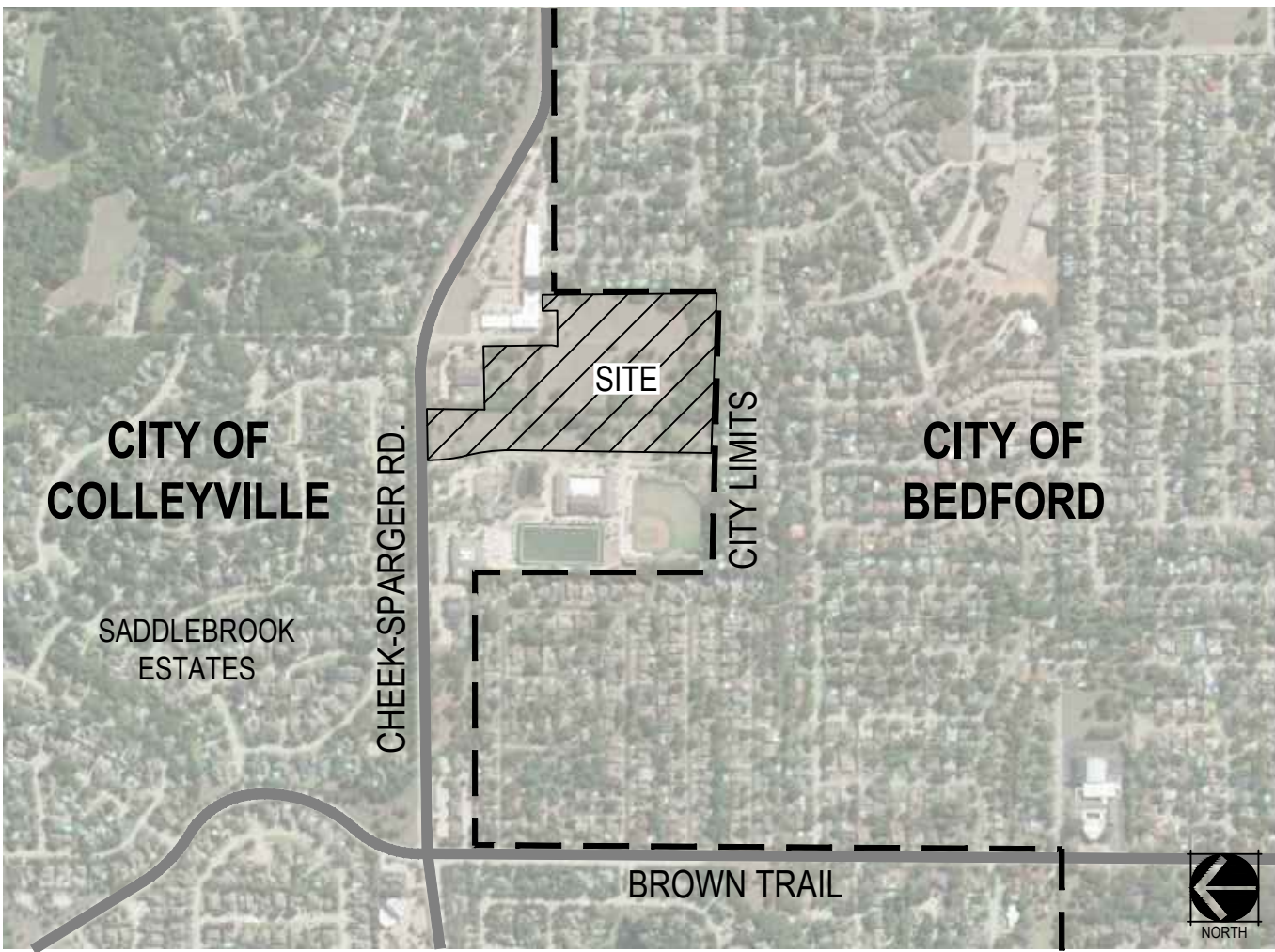
VICINITY MAP

NOT TO SCALE

LEGEND

- | SYMBOL | DESCRIPTION |
|--------|------------------------|
| --- | PROPERTY LINE |
| ○ | EXISTING TREE |
| ⊕ | EXISTING HERITAGE TREE |

*REFER TO SHEET LS105 FOR TREE LIST



CITY OF COLLEYVILLE

CITY OF BEDFORD

BROWN TRAIL

CHEEK SPARGER RD.

SITE

CITY LIMITS

NORTH

SADDLEBROOK ESTATES

AL COURTYARD

IL COURTYARD

MC COURTYARD

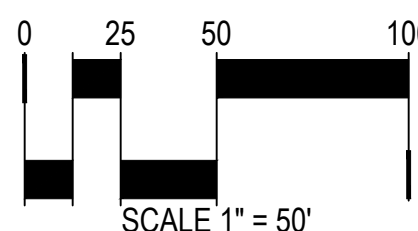
WAYNE DR

WAYNE DR

WAYNE DR

CHEEK SPARGER RD

TEMPLATE VERSION: PLOT DATE:



ARCHITECT

HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

OWNER

CONFLUENT DEVELOPMENT
2215 MARKET STREET
DENVER, CO 80205

CIVIL ENGINEER

KIMLEY HORN
225 E. JOHN W. CARPENTER FWY, SUITE 1
IRVING, TX 75062

INTERIOR DESIGNER

FAULKNER DESIGN GROUP
3100 MONTICELLO AVE, SUITE 700
DALLAS, TX 75205

LANDSCAPE ARCHITECT

NORRIS DESIGN GROUP
208 NORTH MARKET STREET, SUITE 250
DALLAS, TX 75202

STRUCTURAL ENGINEER

HART-GAUGLER + ASSOCIATES
350 N. CENTRAL EXPRESSWAY, SUITE 600
DALLAS, TX 75206

MEP ENGINEER

TELIOS ENGINEERING
146 PAYNE STREET
DALLAS, TX 75207

SAGORA SENIOR LIVING
COLLEYVILLE, TX



REVISION

NO. DESCRIPTION DATE

HKS PROJECT NUMBER

DATE

04/16/2024

ISSUE

ZONING

EXHIBITS

SHEET TITLE

TREE SURVEY

PLAN

SHEET NO.

LS104

PLOT DATE: TEMPLATE VERSION:

TREE LIST

TAG NUMBER	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	PROTECTED	HERITAGE TREE	OFF PROPERTY
1227	26.6	post oak	Quercus stellata	Healthy	YES	YES	NO
1228	25.7	post oak	Quercus stellata	Healthy	YES	YES	NO
1229	28.0	post oak	Quercus stellata	Healthy	YES	YES	NO
1230	6.4	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1231	7.1	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1232	6.6	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1233	15.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1234	13.7	post oak	Quercus stellata	Healthy	YES	NO	NO
1235	13.7	post oak	Quercus stellata	Healthy	YES	NO	NO
1236	7.8	water oak	Quercus nigra	Healthy	YES	NO	NO
1237	39.1	post oak	Quercus stellata	Healthy	YES	YES	NO
1238	6.9	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1239	24.3	American elm	Ulmus americana	Declining	*NO	*NO	NO
1240	14.0	eastern redcedar	Juniperus virginiana	Healthy	YES	NO	NO
1241	9.7	post oak	Quercus stellata	Healthy	YES	NO	NO
1242	6.7	gum bumelia	Sideroxylon lanuginosum	Healthy	YES	NO	NO
1243	25.4	post oak	Quercus stellata	Healthy	YES	YES	NO
1244	11.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1245	13.9	American elm	Ulmus americana	Healthy	YES	NO	NO
1246	16.4	American elm	Ulmus americana	Healthy	YES	NO	NO
1247	10.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1248	8.9	American elm	Ulmus americana	Healthy	YES	NO	NO
1249	9.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1250	9.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1251	9.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1252	14.2	American elm	Ulmus americana	Healthy	YES	NO	NO
1253	9.7	American elm	Ulmus americana	Hazard	*NO	*NO	NO
1254	6.4	American elm	Ulmus americana	Healthy	YES	NO	NO
1255	10.4	American elm	Ulmus americana	Healthy	YES	NO	NO
1256	6.6	American elm	Ulmus americana	Healthy	YES	NO	NO
1257	7.2	American elm	Ulmus americana	Healthy	YES	NO	NO
1258	15.9	American elm	Ulmus americana	Healthy	YES	NO	NO
1259	9.4	American elm	Ulmus americana	Healthy	YES	NO	NO
1260	15.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1261	18.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1262	20.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1263	9.2	live oak	Quercus virginiana	Healthy	YES	NO	NO
1264	8.3	water oak	Quercus nigra	Healthy	YES	NO	NO
1265	20.8	gum bumelia	Sideroxylon lanuginosum	Healthy	YES	NO	NO
1266	6.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1267	10.7	American elm	Ulmus americana	Healthy	YES	NO	NO
1268	6.2	American elm	Ulmus americana	Healthy	YES	NO	NO
1269	9.2	live oak	Quercus virginiana	Healthy	YES	NO	NO
1270	7.5	American elm	Ulmus americana	Healthy	YES	NO	NO
1271	6.9	American elm	Ulmus americana	Healthy	YES	NO	NO
1272	7.3	live oak	Quercus virginiana	Healthy	YES	NO	NO
1273	9.1	American elm	Ulmus americana	Healthy	YES	NO	NO
1274	9.6	American elm	Ulmus americana	Healthy	YES	NO	NO
1275	10.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1276	10.9	American elm	Ulmus americana	Healthy	YES	NO	NO
1277	11.0	hackberry	Celtis laevigata	Healthy	NO	NO	NO
1278	10.0	pecan	Carya illinoensis	Healthy	YES	NO	NO
1279	18.4	pecan	Carya illinoensis	Healthy	YES	NO	NO
1280	9.8	gum bumelia	Sideroxylon lanuginosum	Healthy	YES	NO	NO
1281	8.2	gum bumelia	Sideroxylon lanuginosum	Healthy	YES	NO	NO
1282	15.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1283	18.7	American elm	Ulmus americana	Healthy	YES	NO	NO
1284	11.0	water oak	Quercus nigra	Healthy	YES	NO	NO
1285	8.4	American elm	Ulmus americana	Healthy	YES	NO	NO
1286	19.1	American elm	Ulmus americana	Healthy	YES	NO	NO
1287	6.1	American elm	Ulmus americana	Healthy	YES	NO	NO
1288	10.9	American elm	Ulmus americana	Healthy	YES	NO	NO
1289	17.4	American elm	Ulmus americana	Healthy	YES	NO	NO
1290	14.1	live oak	Quercus virginiana	Healthy	YES	NO	NO
1291	9.0	gum bumelia	Sideroxylon lanuginosum	Healthy	YES	NO	NO
1292	8.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1293	6.0	American elm	Ulmus americana	Healthy	YES	NO	NO
1294	6.0	water oak	Quercus nigra	Healthy	YES	NO	NO
1295	6.6	water oak	Quercus nigra	Healthy	YES	NO	NO
1296	6.3	water oak	Quercus nigra	Healthy	YES	NO	NO
1297	7.9	Callery pear	Pyrus calleryana	Healthy	NO	NO	NO
1298	13.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1299	16.2	American elm	Ulmus americana	Healthy	YES	NO	NO
1300	7.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1301	12.4	water oak	Quercus nigra	Healthy	YES	NO	NO
1302	11.2	American elm	Ulmus americana	Healthy	YES	NO	NO
1303	7.0	American elm	Ulmus americana	Healthy	YES	NO	NO
1304	10.7	American elm	Ulmus americana	Healthy	YES	NO	NO
1305	22.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1306	11.0	Callery pear	Pyrus calleryana	Healthy	NO	NO	NO
1307	12.2	American elm	Ulmus americana	Healthy	YES	NO	NO
1308	16.5	pecan	Carya illinoensis	Healthy	YES	NO	NO
1309	15.4	eastern redcedar	Juniperus virginiana	Healthy	YES	NO	YES
1310	10.8	American elm	Ulmus americana	Healthy	YES	NO	YES
1311	14.8	eastern redcedar	Juniperus virginiana	Healthy	YES	NO	YES
1312	25.9	American elm	Ulmus americana	Declining	*NO	*NO	YES
1313	13.2	crape myrtle	Lagerstroemia indica	Healthy	YES	NO	YES
1314	10.0	crape myrtle	Lagerstroemia indica	Healthy	YES	NO	YES
1315	10.4	bur oak	Quercus macrocarpa	Healthy	YES	NO	NO
1316	26.5	Arizona ash	Fraxinus velutina	Hazard	*NO	*NO	YES
1317	6.0	Shumard oak	Quercus shumardi	Healthy	YES	NO	NO
1318	7.6	golden rain tree	Koeleruteria paniculata	Declining	*NO	*NO	NO
1319	16.5	eastern redcedar	Juniperus virginiana	Healthy	YES	NO	NO
1320	18.6	Chinaberry	Melia azedarach	Declining	*NO	*NO	NO
1321	16.1	Chinaberry	Melia azedarach	Declining	*NO	*NO	NO
1322	16.7	eastern redcedar	Juniperus virginiana	Healthy	YES	NO	NO
1323	7.8	Callery pear	Pyrus calleryana	Healthy	NO	NO	NO
1324	6.4	American elm	Ulmus americana	Healthy	YES	NO	NO
1325	14.9	Chinaberry	Melia azedarach	Hazard	*NO	*NO	NO
1326	11.3	Chinaberry	Melia azedarach	Hazard	*NO	*NO	NO
1327	12.4	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1328	8.8	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1329	13.0	eastern redcedar	Juniperus virginiana	Healthy	YES	NO	NO
1330	12.5	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1331	8.3	Chinaberry	Melia azedarach	Healthy	NO	NO	NO
1332	26.5	American elm	Ulmus americana	Healthy	YES	YES	NO
1333	9.3	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1334	6.1	black walnut	Juglans nigra	Healthy	YES	NO	NO

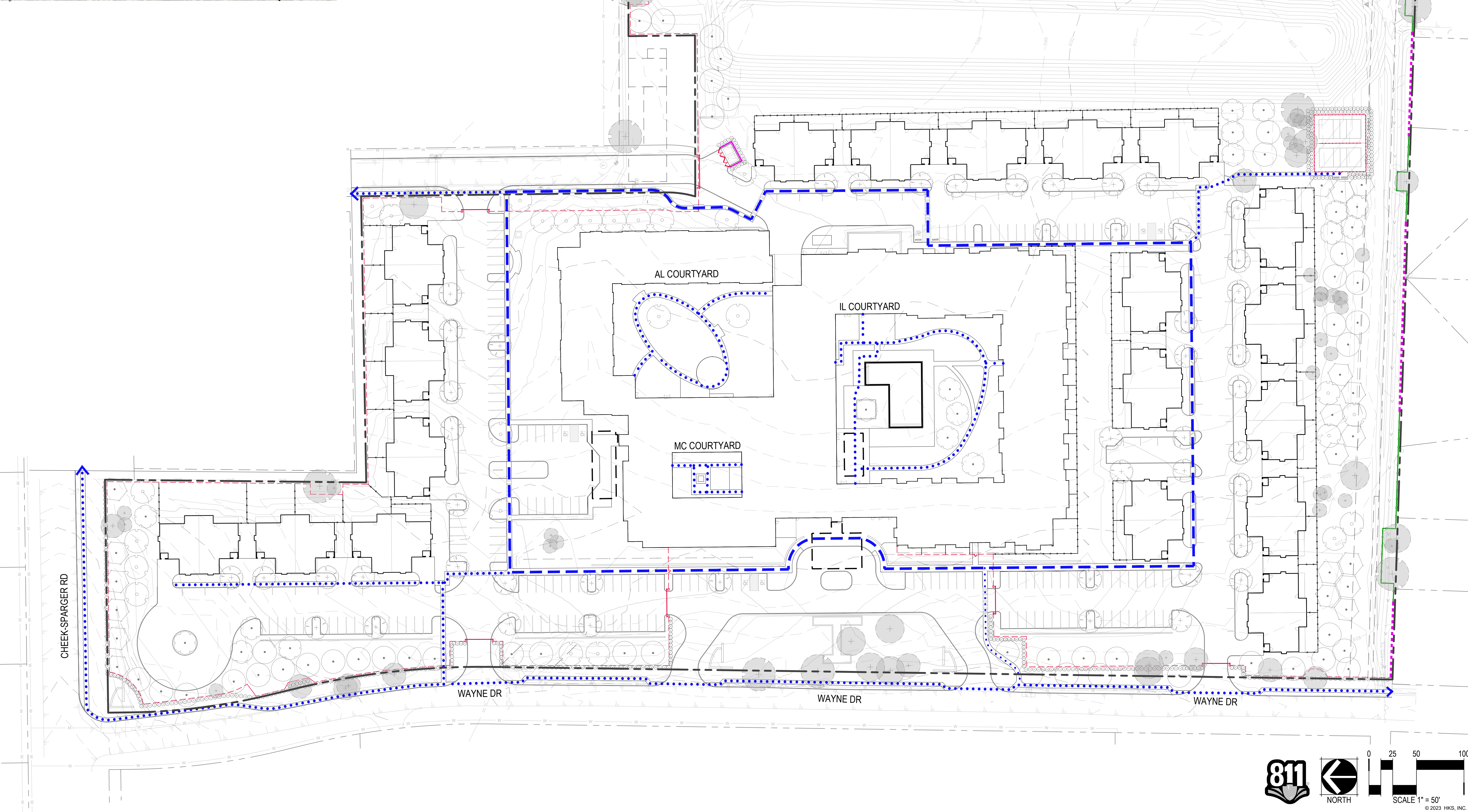
TAG NUMBER	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	PROTECTED	HERITAGE TREE	OFF PROPERTY
1335	8.8	black walnut	Juglans nigra	Declining	*NO	*NO	NO
1336	7.7	black walnut	Juglans nigra	Healthy	YES	NO	NO
1337	8.7	black walnut	Juglans nigra	Healthy	YES	NO	NO
1338	7.9	black walnut	Juglans nigra	Healthy	YES	NO	NO
1339	13.0	black walnut	Juglans nigra	Healthy	YES	NO	NO
1340	6.6	American elm	Ulmus americana	Healthy	YES	NO	NO
1341	6.4	red mulberry	Morus rubra	Healthy	YES	NO	NO
1342	6.0	American elm	Ulmus americana	Healthy	YES	NO	NO
1343	9.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1344	16.9	American elm	Ulmus americana	Healthy	YES	NO	NO
1345	12.1	American elm	Ulmus americana	Healthy	YES	NO	NO
1346	11.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1347	31.8	pecan	Carya illinoensis	Healthy	YES	YES	NO
1348	25.8	pecan	Carya illinoensis	Healthy	YES	YES	NO
1349	29.2	live oak	Quercus virginiana	Healthy	YES	YES	NO
1350	31.1	red mulberry	Morus rubra	Healthy	YES	YES	YES
1351	30.3	red mulberry	Morus rubra	Declining	*NO	*NO	YES
1352	15.6	live oak	Quercus virginiana	Healthy	YES	NO	NO
1353	20.4	live oak	Quercus virginiana	Healthy	YES	NO	NO
1354	17.8	live oak	Quercus virginiana	Healthy	YES	NO	NO
1355	26.6	red mulberry	Morus rubra	Healthy	YES	YES	NO
1356	18.9	Shumard oak	Quercus shumardi	Healthy	YES	NO	NO
1357	20.6	live oak	Quercus virginiana	Healthy	YES	NO	NO
1358	25.1	Shumard oak	Quercus shumardi	Healthy	YES	YES	NO
1359	6.9	crape myrtle	Lagerstroemia indica	Healthy	YES	NO	NO
1360	28.8	Arizona ash	Fraxinus velutina	Declining	*NO	*NO	NO
1361	7.3	Chinaberry	Melia azedarach	Healthy	NO	NO	NO
1362	18.7	pecan	Carya illinoensis	Healthy	YES	NO	NO
1363	11.9	pecan	Carya illinoensis	Declining	*NO	*NO	NO
1364	16.2	pecan	Carya illinoensis	Healthy	YES	NO	NO
1365	6.0	pecan	Carya illinoensis	Healthy	YES	NO	NO
1366	21.7	loblolly pine	pinus taeda	Healthy	YES	NO	NO
1367	23.3	loblolly pine	pinus taeda	Declining	*NO	*NO	NO
1368	24.8	loblolly pine	pinus taeda	Healthy	YES	NO	NO
1369	14.4	Callery pear	Pyrus calleryana	Healthy	NO	NO	NO
1370	17.2	Chinese elm	Ulmus parvifolia	Healthy	YES	NO	NO
1371	14.2	Callery pear	Pyrus calleryana	Healthy	NO	NO	NO
1372	11.3	bur oak	Quercus macrocarpa	Healthy	YES	NO	NO
1373	13.3	bur oak	Quercus macrocarpa	Healthy	YES	NO	NO
1374	12.0	bur oak	Quercus macrocarpa	Healthy	YES	NO	NO
1375	16.3	Callery pear	Pyrus calleryana	Healthy	NO	NO	NO
1376	12.3	Callery pear	Pyrus calleryana	Healthy	NO	NO	YES
1377	17.3	Chinese elm	Ulmus parvifolia	Healthy	YES	NO	NO
1378	15.9	gum bumelia	Sideroxylon fruginosum	Hazard	*NO	*NO	NO
1379	25.7	American elm	Ulmus americana	Healthy	YES	YES	NO
1380	6.8	Chinaberry	Melia azedarach	Healthy	NO	NO	NO
1381	18.3	pecan	Carya illinoensis	Healthy	YES	NO	NO
1382	19.9	pecan	Carya illinoensis	Healthy	YES	NO	NO
1383	8.4	Chinaberry	Melia azedarach	Healthy	NO	NO	NO
1384	11.4	American elm	Ulmus americana	Healthy	YES	NO	NO
1385	6.3	American holly	Ilex opaca	Healthy	YES	NO	NO
1386	11.0	American elm	Ulmus americana	Healthy	YES	NO	NO
1387	6.5	American elm	Ulmus americana	Healthy	YES	NO	NO
1388	7.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1389	7.7	American elm	Ulmus americana	Healthy	YES	NO	NO
1390	15.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1391	8.7	American elm	Ulmus americana	Declining	*NO	*NO	NO
1392	16.5	American elm	Ulmus americana	Healthy	YES	NO	NO
1393	13.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1394	10.6	American elm	Ulmus americana	Healthy	YES	NO	NO
1395	8.9	live oak	Quercus virginiana	Healthy	YES	NO	NO
1396	7.9	pecan	Carya illinoensis	Healthy	YES	NO	NO
1397	11.8	Chinaberry	Melia azedarach	Declining	*NO	*NO	NO
1398	8.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1399	8.9	Chinaberry	Melia azedarach	Healthy	NO	NO	NO
1400	6.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1401	25.2	sycamore	Platanus occidentalis	Healthy	YES	YES	NO
1402	9.2	American elm	Ulmus americana	Healthy	YES	NO	NO
1403	9.5	American elm	Ulmus americana	Healthy	YES	NO	NO
1404	10.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1405	11.6	American elm	Ulmus americana	Healthy	YES	NO	NO
1406	8.7	pecan	Carya illinoensis	Healthy	YES	NO	NO
1407	21.2	American elm	Ulmus americana	Healthy	YES	NO	NO
1408	8.2	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1409	6.0	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1410	9.6	American elm	Ulmus americana	Declining	*NO	*NO	NO
1411	7.3	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1412	6.7	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1413	16.3	blackjack oak	Quercus marilandica	Healthy	YES	NO	NO
1414	6.9	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1415	6.0	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1416	7.5	American elm	Ulmus americana	Healthy	YES	NO	NO
1417	31.8	post oak	Quercus stellata	Healthy	YES	YES	YES
1418	14.9	northern catalpa	Catalpa speciosa	Declining	*NO	*NO	NO
1419	13.1	northern catalpa	Catalpa speciosa	Declining	*NO	*NO	NO
1							

VICINITY MAP

NOT TO SCALE

LEGEND

- | SYMBOL | DESCRIPTION |
|--------|------------------------------|
| --- | PROPERTY LINE |
| --- | PEDESTRIAN LOOP |
| --- | PEDESTRIAN CONNECTIONS |
| --- | 8' HT PERIMETER MASONRY WALL |
| --- | 8' HT PERIMETER WOOD FENCE |
| --- | 8' HT MASONRY SCREEN WALL |
| --- | 6' HT PERIMETER METAL FENCE |
| --- | 6' HT METAL VEHICULAR GATE |
| --- | 4' METAL PRIVATE YARD FENCE |
| --- | 4' METAL PICKLEBALL FENCE |



HKS

ARCHITECT

HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

OWNER

CONFLUENT DEVELOPMENT
2215 MARKET STREET
DENVER, CO 80205

CIVIL ENGINEER

KIMLEY HORN
225 E. JOHN W. CARPENTER FWY, SUITE 1
IRVING, TX 75062

INTERIOR DESIGNER

FAULKNER DESIGN GROUP
3100 MONTICELLO AVE, SUITE 700
DALLAS, TX 75205

LANDSCAPE ARCHITECT

NORRIS DESIGN GROUP
208 NORTH MARKET STREET, SUITE 250
DALLAS, TX 75202

STRUCTURAL ENGINEER

HART-GAUGLER + ASSOCIATES
350 N. CENTRAL EXPRESSWAY, SUITE 600
DALLAS, TX 75206

MEP ENGINEER

TELIOS ENGINEERING
146 PAYNE STREET
DALLAS, TX 75207

SAGORA SENIOR LIVING
COLLEYVILLE, TX



REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER

DATE

04/16/2024

ISSUE

ZONING

EXHIBITS

SHEET TITLE

CIRCULATION & FENCE DIAGRAM

SHEET NO.

LS103

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

OWNER
CONFLUENT DEVELOPMENT
2215 MARKET STREET
DENVER, CO 80205

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DALLAS, TX 75202

STRUCTURAL ENGINEER
HART-GAUGLER + ASSOCIATES
350 N. CENTRAL EXPRESSWAY, SUITE 600
DALLAS, TX 75206

MEP ENGINEER
TELIOS ENGINEERING
146 PAYNE STREET
DALLAS, TX 75207

SAGORA SENIOR LIVING
COLLEYVILLE, TX

SAGORA
SENIOR LIVING

confluent
development

REVISION		
NO.	DESCRIPTION	DATE
HKS PROJECT NUMBER		

DATE
04/16/2024

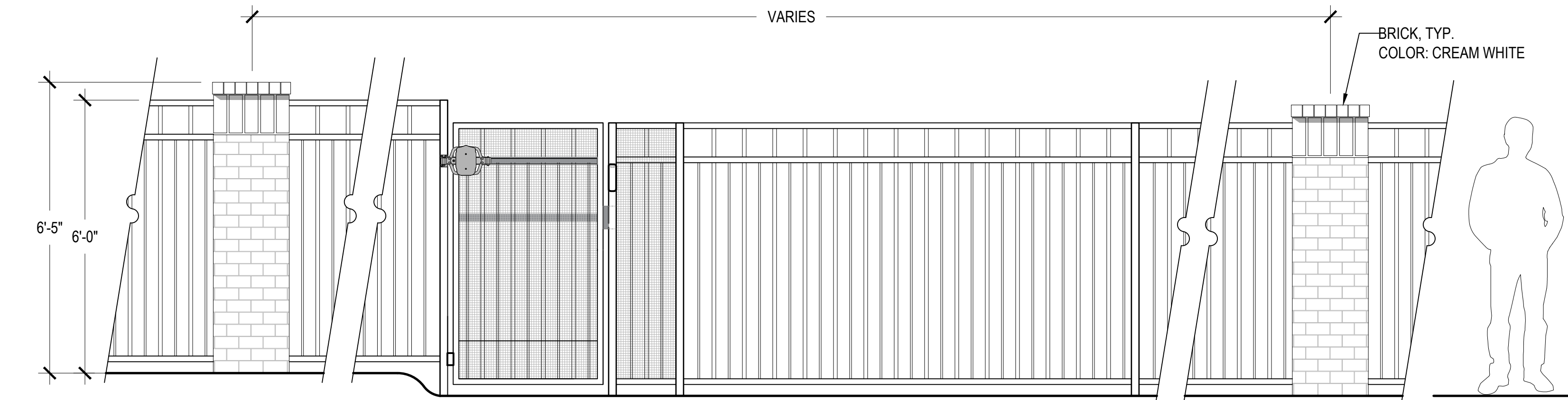
ISSUE

ZONING
EXHIBITS

SHEET TITLE
LANDSCAPE
DETAILS

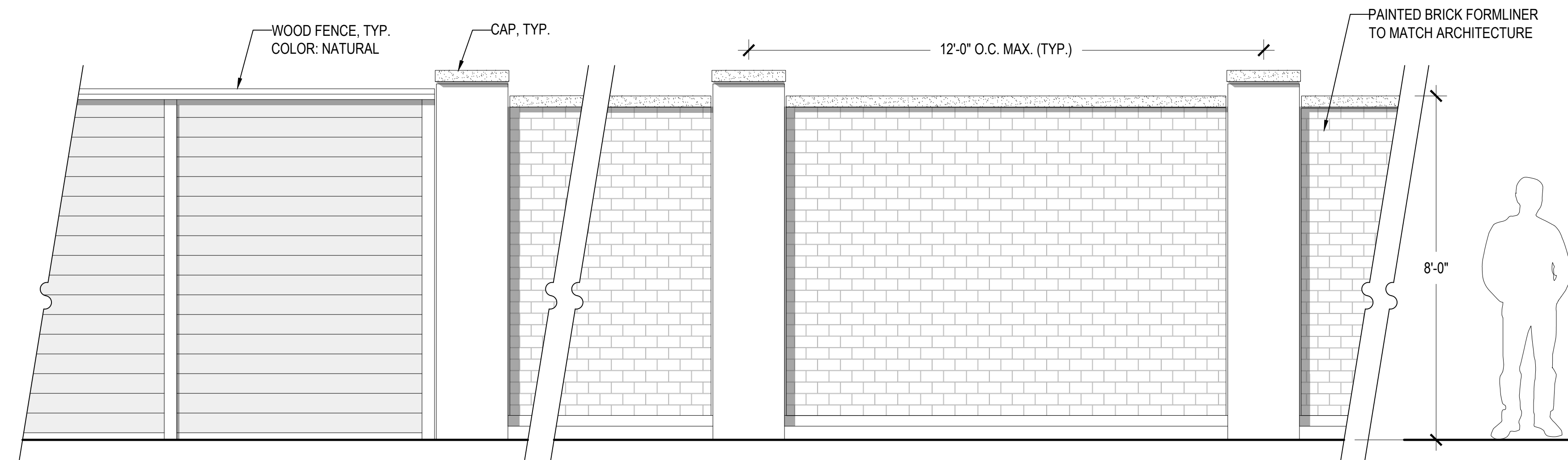
SHEET NO.

LS501



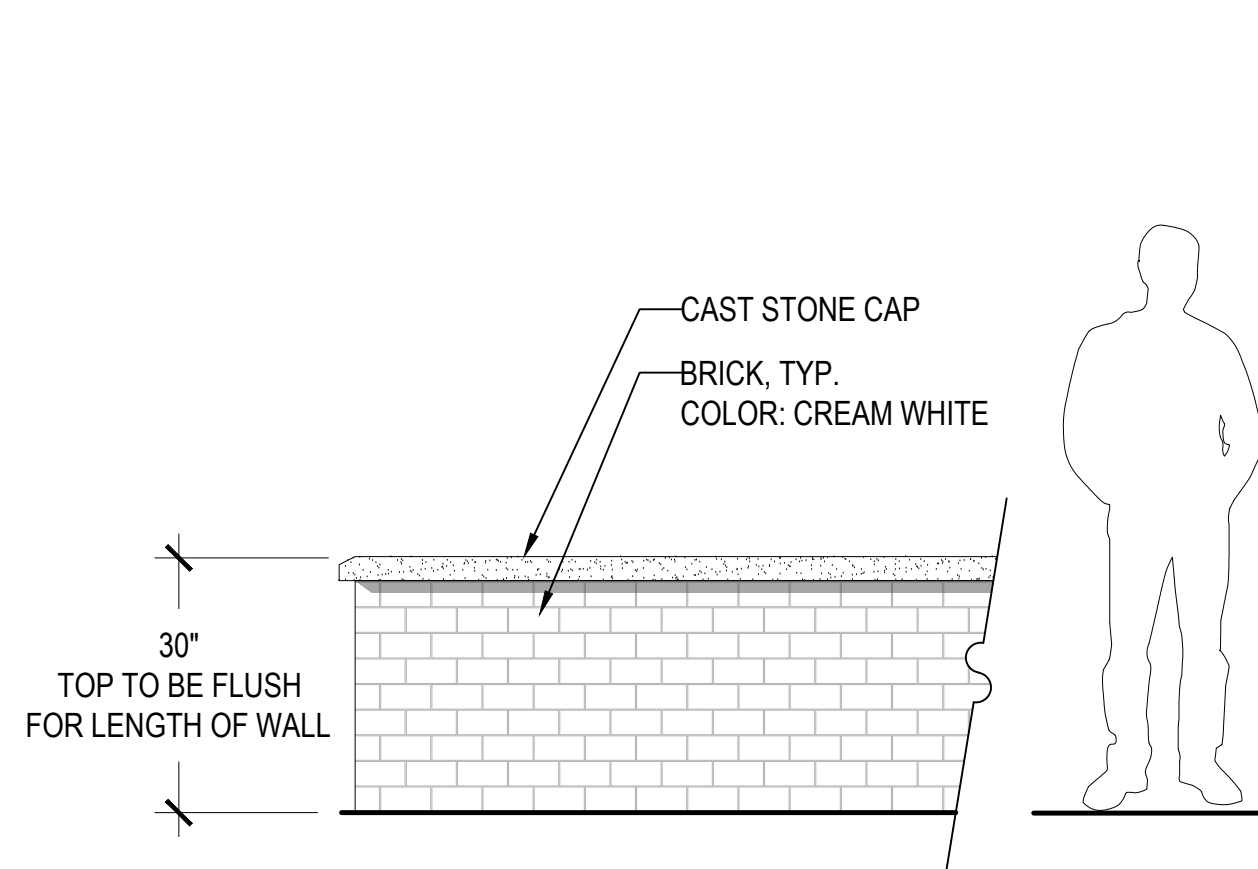
1 6' PERIMETER METAL FENCE

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



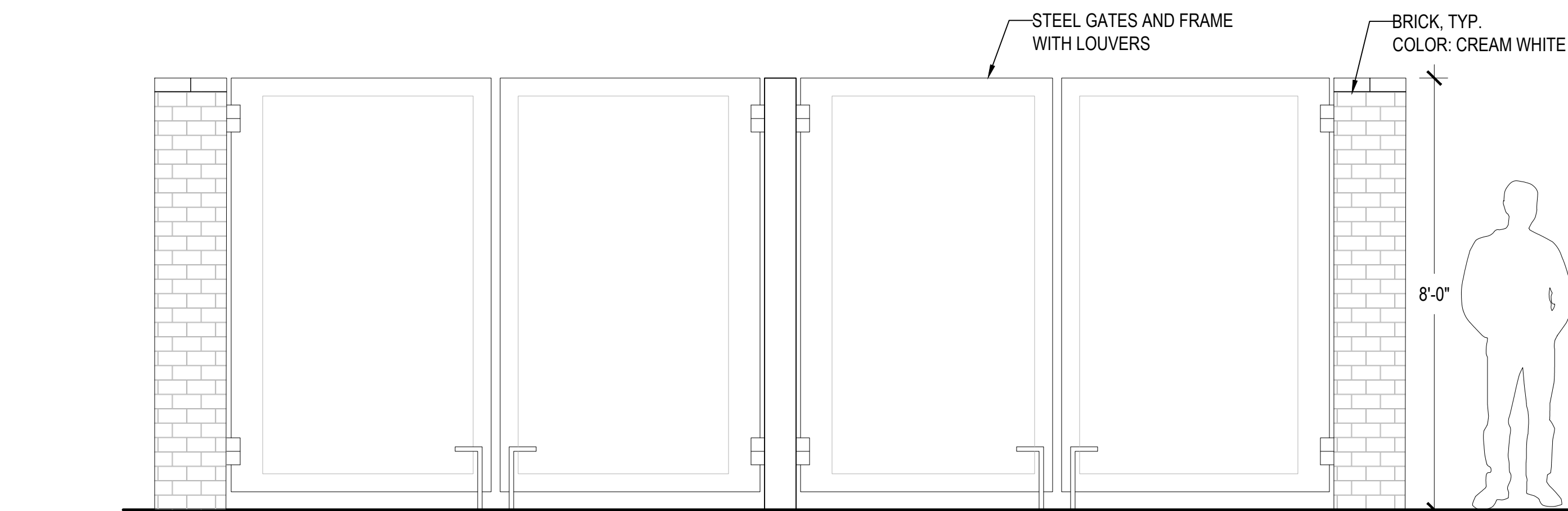
2 8' PERIMETER WOOD FENCE AND SCREEN WALL

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



3 30" SCREEN WALL

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

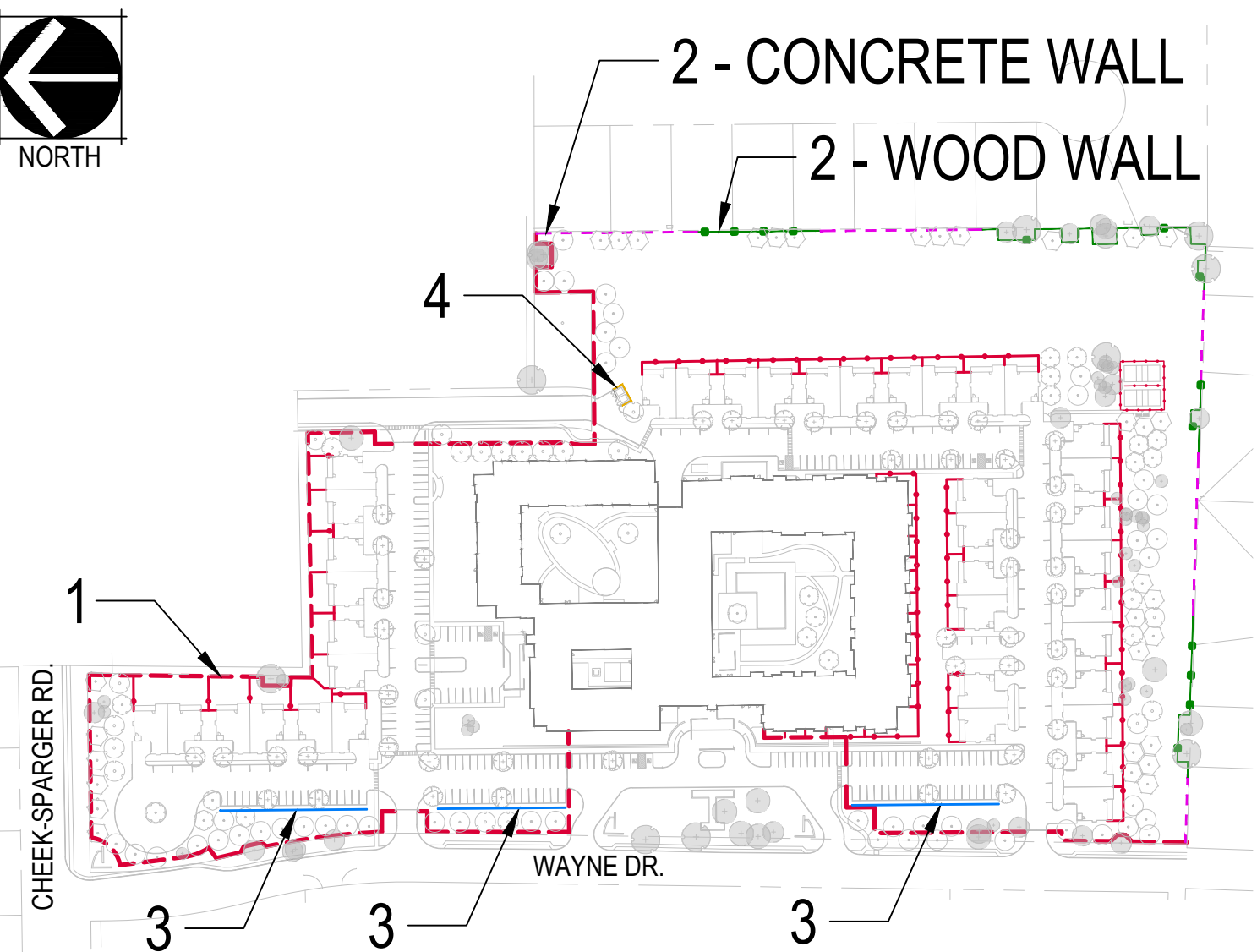
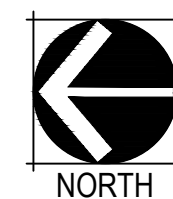


4 DUMPSTER ENCLOSURE

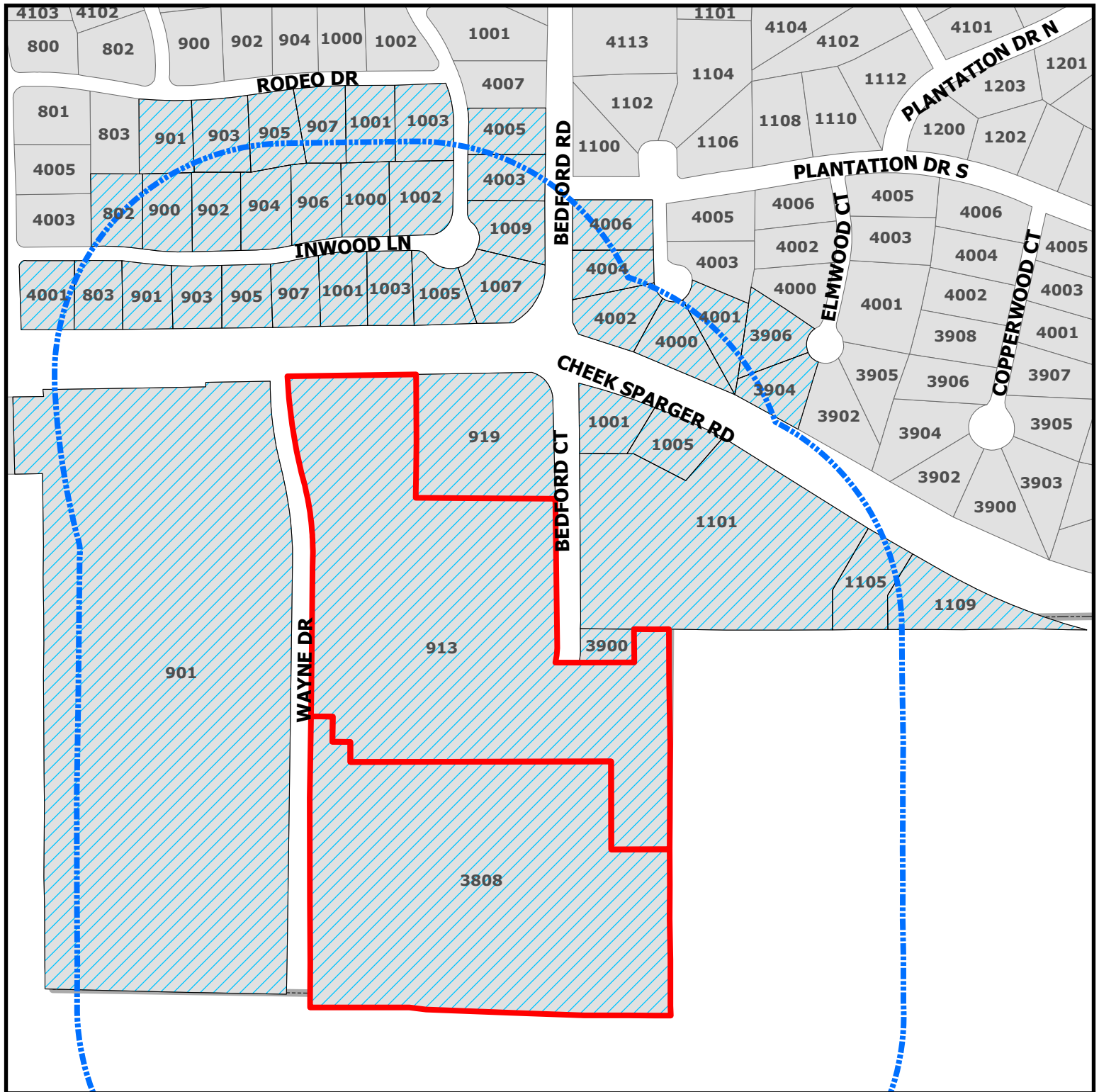
SCALE: 1/2" = 1'-0"

FENCING KEYMAP

SCALE 1" = 200'



Notification Map

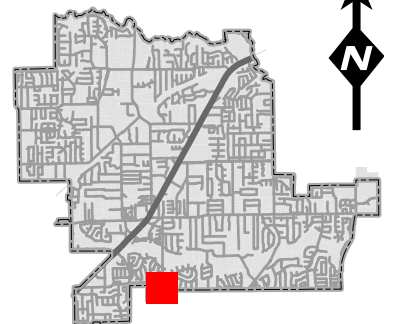


ZC24-001

913 Cheek Sparger Rd & 3808 Wayne Dr

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





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, May 13, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, June 4, 2024 & Tuesday, June 18, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 1 & 2, Block A, Heritage Farms Addition. The purpose of the rezoning request is for a senior living facility.

Zoning Case: ZC24-001

Applicant: Jonathan Rankin

Owner: Robert Beall

Location: 913 Cheek Sparger & 3808 Wayne Dr

Property Description: Lots 1 & 2, Block A, Heritage Farms Addition

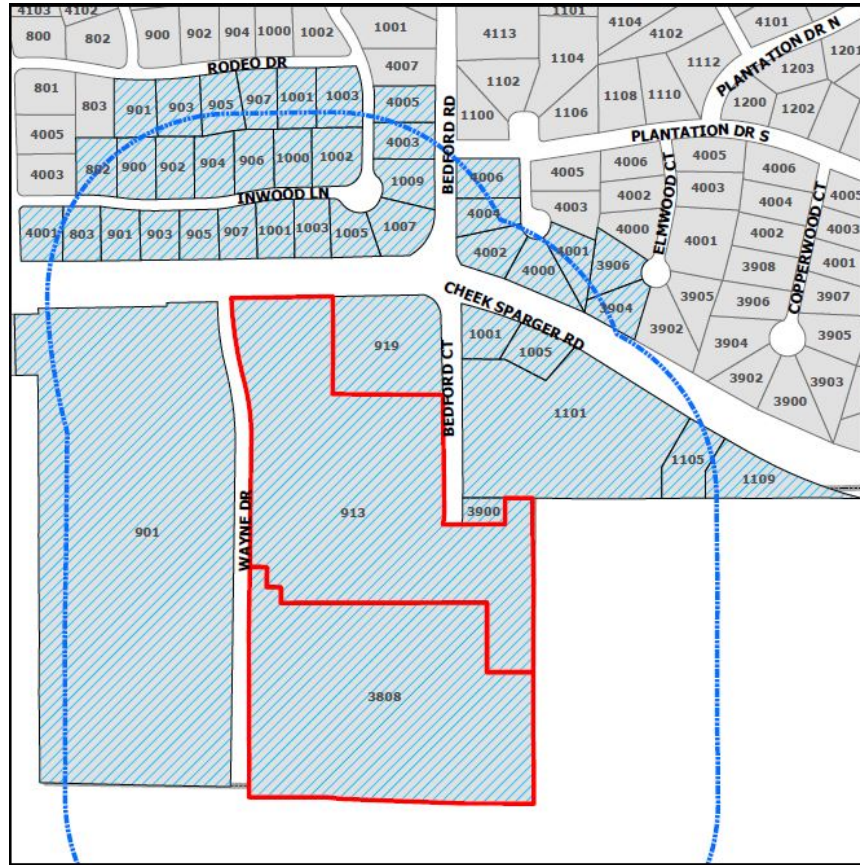
Present Zoning: PUD-C Planned Unit Development - Commercial

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

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

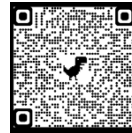
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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.

Kris Potts

Kristopher Potts
Planner

Owner Name	Owner City	Owner Zip	Situs Address
FLICK, WILLIAM	COLLEYVILLE, TX	76034	900 INWOOD LN
FOY, STEPHEN	COLLEYVILLE, TX	76034	1009 INWOOD LN
KELLY, DAVID	COLLEYVILLE, TX	76034	905 INWOOD LN
BLOWEN, JACQUELINE A	BOONE, NC	28607	1003 RODEO DR
RINGO, CASEY K	COLLEYVILLE, TX	76034	3906 ELMWOOD CT
BUHL, MARY	COLLEYVILLE, TX	76034	1001 RODEO DR
STRAUB, ROBERT C	COLLEYVILLE, TX	76034	902 INWOOD LN
MDT TARA LTD	DALLAS, TX	75230	1101 CHEEK SPARGER RD
HUGGINS, SAMUEL E	COLLEYVILLE, TX	76034	4000 PLANTATION CT
GRIFFITH, JAMES C	COLLEYVILLE, TX	76034	4002 PLANTATION CT
ANDREWS, CHARLEY	COLLEYVILLE, TX	76034	4001 PLANTATION CT
MDT TARA LTD	DALLAS, TX	75230	1005 CHEEK SPARGER RD
FALKENSTEIN, LOUANN	COLLEYVILLE, TX	76034	1002 INWOOD LN
CHERRY, LARRY	COLLEYVILLE, TX	76034	903 RODEO DR
NASH, ROBERT G	COLLEYVILLE, TX	76034	905 RODEO DR
JACKSON, WILLIAM D	COLLEYVILLE, TX	76034	1003 INWOOD LN
ALVAREZ, DAVID	COLLEYVILLE, TX	76034	4004 PLANTATION CT
MECK, TYLER	COLLEYVILLE, TX	76034	4001 MOCKINGBIRD LN
RAWLINGS LIVING TRUST	COLLEYVILLE, TX	76034	4005 INWOOD LN
COPP, MICHAEL K	COLLEYVILLE, TX	76034	803 INWOOD LN
MCDONALD, RICHARD A	COLLEYVILLE, TX	76034	904 INWOOD LN
ALLEN, SAM H	COLLEYVILLE, TX	76034	901 RODEO DR
REID, TERRY BRYANT	COLLEYVILLE, TX	76034	907 INWOOD LN
WOLLIN, MARK	COLLEYVILLE, TX	76034	907 RODEO DR
IOVINELLI, LUCI	COLLEYVILLE, TX	76034	4006 PLANTATION CT
BARTON, KYLE	COLLEYVILLE, TX	76034	1001 INWOOD LN
MILLER, RAY	COLLEYVILLE, TX	76034	3904 ELMWOOD CT
MDT TARA LTD	DALLAS, TX	75230	1001 CHEEK SPARGER RD
DAY, CHRISTOPHER	COLLEYVILLE, TX	76034	802 INWOOD LN
SHIPP, SANDRA L	COLLEYVILLE, TX	76034	901 INWOOD LN
COVER-TEK INC	SOUTHLAKE, TX	76092	1105 CHEEK SPARGER RD
SANDIFER, COLLIN	COLLEYVILLE, TX	76034	906 INWOOD LN
COLLEYVILLE COVENANT CHRISTIAN	COLLEYVILLE, TX	76034	901 CHEEK SPARGER RD
BERG, ROBERT E	COLLEYVILLE, TX	76034	4003 INWOOD LN
CHATELAIN, GARY M	COLLEYVILLE, TX	76034	1007 INWOOD LN
SALEEM, NAZEER A	COLLEYVILLE, TX	76034	1000 INWOOD LN
ALLRED, SHANE	COLLEYVILLE, TX	76034	1005 INWOOD LN
SCF RC FUNDING IV LLC	PRINCETON, NJ	8540	919 CHEEK SPARGER RD
JONES, GREGORY	COLLEYVILLE, TX	76034	903 INWOOD LN
MYERS, DAVID W	NORTH RICHLAND HILLS, TX	76180	1109 CHEEK SPARGER RD
TARA PLANTATION ADDITION	COLLEYVILLE ,TX	76034	COURTESY NOTICE
SADDLEBROOK ADDITION	COLLEYVILLE ,TX	76034	COURTESY NOTICE
HURST EULESS BEDFORD ISD	BEDFORD, TX	76022	STATE REQUIRED
RANKIN, JONATHAN	DENVER, CO	80205	2215 MARKET STREET

Response to Zoning case ZC24-001

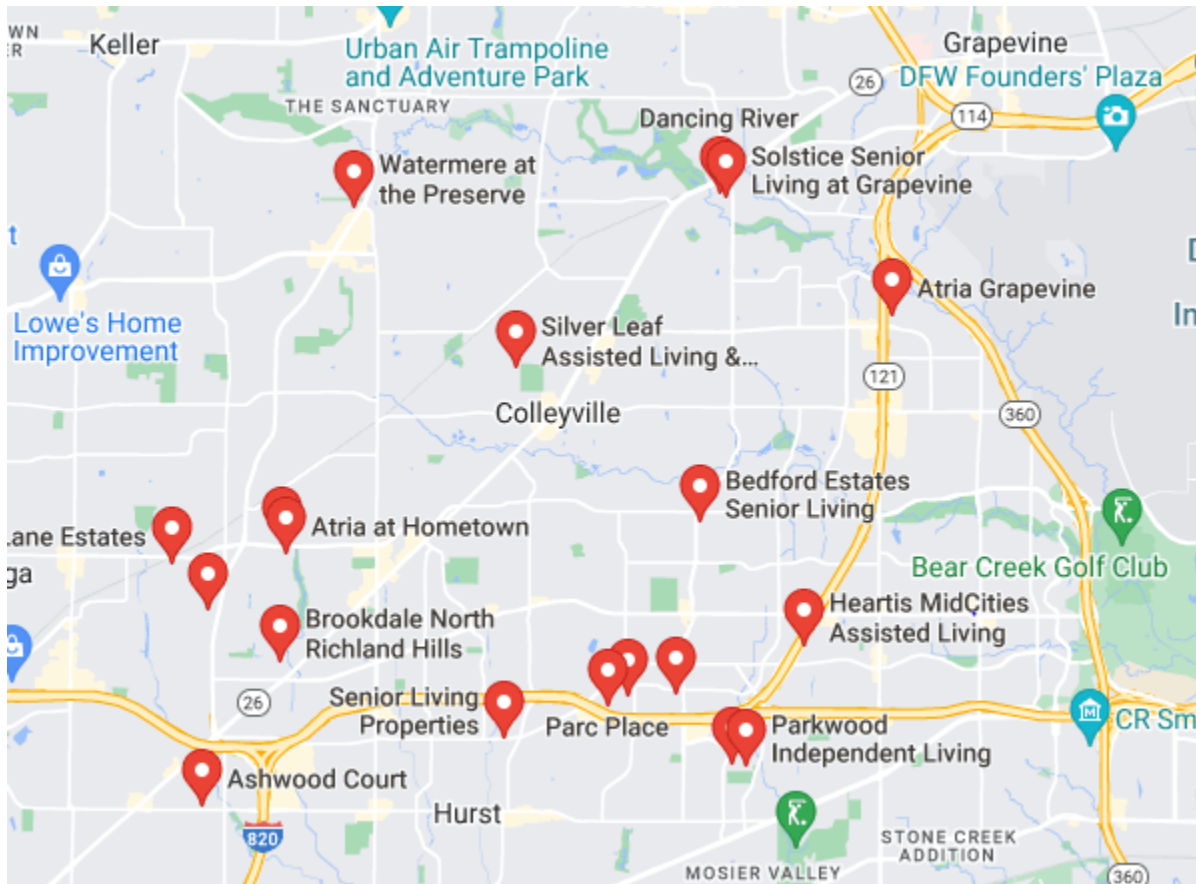
801 Inwood Lane

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!



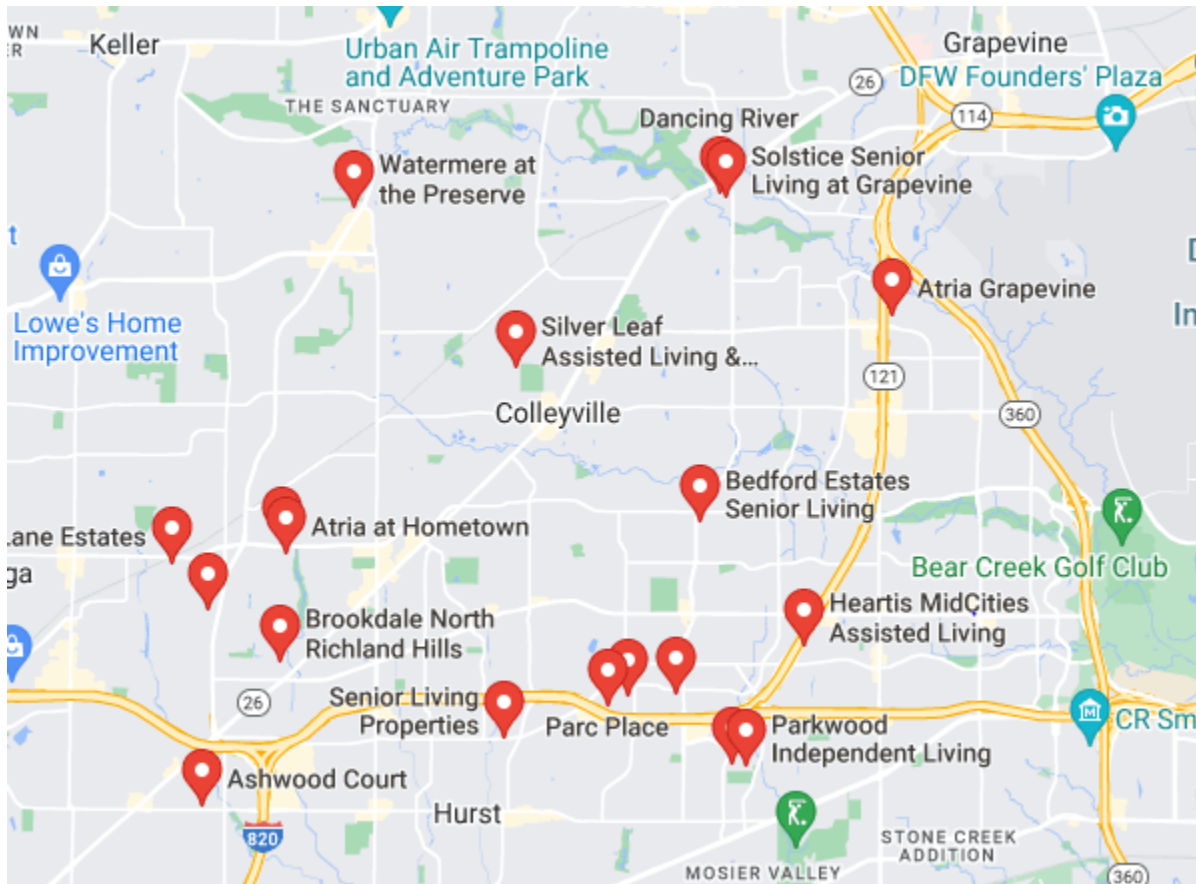
Response to Zoning case ZC24-001

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.
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Sincerely,

Mike and Trish Copp

803 Inwood Ln.

Colleyville, TX 76034

Thomas and Jocelyne Buckelew

3709 Woodmont Court
Bedford, TX 76021

May 6, 2024

Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville, TX 76034

LETTER OF OPPOSITION

Dear Planning and Zoning Commision,

As homeowners on Woodmont Court in Bedford, which borders the eastern edge of the proposed Senior Living Center at Cheek-Sparger and Wayne Drive, we are writing in strong opposition to this proposed development by Confluent Development and Sagora Senior Living.

There are several concerns related to this project, but the most important is the issue of water drainage, retention, and downstream flood issues. We have lived here since 1989, and up until now, no matter how much or how hard it has rained, the water coming down from the higher elevations in Bedford has rarely flooded any yards along Woodmont Court. With a hard rain, the lowest elevations on the eastern edge of the proposed project become a torrent of water, but the water is able to flow out to the west and dissipate into the grassy plain where it is absorbed in short order. The 40 year old undersized culvert underneath Tara Shopping Center cannot handle a heavy rain, and there are no plans to rectify that. If buildings, concrete roads and parking lots were to replace this grassy parcel of land which acts as a sponge, the increased runoff of water would pool up and possibly flood some Bedford homes, and much more water would eventually be released through the culvert down through the center of the Tara Plantation Community to Little Bear Creek and the surrounding homes, adding to the flooding and erosion that already occurs there.

A retention pond is planned, but in the Preliminary Drainage Analysis (Dunaway Project No. B005261.001) done for this same property in 2022 by a different applicant, noted that the 66 inch diameter pipe under Tara Shopping Center was

undersized, and that the planned retention ponds would still not alleviate the undersizing of the existing public system. In fact, there was a lot of uncertainty about the retention ponds in this comprehensive report, and it appears they never did figure it out. The following is verbatim the last sentence of this report: "The final sizing of the proposed detention ponds will be done during final engineering design such that the development does not result in the release of additional runoff from the site than what is currently being discharged in the existing condition." (The applicant for this particular attempt at putting in a Senior Center withdrew their application in March 2022.) As it is, the Bedford Road flood gates close, and traffic diverted, anytime there is a heavy rain.

There are precedents for keeping flood plains intact. For example, in the August 24th, 2022, Star Telegram, there was a story about the City Council of Fort Worth approving the spending of \$650,000 to buy up old duplexes in order to demolish the buildings and restore the land to grass and trees for water absorption because of local flooding. The Netherlands have also been recently demolishing underused buildings and parking lots in order to put in green space for water absorption. Again, addressing flooding issues.

Concerning also is the significant increase in traffic a development of this size would add to the already congested Cheek-Sparger and Bedford Roads. With the existing and ever expanding Covenant Christian Academy right across the street, this will inevitably lead to a strain on resources, traffic, and noise pollution, all in contradiction to the low density and uniquely open and rural character that the city of Colleyville prides itself in.

Shoehorning a Senior Center into the middle of this relatively pristine property with the future threat of storms of increased intensity, and frequency, seems misguided, and would surely adversely affect a number of neighboring residents, both in Colleyville, and Bedford.

Sincerely yours,


Tom and Jocelyne Buckelew

ORDINANCE O-24-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 18.45 ACRES ON LOTS 1 & 2, BLOCK A, OF THE HERITAGE FARMS ADDITION, LOCATED AT 913 CHEEK SPARGER ROAD, 3808 WAYNE DRIVE, AND 3900 BEDFORD COURT FROM THE PUD-C PLANNED UNIT DEVELOPMENT - COMMERICAL DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL ZONING DISTRICT; 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 rezoning under Case No. ZC24-001; 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 enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, to the character of the 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 Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices

by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 18.45 acres on Lots 1 & 2, Block A, of the Heritage Farms Addition, located at 913 Cheek Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court from PUD-C Planned Unit Development - Commercial zoning district to the PUD-C Planned Unit Development – Commercial zoning district, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is to allow for the construction of a Senior Living Community on 18.45 acres.
- b. This facility shall be licensed as a Type B Assisted Living Center by the Texas Department of Aging and Disability Services as required by the Assisted Living Facility Licensing Act. Proof of such licensing shall be required prior to issuance of a Certificate of Occupancy for this property.
- c. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit "B".

- d. The proposed development is subject to PUD-C Planned Unit Development – Commercial zoning district and all the associated regulations contained in the Land Development Code, except as amended by this Ordinance.

2. DEVELOPMENT PLAN

- a. The development shall be generally consistent with the Site Plan and Building Elevations attached in Exhibits "C".

3. PERMITTED USES

- a. The Senior Living Community as depicted in the attached exhibits, shall be a permitted use.
- b. Type "B" assisted living facilities are permitted with a maximum of 65 units for assisted living uses and a maximum of 20 beds for memory care uses, as depicted in Site Plan Exhibit "C".
- c. A maximum of 132 multifamily independent living units are permitted as depicted in Site Plan Exhibit "C".
- d. A maximum of 19 independent living cottages with 38 total units are permitted as depicted in Site Plan Exhibit "C".
- e. A maximum of 65 assisted living units are permitted as depicted in Site Plan Exhibit "C".
- f. A maximum of 20 memory care units are permitted as depicted in Site Plan Exhibit "C".
- g. All residential units permitted by this PUD shall only be occupied by persons who are age 55 or older per requirements of the United States Department of Housing and Urban Development.
- h. All accessory buildings and uses, customarily incidental to the above uses on the same lot within.

4. Hours of operation

- a. Deliveries to the facility for food service and general delivery will be restricted to 7:00 a.m. to 6:00 p.m. daily.

5. Conceptual plan and Platting

- a. The development shall be generally consistent with Site Plan Exhibit "C", which shall not be considered the preliminary plat. Minor adjustments, such as building articulations, shall be permitted. Other modifications, which do not change the use or increase the density, may be approved administratively by staff.

6. BUILDING DESIGN

- a. The Senior Living Community shall be generally consistent with the building elevations and specified material depicted in Exhibit "C".
- b. Independent living cottages allowed for in this development shall not exceed two story and 22 feet in height.
- c. Memory care units allowed for in this development shall not exceed one story and 26 feet in height.
- d. Assisted living buildings allowed for in this development shall not exceed two stories and 44 feet in height.
- e. A three-story building for independent living shall be allowed for in this development and shall not exceed 62 feet in height.
- f. The cumulative exterior walls of the buildings in this development shall be a minimum 50 percent masonry. Masonry, for the purposes of this PUD, shall be defined as including: brick, stone, cast stone, simulated stone, faux stone, thin veneered thin-set stone, concrete block, and three coat plaster/stucco. Other wall surface materials may include cementitious siding, wood, or ACM (aluminum composite material) panels.
- g. Except as modified, all buildings shall, at a minimum, meet the provisions of Chapter 6-Building Design in the Land Development Code.

7. LANDSCAPING & OPEN SPACE

- a. The development shall provide a minimum of 58 percent pervious cover area, as shown on the Landscaping and Open Space plans exhibit "D" and all open space areas shall be landscaped and maintained by the property owner. Open space may include detention or retention ponds.
- b. All landscaping shall comply with Chapter 4 Landscaping in the Land Development Code.

8. SIDEWALKS

- a. The sidewalk along Cheek Sparger Road must be at least five (5) feet wide. The sidewalk along Wayne Drive and Bedford Court must be at least four (4) feet wide. The sidewalk must

be installed when any new structures are built on the property.

9. PARKING AND ACCESS

- a. This development shall contain not less than 273 parking spaces.
- b. The parking requirements for this planned unit development shall be as follows: Parking shall consist of a combination of surface parking spaces, and cottage parking spaces consisting of garage and driveway spaces. There shall be a minimum of 197 surface parking spaces and 76 cottage parking spaces in this development.
- c. As depicted on Site Plan Exhibit "C", a 26-foot public access and fire lane easement shall be located within the development such that it connects Wayne Drive at the southern terminus of the Bedford Court right-of-way boundary. Said easement shall be included on any future plat of the property.

10. LIGHTING

- a. 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.

11. FENCING

- a. An eight (8) foot precast concrete or masonry fence, with wood allowed as necessary to protect trees or as needed regarding other considerations, shall be constructed along the south and east property lines adjacent to the existing residential uses located in the City of Bedford.
- b. A six (6) foot black metal decorative security fence shall be allowed on the west and north property lines. Security gates shall match the black metal decorative fence design.
- c. Each independent living cottage and other ground level private outdoor spaces shall be defined with six (6) foot black metal fencing.
- d. The fence shall be generally consistent with Exhibit "D".

12. SIGNAGE

- a. All monument signs shall meet the minimum requirements of the Land Development Code.
- b. The development will be allowed 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.

13. TRASH COMPACTOR AND EMERGENCY GENERATOR ENCLOSURE

- a. All requirements of the Land Development Code shall be met, except where amended herein.

14. PUBLIC IMPROVEMENTS

- a. The developer shall pay a one-time Special Roadway Impact Fee to the City, which shall be utilized by the City for the construction of a roundabout at the intersection of Cheek – Sparger Road and Bedford Road/Court.
- b. Given the requirements of Section “a” above, prior to the acceptance of any plat applications as required by this ordinance, the developer shall submit a revised City/Developer Agreement (CDA) for an approval by the City Council that, at a minimum, addresses the following areas:
 - (1) City shall be responsible for all of the design, contracting, construction, right-of-way acquisition, landscaping and ongoing maintenance for the roundabout at the intersection of Cheek Sparger and Bedford Road/Court.
 - (2) Establish the total amount of the Special Roadway Impact Fee to be paid from the developer to the City.
 - (3) Timing of the payment of the Special Roadway Impact Fee to the City for the roundabout shall be at the issuance or receipt of the building permit.
 - (4) City shall complete the roundabout improvements within 3 years of the payment of the Special Roadway Impact Fee.
 - (5) Any change to the terms of this section shall require an amendment to this ordinance.

Sec. 5. 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. 6. 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. 7. 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. 8. 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. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of J u n e 2024.

The second reading and public hearing being conducted on the 18th day of June 2024.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 18th day of June 2024.

Mayor Bobby Lindamood
Place 1, Brandi Elder
Place 2, George Bond
Place 3, Scotty Richardson

____ Mayor Pro Tem Callie Rigney
____ Place 4, Ben Graves
____ Place 5, Chuck Kelley

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

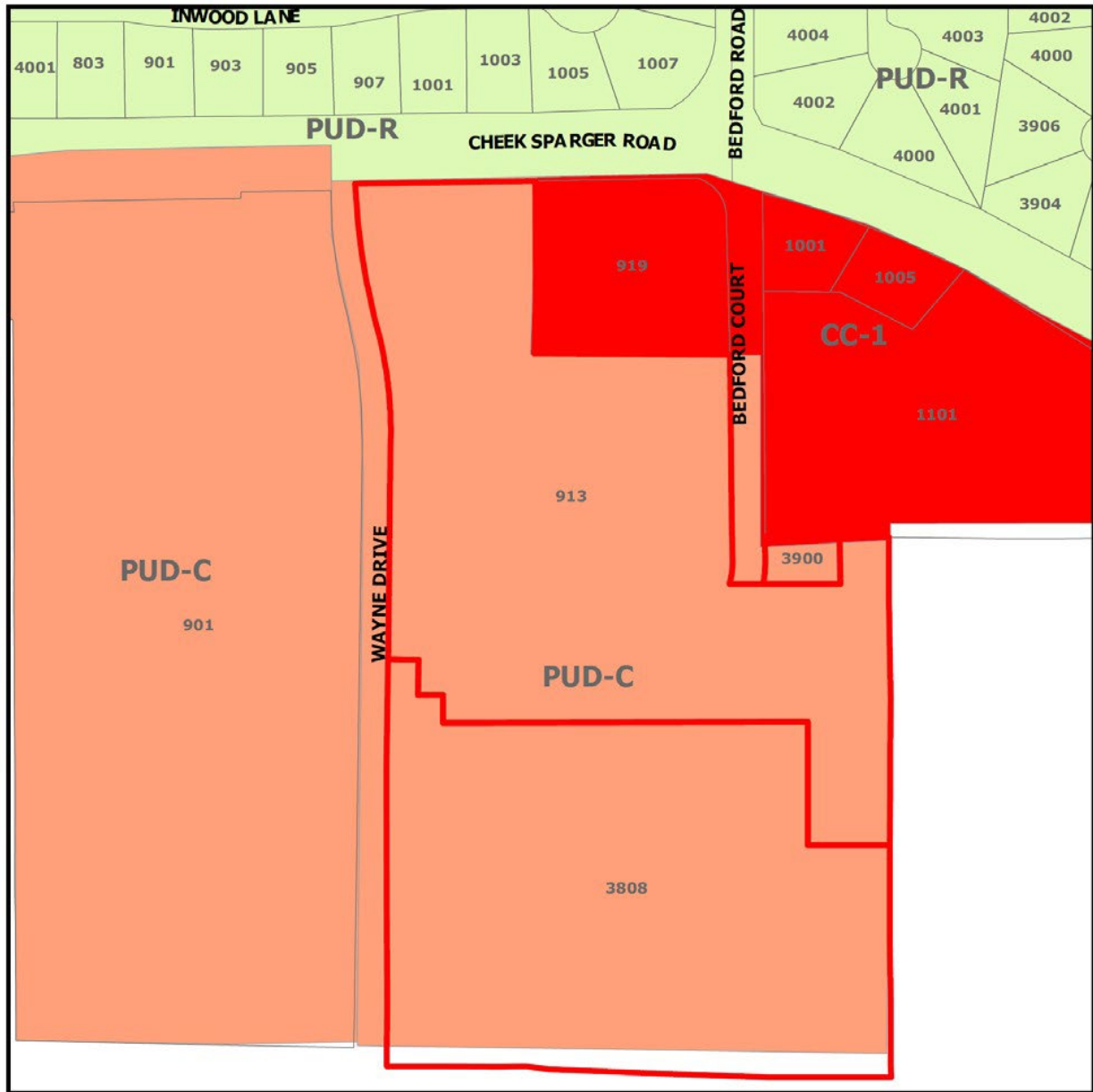


Exhibit “B” – Statement of Planning Objectives

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 19 Cottages totaling 38 units, 132 Independent Living units, 65 Assisted Living units, and 20 Memory Care units for a total of 255 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 26 fewer total units, and 18,500 fewer total square feet.
5. Providing a 3rd story for Independent Living residents in the center of the site.
6. Providing 57 fewer overall parking stalls.
7. Providing nearly the same amount of open space (54% vs. 53%).
8. Providing a 300' setback to the main building from the east property line – 63' increase.
9. Providing a 343' setback to the main building from the south property line – 168' increase.

Colleyville Senior Living – Comparison Chart

Category	2012 Existing PUD	2024 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	Independent Living Assisted	No Change
	Living	Living	
	Memory Care	Memory Care	
Independent Living Units	162	132	30 fewer units
Assisted Living Units	74	65	9 fewer units
Memory Care Units	45	20	25 fewer units
Independent Living Cottages	0	38	38 more cottages
Total Unit Count	281	255	26 fewer total units
Number of Stories	1, 2 ½	1, 2 & 3	1/2 additional story
Total Project Size	321,500 SF	244,000 + 59,000 = 303,000 SF	18,500 SF smaller
Total Parking Spaces	282 + retail/office = 330	197 + 76 (2/cottage) = 273	57 fewer stalls (95 fewer surface)
Open Space	54%	53% (58% w/private yards)	1% less open space (or 4% more)
Distance – Bldg. to East PL	237'	300' & 165'	63' greater to main building
Distance – Bldg. to South PL	175'	343' & 90'	168' greater to main building

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

Summary of Architectural Guidelines

Development Program

IL	132 Units	= 173,000 SF
AL	65 Units	= 58,000 SF
MC	20 Units	= 13,000 SF
TOTAL MAIN BLDG.		= 244,000 SF

Cottages (w/o Garage) 38 Units = 59,000 SF

TOTAL PROJECT SIZE 255 Units = 303,000 SF

Main Building Footprint	= 99,000 SF
Cottages Footprint (incl. Garage)	= 79,000 SF
TOTAL BUILDING FOOTPRINT	= 178,000 SF (22% of Site Area)

Open Space

Detention/Retention Pond	= 200,000 SF
Site Open Space	= 223,000 SF
TOTAL OPEN SPACE	= 423,000 SF (53%)
Private Yards	= 43,000 SF

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

Building Setbacks (minimums)

North (Cheek Sparger)

- Cottages = 50'
- Main Building = 540'

South

- Cottages = 90'
- Main Building = 343'

East

- Cottages = 165'
- Main Building = 300'

West (Wayne Drive)

- Cottages = 22'
- Main Building = 120'

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 251 parking spaces based on the following formula: 1

space for every 2 AL/MC Units	85 Units = 43 Spaces
1 space for every 1 IL Unit	132 Units = 132 Spaces
2 Spaces for each Cottage Unit	38 Units = 76 Spaces

Parking Provided

Surface Parking Spaces	197
Cottage Parking Spaces	76 (1 garage + 1 driveway or 1 parallel space on internal drive)
TOTAL PARKING SPACES	273

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

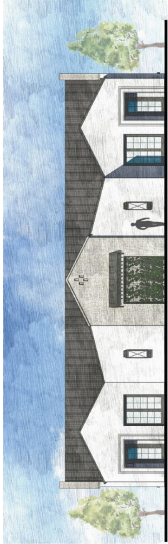
A stamped, signed Traffic Summary Memo from Kimley Horn to the City of Colleyville determined the proposed Sagora Senior Living development is not anticipated to have any significant impacts on the surrounding roadway network. Using rates published in the Institute of Transportation Engineers (ITE) Trip Generation 11th Edition, the daily trip generation was calculated to be 805 vehicles per day. Based on that finding and on other information provided in the memo, the proposed Sagora Colleyville development is not anticipated to have any significant impacts on the surrounding roadway network.

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.

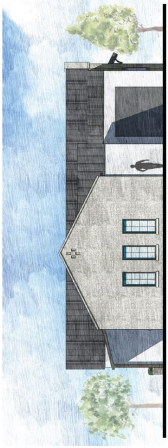
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FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



CONFLUENT DEVELOPMENT
 10000 E. 10TH AVE.
 DENVER, CO 80231

OWNER
 SAGORA SENIOR LIVING
 10000 E. 10TH AVE.
 DENVER, CO 80231

ARCHITECT
 HKS
 10000 E. 10TH AVE.
 DENVER, CO 80231

LANDSCAPE ARCHITECT
 HKS
 10000 E. 10TH AVE.
 DENVER, CO 80231

CIVIL ENGINEER
 HKS
 10000 E. 10TH AVE.
 DENVER, CO 80231

CONTRACTOR
 HKS
 10000 E. 10TH AVE.
 DENVER, CO 80231

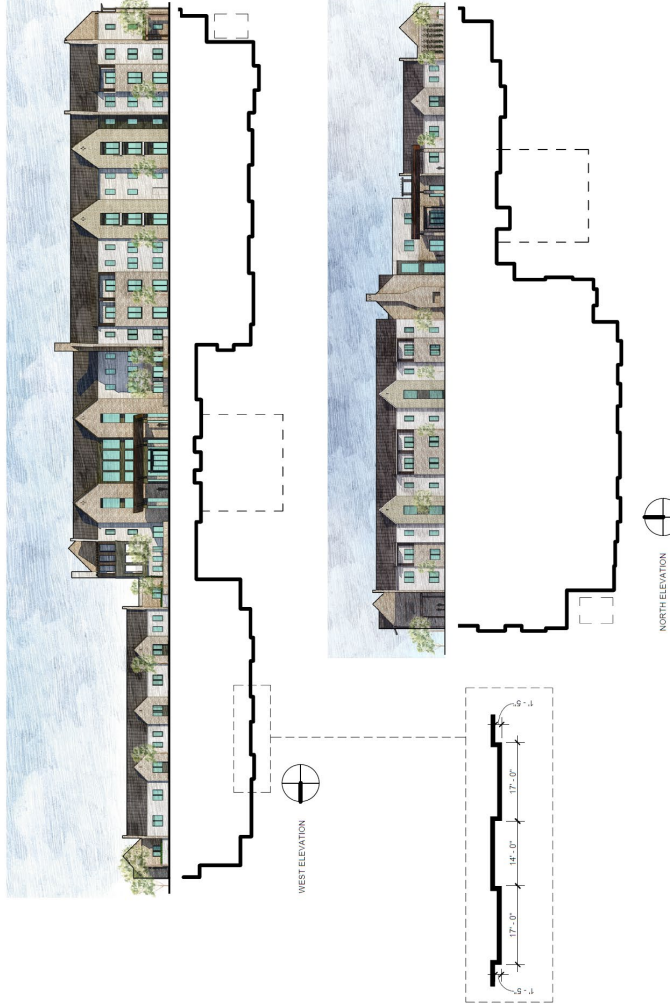
SAGORA SENIOR LIVING

COLLEYVILLE, TEXAS

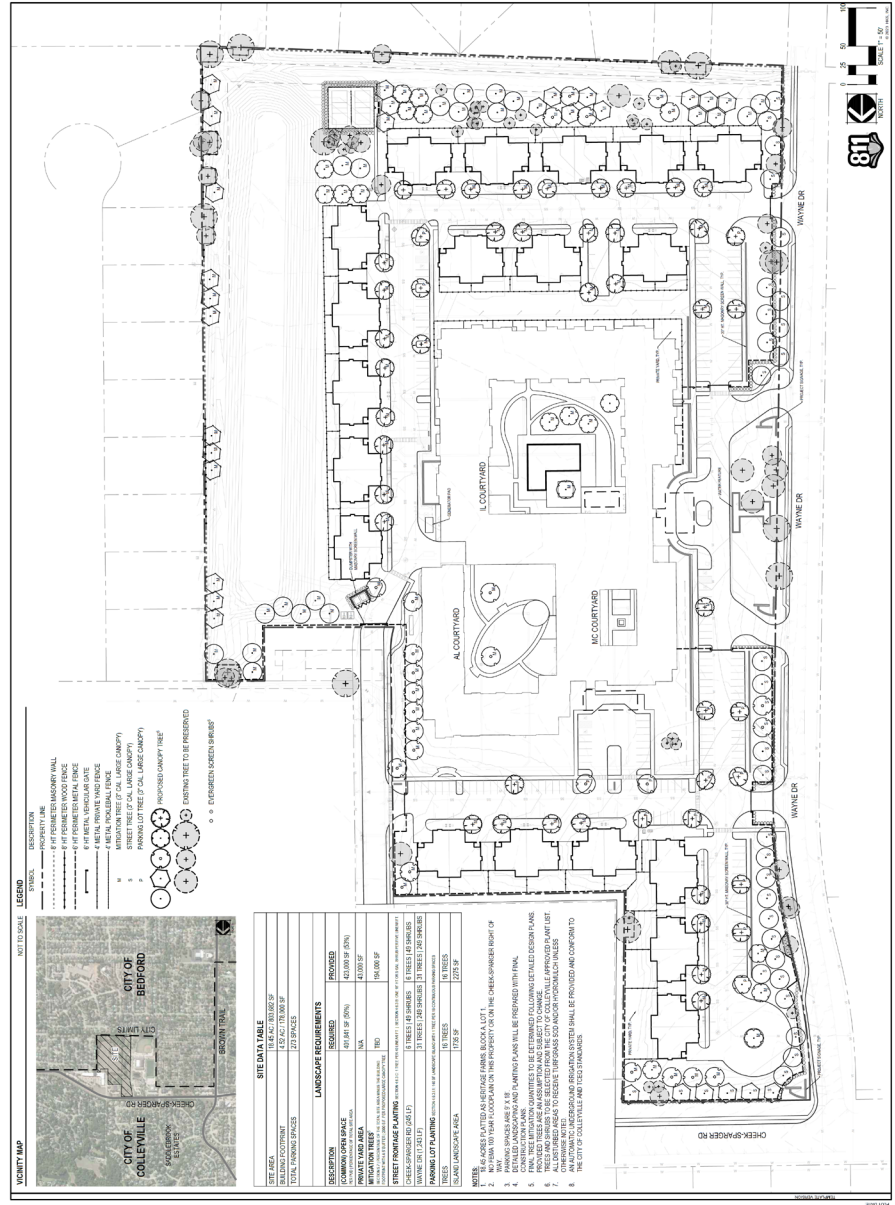
HKS

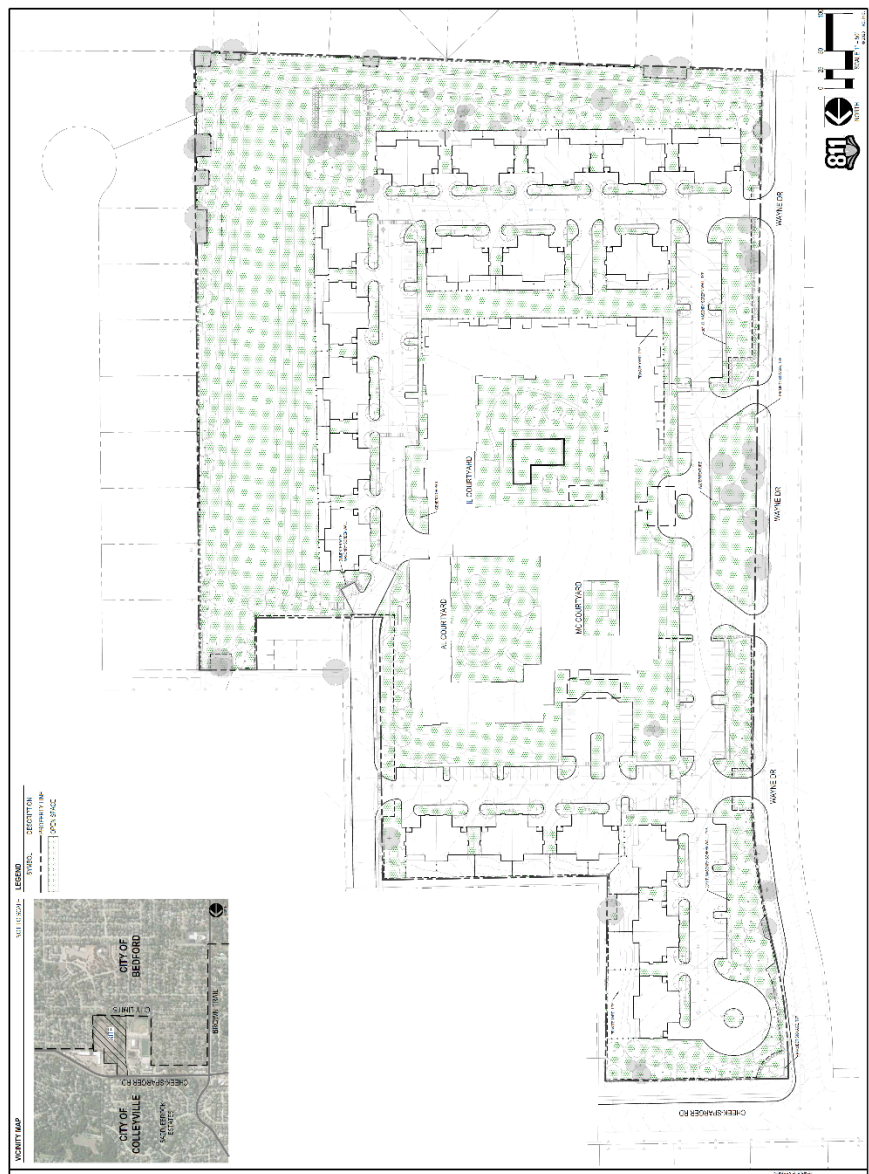
NORRIS DESIGN





[illegible]







CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b

Agenda Date 5/13/2024

Number

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit to allow for Package Store Sales – Off-premises Consumption on Lot 4B1, Block 1, Brown Trail-West Addition, located at 4405 Colleyville Boulevard, Case ZC24-005

Explanation

Parash Gyawali, the applicant, has submitted a request for a Package Store Sales – Off-premises Consumption on Lot 4B1, Block 1, Brown Trail-West Addition, being approximately 0.90 acres, and zoned CC-1 Village Retail. As per Ordinance O-11-1813, upon a change of ownership, the existing Special Use Permit for Package Store Sales – Off-premises Consumption shall automatically expire. Package store alcohol sales are only allowed in the CC-1 Village Retail zoning district with the approval of an SUP.

Existing Conditions/Background: The subject property, 4405 Colleyville Boulevard, is zoned CC-1 Village Retail. It is located on the northeast side of the intersection of Colleyville Boulevard and Brown Trail. The property is a platted lot and is developed with a commercial building which contains the existing Mirage Fine Spirits and a gas station, Exxon. The property will continue to operate as is.

SUP Request: The applicant is requesting approval of an SUP to allow for Package Store Sales – Off-premises Consumption. The property is zoned CC-1 Village Retail, which allows for package stores upon the approval of a Special Use Permit.

Special Use Permit Provision: Any request for Package Store Sales – Off-premises 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 existing Mirage Fine Spirits is undergoing a change of ownership and will continue to operate as Mirage Fine Spirits. As per the existing ordinance O-11-1813, upon a change of ownership, the existing SUP will expire, and a new one will need to be applied for. They will continue to sell liquor, beer, and wine.

Plat Status: The property is platted as Lot 4B1, Block 1, Brown Trail-West Addition.

DRC Review: The DRC reviewed the request during their April 22, 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, east, and west are zoned CC-1 Village Retail and are improved with retail and office uses. The property to the south is zoned CC-2 Shopping Center and is improved with a retail use.

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

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

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

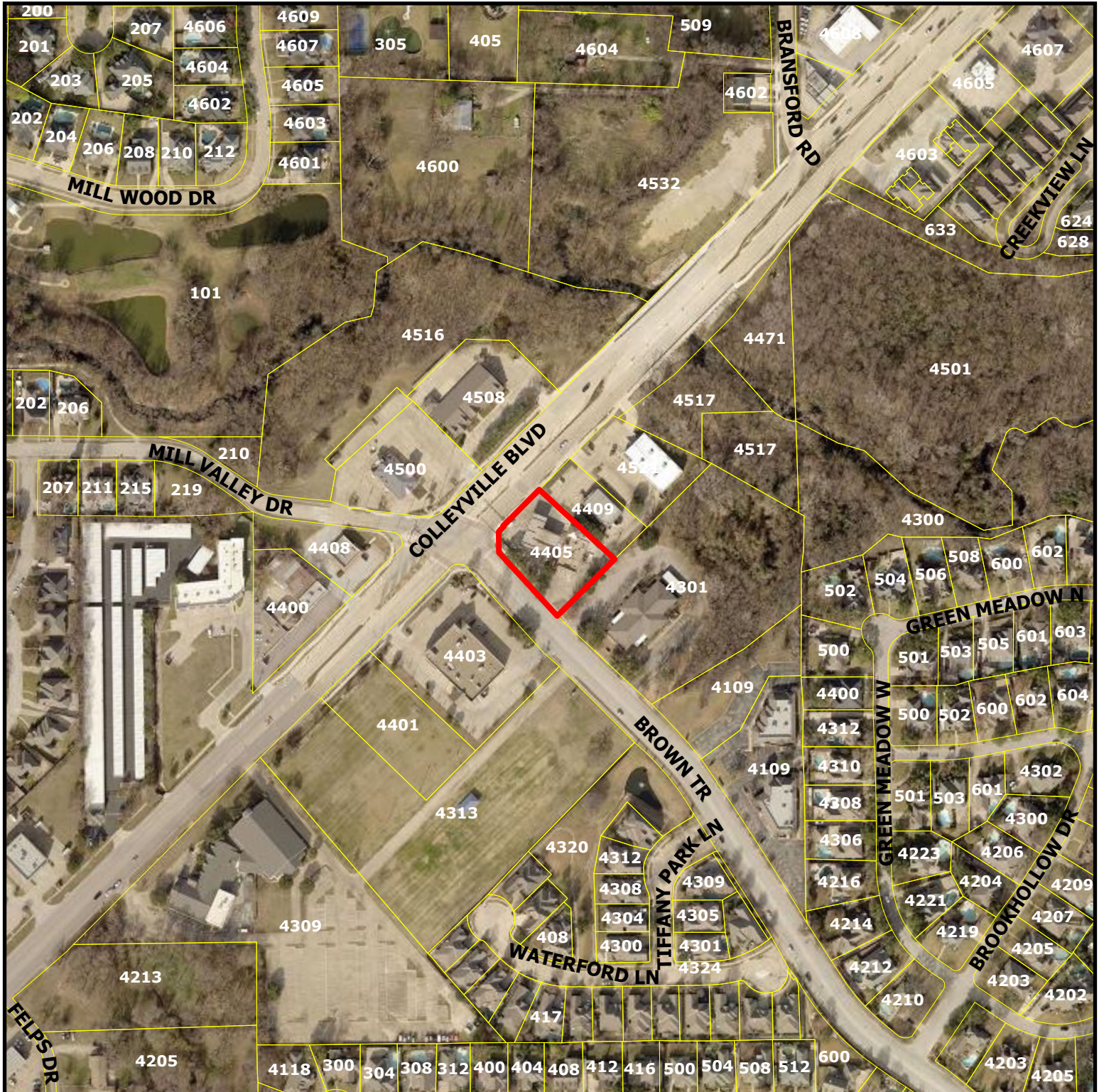
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Exhibit
6. Notification Map
7. Notification Letter
8. Notification List
9. Draft Ordinance

Aerial Map

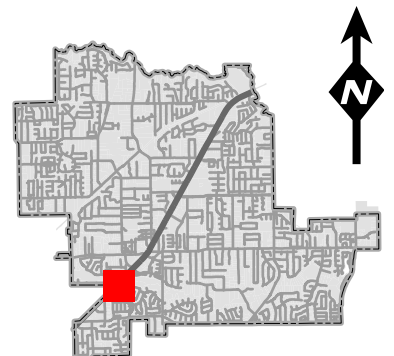


ZC24-005

4405 Colleyville Blvd



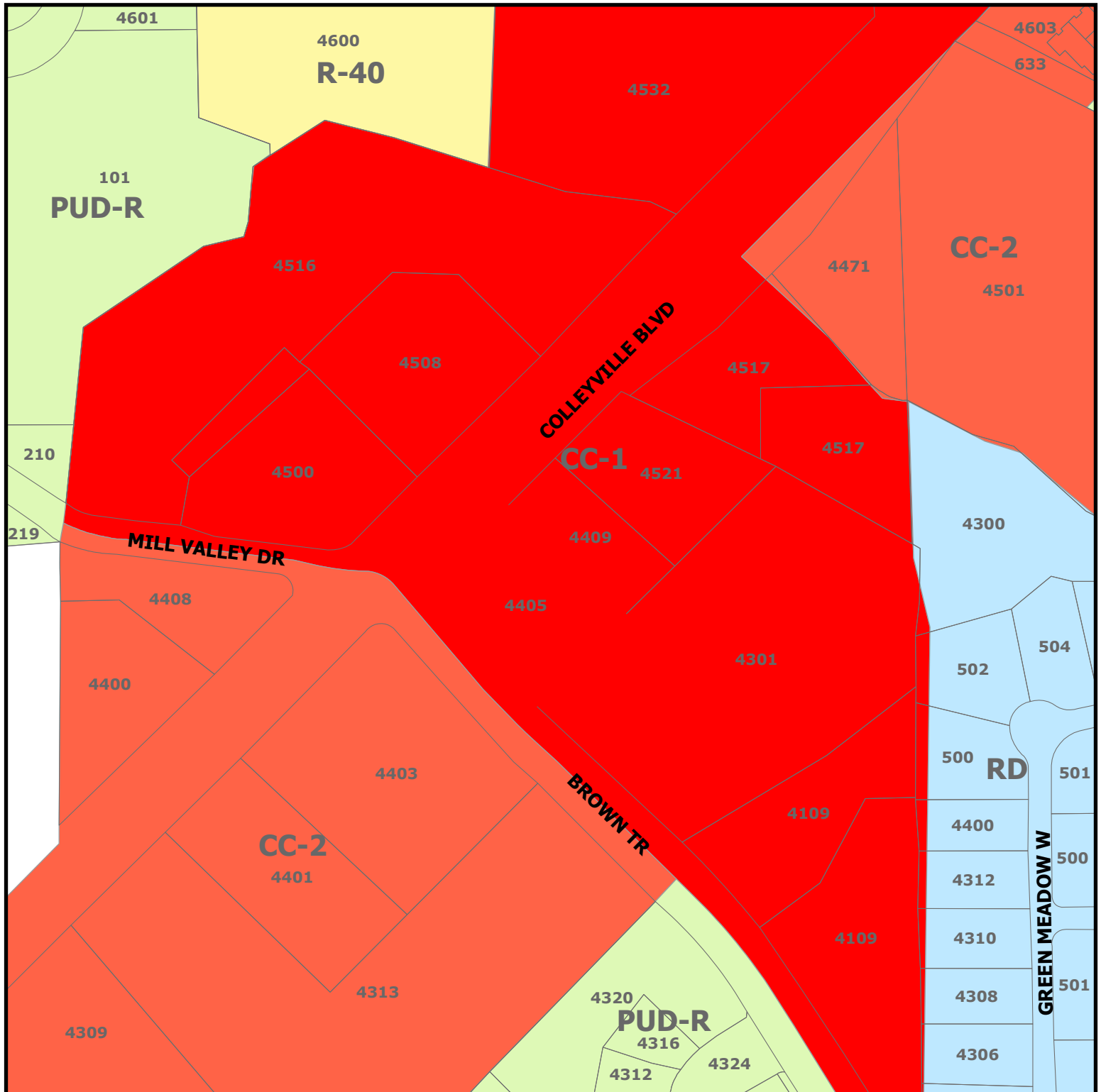
Subject Property



DISCLAIMER:

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Zoning Map

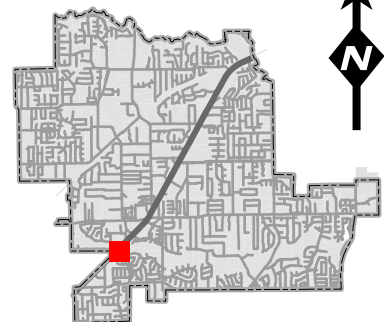


ZC24-005

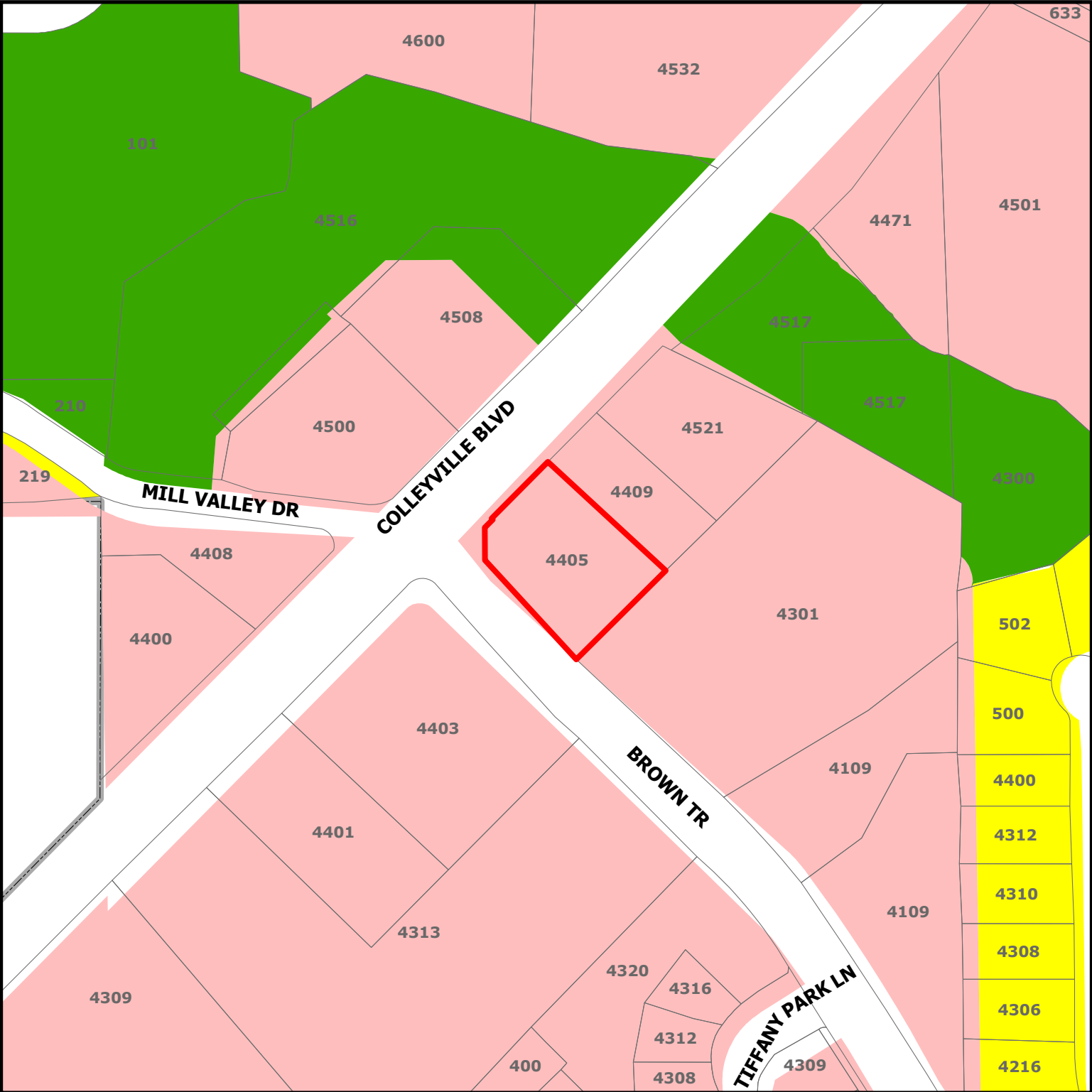
4405 Colleyville Blvd

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Subject Property



Future Land Use Map

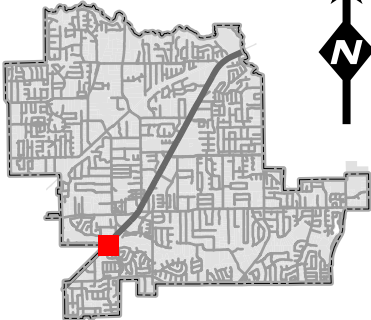


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ZC24-005

4405 Colleyville Blvd

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



Statement of Planning Objectives

To whom it may concern:

My name is Parash Gyawali and I am in the process of purchasing "Mirage Fine Spirits," an existing business located at 4405 Colleyville Blvd, Suite 110, Colleyville TX, 76034. I am writing this letter as an applicant for a Specific Use Permit (SUP) with the objective to purchase the aforementioned business and obtain a store license to sell liquor at this store location.

As a business owner with extensive experience in real estate planning, I have witnessed the positive impact this existing business has had on the community, its residents, and the city revenue. I believe this store is located in a very popular area with a high demand from customers to purchase various forms of alcoholic products. With my extensive experience with managing businesses and pristine reputation, I pledge to co-exist with our competitors and surrounding businesses to continue the operation of this business and benefit the City of Colleyville from the generated sales tax.

I humbly request an opportunity to apply for a SUP and pledge to remain compliant with every regulatory requirement as well as abide by the relevant state and federal laws. Should any issues arise, I pledge to remedy the issue with the utmost expediency to remain compliant with the City of Colleyville.

Business Plan:

1. We will follow all requirements and regulations enforced by the Texas Alcoholic Beverage Commission (TABC), the City of Colleyville, and Tarrant County.
2. We will enhance the already existing security measures by installing additional security cameras at the store.
3. The business will continue to sell beer, wine and liquor to eligible customers.
4. The size of our store is 1,919sq ft and we intend to utilize every part of the property to provide the best service to our customers.

We pledge to preserve the integrity, quality, and prosperity of the beautiful City of Colleyville.

Thank you for your attention on this matter.

Best regards,
Parash Gyawali

Exhibit "A" - Location and Zoning Map

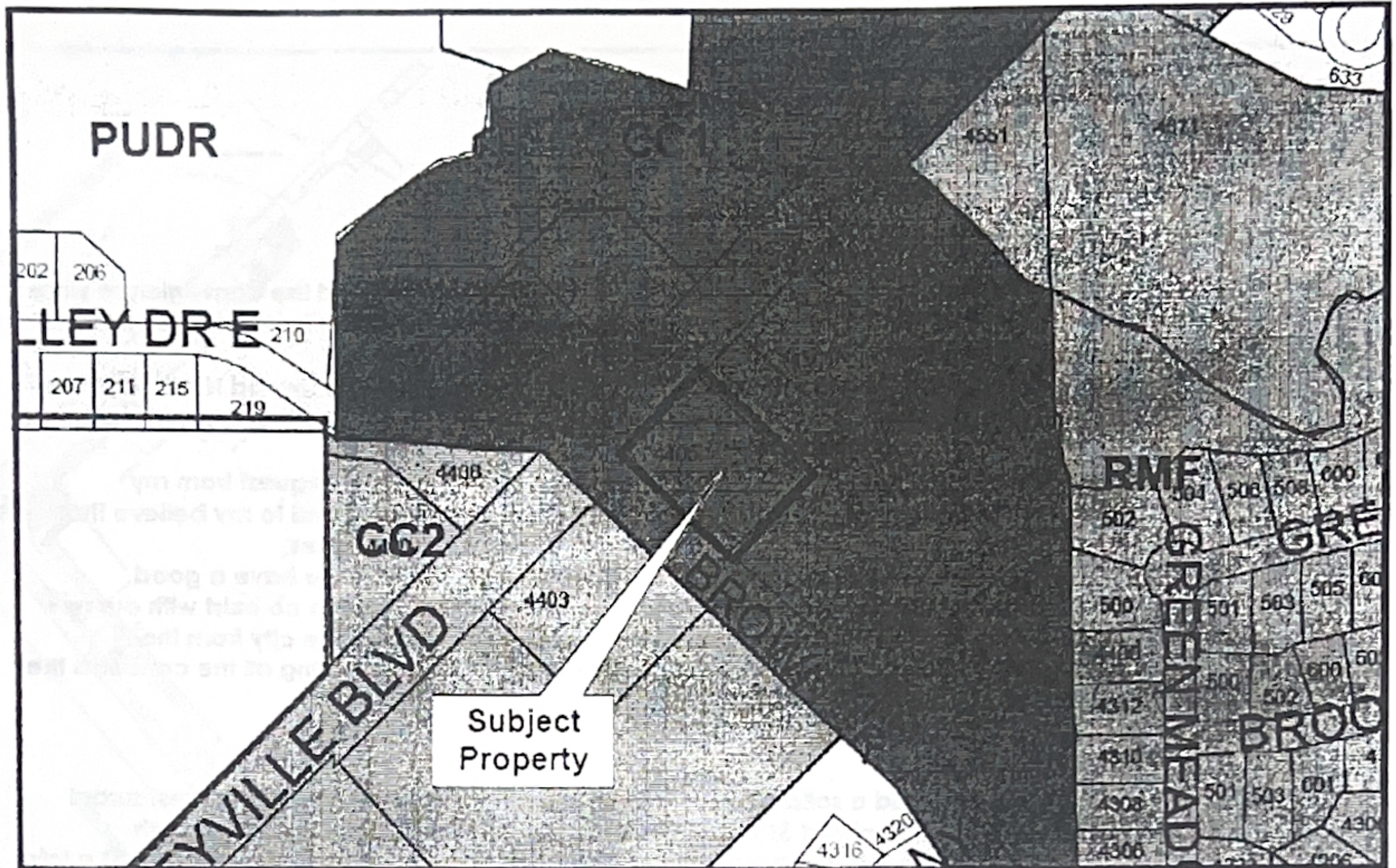


Exhibit "B" – Statement of Planning Objectives

Mr. Ron Ruthven , AICP, Director
Community Development
100 Main St.
Colleyville, TX. 76034

Dear Mr. Ruthven,

I am Atef Henary the owner of Colleyville ExxonMobil station and the convenience store located at 4405 Colleyville BLVD and Brown Tr. and the applicant for the SUP for the sale of package liquor in the location mentioned above.

I have been a Colleyville resident for the last 13 years at 500 Bridlewood North, and built this store from the ground up 16 years ago.

I am applying for this SUP due to the multiple and the continues request from my customer in Colleyville, Hurst, Bedford, and NRH to carry Liquor and to my believe that this is a very convenience location to many residents in these cities.

And since we have the experience , the past track record and we have a good reputation in servicing and supporting these communities , also to co exist with our new and existing competitions to preserve my business and benefit the city from the generated sales tax, I would like to apply to the SUP with addressing all the concerns that may arise .

Business Plan

- 1) We will build a solid opaque wall to separate the existing sandwich restaurant (generating about \$1200.00 sales tax per year) and the existing carwash (generating no sales tax) with construction of an additional 850 square feet a total of 1932 square feet will comprise the package store , with a separate entrance and different hours of operation from the remaining 2455 square feet which will be utilized as the convenience store and the gas station
- 2) We updated our security system to record and store information for more than 30 days; also we will add 2 colored HD security cameras to our existing 7 cameras to make a total of 9 cameras inside and around the premises.
- 3) By efficiently utilize the spaces around the building and around the converted car wash and demolishing part of it we will be able to add 11 parking spaces to the existing ones to be a total of 33 about 12 more spaces than what the city ordinance require.
- 4) We will add about 4 wall pack lights around the back and side of the building.
- 5) We will add two 3 inch caliper trees on HWY 26 and Brown Tr. to satisfy the city ordinance.
- 6) We will hire an experienced and aTABC licensed employee and manger to operate the liquor store from 10:00 AM to 9:00 PM, Monday through Saturday.
- 7) Based on the study we conducted showed that this location will generate yearly an extra \$ 500,000.00 worth of sales approximately and an extra sales tax of \$ 40,000.00 also an Ad Valorem tax of \$ 17000.00.
- 8) Construction of the building and acquiring the TABC license and open for business will take about 4 to 6 month from the time of the approval of the city council members.
- 9) This property is zoned CC1 and all surrounding properties within 500 feet are zoned CC1 or CC2 and the distance to the closest Church , School , or Day care is more than 650 feet.

We are dedicated to preserve the Integrity, quality and the value of our beautiful city

Thank you for your cooperation,

Atef Henary

Exhibit "C" -Site Plan

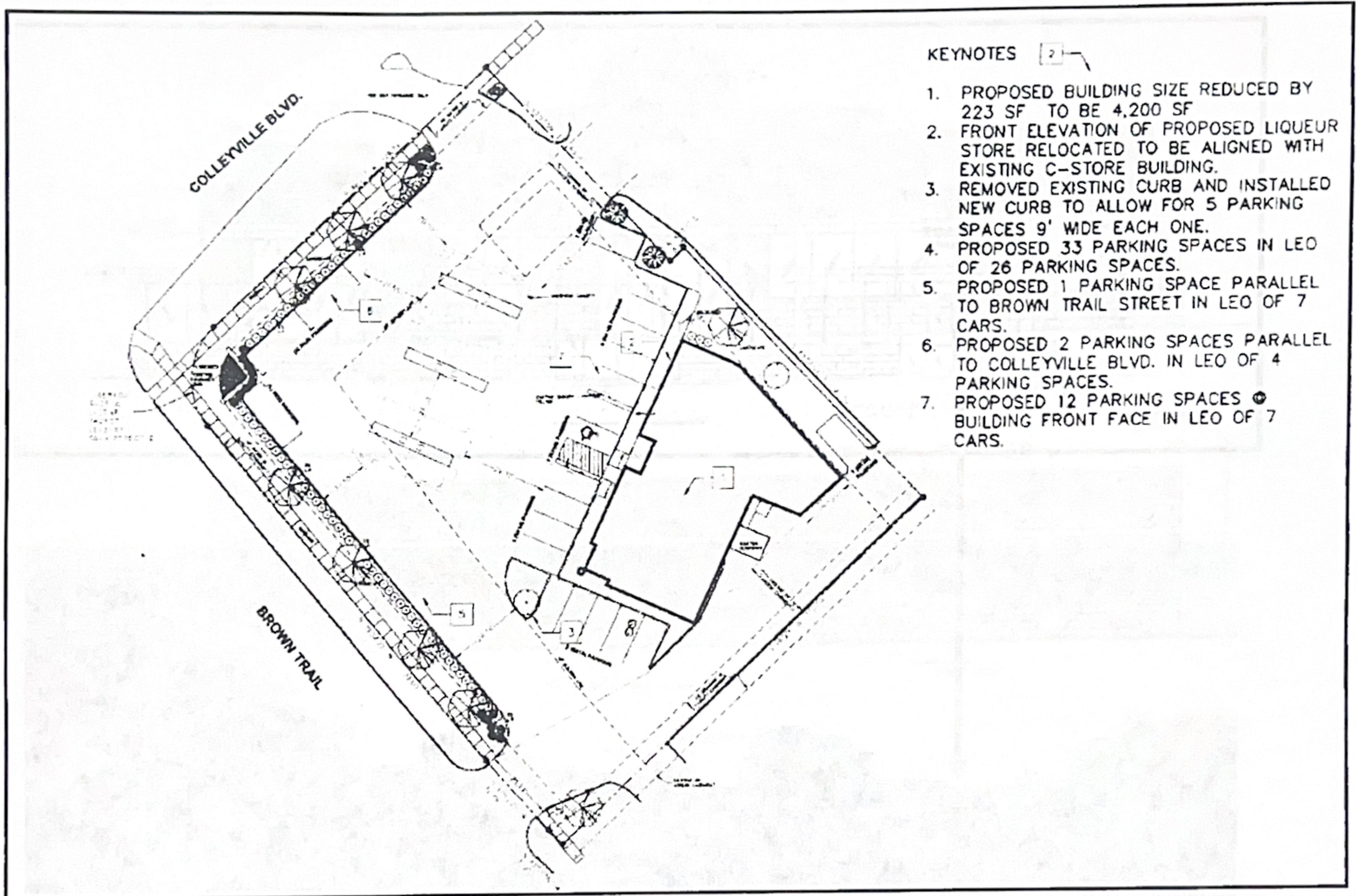
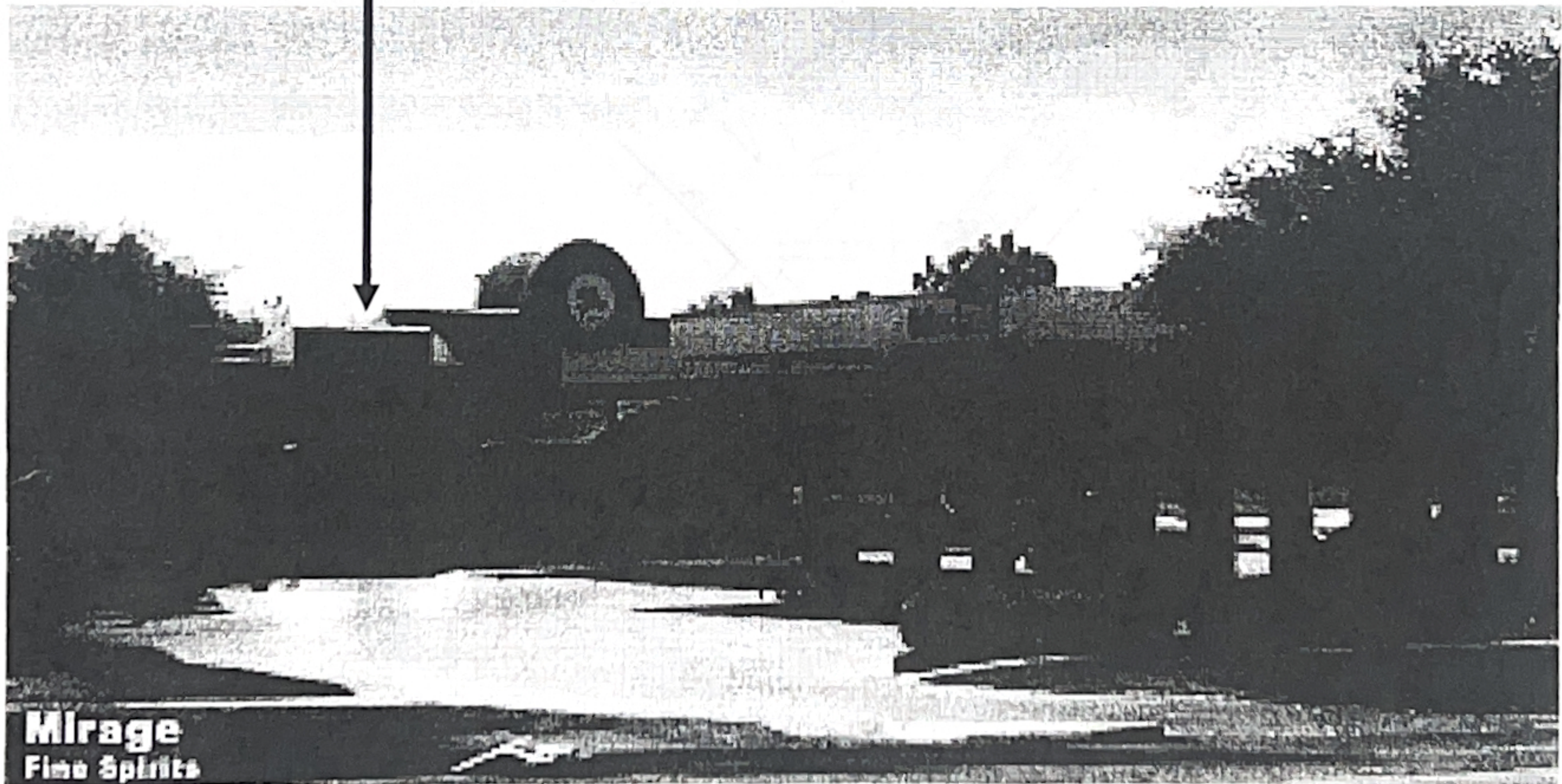
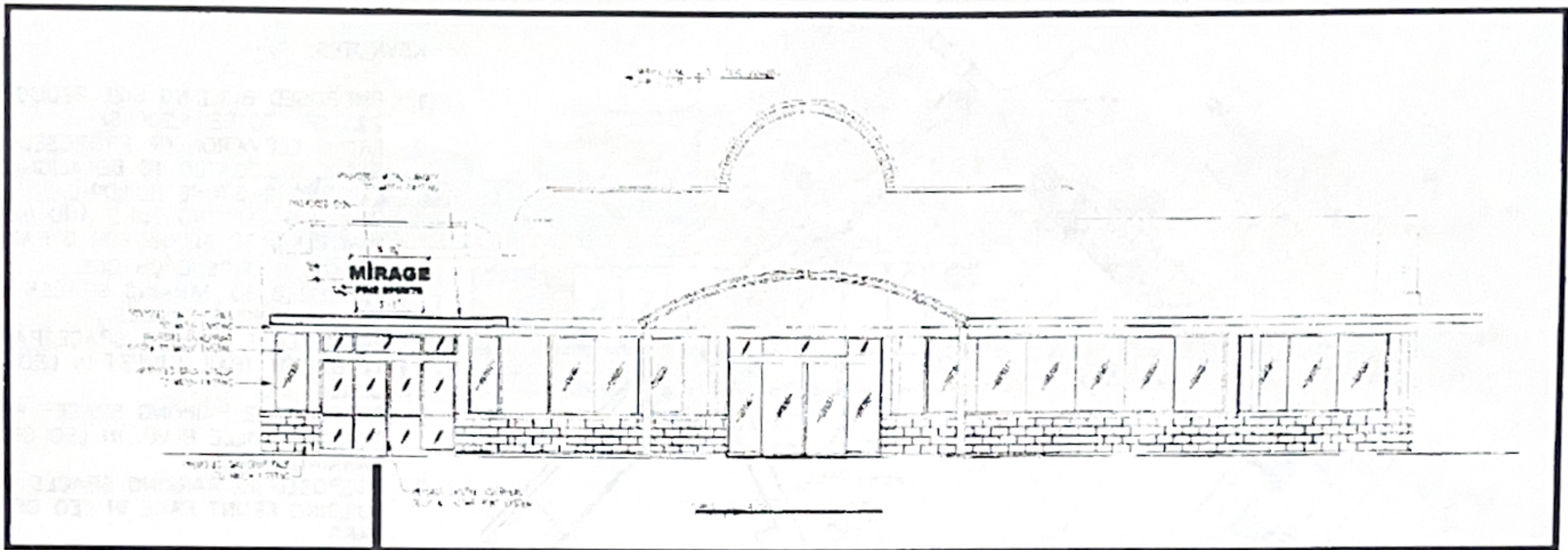
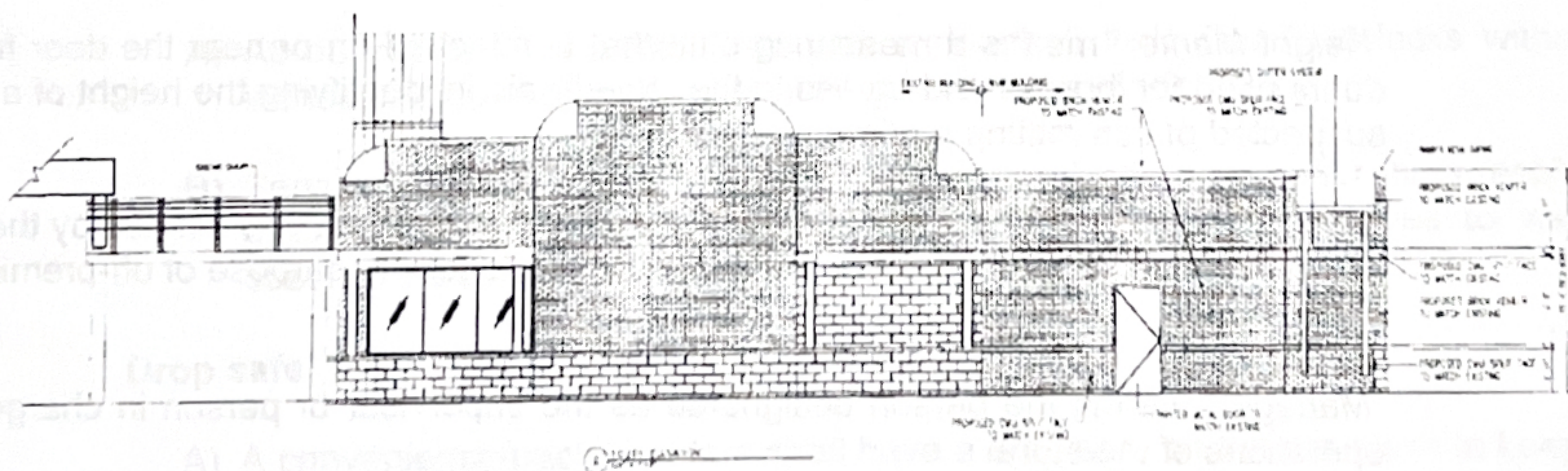
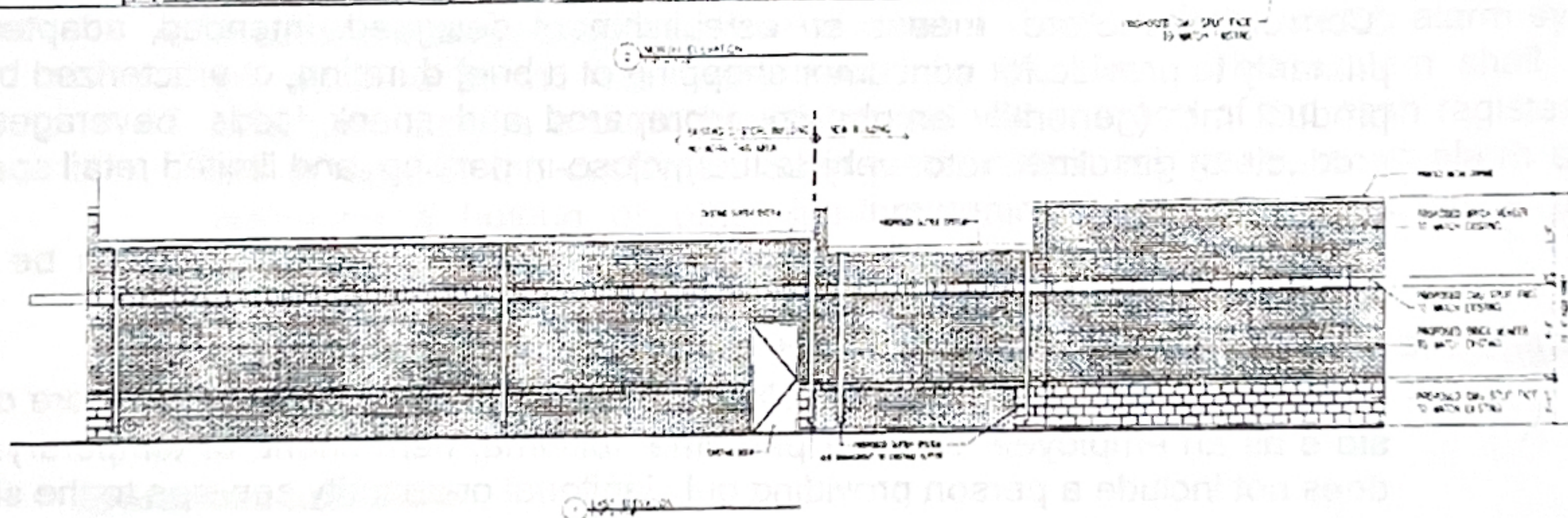
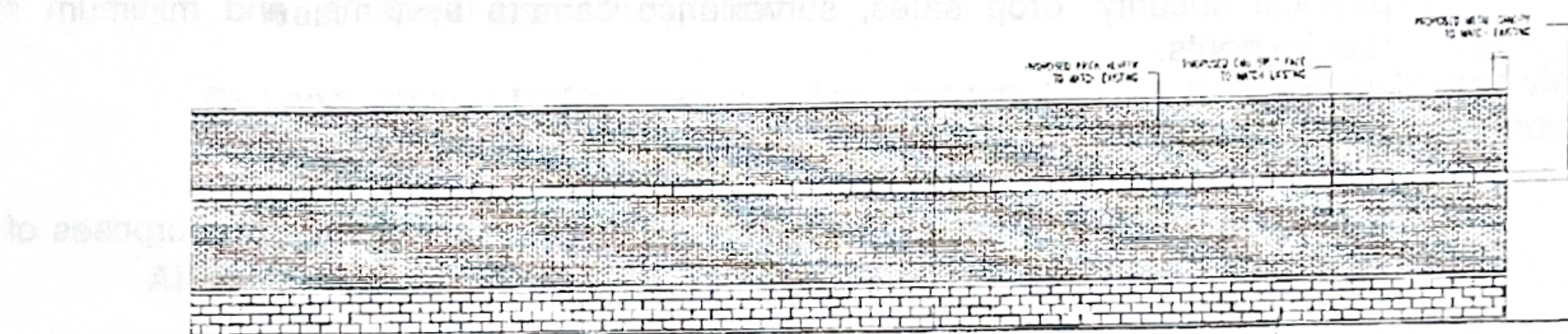
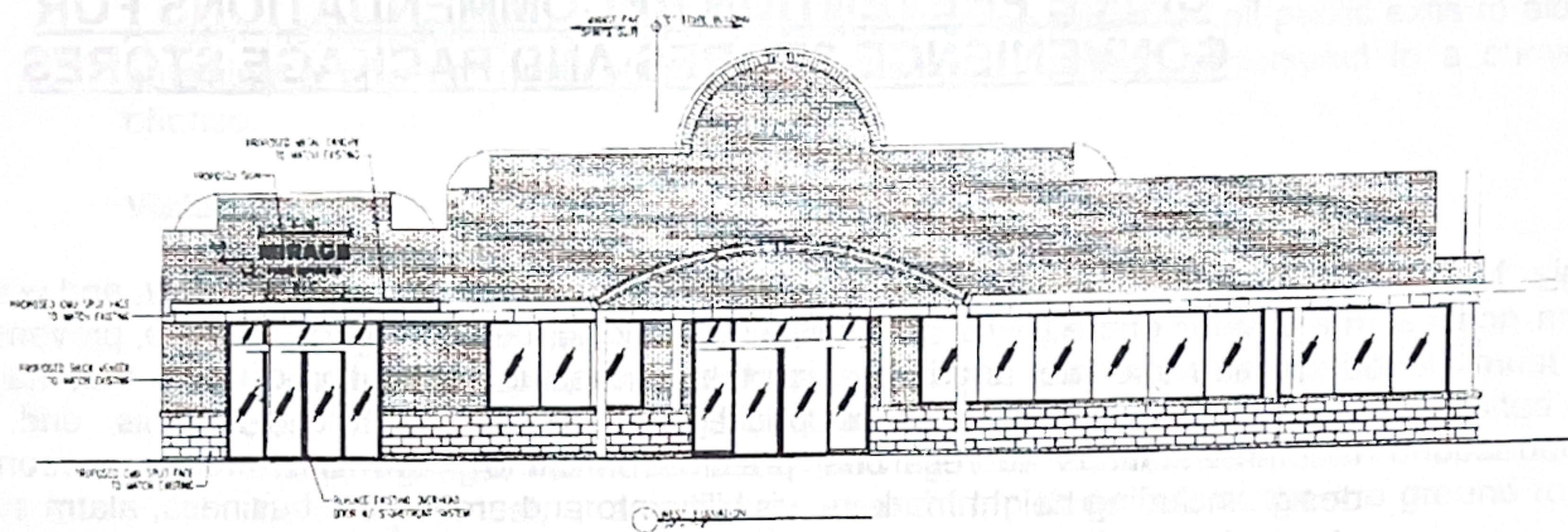


Exhibit "D" – Sign Exhibits





CRIME PREVENTION RECOMMENDATIONS FOR CONVENIENCE STORES AND PACKAGE STORES

Purpose

The purpose of these recommendations are to protect the health, safety, and welfare of the citizens of the City of Colleyville by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that may occur in a convenience store or package store in the City. To this end, these recommendations address best practices in crime prevention through environmental design including height markers, visibility into and around the business, alarm systems, physical security, drop safes, surveillance camera systems, and minimum staffing requirements.

Definitions

Unless otherwise expressly stated, the following terms shall, for the purposes of these recommendations, have the meanings indicated in this section:

"Convenience Store" means an establishment designed, intended, adapted or used primarily to provide for consumer shopping of a brief duration, characterized by a limited product mix (generally emphasizing prepared and snack foods, beverages, tobacco products or gasoline/motor vehicle fuel), close-in parking, and limited retail space.

"Drop Safe" means a cash management device in which money can be deposited without the depositor having access to the contents.

"Employee" means any person listed on the payroll of a convenience store or package store as an employee, whether part-time, full-time, permanent, or temporary. The term does not include a person providing only janitorial or security services to the store.

"Height Marker" means a measuring strip that is attached on or near the door frame of doors used for ingress and egress to the store to aid in identifying the height of a person suspected of committing a crime.

"Package Store" means a retail establishment that sells "liquor", as defined by the Texas Alcoholic Beverage Commission, to the public for the purpose of off-premise consumption.

"Manager" means the person designated as the supervisor or person in charge of the operations of the store.

"Owner" means the person or persons who hold title to, leases or has a possessory interest in property for the purpose of operating a convenience/package store.

Height strips

A convenience/package store shall have height strips posted at all public exits to aid in obtaining a physical description on any suspicious person or suspect in a criminal offense.

Visibility

- A) A convenience/package store shall maintain an unobstructed line of sight allowing a clear view of and from the cash register and sales transaction area through all windows and public access doors. Such windows and doors must be clear of all items that would obstruct a clear view including, but not limited to, tinting, signage, advertisements, shelving, and merchandise. Such unobstructed line of sight must, at a minimum, extend from three feet above the ground to at least six feet above the ground.
- B) Landscaping shall be maintained in a manner that allows an unobstructed view of all windows and doors in an attempt to prevent blind spots or places of concealment.

Alarm system

- A) A convenience/package store shall have a silent panic or holdup alarm system for which a permit has been issued by the City. This system shall, at a minimum, include a panic button located within reach of the cash register and out of view of the customer. Such panic button will generate an alarm signal indicating a holdup or other life-threatening emergency requiring a police department response.
- B) A convenience/package store shall have posted at all public exits and entrances signs or decals indicating that a security alarm system is in use.

Entrances and Exits

- A) All doorways shall be secured with a deadbolt lock. Deadbolt locks within 40 inches of a breakable surface must be a double cylinder lock.
- B) Service or delivery entrances shall be equipped with an exterior, high resolution digital video camera or a "peep hole", which enables employees to visually observe the area immediately outside the door.

Drop safe

- A) A convenience/package store shall have a drop safe on the premises to keep the amount of cash available to employees to a minimum. A drop safe must be bolted to the floor and may have a time-delay mechanism to allow small amounts of change to be removed.

- B) A convenience/package store shall have a written cash accountability policy mandating the maximum amounts of cash that can be kept in cash registers.
- C) A convenience/package store shall have posted, at or near the point(s) of sale, decals or signs indicating that employees cannot open the safe and that employees have minimum cash on hand.

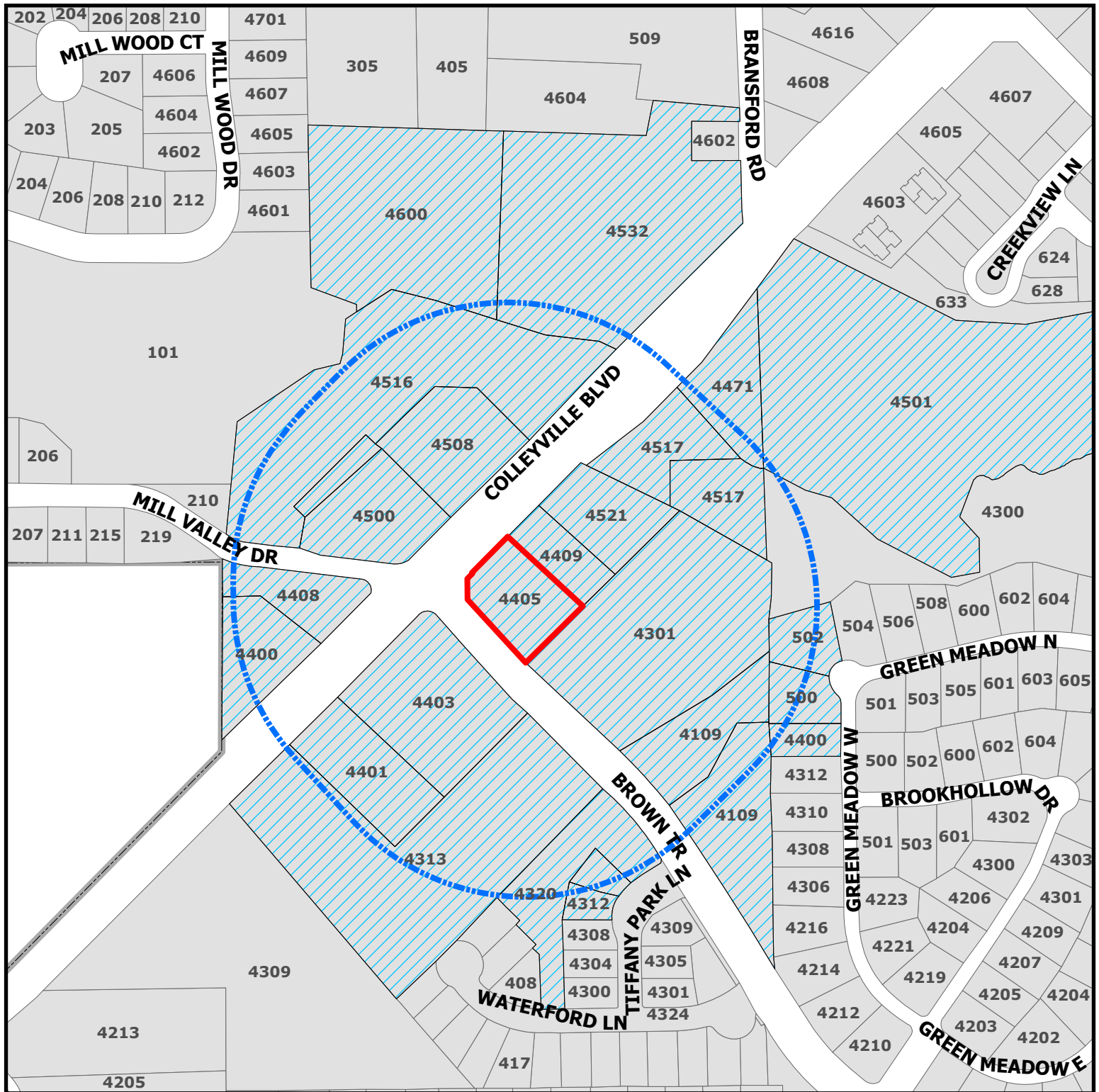
Surveillance camera system

- A) A convenience/package store shall have a minimum of two, color digital high-resolution surveillance cameras. One camera must have an overall view of the counter/register area and the other camera a view of the main entrance/exit area and both shall display the correct date and time of the recording.
- B) The entrance/exit area camera shall be placed to provide a clear and identifiable full frame of the filmed individual's face.
- C) The cameras shall be operated at all times including hours when the store is not open for business.
- D) The owner or manager shall provide the police department, upon request, digital color images in connection with any criminal investigation.
- E) The owner or manager shall maintain a library of the recorded digital images for not less than 30 days.
- F) A convenience/package store shall have posted, at or near the point(s) of sale, signs or decals indicating that surveillance cameras are in use.

Minimum Staffing

- A) A convenience/package store will maintain a minimum staffing of at least two (2) employees on-site at all times when the business is open.

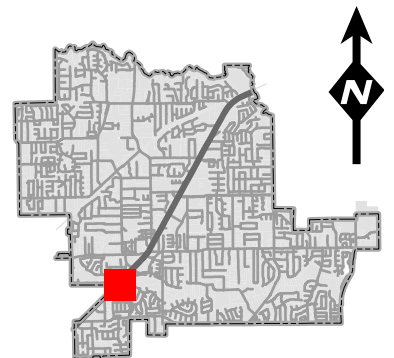
Notification Map



ZC24-005

4405 Colleyville Blvd

-  Parcels to be notified
-  Buffer
-  Subject Property



DISCLAIMER:
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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, May 13, 2024 at 7:00 p.m.
City Council Meetings: Tuesday May 21, 2024 & Tuesday, June 04, 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 Package Store Sales – Off-premises Consumption for Lot 4B1, Block 1, Brown Trail-West Addition. The SUP request is to allow for a change of ownership for an existing package store, Mirage Fine Spirits.

Zoning Case: ZC24-005

Applicant: Parash Gyawali, Mirage Fine Spirits

Owner: 3M Investment Group LLC

Location: 4405 Colleyville Blvd

Property Description: Lot 4B1, Block 1, Brown Trail-West Addition

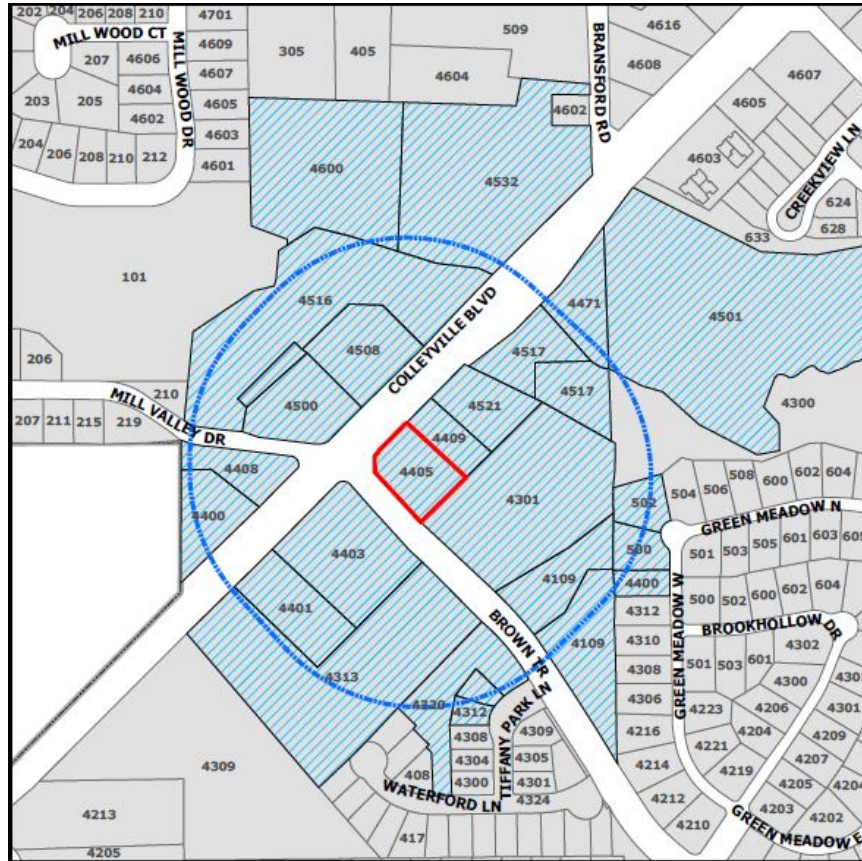
Present Zoning: CC-1 Village Retail

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:

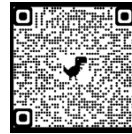
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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.

Kris Potts

Kris Potts
Planner

Owner Name	Owner City	Owner Zip	Situs Address
BURRI, ALFRED	COLLEYVILLE, TX	76034	4316 TIFFANY PARK LN
HANSEN SCOTT CAPITAL LLC	COLLEYVILLE, TX	76034	4508 COLLEYVILLE BLVD
PAACASI LLC	COLLEYVILLE, TX	76034	4408 COLLEYVILLE BLVD
GHORMLEY, JAMES G	COLLEYVILLE, TX	76034	502 GREEN MEADOW N
LIM LEE INC	COLLEYVILLE, TX	76034	4409 COLLEYVILLE BLVD
FIRST ASSEMBLY OF GOD CH INC	COLLEYVILLE, TX	76034	4313 COLLEYVILLE BLVD
3M INVESTMENT GROUP LLC	COLLEYVILLE, TX	76034	4405 COLLEYVILLE BLVD
M L US HOLDINGS LTD & C HEPFER	SPRINGFIELD, MO	65801	4521 COLLEYVILLE BLVD
TIFFANY PARK HA INC	COLLEYVILLE, TX	76034	4320 TIFFANY PARK LN
RETAIL BUILDINGS INC	OKLAHOMA CITY, OK	73121	4500 COLLEYVILLE BLVD
SCHRIMSHER, FREDERICK	COLLEYVILLE, TX	76034	500 GREEN MEADOW N
CATIPON, CELSO	COLLEYVILLE, TX	76034	4400 GREEN MEADOW W
BRANSFORD PARK LAND TRUST	COLLEYVILLE, TX	76034	4517 COLLEYVILLE BLVD
MILES, JOSEPH	BERTRAM, TX	78605	4600 BRANSFORD RD
UVL INVESTMENTS LLC	COLLEYVILLE, TX	76034	4301 BROWN TR
ASHQEEN, MUHAMMAD	COLLEYVILLE, TX	76034	4312 TIFFANY PARK LN
AAIRYA REALITY LLC	SOUTHLAKE, TX	76092	4400 COLLEYVILLE BLVD
THE BRUCE WISHARD AND DALIA WIS	SANTA ROSA, CA	95401	4109 BROWN TR
NORTHEAST PROPERTIES INC	COLLEYVILLE, TX	76034	4501 COLLEYVILLE BLVD
EBNA-CINA INC	COLLEYVILLE, TX	76034	4532 COLLEYVILLE BLVD
BRANSFORD PARKLAND TRUST	COLLEYVILLE, TX	76034	4516 COLLEYVILLE BLVD
ELISA KLEIN EXEMPT MARITAL TRUS	FORT WORTH, TX	76102	4403 COLLEYVILLE BLVD
THREE C 245 LLC	HURST, TX	76054	4401 COLLEYVILLE BLVD
SADDLEBROOK ADDITION	COLLEYVILLE ,TX	76034	COURTESY NOTICE
BRIDLEWOOD ESTATES	COLLEYVILLE ,TX	76034	COURTESY NOTICE
TIFFANY PARK	BEDFORD ,TX	76021	COURTESY NOTICE
CAMBRIDGE PLACE - COLLEYVILLE	COLLEYVILLE ,TX	76034	COURTESY NOTICE
MILL CREEK ADDN-COLLEYVILLE	COLLEYVILLE ,TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	GRAPEVINE, TX	76051	STATE REQUIRED

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 0.90 ACRES, BEING LOT 4B1, BLOCK 1, BROWN TRAIL-WEST ADDITION, LOCATED AT 4405 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR PACKAGE STORE SALES – OFF-PREMISES CONSUMPTION FOR THE BUSINESS KNOWN AS MIRAGE FINE SPIRITS; 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 Package Store Sales – Off-premises Consumption Case No. ZC24-005; 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 Package Store Sales – Off-premises Consumption on 0.90 acres, being Lot 4B1, Block 1, of the Brown Trail-West Addition, located at 4405 Colleyville

Boulevard, for the business known as Mirage Fine Spirits, 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 Mirage Fine Spirits business only.
 - b. The name of the business authorized for Package Store Sales – Off-premises Consumption by this Special Use Permit shall be called "Mirage Fine Spirits".
 - 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 21st day of May 2024.

The second reading and public hearing being conducted on the 4th day of June 2024.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 4TH DAY OF JUNE 2024.

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

ATTEST:

CITY OF COLLEYVILLE

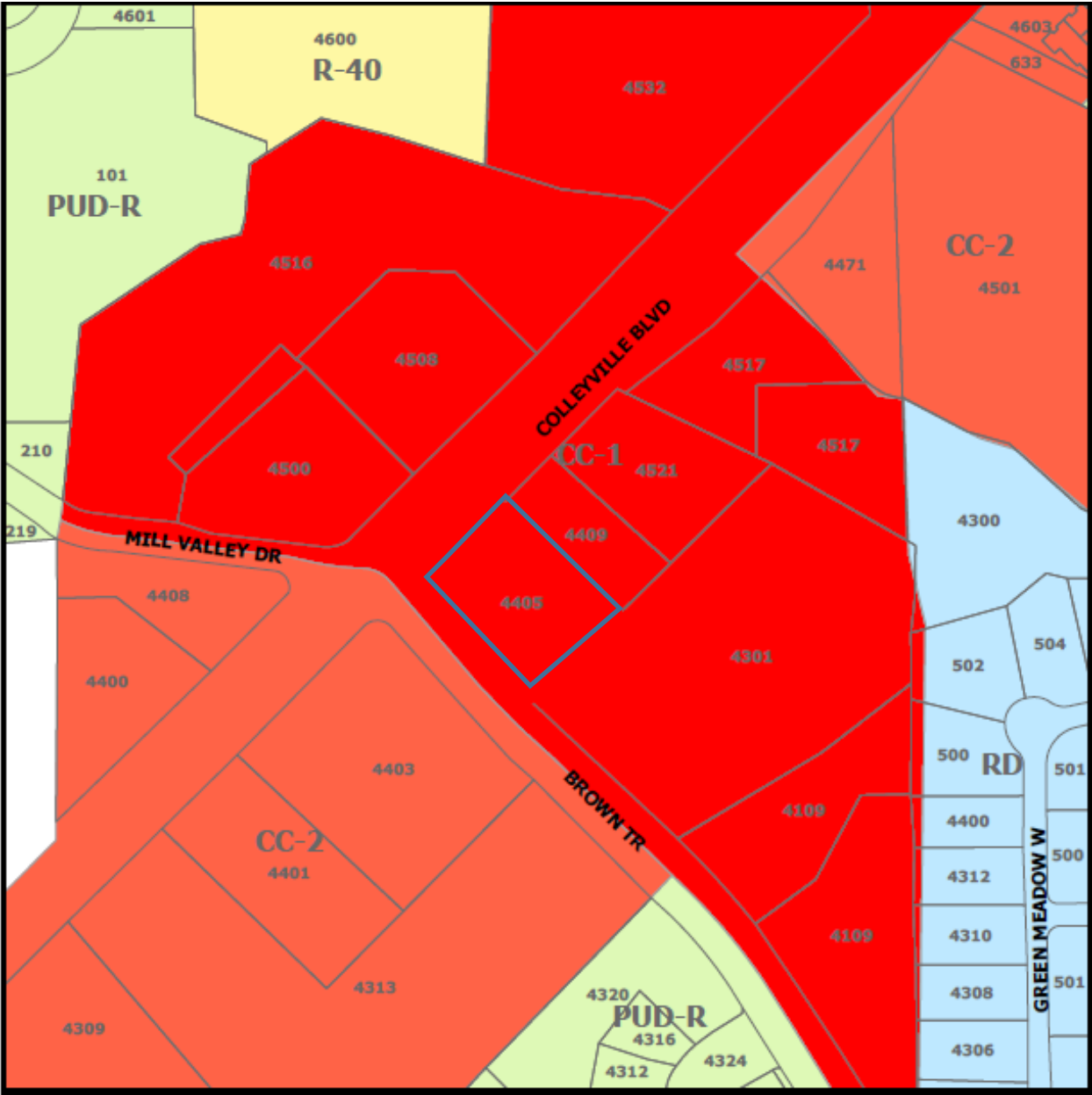
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

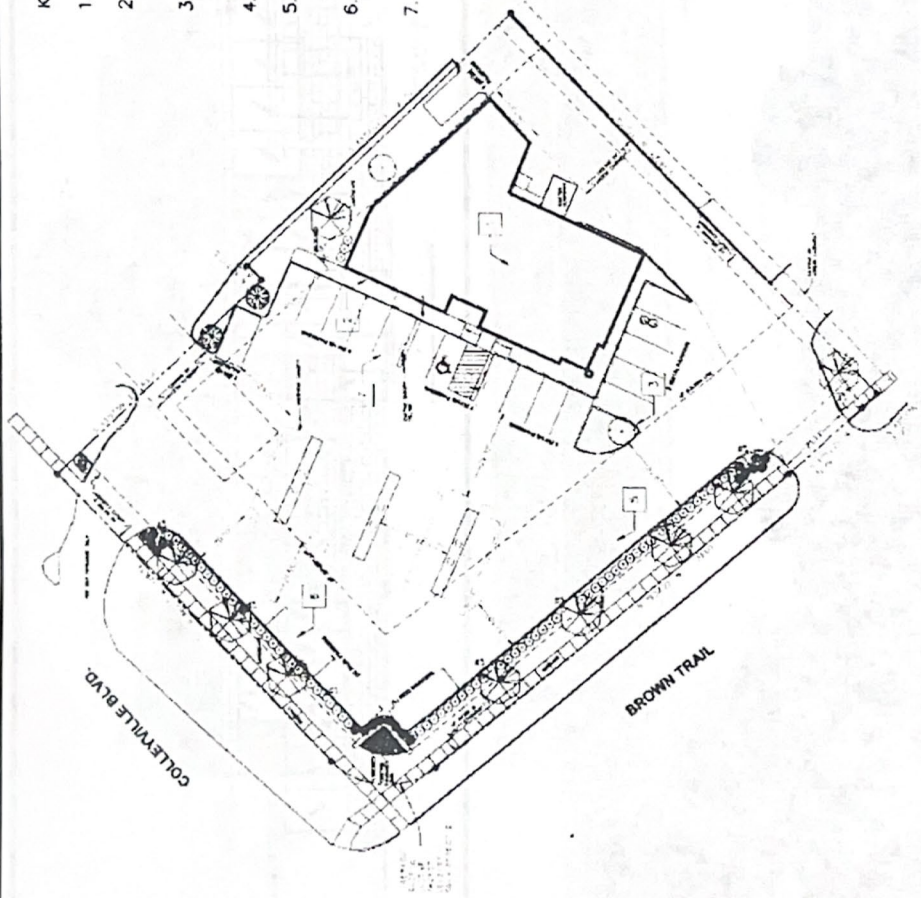
Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



KEYNOTES [2]

1. PROPOSED BUILDING SIZE REDUCED BY 223 SF TO BE 4,200 SF
2. FRONT ELEVATION OF PROPOSED LIQUEUR STORE RELOCATED TO BE ALIGNED WITH EXISTING C-STORE BUILDING.
3. REMOVED EXISTING CURB AND INSTALLED NEW CURB TO ALLOW FOR 5 PARKING SPACES 9' WIDE EACH ONE.
4. PROPOSED 33 PARKING SPACES IN LEO OF 26 PARKING SPACES.
5. PROPOSED 1 PARKING SPACE PARALLEL TO BROWN TRAIL STREET IN LEO OF 7 CARS.
6. PROPOSED 2 PARKING SPACES PARALLEL TO COLLEYVILLE BLVD. IN LEO OF 4 PARKING SPACES.
7. PROPOSED 12 PARKING SPACES @ BUILDING FRONT FACE IN LEO OF 7 CARS.





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c	Agenda Date 5/13/2024	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Rezoning from R-20 Single Family Residential and AG Agricultural to RE Single Family Estate Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural on Lot 1, Block 1, Allzim Acres, Tract 4D02, Abstract 295, William E. Crooks Survey, and Tracts 2A7B, 2A8C, and 2A9A, Abstract 533, Mary M. Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, Case ZC24-007

Explanation

Curtis Young, the applicant, has submitted a request for a Rezoning from R-20 Single Family Residential and AG Agricultural to RE Single Family 'Estate' Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural on Lot 1, Block 1, Allzim Acres, Tract 4D02, Abstract 295, William E. Crooks Survey, and Tracts 2A7B, 2A8C, and 2A9A, Mary M. Freeman Survey, being approximately 12.16 acres, and zoned AG Agricultural and R-20 Single Family Residential. The purpose of the rezoning is to allow for a new seven (7) lot detached single-family subdivision to be constructed.

Existing Conditions/Background: The subject property, 7215 John McCain Road and 7209 John McCain Road, is zoned AG Agricultural and R-20 Single Family Residential. It is located south of the intersection of John McCain Road and Bandit Trail. 7209 John McCain Road is a platted lot and is currently developed with a single family home that will remain. 7215 John McCain Road is an unplatted lot and is currently undeveloped.

Proposed Zoning Change: The request is to rezone from the AG Agricultural and R-20 Single Family Residential districts to the RE Single Family 'Estate' Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural zoning districts. The request is to construct a new seven (7)-lot subdivision to be known as Oak Creek.

Analysis – Per the proposed, this project is requesting to create a new detached single-family subdivision of seven (7) lots. The entrance and exit to the subdivision would be off John McCain Road. The lots range in size from 30,679 s.f. to 147,840 s.f. The average lot size would be 68,887 s.f. An existing fence would remain.

A previous rezoning of the property occurred in 2018. The property rezoned to R-20 Single Family Residential and AG Agricultural for an eleven (11)-lot subdivision per Ordinance O-18-2048, but the property has not developed as per the proposed

approved development plan. This current plan would reduce the number of lots from 11 to 7, and rezone the lots from R-20 to RE, R-40, and R-30.

Plat Status: The subject properties are two lots, one unplatted as Tract 4D02, Abstract 295, William E. Crooks Survey and Tracts 2A7B, 2A8C, and 2A9A, Mary M. Freeman Survey, and one platted as Lot 1, Block 1, Allzim Acres.

DRC Review: The DRC reviewed the request during their April 22, 2024 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting. The DRC provided the following comments:

1. Dimension the lots.
2. Provide the length of the cul de sac and dimension the right-of-way (this may trigger additional regulations).
3. The green common area shown on the exhibit should be absorbed into the AG lot. Per a previous approved zoning on the property, provide on the plan and final plat a minimum 30 foot wide landscape preservation/conservation easement along the western boundary and continuing along the northern boundary of the subject property.
4. Show FEMA floodplain on latest map.
5. Include a 5' sidewalk along John McCain Road.
6. On the Preliminary Grading and Drainage plan no lot to lot drainage is permitted; a flood study is required to determine impact of the proposed street; and coordinate with latest FEMA maps to show floodplain line.

Drainage: A tributary to Big Bear Creek runs through the property where drainage will be managed. Detailed plans will be reviewed as part of the future plat submittal for the proposed subdivision.

Surrounding Development: The properties to the north are zoned AG Agricultural and R-20 Single Family Residential and are improved with single family homes. The properties to the south are zoned PUD-R Planned Unit Development – Residential and are improved with single family homes. The properties to the east are zoned R-40 Single Family Residential and RE Single Family Estate Residential and are improved with single family homes. The properties to the west are zoned R-20 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.

Tree Preservation: The development must comply with Chapter 5 (Urban Forestry) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

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 is neutral on this request.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Development Plan
6. Preliminary Engineering Exhibit
7. Tree Survey
8. Tree Conservation Plan
9. Previously Approved Zoning O-18-2048
10. Notification Map
11. Notification Letter
12. Notification List
13. Letters Received
14. Draft Ordinance

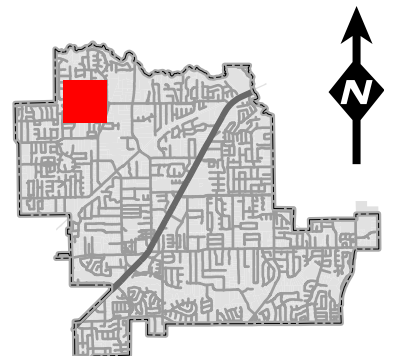
Aerial Map



ZC24-007

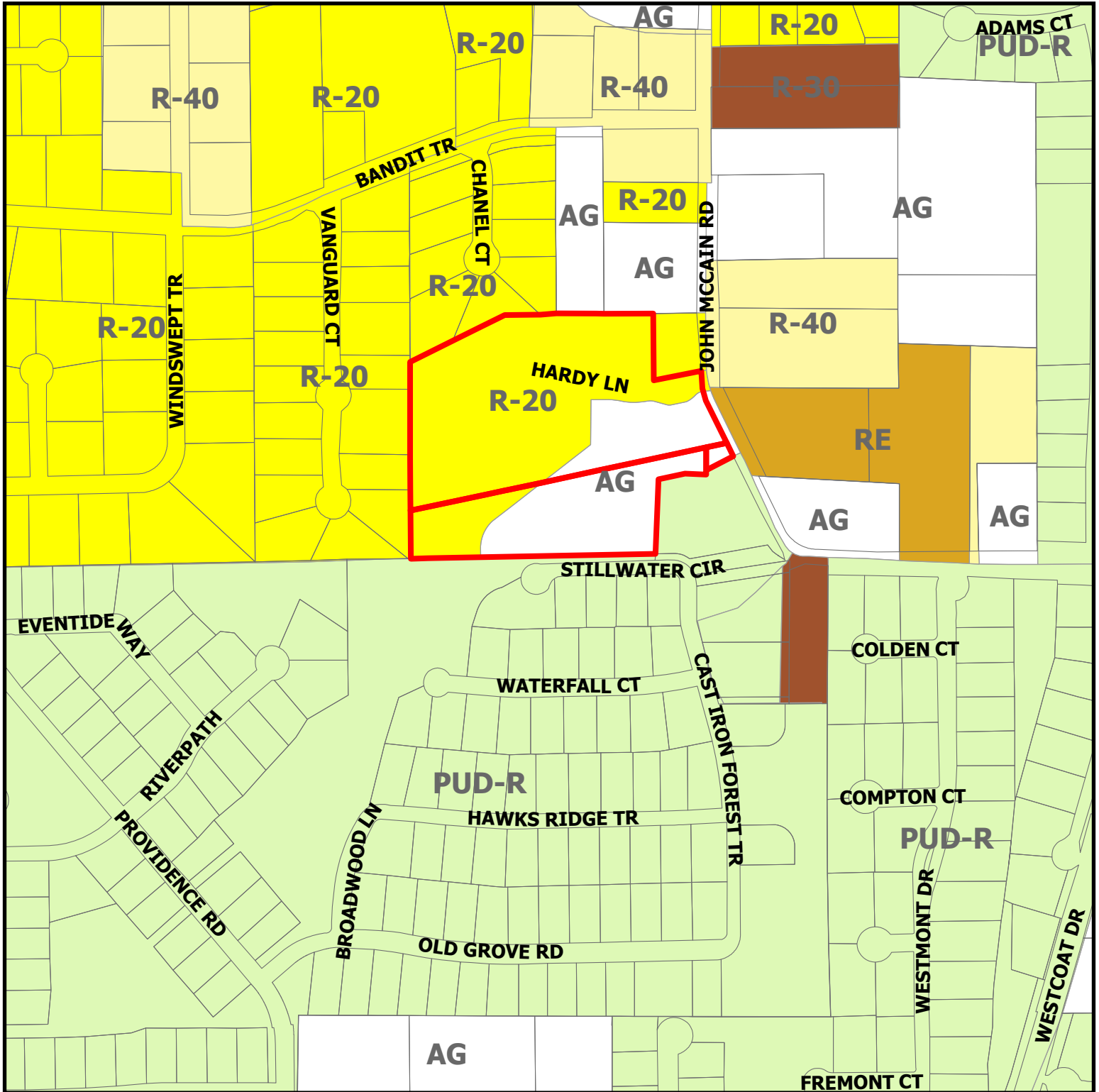
7209 & 7215 John McCain

 Subject Property



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

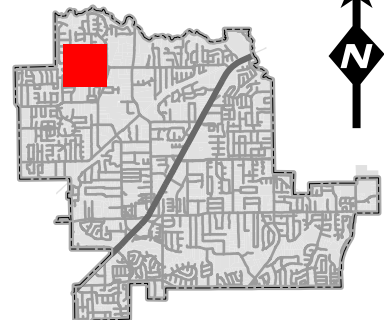
Zoning Map



ZC24-007

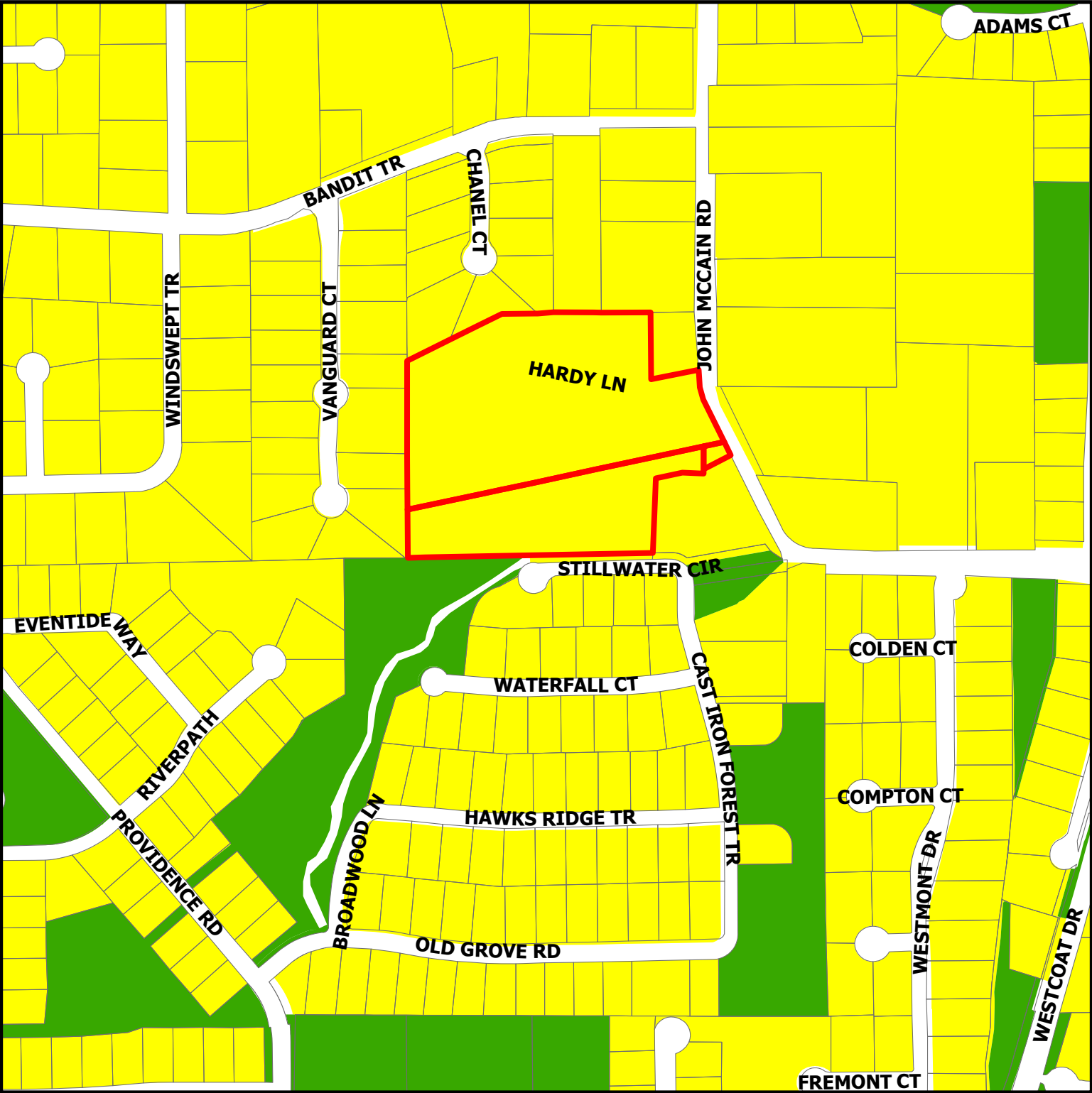
7209 & 7215 John McCain

Subject Property



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Future Land Use Map

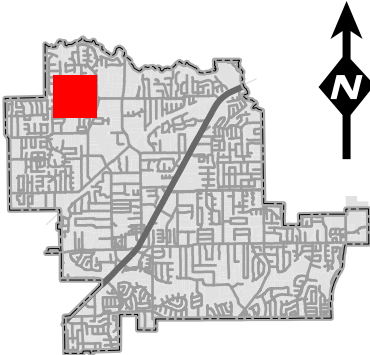


ZC24-007

7209 & 7215 John McCain

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-  Residential
-  Open Space; Parks
-  Subject Property



Oak Creek

Colleyville, Texas

Zoning Narrative –15 APR 2024

Wes Dawson- Owner/Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

Oak Creek is a proposed residential neighborhood of varying lot sizes, to be developed in the City of Colleyville. The approximately 12 acre property is located on the west side of John McCain Road.

Adjacencies: The property is adjacent to the Oak Grove neighborhood to the south (PUD-R, 13-14,000 sf lots), Vanguard Estates to the west, Chanel Ct. to the north (both R-20), and a couple of individual residential acre+ lots along John McCain.

The property is currently zoned a combination of R-20 and AG, with a Concept Plan showing 11 lots. This proposal is to enlarge the size of and reduce the number of lots in the R-20 section. The total number of lots would be reduced to 7. There is currently an occupied single-family home on the property, which will be incorporated into one of the lots, and ultimately be replaced with a new structure.

We believe the proposed plan will exceed the lot sizes, quality and values of the neighborhoods and properties we are adjacent to. Overall density is 0.58 lots per acre.

Quality and compatibility with the adjacent residential, in this portion of Colleyville is essential, and we have designed this proposal with those goals in mind.

Access: The property currently only has one point of street access, from John McCain Road, from which a cul-de-sac will be built, accessing to lots.

The residences planned for Oak Creek will be upscale, with selling prices estimated to start at around \$2.0 million. Oak Creek will be developed with the normal Colleyville public street section of 31' (back of curb to back of curb), in a 50' R.O.W

There is an existing drainage through the property, and the fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the east, across John McCain road.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot. The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

Development Schedule

Oak Creek will be developed in one phase, with development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision's infrastructure.

Site Data Summary Chart

Single Family Residential Lots		7
Common Open Space		2
Residential Lots	91.97 %	11.07 ac.
Common Open Space	3.79 %	0.457 ac.
R.O.W.	4.07 %	0.490 ac.
R.O.W. Dedication	0.17 %	0.021 ac.

Gross Acreage	100.00%	12.038 ac.
---------------	---------	------------

Site Data

Gross Acreage	12.038 ac.
Gross Density	0.58 lots/acre

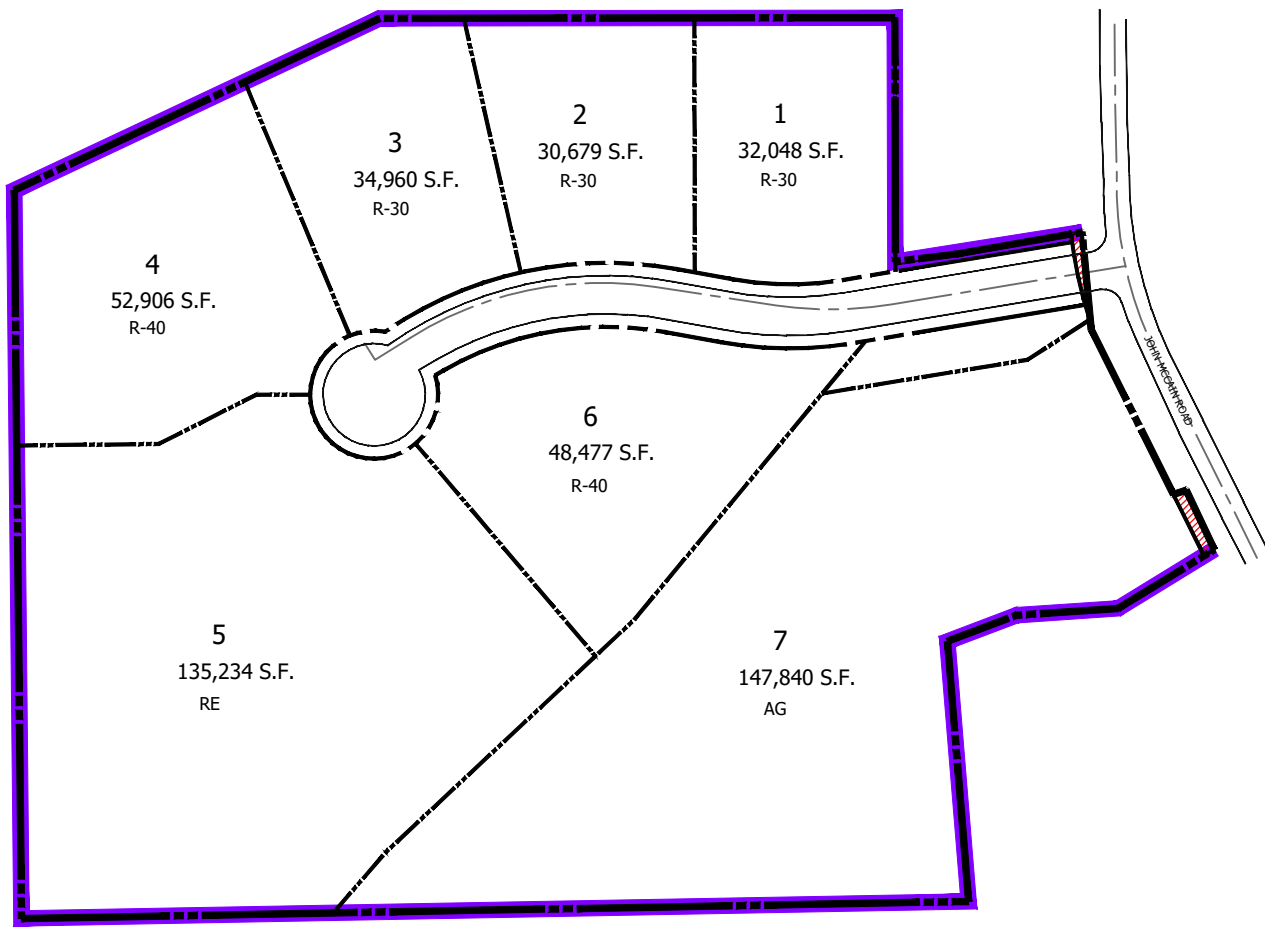
Lot Summary

Residential Lots	7
Minimum Lot Size	30,679 s.f.
Average Lot Size	68,887 s.f.
Common Open Space	2

Zoning & Current Use

Existing Zoning:	R-20 & AG
Proposed Zoning:	R-20 & AG
Current Use:	Vacant
Proposed Use:	Residential

Wall / Fence Diagram



Wall / Fence Legend

Retain Existing Fence

Engineer:

Redinger Group, LLC
P.D.Box 93206
Southlake, TX 76092
Tel: 817-253-5727
Contact: Clayton Redinger, P.E.

Applicant:

Sage Group, Inc.
1130 N. Carroll Avenue, Suite 200
Southlake, TX 76092
817 - 424 - 2626
Contact: Curtis Young, AIA

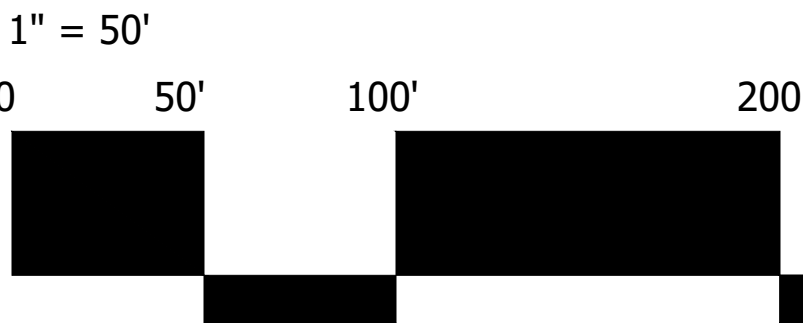
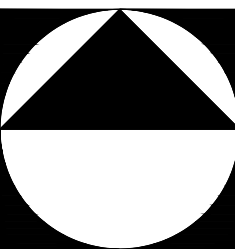
Owner/ Developer:

Wes Dawson
7209 John McCain Rd.
Colleyville, TX 76034
214 - 704 - 9001

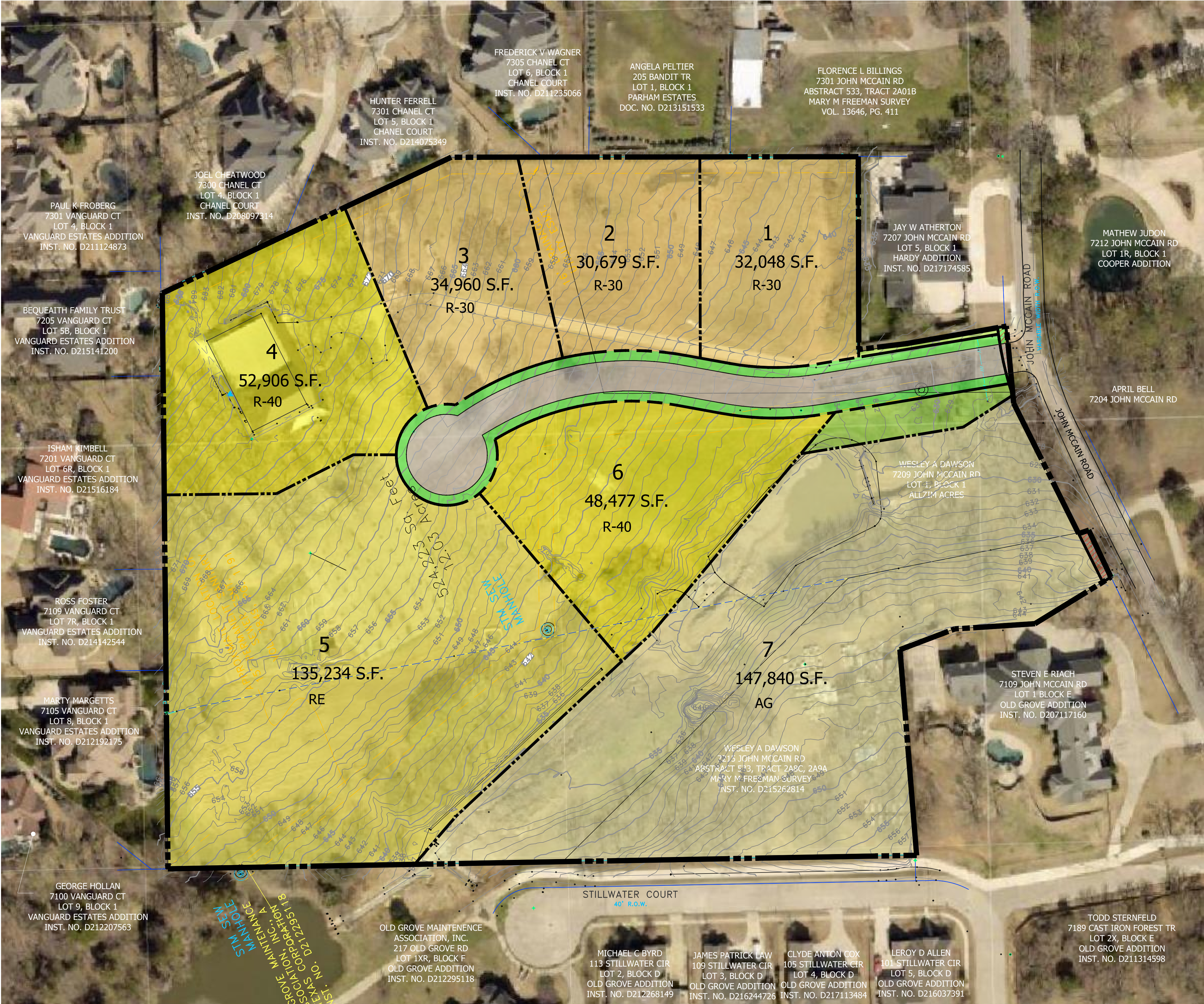
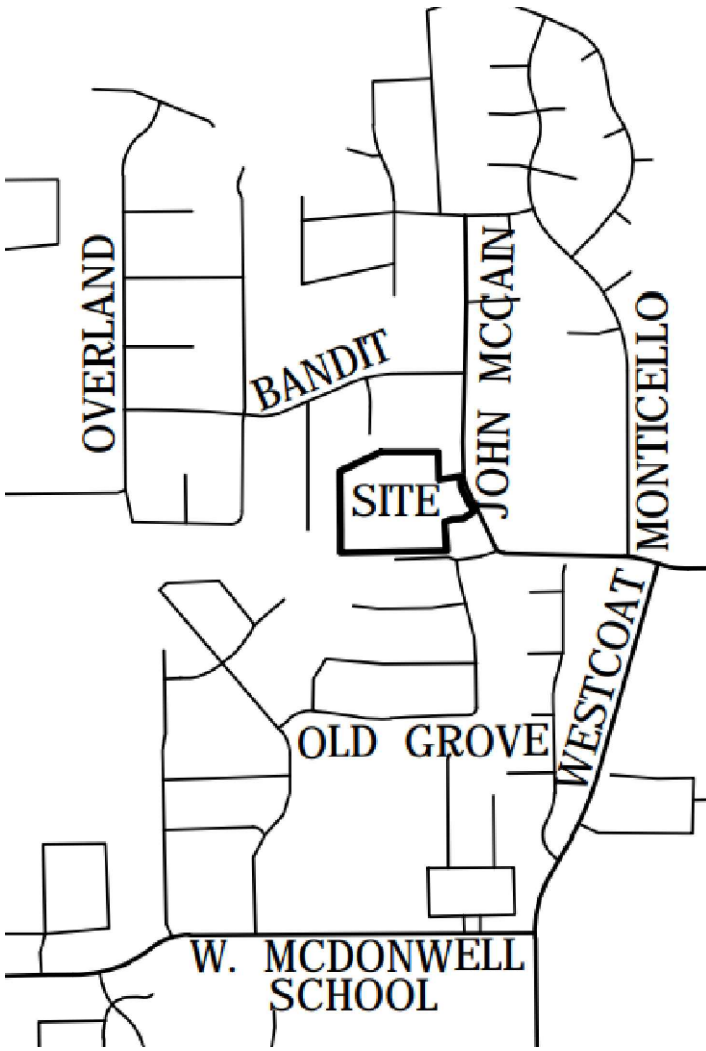
Planner: SAGE GROUP, INC.

Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

10 APR 24



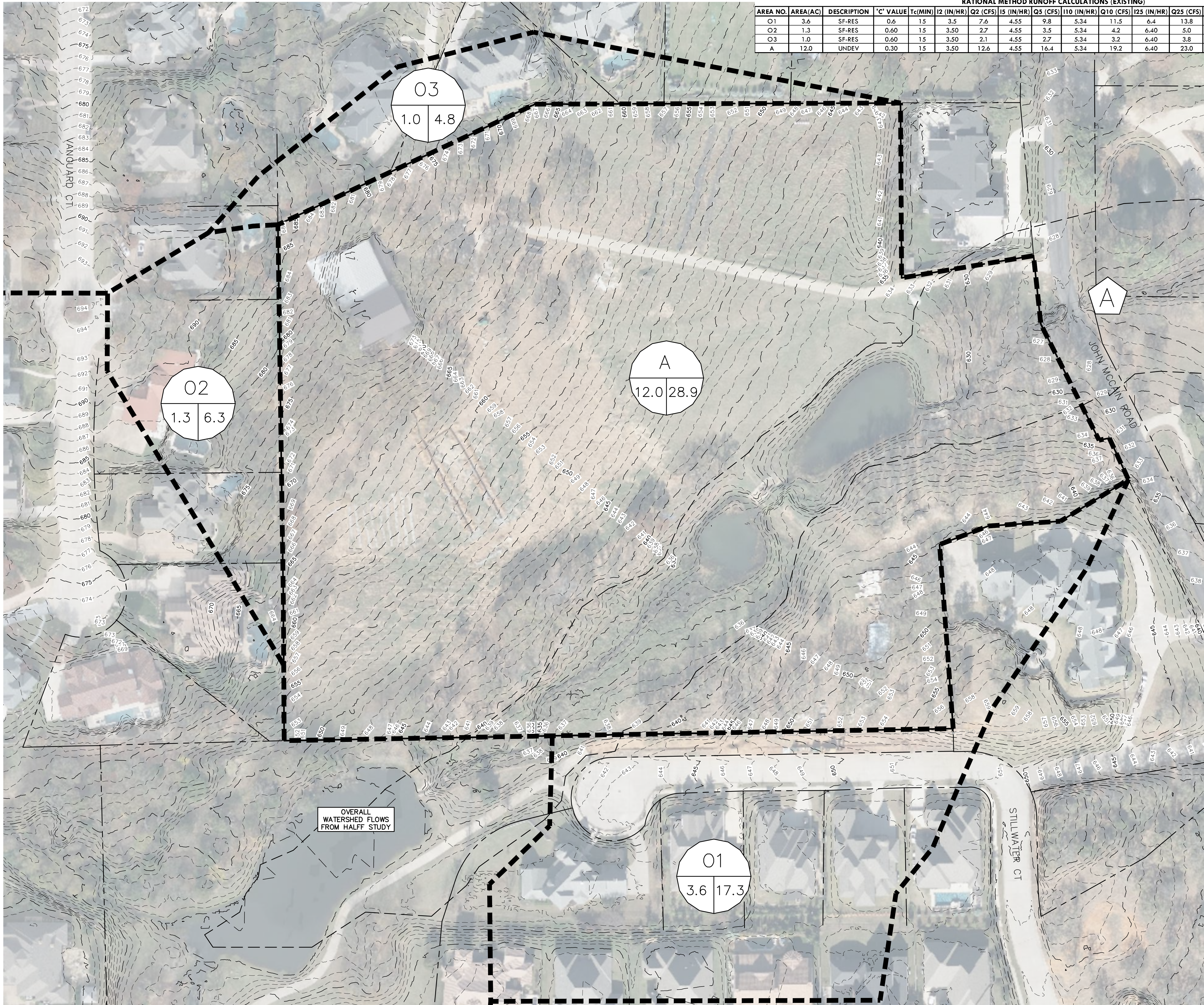
LOCATION MAP



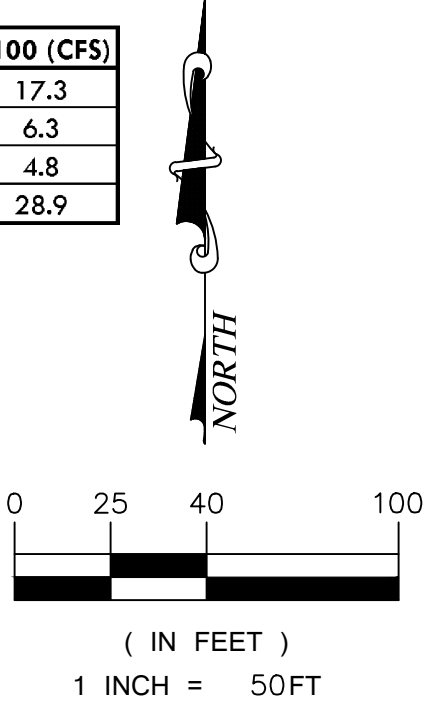
Development Plan

Oak Creek

Colleyville, Tarrant County, Texas



RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)													
AREA NO.	AREA (AC)	DESCRIPTION	'C' VALUE	T _c (MIN)	I ₂ (IN/HR)	Q ₂ (CFS)	I ₅ (IN/HR)	Q ₅ (CFS)	I ₁₀ (IN/HR)	Q ₁₀ (CFS)	I ₂₅ (IN/HR)	Q ₂₅ (CFS)	I ₅₀ (IN/HR)
O1	3.6	SF-RES	0.6	15	3.5	7.6	4.55	9.8	5.34	11.5	6.4	13.8	7.20
O2	1.3	SF-RES	0.60	15	3.50	2.7	4.55	3.5	5.34	4.2	6.40	5.0	7.20
O3	1.0	SF-RES	0.60	15	3.50	2.1	4.55	2.7	5.34	3.2	6.40	3.8	7.20
A	12.0	UNDEV	0.30	15	3.50	12.6	4.55	16.4	5.34	19.2	6.40	23.0	7.20



- LEGEND
- DRAINAGE AREA LABEL
 - FLOW ARROW (POST-PROJECT)
 - DRAINAGE DIVIDE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - DESIGN POINT

- FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
- CRITERIA BASED ON CITY OF COLLEYVILLE DRAINAGE MANUAL
- DOCUMENTATION AND SUPPORTING CALCULATIONS FOR DETENTION ASSESSMENT TO BE PROVIDED WITH FINAL DESIGN
- FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

WEST WHITE CHAPEL CREEK FROM FY14- TDSN (HALFF) STUDY DR-A PEAK DISCHARGE (CFS)				
4%	2%	1%	0.2%	
EXISTING 396.2	527.6	638.1	1007.2	
HALFF ASSOCIATES INC. HEC-HMS MODEL DATA OBTAINED THROUGH CITY OF COLLEYVILLE				

EXISTING DRAINAGE PLAN
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:
BM1
XXX
ELEV = XXX
BM2
XXX
ELEV = XXX

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 4/12/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET

1

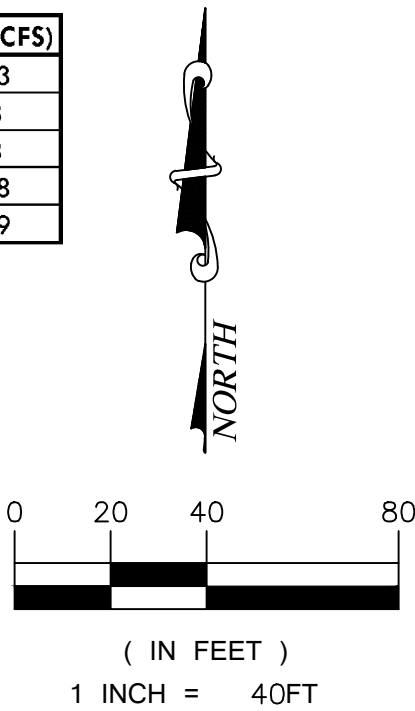
CITY CASE NO. ----

REDINGER GROUP, LLC
P.O. BOX 92006
SOUTH PLAINFIELD, NJ 07089
PHONE (877) 233-2277
ENGINEERING REGISTRATION NUMBER E-23239
PREPARED FOR: WIS JAWSON
1505 MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
PHONE (214) 704-9001

REDINGER GROUP PROJECT No. 1026-01 - SITE PLAN FOR OAK CREEK - COLLEYVILLE, TEXAS

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)																
AREA NO.	AREA (AC)	DESCRIPTION	'C' VALUE	Tc (MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	3.6	SF-RES	0.6	15	3.5	7.6	4.55	9.8	5.34	11.5	6.4	13.8	7.20	15.6	8.02	17.3
O2	1.3	SF-RES	0.60	15	3.50	2.7	4.55	3.5	5.34	4.2	6.40	5.0	7.20	5.6	8.02	6.3
O3	1.0	SF-RES	0.60	15	3.50	2.1	4.55	2.7	5.34	3.2	6.40	3.8	7.20	4.3	8.02	4.8
A1	3.7	SF-RES	0.60	15	3.50	7.8	4.55	10.1	5.34	11.9	6.40	14.2	7.20	16.0	8.02	17.8
A2	8.3	SF-RES	0.60	15	3.50	17.4	4.55	22.7	5.34	26.6	6.40	31.9	7.20	35.9	8.02	39.9

*HALFF HMS MODEL TO BE EVALUATED TO ASSESS DETENTION REQUIREMENTS.



LEGEND

- DRAINAGE AREA LABEL
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- DESIGN POINT

1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
2. CRITERIA BASED ON CITY OF COLLEYVILLE DRAINAGE MANUAL.
3. DOCUMENTATION AND SUPPORTING CALCULATIONS FOR DETENTION ASSESSMENT TO BE PROVIDED WITH FINAL DESIGN.
4. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

WEST WHITE CHAPEL CREEK
FROM FY14 - TDSN (HALFF) STUDY
DP-A PEAK DISCHARGE (CFS)

	4%	2%	1%	0.2%
EXISTING	396.2	527.6	638.1	1007.2

HALFF ASSOCIATES, INC. HEC-HMS MODEL DATA
OBTAINED THROUGH CITY OF COLLEYVILLE

REDINGER GROUP, LLC
P.O. BOX 93306
SCOTTSDALE, AZ 85263
PHONE (877) 933-2277
ENGINEERING REGISTRATION NUMBER F-23299
PREPARED FOR: WEST DAWSON
1000 MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
PHONE (214) 704-3001

PRELIMINARY GRADING & DRAINAGE PLAN
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
XXX
ELEV = XXX
BM2
XXX
ELEV = XXX

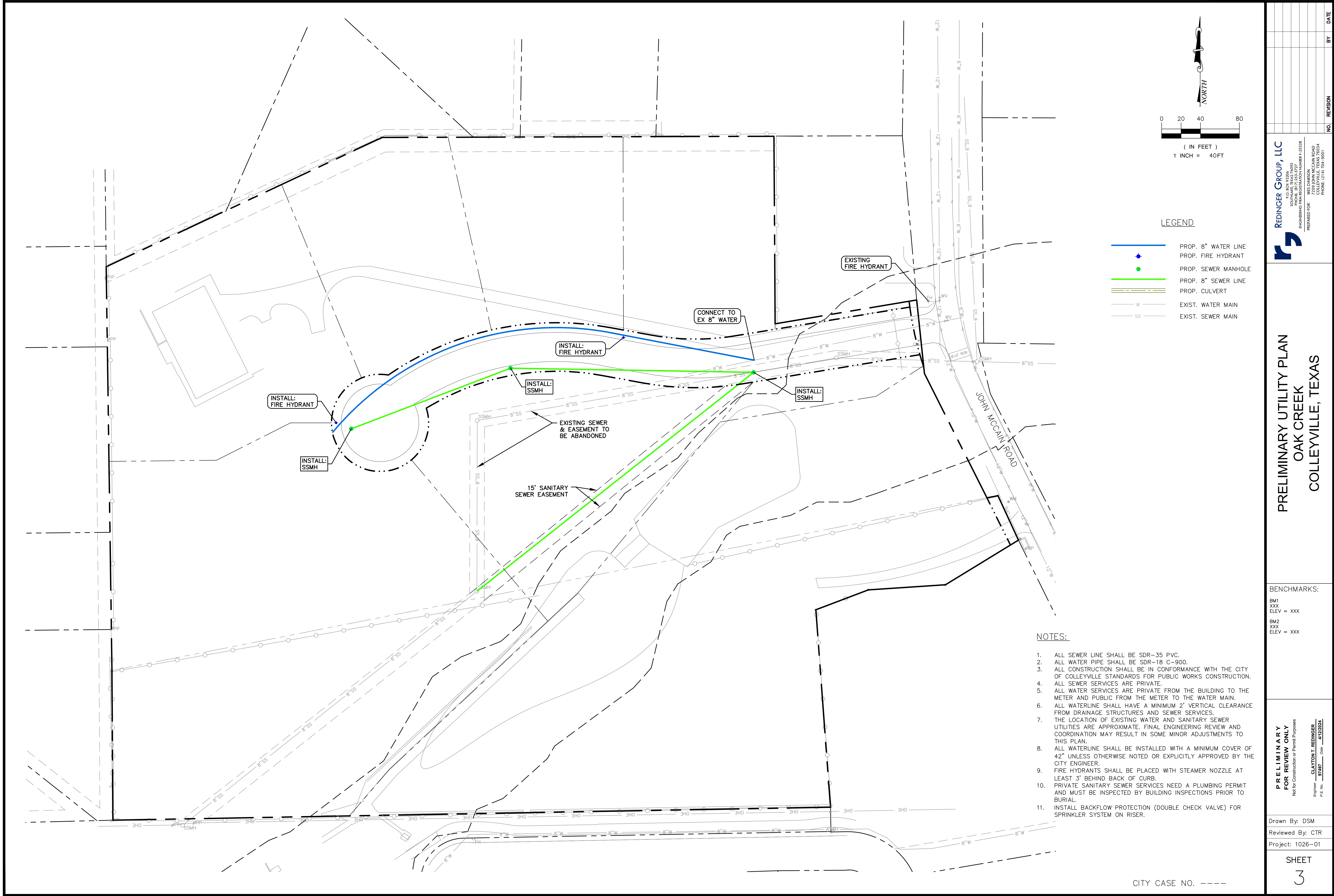
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 4/12/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
2

REDINGER GROUP PROJECT No. 1026-01 - SITE PLAN FOR OAK CREEK - COLLEYVILLE, TEXAS

CITY CASE NO. ----



CITY CASE NO. ----

REDINGER GROUP, LLC
P.O. BOX 9206
COLLEYVILLE, TEXAS 76034
PHONE (817) 233-2277
FAX (817) 233-2277
ENGINEERING REGISTRATION NUMBER F-23239
PREPARED FOR: WIS. DAWSON MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
PHONE (214) 704-9001

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 4/12/2024

NO. REVISION

BY

DATE

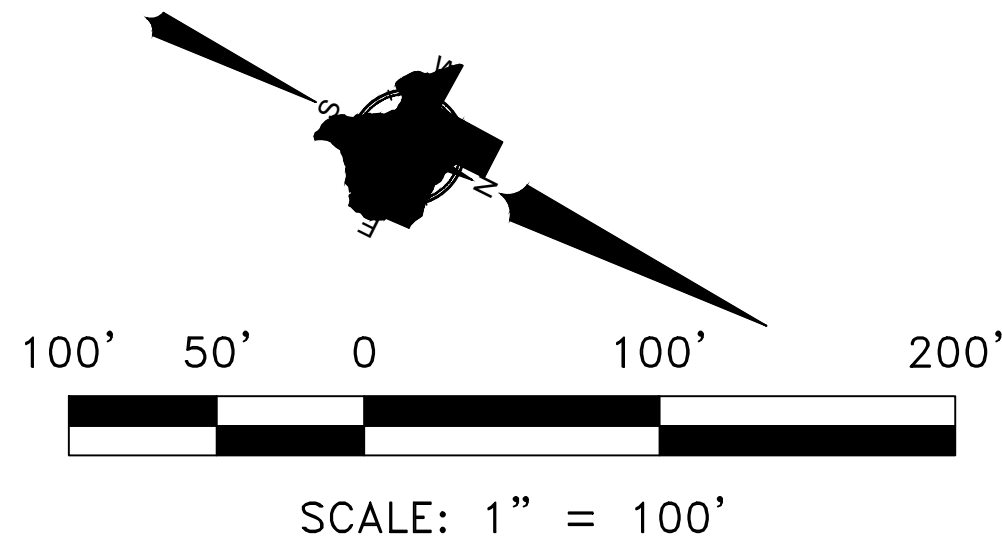
PRELIMINARY UTILITY PLAN
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:
BM1
XXX
ELEV = XXX
BM2
XXX
ELEV = XXX

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
3

REDINGER GROUP PROJECT No. 1026-01 – SITE PLAN FOR OAK CREEK – COLLEYVILLE, TEXAS



170	16 OAK	TWINS	1425	10 OAK	1545	6 OAK
230	8 OAK		1426	10 OAK	1546	6
231	8 ELM		1427	6 OAK	1547	6
241	8 OAK		1428	8 OAK	1548	6
447	8 OAK		1433	12 OAK	1549	10 OAK
620	14 OAK		1434	10 OAK	1550	10 TWIN
621	16 OAK		1435	10 OAK	1552	10 OAK
622	16 OAK		1436	10	1553	8 OAK
626	34 OAK		1437	10 OAK	1554	10 OAK
1164	12 OAK	FORK	1438	6 OAK	1555	8 OAK
1165	8 ELM		1440	8 OAK	1556	6 OAK
1166	8 OAK		1442	10 OAK	1557	6
1167	24ELM		1443	16 OAK	1558	6
1172	8OAK		1445	6 OAK	1559	6
1173	10OAK		1447	8 OAK	1560	6
1174	18 OAK		1448	10 OAK	1561	10 OAK
1175	8 OAK		1449	12 OAK	1562	10
1176	6 OAK		1450	12 OAK	1563	10
1177	18 OAK		1452	12 OAK	1564	10
1181	8 OAK		1453	14 OAK	1565	12 OAK
1182	8 OAK		1454	24 OAK	1566	10 OAK
1257	18 OAK		1455	22 OAK	1567	16 OAK
1258	24 OAK		1456	22	1584	30 PEC TWIN
1265	14 OAK		1462	6 CEDAR	1585	14 PEC
1266	22 OAK		1463	18 OAK	1586	40 MUL
1267	7 OAK		1464	18	1587	24 MUL
1268	20 OAK		1465	18	1588	6 ELM
1275	16 OAK		1466	6 OAK	1589	20 ELM TWIN
1278	26 OAK	FORK	1467	24 OAK	1590	12 ELM TWIN
1279	12 OAK		1468	18 OAK	1591	8 ELM
1280	24 OAK		1469	6 OAK	1592	10 ELM
1281	20 OAK		1470	6	1593	28 ELM TWIN
1282	12 OAK		1471	10 MUL	1594	8 OAK
1283	14 OAK		1472	6 OAK	1595	6 OAK
1323	18 OAK		1473	20 OAK	1596	8 OAK
1324	10 OAK		1474	10 OAK	1597	10 OAK
1328	14 OAK		1475	12 OAK	1598	12 ELM
1329	8 HACK		1476	8 OAK	1599	20 OAK
1330	8 HACK		1477	10 OAK	1600	10 HACK
1331	10 OAK		1478	10	1601	16 WILLOW
1332	8 OAK		1479	8 OAK	1602	8 OAK
1333	14 OAK		1480	12 OAK	1603	8 OAK
1334	14 OAK		1481	12	1604	8 OAK
1335	6 OAK		1482	12	1605	10 OAK
1336	10 OAK	FORK	1483	14 OAK	1606	6 OAK
1337	6 OAK		1484	14 OAK	1607	8 OAK
1338	8 OAK		1485	14	1608	14 TWIN OAK
1339	18 OAK		1486	10 OAK	1609	10 OAK
1340	8 OAK		1492	14 OAK	1610	16 OAK
1341	12 OAK		1493	6 OAK	1611	8 OAK
1342	14 OAK		1495	8 OAK	1612	10 OAK
1343	8 OAK		1496	8	1613	6 OAK
1344	8 OAK		1497	8	1614	4
1345	10 OAK		1498	8	1615	14 ELM
1346	26 OAK	FORK	1499	16 OAK	1616	30 TRIPLE OAK
1347	8 OAK		1500	12 OAK	1617	10 OAK
1348	12 OAK		1501	12	1618	10 ELM
1349	12 OAK		1502	10 OAK	1619	10 ELM
1350	12 OAK		1503	6 OAK	1620	12 OAK
1351	16 OAK		1504	10 OAK	1621	12 OAK
1352	12 OAK		1505	14 OAK		
1353	28 OAK	FORK	1506	14		
1354	10 OAK	DEAD	1507	10 OAK	FORK	
1355	8 OAK		1508	16	FORK	
1356	8 OAK		1509	16		
1357	10 OAK		1510	16		
1358	8 OAK		1511	12 OAK		
1359	6 OAK		1512	12		
1360	8 OAK		1513	12		
1361	8 HACK		1514	8 OAK		
1362	8 OAK		1515	10 OAK		
1363	16 OAK		1519	6 OAK		
1364	22 OAK		1520	6		
1365	17 HACK		1521	6		
1402	24 OAK		1522	17 OAK		
1403	16 OAK		1523	17		
1404	12 OAK		1524	17 OAK		
1405	12 OAK		1525	6 OAK		
1406	24 HACK		1526	10 OAK		
1407	12 OAK		1527	10		
1408	30 OAK	TRIPLE	1528	6		
1409	18 OAK		1529	8 OAK		
1410	10 OAK		1530	8		
1411	14 OAK	TWIN	1531	6 OAK		
1412	14 OAK		1532	6		
1413	18 OAK		1533	6		
1414	30 OAK	FORK	1534	12 OAK		
1415	10 OAK		1535	8 OAK		
1416	12 OAK		1536	6 OAK		
1417	7 OAK		1537	12 OAK		
1418	7 OAK		1538	12 OAK		
1420	8 OAK		1539	6 OAK		
1421	12 OAK		1540	6		
1422	12 OAK		1541	18 OAK		
1423	12 OAK		1542	18		
1424	10 OAK		1543	10 OAK		
			1544	12 OAK		



Tree Conservation Legend

- Trees to be removed ●
- Trees to be saved ●



Engineer:
Redinger Group, LLC
P.D.Box 93206
Southlake, TX 76092
Tel: 817-253-5727
Contact: Clayton Redinger, P.E.

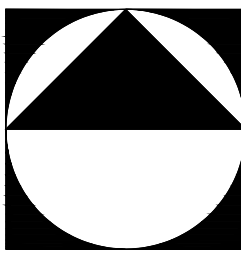
Applicant:
Sage Group, Inc.
1130 N. Carroll Avenue, Suite 200
Southlake, TX 76092
817 - 424 - 2626
Contact: Curtis Young, AIA

Owner/ Developer:
Wes Dawson
7209 John McCain Rd.
Colleyville, TX 76034
214 - 704 - 9001

Planner: SAGE GROUP, INC.

Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

11 APR 24



Tree Conservation Plan

Oak Creek

Colleyville, Tarrant County, Texas

ORDINANCE O-18-2048

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 12.038 ACRES, ON LOT 1, BLOCK 1, ALLZIM ACRES ADDITION, AND TRACT 2A7B, 2A8C, & 2A9A, ABSTRACT 533, IN THE MARY M. FREEMAN SURVEY, AND TRACT 4D02, ABSTRACT 295, IN THE WILLIAM E. CROOKS SURVEY, LOCATED AT 7209 AND 7215 JOHN MCCAIN ROAD (THE "SUBJECT PROPERTY"), FROM THE AG-AGRICULTURAL AND R-20 SINGLE FAMILY RESIDENTIAL DISTRICTS TO THE AG-AGRICULTURAL AND R-20 SINGLE FAMILY RESIDENTIAL DISTRICTS; 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 rezoning under Case ZC18-013; 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 enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets; and to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the 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 Planning and Zoning Commission and the City Council have found that the characteristics of the Subject Property are such that the public interest, safety and general welfare are best served with the adoption of a subdivision platting requirement that any final plat(s) for the Subject Property shall contain a landscape and tree preservation easement, as further described herein.

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 12.038 acres, on Lot 1, Block 1, Allzim Acres Addition, and Tract 2A7B, 2A8C, & 2A9A, Abstract 533, in the Mary M. Freeman Survey, and Tract 4D02, Abstract 295, in the William E. Crooks Survey, located at 7209 and 7215 John McCain Road (the "Subject Property"), from the AG-Agricultural and R-20 Single Family Residential districts to the AG-Agricultural and R-20 Single Family Residential districts, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT any final plat filed for the Subject Property, or any portion thereof, shall provide for a minimum 30 foot wide landscape preservation/conservation easement along the western boundary and continuing along the northern boundary of the Subject Property, as further depicted in Exhibit "B". Any such

plat shall contain a note describing the landscape preservation/conservation easement which shall be in conformance with all applicable landscape regulations, tree preservation regulations, and any other conditions required by the City Manager to ensure the landscape buffer within the landscape preservation/conservation easement will be developed, maintained and preserved in a manner that will ensure preservation of existing trees along adjacent properties are adequately buffered from any light and noise originating from the Subject Property as a result of the subdivision of the Subject Property. The foregoing tree preservation regulations shall include, at a minimum, a requirement that any tree removed from within the landscape easement shall be replaced with one or more trees sufficient to ensure the same number of caliper inches removed are replaced within the landscape preservation/conservation easement, or in a City park, or in a City right-of-way, at the discretion of the City Manager. Removal of trees shall be limited to those deemed "dead", "dying" or a "public safety concern" by the City arborist.

- Sec. 4. THAT the Subject Property shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 5. 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. 6. 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. 7. 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. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of June 2018.

The second reading and public hearing being conducted on the 19th day of June 2018.

PASSED AND APPROVED BY A VOTE OF 7 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 19TH DAY OF JUNE 2018.

Mayor Richard Newton	<u>Aye</u>	Mayor Pro Tem Bobby Lindamood	<u>Aye</u>
Place 1, Tammy Nakamura	<u>Aye</u>	Place 5, Chuck Kelley	<u>Aye</u>
Place 3, Kathy Wheat	<u>Aye</u>	Place 6, Callie Rigney	<u>Aye</u>
Place 4, George Dodson	<u>Aye</u>		

ATTEST:



Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE



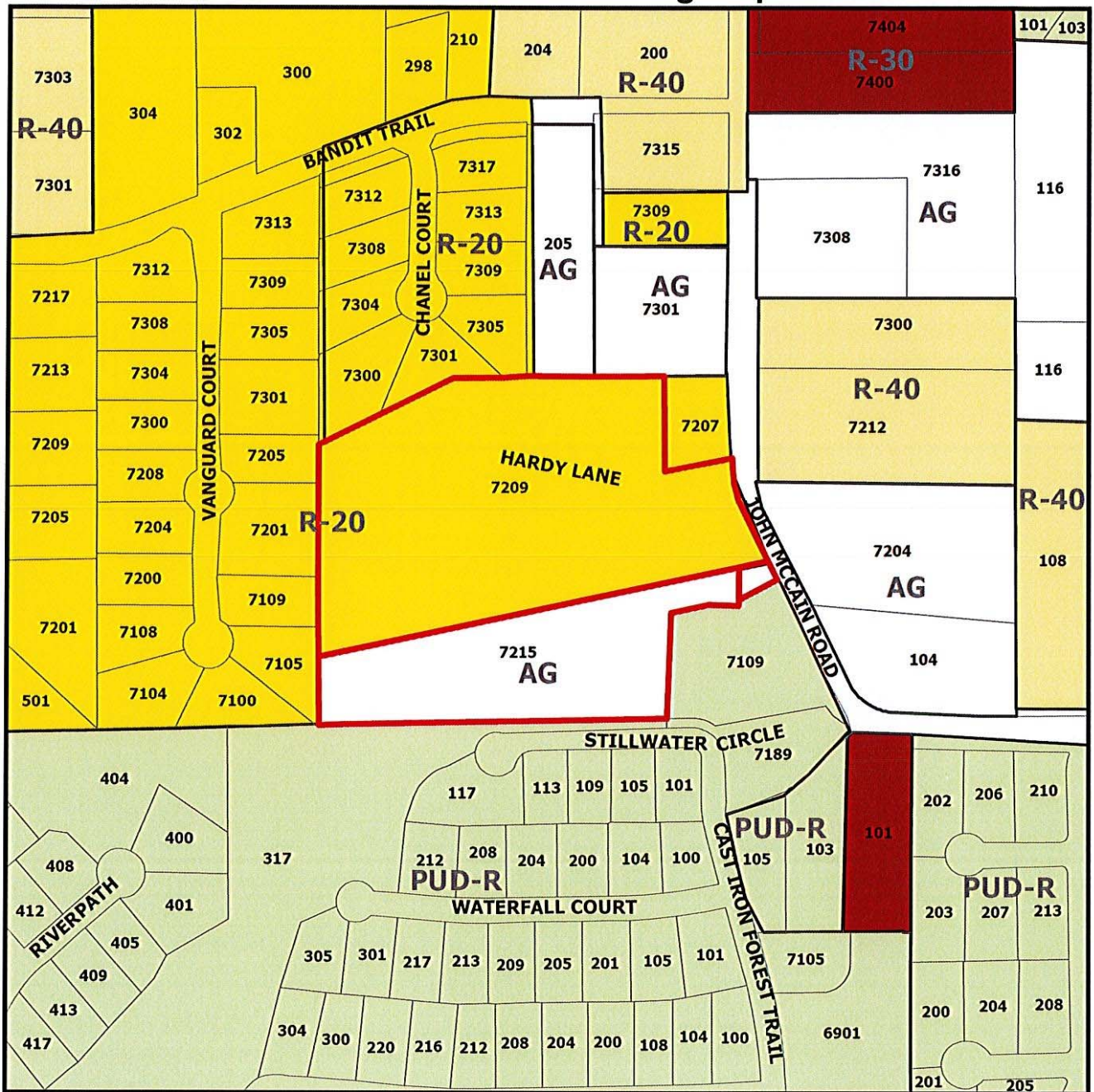
Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:



Whitt L. Wyatt
City Attorney

Exhibit "A"- Zoning Map



ZC18-013

7209 and 7215 John McCain Road

DISCLAIMER:

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

 Subject Property

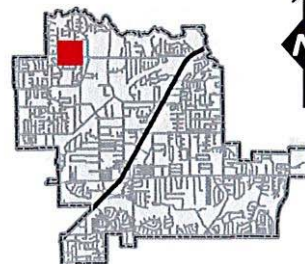
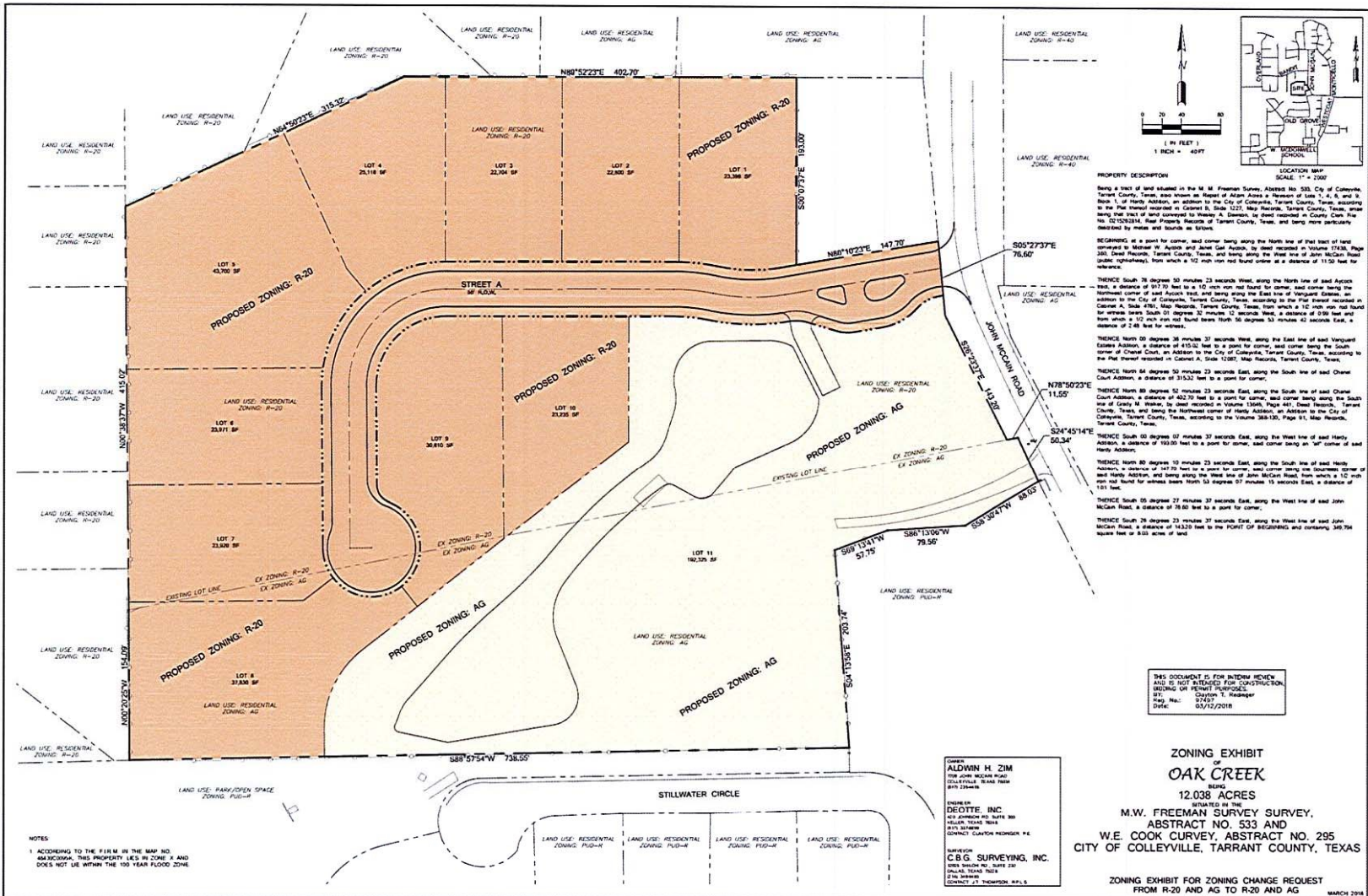
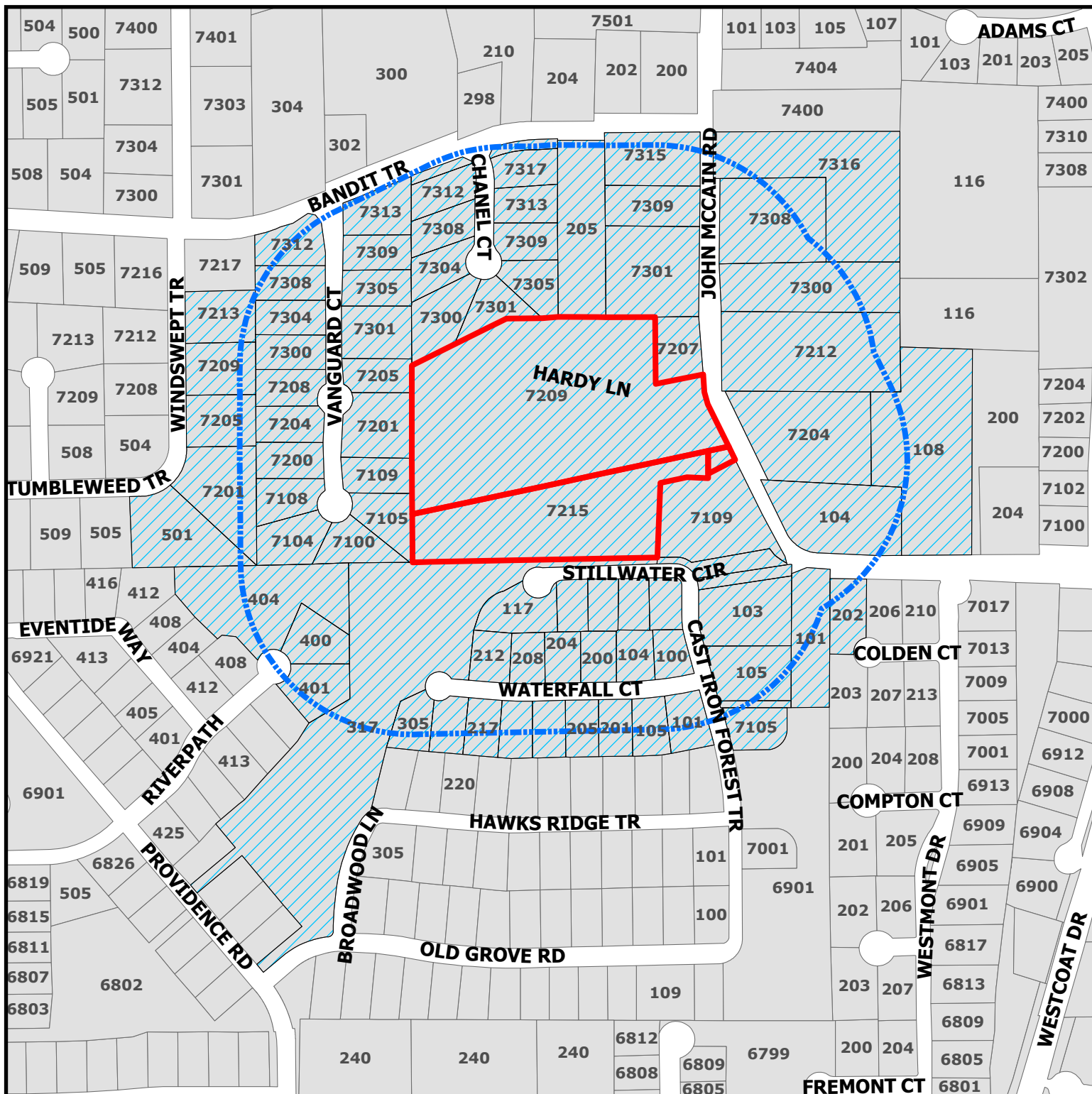


Exhibit “B” – Zoning Exhibit



Notification Map

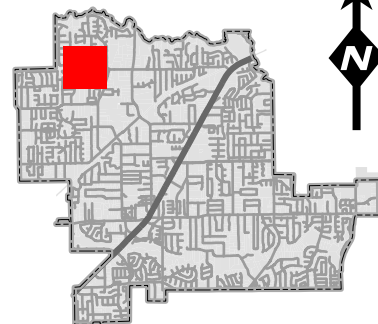


ZC24-007

7209 & 7215 John McCain

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





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, May 13, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, June 4, 2024 & Tuesday, June 18, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a rezoning from R-20 Single Family Residential and AG Agricultural to RE Single Family Estate Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural on Lot 1, Block 1, Allzim Acres, Tract 4D02, Abstract 295, William E. Crooks Survey, and Tracts 2A7B, 2A8C, & 2A9A, Abstract 533, Mary M. Freeman Survey. The rezoning request is for a new 7 lot subdivision.

Zoning Case: ZC24-007

Applicant: Curtis Young, Sagegroup

Owner: Dawson Farms LLC

Location: 7209 & 7215 John McCain Rd

Property Description: Lot 1, Block 1, Allzim Acres, Tract 4D02, Abstract 295, William E. Crooks Survey, and Tracts 2A7B, 2A8C, & 2A9A, Abstract 533, Mary M. Freeman Survey

Present Zoning: R-20 Single Family Residential & AG Agricultural

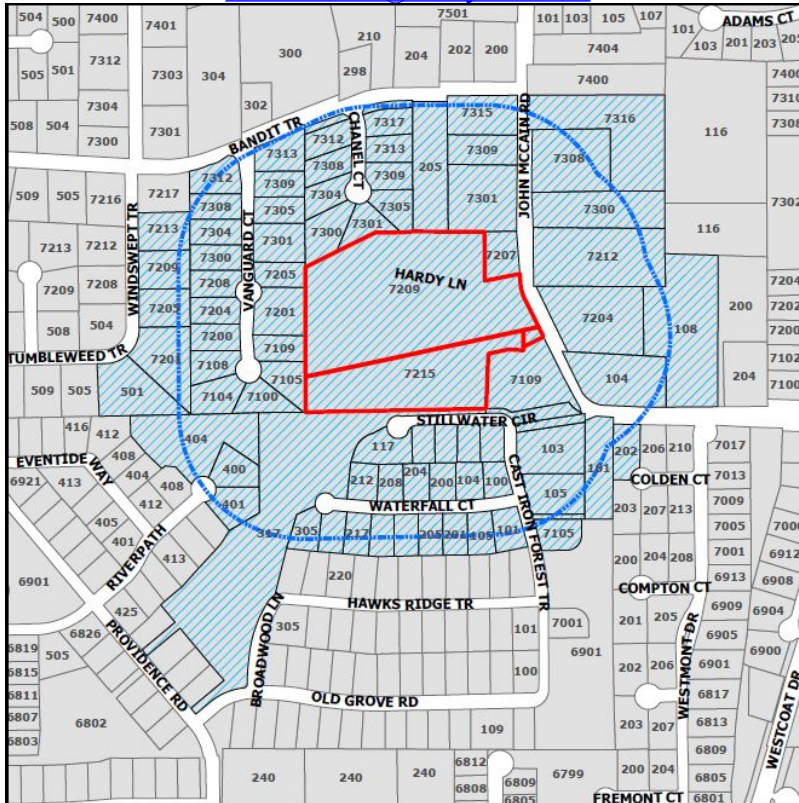
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

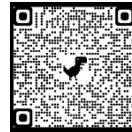
NOTICE OF PUBLIC HEARING

Citizenletters@colleyville.com



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.

Kris Potts

Kris Potts
Planner

Owner Name	Owner City	Owner Zip	Situs Address
BILLINGS, FLORENCE L	COLLEYVILLE, TX	76034	7301 JOHN MCCAIN RD
GOODEN, JOHN L	COLLEYVILLE, TX	76034	7204 VANGUARD CT
BELL, APRIL	COLLEYVILLE, TX	76034	7204 JOHN MCCAIN RD
STEVENS, GREGORY	COLLEYVILLE, TX	76034	7104 VANGUARD CT
RODRIGUEZ, ANTHONY	COLLEYVILLE, TX	76034	7213 WINDSWEPT TR
COX, CLYDE	COLLEYVILLE, TX	76034	105 STILLWATER CIR
FERRELL, HUNTER	COLLEYVILLE, TX	76034	7301 CHANEL CT
JACOBSON, STEVEN L	COLLEYVILLE, TX	76034	7108 VANGUARD CT
CLARRY, KEITH E	COLLEYVILLE, TX	76034	401 RIVERPATH
ALLEN, LEROY	COLLEYVILLE, TX	76034	101 STILLWATER CIR
SMITH, WILLIAM	COLLEYVILLE, TX	76034	205 WATERFALL CT
JONES, MARK	KELLER, TX	76248	7308 JOHN MCCAIN RD
SKINNER, ALFRED H	COLLEYVILLE, TX	76034	7305 VANGUARD CT
JUDON, MATTHEW	COLLEYVILLE, TX	76034	7212 JOHN MCCAIN RD
BYRD, MICHAEL C	COLLEYVILLE, TX	76034	113 STILLWATER CIR
HOLLAN, GEORGE	COLLEYVILLE, TX	76034	7100 VANGUARD CT
ATHULATHMUDALI, K	COLLEYVILLE, TX	76034	7309 VANGUARD CT
MYERS, FLOYD	COLLEYVILLE, TX	76034	400 RIVERPATH
PELTIER, ANGELA	COLLEYVILLE, TX	76034	205 BANDIT TR
WAGNER, FREDERICK V	COLLEYVILLE, TX	76034	7305 CHANEL CT
PATEL, AJAY ARVIND	COLLEYVILLE, TX	76034	209 WATERFALL CT
FOSTER, ROSS	COLLEYVILLE, TX	76034	7109 VANGUARD CT
REDFEARN FAMILY TRUST	COLLEYVILLE, TX	76034	7300 CHANEL CT
BARNES, IRWIN	COLLEYVILLE, TX	76034	200 WATERFALL CT
BENINK, ERIC	COLLEYVILLE, TX	76034	7312 VANGUARD CT
AGUIRRE LIVING TRUST	COLLEYVILLE, TX	76034	7304 VANGUARD CT
CROWE REVOCABLE TRUST	COLLEYVILLE, TX	76034	7309 CHANEL CT
VAN HORNE, EDWARD	COLLEYVILLE, TX	76034	108 JOHN MCCAIN RD
OWEN, JOHN	COLLEYVILLE, TX	76034	201 WATERFALL CT
KINDY-BAILLOT, NADINE	COLLEYVILLE, TX	76034	7312 CHANEL CT
BOLTON, JONATHON	COLLEYVILLE, TX	76034	202 COLDEN CT
ATHERTON, JAY W	COLLEYVILLE, TX	76034	7207 JOHN MCCAIN RD
O'NEAL, BRIAN	COLLEYVILLE, TX	76034	7317 CHANEL CT
LAW, JAMES	COLLEYVILLE, TX	76034	109 STILLWATER CIR
STILWILL, CHARLES	COLLEYVILLE, TX	76034	7209 WINDSWEPT TR
DIGGS, WILLIAM KEITH	COLLEYVILLE, TX	76034	7308 CHANEL CT
WALKER, GRADY M	COLLEYVILLE, TX	76034	7309 JOHN MCCAIN RD
AGNEW, GARRICK D	COLLEYVILLE, TX	76034	204 WATERFALL CT
RAU, SUSAN	COLLEYVILLE, TX	76034	7105 CAST IRON FOREST TR
DAVID & ANNA PHILLIPS REVOCABLE	COLLEYVILLE, TX	76034	7300 VANGUARD CT
KIMBELL, ISHAM	COLLEYVILLE, TX	76034	7201 VANGUARD CT
MARTINEZ GRULLON, JUAN	COLLEYVILLE, TX	76034	7300 JOHN MCCAIN RD
SCHNEIDER, HENRY J	COLLEYVILLE, TX	76034	217 WATERFALL CT
FROBERG, PAUL K	COLLEYVILLE, TX	76034	7301 VANGUARD CT
KELLY, JOHN	COLLEYVILLE, TX	76034	105 WATERFALL CT
CLARK, EDWARD D	COLLEYVILLE, TX	76034	104 WATERFALL CT
BEQUEAITH FAMILY TRUST	COLLEYVILLE, TX	76034	7205 VANGUARD CT
CHEN, TAI WAI D	COLLEYVILLE, TX	76034	7205 WINDSWEPT TR
COSTA, LUIZ	COLLEYVILLE, TX	76034	7304 CHANEL CT
GRIFFIN, JEFFREY	COLLEYVILLE, TX	76034	213 WATERFALL CT
CHANDLER, EDWIN K	COLLEYVILLE, TX	76034	301 WATERFALL CT
HUDSON, SUSAN	COLLEYVILLE, TX	76034	7200 VANGUARD CT
REDDY, BIBAS	COLLEYVILLE, TX	76034	7313 CHANEL CT
RYAN, MARSHALL	COLLEYVILLE, TX	76034	7308 VANGUARD CT
KENT, ROBERT	COLLEYVILLE, TX	76034	7315 JOHN MCCAIN RD
TA, TUONG TRAN	COLLEYVILLE, TX	76034	7208 VANGUARD CT
MARGETTS LIVING TRUST	COLLEYVILLE, TX	76034	7105 VANGUARD CT
FAZAL, UMER	COLLEYVILLE, TX	76034	305 WATERFALL CT
HIGHTOWER, ROXANNE S	COLLEYVILLE, TX	76034	104 JOHN MCCAIN RD
ETTA, ANITA B	COLLEYVILLE, TX	76034	101 WATERFALL CT
GRAZIA, TODD	COLLEYVILLE, TX	76034	7313 VANGUARD CT
VISIONS SOUTHWEST 10 LP	GRAPEVINE, TX	76099	7320 CHANEL CT
BUTLER, PERRY L	COLLEYVILLE, TX	76034	208 WATERFALL CT
MARQUART REVOCABLE TRUST	COLLEYVILLE, TX	76034	501 TUMBLEWEED TR
BRIGHT, WILLIAM R	COLLEYVILLE, TX	76034	7201 WINDSWEPT TR
RIACH, STEVEN E	COLLEYVILLE, TX	76034	7109 JOHN MCCAIN RD
WHITTIER HEIGHTS HOME OWNERS AS	FORT WORTH, TX	76244	404 RIVERPATH
RAHMAN, EDWARD A	COLLEYVILLE, TX	76034	100 WATERFALL CT
DAWSON FARMS LLC	COLLEYVILLE, TX	76034	7209 JOHN MCCAIN RD
LEE, JENNIFER FANG EN	COLLEYVILLE, TX	76034	117 STILLWATER CIR
INMAN, MARGARET K	COLLEYVILLE, TX	76034	212 WATERFALL CT
TOLL DALLAS TX LLC	FORT WASHINGTON, PA	19034	105 JOHN MCCAIN RD
OLD GROVE ADDITION	COLLEYVILLE, TX	76034	COURTESY NOTICE
WESTMONT ADDITION	KELLER, TX	76244	COURTESY NOTICE
CHANEL COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
VANGUARD ESTATES ADDITION	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVILLE	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	GRAPEVINE, TX	76051	STATE REQUIRED
YOUNG, CURTIS	SOUTHLAKE, TX	76092	1130 N CARROLL AVE SUITE 200

May 1, 2024

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

Dear Planning and Zoning Commission,

In reference to the Notice of Public Hearing (scheduled for 5/13/24) for the rezoning of 7209 & 7215 John McCain Road, and as homeowners at the potential impacted property of 108 John McCain Road, we are requesting additional information on the drainage for the property. With the development, we expect that there will be less grass, trees and other water absorbing features during the periods of moderate rainfall, increasing the drainage flow out of the property. Currently, when moderate and heavy rain events occur in short time frames, extensive flooding occurs downstream from the property. There are multiple “choke” points downstream that go between numerous homeowner properties and into the Monticello community. The debris and rainwater from upstream (where 7209 & 7215 addresses are located) consistently back up, flood and at times damage property.

From: Statement of Planning Objectives Zoning Narrative 15 Apr 2024

“There is an existing drainage through the property, and the fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the east, across John McCain Road.”

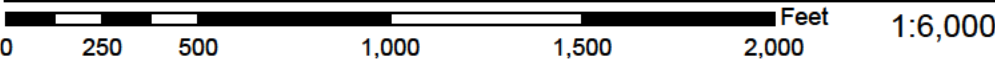
Without additional information on the analysis completed by the development group, we are unable to ascertain if the development will reduce or increase the water flow to the existing brooks downstream from the development. If there is additional information that can be provided, or if we can assist in providing additional impact information, please contact me at:

Edward Van Horne - 108 John McCain Road - [REDACTED]

National Flood Hazard Layer FIRMMette



97°10'18"W 32°55'1"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		29.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/1/2024 at 3:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





⊗ = Flow junction, drainage pipe
▨ = Flood area

108 John McCain Rd. flood and run-off
Typical for .75" > rainfall during 90-minute period



**Debris from upstream
blocks and floods**

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 12.16 ACRES, BEING LOT 1, BLOCK 1, ALLZIM ACRES, TRACT 4D02, ABSTRACT 295, WILLIAM E. CROOKS SURVEY, AND TRACTS 2A7B, 2A8C, & 2A9A, ABSTRACT 295, MARY M. FREEMAN SURVEY, LOCATED AT 7209 JOHN MCCAIN ROAD & 7215 JOHN MCCAIN ROAD, BY AUTHORIZING A REZONING FROM R-20 SINGLE FAMILY RESIDENTIAL AND AG AGRICULTURAL TO RE SINGLE FAMILY 'ESTATE' RESIDENTIAL, R-40 SINGLE FAMILY RESIDENTIAL, R-30 SINGLE FAMILY RESIDENTIAL, AND AG AGRICULTURAL; 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 rezoning from AG Agricultural and R-20 Single Family Residential to RE Single Family 'Estate' Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural under Case No. ZC24-007; 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 rezoning from AG Agricultural and R-20 Single Family Residential to RE Single Family 'Estate' Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural on 12.16 acres, being Lot 1, Block 1, Allzim Acres, Tract 4D02, Abstract 295, William E. Crooks Survey, and Tracts 2A7B, 2A8C, & 2A9A, Abstract 533, Mary M. Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, 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. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of June 2024.

The second reading and public hearing being conducted on the 18th day of June 2024.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2024.

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

ATTEST:

CITY OF COLLEYVILLE

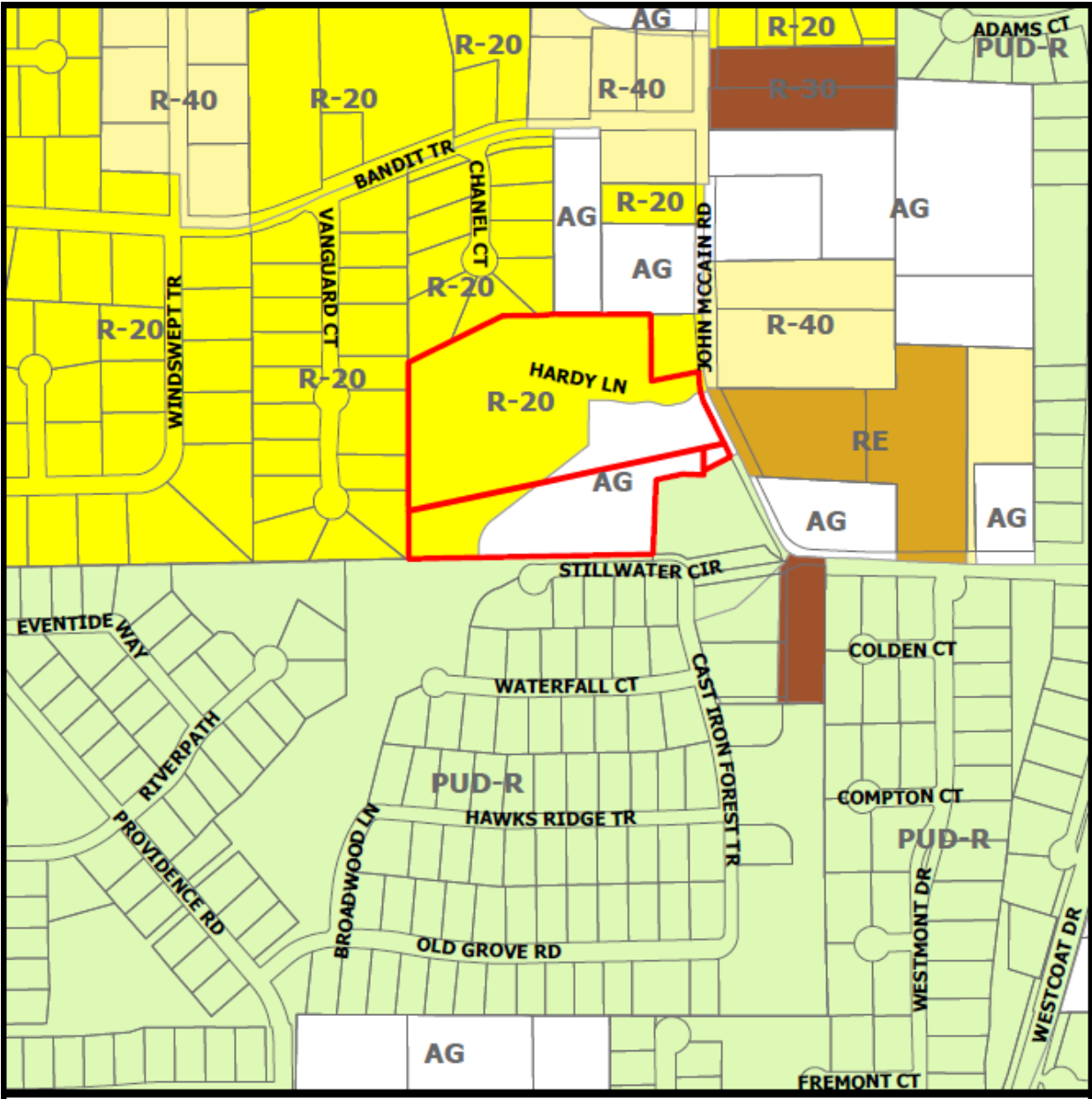
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



Site Data Summary Chart	
Summary: Minimum Use	7
Common Open Space	2
Estimated Use	51.97 %
Common Open Space	3.79 %
R.O.W.	0.467 %
R.O.W. Deduction	0.460 %
	6.17 %
	0.011 %
	0.011 %
Site Average	100.00 %
Site Data	12.018 ac.
Good Density	12.018 ac.
Good Density	0.58 ac/acre
Lot Summary	
Minimum Lot Size	20.679 s.f.
Average Lot Size	68.897 s.f.
Common Open Space	2
Zoning & Current Use	
Current Use:	R-20 & R-6
Proposed Zoning:	R-20 & R-6
Approved Use:	Various
Proposed Use:	Residential

30,679 s.f.
68,887 s.f.
2
R-20 & AG
R-20 & AG
Vacant
Residential

URBAN DESIGN
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 URBAN PLANNING
 DESIGN, PLANNING
 & ENVIRONMENT

10 APR 24

0 50' 100' 200'

Development Plan

Colleyville, Tarrant County, Texas



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number**Agenda Date** 5/13/2024**Type** Public Hearing Agenda Items**Department** Community Development

Title

Consideration of amendments to the Land Development Code, Chapter 2 Definitions and 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, GC24-004

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. Definitions for "housekeeping" and "vehicle" are also being added to Chapter 2 Definitions.

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

Attachments

1. Proposed LDC Language
2. Draft Ordinance

Chapter 2 Definitions

- *Housekeeping* means a person or persons living together in a dwelling as a single entity sharing and having access to all common living facilities in the dwelling.
- *Vehicle* means a self-propelled device that can be used to transport or draw persons on a highway. This includes an automobile, recreational vehicle, major recreational vehicle, commercial vehicle, and a trailer or semi-trailer designed to be used with a self-propelled device.

Section 3.28 Supplementary District Regulations

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 2, DEFINITIONS AND 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 2, Definitions and 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 2, Definitions and 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 4th day of June 2024.

The second reading and public hearing being conducted on the 18th day of May 2024.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2024.

Mayor Bobby Lindamood	_____ Mayor Pro Tem XXXXXX	_____
Place 1, Brandi Elder	_____ Place 4, Ben Graves	_____
Place 2, George Bond	_____ Place 5, XXXXXXXX	_____
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 2- Definitions

- *Housekeeping* means a person or persons living together in a dwelling as a single entity sharing and having access to all common living facilities in the dwelling.
- *Vehicle* means a self-propelled device that can be used to transport or draw persons on a highway. This includes an automobile, recreational vehicle, major recreational vehicle, commercial vehicle, and a trailer or semi-trailer designed to be used with a self-propelled device.

Chapter 3 – Land Use

Section 3.28 Supplementary District Regulations

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.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2e	Agenda Date 5/13/2024	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Heliports and Airports and Commercial Drone Delivery Hubs, GC24-005

Explanation

The City Council has directed staff to prepare a change to the Land Development Code which would add commercial drone delivery hubs to Chapter 3, Section 3.24.B, Schedule of District Regulations, and provide Special Land Use Standards for Heliports and Airports and Commercial Drone Delivery Hubs.

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

Recommendation

Approve

Attachments

1. LDC Drone Delivery Hub Exhibit
2. Draft Ordinance

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
I. AUTOMOTIVE AND TRANSPORTATION USES																		
Airports and Heliports and Commercial Drone Delivery Hub	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		17	24
Auto Alarm / Stereo / Window Tinting Stores													S	S	P		10	7
Auto Lube Shops													S	S	P		10	9
Automotive and Motor Vehicle Sales													S	S	S		10	8
Auto Parts and Accessory Stores													P	P	P	P	10	7
Auto, Truck or Trailer Rental													S	S	S		10	8
Auto Upholstery Shops														S	P		10	9
Auto Parking Lots and Garages (free standing)										S	S	S	S	S	S			n.a.
Auto Repair Shop													S	S	S		10	9
Boat and Water-craft Sales and Service													S	S	S		10	8
Bus or Passenger Train Stations												S	S	S	S			24
Car Wash (self-service and automatic)														S	S			9
Commuter Transit Stations												S	S	S	S			24
Electric Vehicle (EV) Charging Station										S	S	S	S	S	S		18	n.a.
Gasoline Service Stations														S	S		10	7
LPG / CNG Dispensing Stations														S	S			24
Motorcycle Sales and Service														S	S		10	8
Paint and Body Shops														S	S		10	9
Park and Ride Facilities												S	S	S	S			24
Railroad or Motor Freight Terminals															S			24
Recreational Vehicle Sales and Service														S	S		10	8

Tire and Battery Stores													S	S	S	10	7
Truck and Heavy Equipment Sales and Service														S	S	10	8
Vehicle Storage Yards or Facilities													S	S	S	S	24
J. HEAVY COMMERCIAL, INDUSTRIAL & MANUFACTURING USES																	

- C. Special Land Use Standards – The following Special Land Use: Standards, which are referenced in the Special Land Use Standards column of Table 3.24.B, Schedule of Permitted Principal Uses, refer to additional standards and requirements that are applicable to the listed land use.

17. Heliports and Airports and Commercial Drone Delivery Hub – No heliport, airport or commercial drone delivery hub shall be constructed, operated, or maintained without the approval of a Special Use Permit (SUP) per Section 3.24 of the Land Development Code. Commercial drone delivery shall be defined as the use of drones or similar devices weighing less than 100 pounds on takeoff, including everything that is on board or otherwise attached to the drone, to enable the receipt, storage, and distribution of packages by air. A Drone hub will be defined as a designated area over which an unmanned aircraft completes the final phase of the approach, to a hover or a landing, and from which an unmanned aircraft initiates take-off. The drone hub includes both the launch pads and any required safety areas, and may include areas for the outdoor storage of goods, materials, containers, trailers, or other equipment.

a. A heliport, airport, or commercial drone delivery hub shall comply with the following regulations, unless the City Council in approving the Special Use Permit for a heliport, airport, or commercial drone delivery hub has imposed other requirements necessary in the particular case to protect the public interests.

- i. The heliport, airport, or commercial drone delivery hub must be designated on an approved site plan.
- ii. It shall be unlawful to take-off or land any helicopter on a repetitive basis at other than an approved heliport approved by the City Council pursuant to a Special Use Permit. This article and this section do not require compliance for landings and take-offs on a non-regular and infrequent basis that are otherwise lawful under federal law and regulations, such as, but not limited to: showing of real estate, personal landings and takeoffs in order to handle personal transactions and other similar uses, special events, or emergency use.
- iii. No helicopter, which has not been rated or licensed by the FAA or its successors, shall be flown from, taken-off from or landed at or upon any heliport or helistop in the city.
- iv. No person shall navigate any aircraft over, land upon or fly the same from, or service, maintain or repair any aircraft or conduct any aircraft operations on or from heliports or helistops, airports, and commercial drone delivery hubs within the city limits, otherwise than in conformity with the requirements of the federal air regulations, as established by the FAA or its successors.
- v. No person shall knowingly operate any aircraft above the city or give any exhibition of flying or otherwise, while such aircraft is in a defective condition, when the same is likely to cause any accident or injury to person or property, nor shall any person operate an aircraft over the city at any time, unless such person is fully capable of handling and controlling the aircraft so operated, nor shall any person operate any aircraft while under the influence of any drug or intoxicant of any nature so as to incapacitate such person from operating any such aircraft.
- vi. When adjacent to residential properties, no drone hub shall be located within 150 feet of residential properties.
- vii. The heliport, airport or commercial drone delivery hub must not be placed;
 1. Within any required setbacks;

2. Within any required landscape edge;
 3. Within fire lanes, easements, maneuvering aisles, customer pick-up lanes, or required loading zones and parking spaces; or
 4. So as to obstruct visibility or interfere with pedestrian or vehicle circulation.
- viii. Accessory buildings used to store goods, materials, or containers related to commercial drone delivery must adhere to the accessory building guidelines as per the requirements of Section 3.27.
 - ix. Aesthetic improvements around any commercial drone delivery hub location shall be provided to complement the development.
- b. Parking and Loading Regulations:
- i. Parking is not required for a heliport, airport, or commercial drone delivery hub use.
 - ii. The City Council may decrease the amount of required parking for a site up to 10% to accommodate the drone staging area for a commercial drone delivery hub with approval of a site plan if minimum parking requirements are not met with the approval of a drone use. The parking reduction is revoked if the commercial drone delivery hub use is removed.

ORDINANCE O-24-xxxx

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 3, SECTION 3.24.B SCHEDULE OF PERMITTED PRINCIPAL USES AND SECTION 3.24.C. SPECIAL LAND USE STANDARDS 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 3.24.B. Schedule of Permitted Principal Uses and Section 3.24.C. Special Land Use Standards 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 3.24.B Schedule of Permitted Principal Uses and Section 3.24.C. Special Land Use Standards* 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 4th day of June 2024.

The second reading and public hearing being conducted on the 18th day of May 2024.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2024.

Mayor Bobby Lindamood	_____ Mayor Pro Tem XXXXXX	_____
Place 1, Brandi Elder	_____ Place 4, Ben Graves	_____
Place 2, George Bond	_____ Place 5, XXXXXXXX	_____
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"

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
I. AUTOMOTIVE AND TRANSPORTATION USES																		
Airports and Heliports and Commercial Drone Delivery Hub	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		17	24
Auto Alarm / Stereo / Window Tinting Stores													S	S	P		10	7
Auto Lube Shops													S	S	P		10	9
Automotive and Motor Vehicle Sales													S	S	S		10	8
Auto Parts and Accessory Stores												P	P	P	P		10	7
Auto, Truck or Trailer Rental													S	S	S		10	8
Auto Upholstery Shops														S	P		10	9
Auto Parking Lots and Garages (free standing)										S	S	S	S	S	S			n.a.
Auto Repair Shop													S	S	S		10	9
Boat and Water-craft Sales and Service													S	S	S		10	8
Bus or Passenger Train Stations												S	S	S	S			24
Car Wash (self-service and automatic)														S	S			9
Commuter Transit Stations												S	S	S	S			24
Electric Vehicle (EV) Charging Station										S	S	S	S	S	S		18	n.a.
Gasoline Service Stations														S	S		10	7
LPG / CNG Dispensing Stations														S	S			24
Motorcycle Sales and Service														S	S		10	8
Paint and Body Shops														S	S		10	9
Park and Ride Facilities												S	S	S	S			24

Railroad or Motor Freight Terminals													S		24
Recreational Vehicle Sales and Service													S	S	8
Tire and Battery Stores												S	S	S	7
Truck and Heavy Equipment Sales and Service													S	S	8
Vehicle Storage Yards or Facilities											S	S	S	S	24
J. HEAVY COMMERCIAL, INDUSTRIAL & MANUFACTURING USES															

- C. Special Land Use Standards – The following Special Land Use: Standards, which are referenced in the Special Land Use Standards column of Table 3.24.B, Schedule of Permitted Principal Uses, refer to additional standards and requirements that are applicable to the listed land use.

17. Heliports and Airports and Commercial Drone Delivery Hub – No heliport, airport or commercial drone delivery hub shall be constructed, operated, or maintained without the approval of a Special Use Permit (SUP) per Section 3.24 of the Land Development Code. Commercial drone delivery shall be defined as the use of drones or similar devices weighing less than 100 pounds on takeoff, including everything that is on board or otherwise attached to the drone, to enable the receipt, storage, and distribution of packages by air. A Drone hub will be defined as a designated area over which an unmanned aircraft completes the final phase of the approach, to a hover or a landing, and from which an unmanned aircraft initiates take-off. The drone hub includes both the launch pads and any required safety areas, and may include areas for the outdoor storage of goods, materials, containers, trailers, or other equipment.

- a. A heliport, airport, or commercial drone delivery hub shall comply with the following regulations, unless the City Council in approving the Special Use Permit for a heliport, airport, or commercial drone delivery hub has imposed other requirements necessary in the particular case to protect the public interests.
 - i. The heliport, airport, or commercial drone delivery hub must be designated on an approved site plan.
 - ii. It shall be unlawful to take-off or land any helicopter on a repetitive basis at other than an approved heliport approved by the City Council pursuant to a Special Use Permit. This article and this section do not require compliance for landings and take-offs on a non-regular and infrequent basis that are otherwise lawful under federal law and regulations, such as, but not limited to: showing of real estate, personal landings and takeoffs in order to handle personal transactions and other similar uses, special events, or emergency use.
 - iii. No helicopter, which has not been rated or licensed by the FAA or its successors, shall be flown from, taken-off from or landed at or upon any heliport or helistop in the city.
 - iv. No person shall navigate any aircraft over, land upon or fly the same from, or service, maintain or repair any aircraft or conduct any aircraft operations on or from heliports or helistops, airports, and commercial drone delivery hubs within the city limits, otherwise than in conformity with the requirements of the federal air regulations, as established by the FAA or its successors.
 - v. No person shall knowingly operate any aircraft above the city or give any exhibition of flying or otherwise, while such aircraft is in a defective condition, when the same is likely to cause any accident or injury to person or property, nor shall any person operate an aircraft over the city at any time, unless such person is fully capable of handling and controlling the aircraft so operated, nor shall any person operate any aircraft while under the influence of any drug or intoxicant of any nature so as to incapacitate such person from operating any such aircraft.
 - vi. When adjacent to residential properties, no drone hub shall be located within 150 feet of residential properties.
 - vii. The heliport, airport or commercial drone delivery hub must not be placed;
 - 1. Within any required setbacks;

2. Within any required landscape edge;
 3. Within fire lanes, easements, maneuvering aisles, customer pick-up lanes, or required loading zones and parking spaces; or
 4. So as to obstruct visibility or interfere with pedestrian or vehicle circulation.
- viii. Accessory buildings used to store goods, materials, or containers related to commercial drone delivery must adhere to the accessory building guidelines as per the requirements of Section 3.27.
 - ix. Aesthetic improvements around any commercial drone delivery hub location shall be provided to complement the development.
- b. Parking and Loading Regulations:
- i. Parking is not required for a heliport, airport, or commercial drone delivery hub use.
 - ii. The City Council may decrease the amount of required parking for a site up to 10% to accommodate the drone staging area for a commercial drone delivery hub with approval of a site plan if minimum parking requirements are not met with the approval of a drone use. The parking reduction is revoked if the commercial drone delivery hub use is removed.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2f	Agenda Date 5/13/2024	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Electric Vehicle (EV) Charging Stations, GC24-006

Explanation

The City Council has directed staff to prepare a change to the Land Development Code which would add Electric Vehicle (EV) Charging Stations to Chapter 3, Section 3.24B, Schedule of District Regulations, and provide Special Land Use Standards for Electric Vehicle (EV) Charging Stations.

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

Recommendation

Approve

Attachments

1. Electric Vehicle Charing Station LDC Exhibit
2. Draft Ordinance

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
I. AUTOMOTIVE AND TRANSPORTATION USES																		
Airports and Heliports and Commercial Drone Delivery Hub	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		17	24
Auto Alarm / Stereo / Window Tinting Stores													S	S	P		10	7
Auto Lube Shops													S	S	P		10	9
Automotive and Motor Vehicle Sales													S	S	S		10	8
Auto Parts and Accessory Stores												P	P	P	P		10	7
Auto, Truck or Trailer Rental													S	S	S		10	8
Auto Upholstery Shops														S	P		10	9
Auto Parking Lots and Garages (free standing)											S	S	S	S	S			n.a.
Auto Repair Shop													S	S	S		10	9
Boat and Water-craft Sales and Service													S	S	S		10	8
Bus or Passenger Train Stations												S	S	S	S			24
Car Wash (self-service and automatic)														S	S			9
Commuter Transit Stations												S	S	S	S			24
Electric Vehicle (EV) Charging Station											S	S	S	S	S		18	n.a.
Gasoline Service Stations														S	S		10	7
LPG / CNG Dispensing Stations														S	S			24
Motorcycle Sales and Service														S	S		10	8
Paint and Body Shops														S	S		10	9
Park and Ride Facilities												S	S	S	S			24
Railroad or Motor Freight Terminals															S			24
Recreational Vehicle Sales and Service														S	S		10	8

Tire and Battery Stores													S	S	S	10	7
Truck and Heavy Equipment Sales and Service														S	S	10	8
Vehicle Storage Yards or Facilities												S	S	S	S		24
J. HEAVY COMMERCIAL, INDUSTRIAL & MANUFACTURING USES																	

- C. Special Land Use Standards – The following Special Land Use: Standards, which are referenced in the Special Land Use Standards column of Table 3.24.B, Schedule of Permitted Principal Uses, refer to additional standards and requirements that are applicable to the listed land use.

18. Electric Vehicle (EV) Charging Station – A permit from the Building Inspections Department is required for the construction, replacement, or installation of an EV charging station in non-residential districts, or for the installation of electrical equipment for the purposes of charging an electric or hybrid vehicle in a residential dwelling.

- a. An EV charging station in a non-residential district shall comply with the following regulations, unless the City Council in approving a Special Use Permit for an EV charging station has imposed other requirements necessary in the particular case to protect the public interests.
 - i. EV charging stations must be in addition to required parking spaces.
 - ii. All signage associated with the charging stations must be approved as part of the Special Use Permit.
 - iii. No off-premise signage, through installation of changeable copy screens or devices, are permitted within, on, adjacent to, or associated with an EV charging station.
 - iv. EV charging stations may not be located immediately adjacent to public rights-of-way, and must be located internal to a property.
 - v. All charging stations must be setback a minimum of 25 feet from adjacent property lines when immediately adjacent to a residential use or district.
 - vi. EV supply equipment, including feeders and distribution equipment, shall be placed and operated from underground electric sources and not from electric poles. Transformers, switch gears, and other required electrical components shall be pad mounted.
 - vii. Every application and permit for an EV charging station must include a utility will-serve letter from the local electric delivery company detailing their ability to serve the site.
 - viii. Emergency power shut-off and parking structure prohibition requirements shall be regulated by the building and fire codes adopted by the City. In any case where there is conflict between ordinance and code, the most restrictive requirement shall apply.

ORDINANCE O-24-xxxx

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 3, SECTION 3.24.B. SCHEDULE OF PERMITTED PRINCIPAL USES AND SECTION 3.24.C. SPECIAL LAND USE STANDARDS 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 3.24.B. Schedule of Permitted Principal Uses and Section 3.24.C. Special Land Use Standards 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 3.24.B. Schedule of Permitted Principal Uses and Section 3.24.C. Special Land Use Standards* 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 4th day of June 2024.

The second reading and public hearing being conducted on the 18th day of May 2024.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2024.

Mayor Bobby Lindamood	_____ Mayor Pro Tem XXXXXX	_____
Place 1, Brandi Elder	_____ Place 4, Ben Graves	_____
Place 2, George Bond	_____ Place 5, XXXXXXXX	_____
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"

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Park and Ride Facilities												S	S	S	S			24

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J. HEAVY COMMERCIAL, INDUSTRIAL & MANUFACTURING USES															

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