



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION AGENDA

100 Main Street Colleyville, Texas 76034

MONDAY, AUGUST 12, 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: Sayeda Syed
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - July 8, 2024
Planning and Zoning Commission Worksession Minutes - July 22,
2024

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit to allow for a Veterinarian Clinic
on Lot 2, Block 1, Chandler Addition, located at 1721 John McCain
Road, Case ZC24-012

- 2b** Consideration of a Special Use Permit to allow for Dog Boarding and Dog Grooming on Lot 2, Block 1, Chandler Addition, located at 1721 John McCain Road, Case ZC24-013

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, August 8, 2024* by 5:00 p.m.

Jaquelyn Reyff
Planning Manager

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number**Agenda Date** 8/12/2024**Type** Approval of Minutes**Department** Community Development

Title

Planning and Zoning Commission Meeting Minutes - July 8, 2024

Planning and Zoning Commission Worksession Minutes - July 22, 2024

Explanation

Approval of the minutes from the July 8, 2024 Planning and Zoning Commission meeting and the July 22, 2024 Planning and Zoning Commission Worksession meeting.

Attachments

1. Planning and Zoning Commission Meeting Minutes - July 8, 2024
2. Planning and Zoning Commission Worksession Minutes - July 22, 2024



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, JULY 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 July 8, 2024 at 6:15 p.m.

Roll Call

Present: David Groves, Brandon Arnold, Sayeda Syed, Jerome Obinabo, Richard Remley, and Claudia Bevill

Absent: Jerry Savoie

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

Also Present: Attorney, Sarah Ross, Fire Marshal, Rob Mckeown

Jacquelyn Reyff briefed the commission for case ZC24-009 and showcased new exhibits provided by the applicant. There was general discussion regarding the decision to preserve the church on Lot 1.

Christopher Pham briefed the commission for case ZC24-011. There was general discussion regarding the sourcing of employees and whether employees would be employed using 1099 tax forms or W2 tax forms.

Kristopher Potts briefed the commission for case ZC24-014. There was discussion regarding the differences between plans from the previous submittal and the current one, as well as allowable development if the property remained AG Agricultural.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:43 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 July 8, 2024, at 7:00 p.m.

Roll Call

Present: David Groves, Brandon Arnold, Sayeda Syed, Jerome Obinabo, Richard Remley, and Claudia Bevill

Absent: Jerry Savoie

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

Also Present: Attorney, Sarah Ross, Fire Marshal, Rob Mckeown

1. APPROVAL OF MINUTES

1a June 10, 2024 Planning and Zoning Commission Meeting Minutes

June 24, 2024 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Groves made a motion to approve the June 10, 2024 Planning and Zoning Commission Meeting Minutes and the June 24, 2024 Planning and Zoning Worksession meeting minutes.

Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Obinabo, Remley, Arnold and Bevill

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a TABLED FROM THE JUNE 10, 2024 PLANNING AND ZONING COMMISSION MEETING

Consideration of a Rezoning from AG Agricultural to R-40 Single Family Residential on Lot 1, Block 1, Pleasant Run Baptist Church Addition, located at 6001 Pleasant Run Road, ZC24-009

Commissioner Syed made a motion to remove case ZC24-009 from the table.

Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Obinabo, Remley, Arnold and Bevill

Nay: 0

Jacquelyn Reyff presented the case and briefed the Commission.

Keith Hamilton, 7608 Overland Trail, Colleyville, TX, came forward and introduced himself to the Commission.

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

Edwin Waller, 513 Leta Lane, spoke in opposition, specifically regarding the Southern Baptist Church's decision to sell the land and the desire to retain a church.

Lisa Grossman, 6014 Pleasant Run Road, spoke in opposition, specifically regarding the construction of homes adjacent to her property, the preservation of the parking lot and sidewalk located on the church property, and the development of the land.

John Fegan, 1303 Bellefonte Lane, came forward and discussed his current attempts to find a user for the existing church building.

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

Commissioner Obinabo inquired about the historical preservation of the site and the history of the property. Mr. Waller came forward and explained that there is a historical preservation marker for the church, but not for the building itself.

Commissioner Syed discussed the utility of having an easily accessible parking lot remain on the property for the benefit of Colleyville Elementary events, as well as the taxable income of the property if it were to remain a church.

Commissioner Syed made a motion to approve Case ZC24-009.

Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Obinabo, Remley, Arnold and Bevill

Nay: 0 -

2b Consideration of a Special Use Permit to allow for Massage Therapy on Lot 3, Block 1, Tara Addition, located at 1009 Cheek Sparger, Suite 121, Case ZC24-011

Christopher Pham presented the case and briefed the Commission.

Ryan and Sunisa Ingram, 1206 Blazingstar Drive, Haslet, TX presented their case for the proposed Special Use Permit. The Commission inquired regarding the licensing of employees, the number of employees that would work at the location, and whether employees would be 1099 or W2 employees.

Mr. Ingram stated that employees would be hired and work as employees, not independent contractors, and possess their own licensure through the state of Texas. Licenses would be displayed on the wall of the business and be vetted prior to hiring. The business would start out with two massage therapists and reception employees, and that the employees would be employed using 1099 tax forms.

Additional questions were raised concerning the liability insurance of the business, nearby massage shops which the owners are connected with, and the recruitment of employees. He answered the Commission's questions regarding liability insurance by stating that the establishment possesses liability insurance and would be responsible for any claims made against them. Mr. Ingram stated that recruitment of employees is currently done through contacts Mrs. Ingram knows, but they intend to expand through other networks.

Chair Bevill inquired about how work would be divided by employees with two locations. Mr. Ingram stated that he would be responsible for taking care of the

laundry for both locations at the end of the day, cleaning is handled by the therapists at the start of the day, and that they would go between locations during the day.

Commissioner Syed inquired about the hours of operation. He stated that at their current existing location, Deluxe Thai Massage in Roanoke, TX, their hours of operation are from 10am-8pm on Monday through Saturday, and from 10am-6pm on Sunday and that Colleyville's location would have the same hours of operation.

The public hearing was opened at 7:51 p.m.

With no one wishing to speak, the public hearing was closed at 7:52 p.m.

There was general discussion amongst the Commission whether individual massage therapists employed under the establishment would need individual Special Use Permits and whether liability insurance would be needed for individual massage therapists.

With someone wishing to speak, the public hearing was re-opened at 7:59 p.m.

Josephine Torres, 3904 Copperwood Court, spoke in opposition, specifically requesting for the Tara Plantation Home Owner's Association to have involvement in the vote of the item.

With no one wishing to speak, the public hearing was closed at 8:01 p.m.

There was general discussion amongst the Commission whether the item should be tabled to the next worksession to allow for neighborhood discussions.

**Commissioner Obinabo made a motion to approve Case ZC24-011.
Commissioner Arnold seconded the motion.**

The motion was carried by the following vote:

Aye: 4 – Obinabo, Remley, Arnold, and Bevill

Nay: 2 – Syed and Groves

2c Consideration of a Rezoning from AG Agricultural and RE Single Family 'Estate' Residential district to R-40 Single Family Residential for Tract 1B1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC24-014

Kristopher Potts presented the case and briefed the Commission.

Curtis Young, 1130 North Carroll Avenue, Suite 200, Southlake, TX presented his case to the Commission. He presented the changes that were made to the plan as the case went before Planning and Zoning Commission and City Council and the design of homes that would be built in the neighborhood.

Chair Bevill inquired about the construction timeline of the development, and the projected completion date if it were to be approved. Mr. Young stated that based on the timeline, the development would be ready for home construction by the latter part of next year. Commissioner Groves inquired about the tree preservation easement and asked if that could be changed to a landscape and preservation easement to prevent construction.

The public hearing was opened at 8:45 p.m.

Jason Aguirre, 2402 Wilkes Drive, did not wish to speak, but did wish to record his opposition.

Robert Zebian, 6708 India Court, did not wish to speak, but did wish to record his opposition.

Charlie Anderson, 2414 Wilkes Drive, spoke in opposition, specifically regarding topography and drainage methodology concerns, and the desire to preserve the AG Agricultural zoning on the property.

David Dudziak, 2301 Wilkes Court, spoke in support of the case, specifically regarding the way the plan improved over time, the drainage improvements, the addition of a trail, and an improvement to the character of Colleyville.

Jeff Cosand, 2604 Twelve Oaks Lane, spoke in support of the case, specifically regarding the improvement of the plan over time and the beautification of an entrance to Colleyville.

Tim Waterworth, 6808 Rockbrook Court, spoke in opposition, specifically regarding the topography of the area, ecological features that merit preservation, and the open

space preservation goals outlined in the Comprehensive Plan.

Bob Egan, 2410 Twelve Oaks Lane, spoke in support of the case if the city accepts the donation of open space on the northern side of the development to develop a trail in the future.

With no one wishing to speak, the public hearing was closed at 9:08 p.m.

Chair Bevill stated that development of the property would happen at some point, and that there was no guarantee a development of this quality would be brought forth again in the future. Commissioner Remley stated that development on sloped properties is common throughout several states and doable on this property. Commissioner Groves stated that the development would be one of the best developments in Colleyville if approved. Commissioner Syed made a statement that the RE zoning district would be more appropriate for this property. Commissioner Obinabo stated that the development showed improvement over time and shows good open space preservation.

Commissioner Groves made a motion to table Case ZC24-014.

Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Arnold, Savoie, Obinabo, Remley, and Bevill

Nay: 1 - Syed

4. CITIZEN COMMENTS

The public forum opened at 9:23 p.m.

With no one wishing to speak, the public forum closed at 9:23 p.m.

5. ADJOURNMENT

The meeting adjourned at 9:23 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham
Planner

The meeting minutes were approved on August ____, 2024 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

JULY 22, 2024

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Vice Chair Groves on July 22, 2024, at 6:18 p.m.

Roll Call

Present: David Groves, Richard Remley, Sayeda Syed, Jerome Obinabo, Jerry Savoie, and Brandon Arnold

Absent: Claudia Bevill

Staff Present: Jacquelyn Reyff, Kris Potts, Chris Pham

Also Present: Attorney, Sarah Ross, Fire Marshal, Rob Mckeown

2. WORKSESSION AGENDA ITMES

2a Review of Processes and Procedures of the Commission and Role of Commissioners.

Sarah Ross briefed the Commission on the processes and procedures of the Commission and the role of Commissioners. There was general discussion regarding state laws that establish the reasons for zoning and outline the roles and extents of the Planning and Zoning Commission. Discussion regarding the types of questions asked, and how to tailor them to be specific to zoning concerns occurred as well.

3. ADJOURMENT

The meeting adjourned at 7:03 p.m.

The minutes were written and prepared by:

Christopher Pham

Chris Pham
Planner

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a	Agenda Date 8/12/2024	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Special Use Permit to allow for a Veterinarian Clinic on Lot 2, Block 1, Chandler Addition, located at 1721 John McCain Road, Case ZC24-012

Explanation

Reece Flanagan, the applicant, has submitted a request for a Special Use Permit (SUP) for a Veterinary Clinic on Lot 2, Block 1, Chandler Addition, being approximately 1.10 acres, and zoned ML Light Manufacturing. Veterinary services are only allowed in the ML Light Manufacturing zoning district with the approval of a Special Use Permit (SUP). The request is to allow for a pet surgery center and office building for an existing mobile veterinary business.

Existing Conditions/Background: The subject property, 1721 John McCain Road, is zoned ML Light Manufacturing and is located on the south side of the intersection of John McCain Road and Majestic Manor. The property is a platted lot and is currently undeveloped.

SUP Request: The applicant is requesting approval of an SUP to allow for a veterinary clinic. The property is zoned ML Light Manufacturing, which allows for a veterinary clinic with approval of an SUP.

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

Analysis: Per the attached Statement of Planning Objectives, the proposed development will offer a dog boarding facility that will offer dog grooming and a veterinary surgery center that will also act as office space for an existing mobile veterinary clinic. They will install measures to reduce pet noise, odor, and minimize traffic to the site.

The development proposed will feature four buildings, with the two front buildings along John McCain Road being used for veterinary services (Building #1) and dog boarding and grooming (Building #2). The subject property is currently going through the Site Plan review and approval process.

Plat Status: The property is platted as Lot 2, Block 1, Chandler Addition.

DRC Review: The DRC reviewed the request and offered the following comments.

1. On the Site Plan provide the following: dimension setback of buildings from John McCain; dimension fire lane; provide in a table calculation of off-street parking and impervious and pervious calculations; and identify existing sidewalk and ROW easements along John McCain Road; label the outdoor pet relief and play area
2. A Variance request for the landscaping does not present a hardship, hardship is self-made due to multiple buildings being proposed. Add the missing required shrubs in the street ROW. The shrubs need to be 18" in height or five gallon plant shall be planted on-site for each five (5) feet of public street ROWs.
3. Fencing on the West side of property adjacent to residential will be required to be 8 foot masonry wall due to residential adjacency. Provide an elevation of the wall and its materials.
4. The site will require 24,416 sq. ft. of additional tree canopy to be planted: proposed landscape plan shows 32,200 sq. ft. to be planted if approved. Site will meet Urban Forestry preservation and canopy requirements.
5. A tree removal permit will be required prior to the removal of any trees on the property. 6 trees proposed to be removed, \$50 base fee + \$25 per tree for permit costs.
6. The building articulation for all four building does not meet the required vertical and horizontal articulation of Chapter 6 of the Land development Code. In addition, adding stone elements may help the overall design, especially where stucco is proposed.
7. Building one: front façade requires three or more roof panes for vertical articulation standards. Only showing two roof panes currently. Parapets should be equal to at least 15% of the wall height. Wall height = 24', should be a minimum of 3.6' height parapet. Parapet looks to be 2'. Required to have a minimum of three architectural changes on side and rear facades.
8. Building two: required to have a minimum of three architectural changes on side and rear facades.
9. Buildings three and four: required to add another roof pane to satisfy the front façade requirements.
10. Provide a low solid wall constructed of clay-fired brick, native stone, cast stone, or a combination of these materials, not less than thirty (30) inches in height adjacent to the John McCain ROW and placed in the required landscaped area.

The applicant has provided multiple submittals to staff after reviews and the exhibits have been modified to meet requirements.

Drainage: The drainage will be directed towards the south of the property to a proposed detention pond.

Surrounding Development: The properties to the north are zoned PUD-R Planned Unit Development – Residential and are improved with single-family homes. The property to the east is zoned ML Light Manufacturing and improved with commercial uses. The property to the west is zoned PUD-C Planned Unit Development – Commercial

and improved with a commercial office building, and PUD-R and improved with single-family homes. The property to the south is the TEXRail line.

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.

Recommendation

Staff is neutral on this request.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan Exhibit
6. Floor Plan Exhibits
7. Elevations Exhibits
8. Drainage Exhibits
9. Utility Plan Exhibit
10. Urban Forestry Plan
11. Landscaping Plan
12. Dumpster Enclosure Exhibit
13. Notification Map
14. Notification Letter
15. Notification List
16. Letters Received (1-10)
17. Opposition Map
18. Opposition Report
19. Draft Ordinance

Aerial Map

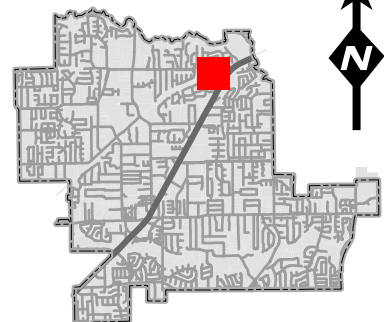


ZC24-012

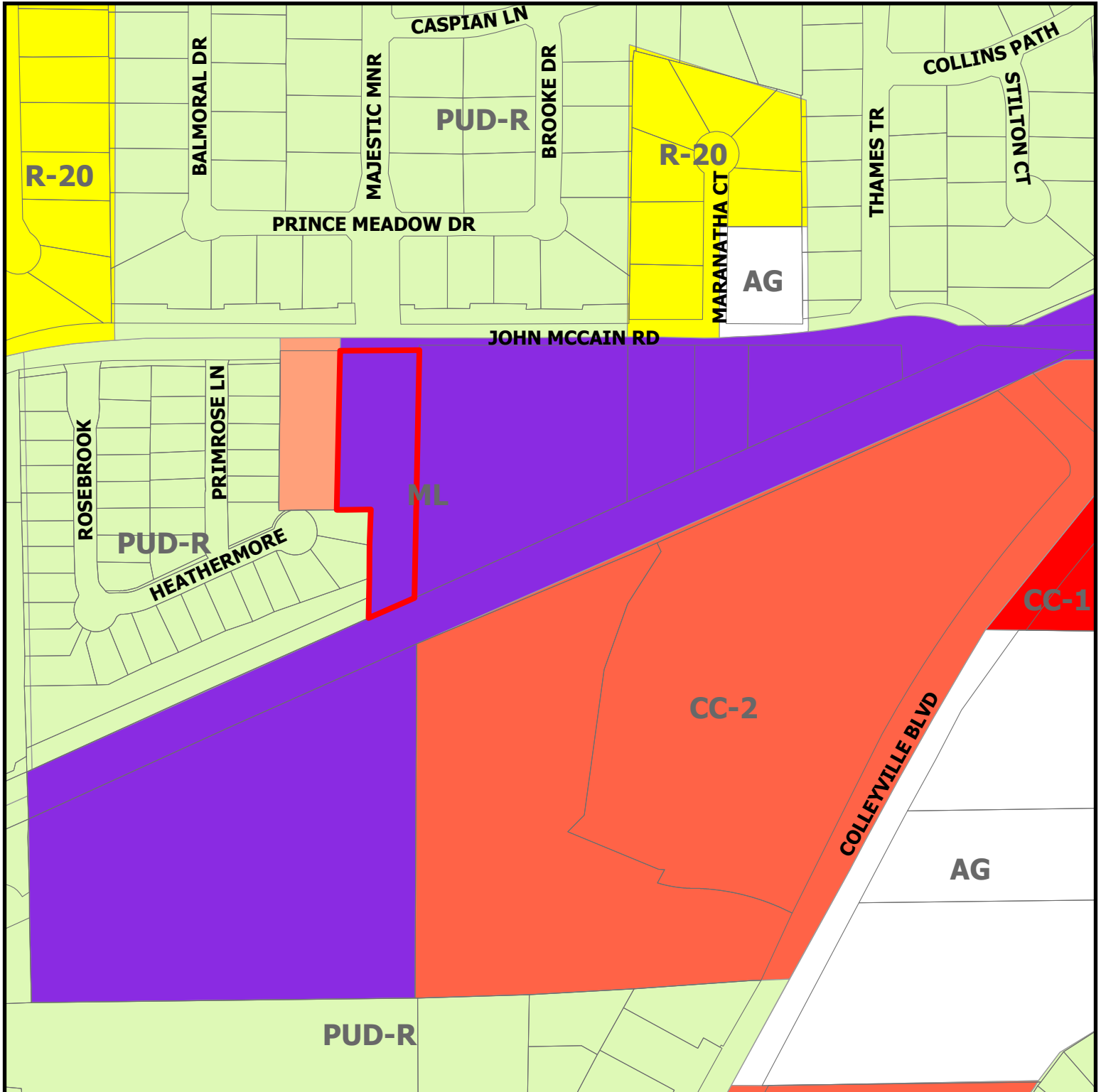
1721 John McCain Rd

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

 Subject Property



Zoning Map

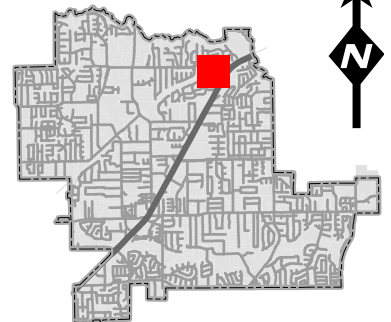


ZC24-012

1721 John McCain Rd

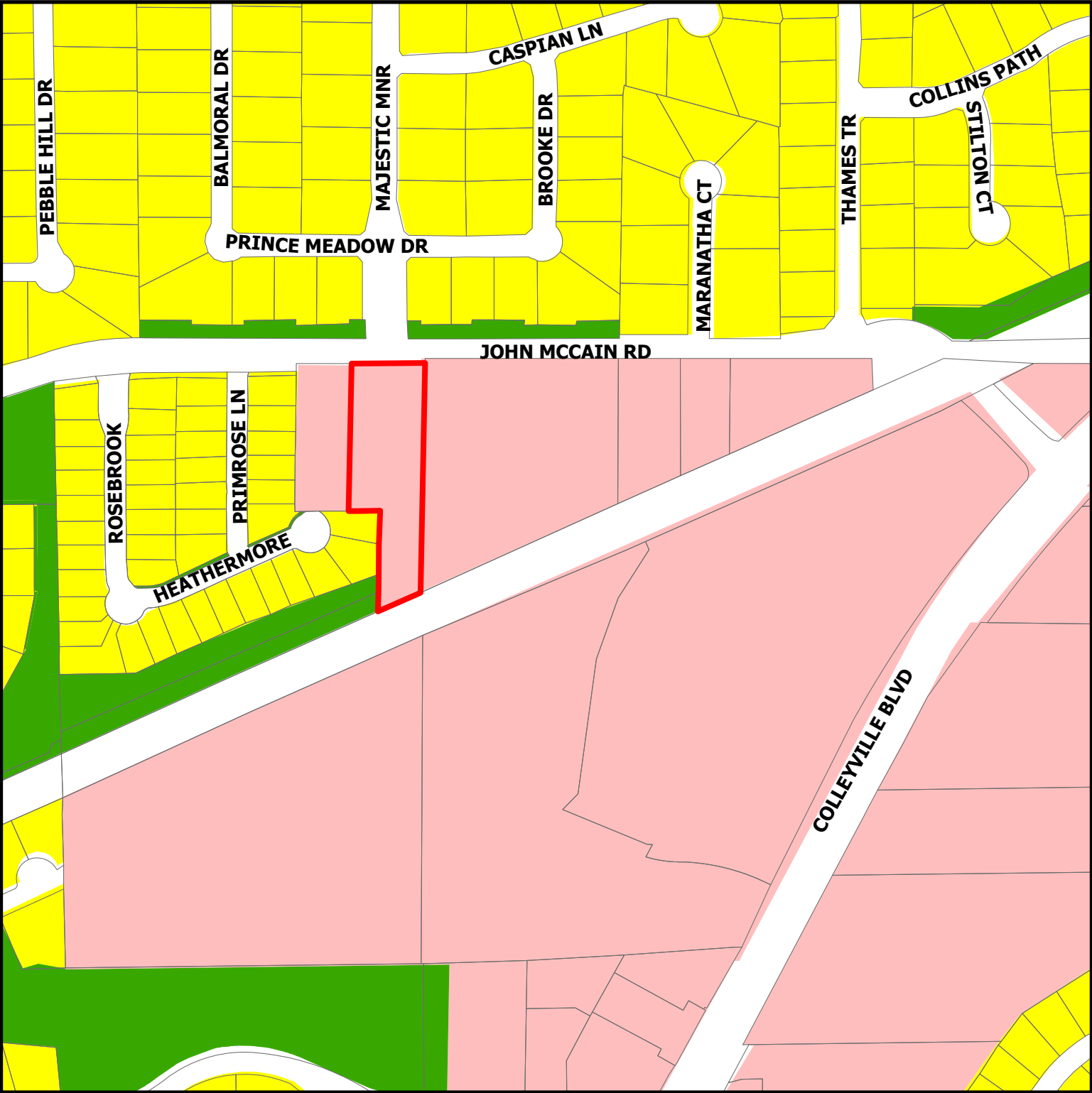


Subject Property



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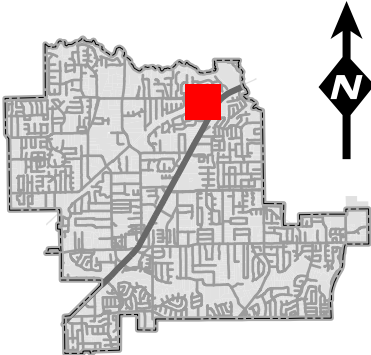
Future Land Use Map



ZC24-012

1721 John McCain Rd

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



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COLEYVILLE TECHNICAL CENTER

RE: 1721 John McCain Road Colleyville, TX 76034

Proposal for New Veterinary Surgery Center and Boarding Facility in Colleyville

We are excited to propose a new development that we believe will greatly benefit The City and residents of Colleyville. Our veterinary clinic will be a surgery center and office for an existing Mobil vet clinic operating out of Southlake. The boarding facility will be state of the art and provide essential services to the community, generate substantial revenue, and offer a visually appealing commercial space.

Community Benefits:

- Essential Services: Our facility will cater to the health and well-being of pets in the area, ensuring residents have access to high-quality veterinary care and boarding services. This includes an existing business currently based in Southlake and providing services to clients in Southlake, Colleyville and the surrounding area.
- Economic Impact: The business will contribute to the local economy through job creation and increased revenue.
- Aesthetic Appeal: We have invested heavily in the design to ensure the development is visually pleasing and enhances the overall look of the area.

Addressing Concerns:

- Noise, Odor, and Traffic: We are committed to minimizing any potential negative impacts. Our design and construction plan meticulously address these concerns.
- Expertise: We have retained Al Locker from Houston, an expert who has designed and built over 110 boarding facilities. His expertise ensures that our facility will be built to the highest standards.

Flexibility in Design:

- Since we are building the facility from the ground up, we have the flexibility to incorporate solutions for key issues from the outset.
- Our goal is to create a positive contribution to the community with virtually no negative impact on the surrounding area.

Passion for Pets:

Our commitment to the animals is paramount. We will ensure their care and comfort through the TEAM concept, which focuses on investing in our employees. By providing continuous training and support, we empower our staff to deliver the highest level of care.

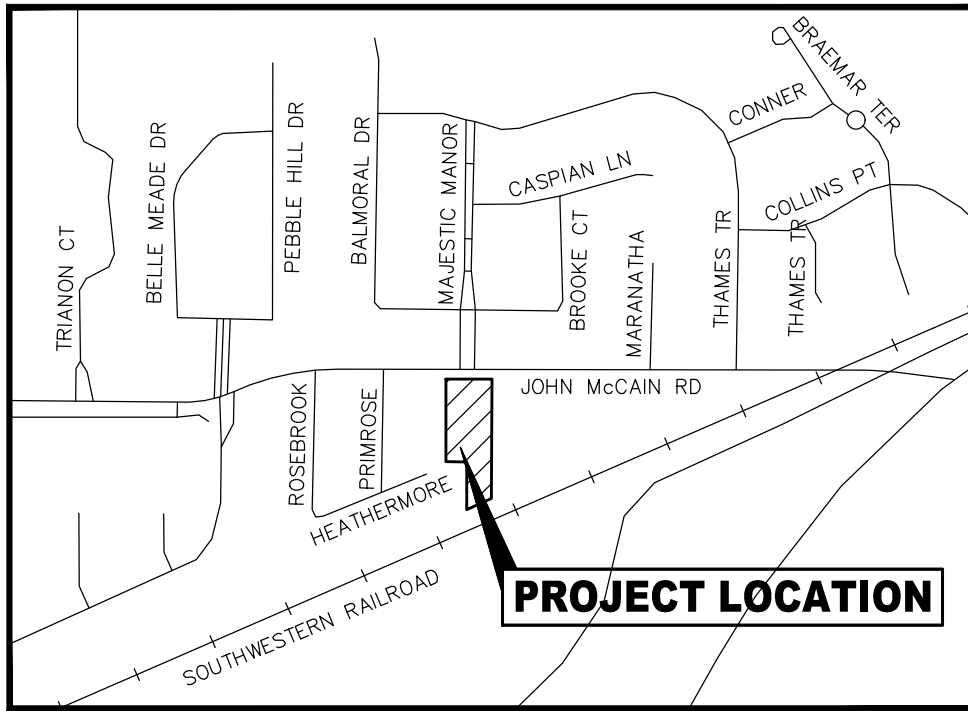
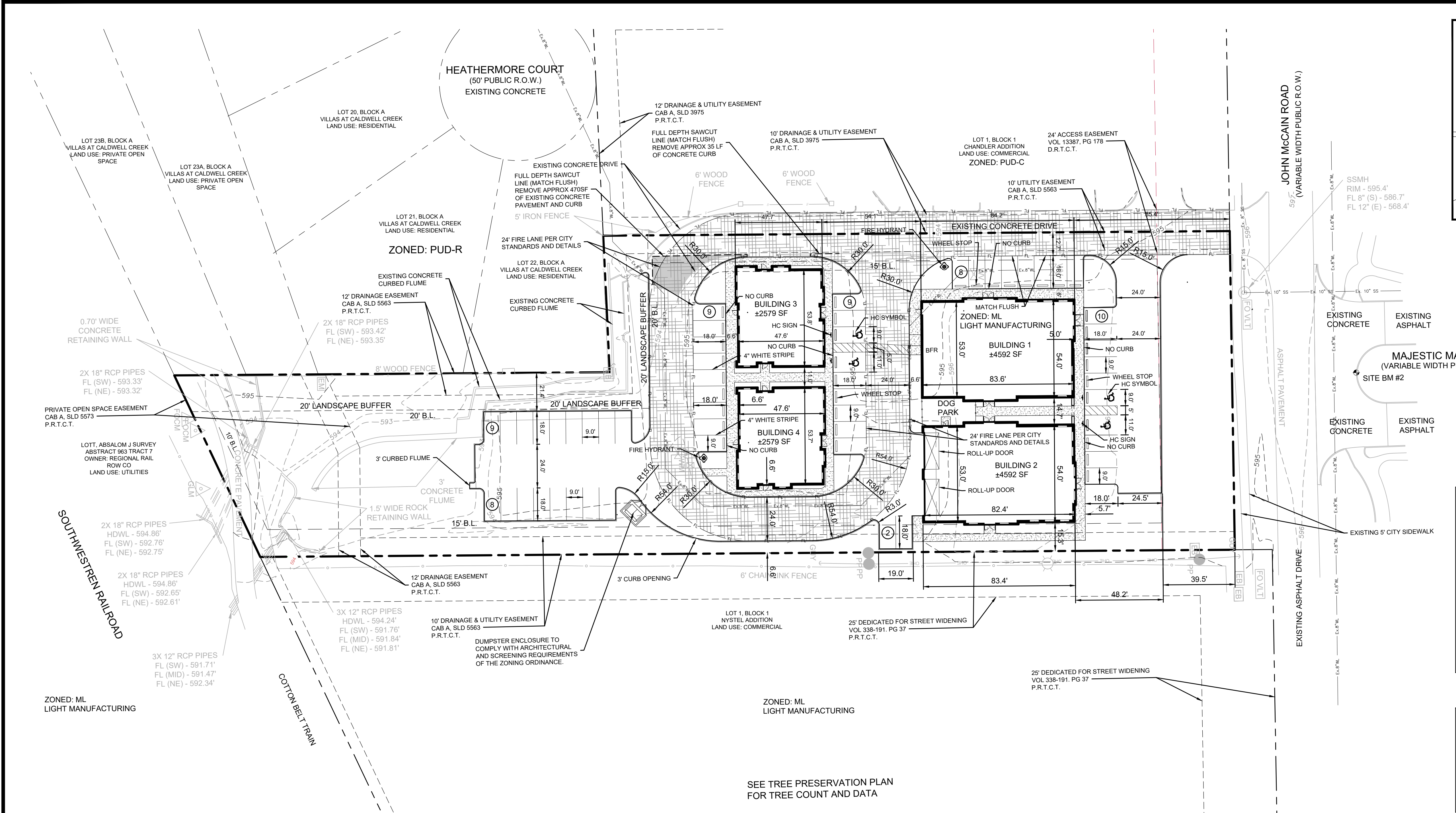
We have already developed a top-notch team through years of dedicated veterinary service. Our experienced veterinarians, skilled technicians, and compassionate support staff work tirelessly to provide exceptional care. Each team member brings a wealth of knowledge and a shared passion for animal welfare.

Building on this strong foundation, we are excited to expand our services with state-of-the-art boarding facilities. These new facilities will offer a safe, comfortable, and engaging environment for pets while their owners are away. From spacious, climate-controlled kennels to stimulating play areas and attentive supervision, every aspect of our boarding services is designed with the well-being of the animals in mind.

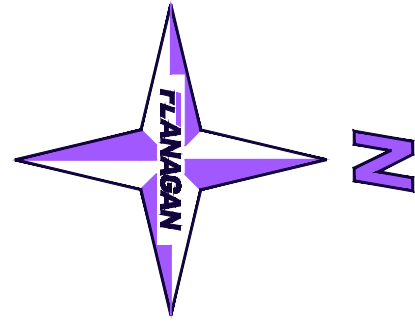
By integrating our veterinary expertise with our boarding services, we ensure a seamless experience for pets and their owners. Our team will monitor the health and behavior of each animal closely, providing personalized care and addressing any needs promptly.

Our goal is to create a home-away-from-home where pets feel loved, secure, and happy. Through our commitment to the TEAM concept and our continuous investment in our employees, we are confident in our ability to provide unparalleled care and comfort for every animal entrusted to us.

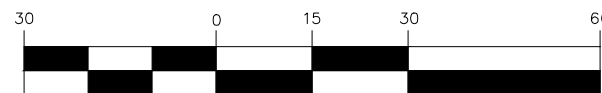
We look forward to the opportunity to bring this project to life and contribute to the vibrancy and well-being of Colleyville.



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND

	PROPERTY LINE
	EASEMENT / SETBACK LINE
	FIRE LANE STRIPING
	FIRE LANE EXTENTS
	SIDEWALK/FLATWORK
	ACCESSIBLE PARKING SPACE
	BARRIER FREE RAMP

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
- CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL PROJECT INFORMATION APPLICABLE TO THIS SHEET.
- ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.

SITE DATA SUMMARY

SITE AREA	(81,471.48 SF) or 1.87 ACRES
CURRENT ZONING	ML - LIGHT MANUFACTURING
TOTAL BUILDINGS	4 BUILDINGS
BUILDING 1	4572 TOTAL GROSS SF
BUILDING 2	4572 TOTAL GROSS SF
BUILDING 3	2579 TOTAL GROSS SF
BUILDING 4	2579 TOTAL GROSS SF
TOTAL PARKING PROVIDED	*55 SPACES
PARKING AND BUILDINGS (IMPERVIOUS AREA)	40,003 SF (49%)
TOTAL LANDSCAPE AREA (PERVIOUS AREA)	41,468 SF (51%)
**STREET YARD LANDSCAPING	8,160 SF (10%)
FLOOR TO AREA RATIO (FAR)	17.6% OF SITE

*REQUIRED PARKING FOR OFFICE SHOWROOM LAND USE, PER TABLE 3.29 IN THE LAND DEVELOPMENT CODE, IS DETERMINED BY THE BUILDING OFFICIAL USING ACCEPTABLE INDUSTRY COMPARABLES.

**CHAPTER 4 IN THE LAND DEVELOPMENT CODE REQUIRES 20% OF THE LOT AREA TO BE LANDSCAPED. 50% OF THE LANDSCAPING MUST OCCUR WITHIN THE STREET YARD

REQUIRED STREET YARD LANDSCAPING =
TOTAL LOT AREA x (20%) x (50%) =
10% TOTAL LOT AREA

BENCHMARKS

PROJECT BM (SITE BM #1)
2" BRASS DISC LOCATED IN CONC APRON AT THE INTERSECTION OF CONC WALK IN THE NORTH R.O.W. OF PRINCE MEADOW DRIVE. IT IS ALSO LOCATED 47 FEET NORTHWEST OF THE CL INTERSECTION WITH MAJESTIC MANOR.
NAD83 (GRID)
N: 7017617.8
E: 2385658.8
PUBLISHED ELEV: 590.01

SITE BM #2
MAG NAIL SET IN THE SOUTH NOSE OF A MEDIAN AT THE INTERSECTION OF MAJESTIC MANOR AND JOHN MCCAIN ROAD, APPROX. 76 FEET NORTHEAST OF A SANITARY SEWER MANHOLE IN THE SOUTH LINE OF JOHN MCCAIN ROAD AND APPROX. 134 FEET NORTHWEST OF A POWER POLE.
NAD83 (GRID)
N: 7017376.8
E: 2385697.9
ELEV: 596.10'



(@ least 48 hours prior to digging)

ENGINEER / SURVEYOR:

FLANAGAN
5049 EDWARDS RANCH ROAD, SUITE 300
FORT WORTH, TEXAS 75205
CONTACT: REESE FLANAGAN
PHONE: (817) 704-0480
FIRM #: 22910

OWNER/DEVELOPER:

MICHAEL MASTERS
TEL: 817-988-1430
EMAIL: mikemfloors@aol.com

1721 JOHN MCCAIN ROAD

COLLEYVILLE, TEXAS

SITE PLAN

Revision Description

No. Date

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M. REESE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781
August 1, 2024

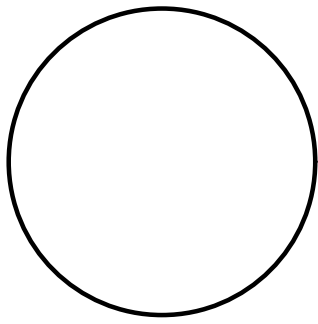
SHEET NUMBER

C-2.1

FLANAGAN
Fort Worth, Texas | P: 817.704.0480 | fflanagan-is.com | TBPE Firm No. 22910
Contact: Reese Flanagan, P.E.

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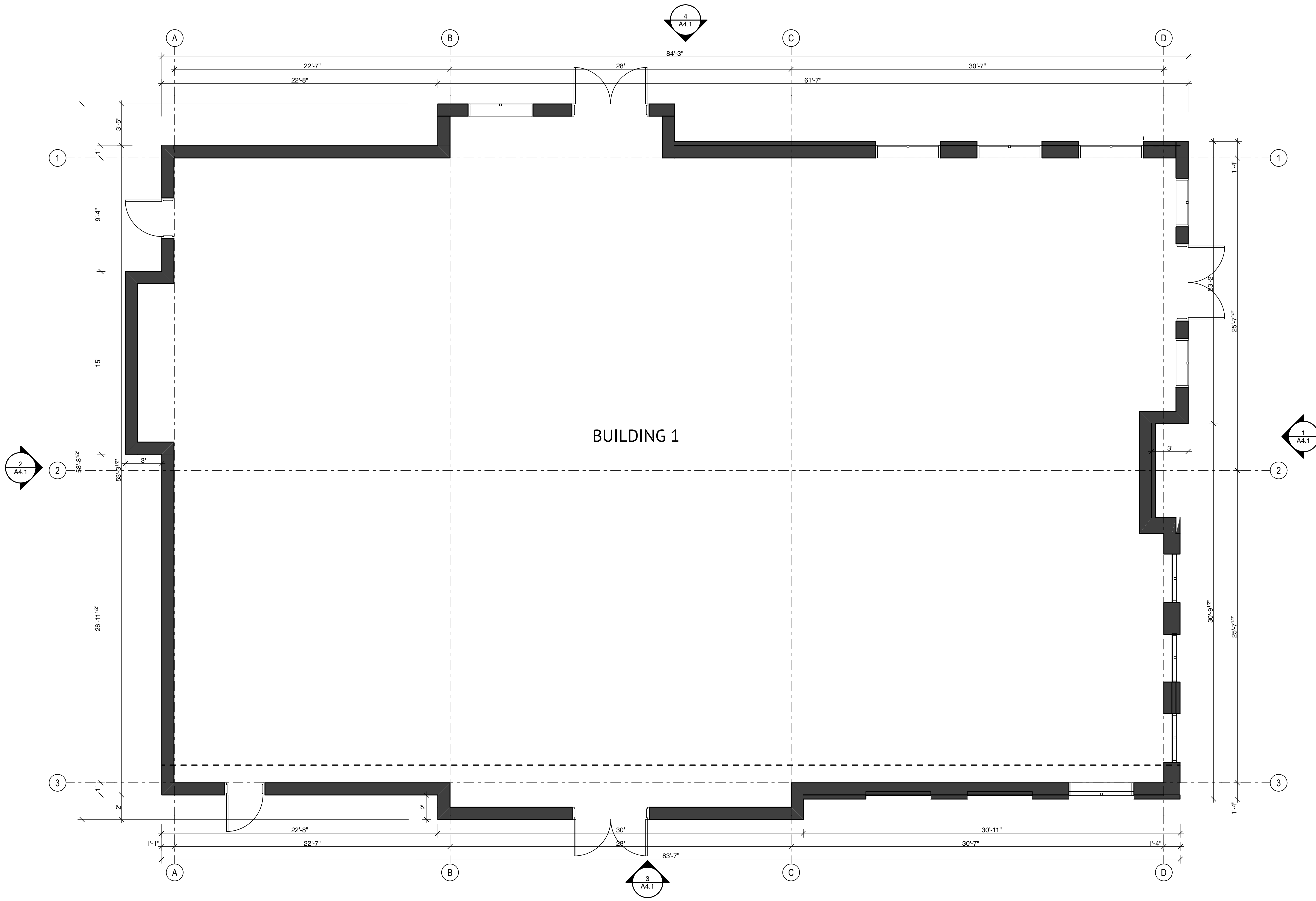
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#25068

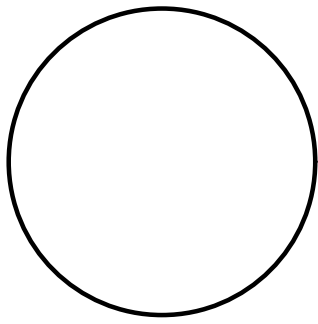
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7.23.24

COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
COLLEYVILLE, TX 76034



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

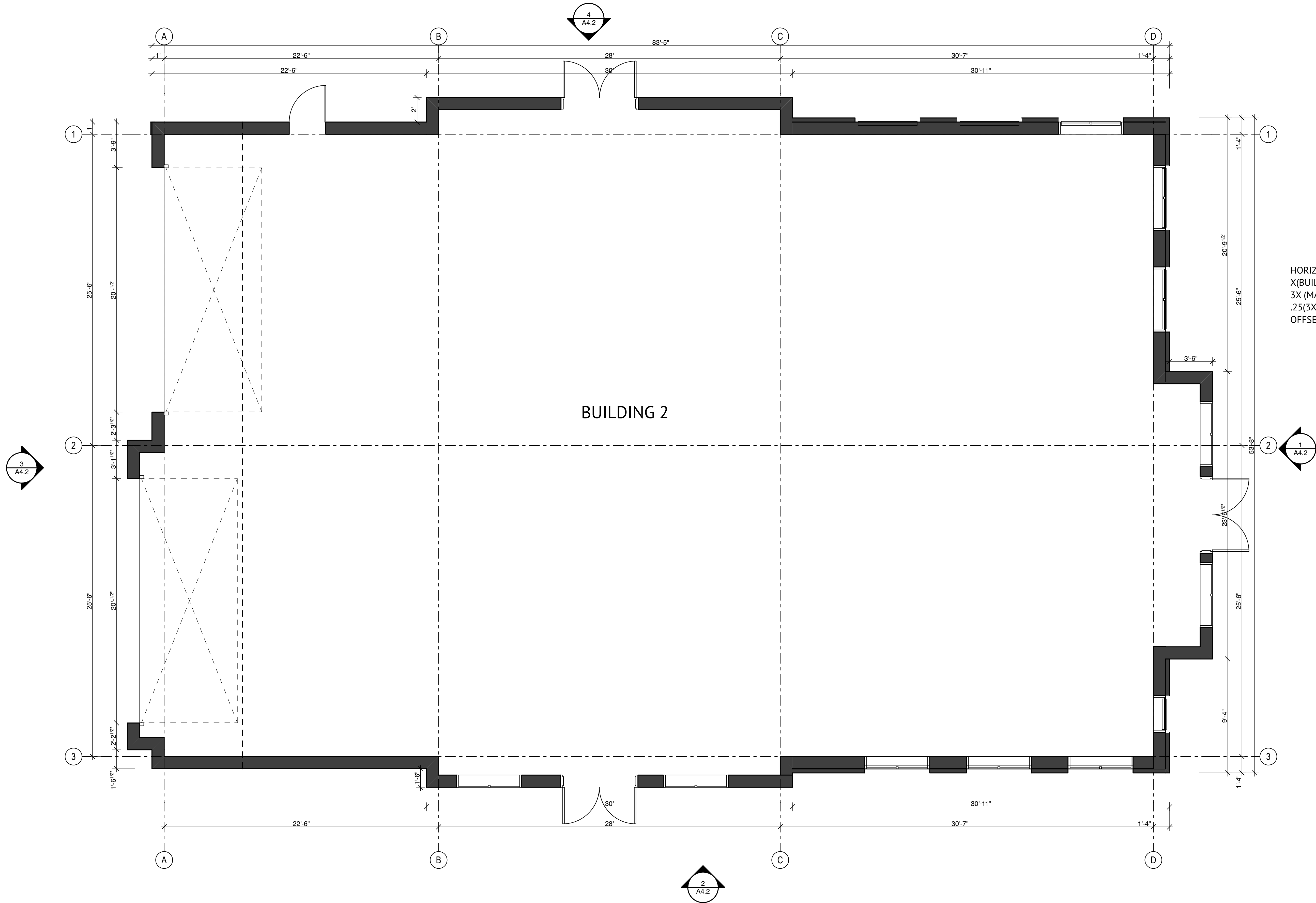
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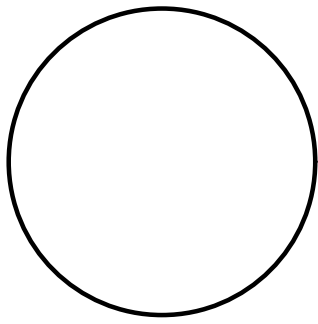
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COLLEYVILLE, TX 76034



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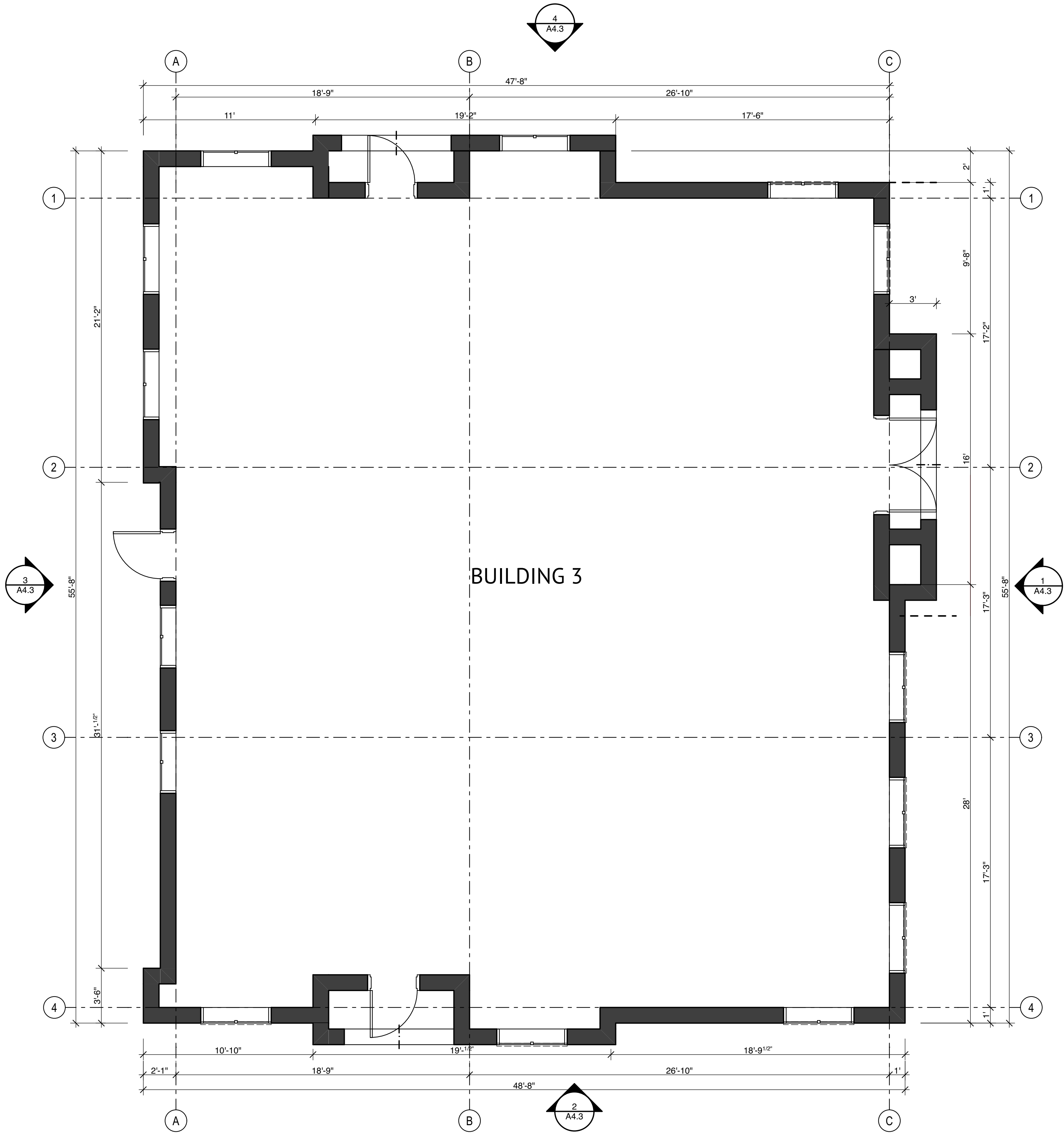
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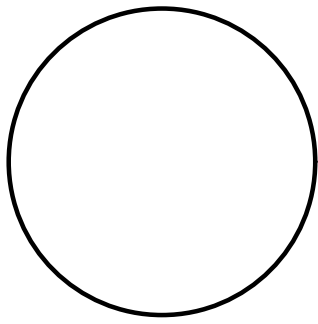
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1721 JOHN MCCAIN ROAD
COLLEYVILLE, TX 76034



1 BUILDING 3 - FLOOR PLAN
SCALE: 1/4" = 1'-0"

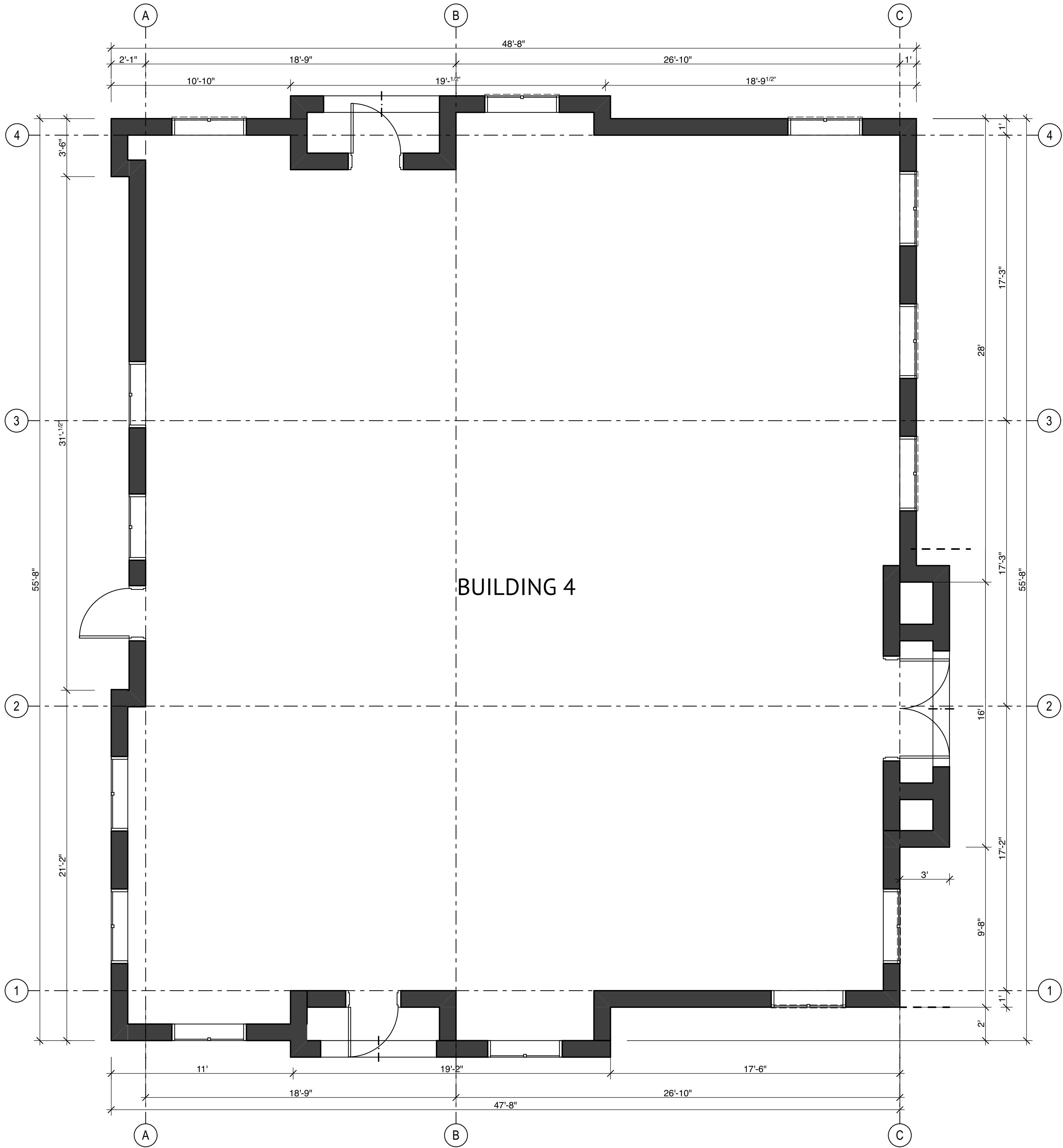
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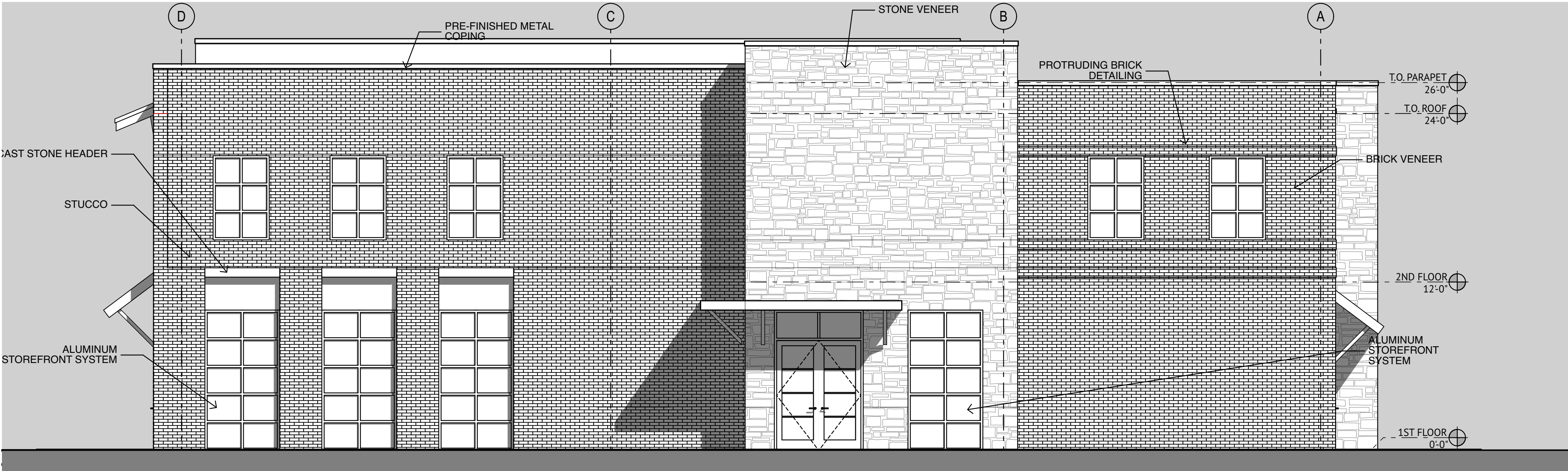
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1721 JOHN MCCAIN ROAD
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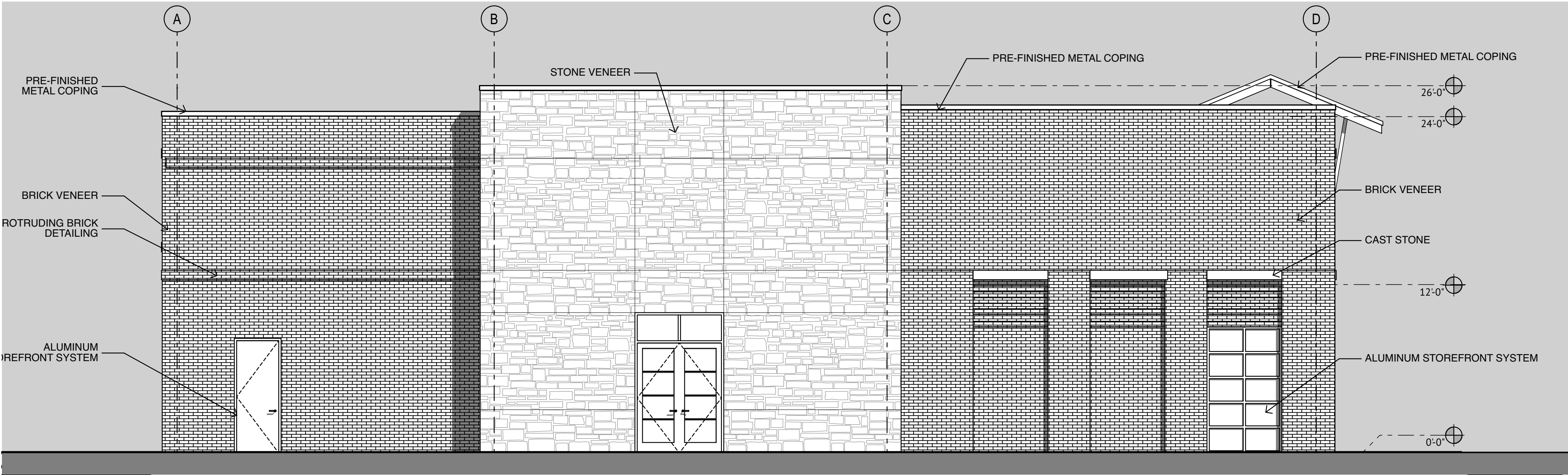


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SCALE: 1/4" = 1'-0"

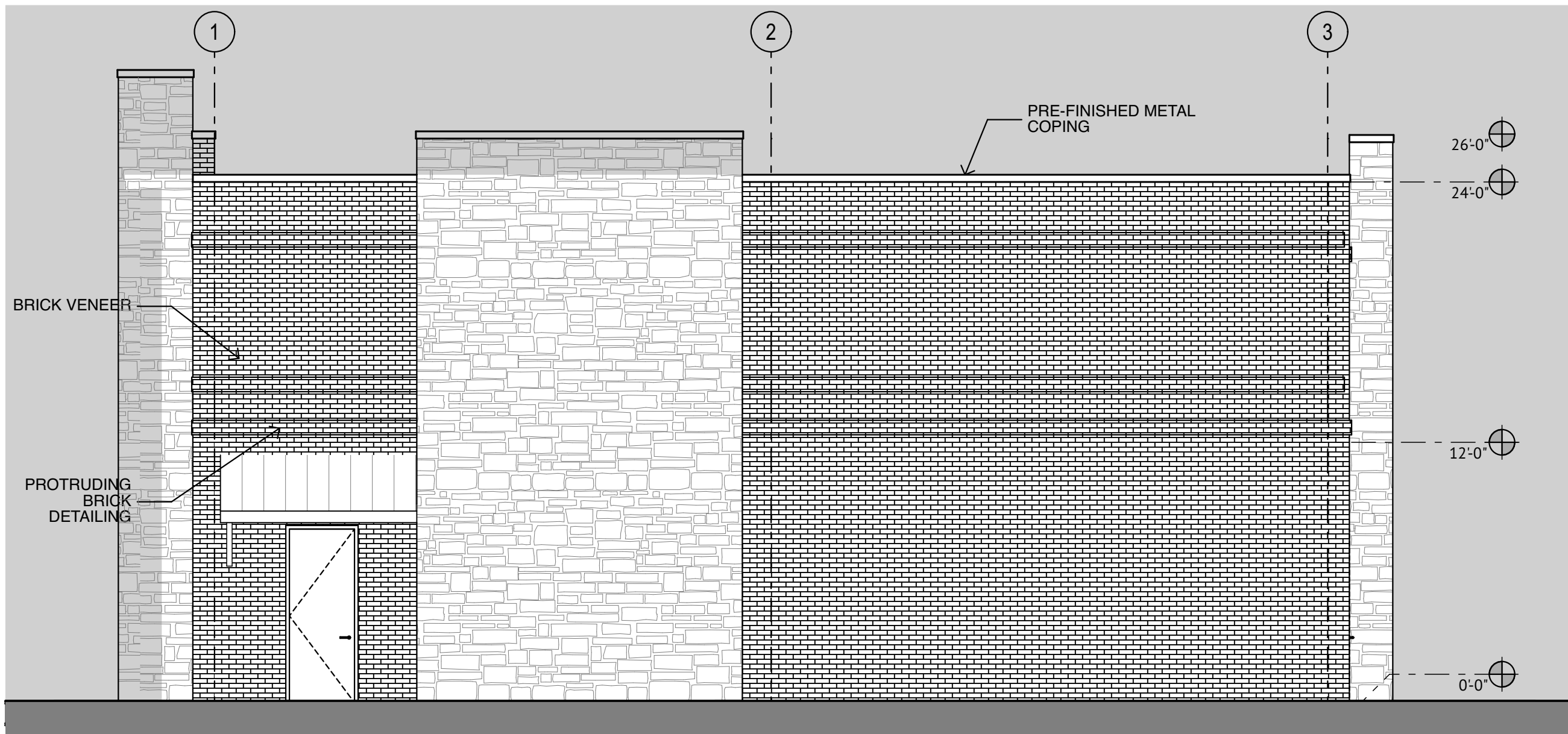
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4 BUILDING 1 - WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 BUILDING 1 - EAST ELEVATION
SCALE: 3/16" = 1'-0"



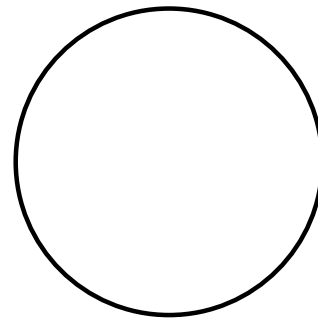
2 BUILDING 1 - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 BUILDING 1 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATIONS

shelton
ARCHITECTURE



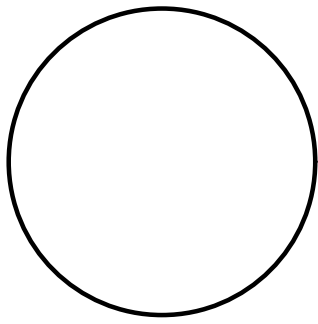
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1721 JOHN MCCAIN ROAD
COLLEVILLE, TX 76034

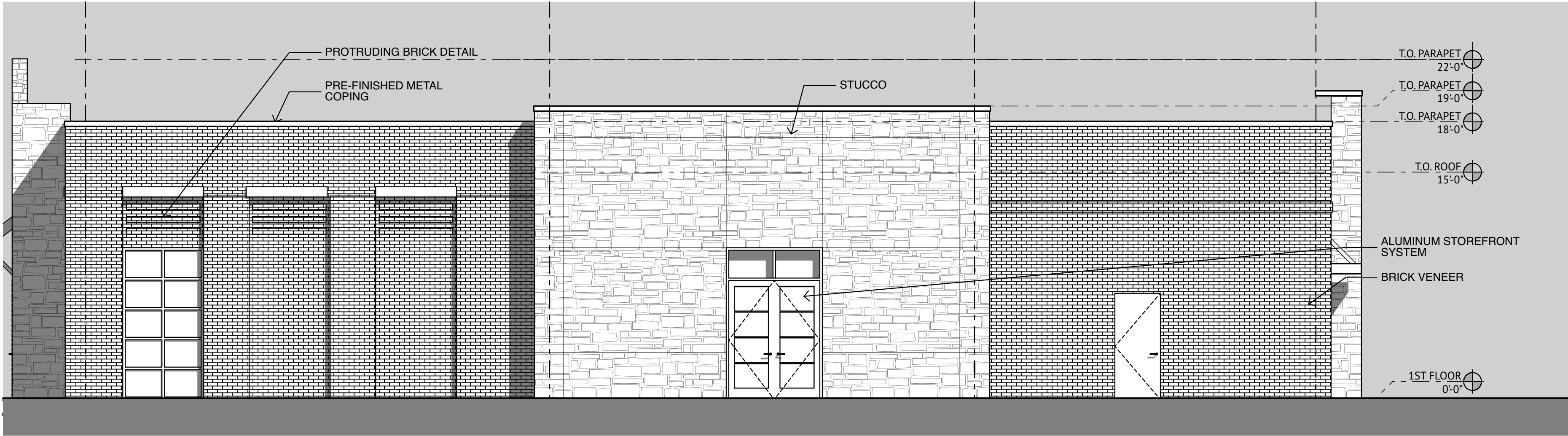
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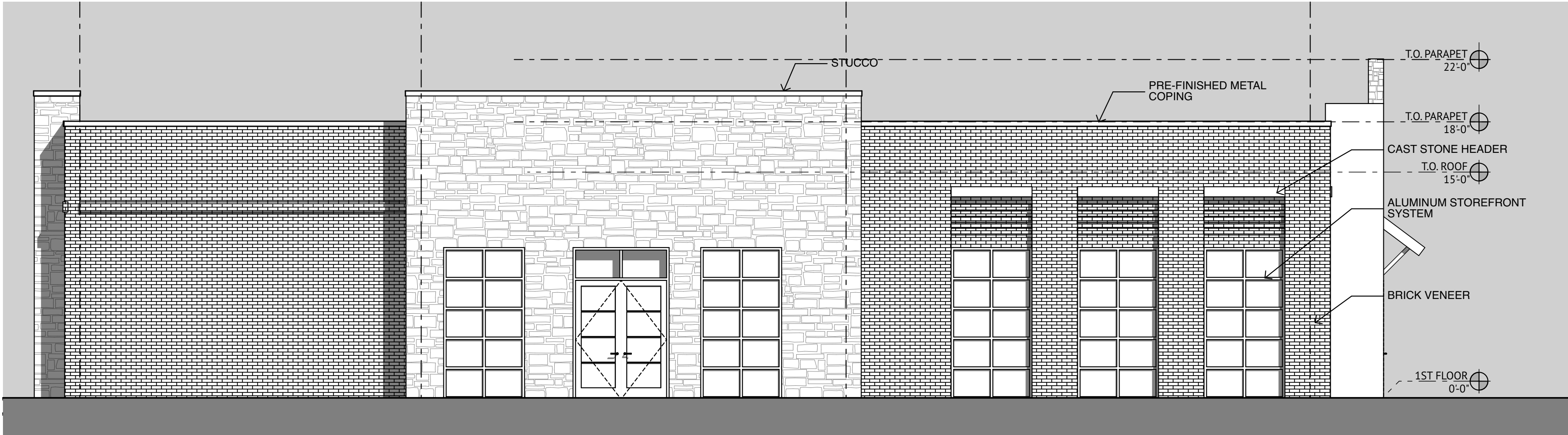


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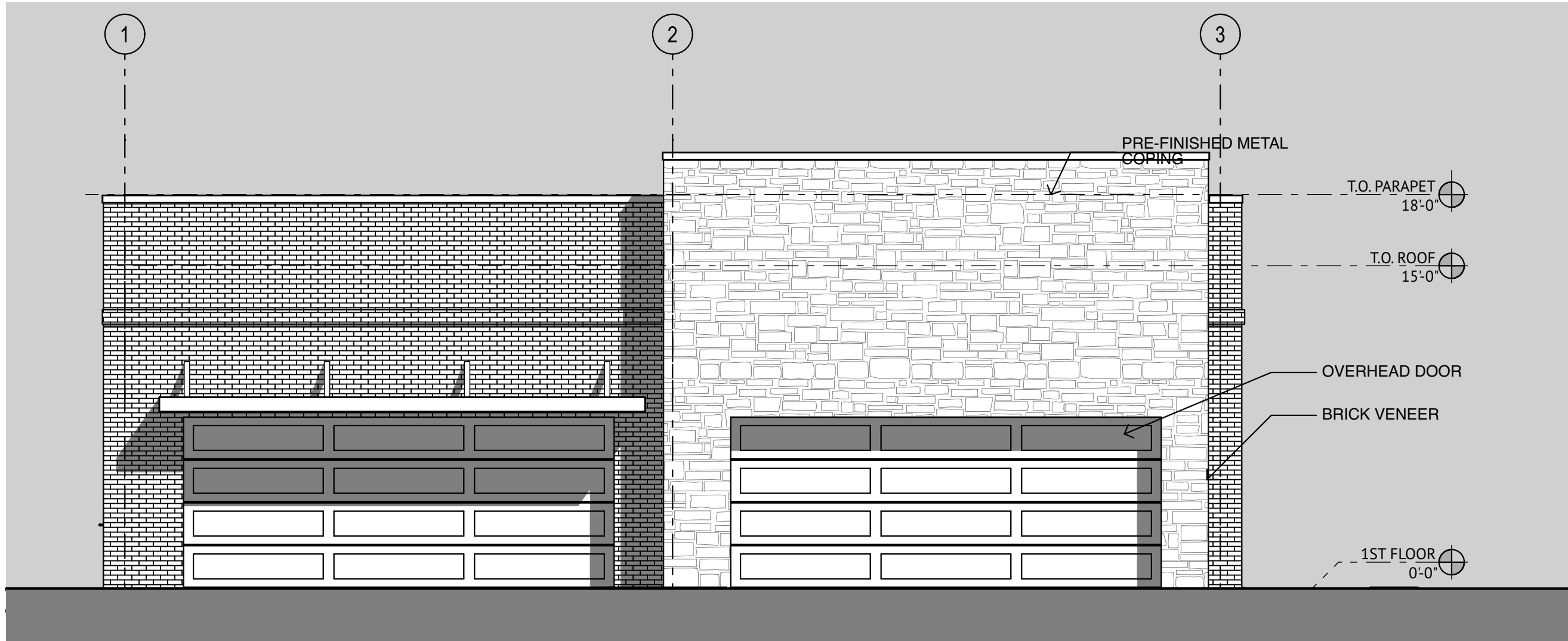
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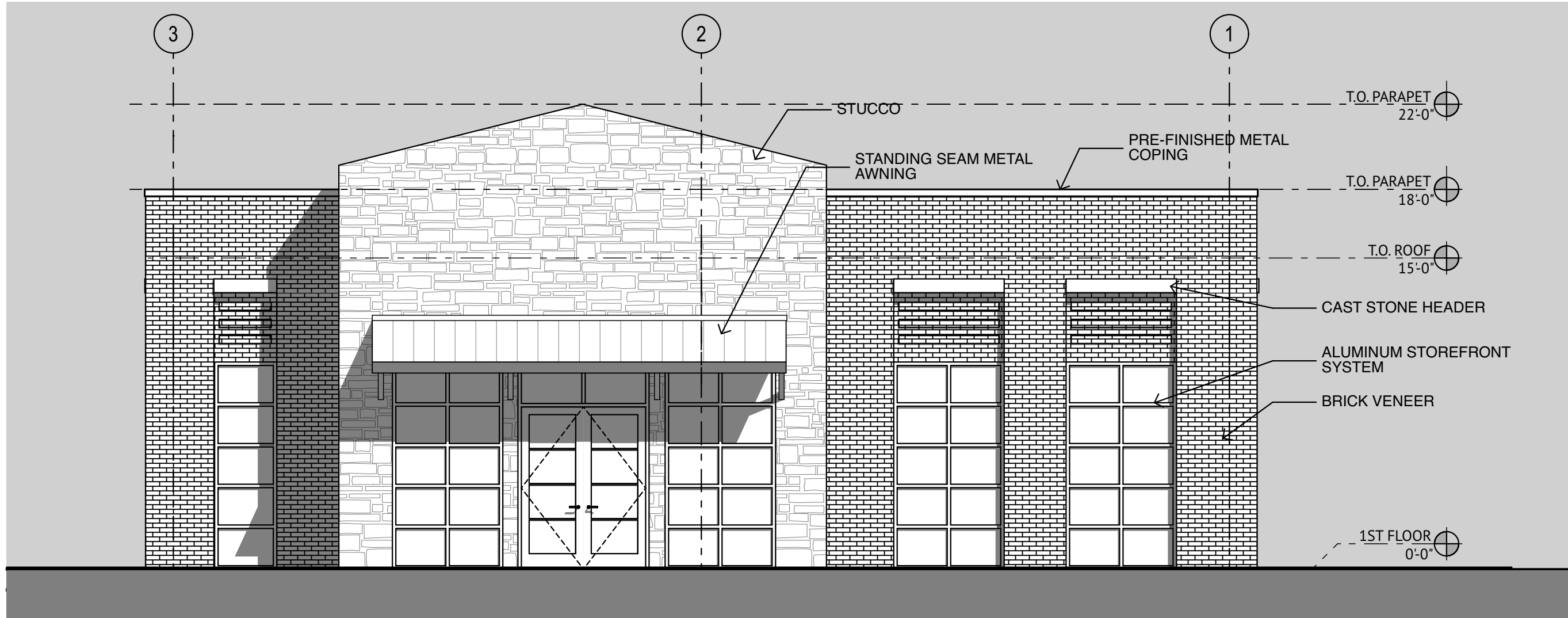
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SCALE: 3/16" = 1'-0"



2 BUILDING 2 - EAST ELEVATION
SCALE: 3/16" = 1'-0"



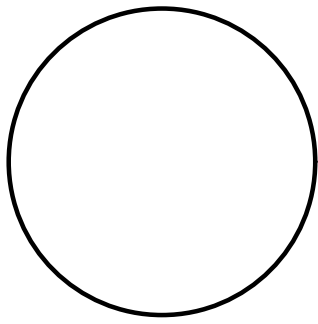
3 BUILDING 2 - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 BUILDING 2 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"

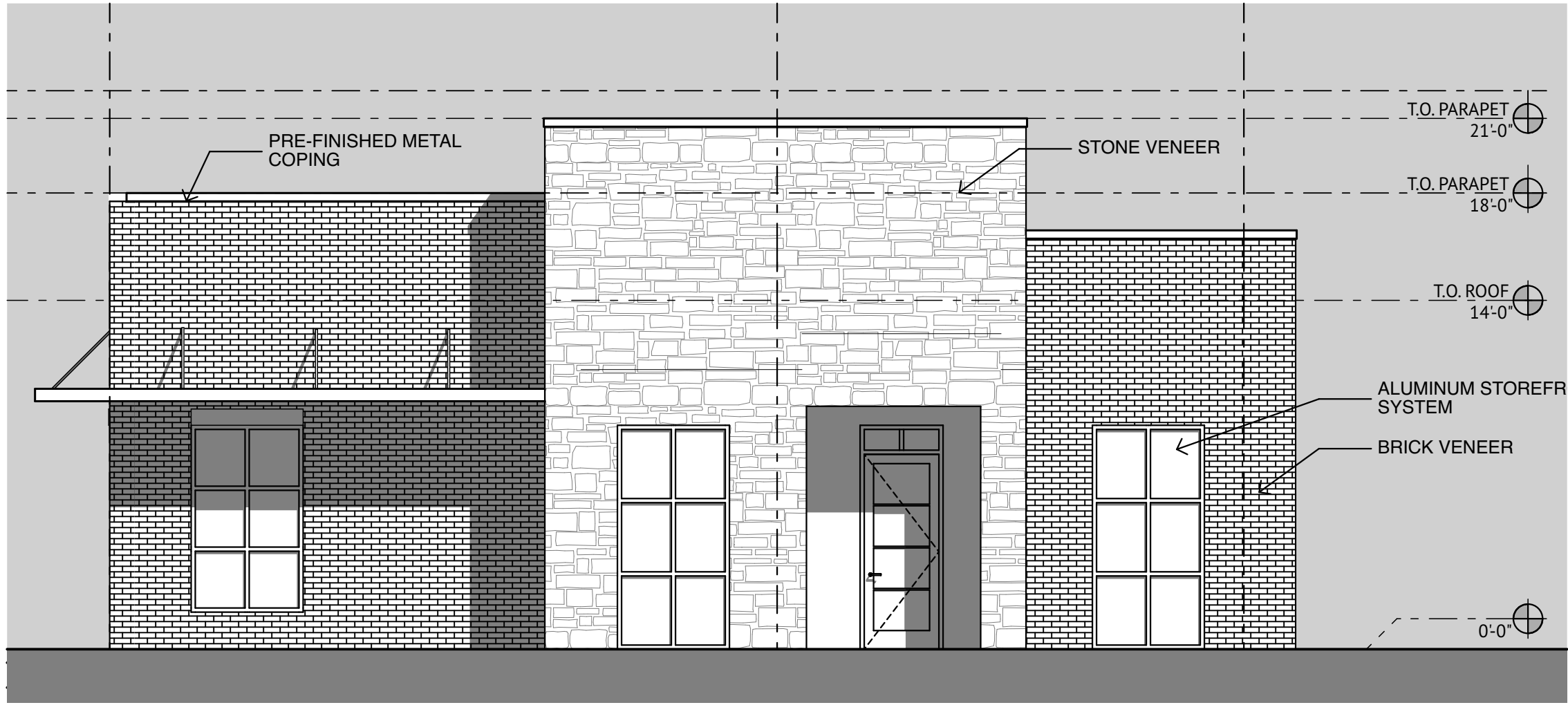
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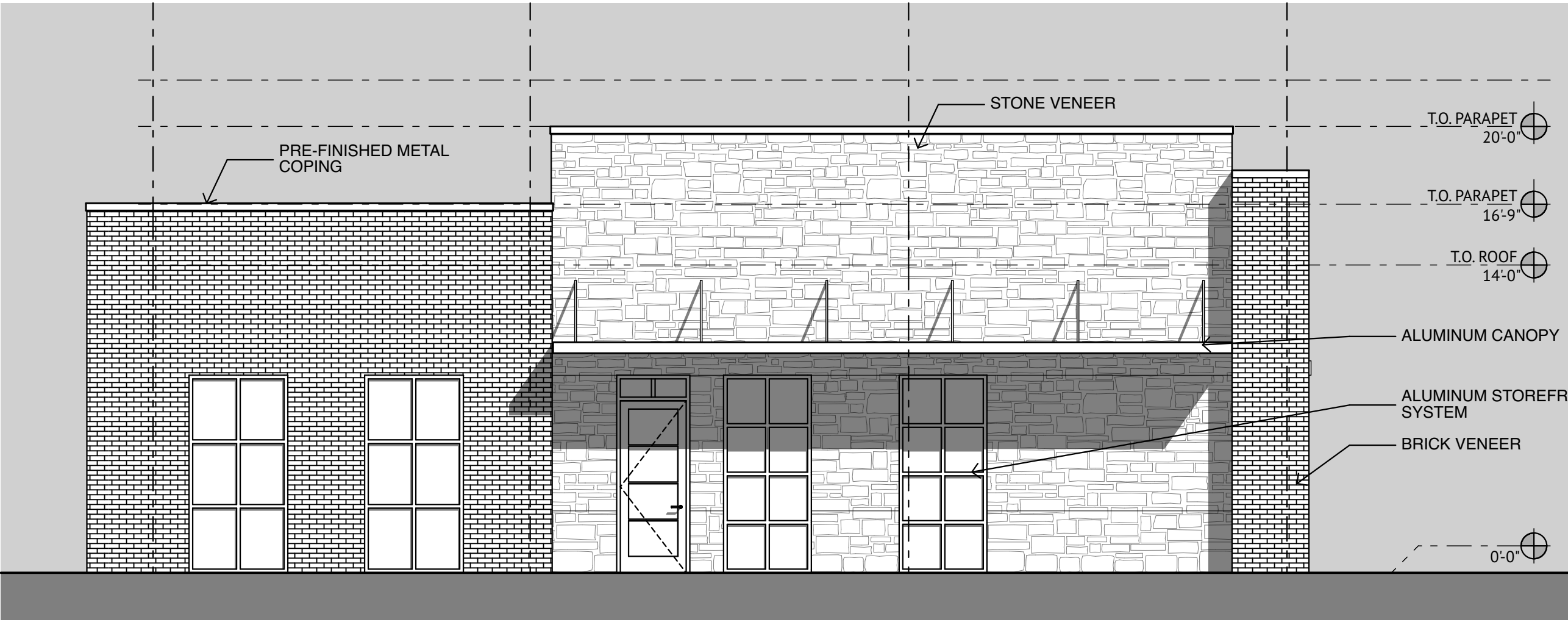


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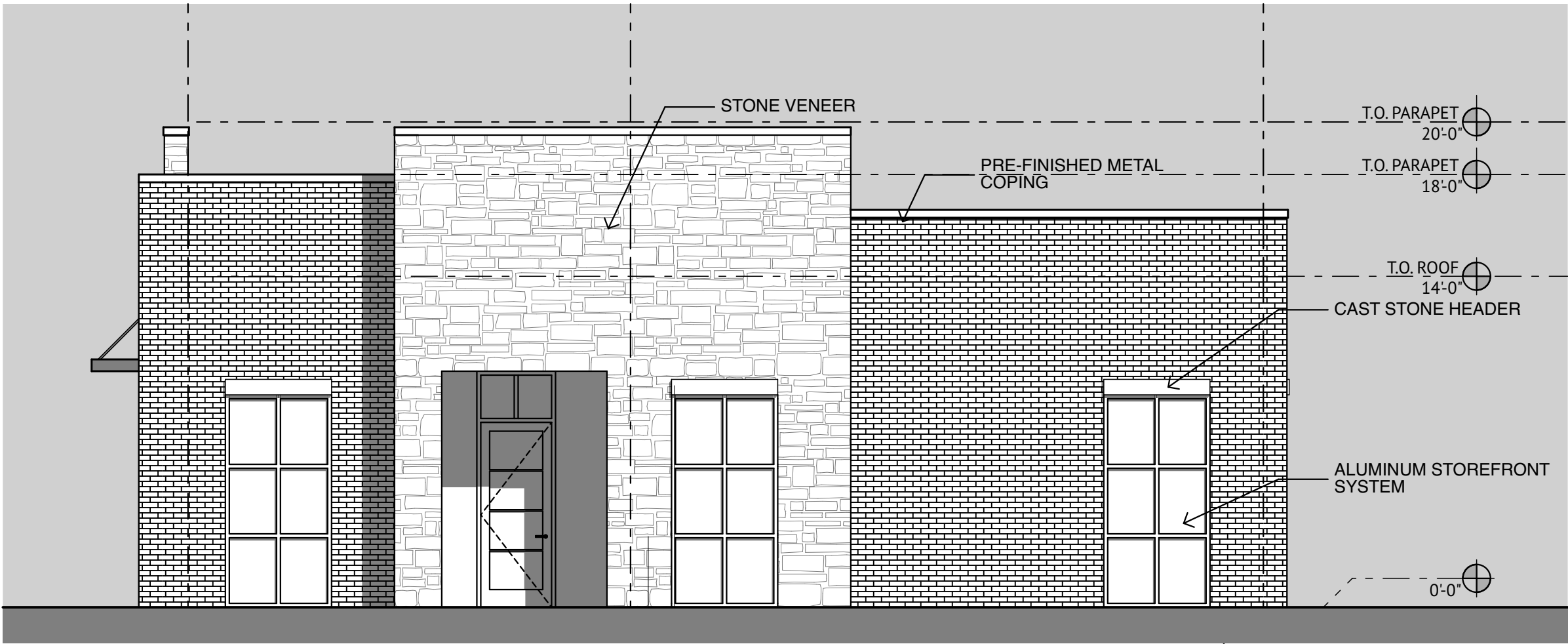
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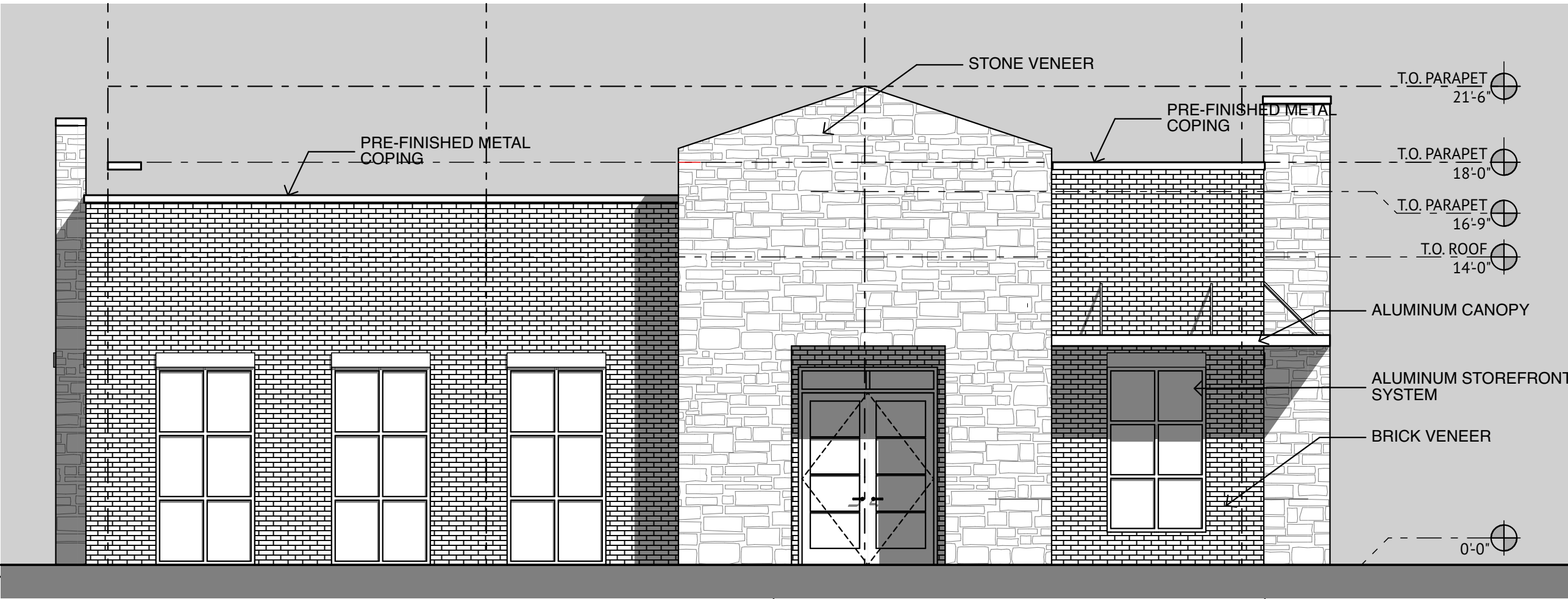
4 BUILDINGS 3&4 ELEVATION
SCALE: 3/16" = 1'-0"



3 BUILDINGS 3&4 BACK ELEVATION
SCALE: 3/16" = 1'-0"



2 BUILDINGS 3&4 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



1 BUILDINGS 3&4 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

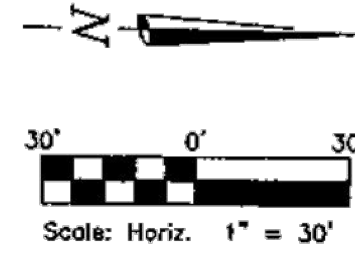
COLLEVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
COLLEVILLE, TX 76034

OPENING FILE: F:\2022-20 Mike Flores\2022-20-02 1721 John McCain (Colleyville)\Civil\Plan Sheets\C-4.1 DRAINAGE AREA MAP.dwg

PROPOSED HYDROLOGIC COMPUTATIONS

Rainfall intensity calculations are based on NWS Technical Paper No. 40 "Rainfall Frequency Atlas of the United States". The coefficients used are for Tarrant County, Texas.

Rainfall intensity calculations are based on NWS Technical Paper No. 40 "Rainfall Frequency Atlas of the United States". The coefficients used are for Tarrant County, Texas.					2yr Intensity calculations I=b(t+c*d) ^a b= 51 d= 8 a= 0.788		5yr Intensity calculations I=b(t+c*d) ^a b= 66 d= 8.5 a= 0.778		10yr Intensity calculations I=b(t+c*d) ^a b= 77 d= 8.5 a= 0.777		25yr Intensity calculations I=b(t+c*d) ^a b= 98 d= 8.5 a= 0.774		50yr Intensity calculations I=b(t+c*d) ^a b= 101 d= 8.5 a= 0.775		100yr Intensity calculations I=b(t+c*d) ^a b= 106 d= 8 a= 0.767		Notes
Area No.	Total Area	Runoff "C"	Total "C/A"	Time of Concentration Min	Storm Intensity lph	Discharge cfs	Storm Intensity lph	Discharge cfs	Storm Intensity lph	Discharge cfs	Storm Intensity lph	Discharge cfs	Storm Intensity lph	Discharge cfs	Storm Intensity lph	Discharge cfs	
A	1.64	0.85	1.39	10.00	5.23	7.29	6.82	9.50	7.98	11.12	9.20	12.82	10.53	14.67	11.55	18.10	Onsite runoff which drains to proposed detention basin.
B	0.28	0.85	0.22	10.00	5.23	1.16	6.82	1.51	7.98	1.76	9.20	2.03	10.53	2.33	11.55	2.55	Drains easterly in the south side John McCain Road bar-ditch
X	1.44	0.70	1.01	10.00	5.23	5.27	6.82	6.87	7.98	8.04	9.20	9.27	10.53	10.61	11.55	11.64	Offsite runoff which drains to proposed detention basin.
Y	52.12	0.30	15.64	38.50	2.48	38.70	3.30	51.82	3.87	60.45	4.47	69.89	5.11	79.90	5.58	87.20	Offsite & Onsite runoff which drains easterly in the existing Dallas Area Rapid Transit easle located south of the site.



VICINITY MAP
COLLEYVILLE, TEXAS
SCALE: 1"=2000'

TIME OF CONCENTRATION FOR OFFSITE DRAINAGE AREA 'Y'

- 1) SHEET FLOW FOR 200 LF @ 5% AVG. GRADE SLOPE. (12.6 MIN)
- 2) SHALLOW CONCENTRATED FLOW FOR 100 LF @ 4% AVG. GRADE SLOPE (0.83 MIN)
- 3) SHALLOW CONCENTRATED FLOW FOR 2,000 LF @ 0.75% AVG. GRADE SLOPE (21.85 MIN)
- 4) CHANNEL FLOW FOR 950 LF @ 1.4% AVG. GRADE SLOPE; VELOCITY = 4.82 FT/S (3.22 MIN)

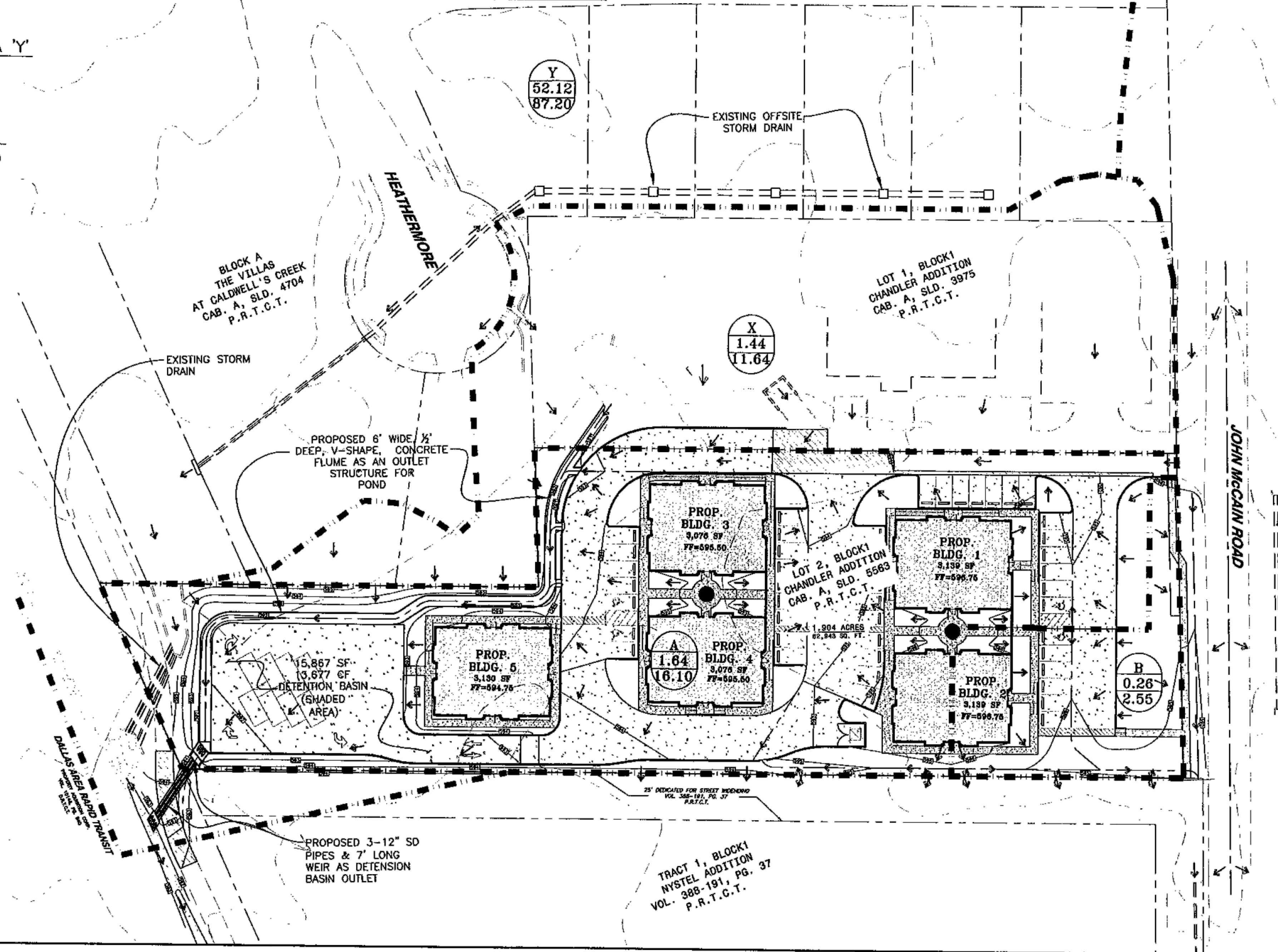
TOTAL TIME OF CONCENTRATION FOR D. A. 'Y' (38.50 MIN)

LEGEND

- DRAINAGE DIVIDE
- EX STORM DRAIN
- PROP STORM DRAIN
- REFERENCE DRAINAGE AREA
AREA (ACRE)
100 YR STORM RUNOFF (CFS)
- FLOW ARROW
- DETENTION BASIN HATCH

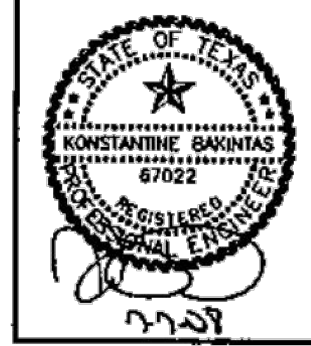
DETENTION BASIN STAGE/STORAGE TABLE

ELEVATION (FT)	AREA (SF)	Δ ELEVATION (FT)	STORAGE (CF)	TOTAL STORAGE (CF)
593.50	15,867	0.25	3,792	13,677
593.25	14,465	0.25	3,331	9,886
593.00	12,180	0.25	2,762	6,555
592.75	9,918	0.25	2,052	3,793
592.50	6,500	0.25	1,099	1,740
592.25	2,292	0.25	434	641
592.00	1,183	0.35	207	207
591.65	0			



REVISION TO SIZE OF DRAINAGE AREA 'Y'		DATE
1	6/27/08	
NO.	REVISIONS	DATE
DESIGNED:	DRAWN:	CHECKED:
CC	CC	K3
		DATE:
		FEB. 2008

DRAINAGE AREA MAP
IL GARDINI
COLLEYVILLE, TEXAS



BNS PROJECT NO:
2007.704.000
SHEET:
C3

BENCHMARKS

PROJECT BM (SITE BM #1)
2" BRASS DISC LOCATED IN CONC APRON AT THE INTERSECTION OF CONC WALK IN THE NORTH R.O.W. OF PRINCE MEADOW DRIVE. IT IS ALSO LOCATED 47 FEET NORTHWEST OF THE CL INTERSECTION WITH MAJESTIC MANOR.
NAD83 (GRID)
N: 7017617.8
E: 2385668.8
PUBLISHED ELEV: 590.01

SITE BM #2
MAG NAIL SET IN THE SOUTH NOSE OF A MEDIAN AT THE INTERSECTION OF MAJESTIC MANOR AND JOHN MCCAIN ROAD, APPROX. 76 FEET NORTHEAST OF A SANITARY SEWER MANHOLE IN THE SOUTH LINE OF JOHN MCCAIN ROAD AND APPROX. 134 FEET NORTHWEST OF A POWER POLE.
NAD83 (GRID)
N: 7017376.8
E: 2385697.9
ELEV: 596.10'



FOR REFERENCE ONLY

(at least 48 hours prior to digging)

1721 JOHN MCCAIN ROAD

COLLEYVILLE, TEXAS

DRAINAGE AREA MAP (FOR REFERENCE ONLY)

No.	Date	Revision Description

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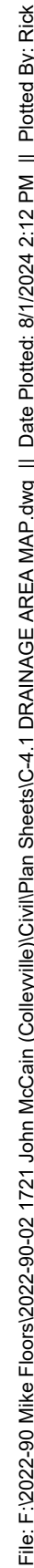
M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781
August 1, 2024

SHEET NUMBER
C-4.1

FLANAGAN
Fort Worth, Texas | P: 817.704.0480 | flanagan@flanagan.com | TBPE Firm No. 22910
Contact: Reese Flanagan, P.E.

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PROJECT NO.: 2022-90-02



(IN FEET)
1 inch = 50 ft.

	EXISTING CONTOURS ROCKIN B SURVEYING, LLC, 10-18-2023
	PROPOSED CONTOURS
	DIRECTION OF FLOW
	AREA DIVIDE
	DRAINAGE AREA LABEL

1. CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION. INFORMATION ON THE GENERAL NOTES SHEET IS PART OF A UNIFIED DESIGN AND IS PERTINENT TO THIS PLAN SHEET.

PROJECT MAG (SITE #M #1)
2" BRASS DISC LOCATED IN CONC APRON AT THE
INTERSECTION OF CONC WALK IN THE NORTH R.O.W.
OF PROJECT WINDOW DRIVE, IT IS ALSO LOCATED 47
FEET NORTHWEST OF THE CL INTERSECTION WITH
MAJESTIC MANOR.
N: 7017617.8
E: 2385658.8
PUBLISHED ELEV: 590.01

SITE #M #2
MAG NAIL SET IN THE SOUTH NOSE OF A MEDIAN AT
THE INTERSECTION OF MAJESTIC MANOR AND JOHN
MCCAIN ROAD, APPROX. 76 FEET NORTHEAST OF A
SANITARY SEWER MANHOLE IN THE SOUTH LINE OF
JOHN MCCAIN ROAD AND APPROX. 134 FEET
NORTHEAST OF A POWER POLE.
NAD83 (GRID)
N: 7017376.8
E: 2385697.9
ELEV: 596.10

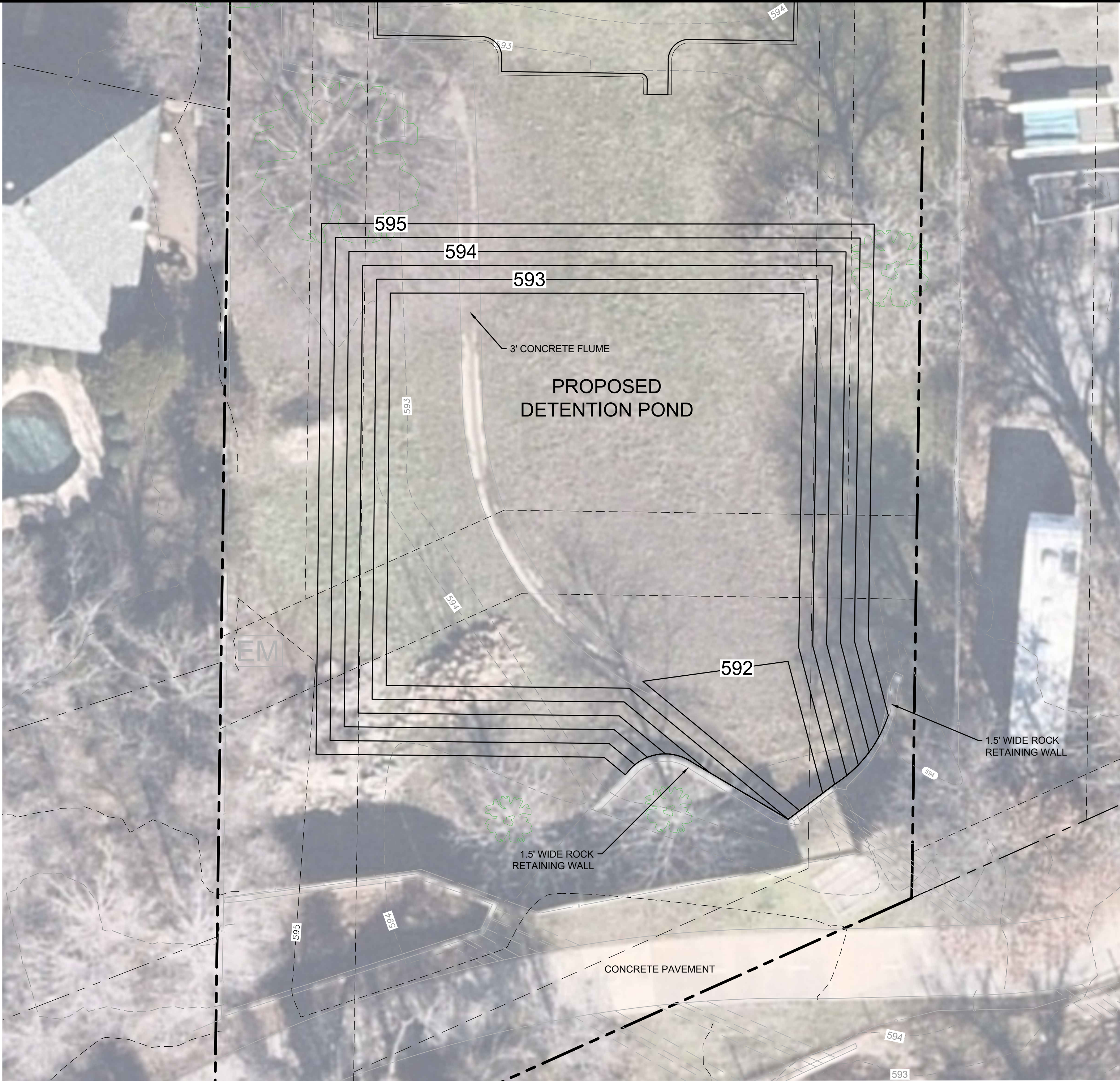


M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO.
129781
August 1, 2024

SHEET NUMBER
C-4.3

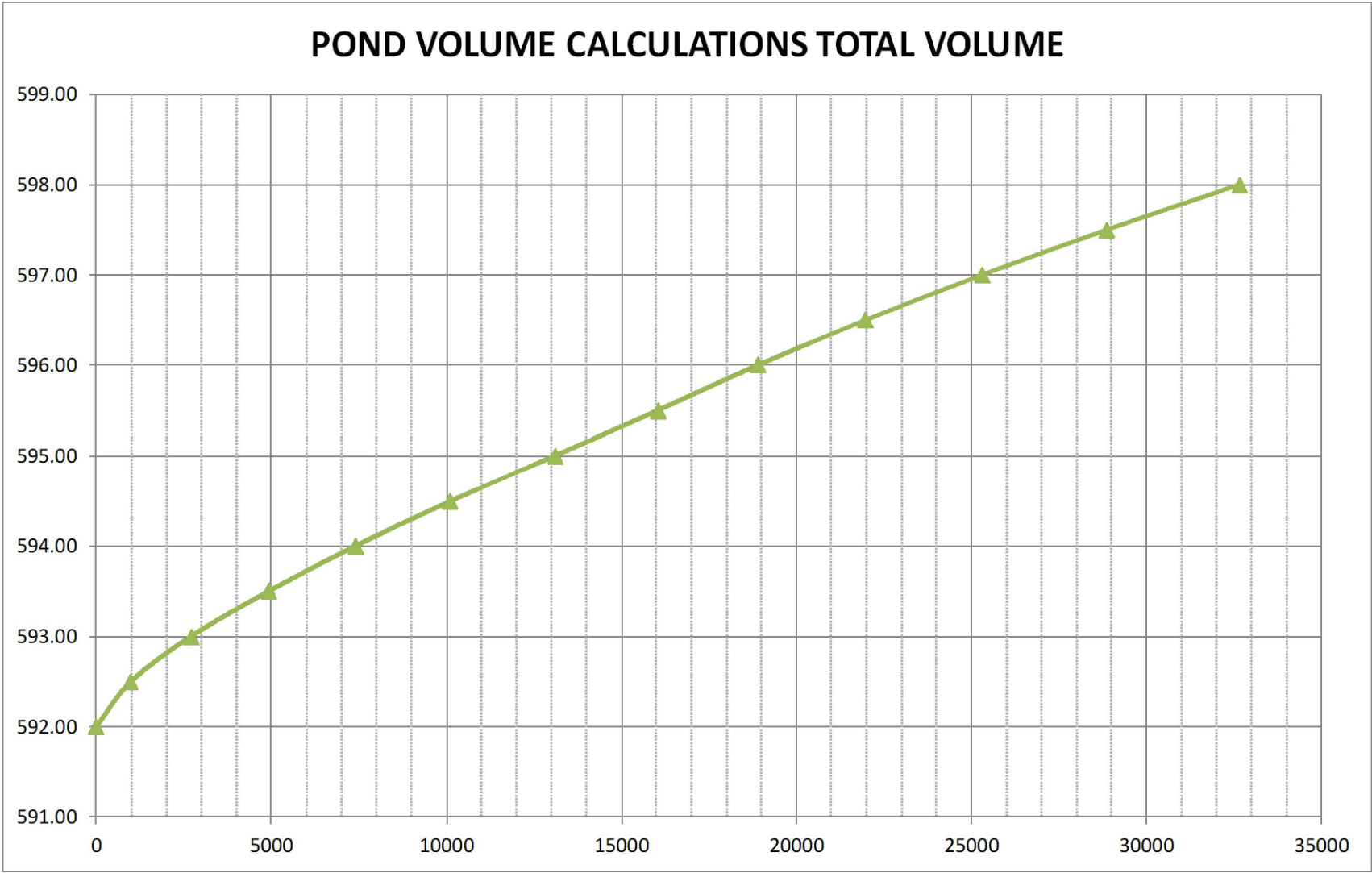
1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS
PROPOSED DRAINAGE AREA MAP

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REQUIRED STORAGE = 7,127 CU. FT
PROVIDED STORAGE = 7,393 CU. FT
100-YR WSE = 594
Q (ALLOWABLE) = 14.10 CFS
TOP OF BERM = 595
FREEBOARD = 1 FT

POND VOLUME CALCULATIONS			
ELEVATION (ft)	AREA (sq)	VOLUME (cu.ft.)	TOTAL VOLUME (cu.ft.)
592.00	265.1	0	0
592.50	3,682	987	987
593.00	4,183	2,710	2,710
593.50	4,680	2,216	4,926
594.00	5,189	2,467	7,393
594.50	5,712	2,725	10,119
595.00	6,250	2,991	13,109



100-YEAR STORM WATER DETENTION CALCULATIONS
Modified Rational Method

Required Detention Summary
7,127 cubic feet required 0.164 acre feet required

Developed Areas Routed Through Pond	
Area*	1.67 acres
Time (Tc)	10 minutes
C value	0.850
I-100yr	9.66 in/hr
Q100yr	13.71 cfs peak discharge

* Includes OS-1 & A

Off-Site Areas Routed Through Pond	
Area	1.28 acres
Time (Tc)	10 minutes
C value	0.70
I-100yr	9.66 in/hr
Q100yr	8.65 cfs peak discharge

Calculation for allowable release rate from detention pond

5.45 (cfs) Existing release rate from on-site drainage areas (A)
0.00 (cfs) Subtract proposed runoff release rate from drainage areas that bypass the detention pond (I)
8.65 (cfs) Allowable Off-site 100-yr flow through
14.10 (cfs) Allowable release rate

Runoff from Storm Event - Developed Onsite Areas

Time (min)	I-100yr	C value	Area (ac)	Runoff (cfs)
10	9.66	0.85	1.67	13.71
15	8.18	0.85	1.67	11.61
20	7.13	0.85	1.67	10.12
30	5.74	0.85	1.67	8.15
40	4.85	0.85	1.67	6.89
50	4.23	0.85	1.67	6.00
60	3.76	0.85	1.67	5.34
70	3.40	0.85	1.67	4.83
80	3.11	0.85	1.67	4.41
90	2.87	0.85	1.67	4.07
100	2.67	0.85	1.67	3.79
110	2.50	0.85	1.67	3.55
120	2.35	0.85	1.67	3.34
130	2.22	0.85	1.67	3.15
140	2.11	0.85	1.67	2.99

Runoff from Storm Event - Off-Site Areas

Time (min)	I-100yr	C value	Area (ac)	Runoff (cfs)
10	9.66	0.70	1.28	8.65
15	8.18	0.70	1.28	7.33
20	7.13	0.70	1.28	6.39
30	5.74	0.70	1.28	5.15
40	4.85	0.70	1.28	4.35
50	4.23	0.70	1.28	3.79
60	3.76	0.70	1.28	3.37
70	3.40	0.70	1.28	3.05
80	3.11	0.70	1.28	2.79
90	2.87	0.70	1.28	2.57
100	2.67	0.70	1.28	2.39
110	2.50	0.70	1.28	2.24
120	2.35	0.70	1.28	2.11
130	2.22	0.70	1.28	1.99
140	2.11	0.70	1.28	1.89

Total

Runoff (cfs)
22.37
18.93
16.52
13.30
11.24
9.79
8.71
7.87
7.20
6.64
6.18
5.78
5.44
5.14
4.88

Inflow During Storm Event

Time (min)	Runoff (cfs)	Inflow (ft³/s)
10	22.37	13,419
15	18.93	17,041
20	16.52	19,819
30	13.30	23,941
40	11.24	26,972
50	9.79	29,369
60	8.71	31,356
70	7.87	33,057
80	7.20	34,547
90	6.64	35,875
100	6.18	37,074
110	5.78	38,170
120	5.44	39,179
130	5.14	40,116
140	4.88	40,991

Outflow During Storm Event

Time (min)	Time	Allowable Release	Outflow (ft³/s)
10	20	14.10	8,461
15	25	14.10	10,576
20	30	14.10	12,692
30	40	14.10	16,922
40	50	14.10	21,153
50	60	14.10	25,384
60	70	14.10	29,614
70	80	14.10	33,845
80	90	14.10	38,075
90	100	14.10	42,306
100	110	14.10	46,537
110	120	14.10	50,767
120	130	14.10	54,998
130	140	14.10	59,228
140	150	14.10	63,459

Detention Volume

Time (min)	Inflow	Outflow	Storage (ft³)	Storage (acre-ft)
10	13,419	8,461	4,958	0.114
15	17,041	10,576	6,464	0.148
20	19,819	12,692	7,127	0.164
30	23,941	16,922	7,019	0.161
40	26,972	21,153	5,819	0.134
50	29,369	25,384	3,985	0.091
60	31,356	29,614	1,742	0.040
70	33,057	33,845	(787)	-0.018
80	34,547	38,075	(3,528)	-0.081
90	35,875	42,306	(6,431)	-0.148
100	37,074	46,537	(9,462)	-0.217
110	38,170	50,767	(12,597)	-0.289
120	39,179	54,998	(15,818)	-0.363
130	40,116	59,228	(19,112)	-0.439
140	40,991	63,459	(22,468)	-0.516

<=Detention Volume Required

BENCHMARKS

PROJECT BM (SITE BM #1)
2" BRASS DISC LOCATED IN CONC APRON AT THE INTERSECTION OF CONC WALK IN THE NORTH R.O.W. OF PRINCE MEADOW DRIVE. IT IS ALSO LOCATED 47 FEET NORTHWEST OF THE CL INTERSECTION WITH MAJESTIC MANOR.
NAD83 (GRID)
N: 7017617.8
E: 2385658.8
PUBLISHED ELEV: 590.01

SITE BM #2
MAG NAIL SET IN THE SOUTH NOSE OF A MEDIAN AT THE INTERSECTION OF MAJESTIC MANOR AND JOHN MCCAIN ROAD, APPROX. 76 FEET NORTHEAST OF A SANITARY SEWER MANHOLE IN THE SOUTH LINE OF JOHN MCCAIN ROAD AND APPROX. 134 FEET NORTHWEST OF A POWER POLE.
NAD83 (GRID)
N: 7017375.8
E: 2385697.9
ELEV: 596.10'



Know what's below.
Call before you dig.

(@ least 48 hours prior to digging)

Fort Worth, Texas | P: 817.704.0480 | flanagan-is.com | TBPE Firm No. 22910
Contact: Reece Flanagan, P.E.

1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS

DETENTION POND AND CALCULATIONS

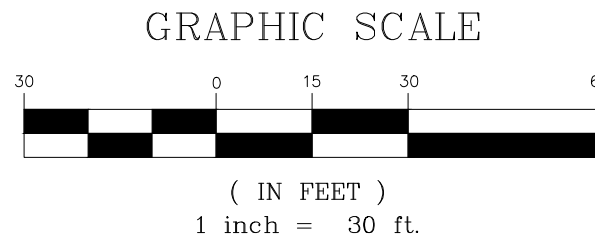
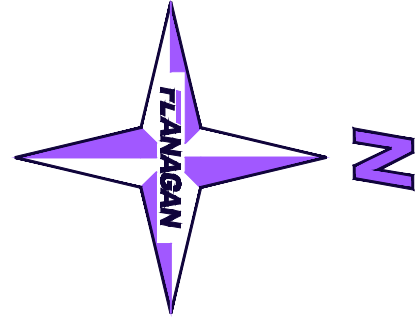
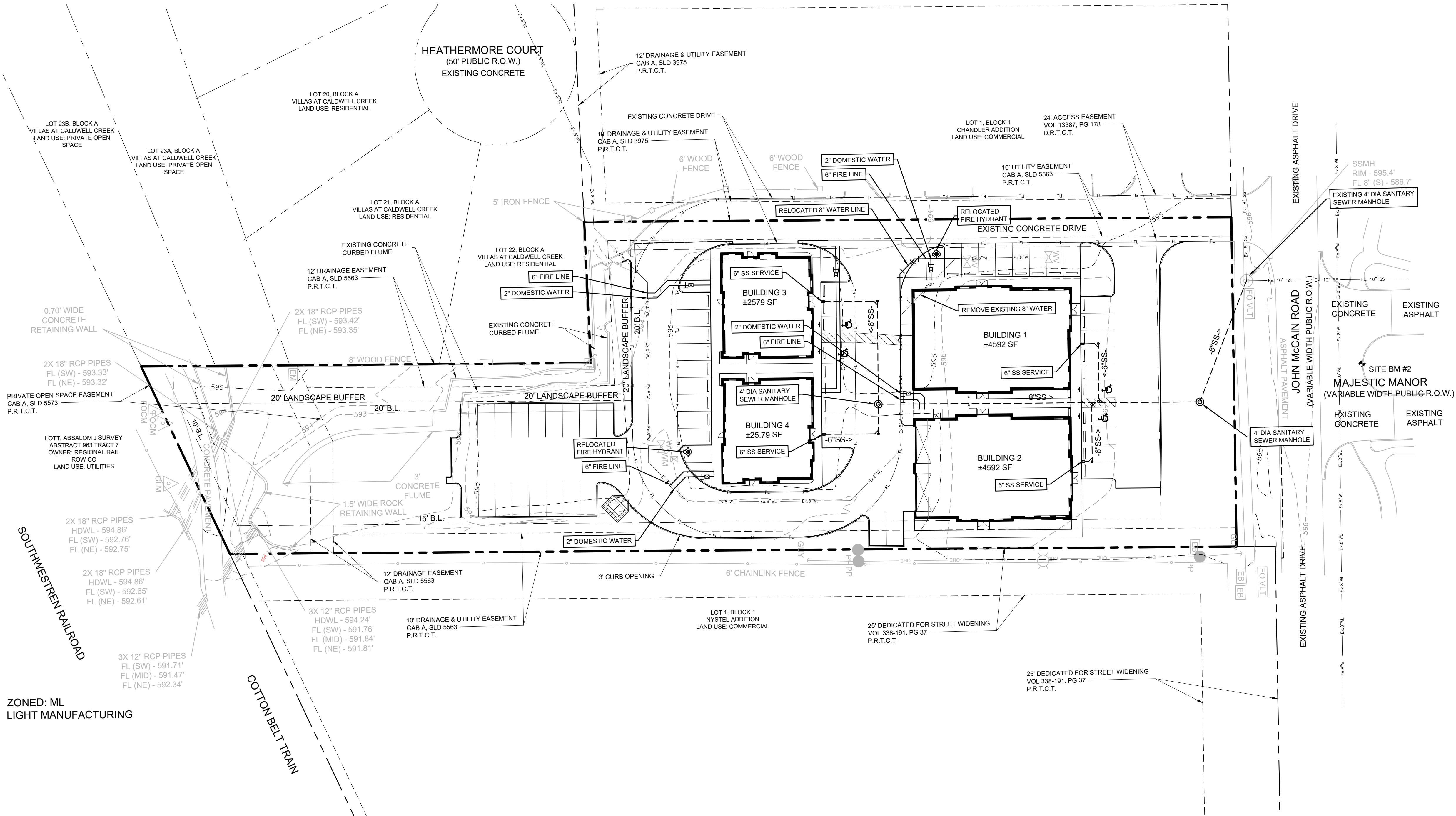
No.	Date	Revision Description

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781
August 1, 2024

SHEET NUMBER
C-4.4

PROJECT NO.: 2022-90-02



LEGEND

---	PROPERTY LINE
- - - -	EASEMENT LINE
---	EXISTING WATER LINE
---	EXISTING SAN. SEWER LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD ELECTRIC
---	PROPOSED SAN. SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM SEWER LINE

WATER NOTES

- EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
- CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY CONTRACTOR'S ACTIVITIES.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED. CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE CITY AND SHALL COORDINATE WITH THE CITY PRIOR TO CONNECTING TO EXISTING PUBLIC UTILITIES.
- THE CONTRACTOR SHALL, ON ALL UTILITIES COORDINATE INSPECTION AND TESTING WITH THE APPROPRIATE AUTHORITIES PRIOR TO BACKFILLING TRENCHES.
- ALL WATER AND SANITARY SEWER SHALL CONFORM TO APPLICABLE CITY OF COLLEYVILLE PLUMBING CODES, TCEQ GUIDELINES, THE CITY OF COLLEYVILLE STANDARDS AND SPECIFICATIONS AND SHALL BE PERFORMED UNDER A PERMIT ISSUED BY THE CITY OF COLLEYVILLE.
- WHERE PROPOSED WATER LINE CROSSES A PROPOSED SANITARY SEWER LINE, CONTRACTOR SHALL CENTER ONE JOINT OF DUCTILE IRON OR CAST IRON SEWER PIPE ON THE WATER LINE AND PROVIDE A MINIMUM OF 1.5' SEPARATION BETWEEN THE LINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TO 95% STANDARD PROCTOR IN AREAS EXCAVATED AT THE BUILDING FOOTINGS FOR UTILITY SERVICE ENTRIES PER CITY STANDARD DETAILS.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, IMPACT AND INSPECTION FEES, ANY CITY FEES AND LICENSES, AND ALL OTHER COSTS INCURRED IN THE INSTALLATION OF UTILITIES.
- TRENCH SAFETY: IT SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR TO PROVIDE AND MAINTAIN A VISIBLE TRENCH SAFETY SYSTEM AT TIMES DURING CONSTRUCTION ACTIVITIES PER TEXAS HOUSE BILL 1569. THE CONTRACTOR IS DIRECTED TO BECOME KNOWLEDGEABLE AND FAMILIAR WITH THE STANDARDS AS SET BY THE OCCUPATIONS SAFETY AND HEALTH ADMINISTRATION'S (OSHA) FOR TRENCH SAFETY THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.

BENCHMARKS

PROJECT BM (SITE BM #1) 2" BRASS DISC LOCATED IN CONC APRON AT THE INTERSECTION OF CONC WALK IN THE NORTH R.O.W. OF PRINCE MEADOW DRIVE. IT IS ALSO LOCATED 47 FEET NORTHWEST OF THE CL INTERSECTION WITH MAJESTIC MANOR. NAD83 (GRID) N: 7017617.8 E: 2385658.8 PUBLISHED ELEV: 590.01			
SITE BM #2 MAG NAIL SET IN THE SOUTH NOSE OF A MEDIAN AT THE INTERSECTION OF MAJESTIC MANOR AND JOHN MCCAIN ROAD, APPROX. 76 FEET NORTHEAST OF A SANITARY SEWER MANHOLE IN THE SOUTH LINE OF JOHN MCCAIN ROAD AND APPROX. 134 FEET NORTHWEST OF A POWER POLE. NAD83 (GRID) N: 7017375.8 E: 2385697.9 ELEV: 590.10'			



(@ least 48 hours prior to digging)

1721 JOHN MCCAIN ROAD

COLLEYVILLE, TEXAS

UTILITY PLAN

No.	Date	Revision Description

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

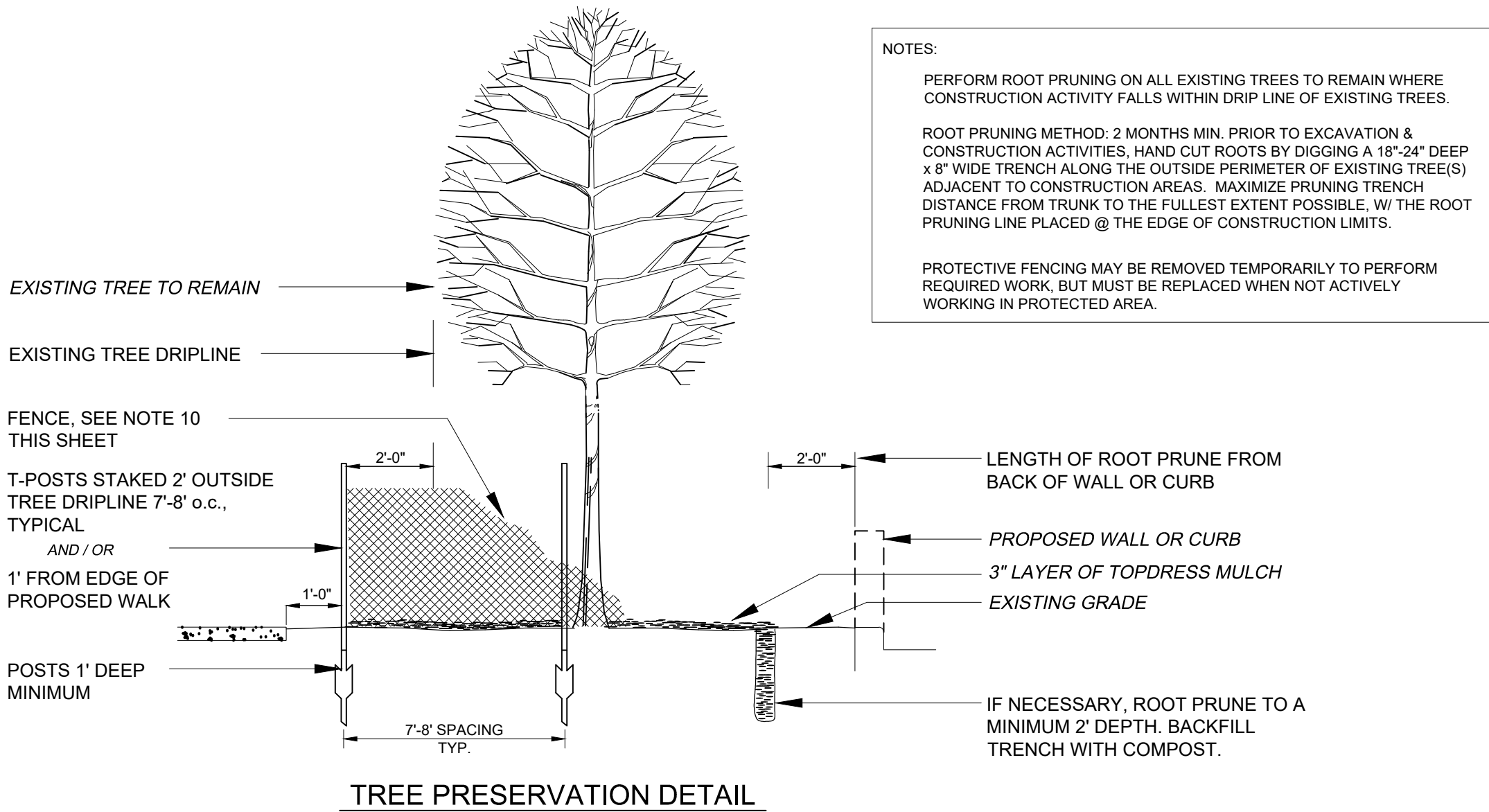
M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781
August 1, 2024

SHEET NUMBER
C-5.1

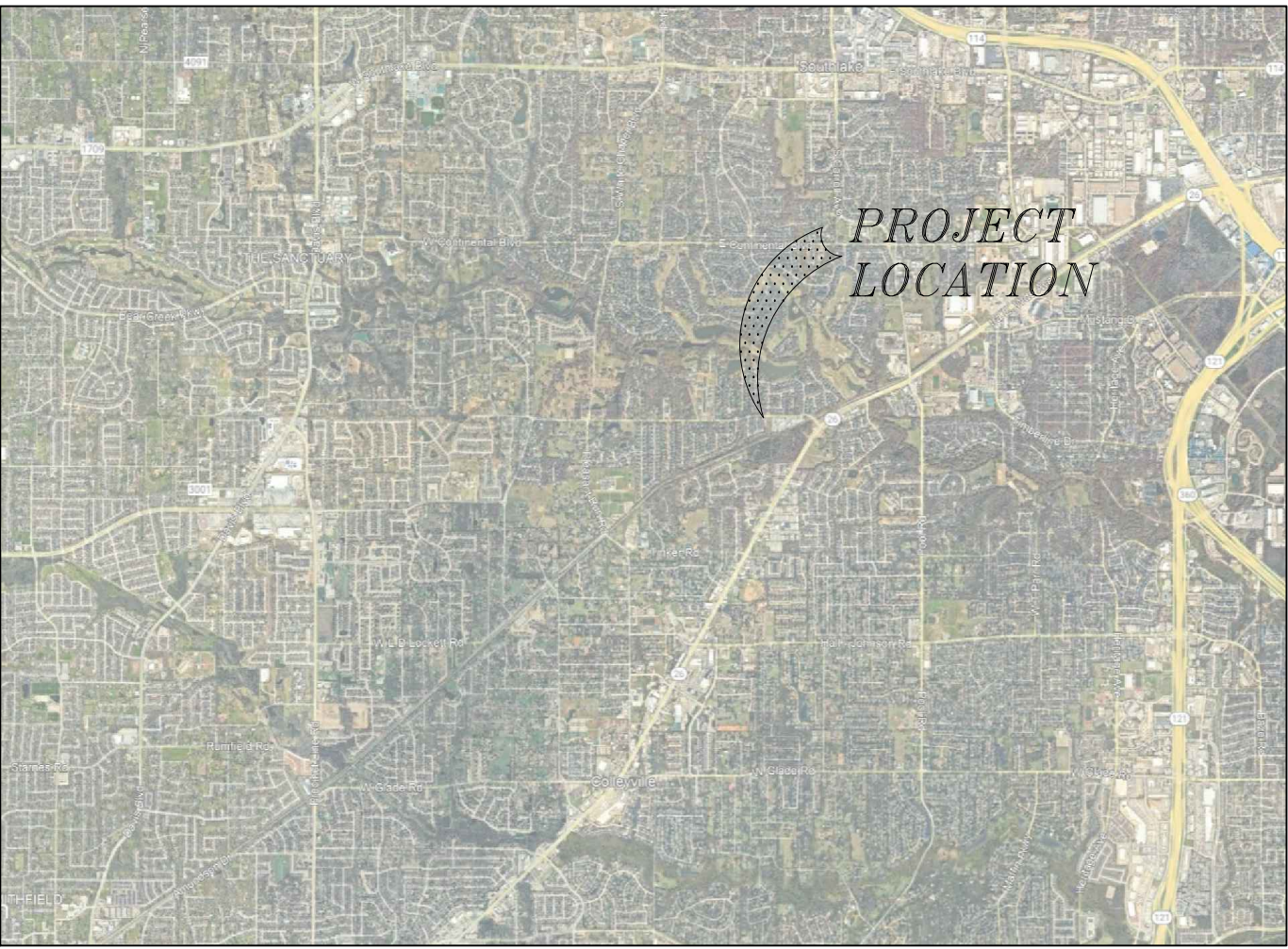


TREE PRESERVATION NOTES:

- EXISTING TREES TO REMAIN SHALL BE PRESERVED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND TREE DRIPLINE (CANOPY).
- IF ANY PART OF THE ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION AND/OR CONSTRUCTION ACTIVITY, NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. IF A MAJOR ROOT OR GROUP OF ROOTS IS ENCOUNTERED DURING EXCAVATION, A CERTIFIED ARBORIST SHALL BE CONSULTED/SECURED FOR RECOMMENDATIONS CONCERNING PRUNING AND/OR BRIDGING THE ROOTS (ETC.) GRADES/ELEVATIONS UNDER EXISTING TREES SHALL REMAIN UNDISTURBED. DO NOT PLACE FILL MATERIAL UNDER THE DRIPLINE FOR ANY LENGTH OF TIME. MAKE SURE THE CHANGES IN ADJACENT GRADES HAVE PROVISIONS TO CARRY MOISTURE AWAY FROM THE TREE.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE TREE DRIPLINE.
- TOXIC SOLUTIONS OR OTHER LIQUID CHEMICALS SHALL NOT BE DEPOSITED NEAR OR WITHIN THE LIMITS OF A TREE DRIPLINE. THIS WOULD INCLUDE, BUT NOT BE LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE TREE DRIPLINE. NO VEHICLE AND/OR CONSTRUCTION EQUIPMENT SHOULD BE CLEANED NEAR A TREE.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PRESERVED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE AT A MINIMUM DEPTH OF THIRTY-SIX INCHES (36 IN.).
- THE UTILITY AND IRRIGATION CONTRACTOR SHALL EXERCISE CAUTION WHEN TRENCHING AROUND EXISTING TREES. HAND-DIG ALL TRENCHES WITHIN THE TREE DRIPLINE.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR FOOT (4') APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE LANDSCAPE PLANS(S) TREE PRESERVATION DETAIL.



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)



VICINITY MAP
NTS

PLANT SCHEDULE	
TREES	BOTANICAL / COMMON NAME
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN

--- TREE PROTECTION, REFER TO DETAIL

TREE SURVEY DATA

TREES #	COMMON NAME OR SPECIES	DBH (in)	CANOPY AREA (sf)	PRESERVED/ REMOVED	SIGNIFICANT (Y or No)	NOTES
9077	AMERICAN ELM	14	616	REMOVED	NO	
9078	AMERICAN ELM	15	707	REMOVED	NO	
9079	AMERICAN ELM	17	908	REMOVED	NO	
9080	PECAN	8	201	REMOVED	NO	
9081	AMERICAN ELM	12	452	REMOVED	NO	
9082	AMERICAN ELM	19	1134	P	NO	
9083	AMERICAN ELM	14	616	P	NO	
9084	PECAN	12	452	P	NO	
9085	PECAN	12	452	P	NO	
9086	AMERICAN ELM	9	254	REMOVED	NO	
9087	AMERICAN ELM	30	2827	P	NO	
9088	AMERICAN ELM	32	3217	P	NO	
9089	PECAN	9	254	P	NO	
9090	PECAN	9	254	P	NO	
9091	PECAN	15	707	P	NO	

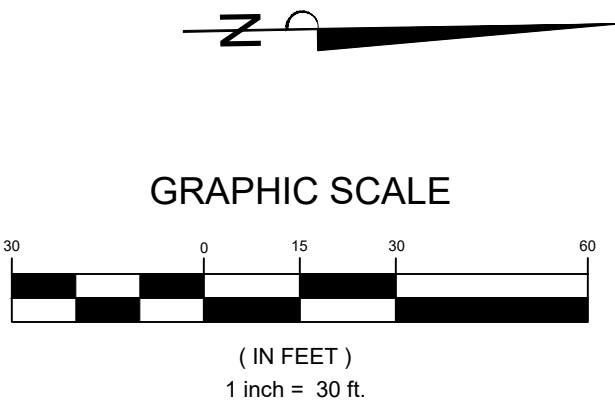
TREE PRESERVATION REQUIREMENT:

- NON-RESIDENTIAL LOT - 50% CANOPY RETENTION
- EXEMPT AREA - BUILDING ENVELOPE + 5' BUFFER
- NON-RESIDENTIAL LOT - 50% CANOPY COVERAGE ON LOT OUTSIDE OF THE COMMERCIAL BUILDING ENVELOPE + 5' BUFFER

COMMERCIAL LOT = 81,471 SF
BUILDING ENVELOPE + 5' BUFFER = 19,846 SF
TOTAL URBAN FORESTRY AREA = 61,625 SF
REQUIRED CANOPY COVERAGE = **30,813 SF**

EXISTING CANOPY = 13,051 SF
CANOPY TO BE REMOVED = 3,138 SF
CANOPY TO REMAIN = 9,913 SF (76%)
CANOPY PROPOSED IN LS PLAN = 38,200 SF
TOTAL CANOPY PROVIDED = **48,113 SF (156%)**
ADDITIONAL CANOPY OVER REQUIRED = + 17,300 SF

COMPLIANT URBAN FORESTRY



DEVELOPER

MICHAEL MASTERS
PHONE: 817.988.1430
EMAIL: MIKEMFLOORS@AOL.COM

CASE# XX-XX

URBAN FORESTRY PLAN

OFFICE PARK
1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS

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Permit Purposes. They
were prepared by, or
under the supervision of:
Michael G. Martin
L.A.#2836
7/25/2024



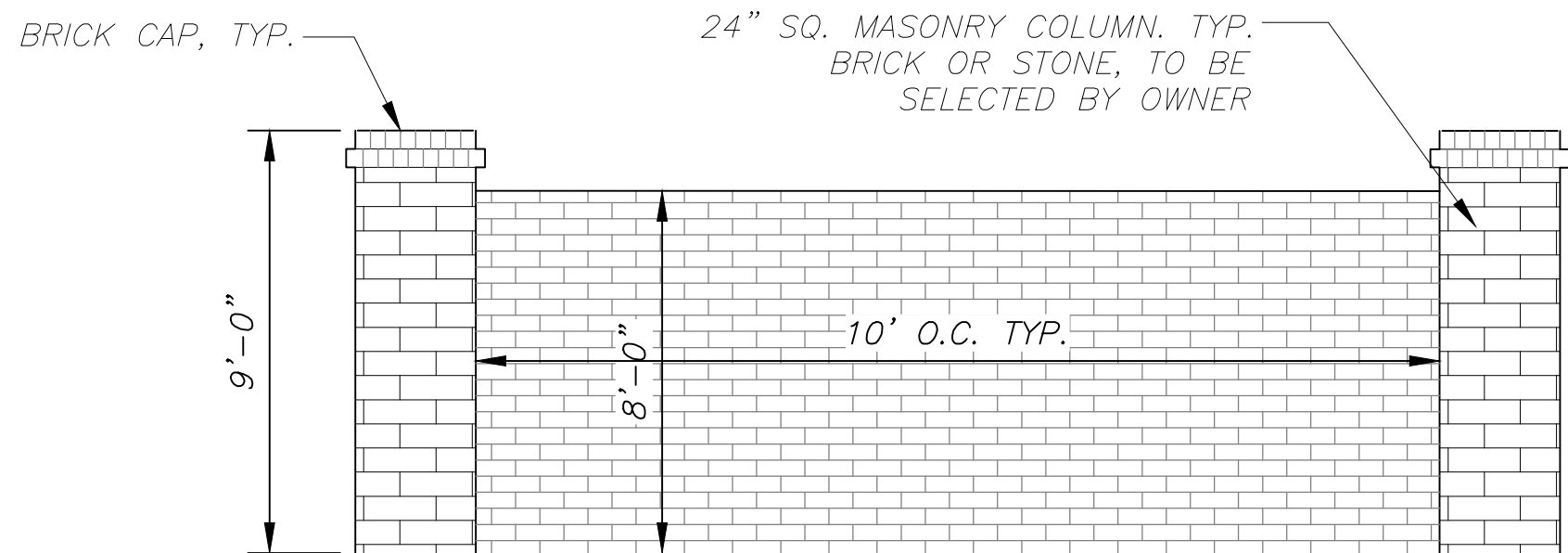
TEMPUS LAND SOLUTIONS, LLC

DFW AND GREATER TEXAS
817.223.8489
michael@tempus-lls.com

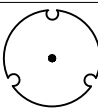
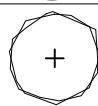
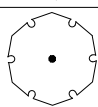
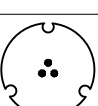
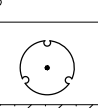
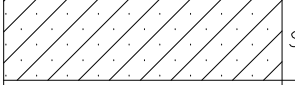
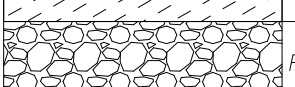
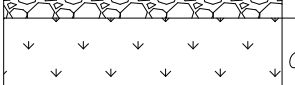
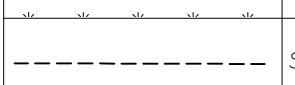
SHEET NO.

UF -1.0

C:\TEMP\USTX\24-0143 - 1721 McCain - Coleyville\Design\LS 1.0 Landscape Plan.dwg Aug 02,2024 - 10:33AM tempus



8' MASONRY SCREEN WALL DETAIL

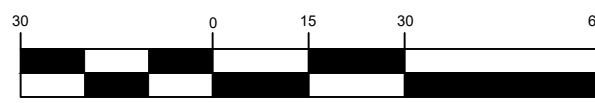
PLANT SCHEDULE							
LARGE TREES	CODE	QTY	COMMON / BOTANICAL NAME	CAL.	CONTAINER	HEIGHT	SPREAD
	CO	9	LIVE OAK QUERCUS VIRGINIANA NURSERY GROWN	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 8' SPREAD
	SO	9	CHINESE PISTACHE PISTACIA CHINENSIS NURSERY GROWN	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 8' SPREAD
	CE	5	CEDAR ELM ULMUS CRASSIFOLIA NURSERY GROWN	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 8' SPREAD
ORNAMENTAL TREES	CODE		COMMON / BOTANICAL NAME	CAL.	CONTAINER	HEIGHT	SPREAD
	CT	6	CHASTE TREE - VITEX VITEX AGNUS-CASTUS MULTI-TRUNK (Pollinator Plant)	3" CAL.	B&B OR CONTAINER	8'-9' HT.	MIN. 6' SPREAD
SHRUBS	CODE		COMMON / BOTANICAL NAME	CONTAINER			
	NR	30	NELLIE R. STEVENS HOLLY ILEX X NELLIE R. STEVENS	5-7 GAL		3' MIN.	3' MIN.
	SA	60+	SHRUB BED PLANTING AREA	3 GAL.		18"-24" HT	18"-24" SPREAD
GROUND COVERS	CODE		COMMON / BOTANICAL NAME	CONTAINER			
	SL		SYN-LAWN PET TURF WITH ANTI-MICROBIAL INFILL				
	RR		4"-6" ARIZONA COBBLE LARGE - 4" DEPTH MINIMUM WHIZ-O-STONE - 317.429.0822 OR APPROVED EQUAL				
	CD		COMMON BERMUDA GRASS - SOLID SOD OR HYDRO-MULCH CYNODON DACTYLON				
	SE		3/8" THICK STEEL EDGING - BLACK IN COLOR				

CITY OF COLLEYVILLE - LANDSCAPE REQUIREMENTS

PROPOSED USE	DATA OR REQUIREMENT	REQUIRED	PROVIDED
PROPOSED USE	OFFICE PARK		
CURRENT ZONING	ML - LIGHT MANUFACTURING		
SITE AREA	1.87 ACRES (81,471 SF)		
BUILDING	(4) BUILDING @ 14,302 SF GROSS		
TOTAL LANDSCAPE AREA	20% OF THE TOTAL LAND AREA	81,471SF x 20% = 16,294 SF	41,468 SF (51%)
FRONT YARD AREA	50% OF REQUIRED AREA IN FRONT YARD	16,294 SF x 50% = 8,147 SF	8,160 SF (50%)
STREET YARD SHRUBS	(1) 18" SHRUB PER 5 LF OF STREET FRONTAGE	175' LF / 5 = 35 SHRUBS	50+ SHRUBS
STREET YARD TREES	(1) STREET TREE PER 40 LF OF STREET FRONTAGE	175 LF / 40 = 4 TREES	5 TREES
PARKING LOT LANDSCAPE	(1) 1405F LANDSCAPE ISLAND PER 18 PARKING SPACES OR (1) TREE WITHIN 90 LF OF EACH PARKING SPACE	55 PARKING SPACES / 18 = 3 ISLANDS OR EACH PARKING STALL LOCATED WITHIN 90 FEET OF A TREE	12 LS ISLANDS
RESIDENTIAL SCREENING - SOUTH PROPERTY LINE	20' WIDE GREEN BELT WITH A LIVE SCREENING OF EVERGREEN SHRUBS PLANTED 6' O.C.	20' WIDE GREEN BELT WITH A LIVE SCREENING OF EVERGREEN SHRUBS PLANTED 6' O.C.	20' BUFFER + 30 EVERGREEN SHRUBS



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

DEVELOPER

MICHAEL MASTERS
PHONE: 817.988.1430
EMAIL: MIKEMFLOORS@AOL.COM

CASE# XX-XX

No.	Date	Revision	Description
PROJECT NO.24-0143			

SUP LANDSCAPE PLAN

OFFICE PARK
1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS

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Michael G. Martin
L.A.#28336
8/2/2024

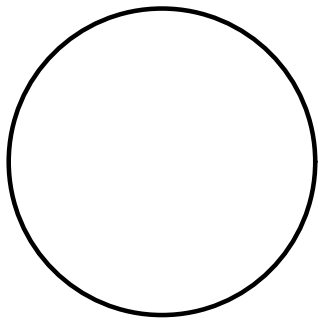


TEMPUS LAND SOLUTIONS, LLC

DFW AND GREATER TEXAS
817.223.8489
michael@tempus-ls.com

SHEET NO.

LS - 1.1



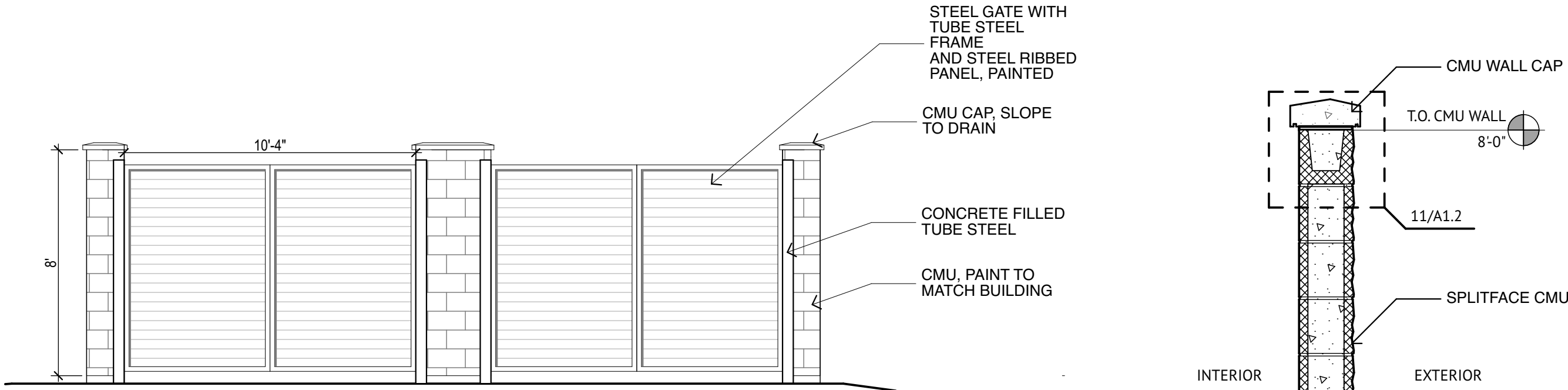
LINDSAY SHELTON
#25068

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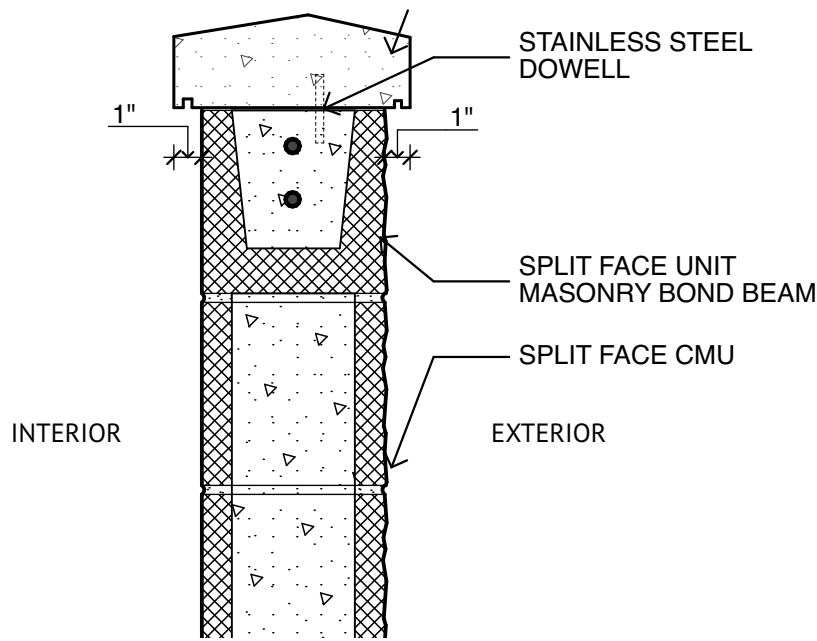
7.23.24

COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
COLLEYVILLE, TX 76034

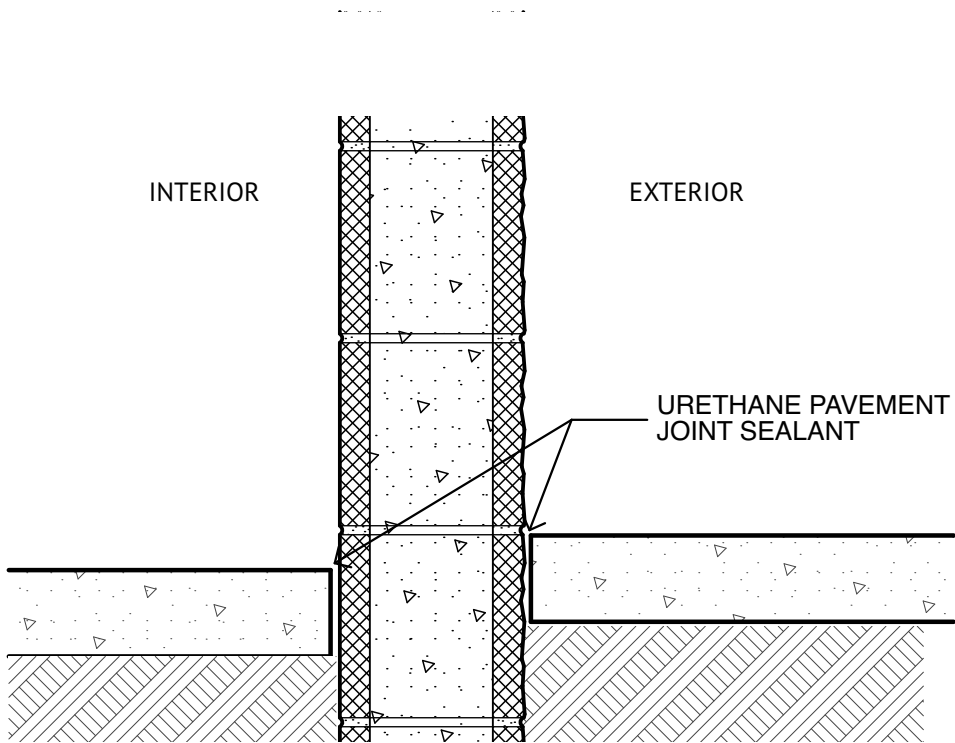
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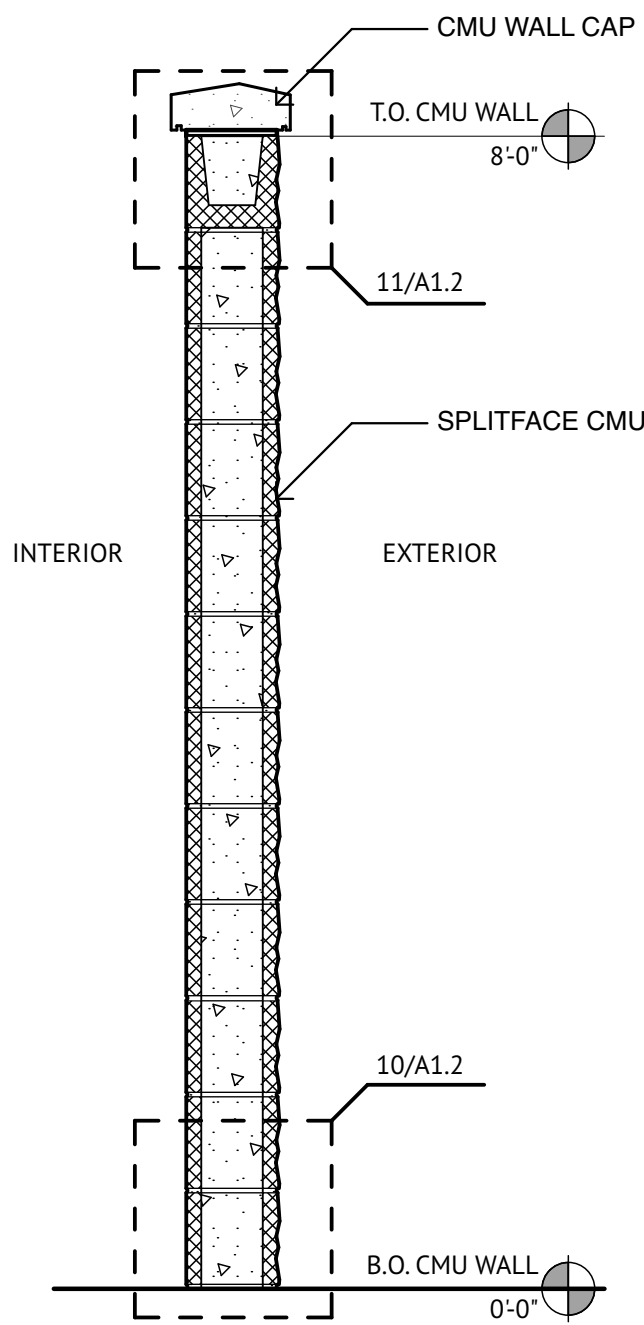
12 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



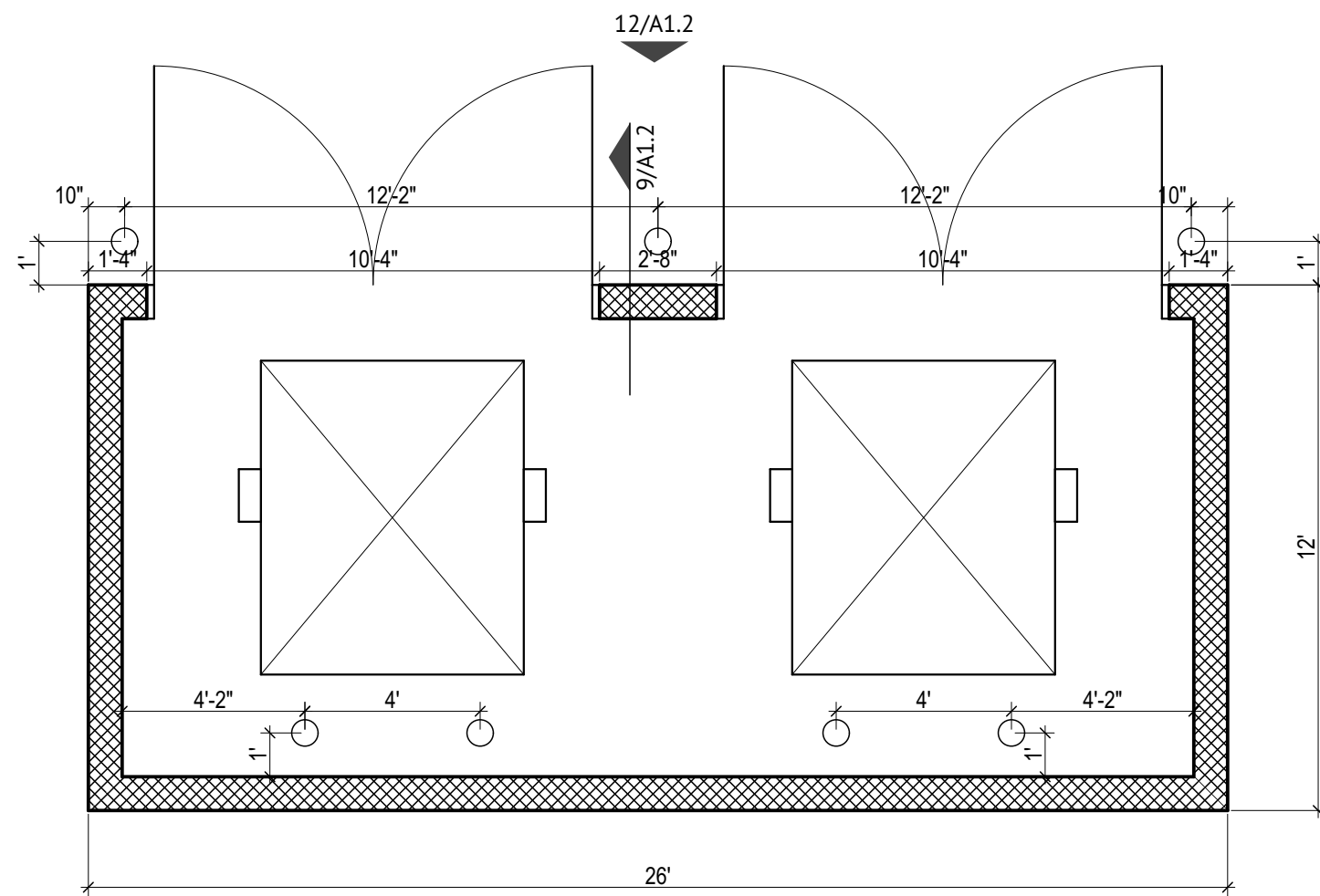
11 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



10 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

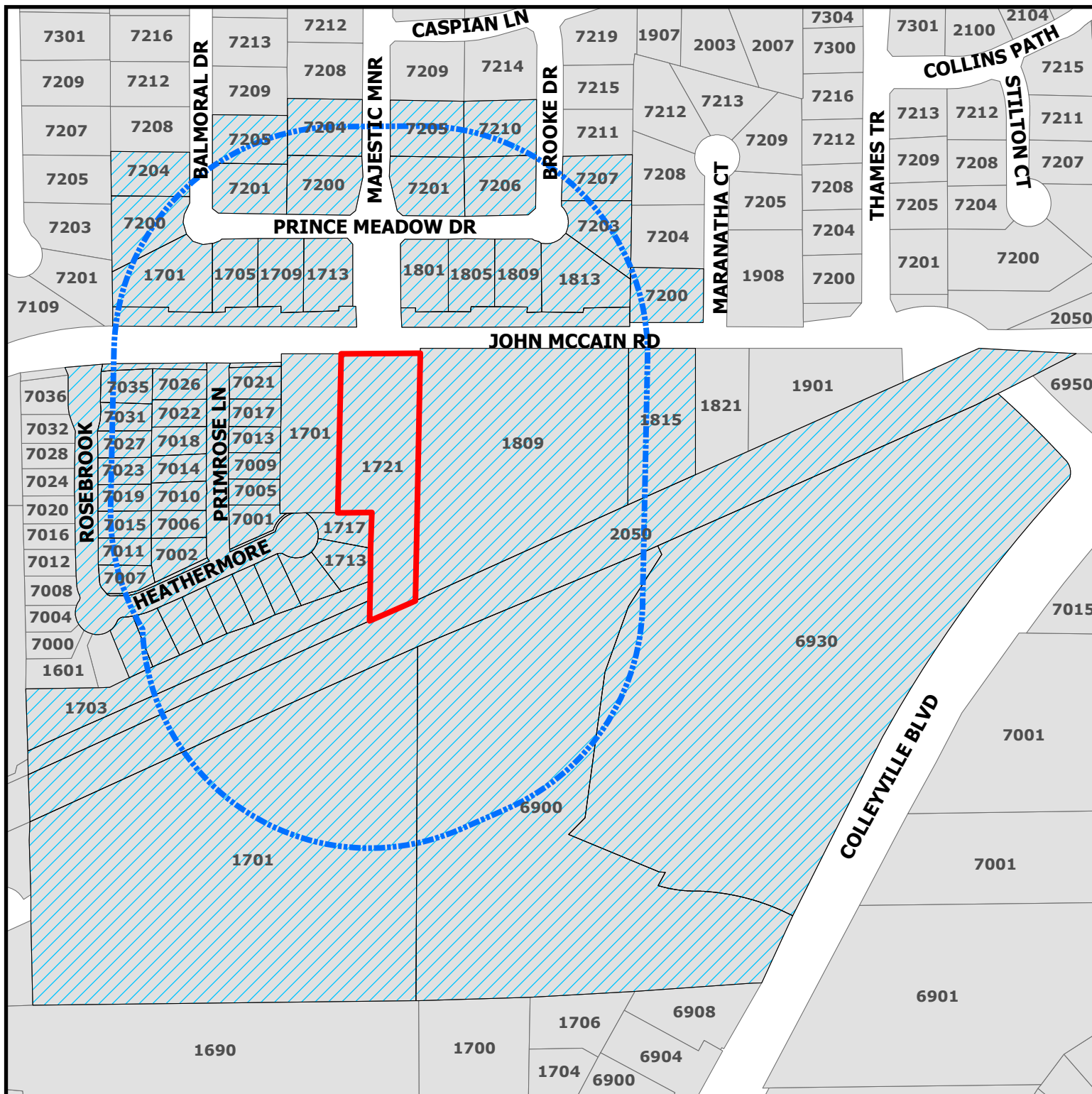


9 WALL SECTION
SCALE: 3/4" = 1'-0"



8 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

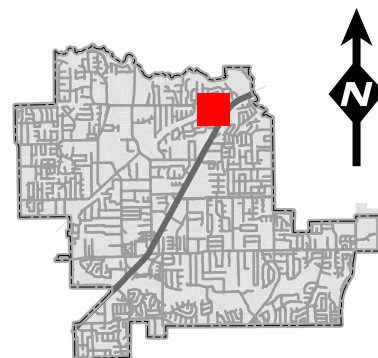
Notification Map



ZC24-012

1721 John McCain Rd

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.





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, August 12, 2024 at 7:00 p.m.
City Council Meetings: Wednesday, September 4, 2024 & Tuesday, September 17, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit to allow for a Veterinarian Clinic on Lot 2, Block 1, Chandler Addition. The request is to allow for a mobile veterinary business.

Zoning Case: ZC24-012

Applicant: Reece Flanagan

Owner: Northeast Properties INC

Location: 1721 John McCain Road

Property Description: Lot 2, Block 1, Chandler Addition

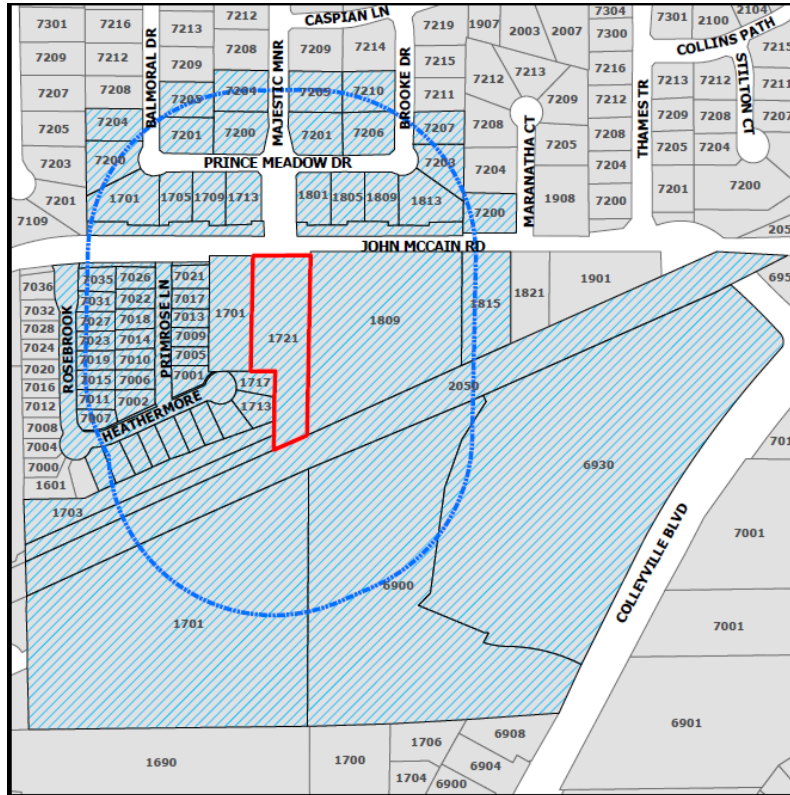
Present Zoning: ML Light Manufacturing

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

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

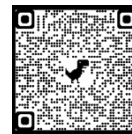
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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

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



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

Christopher Pham

Christopher Pham
Planner

Owner Name	Situs Address
NORONA, ERIC	7207 BROOKE DR
YEARGIN LIVING TRUST	7015 ROSEBROOK
SALAMY FONTENOT JOINT TRUST	7010 PRIMROSE LN
BOONE, ROBERT G	7019 ROSEBROOK
WOLTER, WILLIAM	1713 PRINCE MEADOW DR
CAPELLO, MELISSA A	7023 ROSEBROOK
GOLD DUST ONE LLC	1701 JOHN MCCAIN RD
SHEILA HELBING DARDEN LIVING TR	7027 ROSEBROOK
EVANS, STEVE	7002 PRIMROSE LN
YAFFA, LARRY	1613 HEATHERMORE
MILLER, DEBBIE	7014 PRIMROSE LN
WHITE, HOWARD R	7013 PRIMROSE LN
JAMIESON, JENNIFER D	7005 PRIMROSE LN
SAWYERS, NORMA ANN	1617 HEATHERMORE
KIRK, KENDALL	7201 MAJESTIC MNR
LILLEY, GENE T	1717 HEATHERMORE
CASTILLO, ROGER	7011 ROSEBROOK
GLASENER FAMILY LIVING TRIST	7205 BALMORAL DR
PIERCE, ROBERT	7210 BROOKE DR
RADCLIFFE, LAWRENCE	7018 PRIMROSE LN
KLOTZ, STEPHEN	7203 BROOKE DR
MCCORMICK, BRIAN W	7035 ROSEBROOK
SPAHR, AARON C	7201 BALMORAL DR
ELDRIDGE, MICHELLE	1625 HEATHERMORE
CORDER, MARK	7009 PRIMROSE LN
WARNER, LINDA	1621 HEATHERMORE
MAYO, ROBERT D	1709 PRINCE MEADOW DR
KOUZES, STEPHEN	1713 HEATHERMORE
GRIFFITH, ADRON N	7007 ROSEBROOK
STORY, TREVOR	1705 PRINCE MEADOW DR
BORKOWSKI, RICHARD	7026 PRIMROSE LN
CIKOTA, LEON D	1805 PRINCE MEADOW DR
GALE, JANICE SHEILA	7021 PRIMROSE LN
MCCUTCHEN, KEVIN	7206 BROOKE DR
VILLAS AT CALDWELL CREEK HOA	7030 PRIMROSE LN
WROBLE, MICHAEL J	7204 BALMORAL DR
PATEL, KETAN V	1701 PRINCE MEADOW DR
FAUSAK, ANDREW	7200 MAJESTIC MNR
TENNERY, PATRICIA A	1701 HEATHERMORE
BALSER, ROGER H	7205 MAJESTIC MNR
KANE, MICHAEL B	1705 HEATHERMORE
AVARY, CODY	7200 BALMORAL DR
A & L IMPORTS INC	1815 JOHN MCCAIN RD
JUETTEN, CHRISTOPHER M	7204 MAJESTIC MNR
SCHULTZ, ERIC	1801 PRINCE MEADOW DR
DEES, JOHN	7200 MARANATHA CT
DRAUTZ, EUGENE D	7006 PRIMROSE LN
DUVALL, SANDRA C	7022 PRIMROSE LN
NORTHEAST PROPERTIES INC	1721 JOHN MCCAIN RD
WINTERBERG, FERRIS	7017 PRIMROSE LN
NEL'S DREAM LLC	1809 JOHN MCCAIN RD
ANDERSON, DAVID	1813 PRINCE MEADOW DR
MARTENS, ROBERT E	7031 ROSEBROOK
BAUM, JASON	1809 PRINCE MEADOW DR
STAGGS, GARY M	1709 HEATHERMORE
LANKFORD, CHARLES	7001 PRIMROSE LN
PRUITT, DENNIS P	1609 HEATHERMORE
REGIONAL RAIL ROW CO	2050 JOHN MCCAIN RD
RAMAN CHANDLER PROPERTIES	7030 ROSEBROOK
CALDWELL'S CREEK ADDITION	COURTESY NOTICE
PEBBLE HILL PLANTATION ESTATES	COURTESY NOTICE
TIMARRON-CASCADES AT TIMARRON	COURTESY NOTICE
MONTEERRA ADDITION	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
FLANNAGAN, REECE	APPLICANT

From: [REDACTED]
To: [Citizen Letters](#)
Cc: [REDACTED]
Subject: Public Meeting - Consideration - Dog Grooming and Boarding - Chandler Addition
Date: Monday, July 29, 2024 11:37:08 PM

Dear City of Colleyville -

The homeowners at 1717 Heathermore, Colleyville, Tx have been notified of meeting on this consideration, and are unable to attend meeting.

Pam Rawlings and Gene Lilley, the homeowners, want to object to this type/kind of business being approved for this location, which borders our home and neighborhood.

Our homes property borders the majority of the wooden fence line that butts up to the Chandler addition.

I would anticipate, dogs barking at all hours and other business noises that just don't fit in with our now quit surroundings.

As a homeowner, too close to this type of business, if approved, will effect my personal life in addition, affect my home value.

This is NOT a business that belongs in close proximity to family homes.

I look forward to this NOT being approved for consideration.

Thank you,
Pam Rawlings [REDACTED]
Gene Lilley - [REDACTED]
1717 Heathermore
Colleyville, Tx 76034

Sent from my iPad

From: [REDACTED]
To: [Citizen Letters](#)
Cc: [REDACTED]
Subject: Zoning - ZC24-012 & 013
Date: Tuesday, July 30, 2024 11:53:39 AM

Dear City of Colleyville -

I'm aware of the Vet-Grommer and Kennel business being proposed for 1721 John McCain.

Upon receiving notice in mail yesterday, I immediately sent objection to you.

In addition to noise concerns, I am voicing additional concerns below.

The Villas of Caldwell Creeks wooden perimeter fencing, which my home sits directly behind, borders this property.

In addition to noise, there is also additional night lighting concerns. At this time, the very bright lights from the RV Park business shine in all windows that side of my home. With an additional business requiring night lighting, I will have even more obtrusive lighting.

The proposed kennel will probably sit deep into property so that puts that right out my master bathroom and bedroom, and guest bedrooms. Dog barks are heard for blocks so it really doesn't matter where the kennel is placed within the lot. It will be noisy.

What perimeter barriers around kennels will be built to mitigate noise?

A kennel is a very lucrative business and will probably make up the bulk of their business. How many dogs are allowed at any given time, to be kept at kennel?

I anticipate this being a very busy in and out, all hours of the day business.
Where is the entrance going to be to this business?

What about any drainage issues?

I know these matters don't affect you unless you live it, and I hope you visit the property being proposed and see how it is not a good use of this land, so close to family homes.

My husband and I are retired, as are most in my neighborhood. My husband is enduring cancer treatments at this time. We now enjoy the peaceful atmosphere our home provides. We have endured the negatives of the train, and other growth in the City, and a kennel in my backyard is the last business I want, or would think the City would approve.

I always hoped the City would buy this land and put in a pocket park.....how lovely that would be.

Please visit our neighborhood and put yourself in our position. It will no doubt affect me personally (noise, lighting and traffic) in addition my home's value (who buys a home next to a kennel?)

Maybe a better fit for this business would be directly on Hwy 26 where the gas station was proposed and not approved, some years ago.

Thank you to the City for your good works and improvements to our City. You do a great job.

Looking forward to being notified this was not approved.

Pam Rawlings - [REDACTED]
Gene Lilley - [REDACTED]
1717 Heathermore
Colleyville, TX 76034

Sent from my iPad

From: [REDACTED]
To: [Citizen Letters](#)
Subject: Zoning ZC24-012 & ZC24-013
Date: Tuesday, July 30, 2024 9:27:17 PM

Dear City Zoning Committee,

I am writing to express my strong opposition to the proposed pet clinic, groomer, and boarding facility near our neighborhood on John McCain. While I recognize the value of such services, I have serious concerns about the impact this business would have on our residential area.

The potential for noise pollution from barking dogs is a major issue. Despite claims that sound barriers and building design can mitigate this, real-world experiences suggest otherwise.

Property values are another significant concern. The presence of a pet boarding facility could make it difficult for nearby homeowners to sell their properties in the future. Even if actual impacts are minimal, the perception of potential issues can negatively affect home values and neighborhood desirability.

Additionally, there are worries about odors and waste management. While the facility may promise odor control measures, the risk of unpleasant smells affecting nearby homes remains a concern.

I urge the committee to carefully consider the long-term effects on our community. I believe this proposal is not appropriate for a residential area and should be denied or relocated to a more suitable commercial zone.

Thank you for your consideration of these concerns.

Sincerely,
Alison Pauli
7405 Braemar Ter
Colleyville TX 76034

Sent from my iPhone

From: [REDACTED]
To: [Citizen Letters](#); ckbevill@hotmail.com; David.groves11@gmail.com
Subject: P&Z Case ZC24-013
Date: Wednesday, July 31, 2024 10:03:30 AM

I want to express my concern for the proposed zoning change at 1721 John McCain Rd. I oppose the requested change. As a resident of Cascades (across John McCain) I believe a pet boarding business, vet clinic, mobile vet and grooming salon are poor choices for a residential area due to their potential to create various issues that detract from my neighborhood's appeal. These establishments can be unsightly, with frequent traffic from pet owners and delivery vehicles disrupting the tranquility of our area. Over time, the buildings housing such businesses are prone to becoming run down, as they are subject to high wear and tear, including noise and mess from the animals they service. The constant use of these facilities can lead to deterioration and a decline in property values. Additionally, I believe these types of buildings will not be maintained to the same standards as residential homes, leading to a general degradation in the quality of the surrounding environment. I see this around Colleyville, Grapevine and Southlake for other businesses of this type. Please do not approve this request.

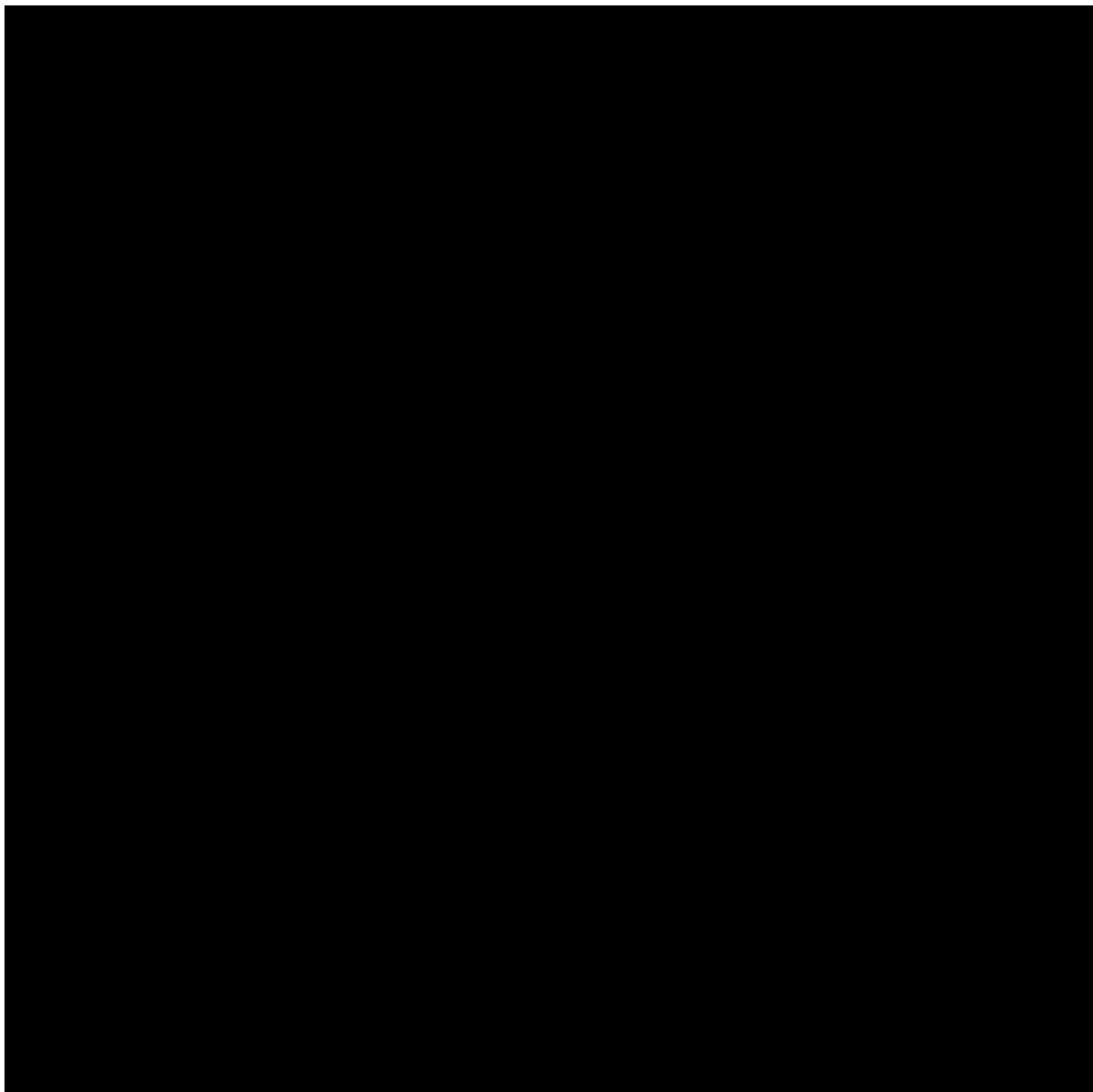
Thank you for your consideration.

Susan & Jason Baum
1809 Prince Meadow Dr.
Colleyville

[REDACTED]

550 Reserve Street, Suite 650
Southlake TX 76092

[REDACTED]



From: [REDACTED]
To: [Citizen Letters](#); ckbevill@hotmail.com; David.groves11@gmail.com
Cc: [REDACTED]
Subject: Proposed zoning change 1721 John McCain Rd.
Date: Friday, August 2, 2024 12:15:52 PM

Good Afternoon,

We want to express my concern for the proposed zoning change at 1721 John McCain Rd. We oppose the requested change. We have lived in Colleyville for only two months now and really enjoy it. As a resident of Cascades (across John McCain) we believe a pet boarding business, vet clinic, mobile vet and grooming salon are poor choices for a residential area due to their potential to create various issues that detract from my neighborhood's appeal. These establishments can be unsightly, with frequent traffic from pet owners and delivery vehicles disrupting the tranquility of our area. Over time, the buildings housing such businesses are prone to becoming run down, as they are subject to high wear and tear, including noise and mess from the animals they service. The constant use of these facilities can lead to deterioration and a decline in property values. Additionally, we believe these types of buildings will not be maintained to the same standards as residential homes, leading to a general degradation in the quality of the surrounding environment. We see this around Colleyville, Grapevine and Southlake for other businesses of this type. Please do not approve this.

Thank you for your time.
Bill and Amy Valentas
1813 Prince Meadow Dr
Colleyville, TX 76034

From: [REDACTED]
To: [Citizen Letters](#)
Subject: City of Colleyville Land Development
Date: Monday, August 5, 2024 10:50:12 AM

City of Colleyville

I will not be able to attend the meeting tomorrow evening (unless it runs late) but I am very concerned about the development of land in Colleyville. Why destroy trees when they are so necessary for our environment? Why build more businesses when we have open unused buildings? And, when there is development, why create an eyesore plus a falling-into-a-creek scenario? Colleyville is such a wonderful place to live peacefully. Remember the train station some 20+ years ago. I fought that battle along with others and I will continue to fight for Colleyville to remain safe, secure, and a family-oriented lifestyle community.

Sue Drautz

From: [REDACTED]
To: [Citizen Letters](#)
Subject: Mobile Veterinarian Clinic
Date: Tuesday, August 6, 2024 7:39:51 AM

My wife and I live at 7017 Primrose Ln in Colleyville. Our back fence borders with the business behind us and then faces the proposed property under consideration for this zoning change.

We are opposed to this change if there will be any animals kept on the property. If allowed, there will be noise heard both day and night even if they are kept inside. Presently, we have a quiet, peaceful neighborhood and we would like to keep it that way. If this property is allowed to become a kennel, it will adversely affect the values of our homes.

Your Notice of a Public Hearing indicates that the proposed business will be a mobile veterinary business which implies that no animals will be seen or kept on the property. If that is the case, it needs to be so stated in the zoning change.

However, if this change is approved, I fear that the next step in the future will be to allow animals to be boarded there too. Once they get their foot in the door, it will be easier for the owners to request another change allowing animals to be kept on the property.

We therefore oppose this zoning change

Ferris & Sue Winterberg
7017 Primrose Ln, Colleyville, TX
[REDACTED]

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

WRITTEN PROTEST OF APPLICATION

Re: Zoning Case ZC24-012

Location: 1721 John McCain Road

Please be advised the undersigned is the owner of real property within 500 feet of 1721 John McCain Road where a Special Use Permit has been requested to allow a Veterinarian Clinic/Mobile Veterinary Business. In response to the Notice of Hearing, please accept this Written Protest to the Application. The undersigned respectfully requests these written comments be made part of the public records and further requests the Application be Denied.

Specifically, the undersigned opposes the application based on the noise of the animals as well as the odors from the waste the animals create. It is also worth noting the Applicant's address backs to the Cottonbelt Trail, a widely used trail for walking, running and biking. Not only would the noise and odor affect the undersigned as a homeowner with 500 feet it would also affect the homeowners use of the trail. The section of Cottonbelt between John McCain and Pleasant Run is a beautiful tree lined section of trail which would be best served remaining free of the noise and odor Veterinarian Clinic/Mobile Veterinary Business.

Aaron Spahr
7201 Balmoral Drive
Colleyville Texas 76034

From: [REDACTED]
To: [Citizen Letters](#)
Cc: [REDACTED]
Subject: Opposition to Zoning Case ZC24-012
Date: Tuesday, August 6, 2024 3:45:49 PM

Gold Dust One LLC
2242 S McClintock Drive, Suite 1
Tempe, AZ 85282

August 6, 2024

City of Colleyville
Attn: Community Development Department
100 Main Street
Colleyville, TX 76034
Via email to: citizenletters@colleyville.com

Subject: Opposition to Zoning Case ZC24-012

City of Colleyville Councilmembers and Zoning and Development Commissioners:

We are the owners of 1701 John McCain Road known as the Mastery Campus operating a dental continuing education continuum, Clinical Mastery Series. Our location hosts dentists from across the country in exceptional continuing education with a strong reputation in our industry. Today, we write to you in opposition to Zoning Case ZC24-012.

We are opposed to this zoning case due to the impact a dog boarding facility will have to the neighborhood. We believe the addition of a proposed dog boarding facility will negatively impact the neighborhood with (1) excessive noise and (2) odor and flies generated from multiple animals using outdoor relief areas.

Our facility has a strong reputation for excellence and is known for our premier Colleyville location where dentists obtain high-quality continuing education at a peaceful and beautiful location. We join our neighbors in opposition to this use permit request and the potential negative impact to this community if approved.

We appreciate your consideration. If you have any questions, please contact me at [REDACTED]
[REDACTED]

Sincerely,

Jenn Janicki
Gold Dust One LLC

From: [REDACTED]
To: [Citizen Letters](#)
Subject: Zoning Case ZC24-012
Date: Tuesday, August 6, 2024 3:47:17 PM
Importance: High

We are the owners of the property located at 1809 John McCain. We are opposed to Zoning Case: ZC24-012 which proposes to place a veterinary clinic and boarding facility next door to our business Pro RV.

Please feel free to contact Kim at the number below if you have any questions or require further input.

Sincerely,

Nels' Dream LLC

Co-owners:

- Kim Schweikert
- Neal Nelson
- Dean Nelson
- Dawn K Cass

Kim Schweikert

PRORV

1809 John McCain Road
Colleyville, Texas 76034



From: [REDACTED]
To: [Citizen Letters](#)
Subject: Re: Opposition
Date: Tuesday, August 6, 2024 5:36:55 PM

I am opposed of any commercial added to John Mc Cain Road Dog Grooming or Vet.
Sent from my iPhone

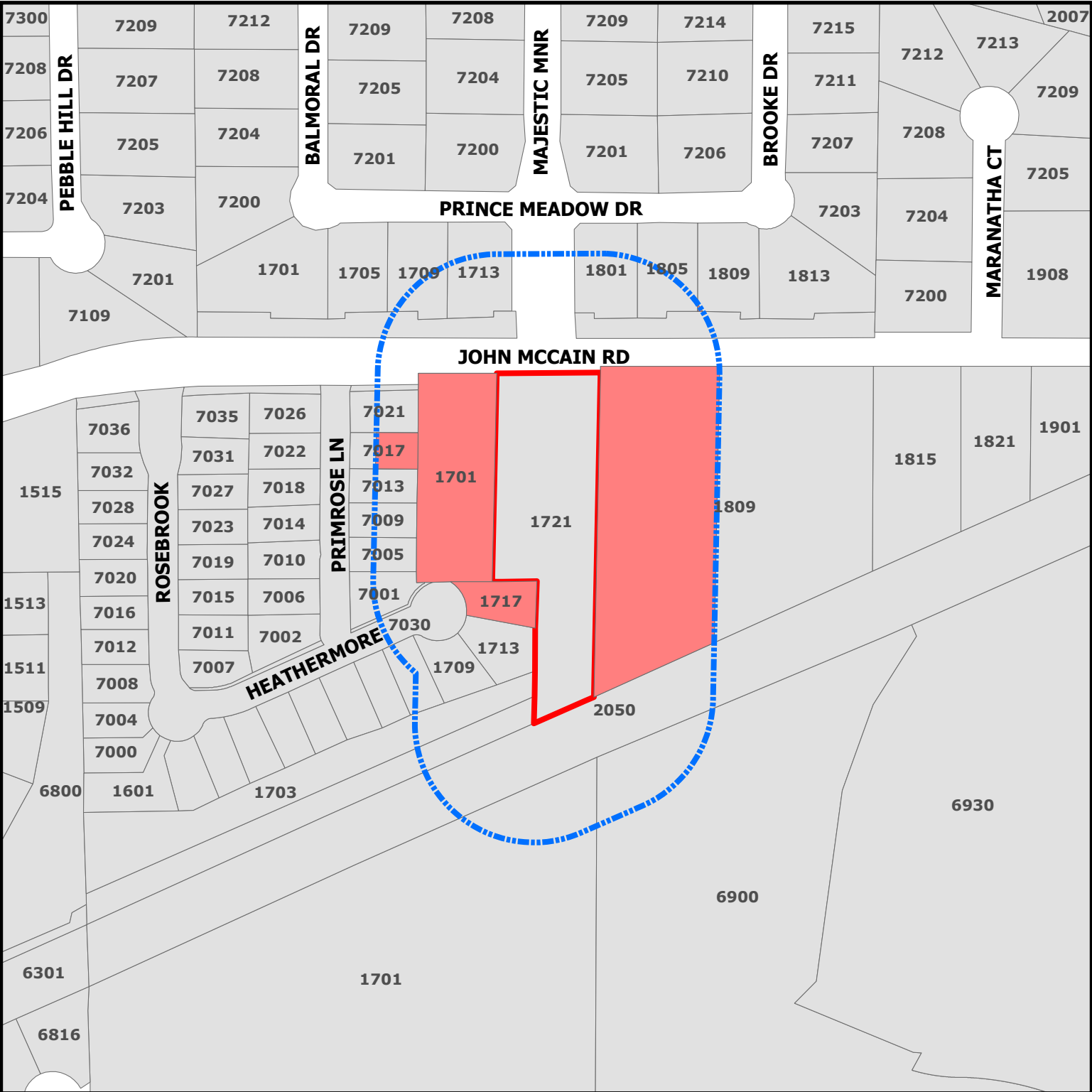
> On Aug 6, 2024, at 5:15 PM, Debbie Miller [REDACTED] wrote:

>

> Please note that I oppose the commercial building of a Dog Grooming service on John McCain. I live on Primrose Lane and that commercial building will devalue my home. I am disgusted that this is being considered since no one is considering us home owners in Villas at Caldwell Creek. Ask the owners of the proposed business if they would like this directly behind their home with noise and traffic in and out along with dogs etc. I am asking for u to stop this from happening please.

> Sent from my iPhone

Opposition Map

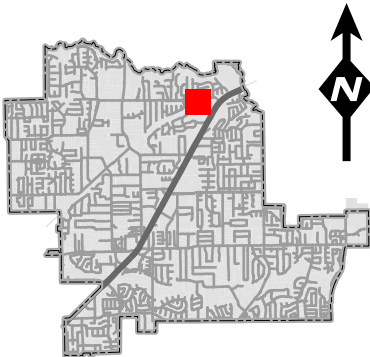


ZC24-012 & 013

1721 John McCain Rd

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
-  Opposing
-  Buffer_Protest



List of Opposing Properties

Address	Owner's Name	Percentage
1809 JOHN MCCAIN RD	NEL'S DREAM LLC	24.47%
1701 JOHN MCCAIN RD	GOLD DUST ONE LLC	10.88%
1717 HEATHERMORE	LILLEY, GENE T	1.98%
7017 PRIMROSE LN	WINTERBERG, FERRIS	1.03%
1809 PRINCE MEADOW DR	BAUM, JASON	0.01%
Address Count : 5		Total Percentage: 38.37%

ORDINANCE O-24-

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.10 ACRES, BEING LOT 2, BLOCK 1, CHANDLER ADDITION, LOCATED AT 1721 JOHN MCCAIN ROAD, BY AUTHORIZING A SPECIAL USE PERMIT FOR A VETERINARY CLINIC; 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 a Veterinary Clinic Case No. ZC24-012; 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 a Veterinary Clinic on 1.10 acres, being Lot 2, Block 1, of the Chandler Addition, located at 1721 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. GENERAL

- a. The Special Use Permit shall apply to the Veterinary Clinic business only in proposed Building #1.
- b. The entire business must be conducted within a soundproofed building. Noise and odors created by activities within the building shall not be discernible beyond the property line.
- 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 4th day of September 2024.

The second reading and public hearing being conducted on the 17th day of September 2024.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 17TH DAY OF SEPTEMBER 2024.

Mayor Bobby Lindamood _____
Place 2, Mark Alphonso _____
Place 3, Scotty Richardson _____
Place 4, Ben Graves _____

Mayor Pro Tem Brandi Elder _____
Place 5, Kimberly Holt Gunderson _____
Place 6, Tim Raine _____

ATTEST:

CITY OF COLLEYVILLE

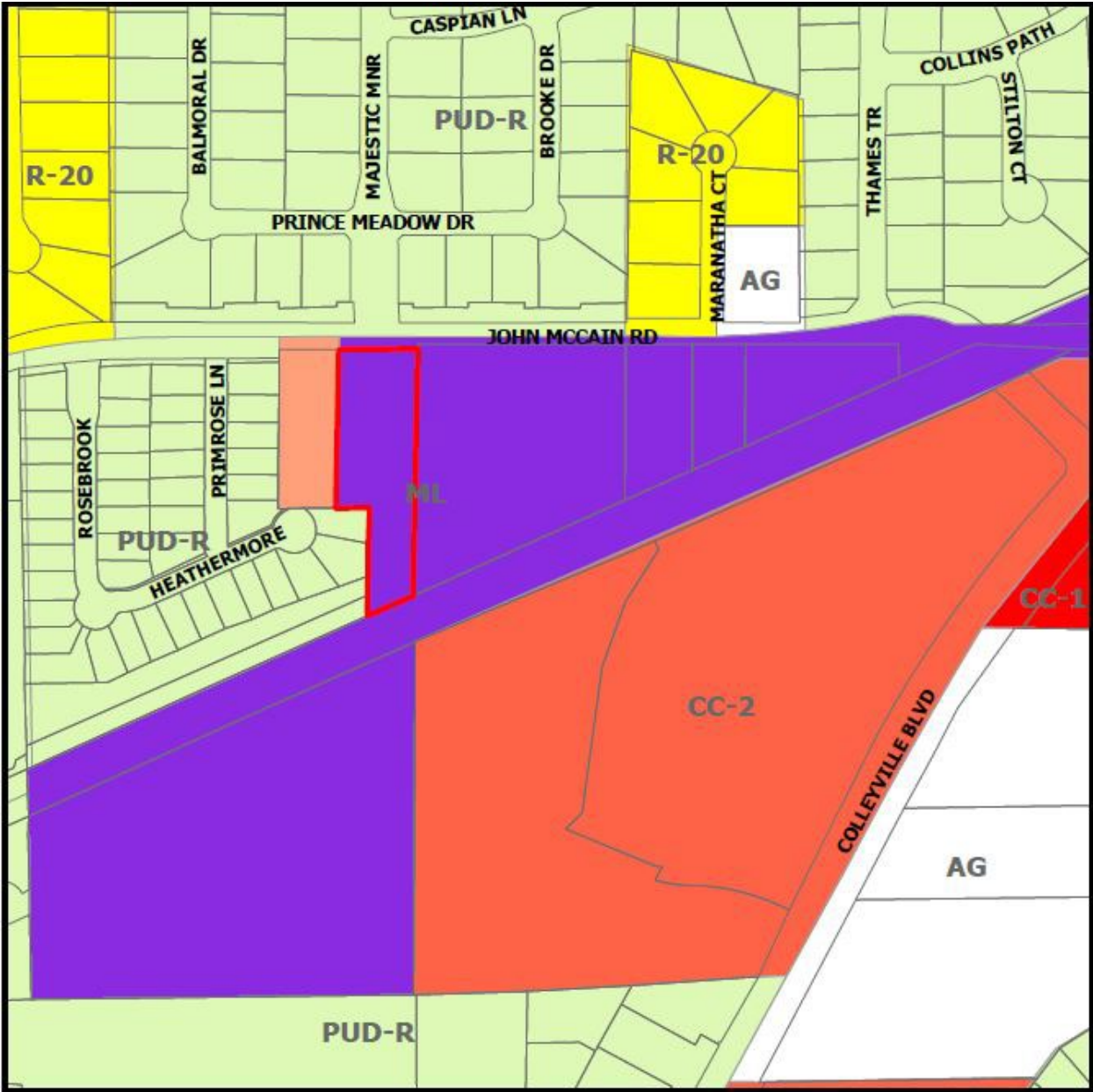
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

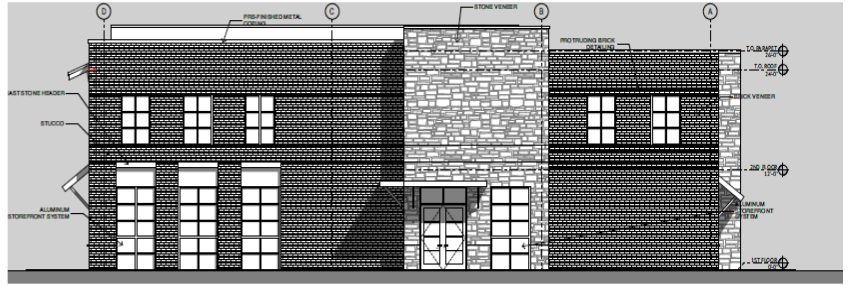


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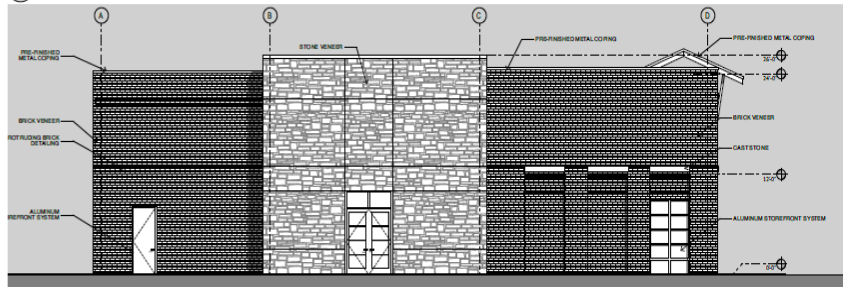


8" MASONRY SCREEN WALL DETAIL

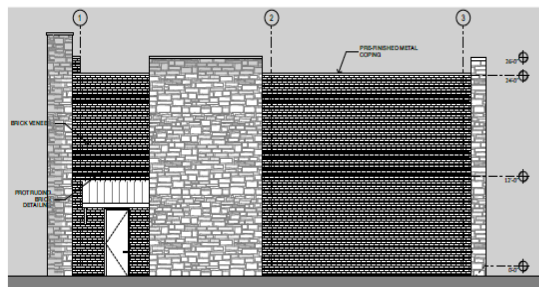
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4 BUILDING 1 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING 1 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



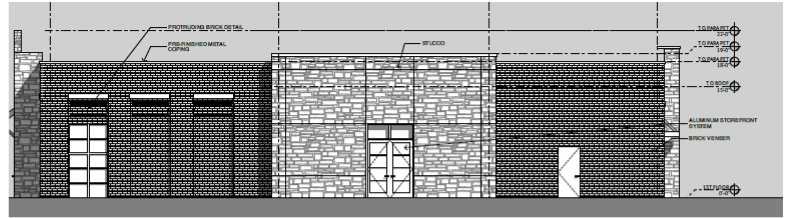
2 BUILDING 1 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



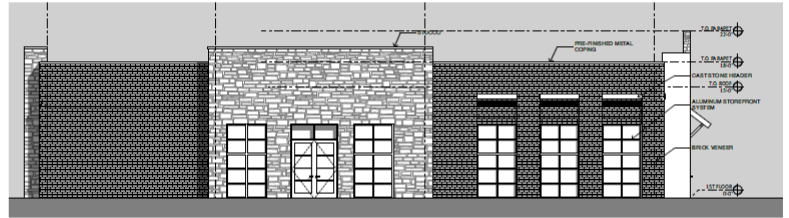
1 BUILDING 1 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

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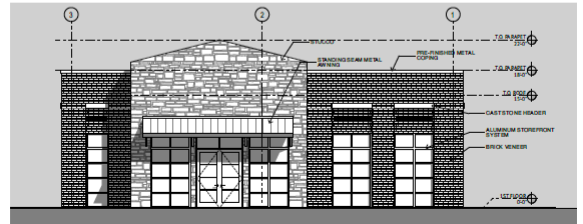
4 BUILDING 2 - WEST ELEVATION
SCALE 1/8" = 1'-0"



2 BUILDING 2 - EAST ELEVATION
SCALE 1/8" = 1'-0"



3 BUILDING 2 - SOUTH ELEVATION
SCALE 1/8" = 1'-0"



1 BUILDING 2 - NORTH ELEVATION
SCALE 1/8" = 1'-0"

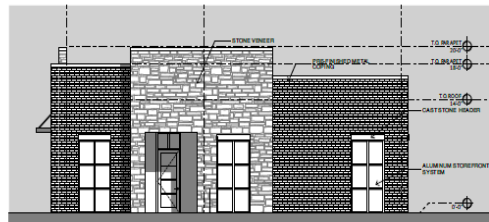
EXTERIOR ELEVATIONS



4 BUILDINGS 3&4 ELEVATION
SCALE 1/8" = 1'-0"



3 BUILDINGS 3&4 BACK ELEVATION
SCALE 1/8" = 1'-0"



2 BUILDINGS 3&4 SIDE ELEVATION
SCALE 1/8" = 1'-0"



1 BUILDINGS 3&4 FRONT ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR ELEVATIONS

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CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b

Agenda Date 8/12/2024

Number

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit to allow for Dog Boarding and Dog Grooming on Lot 2, Block 1, Chandler Addition, located at 1721 John McCain Road, Case ZC24-013

Explanation

Reece Flanagan, the applicant, has submitted a request for a Special Use Permit (SUP) for dog grooming and dog boarding on Lot 2, Block 1, Chandler Addition, being approximately 1.10 acres, and zoned ML Light Manufacturing. Dog grooming and dog boarding are only allowed in the ML Light Manufacturing zoning district with the approval of a Special Use Permit.

Existing Conditions/Background: The subject property, 1721 John McCain Road, is zoned ML Light Manufacturing and is located on the south side of the intersection of John McCain Road and Majestic Manor. The property is a platted lot and is currently undeveloped.

SUP Request: The applicant is requesting approval of an SUP to allow for dog grooming and dog boarding. The property is zoned ML Light Manufacturing, which allows for dog grooming and dog boarding with approval of an SUP.

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

Analysis: Per the attached Statement of Planning Objectives, the proposed development will offer a dog boarding facility that will offer dog grooming and a veterinary surgery center that will also act as office space for an existing mobile veterinary clinic. They will install measures to reduce pet noise, odor, and minimize traffic to the site.

The development proposed will feature four buildings, with the two front buildings along John McCain Road being used for veterinary services (Building #1) and dog boarding and grooming (Building #2). The subject property is currently going through the Site Plan review and approval process.

Plat Status: The property is platted as Lot 2, Block 1, Chandler Addition.

DRC Review: The DRC reviewed the request and offered the following comments.

1. On the Site Plan provide the following: dimension setback of buildings from John McCain; dimension fire lane; provide in a table calculation of off-street parking and impervious and pervious calculations; and identify existing sidewalk and ROW easements along John McCain Road; label the outdoor pet relief and play area
2. A Variance request for the landscaping does not present a hardship, hardship is self-made due to multiple buildings being proposed. Add the missing required shrubs in the street ROW. The shrubs need to be 18" in height or five gallon plant shall be planted on-site for each five (5) feet of public street ROWs.
3. Fencing on the West side of property adjacent to residential will be required to be 8 foot masonry wall due to residential adjacency. Provide an elevation of the wall and its materials.
4. The site will require 24,416 sq. ft. of additional tree canopy to be planted: proposed landscape plan shows 32,200 sq. ft. to be planted if approved. Site will meet Urban Forestry preservation and canopy requirements.
5. A tree removal permit will be required prior to the removal of any trees on the property. 6 trees proposed to be removed, \$50 base fee + \$25 per tree for permit costs.
6. The building articulation for all four building does not meet the required vertical and horizontal articulation of Chapter 6 of the Land development Code. In addition, adding stone elements may help the overall design, especially where stucco is proposed.
7. Building one: front façade requires three or more roof panes for vertical articulation standards. Only showing two roof panes currently. Parapets should be equal to at least 15% of the wall height. Wall height = 24', should be a minimum of 3.6' height parapet. Parapet looks to be 2'. Required to have a minimum of three architectural changes on side and rear facades.
8. Building two: required to have a minimum of three architectural changes on side and rear facades.
9. Buildings three and four: required to add another roof pane to satisfy the front façade requirements.
10. Provide a low solid wall constructed of clay-fired brick, native stone, cast stone, or a combination of these materials, not less than thirty (30) inches in height adjacent to the John McCain ROW and placed in the required landscaped area.

The applicant has provided multiple submittals to Staff after reviews and the exhibits have been modified to meet requirements.

Drainage: The drainage will be directed towards the south of the property to a proposed detention pond.

Surrounding Development: The properties to the north are zoned PUD-R Planned Unit Development – Residential and are improved with single-family homes. The property to the east is zoned ML Light Manufacturing and improved with commercial uses. The property to the west is zoned PUD-C Planned Unit Development – Commercial

and improved with a commercial office building, and PUD-R and improved with single-family homes. The property to the south is the TEXRail line.

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.

Recommendation

Staff is neutral on this request.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan Exhibit
6. Floor Plan Exhibits
7. Elevations Exhibits
8. Drainage Exhibits
9. Utility Plan Exhibit
10. Urban Forestry Plan
11. Landscaping Plan
12. Dumpster Enclosure Exhibit
13. Notification Map
14. Notification Letter
15. Notification List
16. Letters Received (1-10)
17. Opposition Map
18. Opposition Report
19. Draft Ordinance

Aerial Map

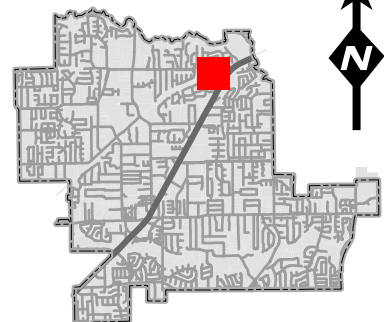


ZC24-012

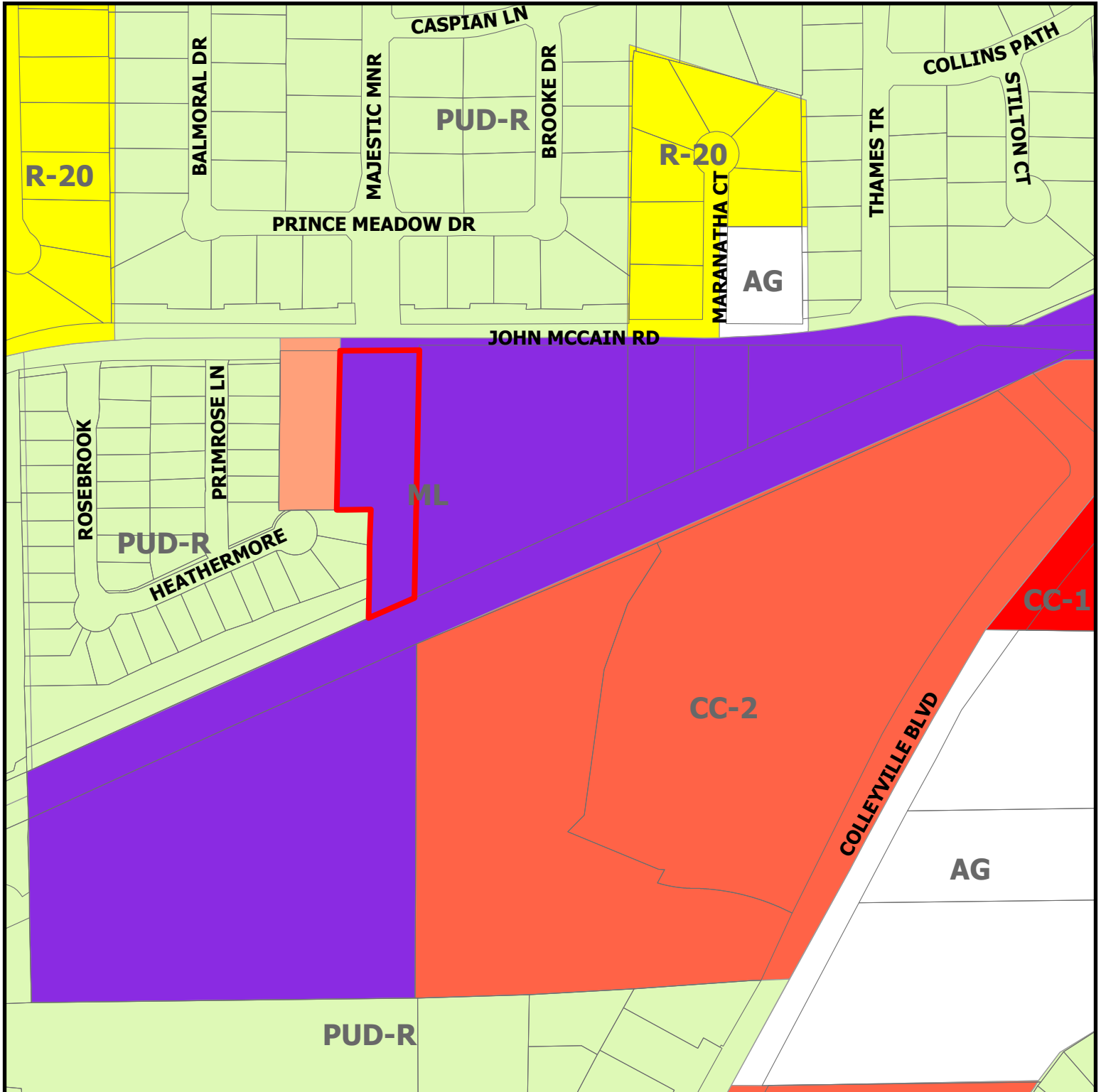
1721 John McCain Rd

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 Subject Property



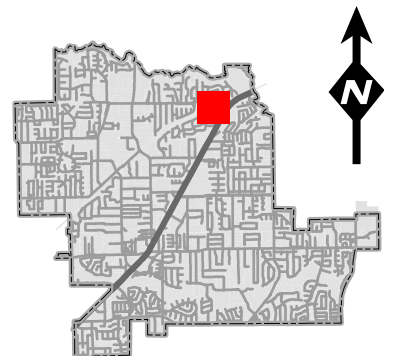
Zoning Map



ZC24-012

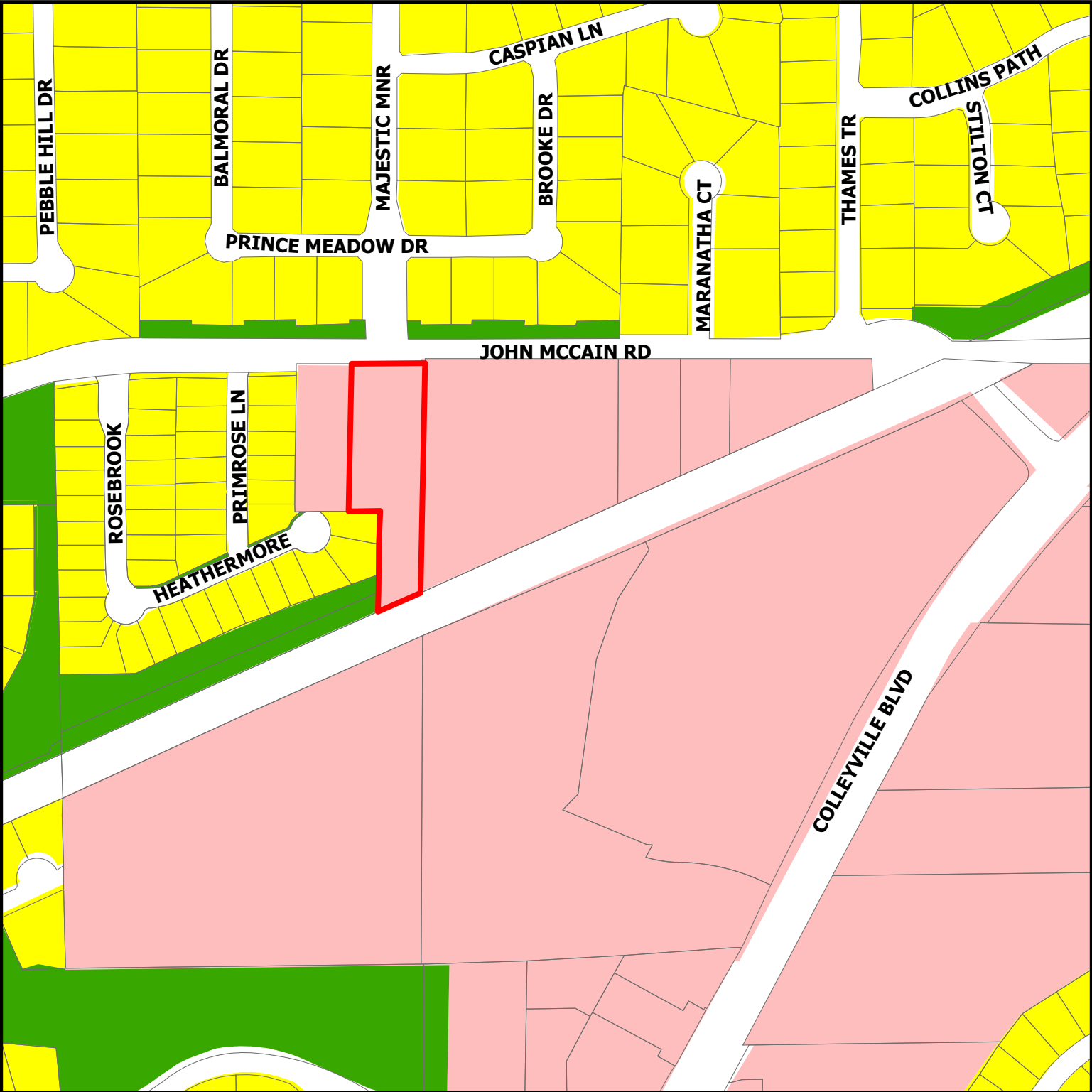
1721 John McCain Rd

 Subject Property



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Future Land Use Map

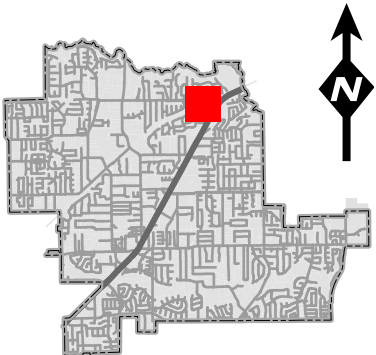


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ZC24-012

1721 John McCain Rd

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



COLEYVILLE TECHNICAL CENTER

RE: 1721 John McCain Road Colleyville, TX 76034

Proposal for New Veterinary Surgery Center and Boarding Facility in Colleyville

We are excited to propose a new development that we believe will greatly benefit The City and residents of Colleyville. Our veterinary clinic will be a surgery center and office for an existing Mobil vet clinic operating out of Southlake. The boarding facility will be state of the art and provide essential services to the community, generate substantial revenue, and offer a visually appealing commercial space.

Community Benefits:

- Essential Services: Our facility will cater to the health and well-being of pets in the area, ensuring residents have access to high-quality veterinary care and boarding services. This includes an existing business currently based in Southlake and providing services to clients in Southlake, Colleyville and the surrounding area.
- Economic Impact: The business will contribute to the local economy through job creation and increased revenue.
- Aesthetic Appeal: We have invested heavily in the design to ensure the development is visually pleasing and enhances the overall look of the area.

Addressing Concerns:

- Noise, Odor, and Traffic: We are committed to minimizing any potential negative impacts. Our design and construction plan meticulously address these concerns.
- Expertise: We have retained Al Locker from Houston, an expert who has designed and built over 110 boarding facilities. His expertise ensures that our facility will be built to the highest standards.

Flexibility in Design:

- Since we are building the facility from the ground up, we have the flexibility to incorporate solutions for key issues from the outset.
- Our goal is to create a positive contribution to the community with virtually no negative impact on the surrounding area.

Passion for Pets:

Our commitment to the animals is paramount. We will ensure their care and comfort through the TEAM concept, which focuses on investing in our employees. By providing continuous training and support, we empower our staff to deliver the highest level of care.

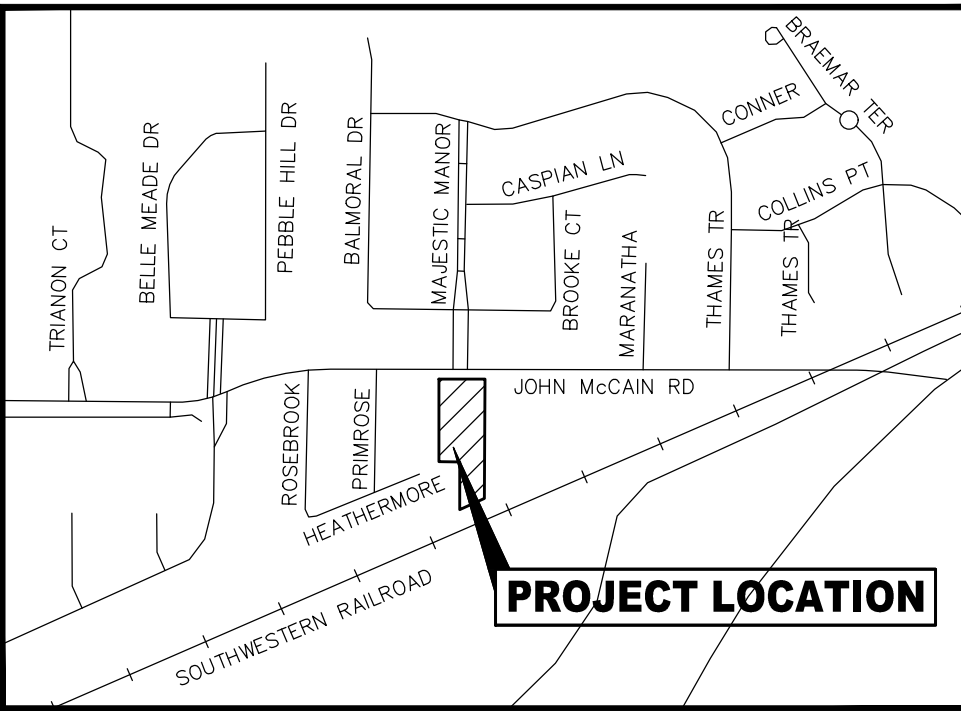
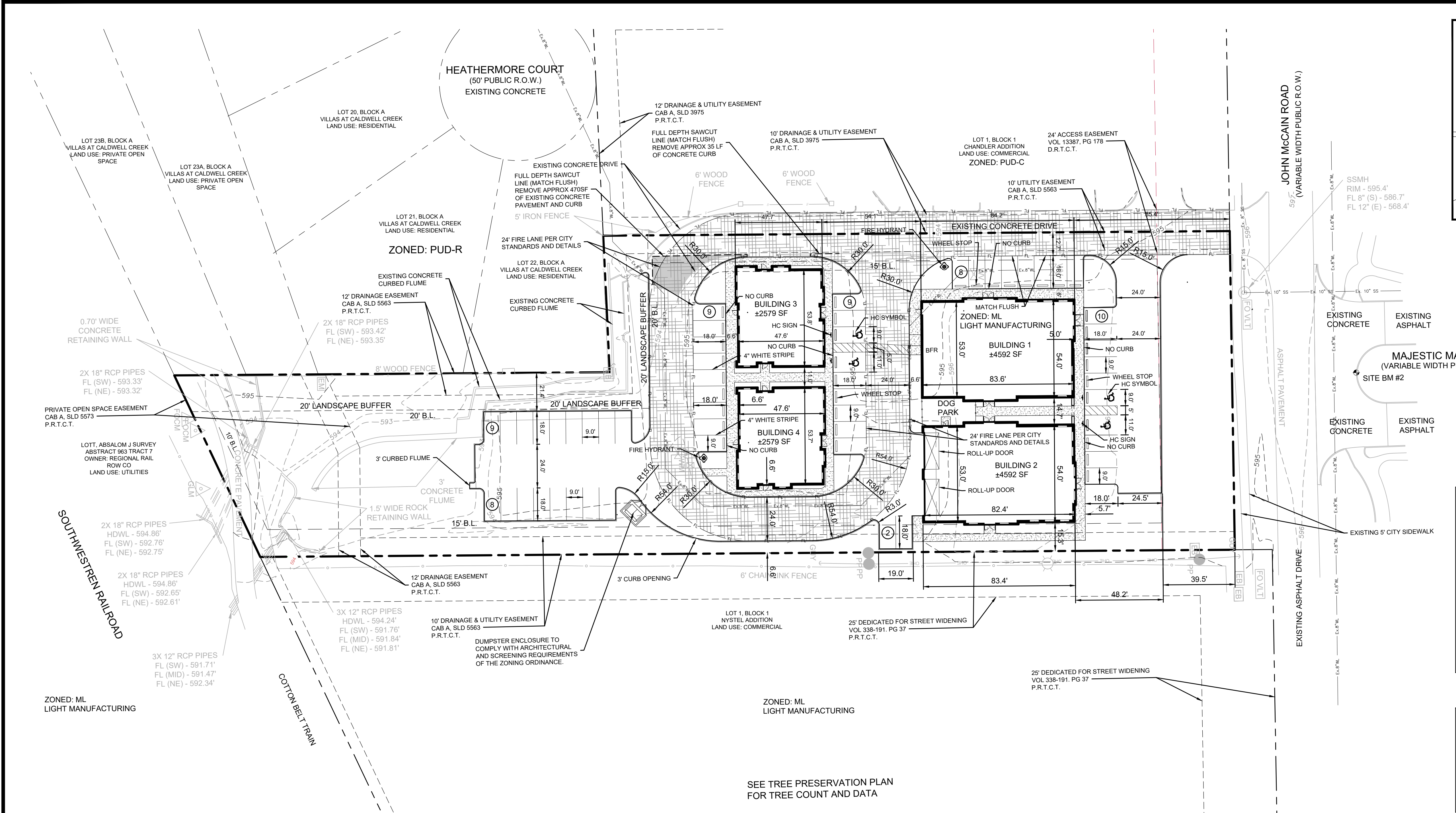
We have already developed a top-notch team through years of dedicated veterinary service. Our experienced veterinarians, skilled technicians, and compassionate support staff work tirelessly to provide exceptional care. Each team member brings a wealth of knowledge and a shared passion for animal welfare.

Building on this strong foundation, we are excited to expand our services with state-of-the-art boarding facilities. These new facilities will offer a safe, comfortable, and engaging environment for pets while their owners are away. From spacious, climate-controlled kennels to stimulating play areas and attentive supervision, every aspect of our boarding services is designed with the well-being of the animals in mind.

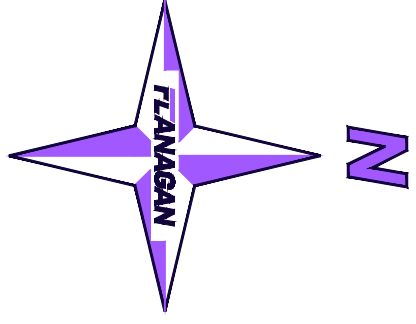
By integrating our veterinary expertise with our boarding services, we ensure a seamless experience for pets and their owners. Our team will monitor the health and behavior of each animal closely, providing personalized care and addressing any needs promptly.

Our goal is to create a home-away-from-home where pets feel loved, secure, and happy. Through our commitment to the TEAM concept and our continuous investment in our employees, we are confident in our ability to provide unparalleled care and comfort for every animal entrusted to us.

We look forward to the opportunity to bring this project to life and contribute to the vibrancy and well-being of Colleyville.



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND

	PROPERTY LINE
	EASEMENT / SETBACK LINE
	FIRE LANE STRIPING
	FIRE LANE EXTENTS
	SIDEWALK/FLATWORK
	ACCESSIBLE PARKING SPACE
	BARRIER FREE RAMP

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
- CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL PROJECT INFORMATION APPLICABLE TO THIS SHEET.
- ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.

SITE DATA SUMMARY

SITE AREA	(81,471.48 SF) or 1.87 ACRES
CURRENT ZONING	ML - LIGHT MANUFACTURING
TOTAL BUILDINGS	4 BUILDINGS
BUILDING 1	4572 TOTAL GROSS SF
BUILDING 2	4572 TOTAL GROSS SF
BUILDING 3	2579 TOTAL GROSS SF
BUILDING 4	2579 TOTAL GROSS SF
TOTAL PARKING PROVIDED	*55 SPACES
PARKING AND BUILDINGS (IMPERVIOUS AREA)	40,003 SF (49%)
TOTAL LANDSCAPE AREA (PERVIOUS AREA)	41,468 SF (51%)
**STREET YARD LANDSCAPING	8,160 SF (10%)
FLOOR TO AREA RATIO (FAR)	17.6% OF SITE

*REQUIRED PARKING FOR OFFICE SHOWROOM LAND USE, PER TABLE 3.29 IN THE LAND DEVELOPMENT CODE, IS DETERMINED BY THE BUILDING OFFICIAL USING ACCEPTABLE INDUSTRY COMPARABLES.

**CHAPTER 4 IN THE LAND DEVELOPMENT CODE REQUIRES 20% OF THE LOT AREA TO BE LANDSCAPED. 50% OF THE LANDSCAPING MUST OCCUR WITHIN THE STREET YARD

REQUIRED STREET YARD LANDSCAPING =
TOTAL LOT AREA x (20%) x (50%) =
10% TOTAL LOT AREA

BENCHMARKS

PROJECT BM (SITE BM #1)
2" BRASS DISC LOCATED IN CONC APRON AT THE INTERSECTION OF CONC WALK IN THE NORTH R.O.W. OF PRINCE MEADOW DRIVE. IT IS ALSO LOCATED 47 FEET NORTHWEST OF THE CL INTERSECTION WITH MAJESTIC MANOR.
NAD83 (GRID)
N: 7017617.8
E: 2385658.8
PUBLISHED ELEV: 590.01

SITE BM #2
MAG NAIL SET IN THE SOUTH NOSE OF A MEDIAN AT THE INTERSECTION OF MAJESTIC MANOR AND JOHN MCCAIN ROAD, APPROX. 76 FEET NORTHEAST OF A SANITARY SEWER MANHOLE IN THE SOUTH LINE OF JOHN MCCAIN ROAD AND APPROX. 134 FEET NORTHWEST OF A POWER POLE.
NAD83 (GRID)
N: 7017376.8
E: 2385697.9
ELEV: 596.10'



(@ least 48 hours prior to digging)

ENGINEER / SURVEYOR:

FLANAGAN
5049 EDWARDS RANCH ROAD, SUITE 300
FORT WORTH, TEXAS 75205
CONTACT: REESE FLANAGAN
PHONE: (817) 704-0480
FIRM #: 22910

OWNER/DEVELOPER:

MICHAEL MASTERS
TEL: 817-988-1430
EMAIL: mikemfloors@aol.com

1721 JOHN MCCAIN ROAD

COLLEYVILLE, TEXAS

SITE PLAN

No.	Date	Revision Description

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

M. REESE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781
August 1, 2024

SHEET NUMBER

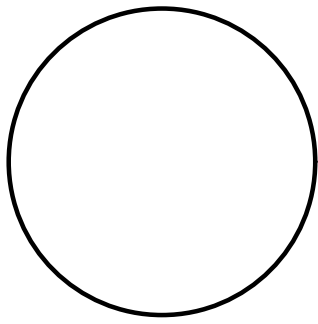
C-2.1

FLANAGAN

Fort Worth, Texas | P: 817.704.0480 | fflanagan-is.com | TBPE Firm No. 22910
Contact: Reese Flanagan, P.E.

THIS SHEET IS INTEGRAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE PLAN SET.

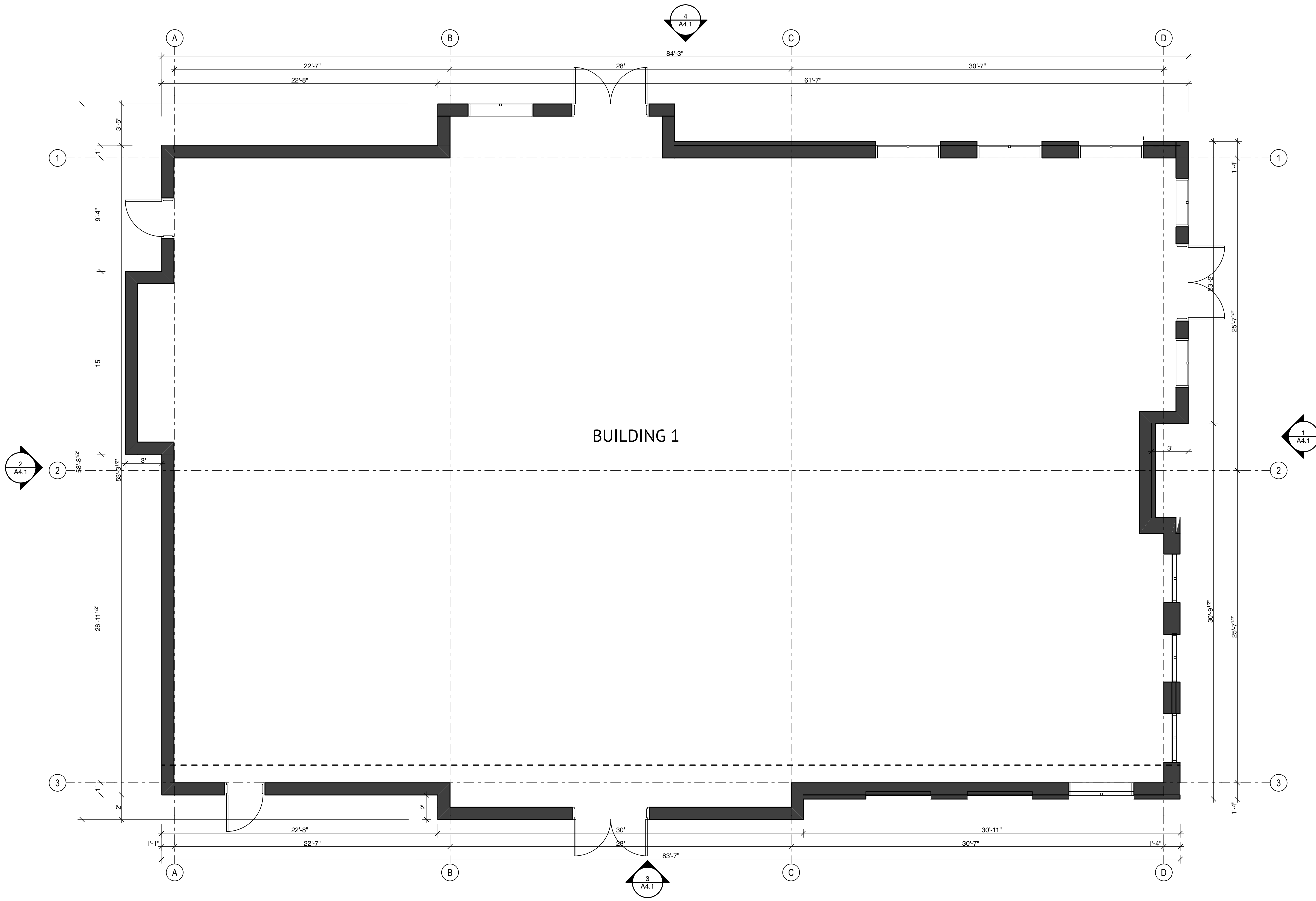
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LINDSAY SHELTON
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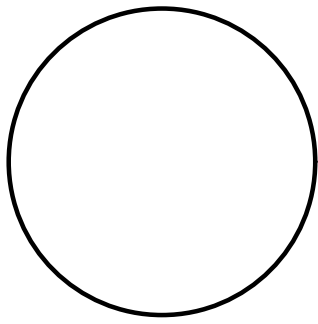
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COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
COLLEYVILLE, TX 76034



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

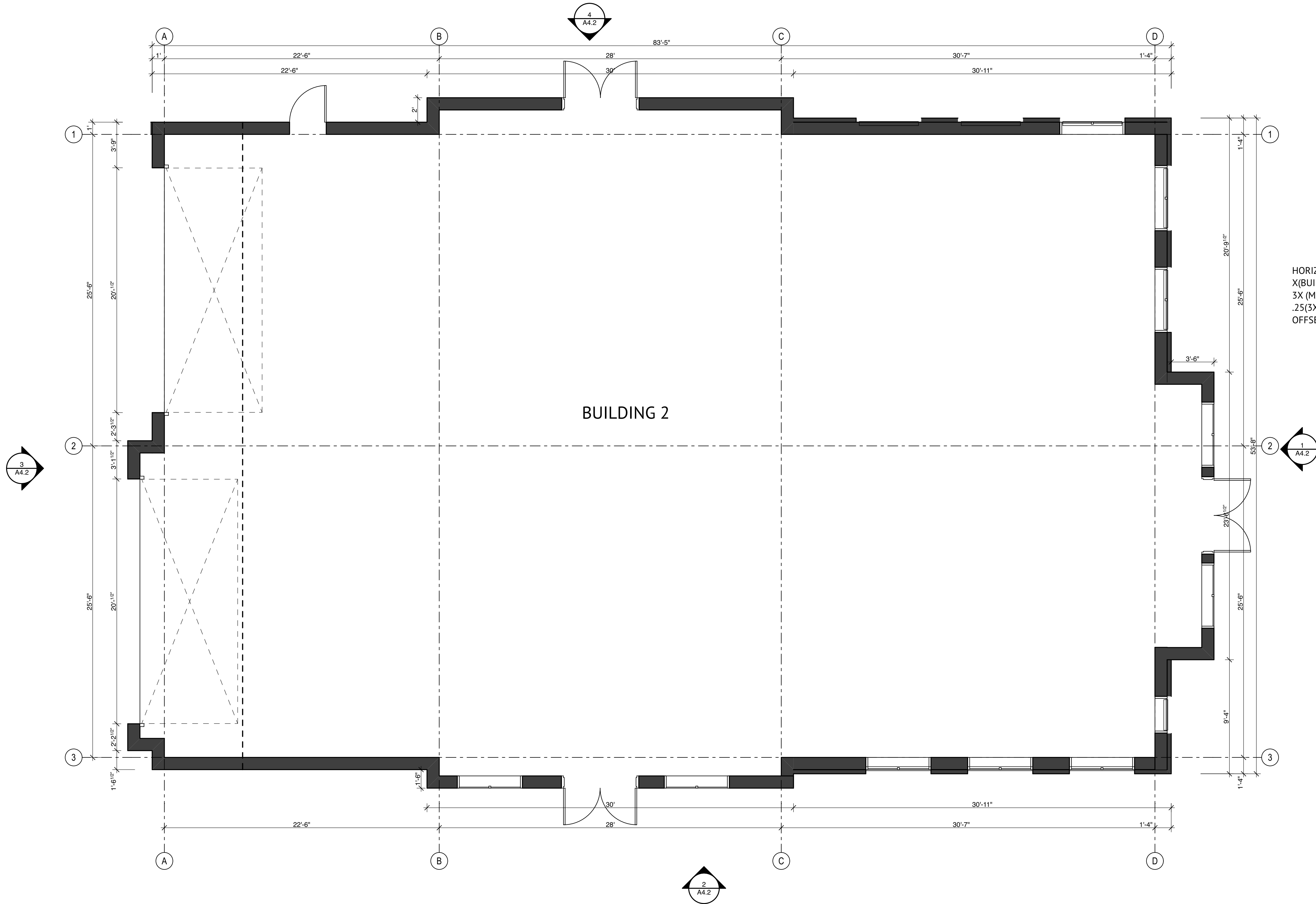
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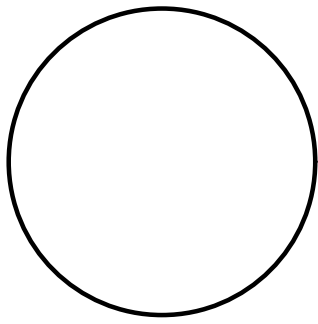
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1 BUILDING 2 FLOOR PLAN
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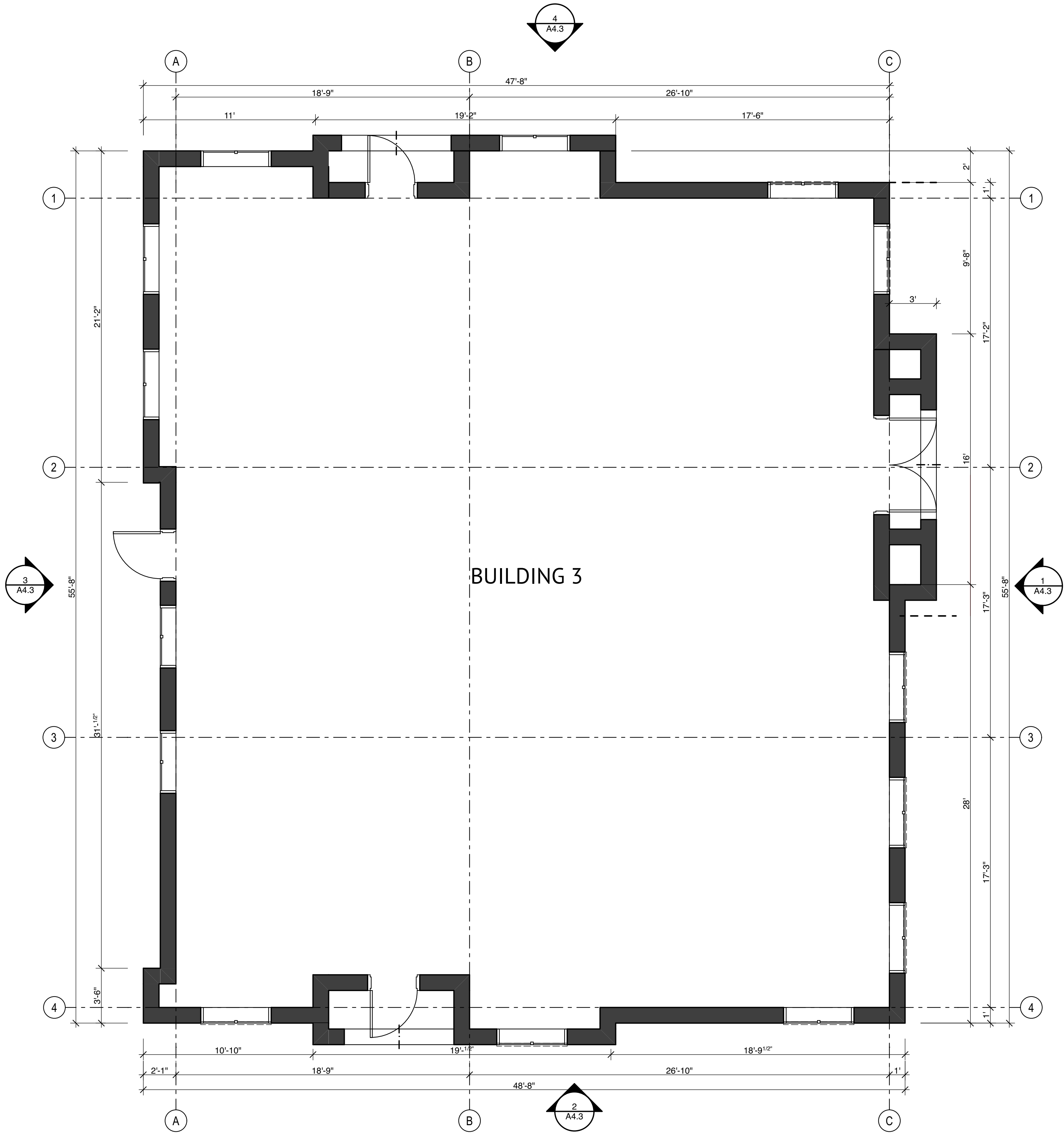
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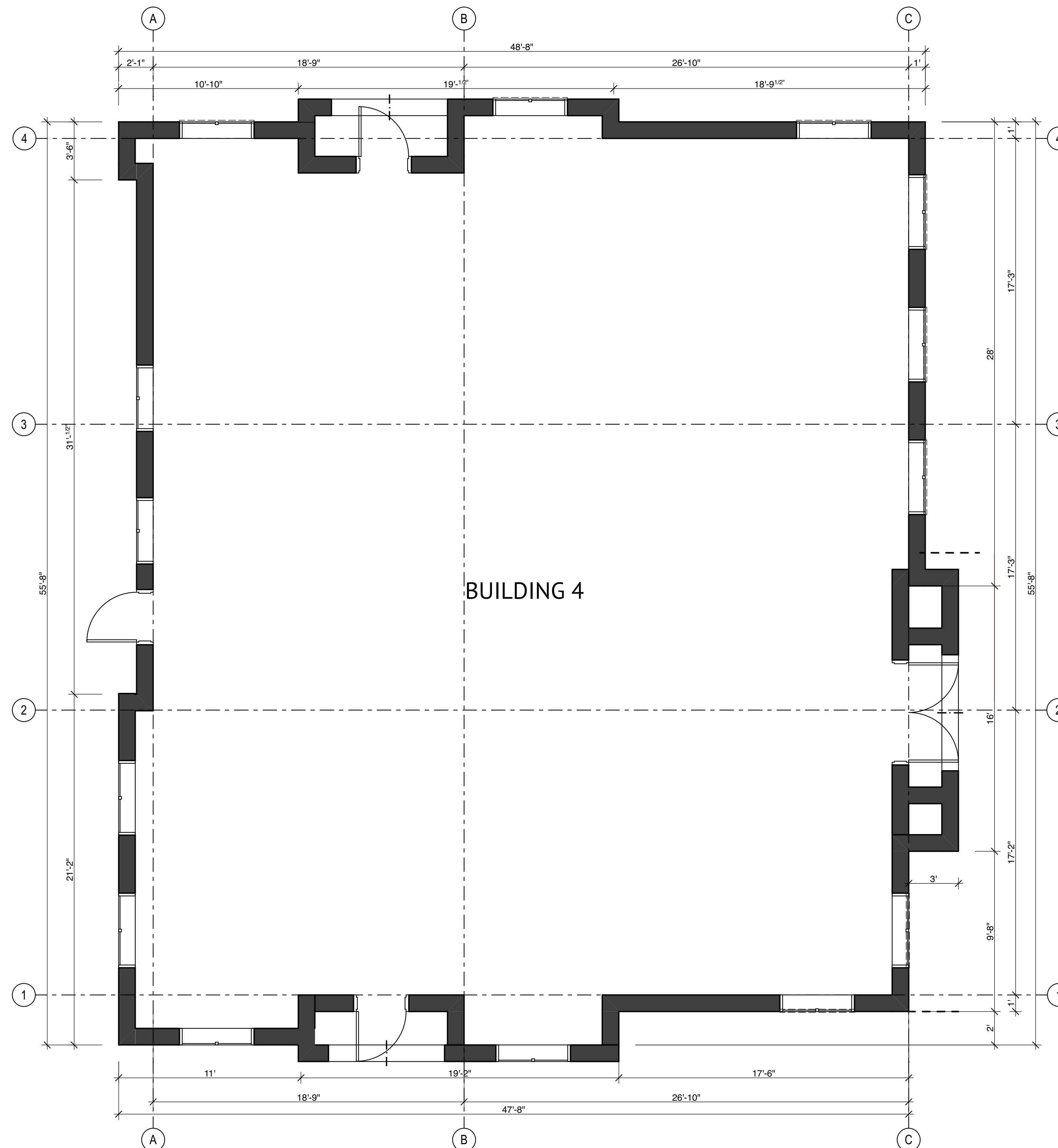
1 BUILDING 3 - FLOOR PLAN
SCALE: 1/4" = 1'-0"

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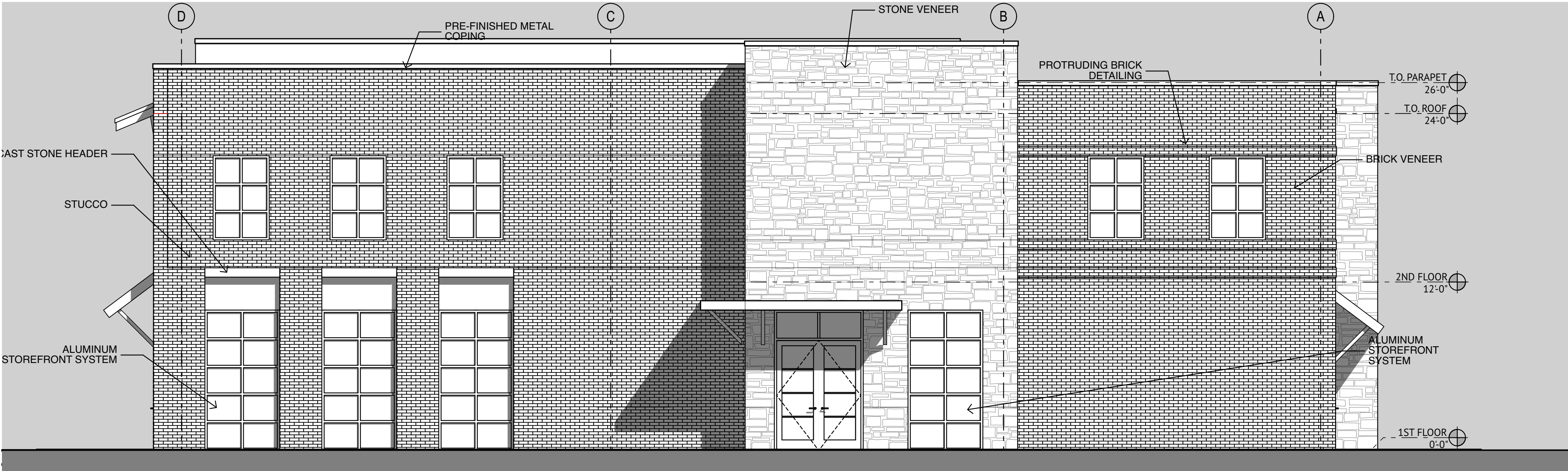
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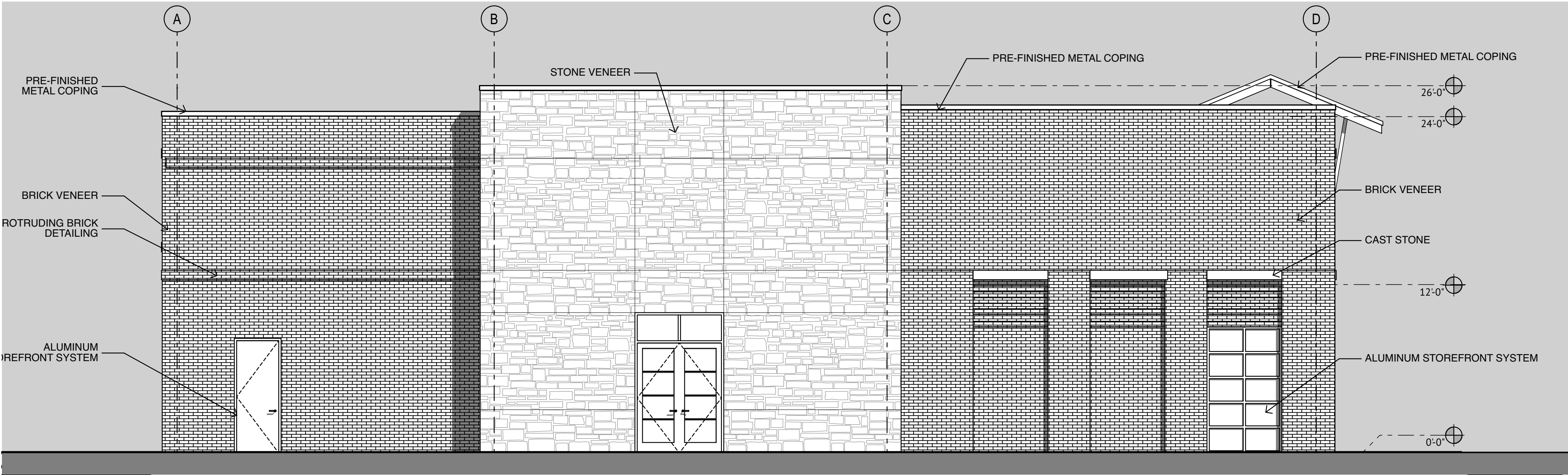
1 BUILDING 4 - FLOOR PLAN

FLOOR PLAN - BUILDING 4

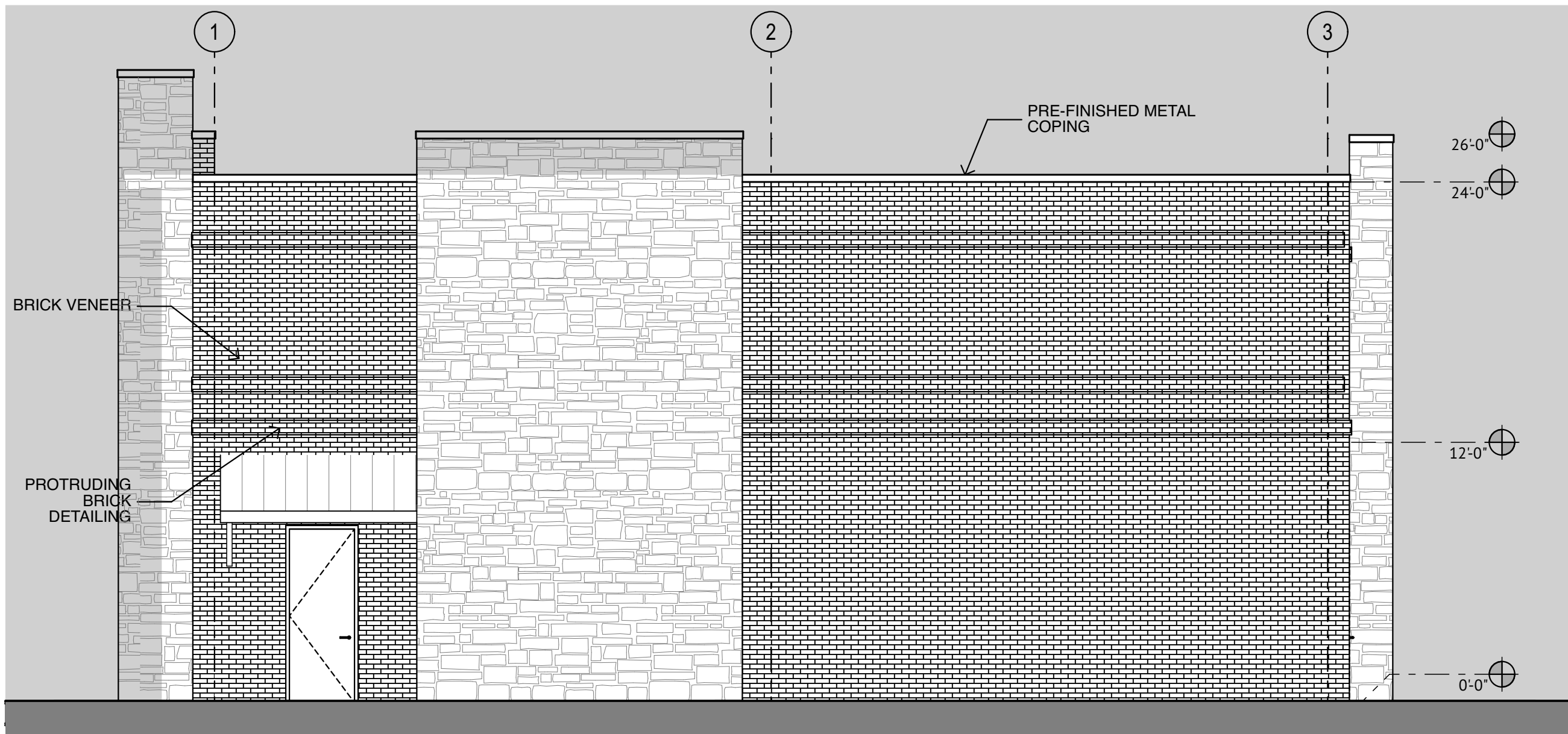
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4 BUILDING 1 - WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 BUILDING 1 - EAST ELEVATION
SCALE: 3/16" = 1'-0"



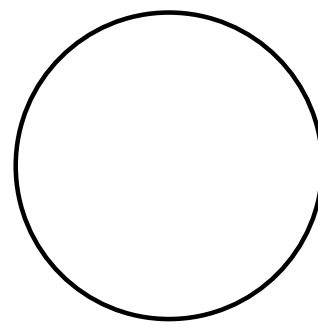
2 BUILDING 1 - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 BUILDING 1 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATIONS

shelton
ARCHITECTURE



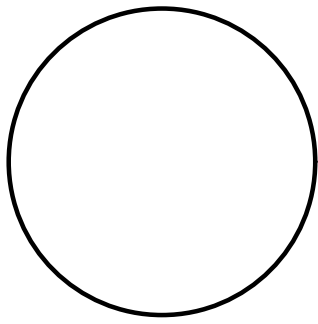
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1721 JOHN MCCAIN ROAD
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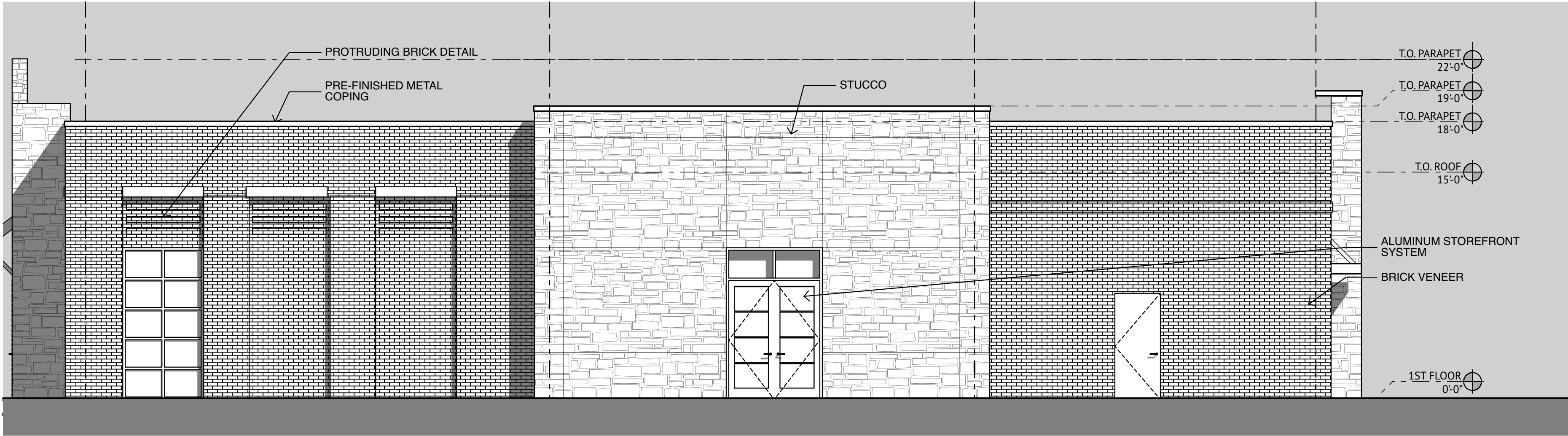
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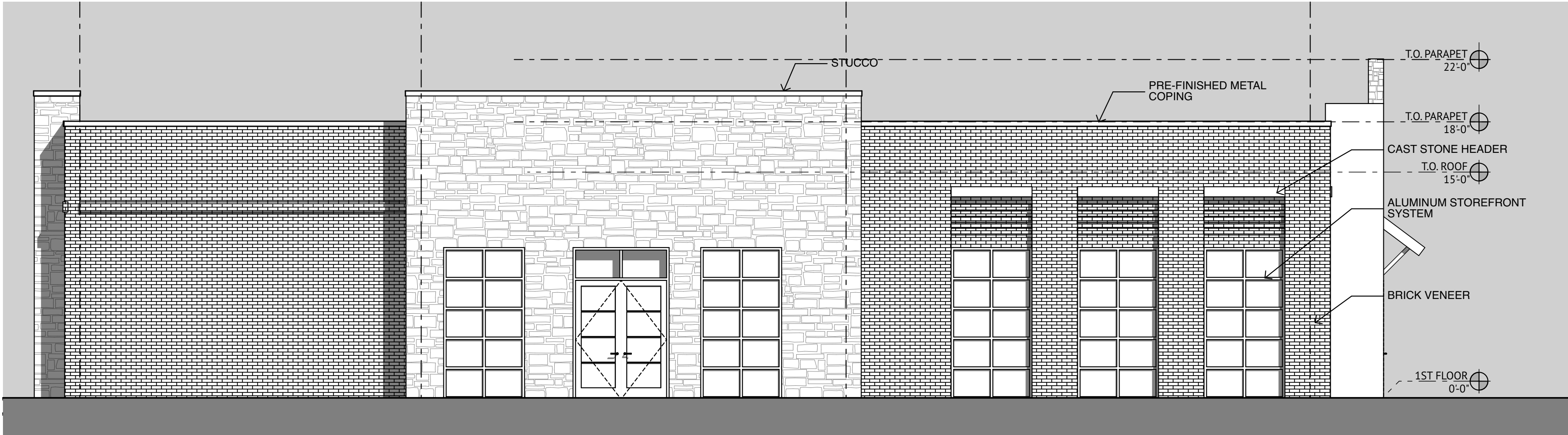


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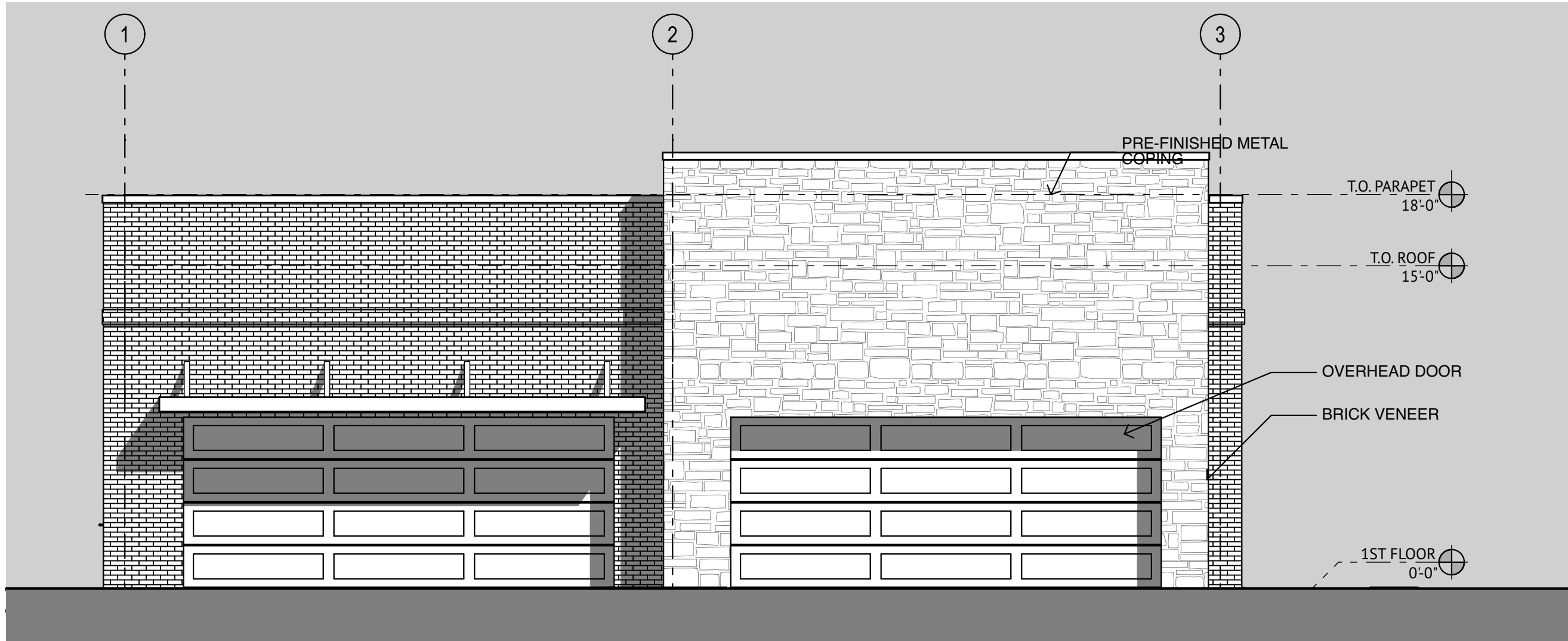
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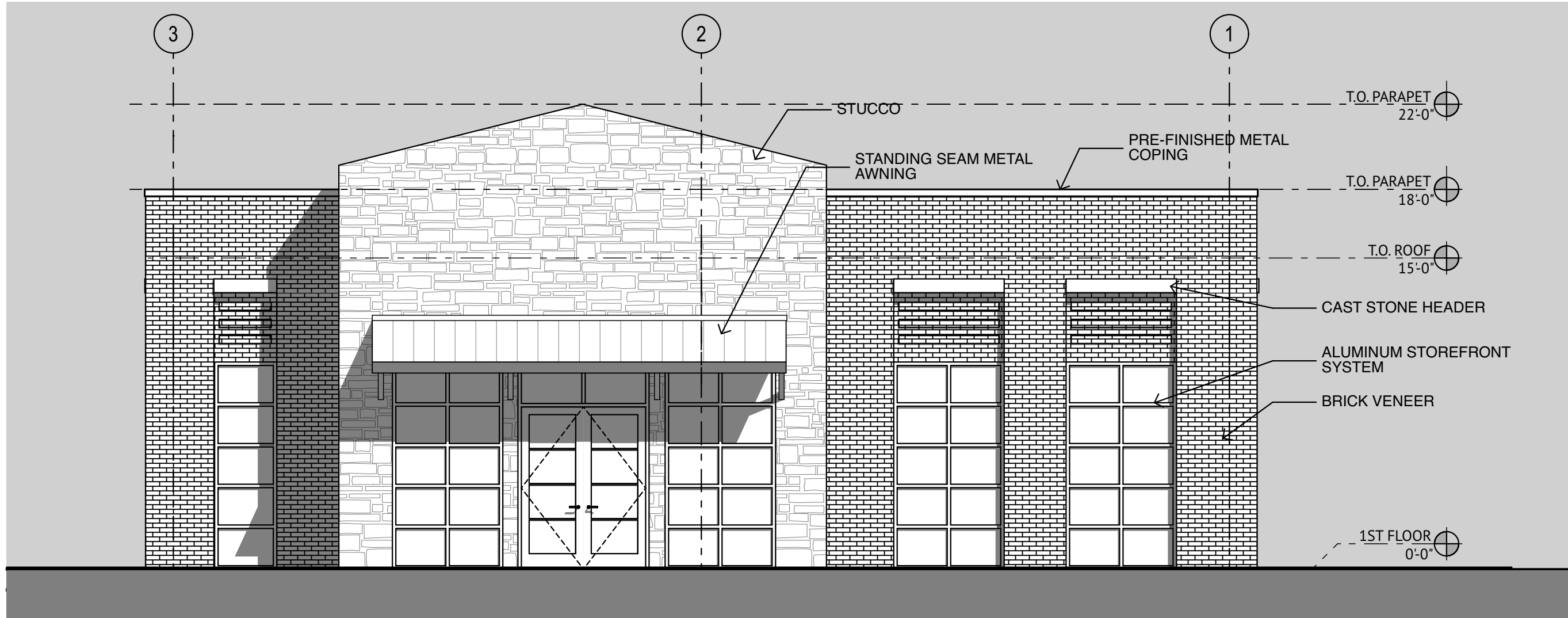
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2 BUILDING 2 - EAST ELEVATION
SCALE: 3/16" = 1'-0"



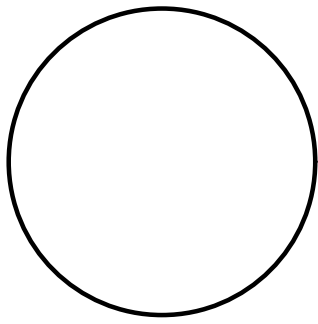
3 BUILDING 2 - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 BUILDING 2 - NORTH ELEVATION
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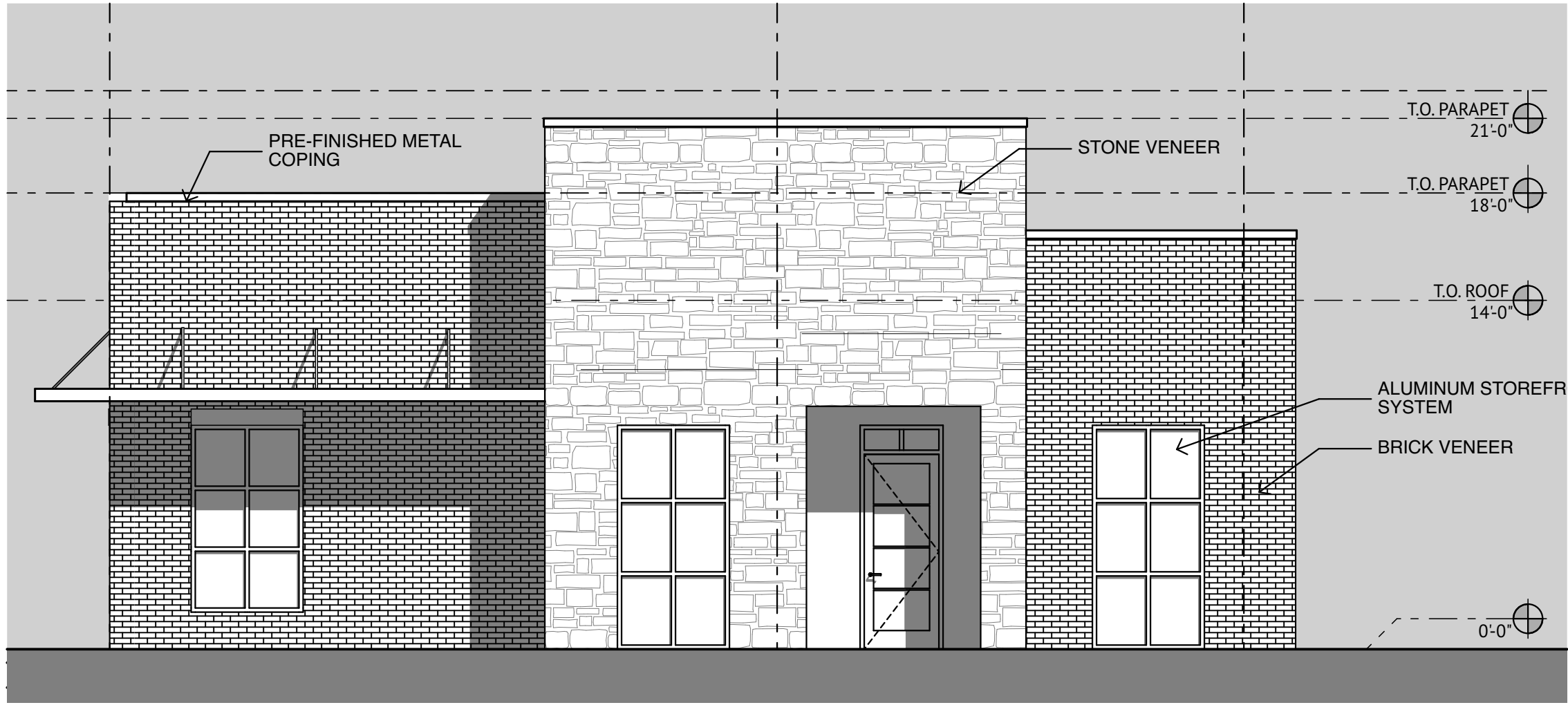
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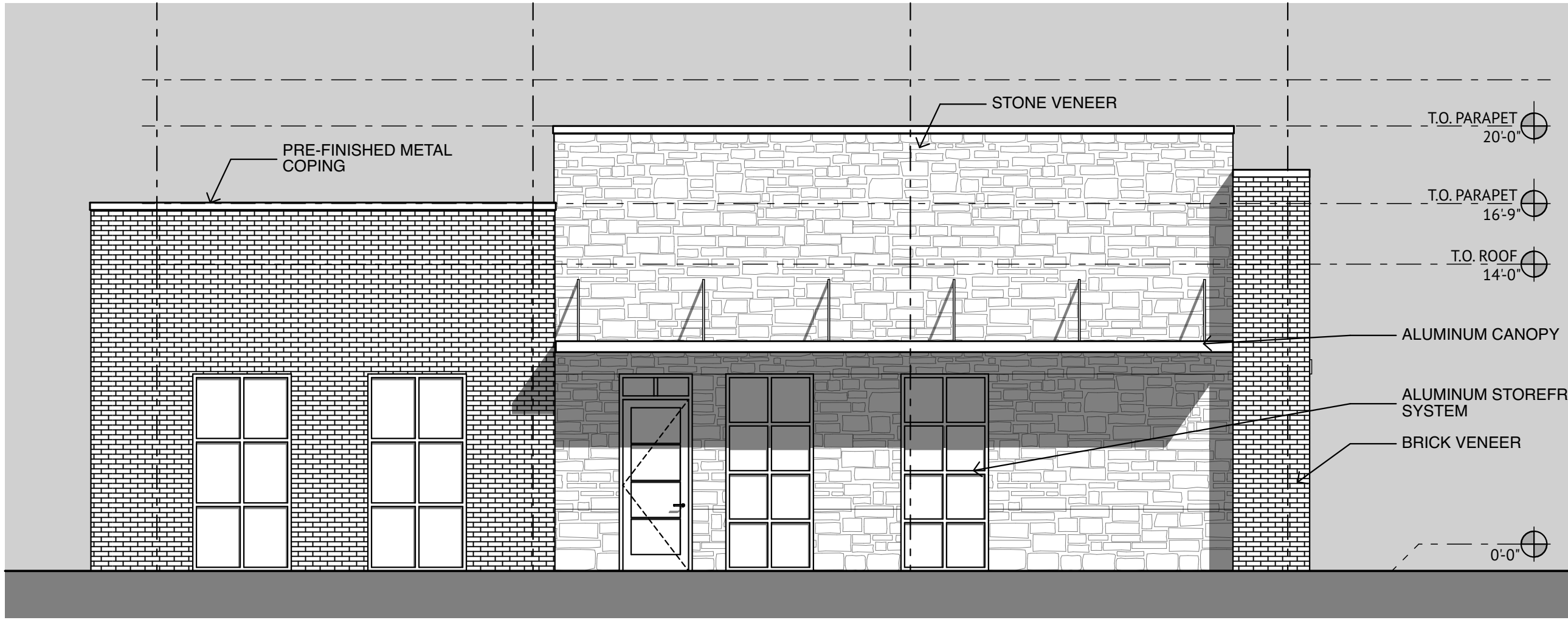


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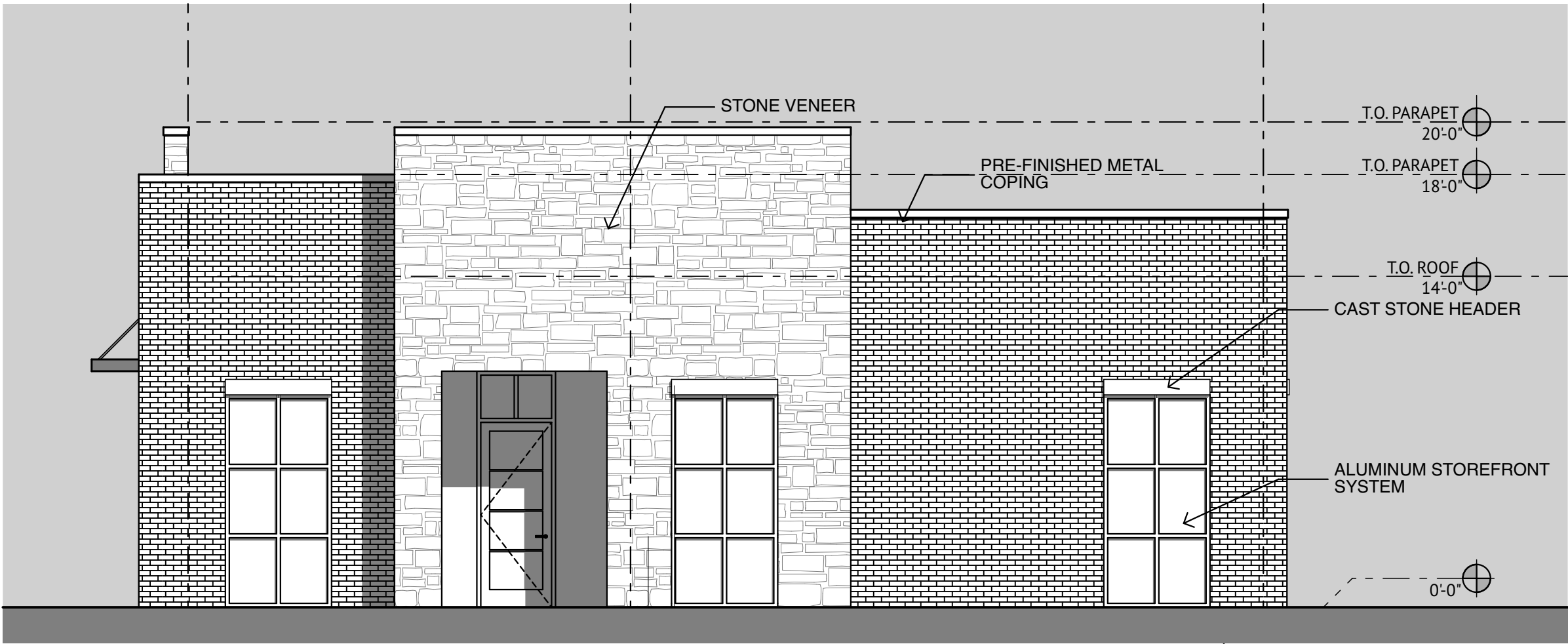
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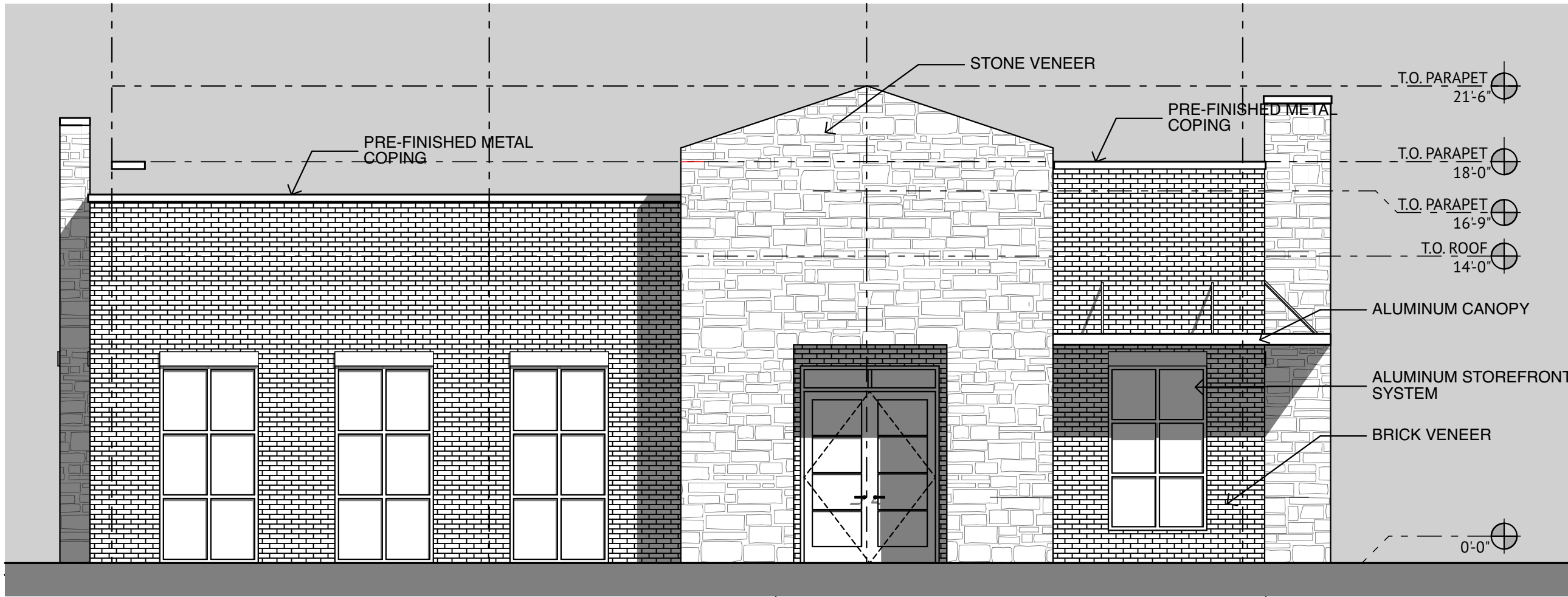
4 BUILDINGS 3&4 ELEVATION
SCALE: 3/16" = 1'-0"



3 BUILDINGS 3&4 BACK ELEVATION
SCALE: 3/16" = 1'-0"



2 BUILDINGS 3&4 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



1 BUILDINGS 3&4 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

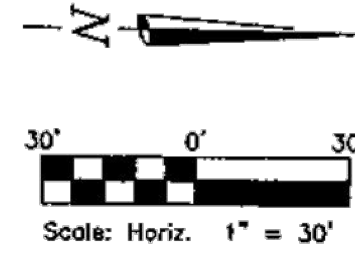
COLLEVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
COLLEVILLE, TX 76034

OPENING FILE: F:\2022-00 Mike Flores\2022-00-02 1721 John McCain (Colleyville)\CivilPlan Sheets\C-4.1 DRAINAGE AREA MAP.dwg

PROPOSED HYDROLOGIC COMPUTATIONS

Rainfall intensity calculations are based on NWS Technical Paper No. 40 "Rainfall Frequency Atlas of the United States". The coefficients used are for Tarrant County, Texas.

Rainfall intensity calculations are based on NWS Technical Paper No. 40 "Rainfall Frequency Atlas of the United States". The coefficients used are for Tarrant County, Texas.					2yr Intensity calculations i=b(t+c*d) ^a b= 51 d= 8 a= 0.788		5yr Intensity calculations i=b(t+c*d) ^a b= 66 d= 8.5 a= 0.778		10yr Intensity calculations i=b(t+c*d) ^a b= 77 d= 8.5 a= 0.777		25yr Intensity calculations i=b(t+c*d) ^a b= 88 d= 8.5 a= 0.774		50yr Intensity calculations i=b(t+c*d) ^a b= 101 d= 8.5 a= 0.775		100yr Intensity calculations i=b(t+c*d) ^a b= 106 d= 8 a= 0.767		Notes
Area No.	Total Area	Runoff "C"	Total "C/A"	Time of Concentration Min	Storm Intensity lph	Discharge cfs	Storm Intensity lph	Discharge cfs	Storm Intensity lph	Discharge cfs	Storm Intensity lph	Discharge cfs	Storm Intensity lph	Discharge cfs	Storm Intensity lph	Discharge cfs	
A	1.64	0.85	1.39	10.00	5.23	7.29	6.82	9.50	7.98	11.12	9.20	12.82	10.53	14.67	11.55	18.10	Onsite runoff which drains to proposed detention basin.
B	0.28	0.85	0.22	10.00	5.23	1.16	6.82	1.51	7.98	1.76	9.20	2.03	10.53	2.33	11.55	2.55	Drains easterly in the south side John McCain Road bar-ditch
X	1.44	0.70	1.01	10.00	5.23	5.27	6.82	6.87	7.98	8.04	9.20	9.27	10.53	10.61	11.55	11.64	Offsite runoff which drains to proposed detention basin.
Y	52.12	0.30	15.64	38.50	2.48	36.70	3.30	51.82	3.87	60.45	4.47	69.89	5.11	79.90	5.58	87.20	Offsite & Onsite runoff which drains easterly in the existing Dallas Area Rapid Transit easle located south of the site.



VICINITY MAP
COLLEYVILLE, TEXAS
SCALE: 1"=2000'

TIME OF CONCENTRATION FOR OFFSITE DRAINAGE AREA 'Y'

- 1) SHEET FLOW FOR 200 LF @ 5% AVG. GRADE SLOPE. (12.6 MIN)
- 2) SHALLOW CONCENTRATED FLOW FOR 100 LF @ 4% AVG. GRADE SLOPE (0.83 MIN)
- 3) SHALLOW CONCENTRATED FLOW FOR 2,000 LF @ 0.75% AVG. GRADE SLOPE (21.85 MIN)
- 4) CHANNEL FLOW FOR 950 LF @ 1.4% AVG. GRADE SLOPE; VELOCITY = 4.82 FT/S (3.22 MIN)

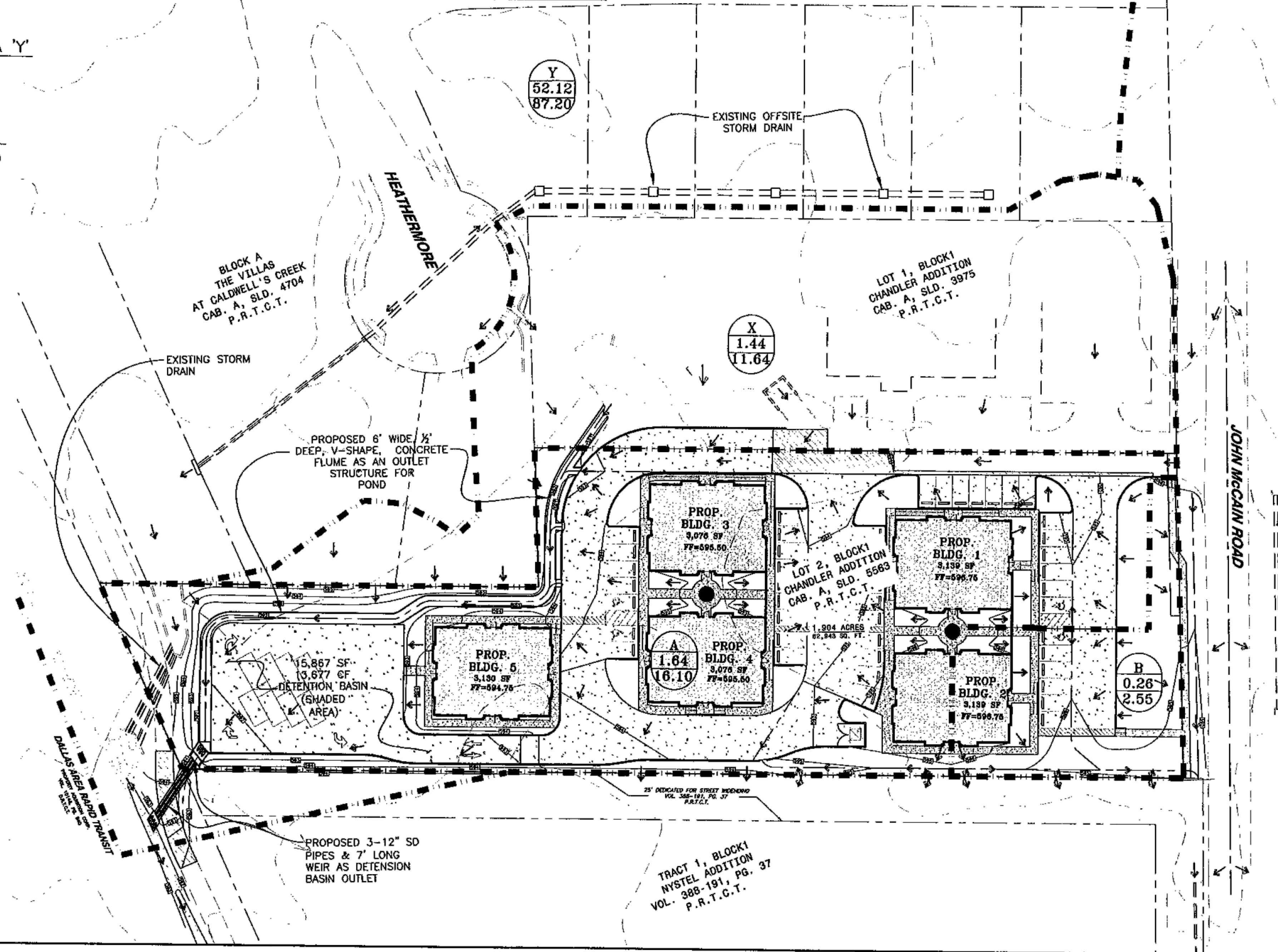
TOTAL TIME OF CONCENTRATION FOR D. A. 'Y' (38.50 MIN)

LEGEND

- DRAINAGE DIVIDE
- == EX STORM DRAIN
- == PROP STORM DRAIN
- X
X.XX
X.XX REFERENCE DRAINAGE AREA (ACRE)
100 YR STORM RUNOFF (CFS)
- FLOW ARROW
- DETENTION BASIN HATCH

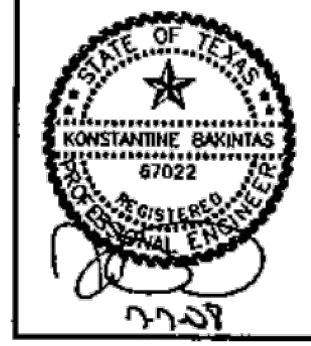
DETENTION BASIN STAGE/STORAGE TABLE

ELEVATION (FT)	AREA (SF)	Δ ELEVATION (FT)	STORAGE (CF)	TOTAL STORAGE (CF)
593.50	15,867	0.25	3,792	13,677
593.25	14,465	0.25	3,331	9,886
593.00	12,180	0.25	2,762	6,555
592.75	9,918	0.25	2,052	3,793
592.50	6,500	0.25	1,099	1,740
592.25	2,292	0.25	434	641
592.00	1,183	0.35	207	207
591.65	0			



REVISION TO SIZE OF DRAINAGE AREA 'Y'				6/27/08
NO.	REVISIONS	CHECKED	DATE	
DESIGNED	CC	CC	FEB. 2008	

DRAINAGE AREA MAP
IL GARDINI
COLLEYVILLE, TEXAS



BNS PROJECT NO:
2007.704.000
SHEET:
C3

BENCHMARKS

PROJECT BM (SITE BM #1)
2" BRASS DISC LOCATED IN CONC APRON AT THE INTERSECTION OF CONC WALK IN THE NORTH R.O.W. OF PRINCE MEADOW DRIVE. IT IS ALSO LOCATED 47 FEET NORTHWEST OF THE CL INTERSECTION WITH MAJESTIC MANOR.
NAD83 (GRID)
N: 7017617.8
E: 2385668.8
PUBLISHED ELEV: 590.01

SITE BM #2
MAG NAIL SET IN THE SOUTH NOSE OF A MEDIAN AT THE INTERSECTION OF MAJESTIC MANOR AND JOHN MCCAIN ROAD, APPROX. 76 FEET NORTHEAST OF A SANITARY SEWER MANHOLE IN THE SOUTH LINE OF JOHN MCCAIN ROAD AND APPROX. 134 FEET NORTHWEST OF A POWER POLE.
NAD83 (GRID)
N: 7017376.8
E: 2385697.9
ELEV: 596.10'



FOR REFERENCE ONLY

(at least 48 hours prior to digging)

1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS

DRAINAGE AREA MAP (FOR REFERENCE ONLY)

No.	Date	Revision Description

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

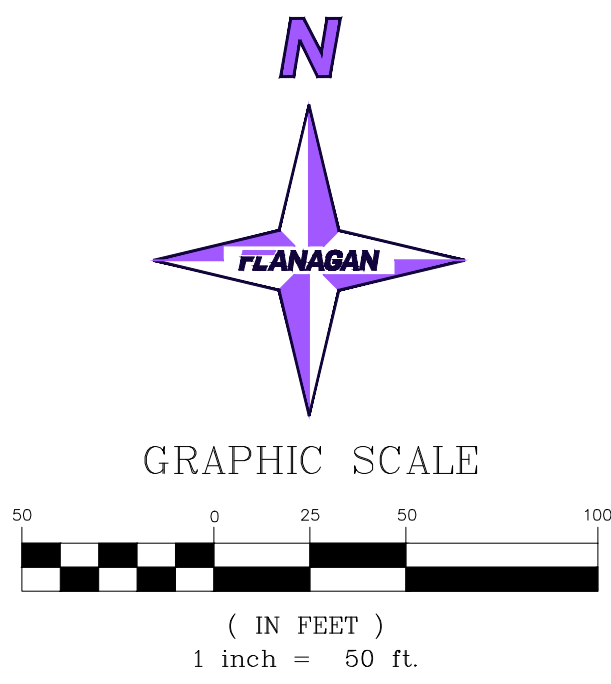
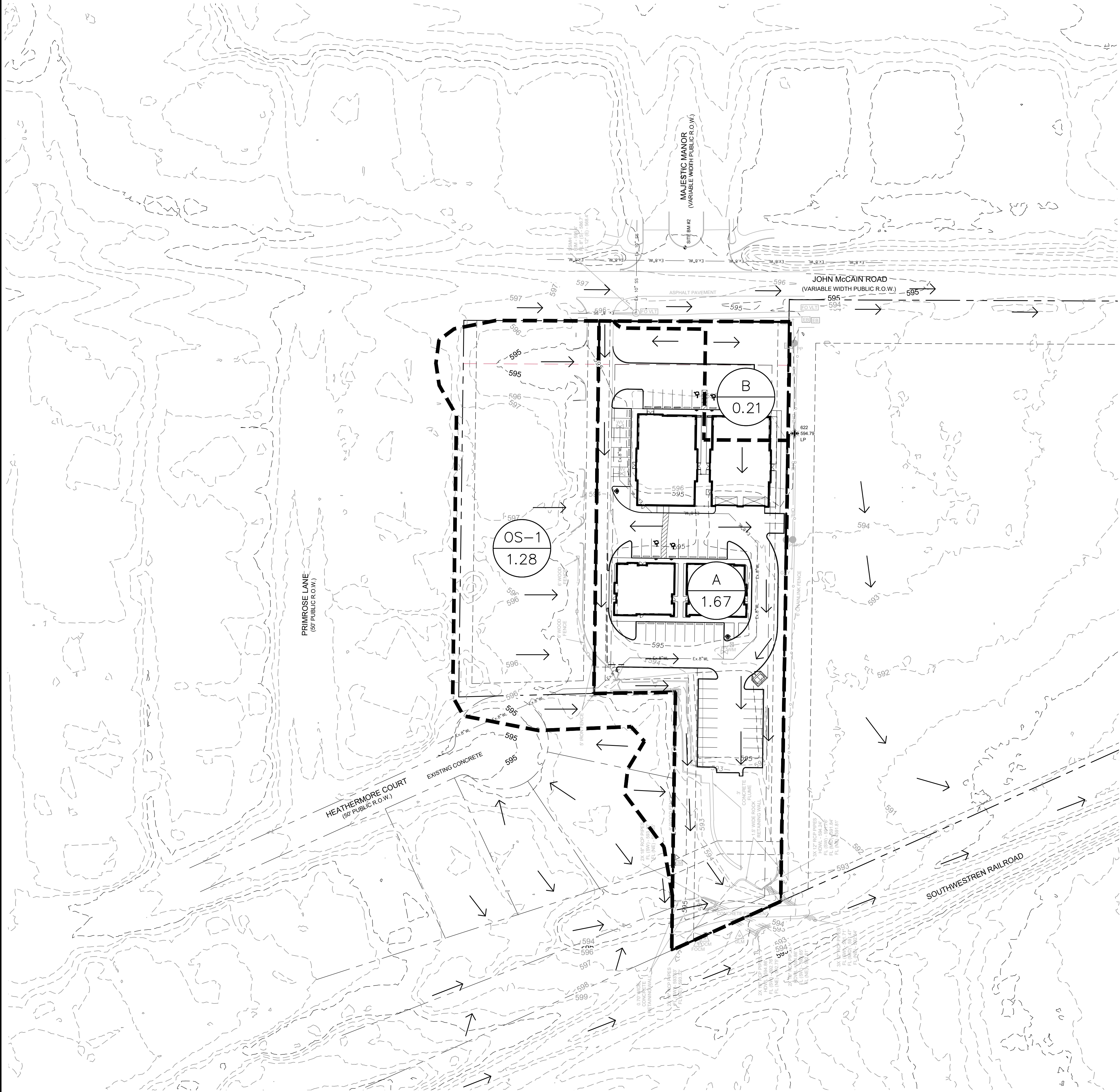
M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781
August 1, 2024

SHEET NUMBER
C-4.1

FLANAGAN
Fort Worth, Texas | P: 817.704.0480 | flanagan@is.com | TBPE Firm No. 22910
Contact: Reese Flanagan, P.E.

THIS SHEET IS INTEGRAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE PLAN SET.

File: F:\2022-30 Mike Flores\2022-30-02 1721 John McCain\Colleyville\Civil\Plan Sheets\C-4.1 DRAINAGE AREA MAP.dwg || Date Plotted: 8/1/2024 2:12 PM || Plotted By: Rick



LEGEND

---	118	---	EXISTING CONTOURS ROCKIN B SURVEYING, LLC, 10-18-2023
---	118	---	PROPOSED CONTOURS
→			DIRECTION OF FLOW
- - -			AREA DIVIDE
AREA ACRES		C 0.51	DRAINAGE AREA LABEL

NOTES

- CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION. INFORMATION ON THE GENERAL NOTES SHEET IS PART OF A UNIFIED DESIGN AND IS PERTINENT TO THIS PLAN SHEET.

BENCHMARKS

PROJECT BM (SITE BM #1)
2" BRASS DISC LOCATED IN CONC APRON AT THE INTERSECTION OF CONC WALK IN THE NORTH R.O.W. OF PRINCE MEADOW DRIVE. IT IS ALSO LOCATED 47 FEET NORTHWEST OF THE CL INTERSECTION WITH MAJESTIC MANOR.
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E: 2385658.8
PUBLISHED ELEV: 590.01

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NAD83 (GRID)
N: 7017375.8
E: 2385697.9
ELEV: 596.10'



PROPOSED RUNOFF																
DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	i2 (in/hr)	i5 (in/hr)	i10 (in/hr)	i25 (in/hr)	i50 (in/hr)	i100 (in/hr)	Q2 (CFS)	Q5 (CFS)	Q10 (CFS)	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)	COMMENTS
OS-1	1.28	0.70	10	4.54	5.62	6.51	7.75	8.70	9.66	4.07	5.03	5.83	6.94	7.79	8.65	Sheet Flow onto Existing Concrete West Drive to 3-12" SD Lines
A	1.67	0.70	10	4.54	5.62	6.51	7.75	8.70	9.66	5.31	6.57	7.61	9.06	10.17	11.29	To Proposed Detention Pond
B	0.21	0.70	10	4.54	5.62	6.51	7.75	8.70	9.66	0.67	0.83	0.96	1.14	1.28	1.42	To John McCain Road

1721 JOHN MCCAIN ROAD

COLLEYVILLE, TEXAS

PROPOSED DRAINAGE AREA MAP

No.	Date	Revision Description

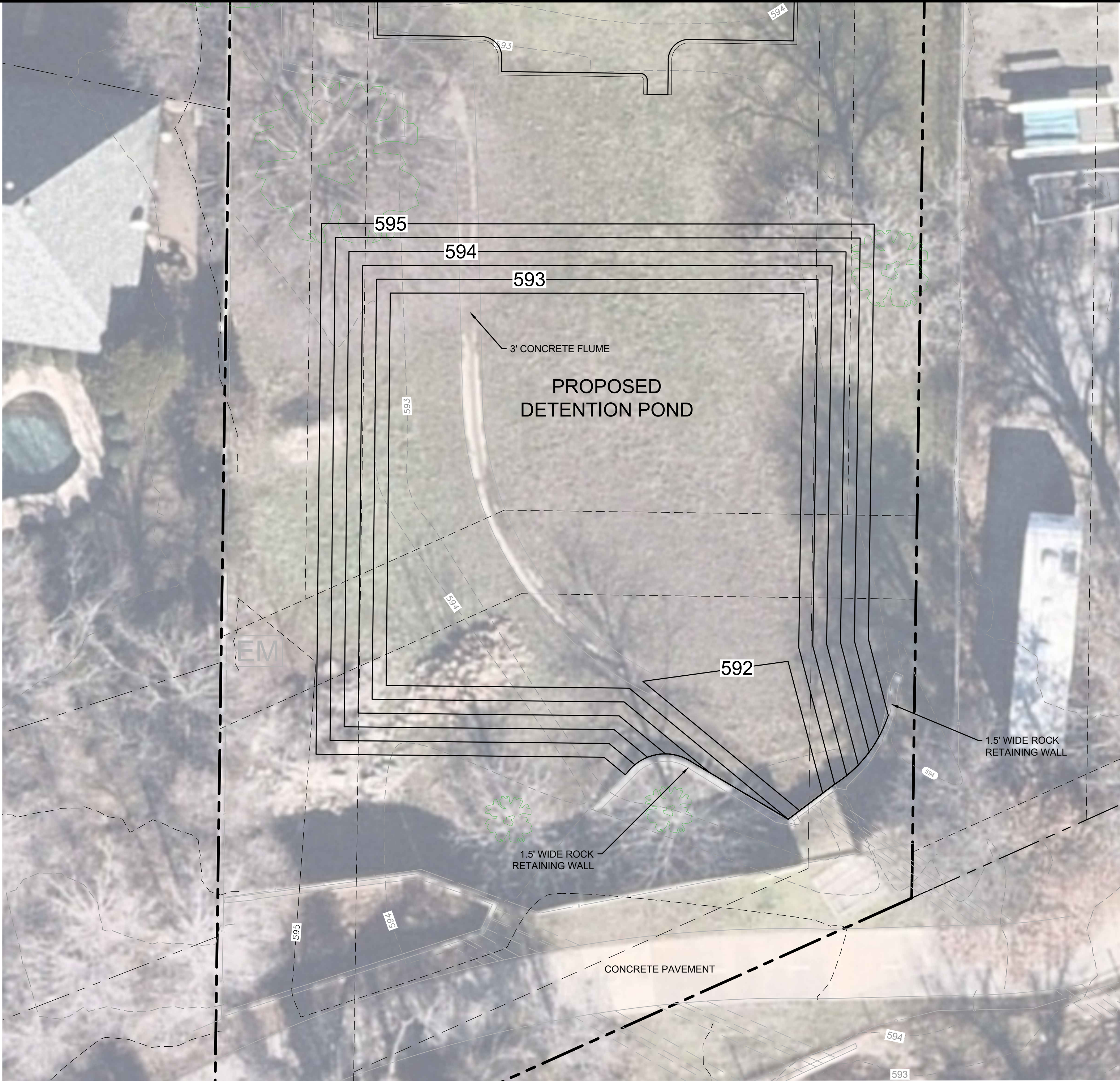
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M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781
August 1, 2024

SHEET NUMBER
C-4.3

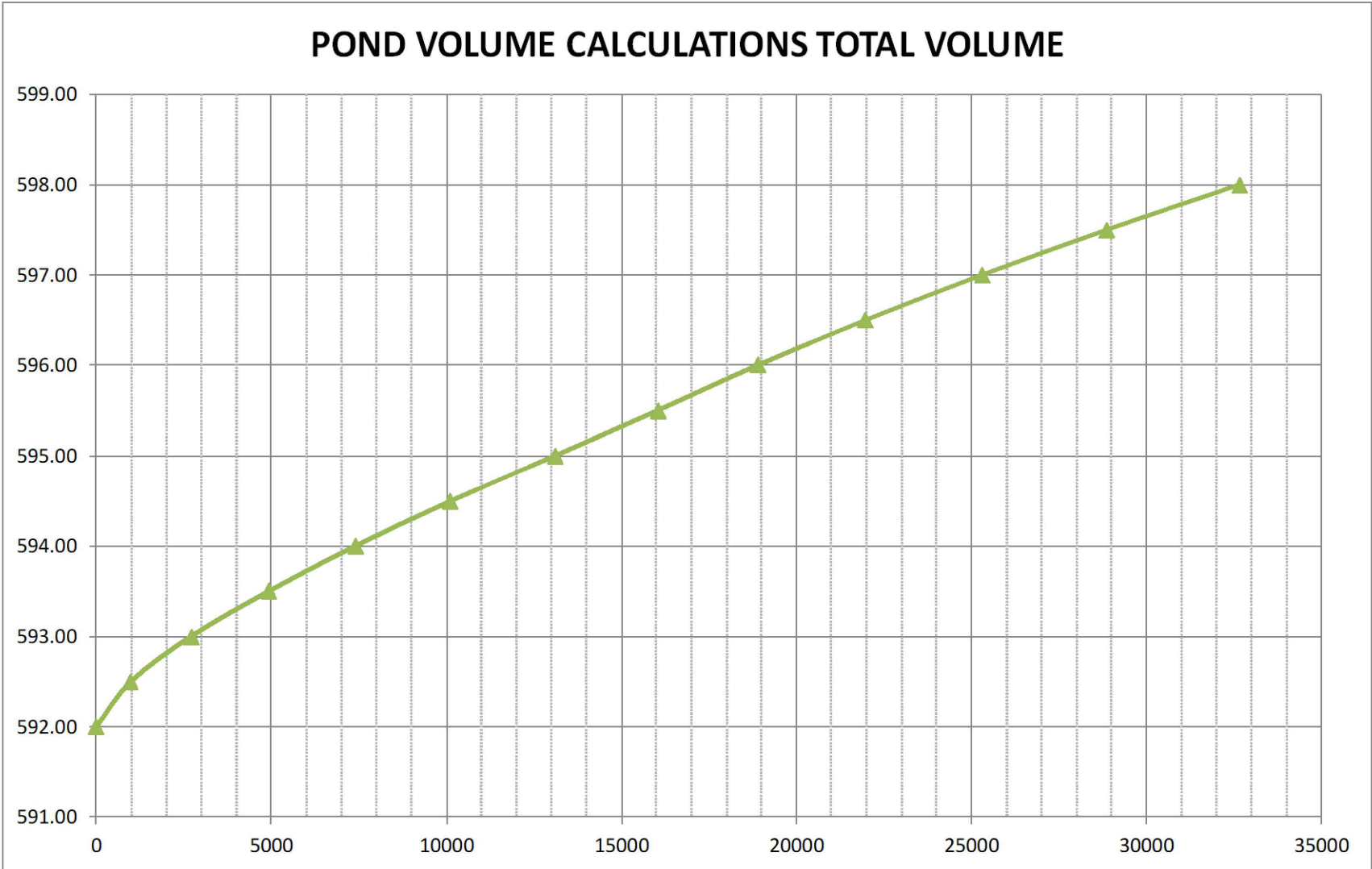
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File F:\2022-20 Mike Flores\2022-20-02 1721 John McCain (Colleyville)\CivilPlan Sheets\C-4.1 DRAINAGE AREA MAP.dwg || Date Plotted: 8/1/2024 2:13 PM || Plotted By: Rick



REQUIRED STORAGE = 7,127 CU. FT
PROVIDED STORAGE = 7,393 CU. FT
100-YR WSE = 594
Q (ALLOWABLE) = 14.10 CFS
TOP OF BERM = 595
FREEBOARD = 1 FT

POND VOLUME CALCULATIONS			
ELEVATION (ft)	AREA (sq)	VOLUME (cu.ft.)	TOTAL VOLUME (cu.ft.)
592.00	265.1	0	0
592.50	3,682	987	987
593.00	4,183	2,710	2,710
593.50	4,680	2,216	4,926
594.00	5,189	2,467	7,393
594.50	5,712	2,725	10,119
595.00	6,250	2,991	13,109



100-YEAR STORM WATER DETENTION CALCULATIONS
Modified Rational Method

Required Detention Summary				
7,127 cubic feet required	0.164 acre feet required			

Developed Areas Routed Through Pond				
Area*	1.67 acres			
Time (Tc)	10 minutes			
C value	0.850			
I-100yr	9.66 in/hr			
Q100yr	13.71 cfs peak discharge			

Off-Site Areas Routed Through Pond				
Area	1.28 acres			
Time (Tc)	10 minutes			
C value	0.70			
I-100yr	9.66 in/hr			
Q100yr	8.65 cfs peak discharge			

Calculation for allowable release rate from detention pond

5.45 (cfs) Existing release rate from on-site drainage areas (A)
0.00 (cfs) Subtract proposed runoff release rate from drainage areas that bypass the detention pond (I)
8.65 (cfs) Allowable Off-site 100-yr flow through
14.10 (cfs) Allowable release rate

Runoff from Storm Event - Developed Onsite Areas					
Time (min)	I-100yr	C value	Area (ac)	Runoff (cfs)	
10	9.66	0.85	1.67	13.71	
15	8.18	0.85	1.67	11.61	
20	7.13	0.85	1.67	10.12	
30	5.74	0.85	1.67	8.15	
40	4.85	0.85	1.67	6.89	
50	4.23	0.85	1.67	6.00	
60	3.76	0.85	1.67	5.34	
70	3.40	0.85	1.67	4.83	
80	3.11	0.85	1.67	4.41	
90	2.87	0.85	1.67	4.07	
100	2.67	0.85	1.67	3.79	
110	2.50	0.85	1.67	3.55	
120	2.35	0.85	1.67	3.34	
130	2.22	0.85	1.67	3.15	
140	2.11	0.85	1.67	2.99	

Runoff from Storm Event - Off-Site Areas					
Time (min)	I-100yr	C value	Area (ac)	Runoff (cfs)	
10	9.66	0.70	1.28	8.65	
15	8.18	0.70	1.28	7.33	
20	7.13	0.70	1.28	6.39	
30	5.74	0.70	1.28	5.15	
40	4.85	0.70	1.28	4.35	
50	4.23	0.70	1.28	3.79	
60	3.76	0.70	1.28	3.37	
70	3.40	0.70	1.28	3.05	
80	3.11	0.70	1.28	2.79	
90	2.87	0.70	1.28	2.57	
100	2.67	0.70	1.28	2.39	
110	2.50	0.70	1.28	2.24	
120	2.35	0.70	1.28	2.11	
130	2.22	0.70	1.28	1.99	
140	2.11	0.70	1.28	1.89	

Total	
Runoff (cfs)	
22.37	
18.93	
16.52	
13.30	
11.24	
9.79	
8.71	
7.87	
7.20	
6.64	
6.18	
5.78	
5.44	
5.14	
4.88	

Inflow During Storm Event		
Time (min)	Runoff (cfs)	Inflow (ft³/s)
10	22.37	13,419
15	18.93	17,041
20	16.52	19,819
30	13.30	23,941
40	11.24	26,972
50	9.79	29,369
60	8.71	31,356
70	7.87	33,057
80	7.20	34,547
90	6.64	35,875
100	6.18	37,074
110	5.78	38,170
120	5.44	39,179
130	5.14	40,116
140	4.88	40,991

Outflow During Storm Event			
Time (min)	Time	Allowable Release	Outflow (ft³/s)
10	20	14.10	8,461
15	25	14.10	10,576
20	30	14.10	12,692
30	40	14.10	16,922
40	50	14.10	21,153
50	60	14.10	25,384
60	70	14.10	29,614
70	80	14.10	33,845
80	90	14.10	38,075
90	100	14.10	42,306
100	110	14.10	46,537
110	120	14.10	50,767
120	130	14.10	54,998
130	140	14.10	59,228
140	150	14.10	63,459

Detention Volume				
Time (min)	Inflow	Outflow	Storage (ft³)	Storage (acre-ft)
10	13,419	8,461	4,958	0.114
15	17,041	10,576	6,464	0.148
20	19,819	12,692	7,127	0.164
30	23,941	16,922	7,019	0.161
40	26,972	21,153	5,819	0.134
50	29,369	25,384	3,985	0.091
60	31,356	29,614	1,742	0.040
70	33,057	33,845	(787)	-0.018
80	34,547	38,075	(3,528)	-0.081
90	35,875	42,306	(6,431)	-0.148
100	37,074	46,537	(9,462)	-0.217
110	38,170	50,767	(12,597)	-0.289
120	39,179	54,998	(15,818)	-0.363
130	40,116	59,228	(19,112)	-0.439
140	40,991	63,459	(22,468)	-0.516

<=Detention Volume Required

BENCHMARKS

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PUBLISHED ELEV: 590.01

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NAD83 (GRID)
N: 7017375.8
E: 2385697.9
ELEV: 596.10'



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

FLANAGAN

Fort Worth, Texas | P: 817.704.0480 | flanagan-is.com | TBPE Firm No. 22910
Contact: Reece Flanagan, P.E.

1721 JOHN MCCAIN ROAD

COLLEYVILLE, TEXAS

DETENTION POND AND CALCULATIONS

No.	Date	Revision Description

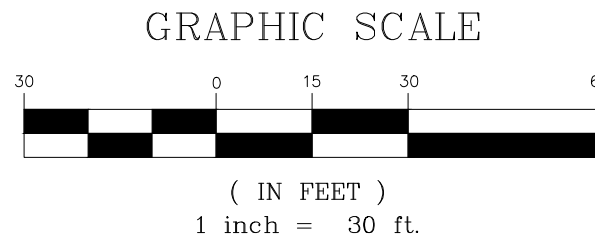
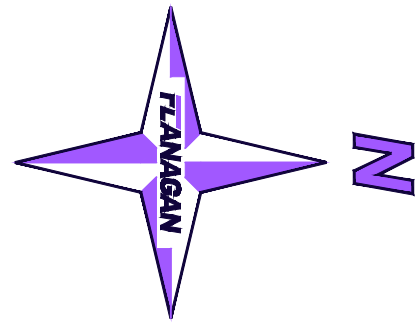
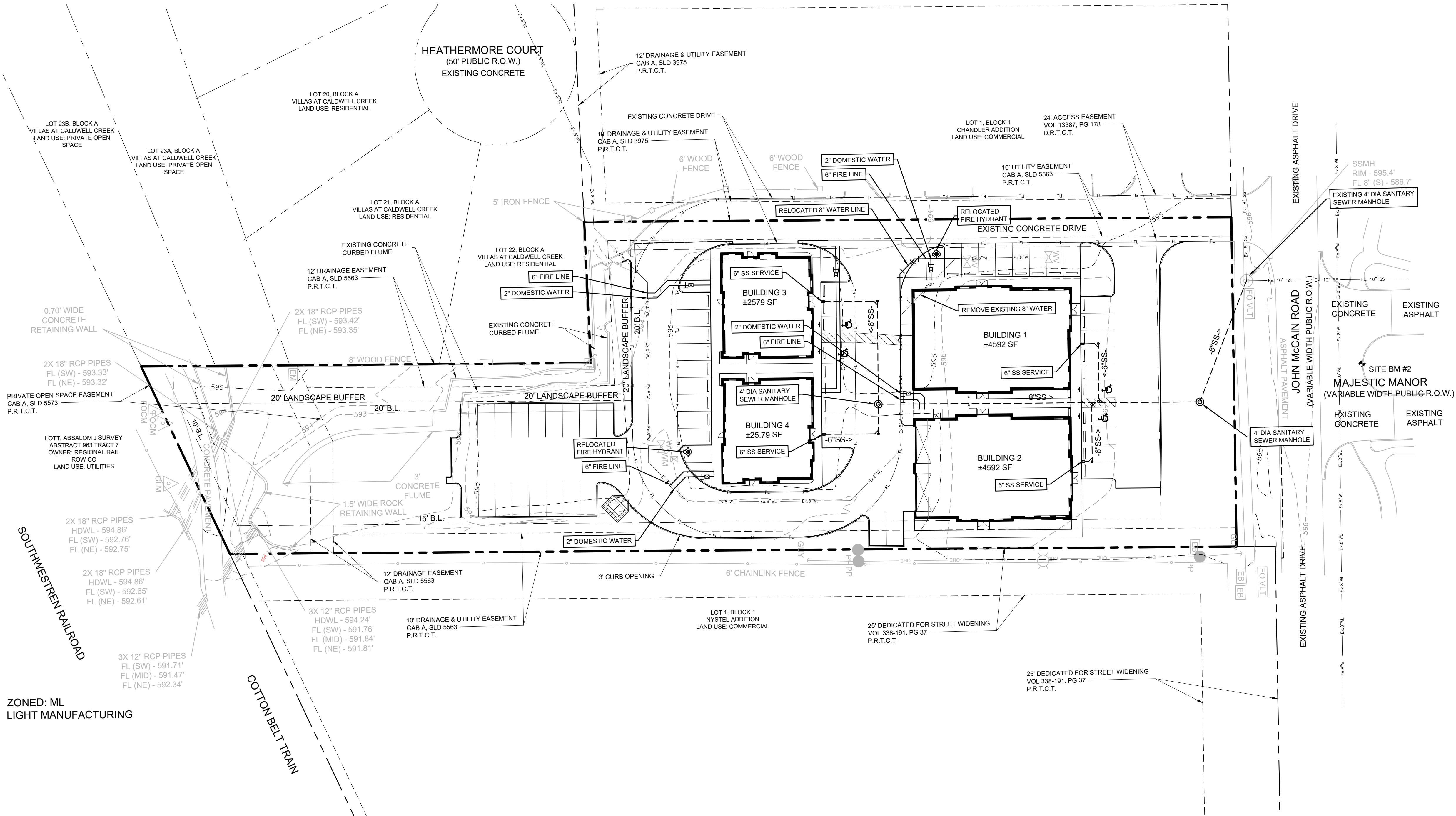
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M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781
August 1, 2024

SHEET NUMBER

C-4.4

PROJECT NO.: 2022-90-02



LEGEND

---	PROPERTY LINE
- - - -	EASEMENT LINE
---	EXISTING WATER LINE
---	EXISTING SAN. SEWER LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD ELECTRIC
---	PROPOSED SAN. SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM SEWER LINE

WATER NOTES

- EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
- CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY CONTRACTOR'S ACTIVITIES.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED. CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE CITY AND SHALL COORDINATE WITH THE CITY PRIOR TO CONNECTING TO EXISTING PUBLIC UTILITIES.
- THE CONTRACTOR SHALL, ON ALL UTILITIES COORDINATE INSPECTION AND TESTING WITH THE APPROPRIATE AUTHORITIES PRIOR TO BACKFILLING TRENCHES.
- ALL WATER AND SANITARY SEWER SHALL CONFORM TO APPLICABLE CITY OF COLLEYVILLE PLUMBING CODES, TCEQ GUIDELINES, THE CITY OF COLLEYVILLE STANDARDS AND SPECIFICATIONS AND SHALL BE PERFORMED UNDER A PERMIT ISSUED BY THE CITY OF COLLEYVILLE.
- WHERE PROPOSED WATER LINE CROSSES A PROPOSED SANITARY SEWER LINE, CONTRACTOR SHALL CENTER ONE JOINT OF DUCTILE IRON OR CAST IRON SEWER PIPE ON THE WATER LINE AND PROVIDE A MINIMUM OF 1.5' SEPARATION BETWEEN THE LINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TO 95% STANDARD PROCTOR IN AREAS EXCAVATED AT THE BUILDING FOOTINGS FOR UTILITY SERVICE ENTRIES PER CITY STANDARD DETAILS.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, IMPACT AND INSPECTION FEES, ANY CITY FEES AND LICENSES, AND ALL OTHER COSTS INCURRED IN THE INSTALLATION OF UTILITIES.
- TRENCH SAFETY: IT SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR TO PROVIDE AND MAINTAIN A VISIBLE TRENCH SAFETY SYSTEM AT TIMES DURING CONSTRUCTION ACTIVITIES PER TEXAS HOUSE BILL 1569. THE CONTRACTOR IS DIRECTED TO BECOME KNOWLEDGEABLE AND FAMILIAR WITH THE STANDARDS AS SET BY THE OCCUPATIONS SAFETY AND HEALTH ADMINISTRATION'S (OSHA) FOR TRENCH SAFETY THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.

BENCHMARKS

PROJECT BM (SITE BM #1) 2" BRASS DISC LOCATED IN CONC APRON AT THE INTERSECTION OF CONC WALK IN THE NORTH R.O.W. OF PRINCE MEADOW DRIVE. IT IS ALSO LOCATED 47 FEET NORTHWEST OF THE CL INTERSECTION WITH MAJESTIC MANOR. NAD83 (GRID) N: 7017617.8 E: 2385658.8 PUBLISHED ELEV: 590.01			
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(@ least 48 hours prior to digging)

1721 JOHN MCCAIN ROAD

COLLEYVILLE, TEXAS

UTILITY PLAN

No.	Date	Revision Description

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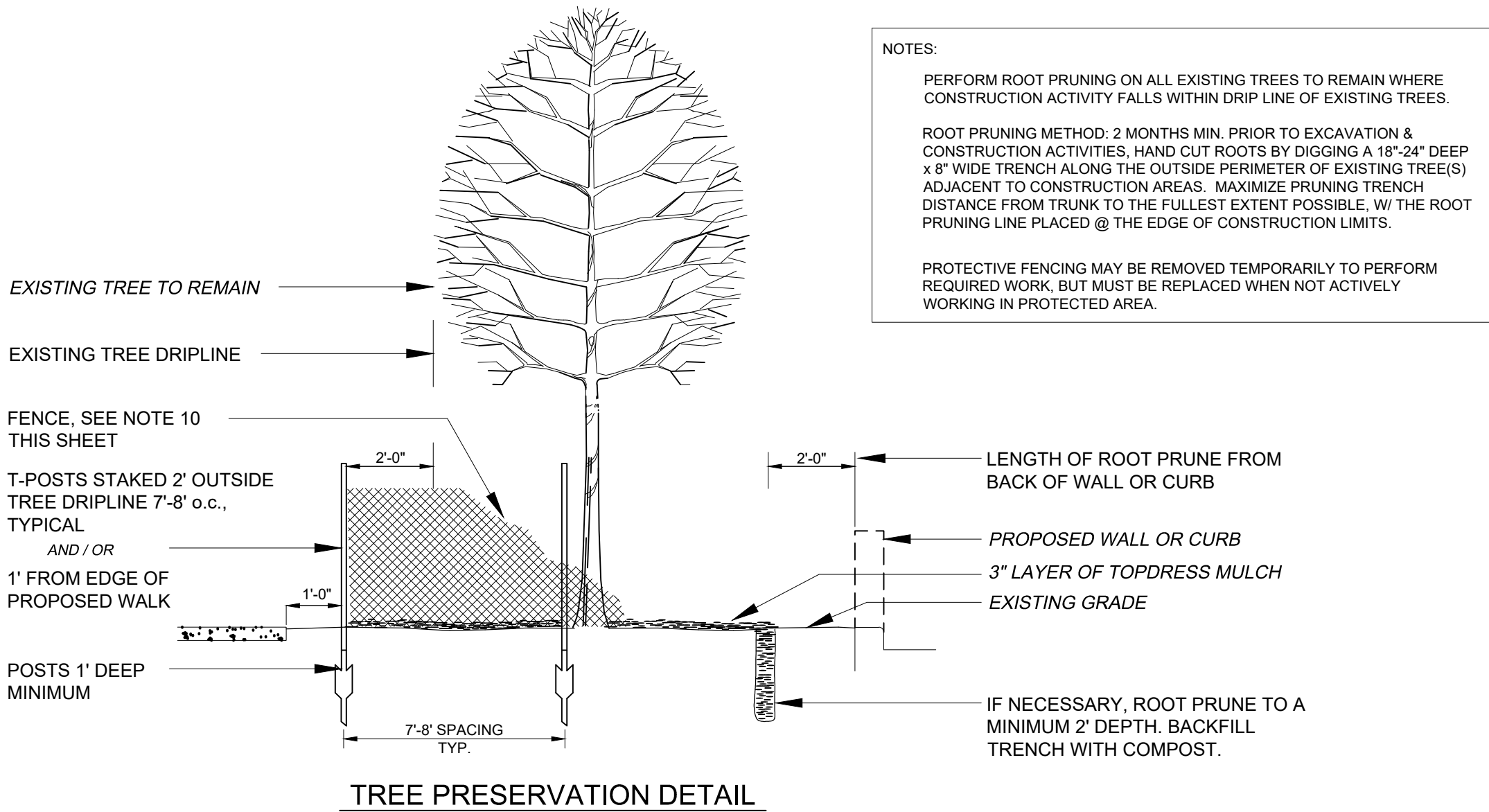
M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781
August 1, 2024

SHEET NUMBER
C-5.1



TREE PRESERVATION NOTES:

- EXISTING TREES TO REMAIN SHALL BE PRESERVED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND TREE DRIPLINE (CANOPY).
- IF ANY PART OF THE ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION AND/OR CONSTRUCTION ACTIVITY, NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. IF A MAJOR ROOT OR GROUP OF ROOTS IS ENCOUNTERED DURING EXCAVATION, A CERTIFIED ARBORIST SHALL BE CONSULTED/SECURED FOR RECOMMENDATIONS CONCERNING PRUNING AND/OR BRIDGING THE ROOTS (ETC.) GRADES/ELEVATIONS UNDER EXISTING TREES SHALL REMAIN UNDISTURBED. DO NOT PLACE FILL MATERIAL UNDER THE DRIPLINE FOR ANY LENGTH OF TIME. MAKE SURE THE CHANGES IN ADJACENT GRADES HAVE PROVISIONS TO CARRY MOISTURE AWAY FROM THE TREE.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE TREE DRIPLINE.
- TOXIC SOLUTIONS OR OTHER LIQUID CHEMICALS SHALL NOT BE DEPOSITED NEAR OR WITHIN THE LIMITS OF A TREE DRIPLINE. THIS WOULD INCLUDE, BUT NOT BE LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE TREE DRIPLINE. NO VEHICLE AND/OR CONSTRUCTION EQUIPMENT SHOULD BE CLEANED NEAR A TREE.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PRESERVED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE AT A MINIMUM DEPTH OF THIRTY-SIX INCHES (36 IN.).
- THE UTILITY AND IRRIGATION CONTRACTOR SHALL EXERCISE CAUTION WHEN TRENCHING AROUND EXISTING TREES. HAND-DIG ALL TRENCHES WITHIN THE TREE DRIPLINE.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR FOOT (4') APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE LANDSCAPE PLANS(S) TREE PRESERVATION DETAIL.

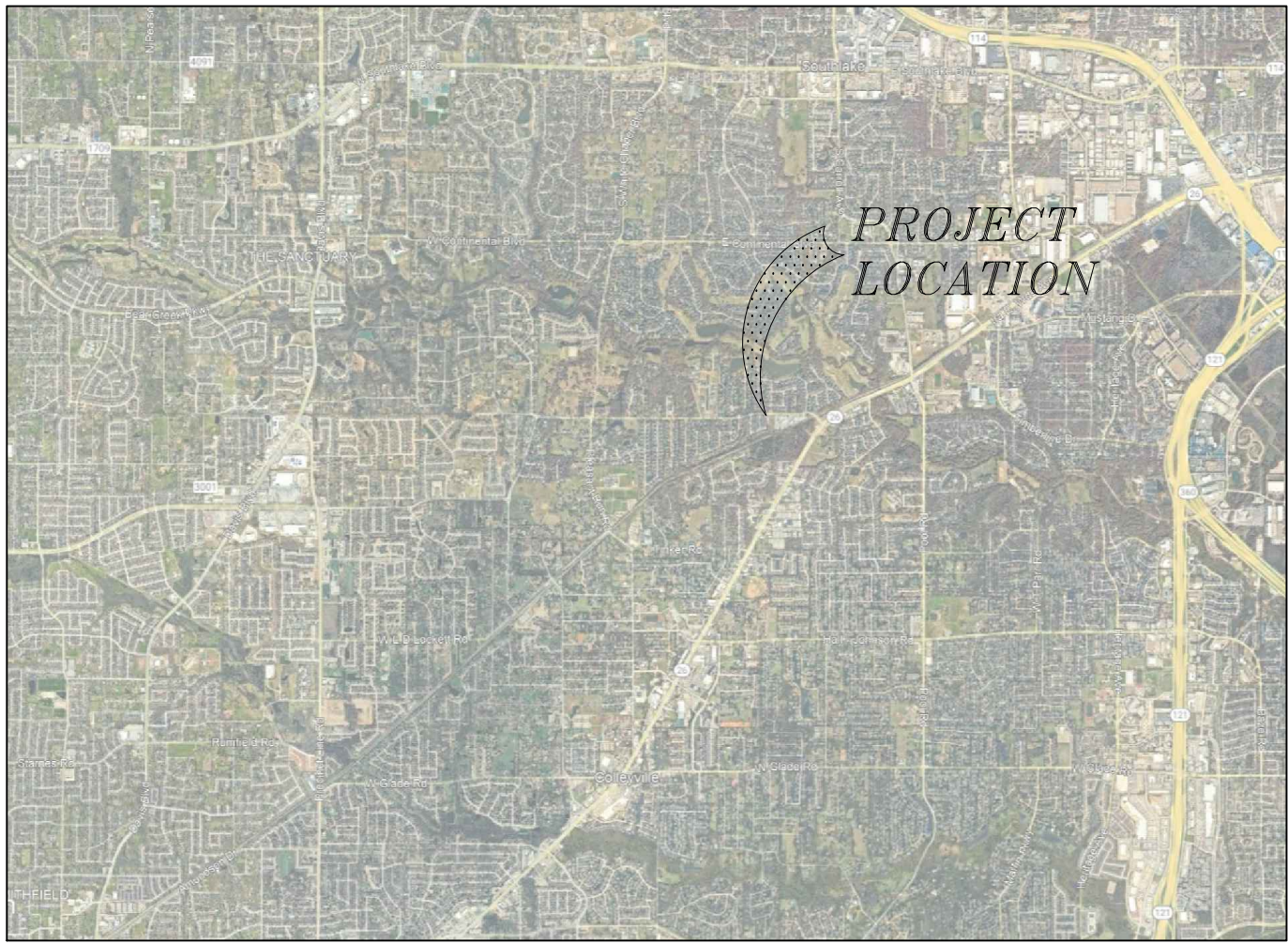


NOTES:

PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.

ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.

PROTECTIVE FENCING MAY BE REMOVED TEMPORARILY TO PERFORM REQUIRED WORK, BUT MUST BE REPLACED WHEN NOT ACTIVELY WORKING IN PROTECTED AREA.



VICINITY MAP
NTS

PLANT SCHEDULE	
TREES	BOTANICAL / COMMON NAME
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN

--- TREE PROTECTION, REFER TO DETAIL

TREE SURVEY DATA

TREES #	COMMON NAME OR SPECIES	DBH (in)	CANOPY AREA (sf)	PRESERVED/ REMOVED	SIGNIFICANT (Y or No)	NOTES
9077	AMERICAN ELM	14	616	REMOVED	NO	
9078	AMERICAN ELM	15	707	REMOVED	NO	
9079	AMERICAN ELM	17	908	REMOVED	NO	
9080	PECAN	8	201	REMOVED	NO	
9081	AMERICAN ELM	12	452	REMOVED	NO	
9082	AMERICAN ELM	19	1134	P	NO	
9083	AMERICAN ELM	14	616	P	NO	
9084	PECAN	12	452	P	NO	
9085	PECAN	12	452	P	NO	
9086	AMERICAN ELM	9	254	REMOVED	NO	
9087	AMERICAN ELM	30	2827	P	NO	
9088	AMERICAN ELM	32	3217	P	NO	
9089	PECAN	9	254	P	NO	
9090	PECAN	9	254	P	NO	
9091	PECAN	15	707	P	NO	

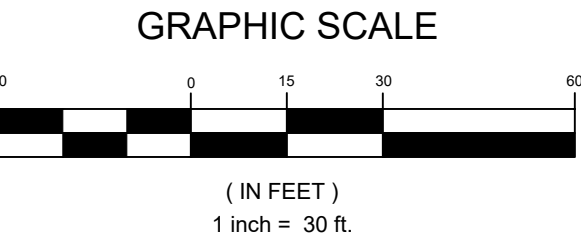
TREE PRESERVATION REQUIREMENT:

- NON-RESIDENTIAL LOT - 50% CANOPY RETENTION
- EXEMPT AREA - BUILDING ENVELOPE + 5' BUFFER
- NON-RESIDENTIAL LOT - 50% CANOPY COVERAGE ON LOT OUTSIDE OF THE COMMERCIAL BUILDING ENVELOPE + 5' BUFFER

COMMERCIAL LOT = 81,471 SF
BUILDING ENVELOPE + 5' BUFFER = 19,846 SF
TOTAL URBAN FORESTRY AREA = 61,625 SF
REQUIRED CANOPY COVERAGE = **30,813 SF**

EXISTING CANOPY = 13,051 SF
CANOPY TO BE REMOVED = 3,138 SF
CANOPY TO REMAIN = 9,913 SF (76%)
CANOPY PROPOSED IN LS PLAN = 38,200 SF
TOTAL CANOPY PROVIDED = **48,113 SF (156%)**
ADDITIONAL CANOPY OVER REQUIRED = + 17,300 SF

COMPLIANT URBAN FORESTRY



DEVELOPER

MICHAEL MASTERS
PHONE: 817.988.1430
EMAIL: MIKEMFLOORS@AOL.COM

CASE# XX-XX

URBAN FORESTRY PLAN

OFFICE PARK
1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS

PRELIMINARY
FOR REVIEW ONLY
These documents are for
Design Review and not
intended for
Construction, Bidding or
Permit Purposes. They
were prepared by, or
under the supervision of:
Michael G. Martin
L.A.#2836
7/25/2024



TEMPUS LAND SOLUTIONS, LLC

DFW AND GREATER TEXAS
817.223.8489
michael@tempus-lls.com

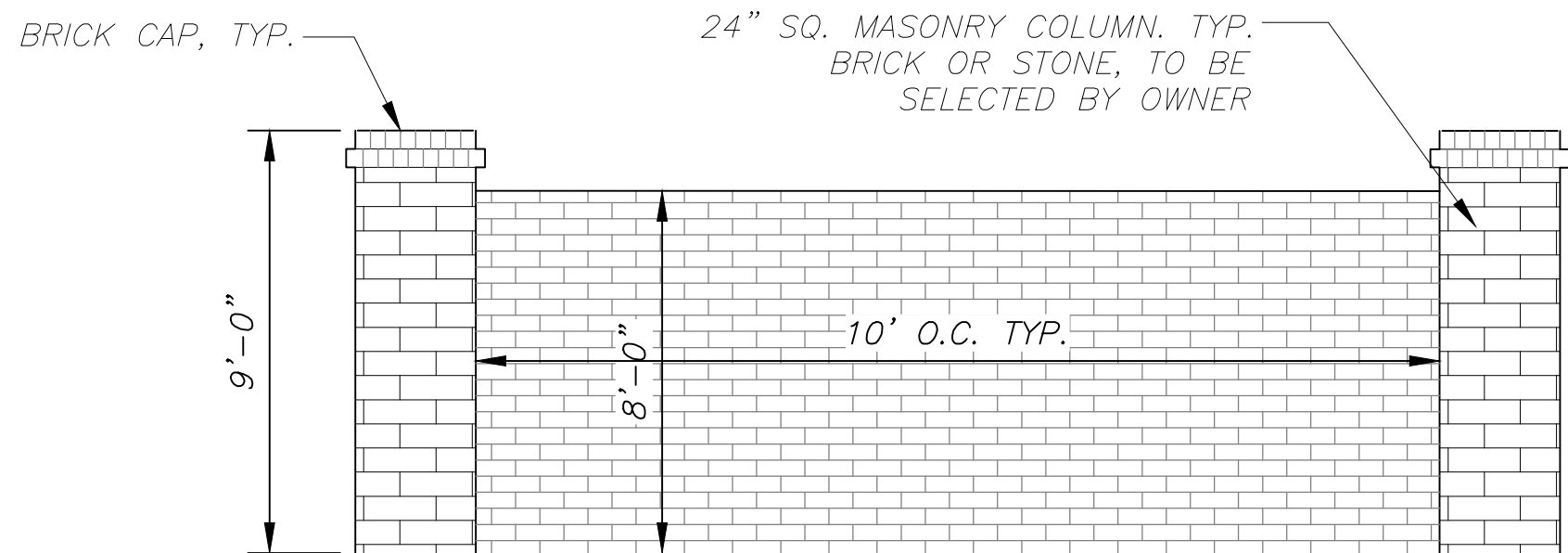
SHEET NO.

UF -1.0



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

C:\TEMP\USTX\24-0143 - 1721 McCain - Coleyville\Design\LS 1.0 Landscape Plan.dwg Aug 02,2024 - 10:33AM tempus



8' MASONRY SCREEN WALL DETAIL

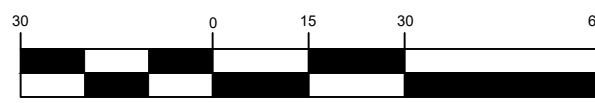
PLANT SCHEDULE							
LARGE TREES	CODE	QTY	COMMON / BOTANICAL NAME	CAL.	CONTAINER	HEIGHT	SPREAD
	CO	9	LIVE OAK QUERCUS VIRGINIANA NURSERY GROWN	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 8' SPREAD
	SO	9	CHINESE PISTACHE PISTACIA CHINENSIS NURSERY GROWN	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 8' SPREAD
	CE	5	CEDAR ELM ULMUS CRASSIFOLIA NURSERY GROWN	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 8' SPREAD
ORNAMENTAL TREES	CODE		COMMON / BOTANICAL NAME	CAL.	CONTAINER	HEIGHT	SPREAD
	CT	6	CHASTE TREE - VITEX VITEX AGNUS-CASTUS MULTI-TRUNK (Pollinator Plant)	3" CAL.	B&B OR CONTAINER	8'-9' HT.	MIN. 6' SPREAD
SHRUBS	CODE		COMMON / BOTANICAL NAME	CONTAINER			
	NR	30	NELLIE R. STEVENS HOLLY ILEX X NELLIE R. STEVENS	5-7 GAL		3' MIN.	3' MIN.
	SA	60+	SHRUB BED PLANTING AREA	3 GAL.		18"-24" HT	18"-24" SPREAD
GROUND COVERS	CODE		COMMON / BOTANICAL NAME	CONTAINER			
	SL		SYN-LAWN PET TURF WITH ANTI-MICROBIAL INFILL				
	RR		4"-6" ARIZONA COBBLE LARGE - 4" DEPTH MINIMUM WHIZ-O-STONE - 317.429.0822 OR APPROVED EQUAL				
	CD		COMMON BERMUDA GRASS - SOLID SOD OR HYDRO-MULCH CYNODON DACTYLON				
	SE		3/8" THICK STEEL EDGING - BLACK IN COLOR				

CITY OF COLLEYVILLE - LANDSCAPE REQUIREMENTS

	DATA OR REQUIREMENT	REQUIRED	PROVIDED
PROPOSED USE	OFFICE PARK		
CURRENT ZONING	ML - LIGHT MANUFACTURING		
SITE AREA	1.87 ACRES (81,471 SF)		
BUILDING	(4) BUILDING @ 14,302 SF GROSS		
TOTAL LANDSCAPE AREA	20% OF THE TOTAL LAND AREA	81,471SF x 20% = 16,294 SF	41,468 SF (51%)
FRONT YARD AREA	50% OF REQUIRED AREA IN FRONT YARD	16,294 SF x 50% = 8,147 SF	8,160 SF (50%)
STREET YARD SHRUBS	(1) 18" SHRUB PER 5 LF OF STREET FRONTAGE	175' LF / 5 = 35 SHRUBS	50+ SHRUBS
STREET YARD TREES	(1) STREET TREE PER 40 LF OF STREET FRONTAGE	175 LF / 40 = 4 TREES	5 TREES
PARKING LOT LANDSCAPE	(1) 1405F LANDSCAPE ISLAND PER 18 PARKING SPACES OR (1) TREE WITHIN 90 LF OF EACH PARKING SPACE	55 PARKING SPACES / 18 = 3 ISLANDS OR EACH PARKING STALL LOCATED WITHIN 90 FEET OF A TREE	12 LS ISLANDS
RESIDENTIAL SCREENING - SOUTH PROPERTY LINE	20' WIDE GREEN BELT WITH A LIVE SCREENING OF EVERGREEN SHRUBS PLANTED 6' O.C.	20' WIDE GREEN BELT WITH A LIVE SCREENING OF EVERGREEN SHRUBS PLANTED 6' O.C.	20' BUFFER + 30 EVERGREEN SHRUBS



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

DEVELOPER

MICHAEL MASTERS
PHONE: 817.988.1430
EMAIL: MIKEMFLOORS@AOL.COM

CASE# XX-XX

SUP LANDSCAPE PLAN

OFFICE PARK
1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS

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under the supervision of:
Michael G. Martin
L.A.#28336
8/2/2024



TEMPUS LAND SOLUTIONS, LLC

DFW AND GREATER TEXAS
817.223.8489
michael@tempus-ls.com

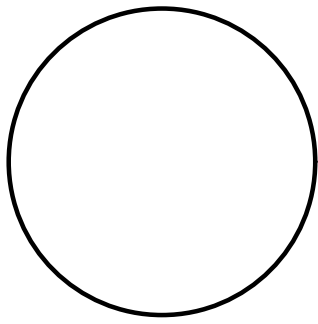
SHEET NO.

LS - 1.1

No. Date Revision Description

PROJECT NO.24-0143

/Users/lindsayshelton/Library/Mobile Documents/com-apple-CloudDocs/Documents/Projects/1721 John McCain - Retail/1721 JOHN MCCAIN 4.pln



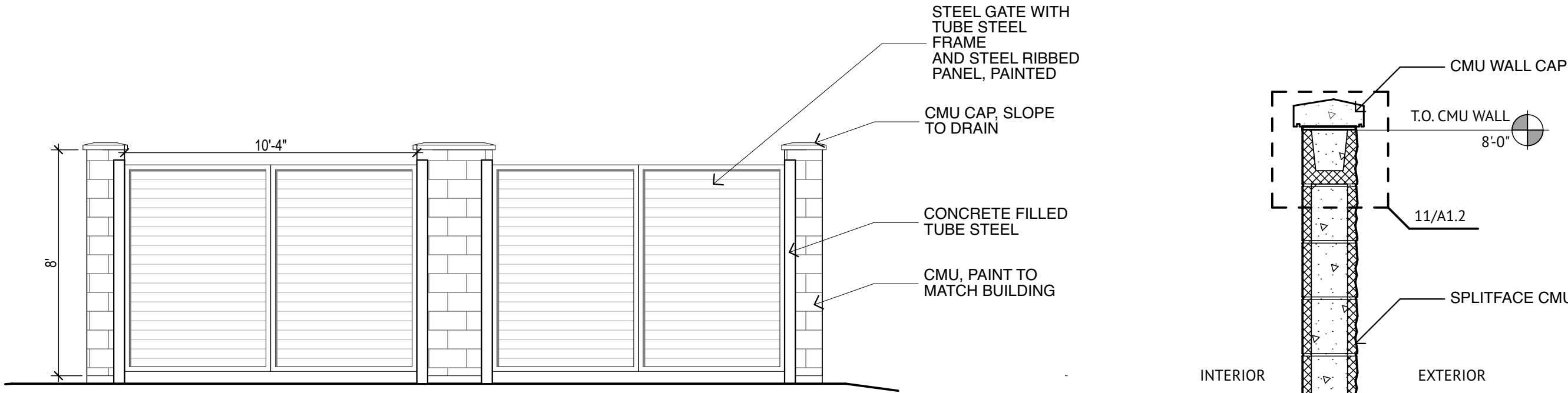
LINDSAY SHELTON
#25068

THIS DOCUMENT IS NOT INTENDED
FOR BIDDING, REGULATORY
APPROVAL, OR CONSTRUCTION

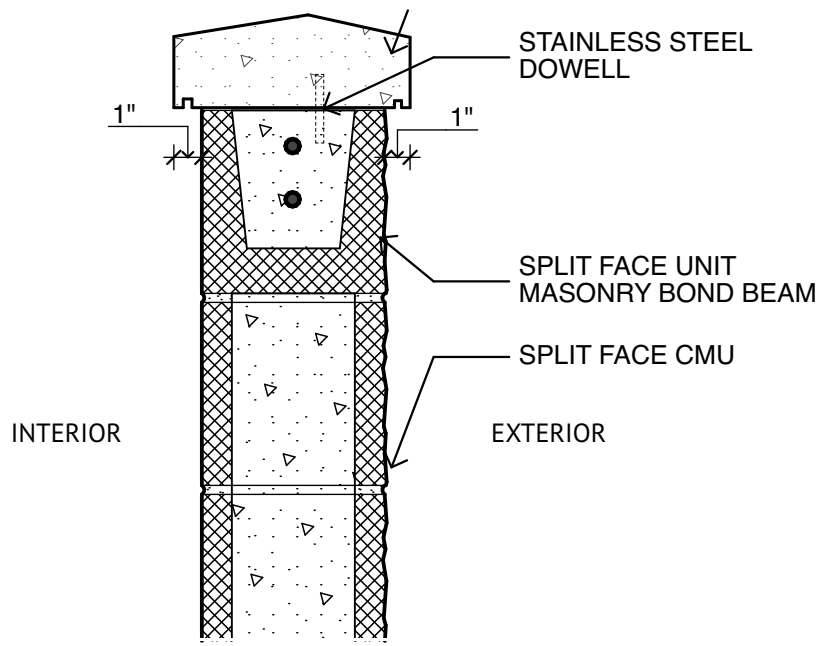
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COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
CIOLLEYVILLE, TX 76034

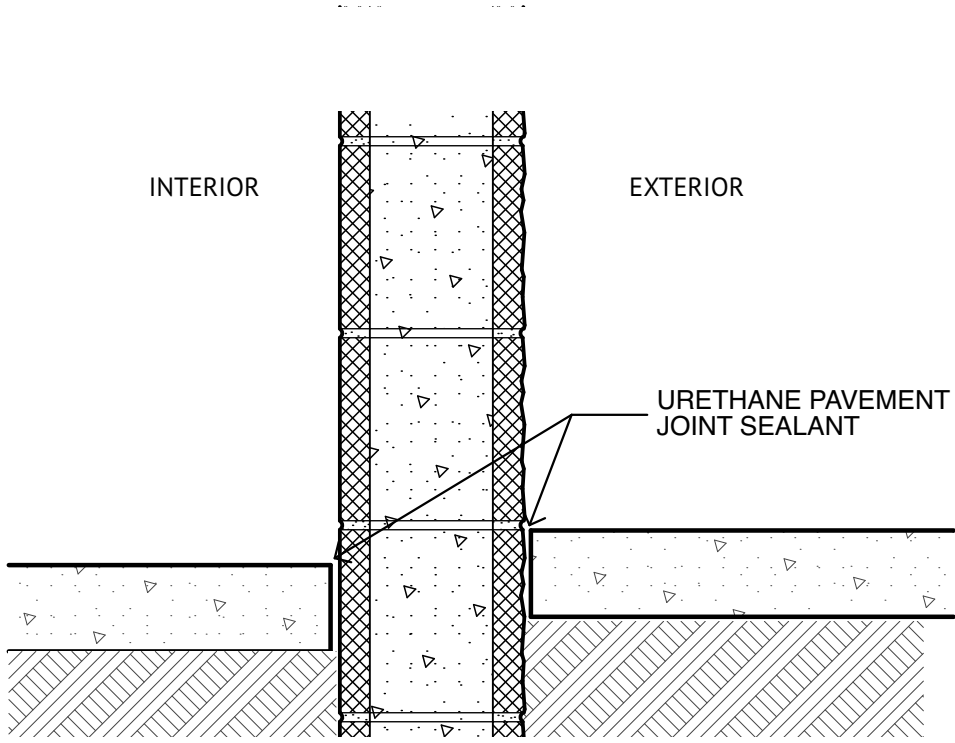
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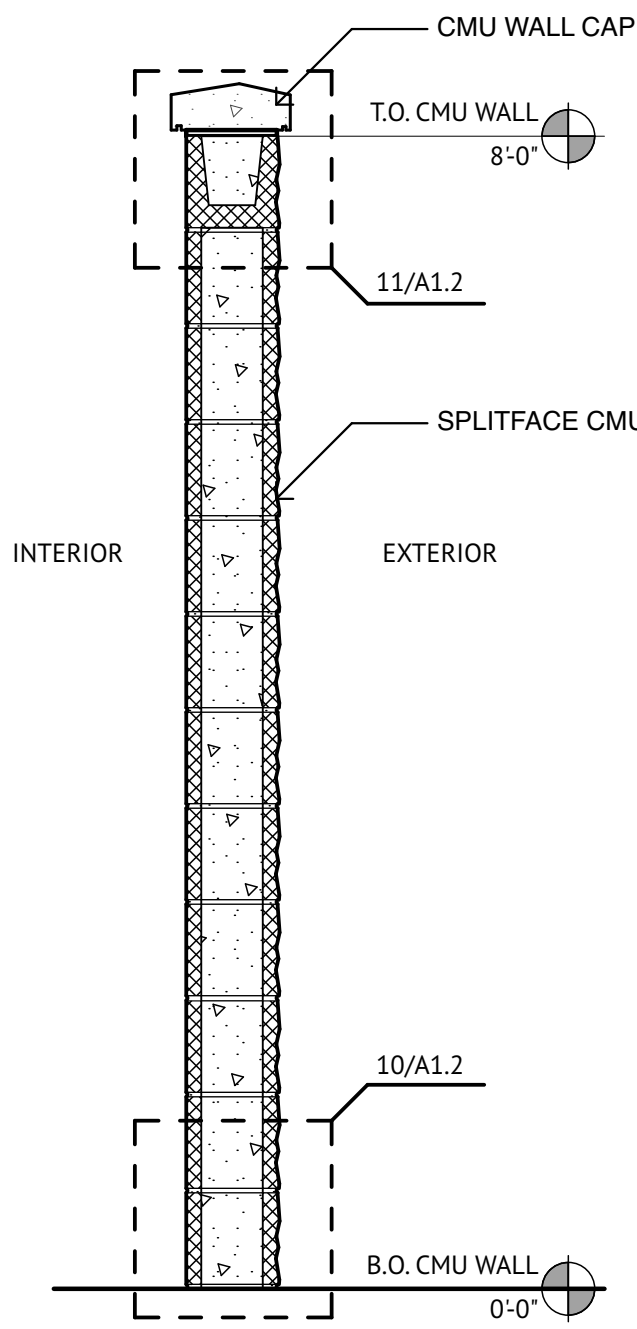
12 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



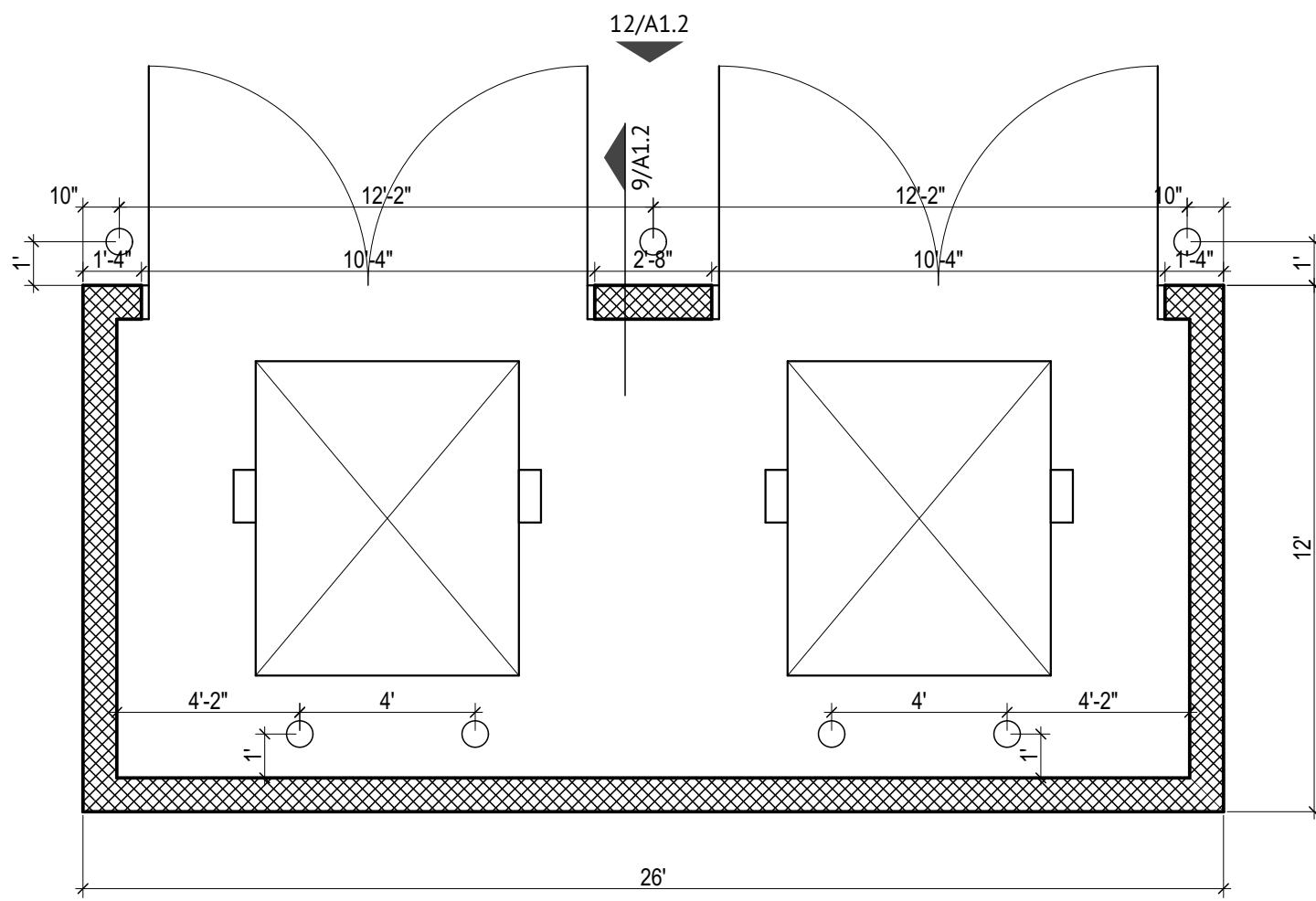
11 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



10 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



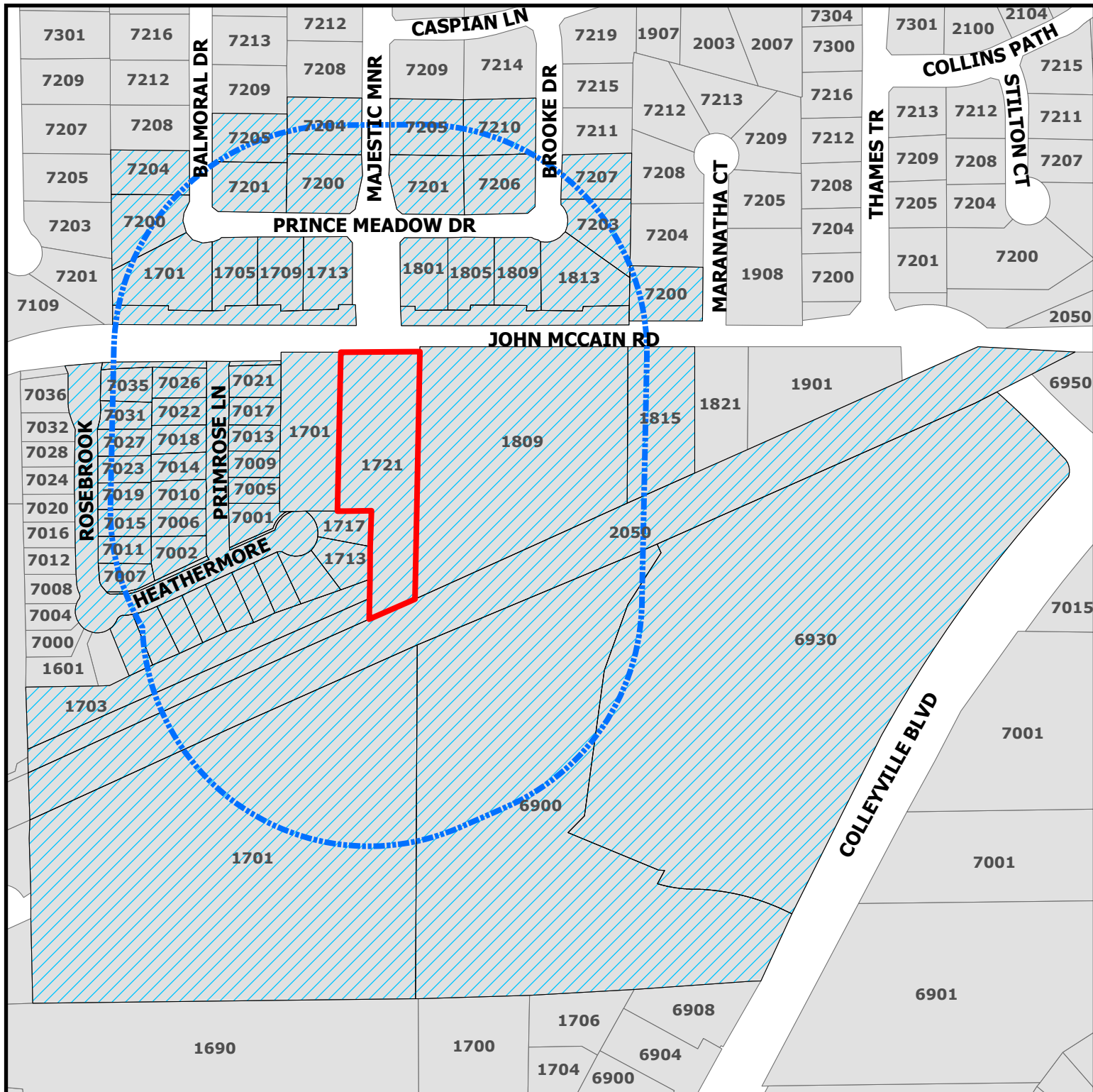
9 WALL SECTION
SCALE: 3/4" = 1'-0"



8 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

TRASH ENCLOSURE

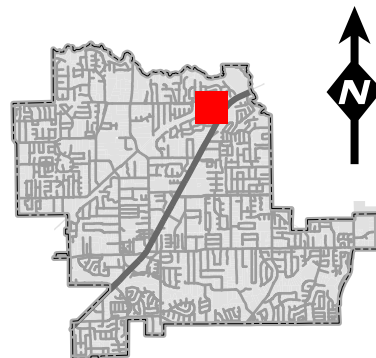
Notification Map



ZC24-012

1721 John McCain Rd

-  Parcels to be notified
-  Buffer
-  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.



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, August 12, 2024 at 7:00 p.m.
City Council Meetings: Wednesday, September 4, 2024 & Tuesday, September 17, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit to allow for a Dog Boarding & Dog Grooming on Lot 2, Block 1, Chandler Addition. The request is to allow for a new dog boarding & dog grooming salon.

Zoning Case: ZC24-013

Applicant: Reece Flanagan

Owner: Northeast Properties INC

Location: 1721 John McCain Road

Property Description: Lot 2, Block 1, Chandler Addition

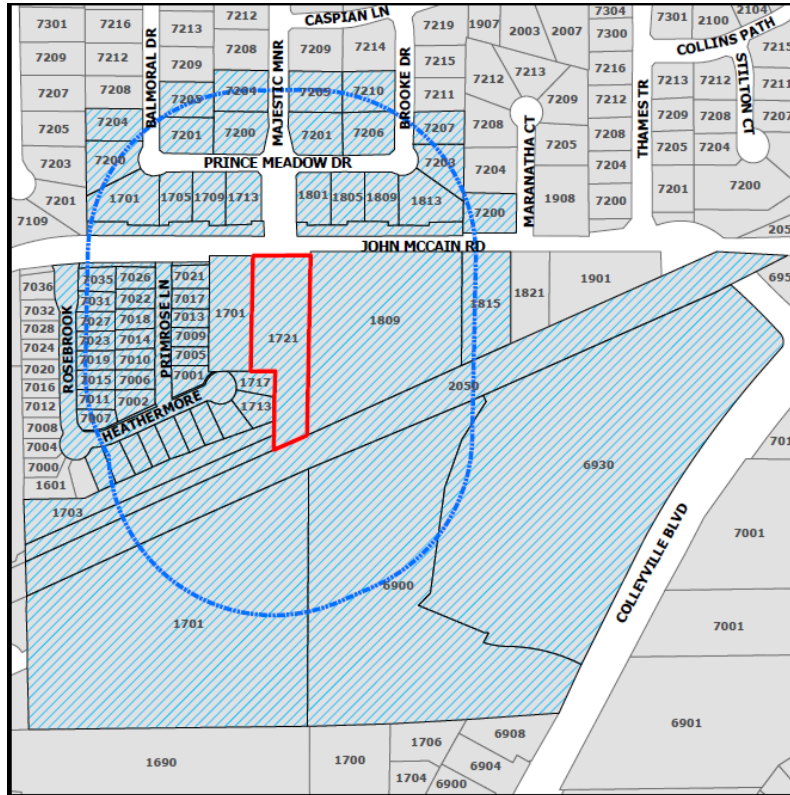
Present Zoning: ML Light Manufacturing

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

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

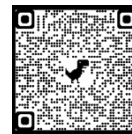
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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

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



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

Christopher Pham

Christopher Pham
Planner

Owner Name	Situs Address
NORONA, ERIC	7207 BROOKE DR
YEARGIN LIVING TRUST	7015 ROSEBROOK
SALAMY FONTENOT JOINT TRUST	7010 PRIMROSE LN
BOONE, ROBERT G	7019 ROSEBROOK
WOLTER, WILLIAM	1713 PRINCE MEADOW DR
CAPELLO, MELISSA A	7023 ROSEBROOK
GOLD DUST ONE LLC	1701 JOHN MCCAIN RD
SHEILA HELBING DARDEN LIVING TR	7027 ROSEBROOK
EVANS, STEVE	7002 PRIMROSE LN
YAFFA, LARRY	1613 HEATHERMORE
MILLER, DEBBIE	7014 PRIMROSE LN
WHITE, HOWARD R	7013 PRIMROSE LN
JAMIESON, JENNIFER D	7005 PRIMROSE LN
SAWYERS, NORMA ANN	1617 HEATHERMORE
KIRK, KENDALL	7201 MAJESTIC MNR
LILLEY, GENE T	1717 HEATHERMORE
CASTILLO, ROGER	7011 ROSEBROOK
GLASENER FAMILY LIVING TRIST	7205 BALMORAL DR
PIERCE, ROBERT	7210 BROOKE DR
RADCLIFFE, LAWRENCE	7018 PRIMROSE LN
KLOTZ, STEPHEN	7203 BROOKE DR
MCCORMICK, BRIAN W	7035 ROSEBROOK
SPAHR, AARON C	7201 BALMORAL DR
ELDRIDGE, MICHELLE	1625 HEATHERMORE
CORDER, MARK	7009 PRIMROSE LN
WARNER, LINDA	1621 HEATHERMORE
MAYO, ROBERT D	1709 PRINCE MEADOW DR
KOUZES, STEPHEN	1713 HEATHERMORE
GRIFFITH, ADRON N	7007 ROSEBROOK
STORY, TREVOR	1705 PRINCE MEADOW DR
BORKOWSKI, RICHARD	7026 PRIMROSE LN
CIKOTA, LEON D	1805 PRINCE MEADOW DR
GALE, JANICE SHEILA	7021 PRIMROSE LN
MCCUTCHEN, KEVIN	7206 BROOKE DR
VILLAS AT CALDWELL CREEK HOA	7030 PRIMROSE LN
WROBLE, MICHAEL J	7204 BALMORAL DR
PATEL, KETAN V	1701 PRINCE MEADOW DR
FAUSAK, ANDREW	7200 MAJESTIC MNR
TENNERY, PATRICIA A	1701 HEATHERMORE
BALSER, ROGER H	7205 MAJESTIC MNR
KANE, MICHAEL B	1705 HEATHERMORE
AVARY, CODY	7200 BALMORAL DR
A & L IMPORTS INC	1815 JOHN MCCAIN RD
JUETTEN, CHRISTOPHER M	7204 MAJESTIC MNR
SCHULTZ, ERIC	1801 PRINCE MEADOW DR
DEES, JOHN	7200 MARANATHA CT
DRAUTZ, EUGENE D	7006 PRIMROSE LN
DUVALL, SANDRA C	7022 PRIMROSE LN
NORTHEAST PROPERTIES INC	1721 JOHN MCCAIN RD
WINTERBERG, FERRIS	7017 PRIMROSE LN
NEL'S DREAM LLC	1809 JOHN MCCAIN RD
ANDERSON, DAVID	1813 PRINCE MEADOW DR
MARTENS, ROBERT E	7031 ROSEBROOK
BAUM, JASON	1809 PRINCE MEADOW DR
STAGGS, GARY M	1709 HEATHERMORE
LANKFORD, CHARLES	7001 PRIMROSE LN
PRUITT, DENNIS P	1609 HEATHERMORE
REGIONAL RAIL ROW CO	2050 JOHN MCCAIN RD
RAMAN CHANDLER PROPERTIES	7030 ROSEBROOK
CALDWELL'S CREEK ADDITION	COURTESY NOTICE
PEBBLE HILL PLANTATION ESTATES	COURTESY NOTICE
TIMARRON-CASCADES AT TIMARRON	COURTESY NOTICE
MONTEERRA ADDITION	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
FLANNAGAN, REECE	APPLICANT

From: [REDACTED]
To: [Citizen Letters](#)
Cc: [REDACTED]
Subject: Public Meeting - Consideration - Dog Grooming and Boarding - Chandler Addition
Date: Monday, July 29, 2024 11:37:08 PM

Dear City of Colleyville -

The homeowners at 1717 Heathermore, Colleyville, Tx have been notified of meeting on this consideration, and are unable to attend meeting.

Pam Rawlings and Gene Lilley, the homeowners, want to object to this type/kind of business being approved for this location, which borders our home and neighborhood.

Our homes property borders the majority of the wooden fence line that butts up to the Chandler addition.

I would anticipate, dogs barking at all hours and other business noises that just don't fit in with our now quit surroundings.

As a homeowner, too close to this type of business, if approved, will effect my personal life in addition, affect my home value.

This is NOT a business that belongs in close proximity to family homes.

I look forward to this NOT being approved for consideration.

Thank you,
Pam Rawlings [REDACTED]
Gene Lilley - [REDACTED]
1717 Heathermore
Colleyville, Tx 76034

Sent from my iPad

From: [REDACTED]
To: [Citizen Letters](#)
Cc: [REDACTED]
Subject: Zoning - ZC24-012 & 013
Date: Tuesday, July 30, 2024 11:53:39 AM

Dear City of Colleyville -

I'm aware of the Vet-Grommer and Kennel business being proposed for 1721 John McCain.

Upon receiving notice in mail yesterday, I immediately sent objection to you.

In addition to noise concerns, I am voicing additional concerns below.

The Villas of Caldwell Creeks wooden perimeter fencing, which my home sits directly behind, borders this property.

In addition to noise, there is also additional night lighting concerns. At this time, the very bright lights from the RV Park business shine in all windows that side of my home. With an additional business requiring night lighting, I will have even more obtrusive lighting.

The proposed kennel will probably sit deep into property so that puts that right out my master bathroom and bedroom, and guest bedrooms. Dog barks are heard for blocks so it really doesn't matter where the kennel is placed within the lot. It will be noisy.

What perimeter barriers around kennels will be built to mitigate noise?

A kennel is a very lucrative business and will probably make up the bulk of their business. How many dogs are allowed at any given time, to be kept at kennel?

I anticipate this being a very busy in and out, all hours of the day business.
Where is the entrance going to be to this business?

What about any drainage issues?

I know these matters don't affect you unless you live it, and I hope you visit the property being proposed and see how it is not a good use of this land, so close to family homes.

My husband and I are retired, as are most in my neighborhood. My husband is enduring cancer treatments at this time. We now enjoy the peaceful atmosphere our home provides. We have endured the negatives of the train, and other growth in the City, and a kennel in my backyard is the last business I want, or would think the City would approve.

I always hoped the City would buy this land and put in a pocket park.....how lovely that would be.

Please visit our neighborhood and put yourself in our position. It will no doubt affect me personally (noise, lighting and traffic) in addition my home's value (who buys a home next to a kennel?)

Maybe a better fit for this business would be directly on Hwy 26 where the gas station was proposed and not approved, some years ago.

Thank you to the City for your good works and improvements to our City. You do a great job.

Looking forward to being notified this was not approved.

Pam Rawlings - [REDACTED]
Gene Lilley - [REDACTED]
1717 Heathermore
Colleyville, TX 76034

Sent from my iPad

From: [REDACTED]
To: [Citizen Letters](#)
Subject: Zoning ZC24-012 & ZC24-013
Date: Tuesday, July 30, 2024 9:27:17 PM

Dear City Zoning Committee,

I am writing to express my strong opposition to the proposed pet clinic, groomer, and boarding facility near our neighborhood on John McCain. While I recognize the value of such services, I have serious concerns about the impact this business would have on our residential area.

The potential for noise pollution from barking dogs is a major issue. Despite claims that sound barriers and building design can mitigate this, real-world experiences suggest otherwise.

Property values are another significant concern. The presence of a pet boarding facility could make it difficult for nearby homeowners to sell their properties in the future. Even if actual impacts are minimal, the perception of potential issues can negatively affect home values and neighborhood desirability.

Additionally, there are worries about odors and waste management. While the facility may promise odor control measures, the risk of unpleasant smells affecting nearby homes remains a concern.

I urge the committee to carefully consider the long-term effects on our community. I believe this proposal is not appropriate for a residential area and should be denied or relocated to a more suitable commercial zone.

Thank you for your consideration of these concerns.

Sincerely,
Alison Pauli
7405 Braemar Ter
Colleyville TX 76034

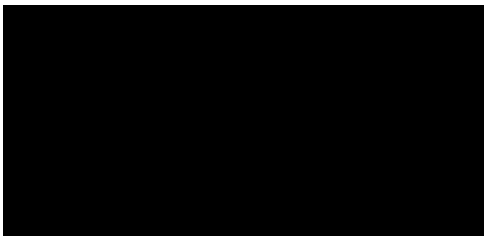
Sent from my iPhone

From: [REDACTED]
To: [Citizen Letters](#); ckbevill@hotmail.com; David.groves11@gmail.com
Subject: P&Z Case ZC24-013
Date: Wednesday, July 31, 2024 10:03:30 AM

I want to express my concern for the proposed zoning change at 1721 John McCain Rd. I oppose the requested change. As a resident of Cascades (across John McCain) I believe a pet boarding business, vet clinic, mobile vet and grooming salon are poor choices for a residential area due to their potential to create various issues that detract from my neighborhood's appeal. These establishments can be unsightly, with frequent traffic from pet owners and delivery vehicles disrupting the tranquility of our area. Over time, the buildings housing such businesses are prone to becoming run down, as they are subject to high wear and tear, including noise and mess from the animals they service. The constant use of these facilities can lead to deterioration and a decline in property values. Additionally, I believe these types of buildings will not be maintained to the same standards as residential homes, leading to a general degradation in the quality of the surrounding environment. I see this around Colleyville, Grapevine and Southlake for other businesses of this type. Please do not approve this request.

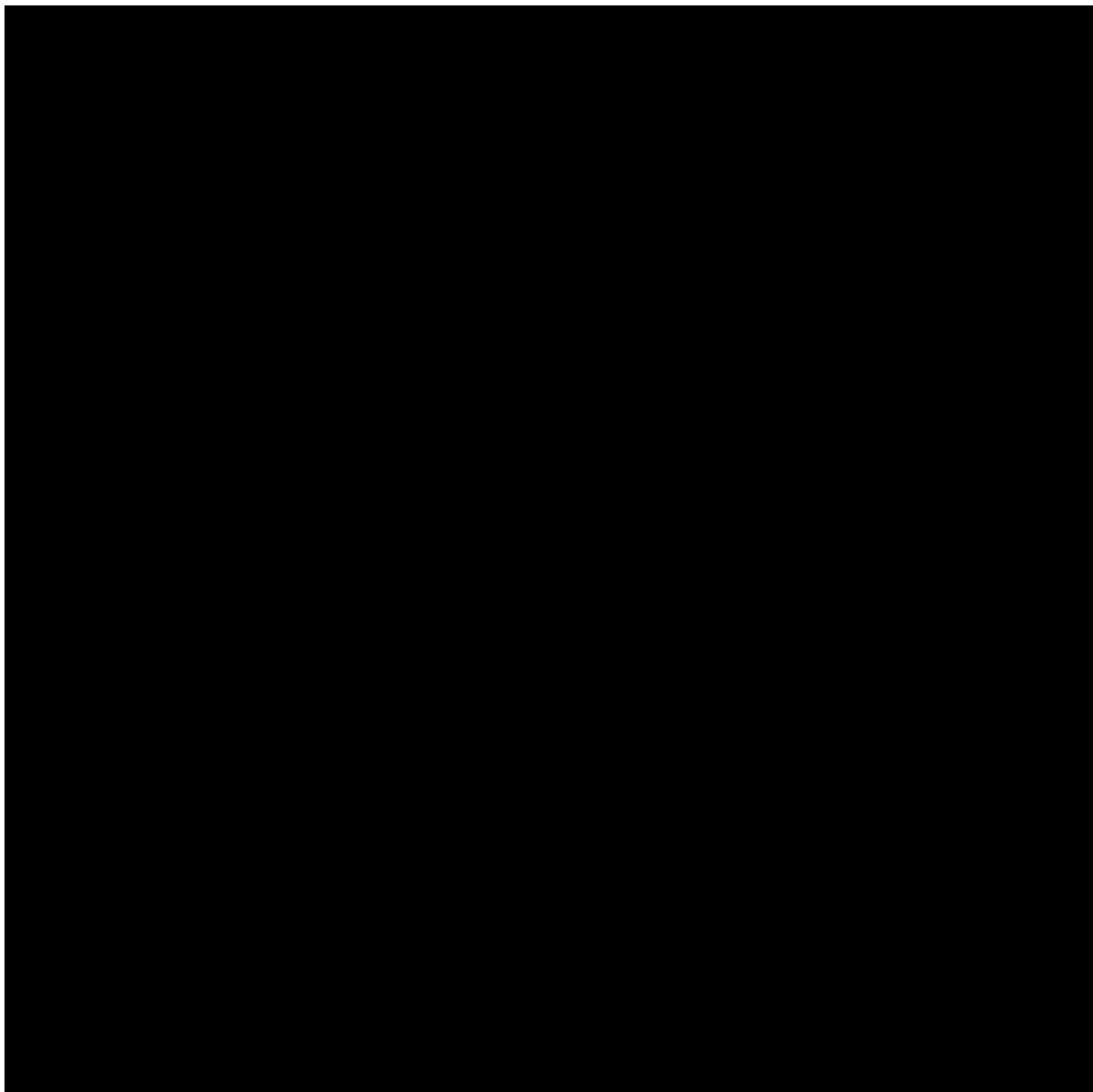
Thank you for your consideration.

Susan & Jason Baum
1809 Prince Meadow Dr.
Colleyville



550 Reserve Street, Suite 650
Southlake TX 76092





From: [REDACTED]
To: [Citizen Letters](#); ckbevill@hotmail.com; David.groves11@gmail.com
Cc: [REDACTED]
Subject: Proposed zoning change 1721 John McCain Rd.
Date: Friday, August 2, 2024 12:15:52 PM

Good Afternoon,

We want to express my concern for the proposed zoning change at 1721 John McCain Rd. We oppose the requested change. We have lived in Colleyville for only two months now and really enjoy it. As a resident of Cascades (across John McCain) we believe a pet boarding business, vet clinic, mobile vet and grooming salon are poor choices for a residential area due to their potential to create various issues that detract from my neighborhood's appeal. These establishments can be unsightly, with frequent traffic from pet owners and delivery vehicles disrupting the tranquility of our area. Over time, the buildings housing such businesses are prone to becoming run down, as they are subject to high wear and tear, including noise and mess from the animals they service. The constant use of these facilities can lead to deterioration and a decline in property values. Additionally, we believe these types of buildings will not be maintained to the same standards as residential homes, leading to a general degradation in the quality of the surrounding environment. We see this around Colleyville, Grapevine and Southlake for other businesses of this type. Please do not approve this.

Thank you for your time.
Bill and Amy Valentas
1813 Prince Meadow Dr
Colleyville, TX 76034

From: [REDACTED]
To: [Citizen Letters](#)
Subject: City of Colleyville Land Development
Date: Monday, August 5, 2024 10:50:12 AM

City of Colleyville

I will not be able to attend the meeting tomorrow evening (unless it runs late) but I am very concerned about the development of land in Colleyville. Why destroy trees when they are so necessary for our environment? Why build more businesses when we have open unused buildings? And, when there is development, why create an eyesore plus a falling-into-a-creek scenario? Colleyville is such a wonderful place to live peacefully. Remember the train station some 20+ years ago. I fought that battle along with others and I will continue to fight for Colleyville to remain safe, secure, and a family-oriented lifestyle community.

Sue Drautz

From: [REDACTED]
To: [Citizen Letters](#)
Subject: Mobile Veterinarian Clinic
Date: Tuesday, August 6, 2024 7:39:51 AM

My wife and I live at 7017 Primrose Ln in Colleyville. Our back fence borders with the business behind us and then faces the proposed property under consideration for this zoning change.

We are opposed to this change if there will be any animals kept on the property. If allowed, there will be noise heard both day and night even if they are kept inside. Presently, we have a quiet, peaceful neighborhood and we would like to keep it that way. If this property is allowed to become a kennel, it will adversely affect the values of our homes.

Your Notice of a Public Hearing indicates that the proposed business will be a mobile veterinary business which implies that no animals will be seen or kept on the property. If that is the case, it needs to be so stated in the zoning change.

However, if this change is approved, I fear that the next step in the future will be to allow animals to be boarded there too. Once they get their foot in the door, it will be easier for the owners to request another change allowing animals to be kept on the property.

We therefore oppose this zoning change

Ferris & Sue Winterberg
7017 Primrose Ln, Colleyville, TX
[REDACTED]

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

WRITTEN PROTEST OF APPLICATION

Re: Zoning Case ZC24-012

Location: 1721 John McCain Road

Please be advised the undersigned is the owner of real property within 500 feet of 1721 John McCain Road where a Special Use Permit has been requested to allow a Veterinarian Clinic/Mobile Veterinary Business. In response to the Notice of Hearing, please accept this Written Protest to the Application. The undersigned respectfully requests these written comments be made part of the public records and further requests the Application be Denied.

Specifically, the undersigned opposes the application based on the noise of the animals as well as the odors from the waste the animals create. It is also worth noting the Applicant's address backs to the Cottonbelt Trail, a widely used trail for walking, running and biking. Not only would the noise and odor affect the undersigned as a homeowner with 500 feet it would also affect the homeowners use of the trail. The section of Cottonbelt between John McCain and Pleasant Run is a beautiful tree lined section of trail which would be best served remaining free of the noise and odor Veterinarian Clinic/Mobile Veterinary Business.

Aaron Spahr
7201 Balmoral Drive
Colleyville Texas 76034

From: [REDACTED]
To: [Citizen Letters](#)
Cc: [REDACTED]
Subject: Opposition to Zoning Case ZC24-012
Date: Tuesday, August 6, 2024 3:45:49 PM

Gold Dust One LLC
2242 S McClintock Drive, Suite 1
Tempe, AZ 85282

August 6, 2024

City of Colleyville
Attn: Community Development Department
100 Main Street
Colleyville, TX 76034
Via email to: citizenletters@colleyville.com

Subject: Opposition to Zoning Case ZC24-012

City of Colleyville Councilmembers and Zoning and Development Commissioners:

We are the owners of 1701 John McCain Road known as the Mastery Campus operating a dental continuing education continuum, Clinical Mastery Series. Our location hosts dentists from across the country in exceptional continuing education with a strong reputation in our industry. Today, we write to you in opposition to Zoning Case ZC24-012.

We are opposed to this zoning case due to the impact a dog boarding facility will have to the neighborhood. We believe the addition of a proposed dog boarding facility will negatively impact the neighborhood with (1) excessive noise and (2) odor and flies generated from multiple animals using outdoor relief areas.

Our facility has a strong reputation for excellence and is known for our premier Colleyville location where dentists obtain high-quality continuing education at a peaceful and beautiful location. We join our neighbors in opposition to this use permit request and the potential negative impact to this community if approved.

We appreciate your consideration. If you have any questions, please contact me at [REDACTED]
[REDACTED]

Sincerely,

Jenn Janicki
Gold Dust One LLC

From: [REDACTED]
To: [Citizen Letters](#)
Subject: Zoning Case ZC24-012
Date: Tuesday, August 6, 2024 3:47:17 PM
Importance: High

We are the owners of the property located at 1809 John McCain. We are opposed to Zoning Case: ZC24-012 which proposes to place a veterinary clinic and boarding facility next door to our business Pro RV.

Please feel free to contact Kim at the number below if you have any questions or require further input.

Sincerely,

Nels' Dream LLC

Co-owners:

- Kim Schweikert
- Neal Nelson
- Dean Nelson
- Dawn K Cass

Kim Schweikert

PRORV

1809 John McCain Road
Colleyville, Texas 76034



From: [REDACTED]
To: [Citizen Letters](#)
Subject: Re: Opposition
Date: Tuesday, August 6, 2024 5:36:55 PM

I am opposed of any commercial added to John Mc Cain Road Dog Grooming or Vet.
Sent from my iPhone

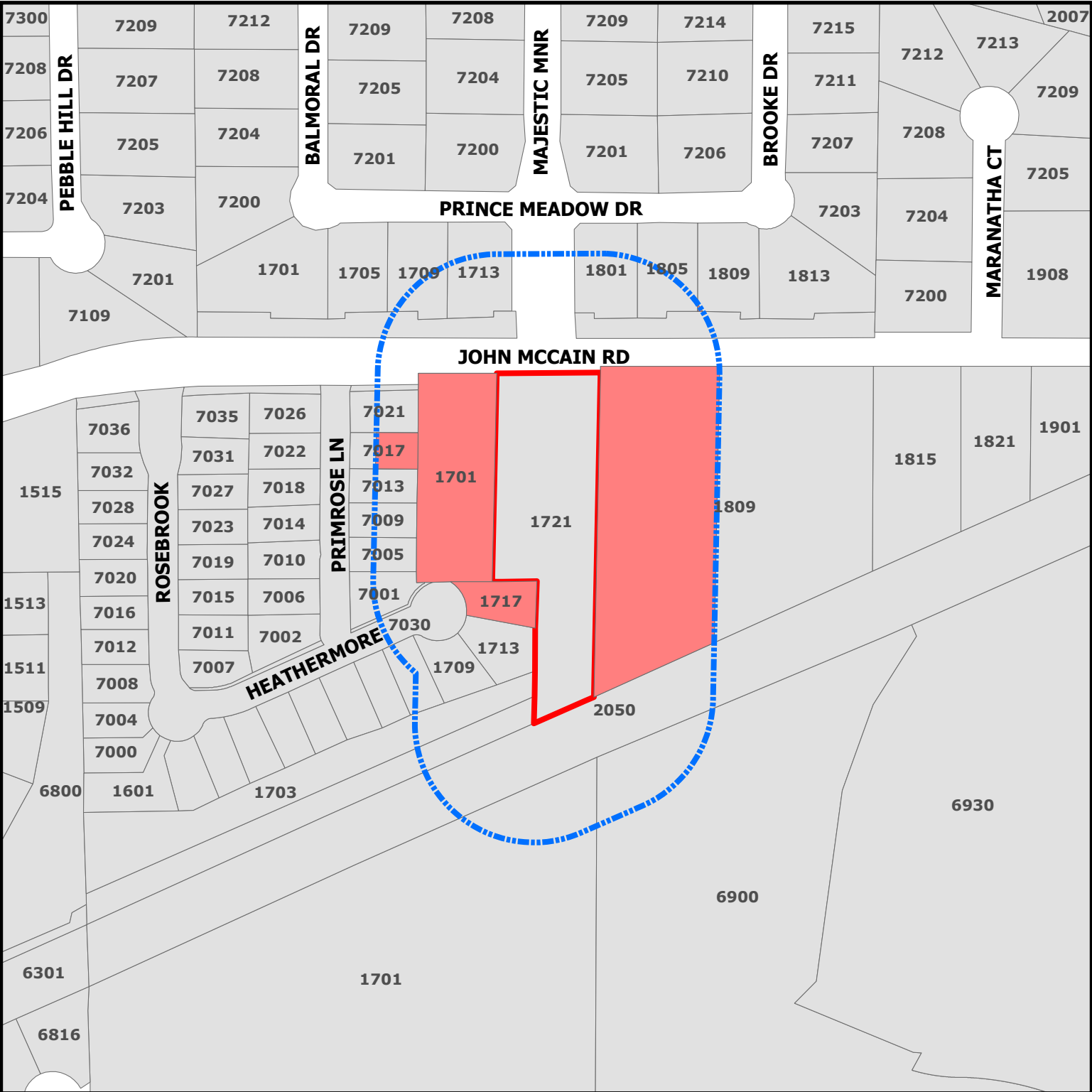
> On Aug 6, 2024, at 5:15 PM, Debbie Miller [REDACTED] wrote:

>

> Please note that I oppose the commercial building of a Dog Grooming service on John McCain. I live on Primrose Lane and that commercial building will devalue my home. I am disgusted that this is being considered since no one is considering us home owners in Villas at Caldwell Creek. Ask the owners of the proposed business if they would like this directly behind their home with noise and traffic in and out along with dogs etc. I am asking for u to stop this from happening please.

> Sent from my iPhone

Opposition Map

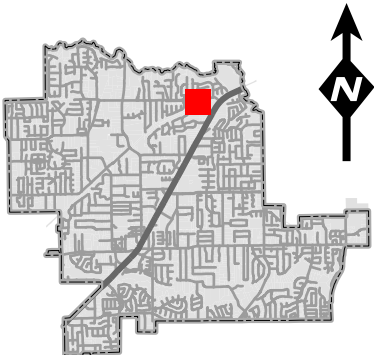


ZC24-012 & 013

1721 John McCain Rd

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
-  Opposing
-  Buffer_Protest



List of Opposing Properties

Address	Owner's Name	Percentage
1809 JOHN MCCAIN RD	NEL'S DREAM LLC	24.47%
1701 JOHN MCCAIN RD	GOLD DUST ONE LLC	10.88%
1717 HEATHERMORE	LILLEY, GENE T	1.98%
7017 PRIMROSE LN	WINTERBERG, FERRIS	1.03%
1809 PRINCE MEADOW DR	BAUM, JASON	0.01%
Address Count : 5		Total Percentage: 38.37%

ORDINANCE O-24-

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.10 ACRES, BEING LOT 2, BLOCK 1, CHANDLER ADDITION, LOCATED AT 1721 JOHN MCCAIN ROAD, BY AUTHORIZING A SPECIAL USE PERMIT FOR DOG BOARDING & DOG GROOMING; 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 dog grooming and dog boarding services Case No. ZC24-013; 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 amend the City's zoning ordinance; and

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for dog grooming and dog boarding on 1.10 acres, being Lot 2, Block 1, of the Chandler Addition, located at 1721 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. GENERAL

- a. The Special Use Permit shall apply to the dog boarding and dog grooming business only in proposed Building #2.
- b. The entire business must be conducted within a soundproofed building. Noise and odors created by activities within the building shall not be discernible beyond the property line.
- 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 4th day of September 2024.

The second reading and public hearing being conducted on the 17th day of September 2024.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 17TH DAY OF SEPTEMBER 2024.

Mayor Bobby Lindamood _____
Place 2, Mark Alphonso _____
Place 3, Scotty Richardson _____
Place 4, Ben Graves _____

Mayor Pro Tem Brandi Elder _____
Place 5, Kimberly Holt Gunderson _____
Place 6, Tim Raine _____

ATTEST:

CITY OF COLLEYVILLE

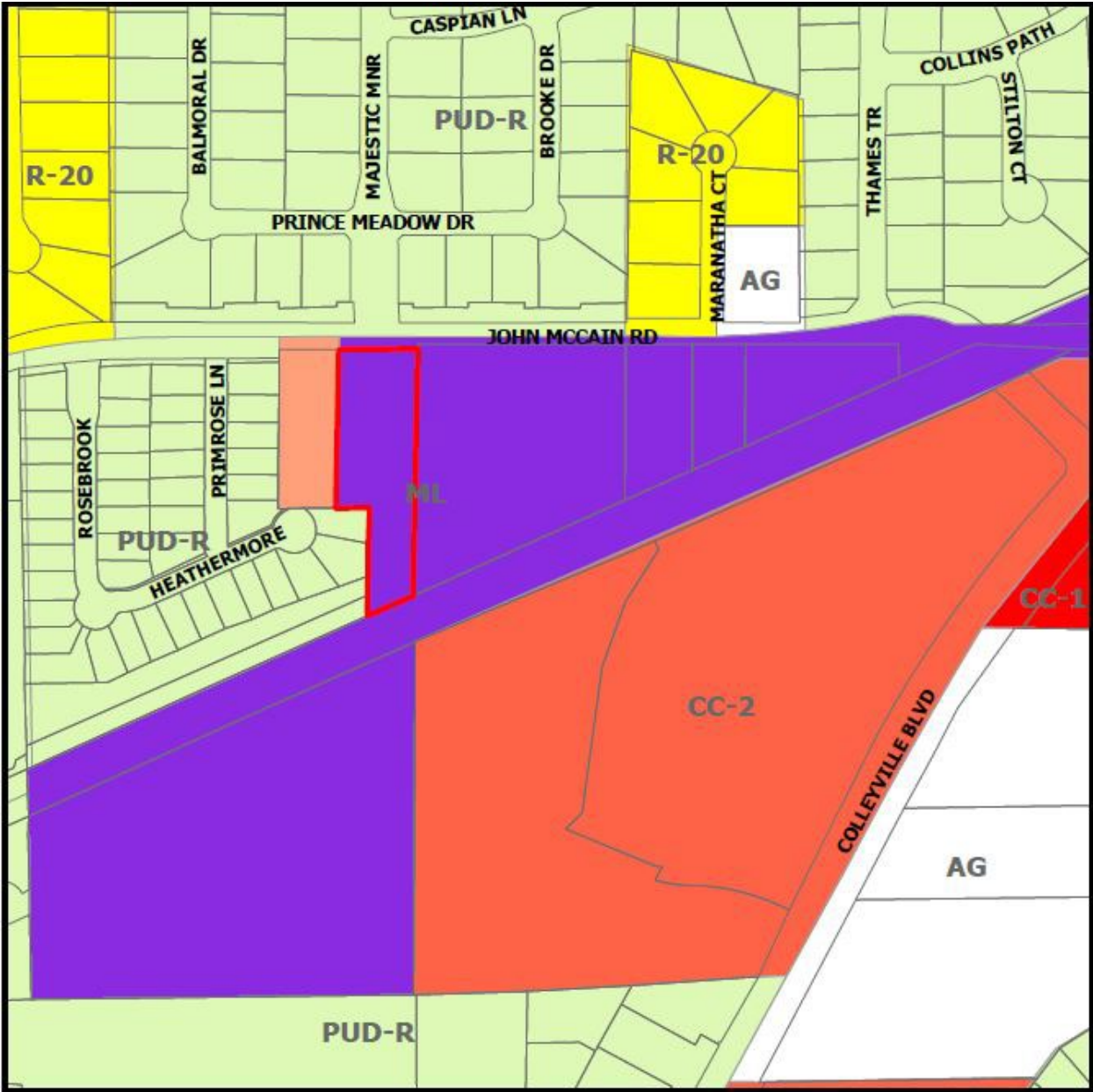
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

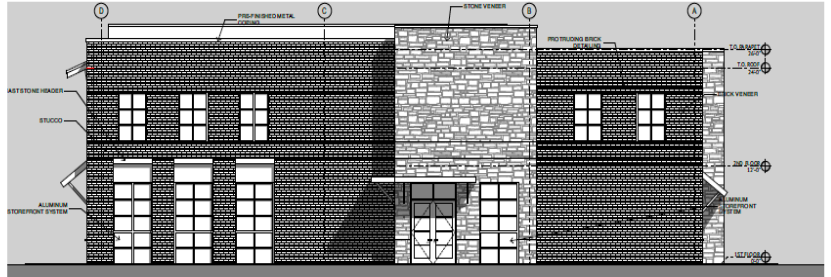
Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

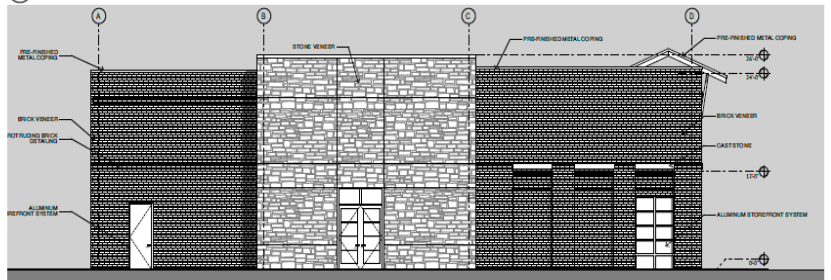


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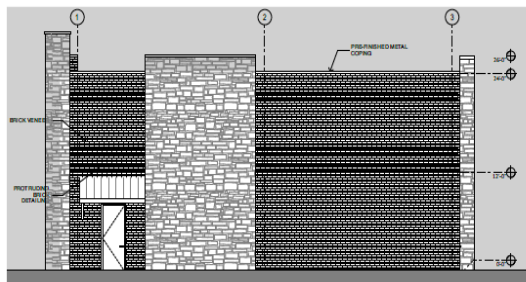
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4 BUILDING 1 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING 1 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



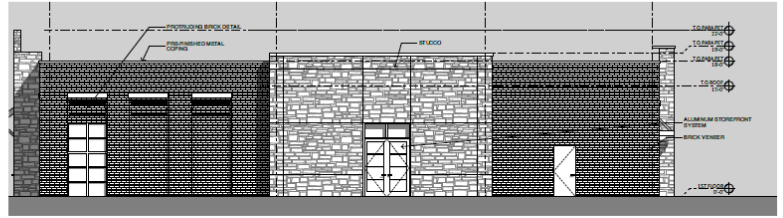
2 BUILDING 1 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



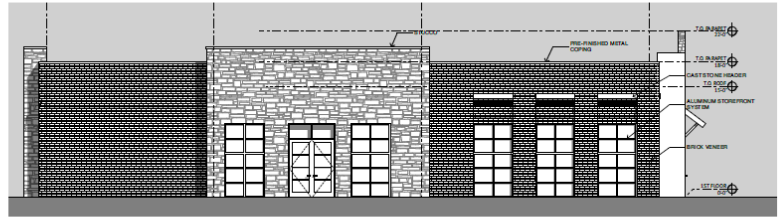
1 BUILDING 1 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

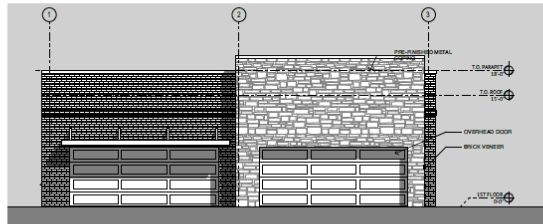
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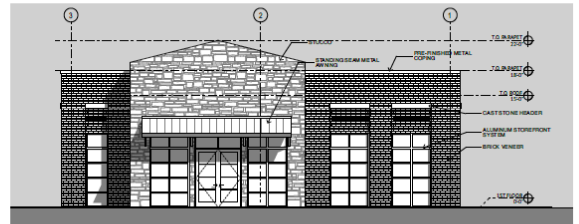
④ BUILDING 2 - WEST ELEVATION
SCALE 3/8" = 1'-0"



② BUILDING 2 - EAST ELEVATION
SCALE 3/8" = 1'-0"



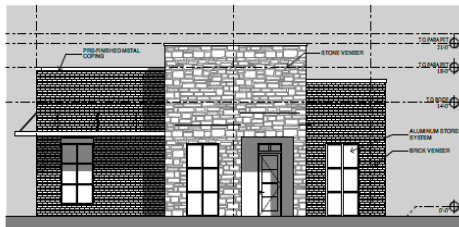
③ BUILDING 2 - SOUTH ELEVATION
SCALE 3/8" = 1'-0"



① BUILDING 2 - NORTH ELEVATION
SCALE 3/8" = 1'-0"

EXTERIOR ELEVATIONS

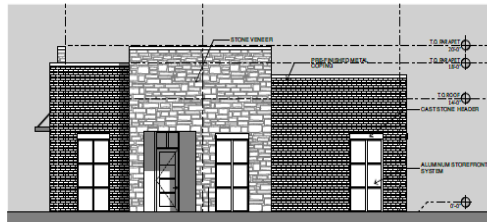
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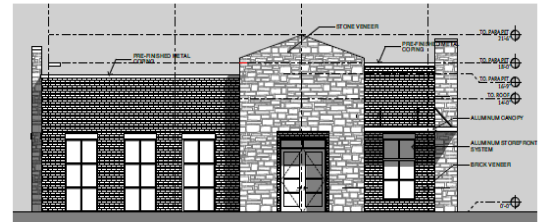
④ BUILDINGS 3&4 ELEVATION
SCALE 3/8" = 1'-0"



③ BUILDINGS 3&4 BACK ELEVATION
SCALE 3/8" = 1'-0"



② BUILDINGS 3&4 SIDE ELEVATION
SCALE 3/8" = 1'-0"



① BUILDINGS 3&4 FRONT ELEVATION
SCALE 3/8" = 1'-0"

EXTERIOR ELEVATIONS