CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION AGENDA

100 Main Street Colleyville, Texas 76034

MONDAY, SEPTEMBER 9, 2024

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

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

REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS MEETING MINUTES

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

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

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

1. APPROVAL OF MINUTES

1a Planning and Zoning Commission Meeting Minutes - August 12, 2024
Planning and Zoning Commission Worksession Minutes - August 26, 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 TABLED FROM THE AUGUST 12, 2024 PLANNING AND ZONING COMMISSION MEETING

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 TABLED FROM THE AUGUST 12, 2024 PLANNING AND ZONING COMMISSION MEETING

2c Consideration of comprehensive amendments to Chapter 5, Urban Forestry, of the Land Development Code, Case GC24-010

3. CITIZEN COMMENTS

4. ADJOURNMENT

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

Jacquelyn Reyff
Planning Manager

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

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

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 1a **Agenda Date** 9/9/2024 **Number**
Type Approval of Minutes
Department Community Development

Title
Planning and Zoning Commission Meeting Minutes - August 12, 2024
Planning and Zoning Commission Worksession Minutes - August 26, 2024

Explanation
Approval of the minutes from the August 12, 2024 Planning and Zoning Commission meeting and the August 26, 2024 Planning and Zoning Commission Worksession meeting.

Recommendation

Attachments
1. Planning and Zoning Commission Meeting Minutes - August 12, 2024
2. Planning and Zoning Commission Worksession Minutes - August 26, 2024

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, AUGUST 12, 2024

CALL MEETING TO ORDER
EXECUTIVE CONFERENCE ROOM

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

Roll Call

Present: David Groves, Brandon Arnold, Jerome Obinabo, Richard Remley, Jerry Savoie, and Claudia Bevill

Absent: Sayeda Syed

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 cases ZC24-012 and case ZC24-013. There was general discussion regarding the development and the land use, including the specifics of the dog relief area, phasing of the development, and types of equipment being used in the veterinary surgery center.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:38 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 August 12, 2024, at 7:02 p.m.

Roll Call

Present: David Groves, Brandon Arnold, Jerome Obinabo, Richard Remley, Jerry Savoie, and Claudia Bevill

Absent: Sayeda Syed

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 July 8, 2024 Planning and Zoning Commission Meeting Minutes

July 22, 2024 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Savoie made a motion to approve the July 8, 2024 Planning and Zoning Commission Meeting Minutes and the July 22, 2024 Planning and Zoning Worksession meeting minutes.

Commissioner Arnold seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Obinabo, Remley, Arnold, Savoie, and Bevill
Nay: 0

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

Because both Special Use Permit requests are related to the same development, the cases were heard in conjunction with each other.

Jacquelyn Reyff presented the cases and briefed the Commission.

Reece Flannagan, 5049 Edwards Ranch Road, Fort Worth, TX came forward and introduced himself to the Commission as the civil engineer on the project.

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

The following citizens did not wish to speak, but did want to record their opposition:

Teresa Anderson, 1601 Heathermore
Sandy Duvall, 7022 Primerose Lane
Lisa Lankford, 7001 Primrose Lane
Julie Hodges, 2213 Collins Path
Barbara & Richard Yeargin, 7015 Rosebrook
Marietta Kane, 1705 Heathermore
Michael Kane, 1705 Heathermore
Cathy Polito, 7012 Rosebrook
Janice Gale, 7021 Primrose Lane
Ann Martens, 7031 Rosebrook Dr
Gayle Wood, 7020 Rosebrook
Dave Bump, 7021 Primrose Lane

Sue Drautz, 7006 Primrose Lane, spoke in opposition, specifically regarding confusion with an older site plan that showed five (5) buildings.

Susan Baum, 1809 Prince Meadow Drive, spoke in opposition, specifically regarding noise and potential degradation of the site due to the use.

Walter Kilroy, 1625 Heathermore, spoke neutrally and asked questions regarding the business and the development, specifically what their revenue projections were, the number of employees that would be hired, the traffic impact on John McCain Road, what the goals of the development were, how waste and wastewater would be disposed, whether dog walking would be offered as a service, and if so, where dogs would be walked, and whether building #5 would be included as part of the development.

Susan Baum, 1809 Prince Meadow Drive, came forward again and inquired why a veterinary surgery center at this location was required due to nearby vet clinics.

With no one else wishing to speak, the public hearing was closed at 7:30 p.m.

Reece Flannagan came forward again to address some of the concerns posed in the public hearing. He stated that the fifth building shown was not in the current plan set, and was part of an older site plan. No dog walking would be offered and all kennels would remain indoors. Buildings #3 and #4 of the development would remain as shell commercial spaces and be leased to other users, and concerns regarding wastewater, waste, landscaping, and noise would be dealt with as required per staff requirements. In regards to traffic concerns, he stated that a veterinary and pet boarding use would generate less traffic than other allowable uses in the ML Light Industrial zoning district.

Chair Bevill inquired whether other locations for the veterinary clinic other than the one located in Southlake existed, how long that business has been open, and what the name of the business was. She asked if the pet relief area would be artificially turfed and cleaned, to which Mr. Flannagan stated that it would be turfed and cleaned. She also asked how much traffic would be generated as a result of the surgery center, and whether pet owners would need to drop off their pets. Commissioner Groves clarified that the pets would be picked up by the business at the home of the pet owners, transported to the surgery center, and dropped off at home once the pets have woken up from anesthesia. Chair Bevill stated that the development had adequate setbacks, buffers, and masonry walls due to residential adjacencies, however, she still had a questions that would best be answered by the owner or operator.

Commissioner Savoie inquired about the specifics of the buildings, namely how the development would be deodorized, how the turf would be cleaned and where wastewater would be drained, the type of equipment that would be utilized in the surgery center, and how the buildings would be soundproofed.

Commissioner Groves asked about the ownership of buildings and the land, as well

as whether the buildings would be phased.

Commissioner Obinabo made the statement that the case would best be tabled for the owner or operator to attend to better answer the questions raised by the Commission and the residents.

Commissioner Remley inquired about the details of the boarding operation.

Commissioner Groves made a motion to table Case ZC24-012 to the September 9th Planning and Zoning Commission meeting.

Commissioner Savoie seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Obinabo, Remley, Arnold, Savoie and Bevill
Nay: 0

Commissioner Obinabo made a motion to table Case ZC24-013 to the September 9th Planning and Zoning Commission meeting.

Commissioner Savoie seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Obinabo, Remley, Arnold, Savoie and Bevill
Nay: 0

4. CITIZEN COMMENTS

The public forum opened at 7:59 p.m.

With no one wishing to speak, the public forum closed at 8:00 p.m.

5. ADJOURNMENT

The meeting adjourned at 8:00 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham
Planner

The meeting minutes were approved on September ___, 2024 by a vote of X-X.

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

AUGUST 26, 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 August 26, 2024, at 6:15 p.m.

Roll Call

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

Absent: Claudia Bevill, Sayeda Syed

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

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

2. WORKSESSION AGENDA ITMES

2a Presentation and discussion of comprehensive amendments to the Chapter 5, Urban Forestry, of the Land Development Code, Case GC24-010

Ben Bryner briefed the Commission on the proposed changes to Chapter 5 of the Land Development Code and the components of the Community Forestry Program. There was general discussion regarding the frequency in which trees would be evaluated by the City, how trees would be tracked throughout the city, and the role of the tree board and parkway planting program.

3. ADJOURMENT

The meeting adjourned at 6:46 p.m.

The minutes were written and prepared by:

Christopher Pham

Chris Pham
Planner

The meeting minutes were approved on September 9, 2024 by a vote of ___.

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a **Agenda Date** 9/9/2024 **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 TABLED FROM THE AUGUST 12, 2024 PLANNING AND ZONING COMMISSION MEETING

Explanation
TABLED FROM THE AUGUST 12, 2024 PLANNING AND ZONING COMMISSION MEETING. 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 #2) and dog boarding and grooming (Building #1). 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.

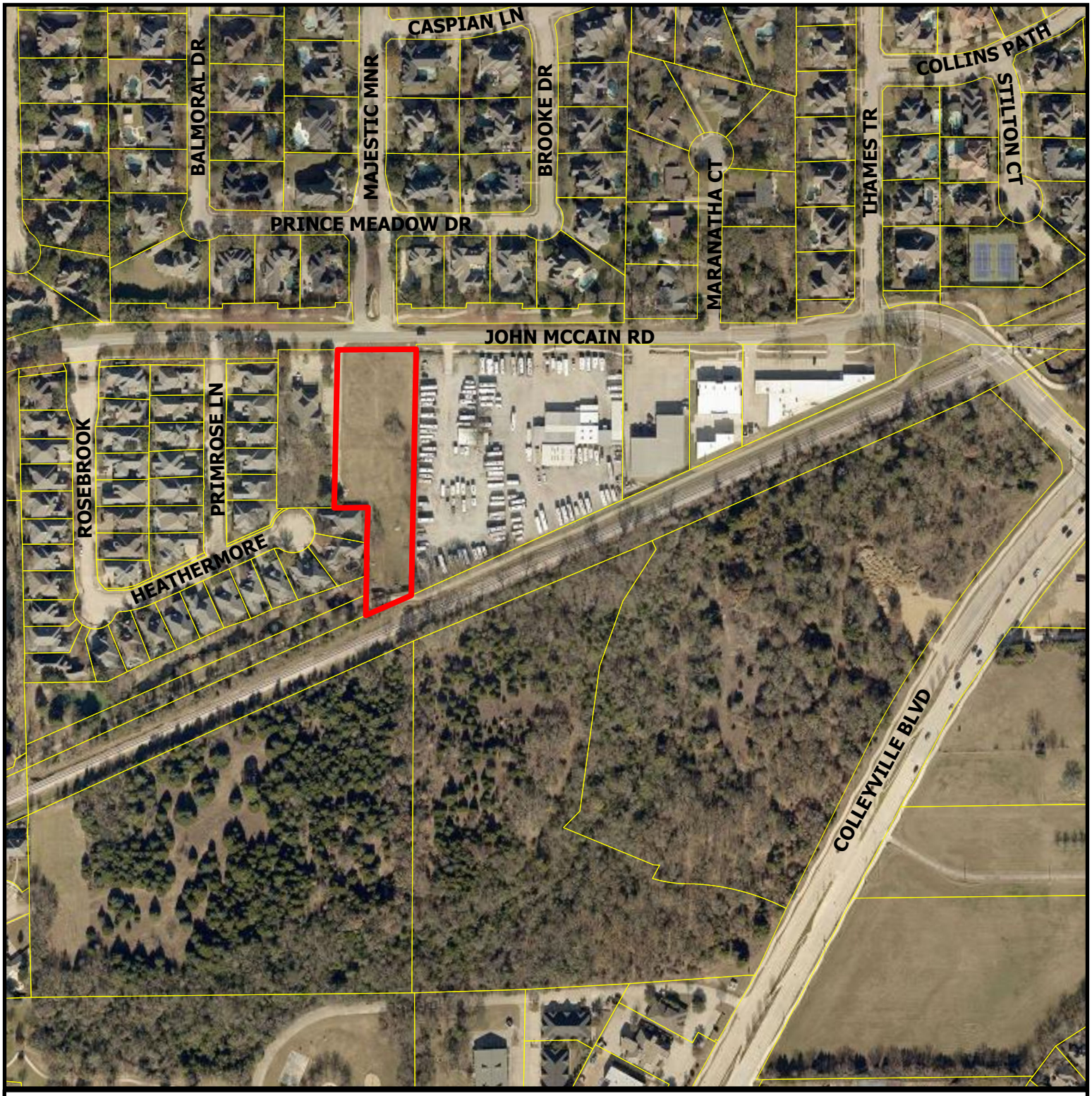
Recommendation

Staff is neutral on this request.

Attachments

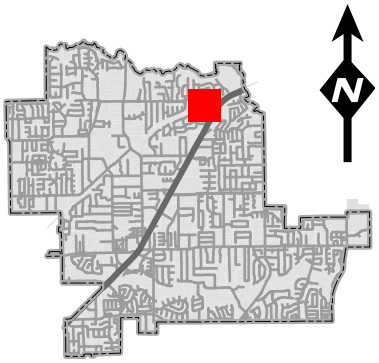
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan Exhibit
6. Floor Plan Exhibits
7. Elevations Exhibits
8. Drainage Exhibits
9. Utility Plan Exhibit
10. Urban Forestry Plan
11. Landscaping Plan
12. Dumpster Enclosure Exhibit
13. Photos Provided by Applicant
14. Notification Map
15. Notification Letter
16. Notification List
17. Letters Received (1-24)
18. Opposition Map
19. Opposition Report
20. Draft Ordinance

Aerial Map



ZC24-012

1721 John McCain Rd



Subject Property

DISCLAIMER:
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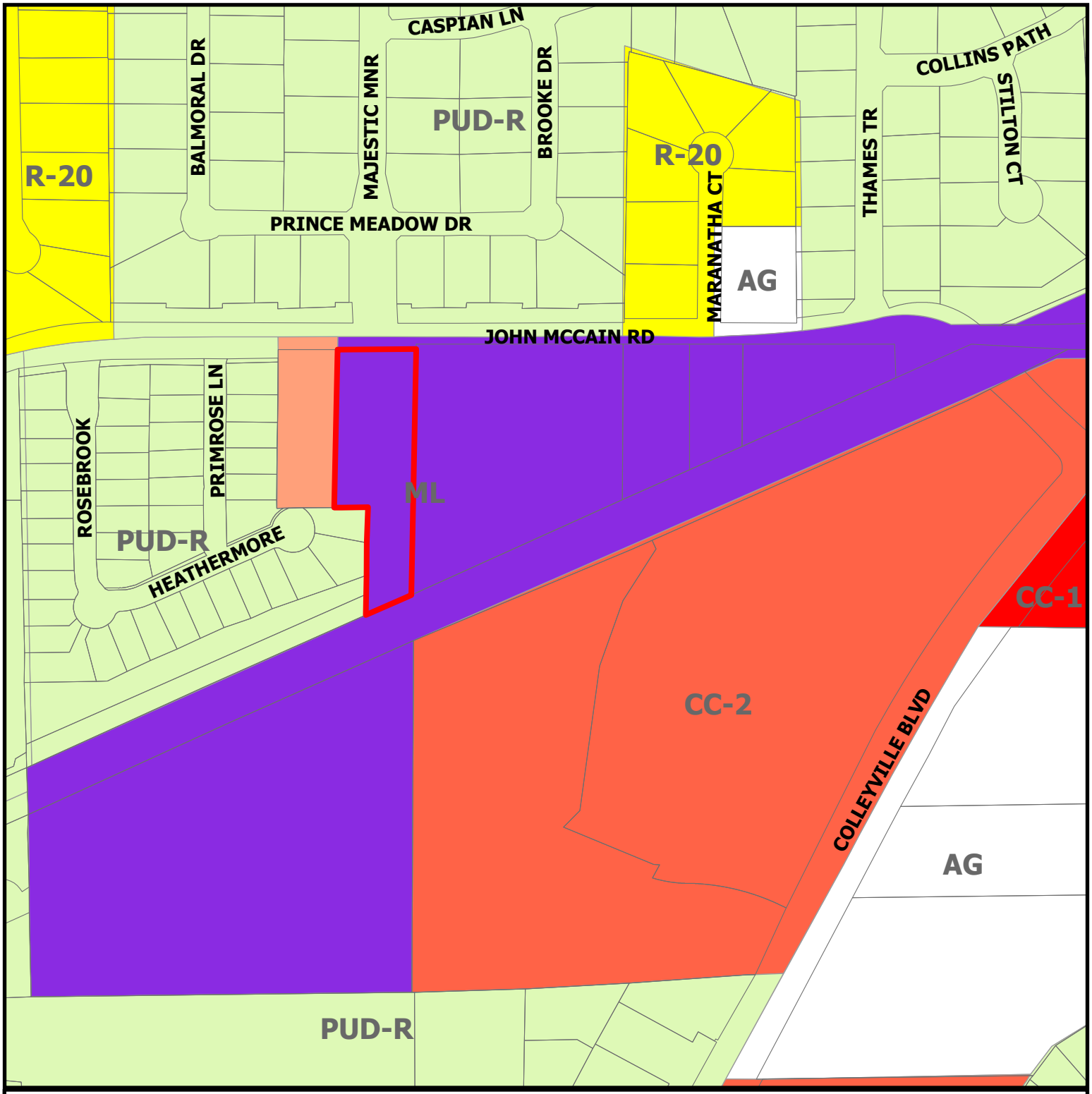
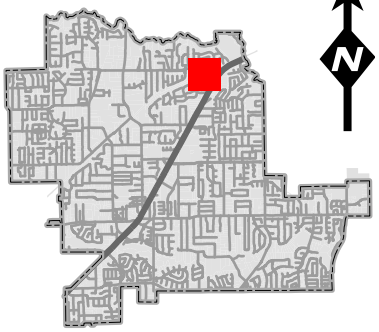
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC24-012

1721 John McCain Rd



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Subject Property

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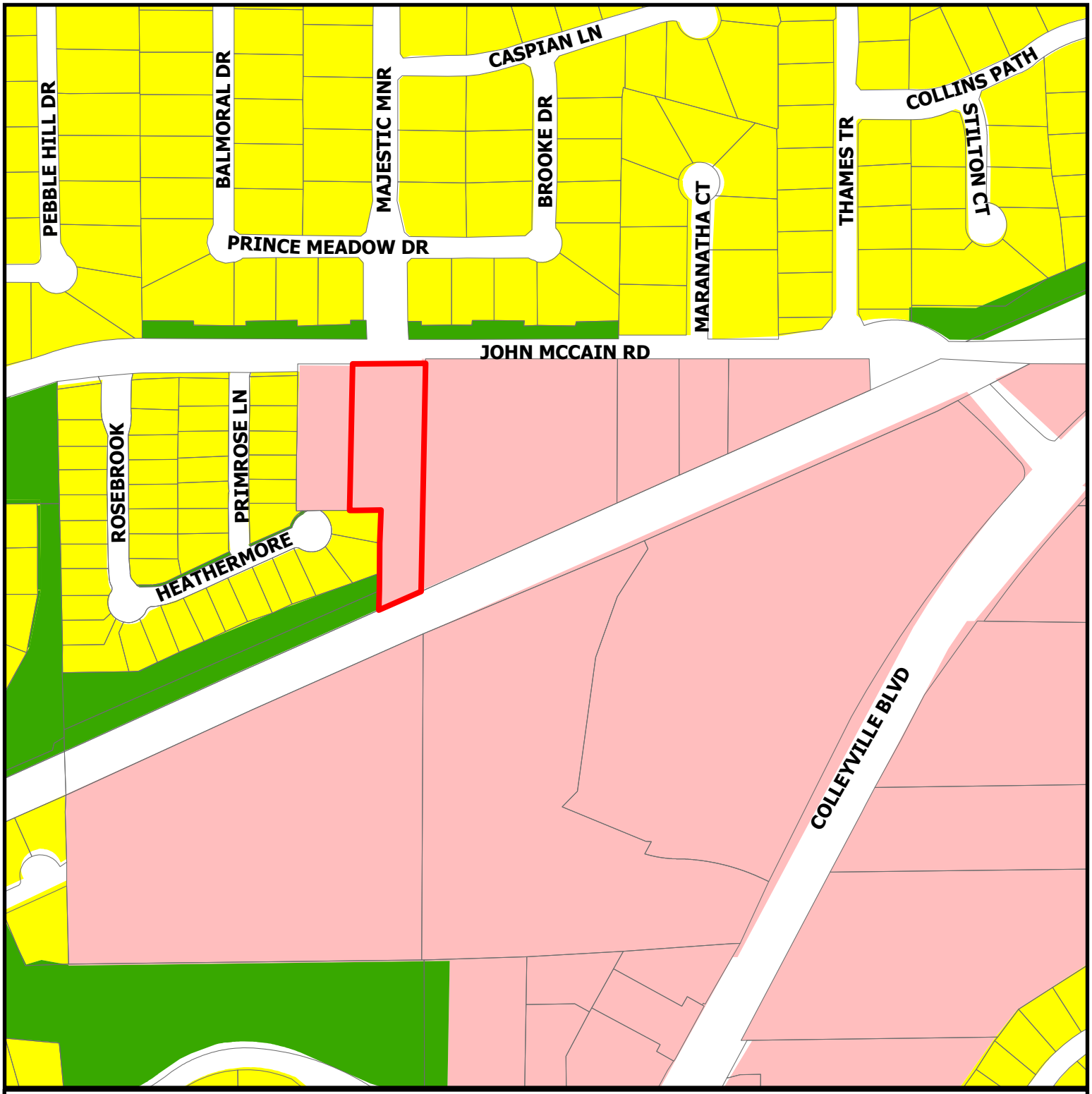
Future Land Use Map

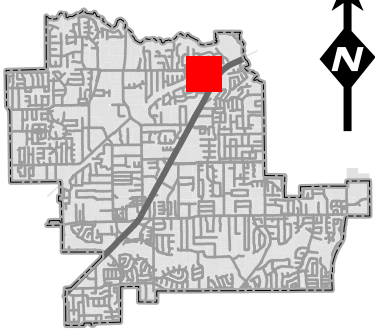


CITY OF COLLEYVILLE TEXAS

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.

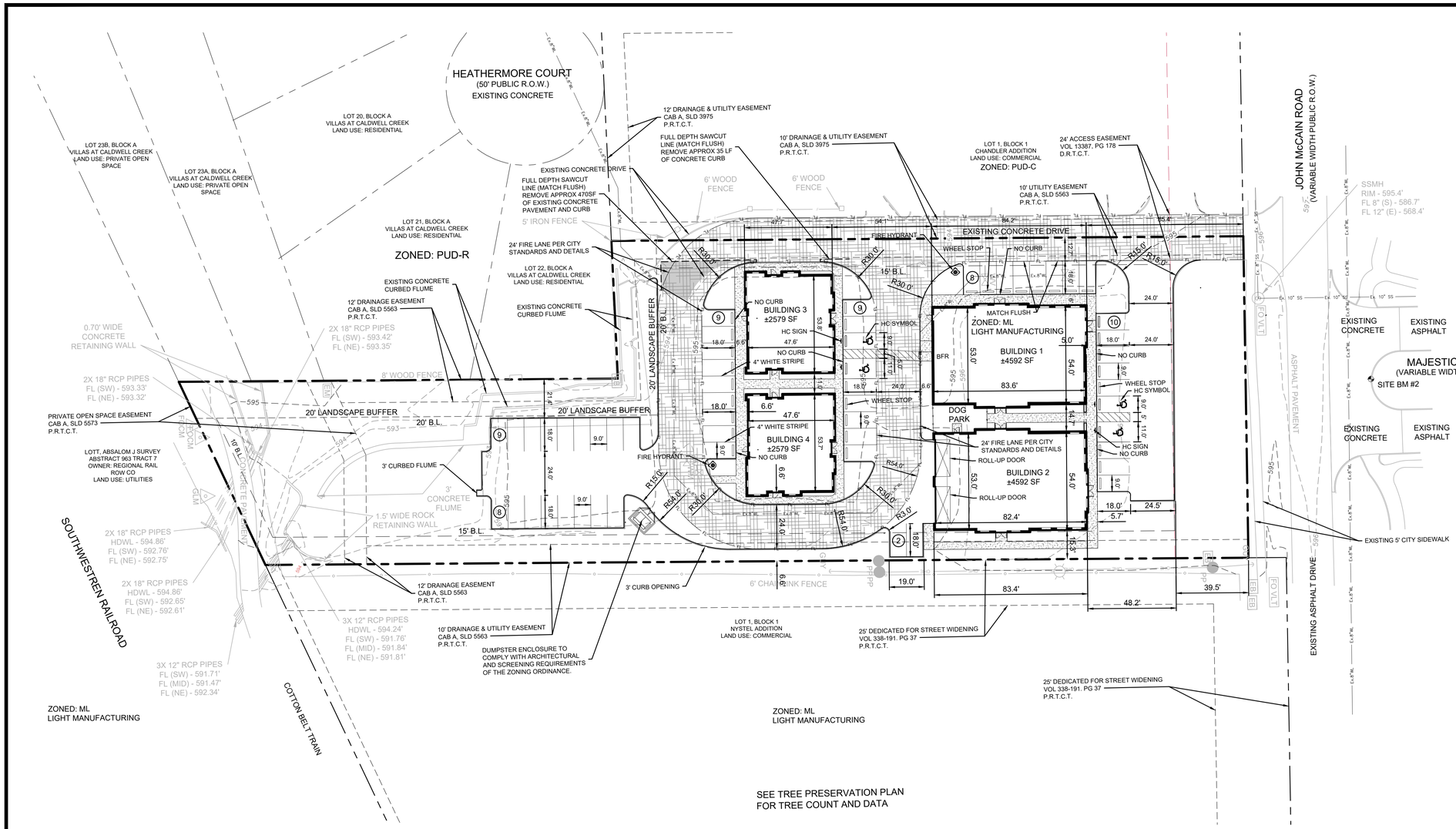
We have already developed a top-notch team through years of dedicated veterinary service. Our experienced veterinarians, skilled technicians, and compassionate support staff work tirelessly to provide exceptional care. Each team member brings a wealth of knowledge and a shared passion for animal welfare.

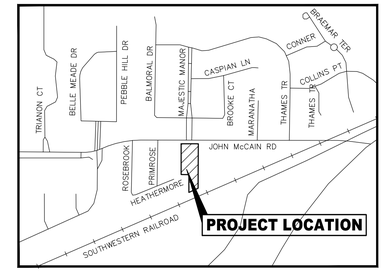
Building on this strong foundation, we are excited to expand our services with state-of-the-art boarding facilities. These new facilities will offer a safe, comfortable, and engaging environment for pets while their owners are away. From spacious, climate-controlled kennels to stimulating play areas 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
- FL — FIRE LANE STRIPING
- FIRE LANE EXTENTS
- SIDEWALK/FLATWORK
- ACCESSIBLE PARKING SPACE
- BFR — BARRIER FREE RAMP

NOTES

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

SEE TREE PRESERVATION PLAN
FOR TREE COUNT AND DATA

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'

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

Texas811
Know what's below. Call before you dig.
(@ least 48 hours prior to digging)

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

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

1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS
SITE PLAN

No.	Date	Revision Description

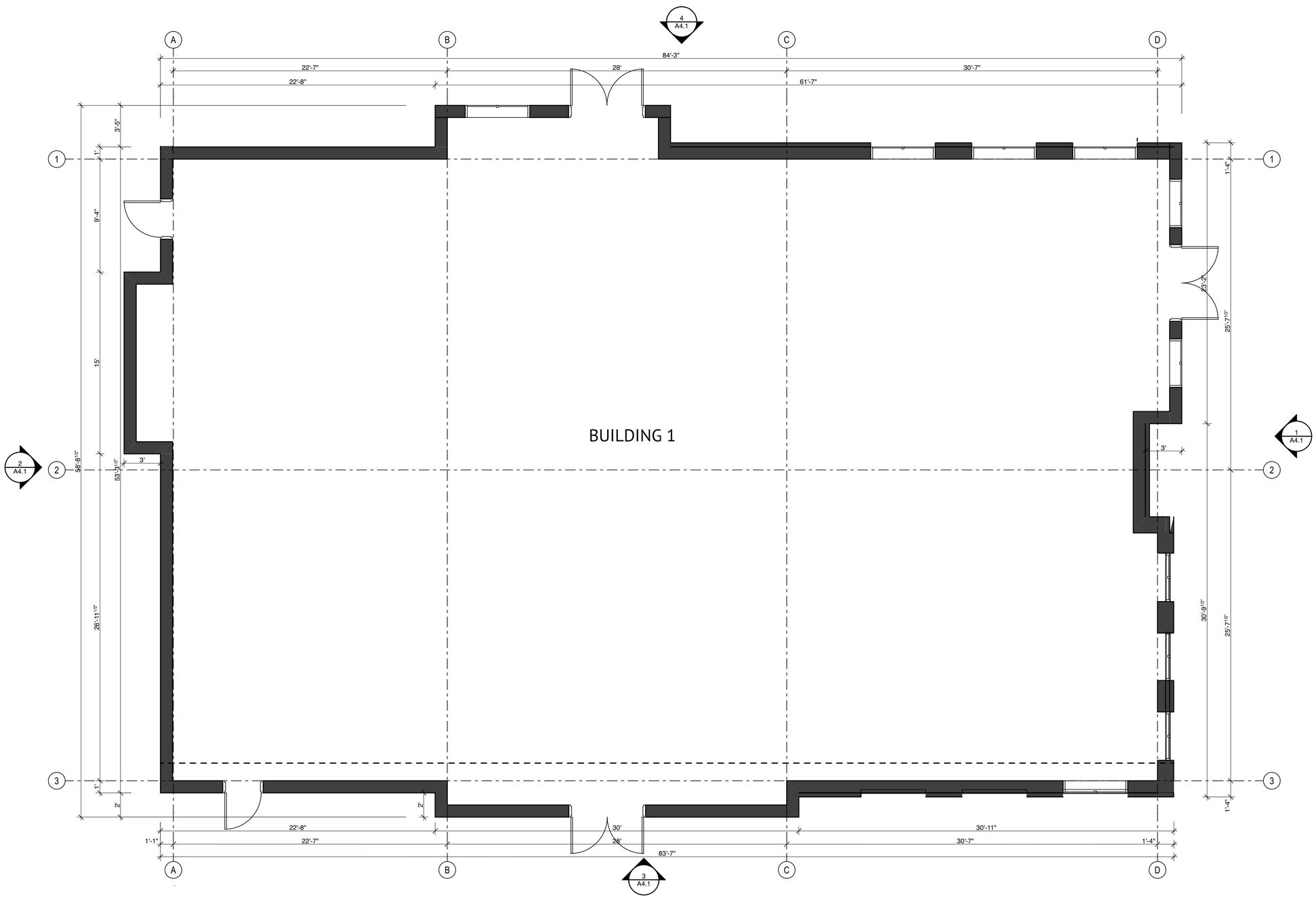
PROJECT NO.: 2022-90-02

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-2.1

File: F:\2022-90 Mike Floors\2022-90-02-1721 John McCain (Colleyville)\Civil\Plan Sheets\C-2.1 SITE PLAN.dwg || Date Plotted: 8/1/2024 3:38 PM || Plotted By: Rick



1 BUILDING 1 FLOOR PLAN

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

shelton
ARCHITECTURE

LINDSAY SHELTON
#25068

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

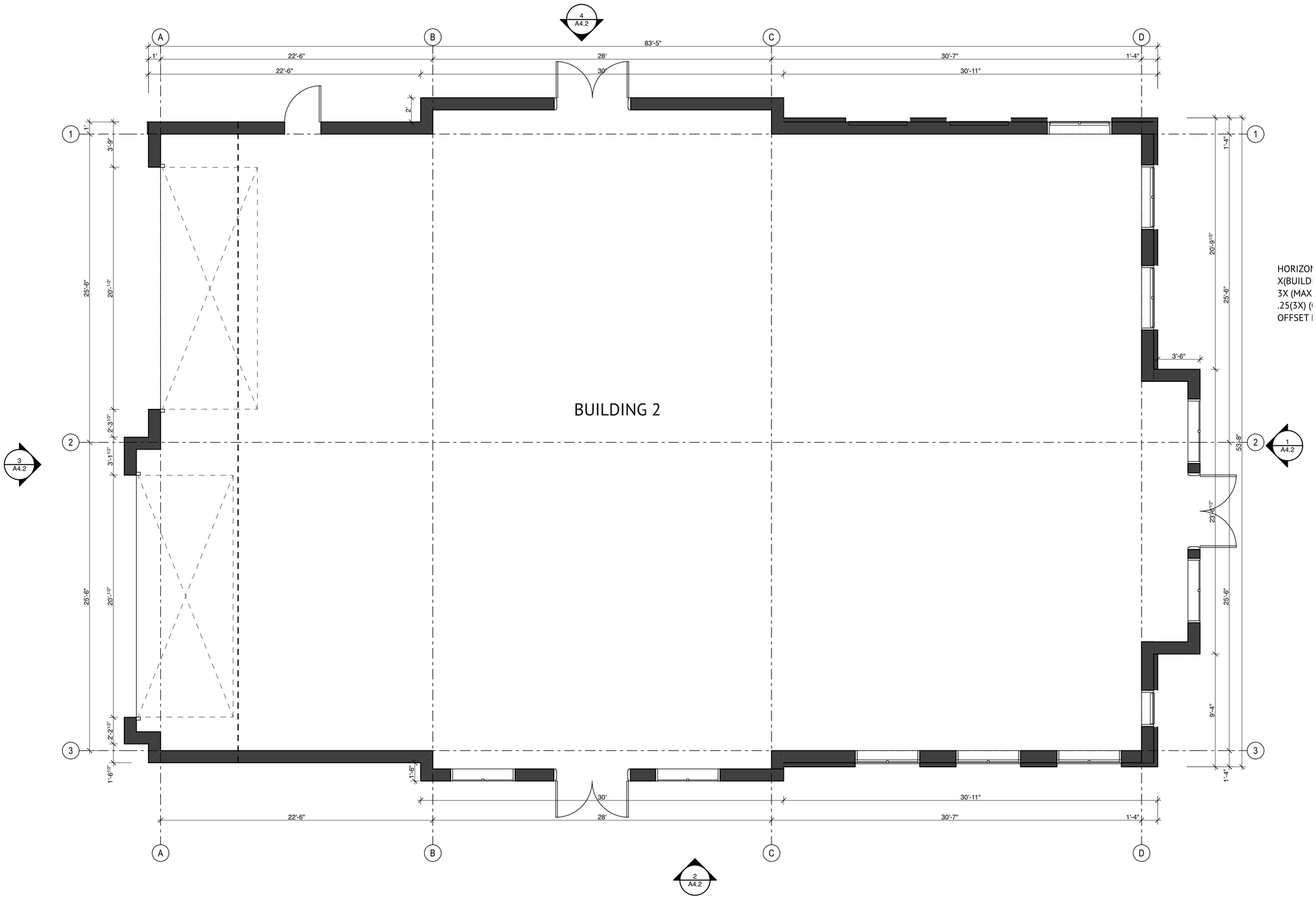
7.23.24

COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
CIOLLEYVILLE, TX 76034

A2.1

FLOOR PLAN - BUILDING 1

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



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

shelton
ARCHITECTURE

LINDSAY SHELTON
#25068

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

7.23.24

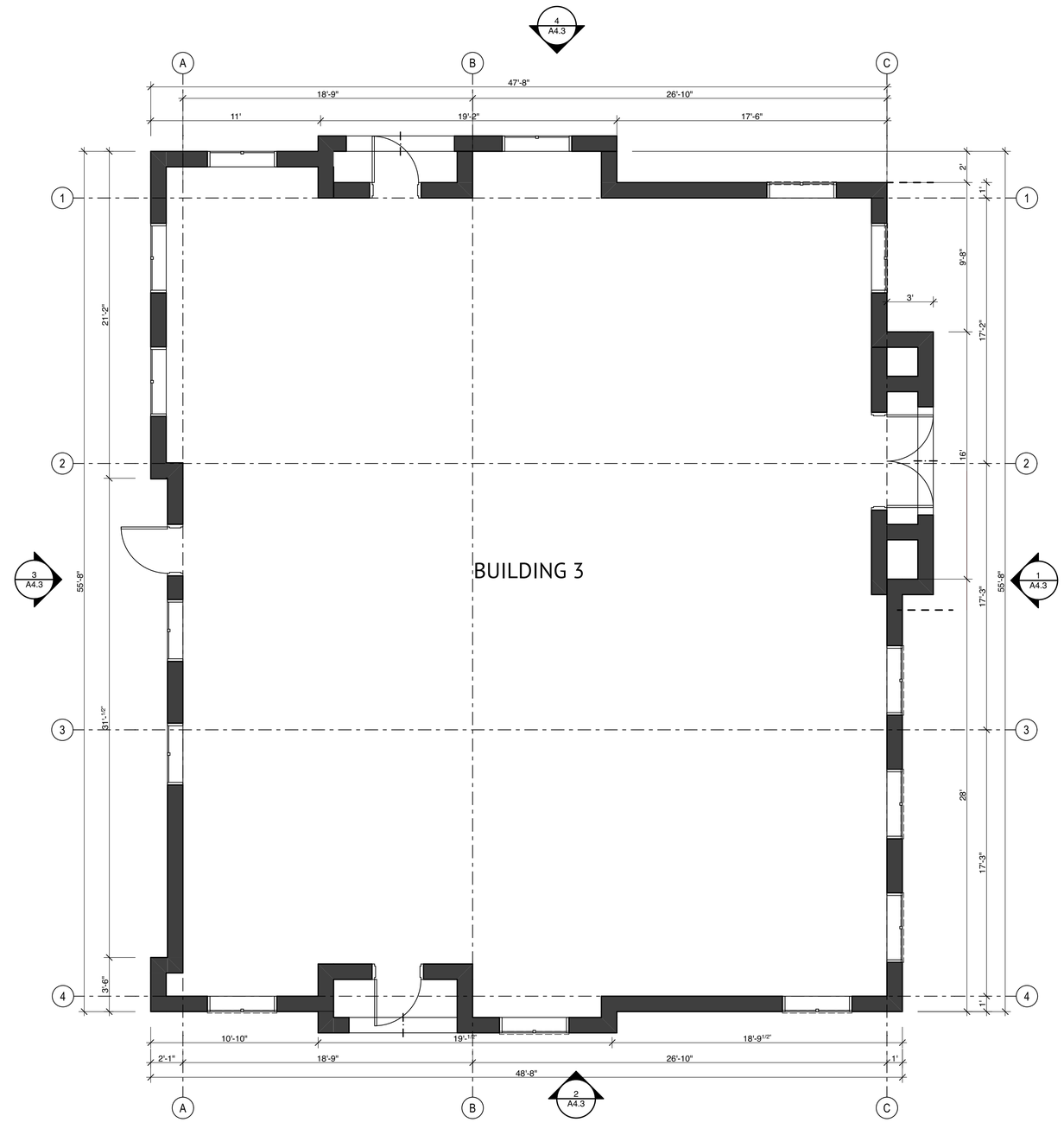
HORIZOI
X(BUILD
3X (MAX
.25(3X) (
OFFSET

COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
CIOLLEYVILLE, TX 76034

A2.2

FLOOR PLAN - BUILDING 2

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



1 BUILDING 3 - FLOOR PLAN

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

shelton
ARCHITECTURE

LINDSAY SHELTON
#25068

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

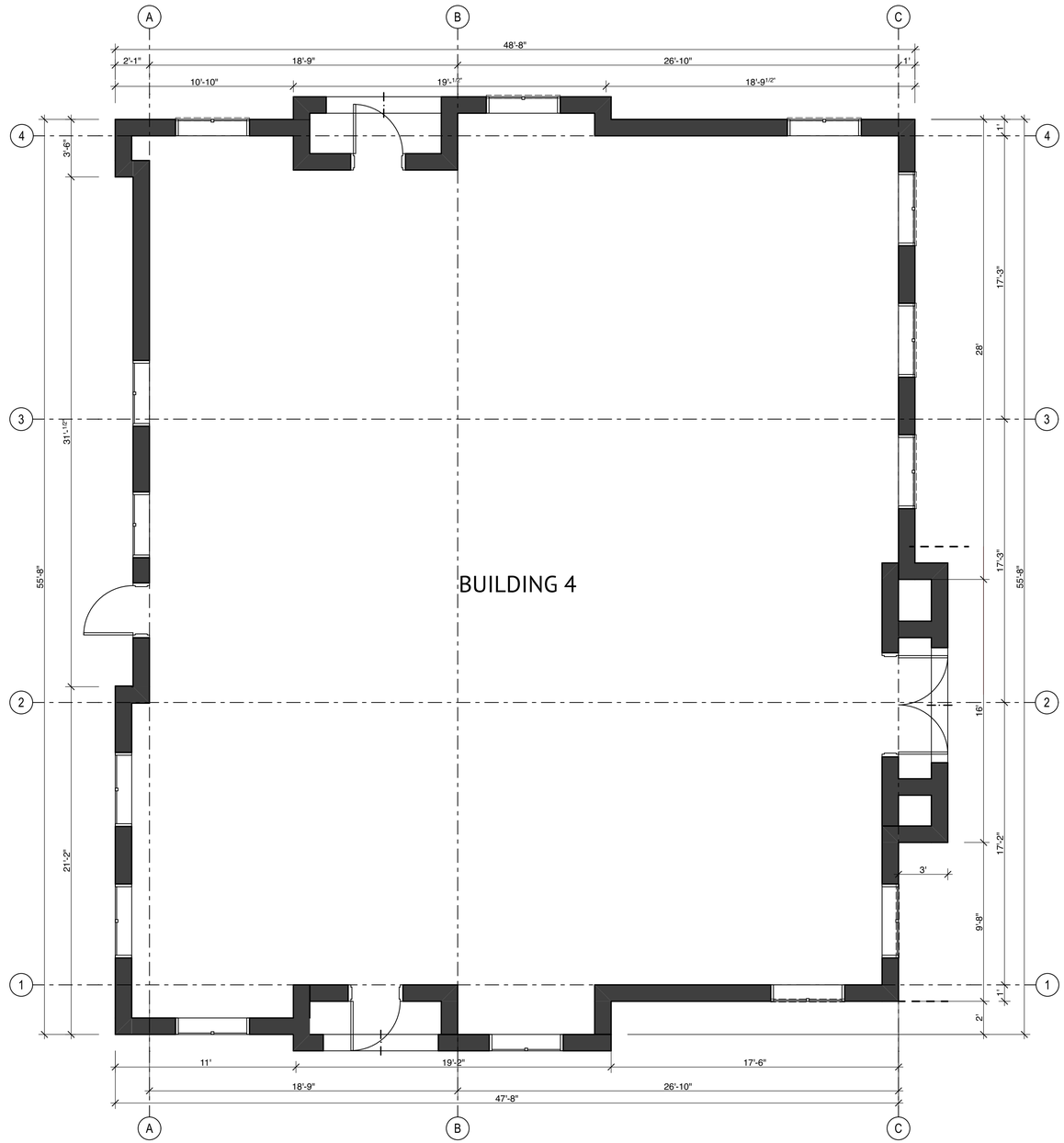
7.23.24

COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
CIOLLEYVILLE, TX 76034

A2.3

FLOOR PLAN - BUILDING 3

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



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

shelton
ARCHITECTURE

LINDSAY SHELTON
#25068

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7.23.24

COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
CIOLLEYVILLE, TX 76034

A2.4

FLOOR PLAN - BUILDING 4

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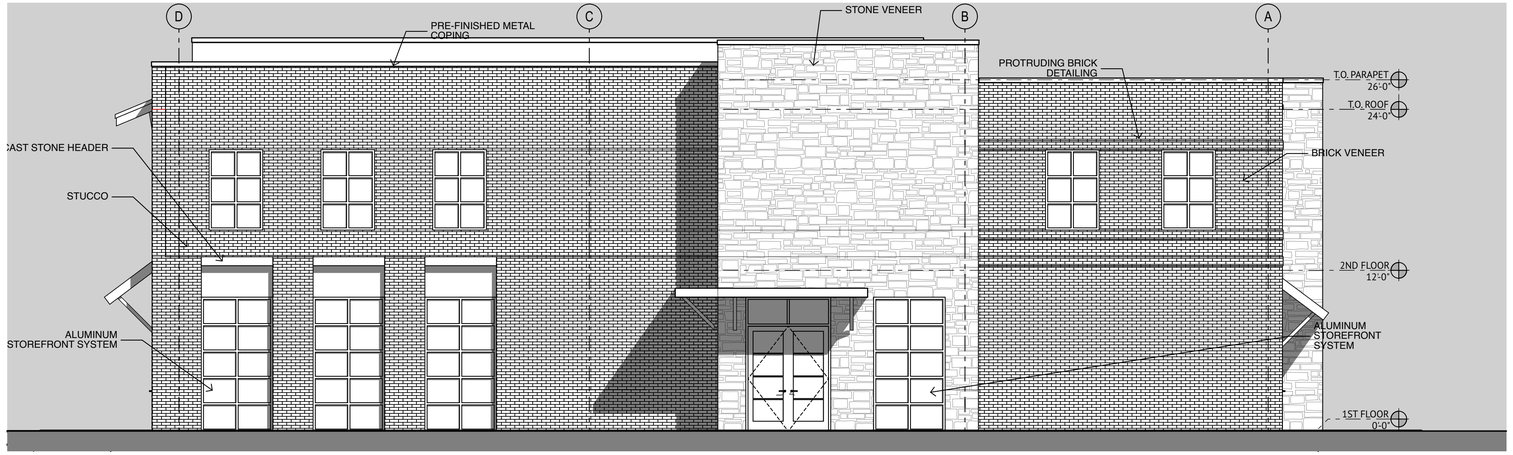
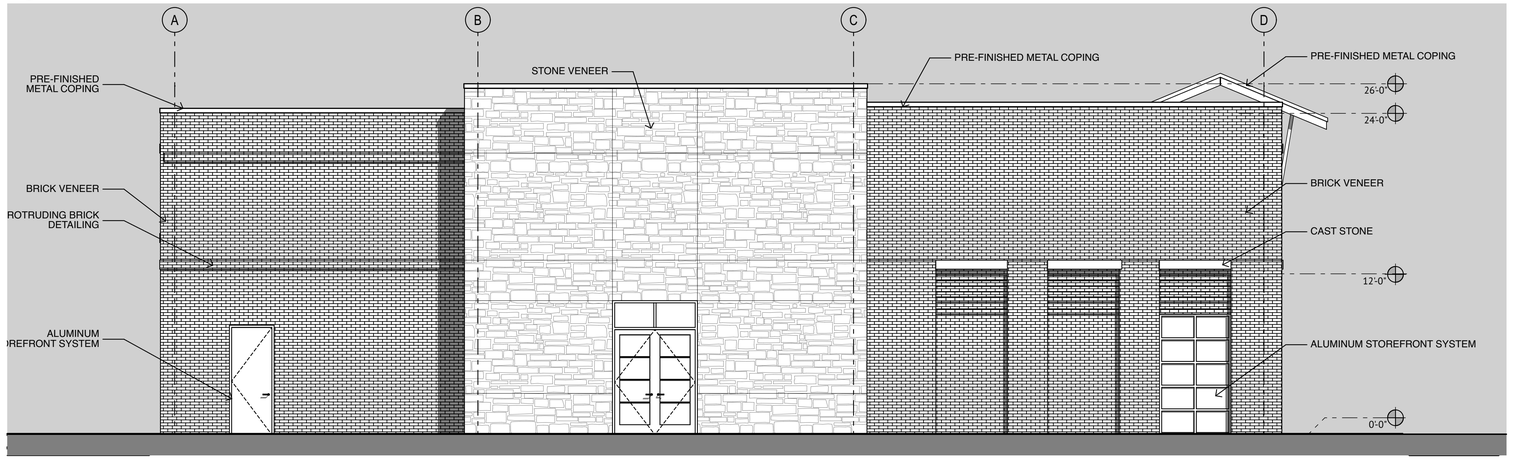


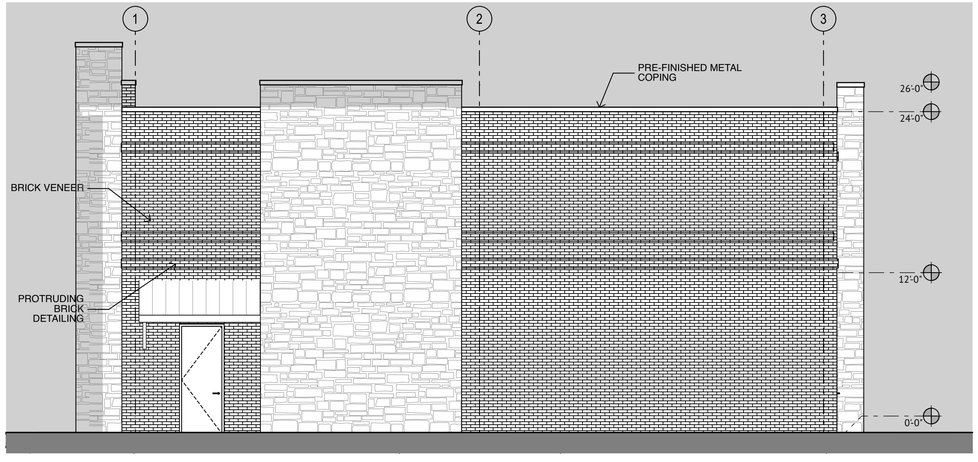
4 BUILDING 1 - WEST ELEVATION

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

LINDSAY SHELTON
#25068

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

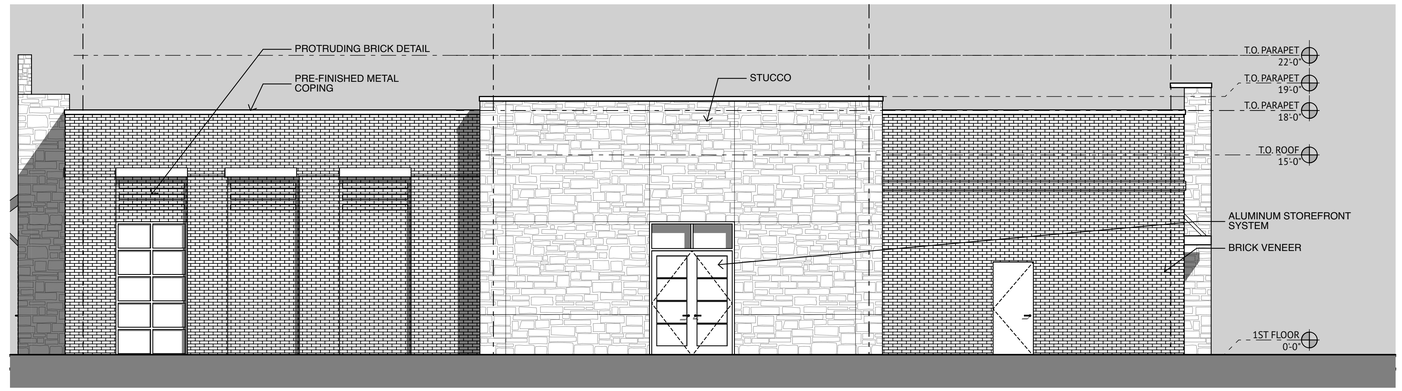
7.23.24

COLLEYVILLE COMMERCIAL

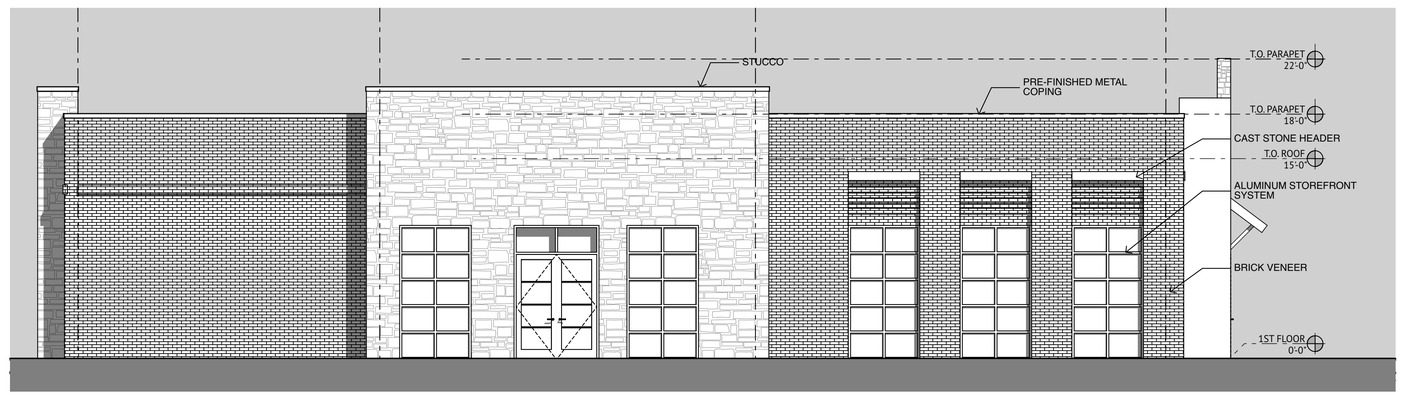
1721 JOHN MCCAIN ROAD
CIOLLEYVILLE, TX 76034

A4.1

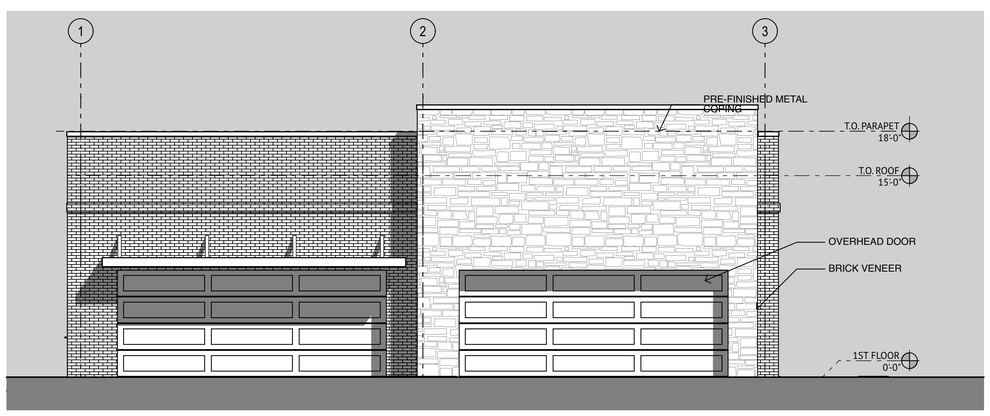
/Users/lindsayshelton/Library/Mobile Documents/com~apple~CloudDocs/Documents/Projects/1721 John McCain - Retail/1721 JOHN MCCAIN 4.pln



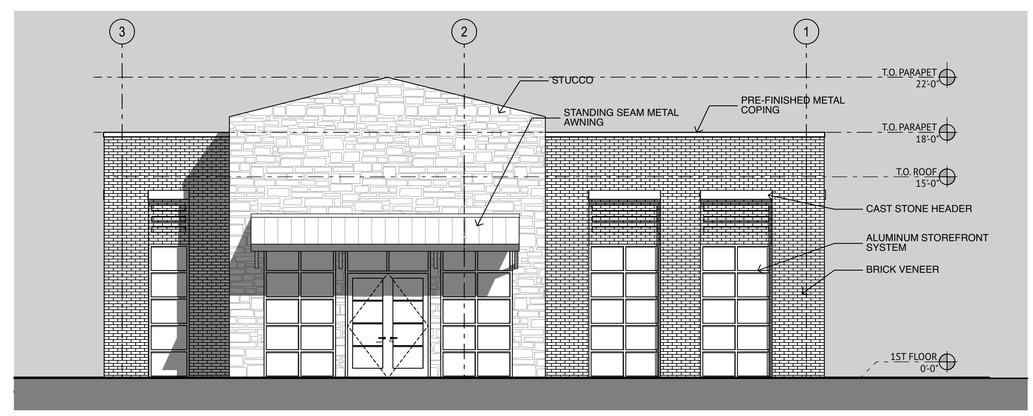
4 BUILDING 2 - WEST ELEVATION
SCALE: 3/16" = 1'-0"



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"

EXTERIOR ELEVATIONS

shelton
ARCHITECTURE

LINDSAY SHELTON
#25068

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

7.23.24

COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
CIOLLEYVILLE, TX 76034

A4.2

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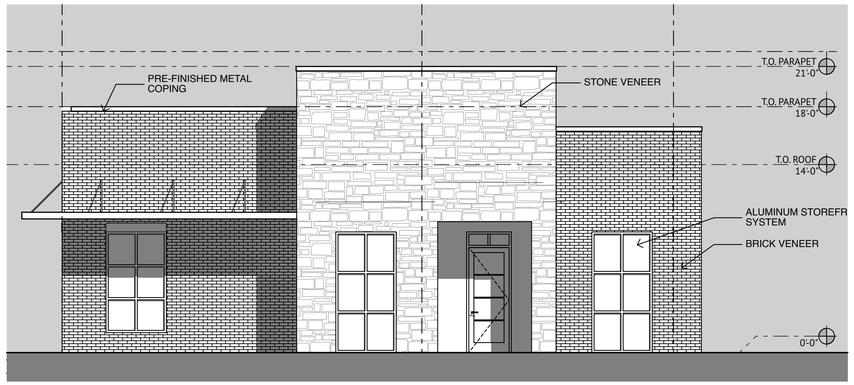
shelton
ARCHITECTURE

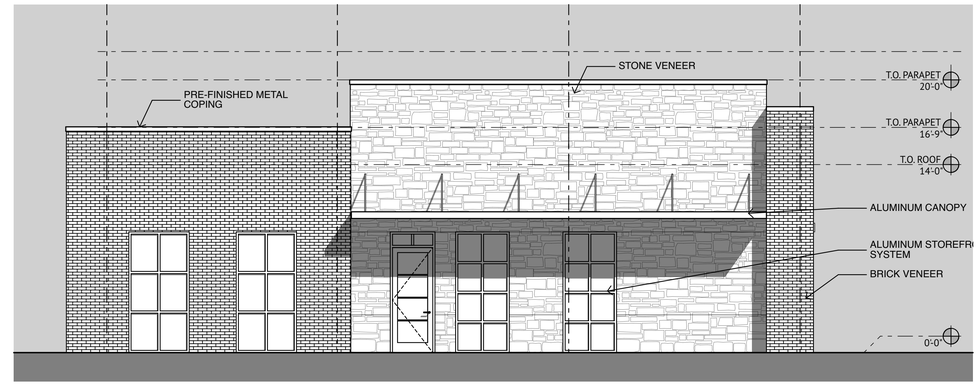
LINDSAY SHELTON
#25068

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

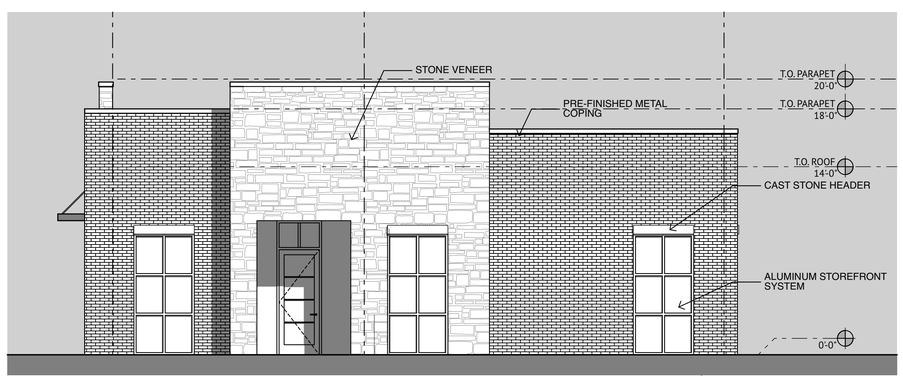
7.23.24



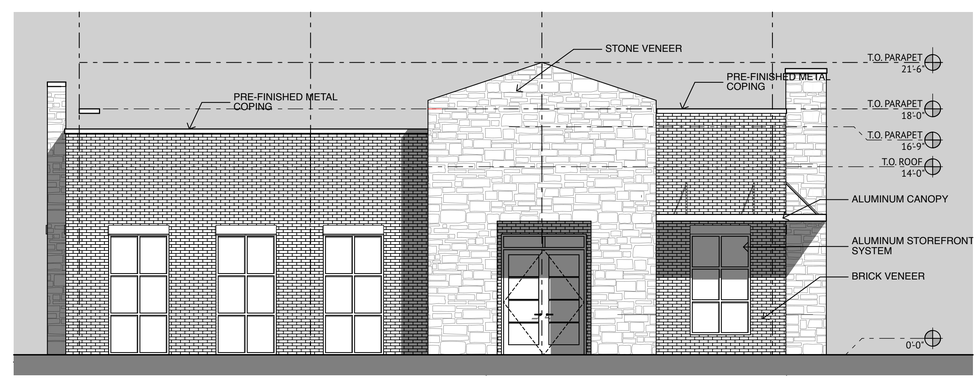
4 BUILDINGS 3&4 ELEVATION
SCALE: 3/16" = 1'-0"



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"

COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
CIOLLEYVILLE, TX 76034

A4.3

EXTERIOR ELEVATIONS

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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.

Area No.	Total Area	Runoff "C"	Total "C'A"	Time of Concentration Min	2yr Intensity calculations i=b/(tc+d)^e b= 51 d= 8 e= 0.755 Storm Intensity iph	Discharge cfs	5yr Intensity calculations i=b/(tc+d)^e b= 66 d= 8.5 e= 0.775 Storm Intensity iph	Discharge cfs	10yr Intensity calculations i=b/(tc+d)^e b= 77 d= 8.5 e= 0.777 Storm Intensity iph	Discharge cfs	25yr Intensity calculations i=b/(tc+d)^e b= 88 d= 8.5 e= 0.774 Storm Intensity iph	Discharge cfs	50yr Intensity calculations i=b/(tc+d)^e b= 101 d= 8.5 e= 0.775 Storm Intensity iph	Discharge cfs	100yr Intensity calculations i=b/(tc+d)^e b= 106 d= 8 e= 0.767 Storm Intensity iph	Discharge cfs	Notes
A Onsite Drainage	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	16.10	Onsite runoff which drains to proposed detention basin.
B Onsite Drainage	0.26	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 Offsite Drainage	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 Offsite Drainage	52.12	0.30	15.64	38.50	2.48	38.70	3.30	51.62	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 swale located south of the site.

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 (0.53 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)

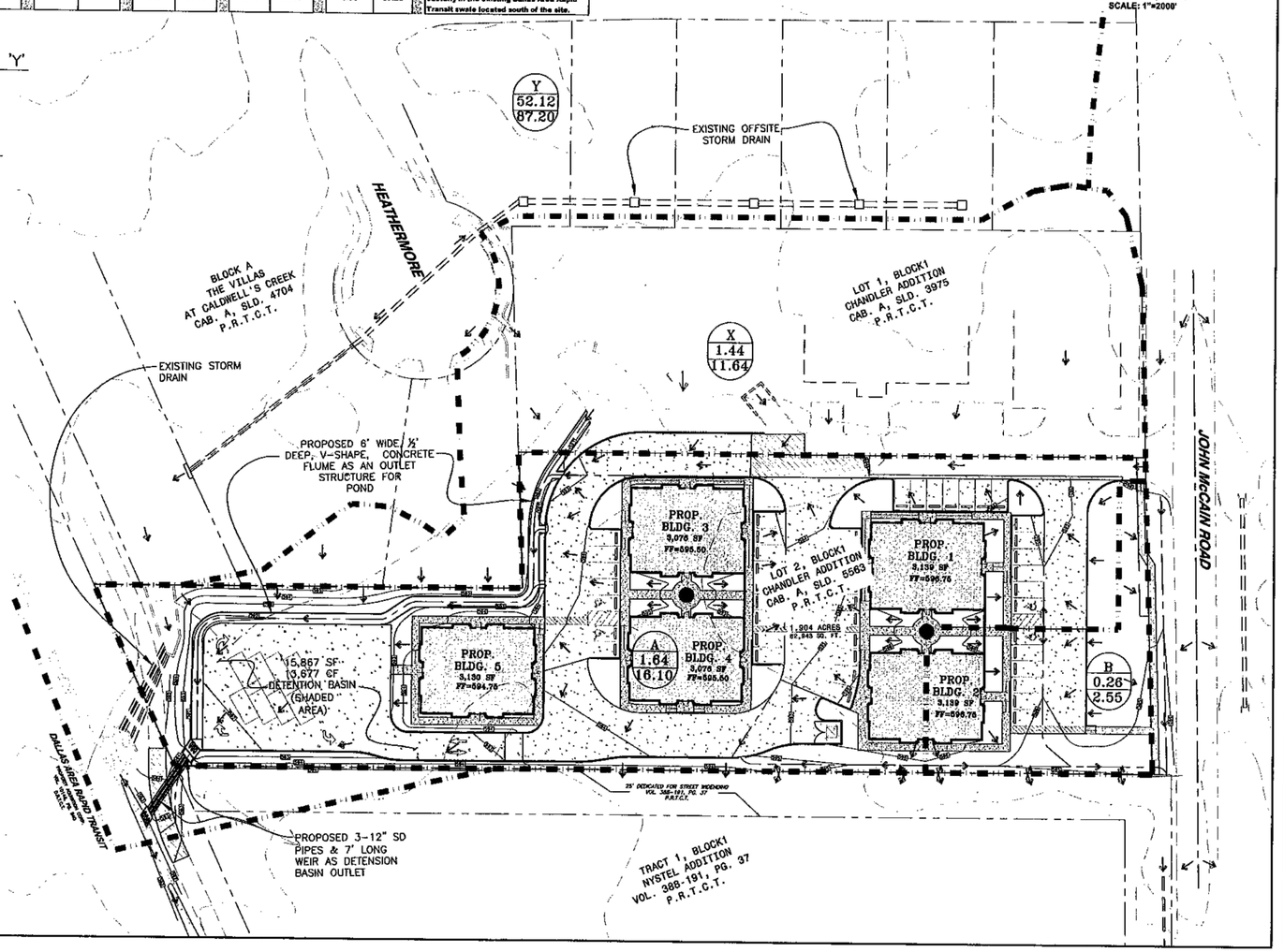
TOTAL TIME OF CONCENTRATION FOR D. A. 'Y' (38.50 MIN)

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			



N

30' 0' 30'
Scale: Horiz. 1" = 30'

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

IRACO DEVELOPMENT, LLC.
PROPERTY DEVELOPERS
PLANNERS AND BUILDERS
Location: 2319 Nell Johnson Rd. Suite C, Coleyville, Tx. 76034
Mailing: P.O. Box 1788 Colleyville, Tx. 76034
Office: (817)685-7138 Fax: (817)685-7139
Contacts: Chris Chandler @ (817)975-5588 or Bill Chandler @ (817)291-9220
Email: CHRISRACO@CHARTER.NET

Baird, Hampton & Brown, Inc.
Engineering & Surveying
405 SH 360, Suite 100, Grapevine, Tx 76051 817(481)-2831 Fax(817)481-2833 www.bhbinc.com Firm #4

NO.	REVISIONS	DATE
1	REVISION TO SIZE OF DRAINAGE AREA 'Y'	6/27/08

DESIGNED: GC | DRAWN: GC | CHECKED: KB | DATE: FEB. 2008

DRAINAGE AREA MAP

IL GARDINI
COLLEYVILLE, TEXAS

STATE OF TEXAS
KONSTANTINE BARONTAS
67022
REGISTERED PROFESSIONAL ENGINEER

BHB 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: 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'

Texas811
Know what's below. Call before you dig.
(@ least 48 hours prior to digging)

FOR REFERENCE ONLY

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

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

1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS
DRAINAGE AREA MAP (FOR REFERENCE ONLY)

No.	Date	Revision Description

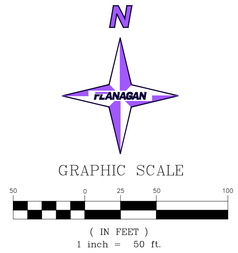
PROJECT NO: 2022-90-02

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

File: F:\2022-90 Mike Floors\2022-90-02 1721 John McCain (Colleyville)\Civil\Plan Sheets\C-4.1 DRAINAGE AREA MAP.dwg || Date Plotted: 8/12/2024 2:10 PM || Plotted By: Rick



LEGEND

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

NOTES

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.

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'

Texas 811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

EXISTING 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	1.88	0.30	10	4.54	5.62	6.51	7.75	8.70	9.66	2.56	3.17	3.67	4.37	4.91	5.45	To Proposed Detension Pond

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

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

1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS

EXISTING DRAINAGE AREA MAP

No.	Date	Revision Description

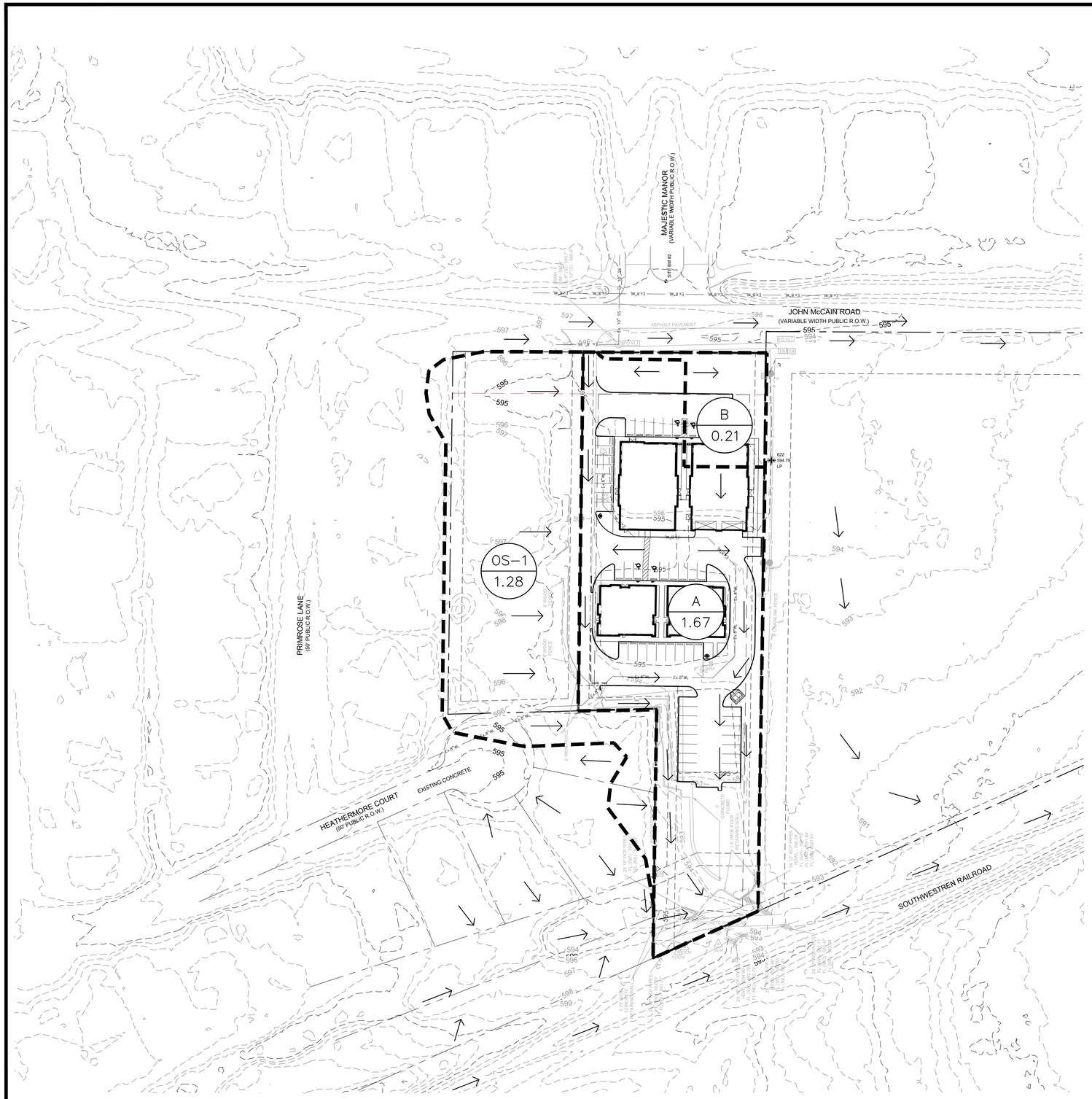
PROJECT NO.: 2022-90-02

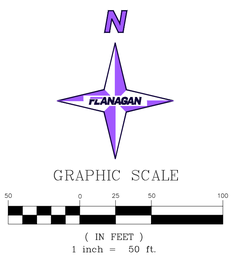
THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

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

SHEET NUMBER
C-4.2

File: F:\2022-90 Mike Floors\2022-90-02 1721 John McCain (Colleyville)\Civil\Plan Sheets\C-4.1 DRAINAGE AREA MAP.dwg || Date Plotted: 8/1/2024 2:13 PM || Plotted By: Rick





LEGEND

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

NOTES

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.

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'

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 Detension 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

Texas 811
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(@ least 48 hours prior to digging)

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Contact: Reece Flanagan, P.E.

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

1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS

PROPOSED DRAINAGE AREA MAP

No.	Date	Revision Description

PROJECT NO.: 2022-90-02

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

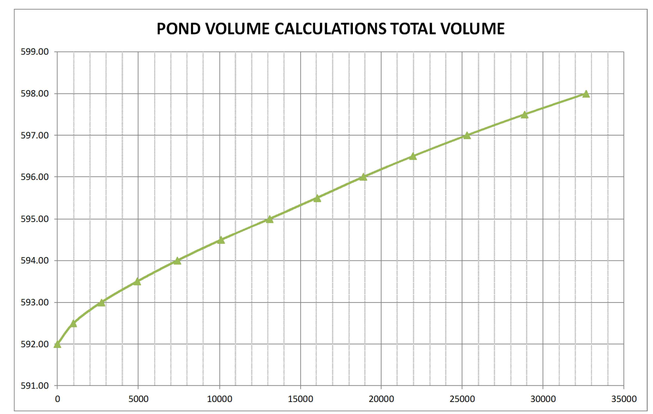
SHEET NUMBER
C-4.3

File: F:\2022-90 Mike Floors\2022-90-02 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

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	AREA	VOLUME	TOTAL VOLUME
(ft)	(sf)	(cu.ft.)	(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



N

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

LEGEND

– – – 118 – – –	EXISTING CONTOURS ROCKIN B SURVEYING, LLC, 10-18-2023
—— 118 ——	PROPOSED CONTOURS

NOTES

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.

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 ()
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 (ft^3)
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 (ft^3)
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 (ft^3)	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	**<<=Detention Volume Required**
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	

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'

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

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1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS
DETENTION POND AND CALCULATIONS

No.	Date	Revision Description

PROJECT NO.: 2022-90-02

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

SHEET NUMBER
C-4.4

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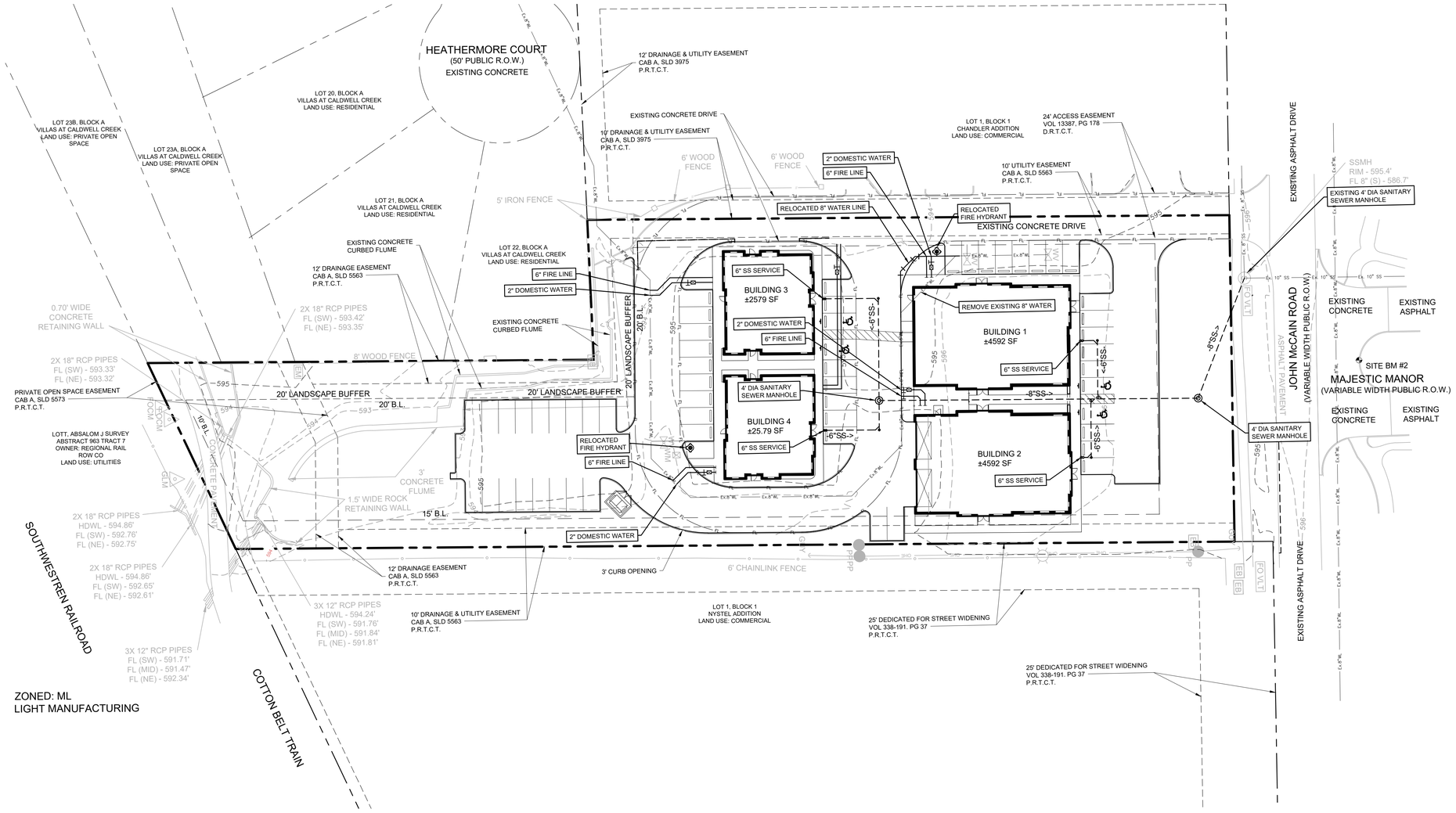

LEGEND

	PROPERTY LINE
	EASEMENT LINE
EX 6"W	EXISTING WATER LINE
EX 6"SS	EXISTING SAN. SEWER LINE
GAS	EXISTING GAS LINE
OHE	EXISTING OVERHEAD ELECTRIC
8"SS	PROPOSED SAN. SEWER LINE
	PROPOSED WATER LINE
24" RCP	PROPOSED STORM SEWER LINE

WATER NOTES

1. 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.
2. 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.
3. 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.
4. THE CONTRACTOR SHALL, ON ALL UTILITIES COORDINATE INSPECTION AND TESTING WITH THE APPROPRIATE AUTHORITIES PRIOR TO BACKFILLING TRENCHES.
5. 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.
6. 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.
7. 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.
8. 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.
9. TRENCH SAFETY:
IT SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR TO PROVIDE AND MAINTAIN A VIABLE 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 ADMINISTRATIONS'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.
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1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS

UTILITY PLAN

No.	Date	Revision Description

PROJECT NO.: 2022-90-02

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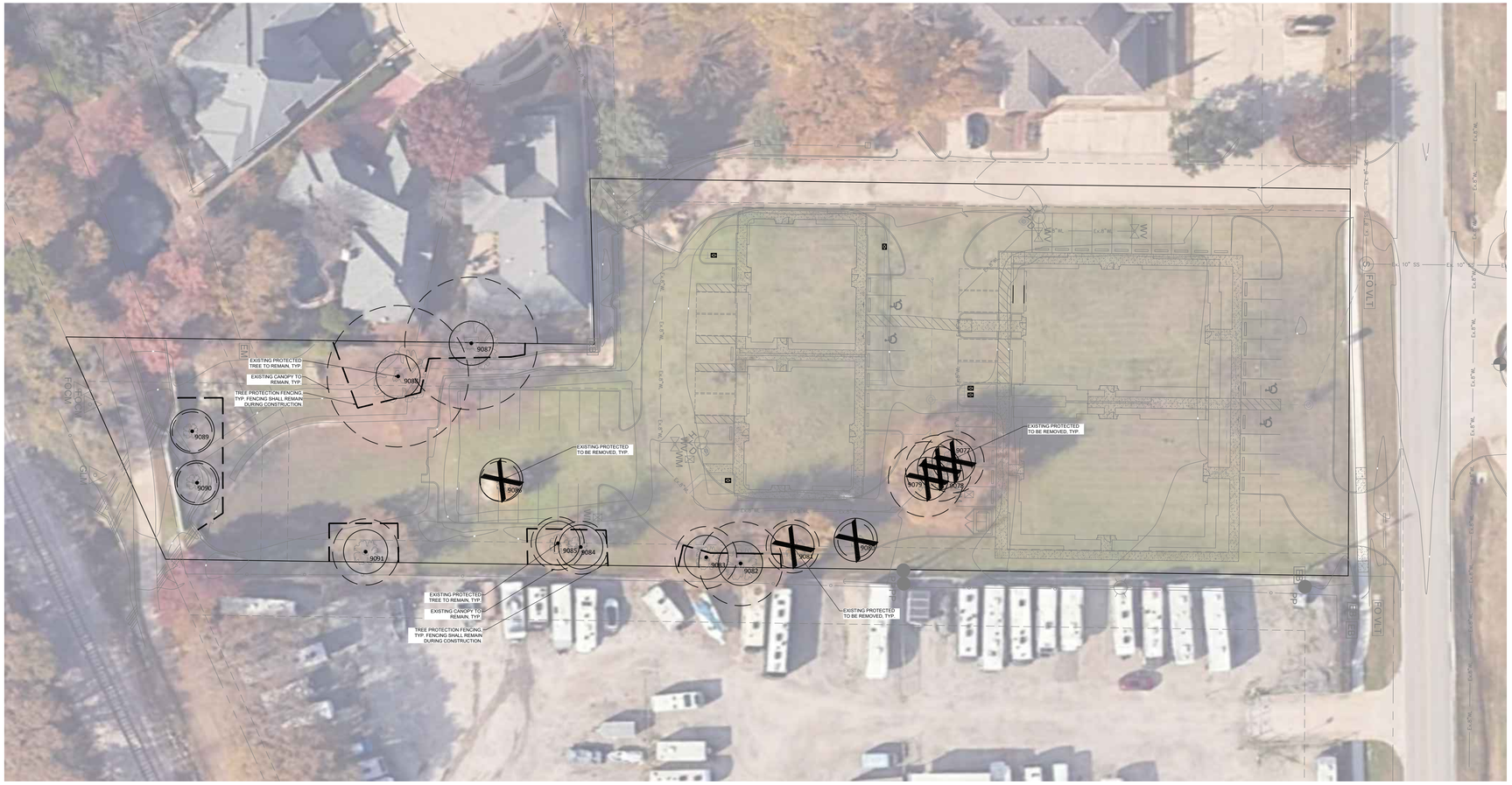
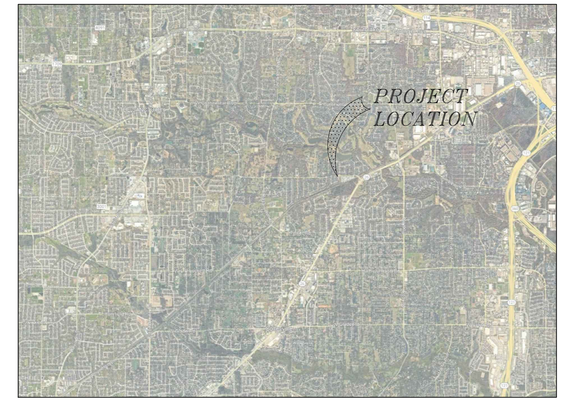
M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781
August 1, 2024

SHEET NUMBER
C-5.1

File: F:\2022-90 Mike Floors\2022-90-02 1721 John McCain (Colleyville)\Civil\Plan Sheets\C-5.1 WATER PLAN.dwg || Date Plotted: 8/1/2024 3:38 PM || Plotted By: Rick





VICINITY MAP

NTS

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

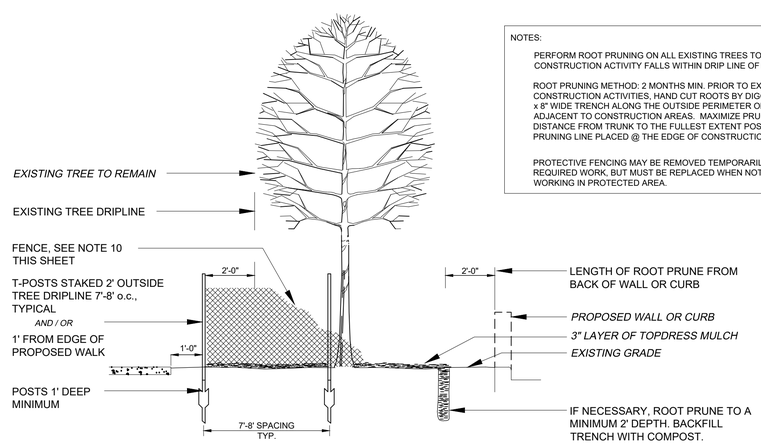
TREE PROTECTION, REFER TO DETAIL

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 NOTES:

1. EXISTING TREES TO REMAIN SHALL BE PRESERVED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND TREE DRIPLINE (CANOPY).
2. 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.)
3. 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.
4. 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.
5. 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.
6. NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OR A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
7. 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.
8. 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.).
9. THE UTILITY AND IRRIGATION CONTRACTOR SHALL EXERCISE CAUTION WHEN TRENCHING AROUND EXISTING TREES. HAND-DIG ALL TRENCHES WITHIN THE TREE DRIPLINE.
10. 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.



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.

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

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

DEVELOPER

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

CASE# XX–XX

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

C:\TEMPUS\TX24-0143 - 1721 McCain - Colleyville\Design\Urban Forestry.dwg Jul 25,2024 - 10:39AM tempu

No.	Date	Revision Description

PROJECT NO.24–0143

URBAN FORESTRY PLAN

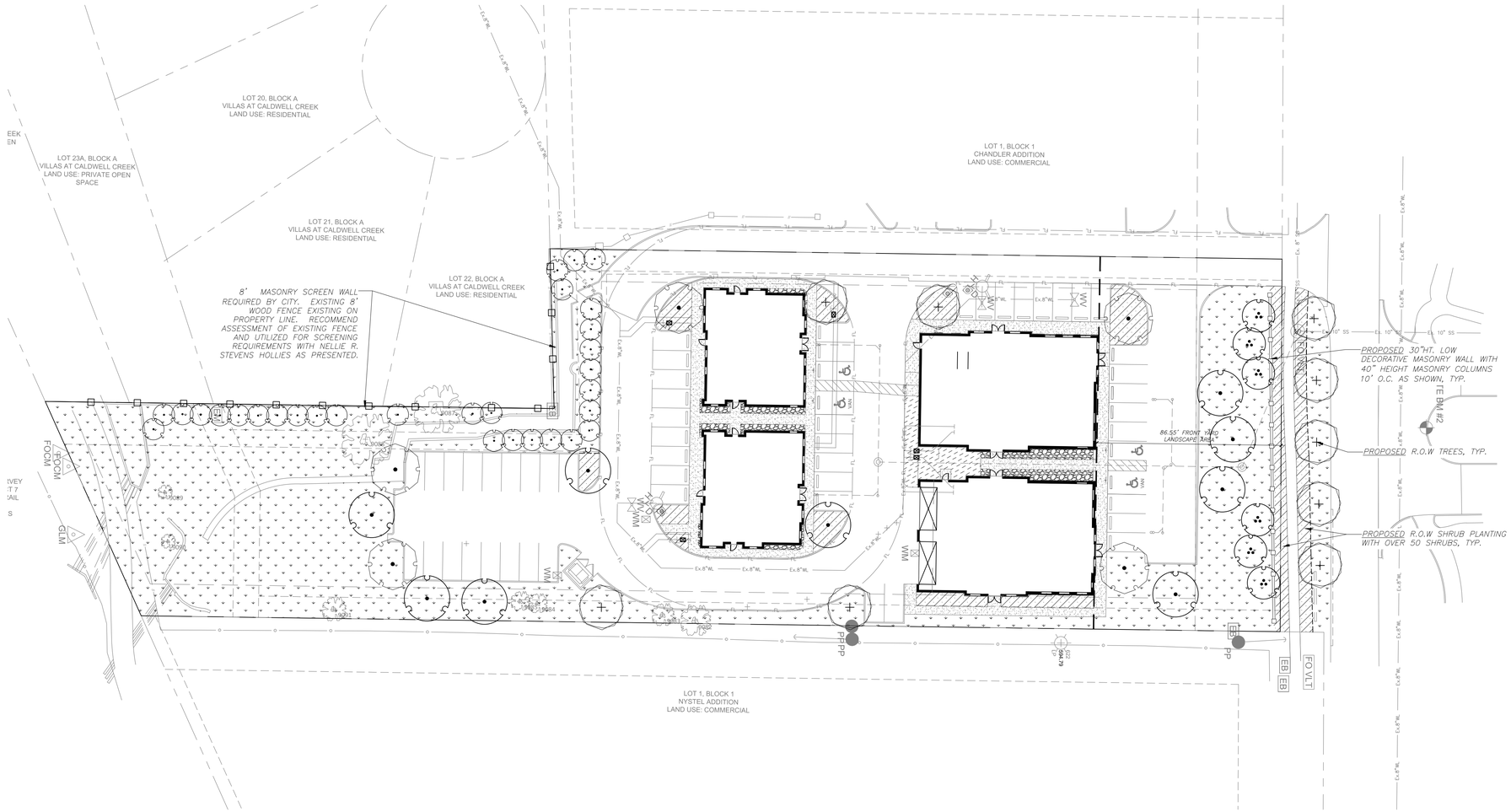
OFFICE PARK
1721 JOHN McCAIN ROAD
COLLEYVILLE, TEXAS

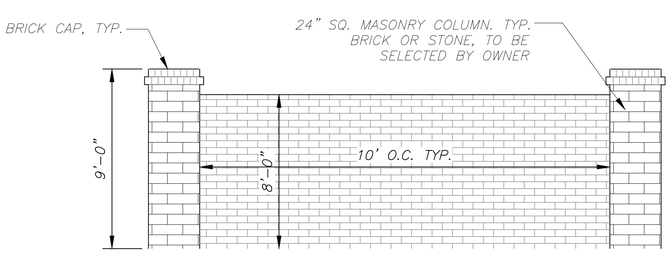
PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Michael G. Martin
L.A.#2836
7/25/2024

TEMPUS LAND SOLUTIONS, LLC
DFW AND GREATER TEXAS
817.223.8489
michael@tempus–ls.com

SHEET NO.

UF -1.0





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 (Pollinator Plant) VITEX AGNUS-CASTUS MULTI-TRUNK	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-Q-STONE - 817.429.0822 OR APPROVED EQUAL				
	CD		COMMON BERMUDA GRASS - SOLID SOD OR HYDRO-MULCH CYNODON DACTYLON				
	SE		3/16" 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) 140SF 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 PROPERY 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

N

GRAPHIC SCALE

30 0 15 30 60

(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

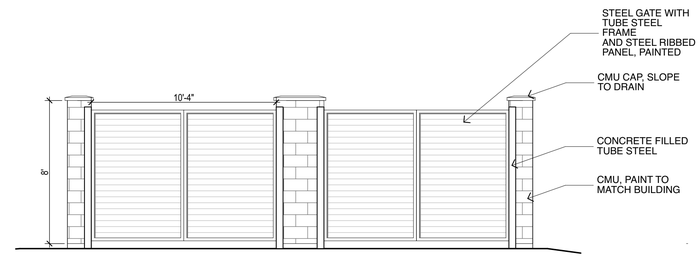
OFFICE PARK
1721 JOHN McCAIN ROAD
COLLEYVILLE, TEXAS

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.#2636
8/2/2024

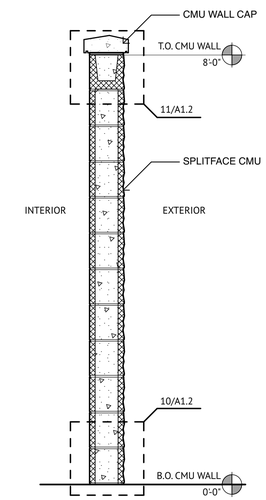
TEMPUS LAND SOLUTIONS
EST. 2021
TEMPUS LAND SOLUTIONS, LLC
DFW AND GREATER TEXAS
817.223.8489
michael@tempus-ls.com

SHEET NO.
LS - 1.1

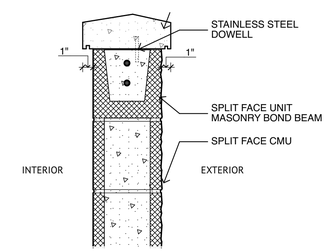
C:\TEMPUSTX\24-0143 - 1721 McCain - Colleyville\Design\LS 1.0 Landscape Plan.dwg Aug 02,2024 - 10:33AM tempu



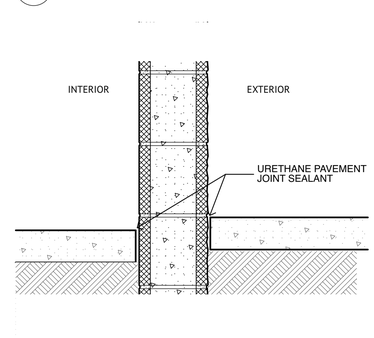
12 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



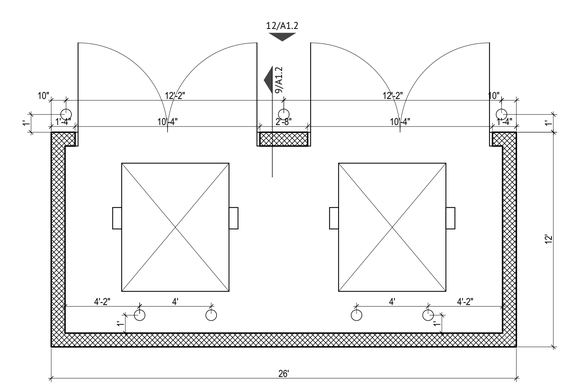
9 WALL SECTION
SCALE: 3/4" = 1'-0"



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



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



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

shelton
ARCHITECTURE

LINDSAY SHELTON
#25068

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

7.23.24

COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
CIOLLEYVILLE, TX 76034

A1.2

TRASH ENCLOSURE

/Users/lbshelton/Documents/Projects/1721 John McCain - Retail/1721 JOHN MCCAIN 4.pln

LOVE starts with a wet nose &
ends with a wagging tail.
100% GUEST READY
GUARENTEED BY
ON

GOLDEN PAWS
Pet Resort & Spa
WELCOME
Grooming Salon

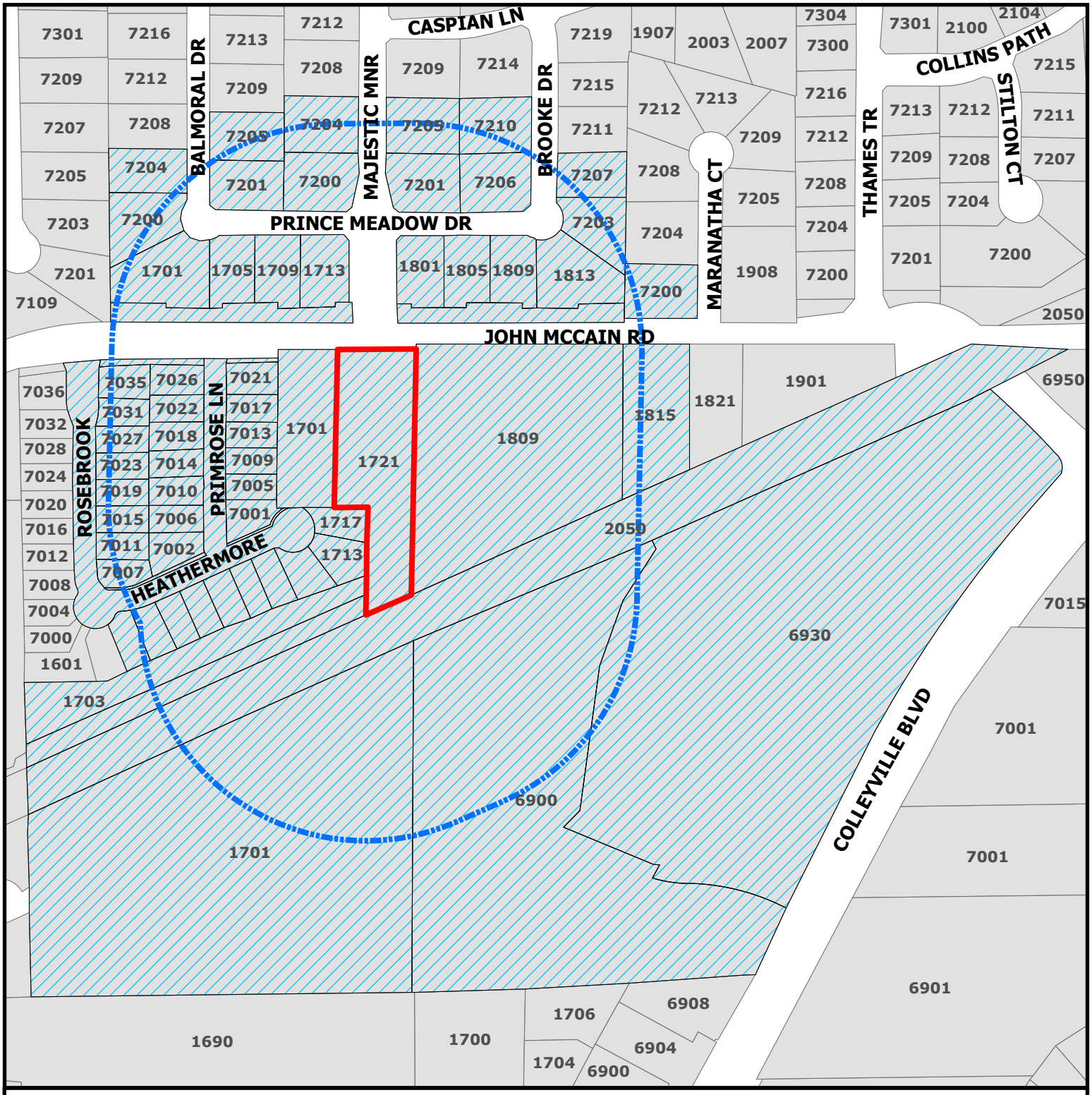
13
14

RINSE
SANITIZE

100% GUEST READY
GUARANTEED BY
ON

ABC
Pet
Resort
& Spa

Notification Map



CITY OF COLLEYVILLE TEXAS

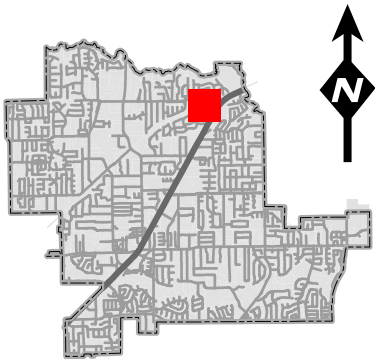
ZC24-012

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

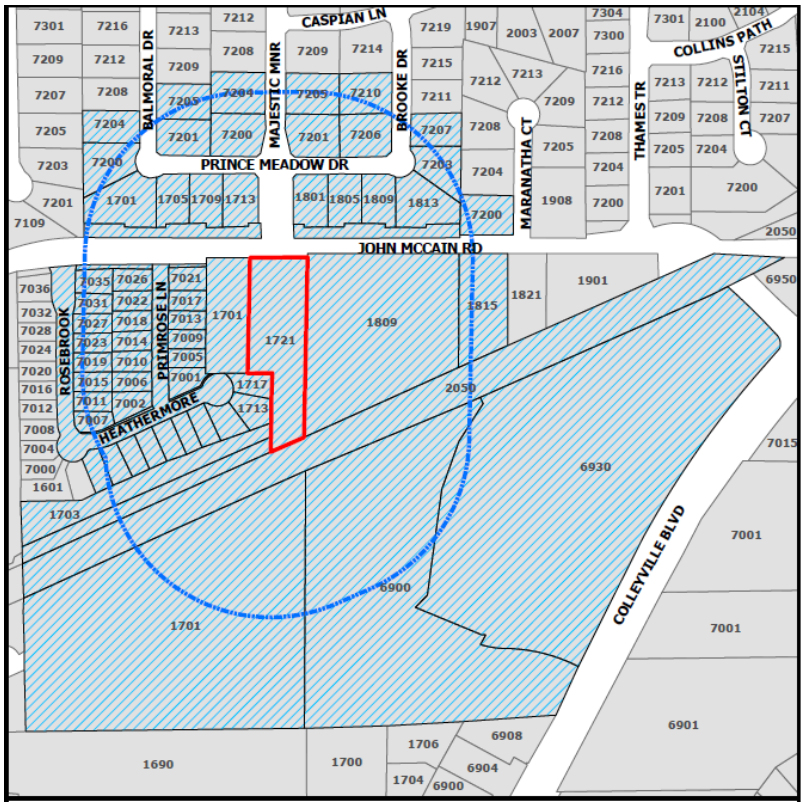
Request:	Consideration of a Special Use Permit to allow for a Veterinarian Clinic on Lot 2, Block 1, Chandler Addition. The request is to allow for a mobile veterinary business.
Zoning Case:	ZC24-012
Applicant:	Reece Flanagan
Owner:	Northeast Properties INC
Location:	1721 John McCain Road
Property Description:	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
MONTERRA 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 makeup 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 homes 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]

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 7034

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]

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
PRO RV
1809 John McCain Road
Colleyville, Texas 76034
[redacted]

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

I am oppposed 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

From: [redacted]
To: Citizen Letters
Subject: Comments to Zoning Case ZC24-012
Date: Thursday, August 8, 2024 4:30:42 PM

Community Development Department

Zoning Case ZC24-012 Comments

The proposed location for this "mobile veterinary business" backs right up to our residential area that along with zoning case ZC24-013 puts a noisy (dogs barking) boarding and grooming facility right next to peoples' homes.

We love dogs and currently have one but do not want a full time facility within earshot of our house. The applicants can say all they want on keeping noise levels down but dogs do bark, sometimes excessively.

Looking at the building floor plans it appears there will be four buildings each with no interior walls for grooming area, boarding section, nothing. Didn't see any outside play yard for the boarded dogs which you would think would be appropriate.

Bottom line is we do not want another non-residential facility built next our development.

Lawrence & Michele Radcliffe

7018 Primrose Lane
Colleyville, TX 76034

From:	Ben Bryner
To:	Jackie Reyff
Subject:	FW: 1721 John McCain special use permit
Date:	Friday, August 9, 2024 10:56:11 AM

From: Walter Kilroy [redacted]
Sent: Friday, August 9, 2024 10:47 AM
To: Ben Bryner <BBryner@colleyville.com>; Gary Staggs [redacted]; Sue Drautz [redacted]
Subject: 1721 John McCain special use permit

Ben,

Per our conversation this morning, I am including some questions I have about the proposed new project on the above property. I understand this will be emailed to the appropriate city officials today too. I do speak for our HOA.

I have taken a little time to read the owner's description of the business and facility he has petitioned the City of Colleyville for a Special Use Permit to build and operate. It states, "our veterinary clinic ***which will be a surgery center*** and office for a mobile vet clinic." He goes on to explain that "The boarding facility will be state of the art and provide essential services". He does not address the traffic impact that the facility, if allowed, will certainly bring to existing neighborhoods, not to say anything about the preventable cut thru traffic that currently exists.

- He explains the Community Benefits this project brings as having an *Economic Impact thru job creation and increased revenue*. If this facility, a surgery center and boarding facility, will result in increased revenue, is it not a business providing a service not a Light Manufacturing Center which produces a product?

- How many employees will there be at the facility every day? What is the number of employee and company cars and trucks will be parked on site during the day and those parked overnight?

- He addresses Noise, Odor and Traffic by stating "We are committed to ***minimizing*** any potential negative impacts." How will that be addressed?

- How will the daily water and cleaning fluids from the Mobile Clinic sanitizing be captured and disposed of?

- How many dogs are expected be housed for surgery and recovery and how many will be housed for boarding?

- Please explain which Building, number 1 or number 2 will house the indoor kennels and which will be the surgery center.

- How will the bodies of the dogs that do not survive the surgery be disposed of?

- How many dogs will be walked several times a day and where? Along the sidewalk beside John McCain? Will they be walked along the Bike and Jogging paths parallel to the RR Tracks?

- How can we be sure that all poop is picked up and where will it be between regular pick up and disposals.

- How are the dogs boarded at this facility separated from the neighborhood dogs on the few walking paths that are used by the residents of this community. Neighborhood dogs are less excited by being in a new and strange place.

- How can we be guaranteed that the use of Buildings 3 and 4 are not just expansion space for the Owner described “New Veterinary Surgery Center and Boarding Facility”?

- Where is the “office for the ***existing*** Mobile vet clinic? Or will this intended facility and the service trucks be incorporate the new space?

- Will the maximum allowable sound level be established and enforced from this property to the adjacent Homeowner’s? Will it be established by an Acoustician be monitored by an independent company?

- Will the trees indicated on the site plan have a warrantee, possibility a year like the buildings?

- Will a doggy day care center be allowed in buildings 3 and 4 now or even considered?

Thank You,

Walter Kilroy, AIA

August 9, 2024

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

Re: Request: Special Use Permits for Veterinarian Clinic, Dog Boarding & Dog Grooming
Zoning Cases: ZC24-012 and ZC24-013
Location: 1721 John McCain Road
Property Description: Lot 2, Block 1, Chandler Addition

Dear Community Development Department Representatives,

Please accept this letter in opposition to the above-referenced zoning change requests. Our family resides at **7301 Majestic Manor** in Timarron Cascades, the neighborhood directly across from the location in question.

While we are pet lovers and owners, we do not believe this location is appropriate for a veterinary clinic, pet boarding and grooming business. We have concerns that this will negatively impact the peace and tranquility of our neighborhood, cause a decline in home values, and add to traffic safety concerns.

Frequent traffic from pet owners and delivery vehicles is disruptive to the peace and tranquility of the neighborhood and residential streets. Additionally, there will be increased noise from the animals served.

Veterinary clinics and pet boarding and grooming services are not always maintained to the same standards as residential homes and are prone to rapid deterioration since they are exposed to high wear and tear, including messes from the animals they serve. This can cause a decline in the property values of nearby residential homes.

This location sits on a 2-lane road that has already seen increased traffic due to new residential developments. Allowing a business with frequent traffic across from our neighborhood will increase the number of vehicles on an already congested roadway. Additionally, adding another entrance/exit to John McCain Road across from our neighborhood entrance/exit will undoubtedly lead to additional safety concerns. Traffic during the morning and evening commuting hours is heavy and often backs up beyond the neighborhood entrances, which makes exiting and entering the neighborhood difficult. A new entrance/exit to the roadway with high traffic across from our neighborhood entrance will raise the danger of entering and exiting John McCain Road, and thus make entering and exiting our neighborhood more dangerous.

Veterinary, boarding, and grooming businesses are not good choices for a residential area due to their potential to create the issues described above that will detract from our neighborhood's appeal.

We appreciate the opportunity to express our concerns and hope that you will give this sincere consideration and deny the above-referenced proposed zoning changes.

Sincerely,

Michael Nixon | Nicole Nixon | Zachary Nixon

From: [redacted]
To: Citizen Letters
Subject: Opposition to Zoning Cases ZC24-012 and ZC24-013
Date: Friday, August 9, 2024 3:11:53 PM

This letter represents my opposition to the consideration of use permit for the vet clinic and dog boarding and dog grooming buildings proposed for construction at 1721 John McCain Road. These are Zoning cases ZC24-012 and ZC24-013.

My home is located at 7013 Primrose Lane, near where the proposed buildings would be built.

These businesses would increase traffic on a high-traffic two-lane road that affects several residential areas, especially during rush hours.

Additionally, our neighborhood, the Villas at Caldwell Creek, which would be steps away from the proposed buildings, is a community of older residents/empty nesters who are home during the day. Many of us are not in the best health, and the noise of dogs barking would be extremely disruptive to our otherwise quiet neighborhood.

Thank for your consideration.

Howard Randall White
7013 Primrose Lane
Colleyville, TX 76034
[redacted]

From: [redacted]
To: Citizen Letters
Cc: Bobby Lindamood; Brandi Elder; Scotty Richardson; Mark Alphonso; Ben Graves; Kimberly Gunderson; Tim Raine
Subject: ZC24-012 & ZC24-013
Date: Sunday, August 11, 2024 9:02:17 PM

Dear Mayor & City Council and Planning & Zoning Committee,

I have sent two objections, this is my third, as I continue to have many concerns.

My husband and I may not be able to attend upcoming meetings, and appreciate your reading this Objection.

From my homes view, and the area, the applicants proposed business offers nothing that enhances either the area and certainly not my homes value.

The applicants brick fencing will stop 3/4 of the way down my houses property line, so the existing HOA wooden fence will be joined by applicants Brick fence. Not very attractive. The HOA wooden fence is 4 ft from my house. My house brick color is neutral tones. What color will applicant use? That could also be very unattractive.

Bldgs 3&4 are office space? It seems odd the square footage for what is being proposed. Will they be allowed to lease space? I noticed there's a bldg 5 on one of the layouts but no mention of it. Did they decide against having 5 buildings at this time? But may build it in future - more Boarding possibly.

Our utmost concern is the Boarding of dogs. We love animals, but don't want any.

How many dogs are allowed to be Kenneled at one time?

Does the applicant also offer dog daycare services?

How many times a day do the dogs go outside and for how long?

What is applicants operating days and hours?

Are employee(s) at boarding facility 24 hrs?

I am not opposed to this land being developed.

I do oppose dog boarding within 150 feet from my home.

The City of Colleyville has Ordinances to protect its citizens from Nuissance, Ordinance 42-27.

In order to allow this SUP, you're allowing half the distance from residential, and probably 4 times the number of dogs than that Ordinance states, as being allowed.

This will pose a hardship for citizens this Ordinance was suppose to protect.

I realize this property carries a light industrial zoning, allowing noise. If the City approves this applicant, it's like you threw gasoline on what was already bad zoning.

Our little neighborhood, of 43 homes, is a jewel box, of mostly retired people. It is extremely quiet within the neighborhood and beyond.

Both Gold Dust and RV businesses are great neighbors and don't make any types of noise.

Any noise from boarding facility is going to seem magnified, as we are accustomed to ultra quiet surroundings.

That is a great selling point. Having a Kennel 150 ft from my home is an awful selling feature. This business creates a hardship for me in both my selling my home, and its value.

“Luxury” boarding may be all the rage, but in these turbulent times, most don’t seek luxury for their animals in vet services, surgery or boarding. How many yrs will this business be, in business?

I hope the weight of your decision , is the neighborhoods, and the people, that will always be here.

This business does not enhance our area, nor provide services, that we don’t already have, just within a few miles.

Thank you for your time considering my concerns.

Pam Rawlings and Gene Lilley
1717 Heathermore

Sent from my iPad

From: [redacted]
To: Citizen Letters
Cc: [redacted]
Subject: Colleyville Zoning Cases ZC24-012 and ZC24-013
Date: Sunday, August 11, 2024 9:03:49 PM

Planning and Zoning Commission,

I am a homeowner at 7205 Balmoral, Colleyville, Texas. 76034

I am writing to express concern for the issuance of a Special Use Permit for the proposed Veterinarian Clinic and Dog Boarding/Bog Grooming Facility.

The address of the proposed facility is 1721 John McCain. This property is directly opposite the entrance/exit to The Cascades of Timarron.

John McCain is a major East/West road through Colleyville and has a very high level of traffic. So much traffic, in fact, that it often backs up from Highway 26 past our entrance/exit making exiting our neighborhood very slow and potentially dangerous at times.

I am concerned that this business will increase traffic flow on John McCain making exiting the neighborhood even worse.

In addition, the proposed facility is in direct line of sight with Majestic Manor. I have not seen any proposed architectural drawing but would want to insure that the quality and design of the facility would not detract from the quality and style of our neighborhood.

I would ask that the Planning and Zoning Commission **deny the request for a Special Use Permit** until these concerns are resolved favorably.

I would be happy to address any questions.

Thank you.

Cletus Glasener
7205 Balmoral
Colleyville, Texas 76034
[redacted]

From: [redacted]
To: Citizen Letters
Subject: Proposed commercial operation on John McCain
Date: Monday, August 12, 2024 8:32:12 AM

I object to the proposed pet boarding business on John McCain due to concerns about increased traffic on our residential road, which is not designed to handle such an uptick. At times currently traffic will back up from Colleyville Blvd. past Majestic Manor creating difficulty in exiting from the neighborhood. There is still large blocks of undeveloped land to the west on John McCain that will only increase the traffic on John McCain. Adding in necessary traffic with what some consider a retail establishment will inflame the traffic issue.. This added congestion could compromise safety for residents and children. Additionally, the presence of a commercial enterprise in our neighborhood might lead to a decline in property values, negatively impacting homeowners' investments. Our community's infrastructure and residential nature should be preserved to maintain the quality of life for all residents.

Donald Crowley
7209 Balmoral Dr.

From: [redacted]
To: Citizen Letters
Subject: Proposed dog kennel on John McCain Rd
Date: Monday, August 12, 2024 9:18:26 AM

I am totally opposed to the dog Kennel and grooming proposed on John McCain rd. It will be far too close to surrounding homes!

George Dodson
7309 Balmoral Dr.
Colleyville, TX 76034

Sent from my iPhone

From: [redacted]
To: Citizen Letters
Subject: Colleyville Planning & Zoning - Special Use Permit - ZC24-012 - Citizen response (8/12/24, 11am)
Date: Monday, August 12, 2024 10:55:35 AM
Attachments: Colleyville Planning and Zoning 8-12-24.pdf

To Whom this may concern

I would like to better understand traffic patterns for this type of business and whether a traffic study has been commissioned.

Also, assuming the main time for dog drop off is 8am to 9am and pickup is 5pm to 6pm as well as the traffic already on John McCain at these

times that back up to Majestic Manor Street (The Cascades entrance off John McCain) from Hwy 26 this possible development is going to create

additional traffic challenges for the Cascades neighborhood as well as other neighborhoods along this corridor. Pulling onto John McCain at

this time is already dangerous and frustrating with this possible development compounding the problem at hand since the proposed development's

intersection is directly across the street from The Cascades entrance. If this project goes through the safety need for a right turn into the property

as well as a center turn lane left into the property will be needed. For those dropping off / picking up pets I don't see where the applicant has proposed

an outside pet zone for dogs to use prior to entering and existing the buildings. The landscape area up against John McCain is probably not an appropriate

or good option for this area nor the detention pond in the rear of the property.

At this time, I'm not in favor of the proposed project until traffic safety has been addressed.

Thanks

Jerry Crenshaw
[redacted]

August 12, 2024

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

Re: Request for Special Use Permit for Veterinarian Cling, Dog Boarding & Dog Grooming
Zoning Cases: ZC24-012 and ZC240-013
Location: 1721 John McCain Road

Dear Community Development Department Members,

I am writing to urge you NOT to make the zoning change requested that would allow the construction of this type of business on the property directly across from the entrance to the Timarron Cascades neighborhood. My husband and I live at 7209 Balmoral Drive in Cascades and have been residents here since 2006 and residents of Colleyville since 1984.

While I love dogs and have used services similar to those being proposed, I believe that such structures should be located where there is the proper infrastructure to handle the needs of the business. John McCain is a two-lane road in a primarily residential area. There are numerous communities the road services – many of which have been here for decades and others which are still being constructed (i.e., Oak Alley.) I don't believe that John McCain is equipped to handle the additional traffic that would be created by the existence of this business. The addition of the Trinity Express train which crosses four times per hour for approximately 20 hours each day only adds to the traffic pressure for the area.

As school get ready to start back, I am reminded of the many school busses that use John McCain to transport students to the local schools. Frequent stops are made to pick up and drop off children on this two-lane road. It would seem to me to exacerbate the safety issues for the children by adding a business where pet owners are dropping off pets and making vet visits during heavy traffic periods.

As you know, there is a bike/ walking path that crosses John McCain very close to the proposed construction path that accommodates a great deal of pedestrian and bicycle traffic. As a daily jogger, I find that it is already challenging to cross the street and adding more traffic to the situation seems contrary to Colleyville's desire to promote the use of the trails that Colleyville has proudly invested in and further puts the safety of the community at risk.

I happily support local businesses but believe that they should be located in areas that have the proper infrastructure to support the traffic that is generated by those businesses. I appreciate your considering the concerns expressed. Colleyville is a wonderful place to live and zoning restrictions are there for a reason.

Sincerely,

Elaine Daly Crowley

From: [redacted]
To: Citizen Letters; [redacted] Jerry Ducay
Subject: Opposition to Zoning Case ZC24-012
Date: Monday, August 12, 2024 4:45:31 PM
Importance: High

Stacey Pierce
7210 Brooke Dr.
Colleyville, TX 76034
[redacted]
August 12, 2024

Colleyville City Council

RE: ZC24-012 opposition

Dear Council Members,

I am writing to express my concerns regarding the proposed establishment of a veterinary clinic and pet boarding business in our residential neighborhood located at 1721 John McCain Rd. As a resident of the Cascades of Timarron, I am deeply concerned about the potential impact this development could have on our community.

1. Zoning and Land Use Concerns
The primary concern is that a veterinary clinic and pet boarding business may not be compatible with the current zoning regulations for our residential area. Residential zones are typically designated to ensure that the neighborhood remains a peaceful and quiet environment for families. The introduction of a business with high traffic, noise, and potential disruptions could alter the character of our community.

2. Traffic and Parking Issues
A veterinary clinic and pet boarding business are likely to increase traffic and demand for parking in an area that was not designed to accommodate such activities. This could lead to congestion, safety hazards, and inconvenience for local residents.

3. Noise and Disturbance
Veterinary clinics and pet boarding facilities often generate significant noise from both animals and their activities. This can disturb the tranquility of our residential area and negatively impact the quality of life for neighborhood residents,

4. Health and Sanitation Concerns

The presence of a veterinary clinic and pet boarding business could raise issues related to sanitation and health. There is a potential risk of increased waste and odors that could affect the cleanliness of our neighborhood. Proper waste management and sanitation procedures are critical, and any lapses could lead to unsanitary conditions.

5. Property Values
The establishment of a commercial business in a residential area could potentially affect property values. Prospective buyers may be deterred by the presence of a business that could

introduce noise, traffic, and other disruptions. Maintaining the residential nature of our neighborhood is important for preserving property values and the overall appeal of our community.

6. Alternative Locations
I believe that there are more suitable locations for such businesses that would not conflict with residential zoning and would be better equipped to handle the demands of a veterinary clinic and pet boarding facility. Commercial or mixed-use zones may provide a more appropriate setting that can accommodate these types of businesses without impacting residential neighborhoods.

I kindly request that the City Council consider these concerns carefully and evaluate whether the proposed business aligns with the zoning regulations and the best interests of the community. I appreciate your attention to this matter and look forward to your response.

Thank you for your consideration.

Sincerely,

Stacey Pierce

Robert C. Pierce
7210 Brooke Dr.
Colleyville, TX 76034

August 12, 2024

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

Subject: Opposition to Zoning Cases ZC24-012 and ZC24-013

Dear Planning and Zoning Commission

I am writing to express my strong opposition to the proposed establishment of a veterinarian clinic and pet boarding business and pet grooming business at 1721 John McCain Road, Colleyville, Texas 76034, and also identified as Lot 2, Block 1, of the Chandler Addition. This location is in very close proximity to a residential area. As a resident of the Cascades of Timarron, I have significant concerns regarding the potential impacts this business could have on our community.

1. Traffic Congestion: Such a business is expected to attract a high volume of traffic, including pet owners, delivery vehicles, and emergency vehicles. This increased traffic could lead to congestion, safety concerns, and difficulty for residents in navigating our streets. I would also note that it appears that the proposed entrance is directly across from the entrance to the neighborhood at Majestic Manor. There is already considerable traffic congestion on John McCain, it is already difficult to turn left out of the neighborhood at various times of the day due to the existing amount of residential traffic on John McCain. I think that an additional volume of traffic and vehicles turning in and out of that proposed location poses additional safety risk for vehicle accidents on an already busy thoroughfare.

2. Noise Pollution: The operations of a veterinary clinic and pet boarding facility are likely to generate substantial noise, including barking dogs and medical equipment sounds. This noise pollution would adversely affect the quality of life for residents, especially those with young children or elderly family members.

3. Odor Concerns: The accumulation of animal waste and the need for regular cleaning can result in unpleasant odors. These smells could permeate our neighborhood, detracting from our living environment and potentially affecting property values.

4. Impact on Property Values: The presence of a commercial enterprise in a predominantly residential area may negatively impact property values. Many residents chose this neighborhood for its quiet, residential character, and the introduction of a business could alter the area's appeal.

5. Quality of Life: The introduction of a veterinary clinic and pet boarding business could disrupt the peaceful nature of our neighborhood. The combination of noise, traffic, and potential odors may diminish the quality of life for current and future residents.

Given these concerns, I respectfully request that the planning committee deny the application for a special use permit. I believe that it would be more appropriate for such a business to be located in a commercial zone, where its impact on residential areas would be minimized. I would also note that there are already a number similar business in Colleyville in addition to numerous mobile pet grooming services that operate in the area.

Thank you for considering my views on this matter. I hope that the committee will take into account the potential negative effects on our community and take appropriate action to protect the residential character of our neighborhood.

Sincerely,

Robert C. Pierce

From: [redacted]
To: Citizen Letters
Subject: John McClain proposed Vet Center/Dog Grooming
Date: Sunday, August 25, 2024 5:22:17 PM

I live at 7209 Balmoral Dr and have previously written in my opposition to the Special Use Permit. I continue to oppose such permit. Below are some additional concerns that I have heard my neighbors express and I believe they are valid concerns that you should consider.

1. The funnel nature of entering and exiting the Cascades development on Majestic Manor results in approximately 40 to 50 homeowners to be significantly impacted by the traffic that will be caused if the Special Use Permit is issued. Most of these homeowners live outside your 500 foot radius zone that you use to weight opposition/approval of your proposed actions. I live 20 foot outside this 500 foot zone and my neighbor to the south lives within the zone. His opinion counts more than mine but we both use the Majestic Manor entrance and will both be equally impacted. I believe that anyone that uses the Majestic Manor entrance to Cascades should be given equal weight. I further believe that notices should be sent to all such homeowners so they can express their opinion.

2. The property owner to the east of the property being considered for a SUP is in large part a long term storage lot for RV's, trucks and other vehicles. This property has little to no in and out traffic, so any impact caused by the increased traffic of the proposed Vet and dog grooming operation will be minimal, yet because this property is such a significant amount of the space within 500 feet, the property owner's opinion or lack of opposition is given too significant a weight in my opinion.

3. I believe there are 55 parking spaces provided for in the plans submitted. This along with the operation including grooming and short term boarding leads me to believe there will be an additional up to 250 additional car trips added to the traffic already on John MCain. Oak Alley has if I remember correctly 34 lots and I believe that only 6 homes are occupied currently. Full development would then add about 56 car trips if only one occupant came and went daily. If two occupants come and go the car trips exceed 100. There is undeveloped land west on John McCain that once developed, such homes will add a significant number of trips on John McCain.

4. John McCain is not a safe road currently - this is a reality that must be considered when proposing to allow additional traffic. Drivers exceed the speed limit day in and day out. When I drive at the 30 mph speed limit from Pleasant Run toward Majestic Manor, before I turn onto Majestic Manor, I generally have 5 or more cars tightly bunched behind me. The City of Colleyville seems to have permanently placed a speed sensor in front of the property being considered for this SUP. Such action would not be done if the City did not realize the reality of drivers speeding. Additionally drivers don't not observe the cross walk signals that are present at the 3 crosswalks currently on John McClain. I know this for a fact because I use these signals when I go on my daily walks for exercise. Additional traffic caused by the proposed SUP will make matters worse. Safety must be considered.

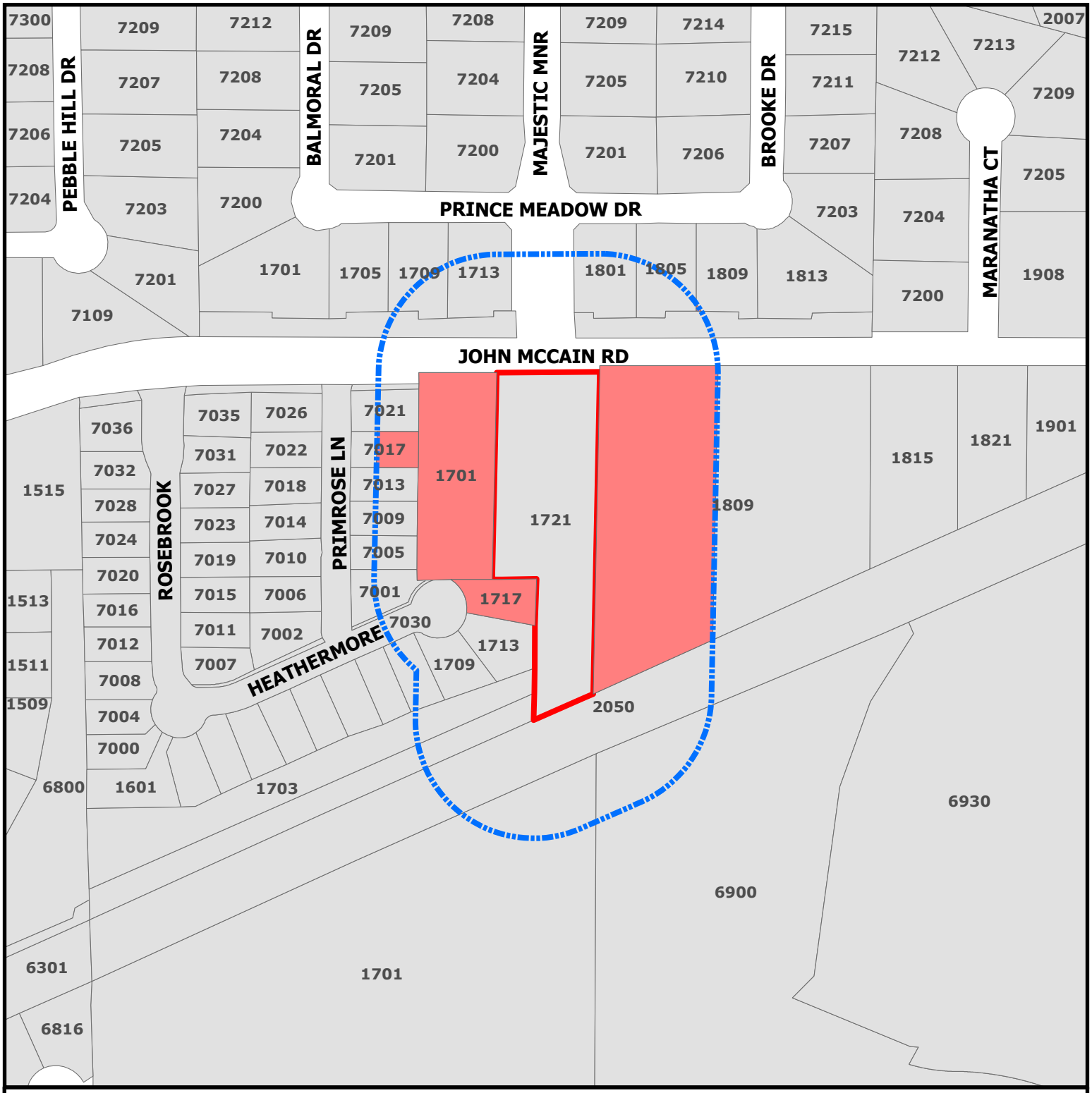
5. The Planning and Zoning write up states the following " They will install measures to reduce pet noise, odor, and minimize traffic to the site." It is impossible to minimize traffic to the site. Their business of dog grooming depends on traffic. Their business of boarding depends on traffic. Occupants of buildings 3 and 4 (as yet undefined) will most likely also depend on traffic to sustain a business.

6. Many days the morning traffic backs up eastbound from Colleyville Blvd. past the Majestic Manor entrance. This is with the current level of traffic. In the evenings the westbound traffic is incredibly heavy. At times, it is difficult to exit the Cascades neighborhood. The nature of this east and west bound traffic on John McCain prompted the City to spend many 100's of thousands of dollars to install 2 traffic circles on John McCain.

Do not approve this Special Use Permit.

Donald Crowley
7209 Balmoral Dr
[redacted]

Opposition Map



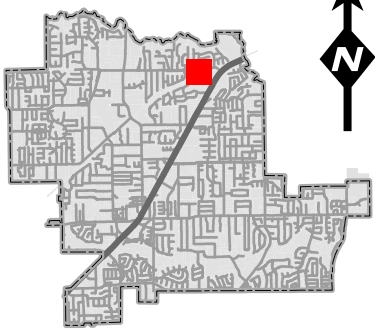
ZC24-012 & 013

1721 John McCain Rd

Subject Property

Opposing

Buffer_Protest



DISCLAIMER:
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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%**

Date : 8/6/2024 5:04 PM

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 2nd day of October 2024.

The second reading and public hearing being conducted on the 15th day of October 2024.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 15TH DAY OF OCTOBER 2024.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Brandi Elder	_____
Place 2, Mark Alphonso	_____	Place 5, Kimberly Holt Gunderson	_____
Place 3, Scotty Richardson	_____	Place 6, Tim Raine	_____
Place 4, Ben Graves	_____		

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

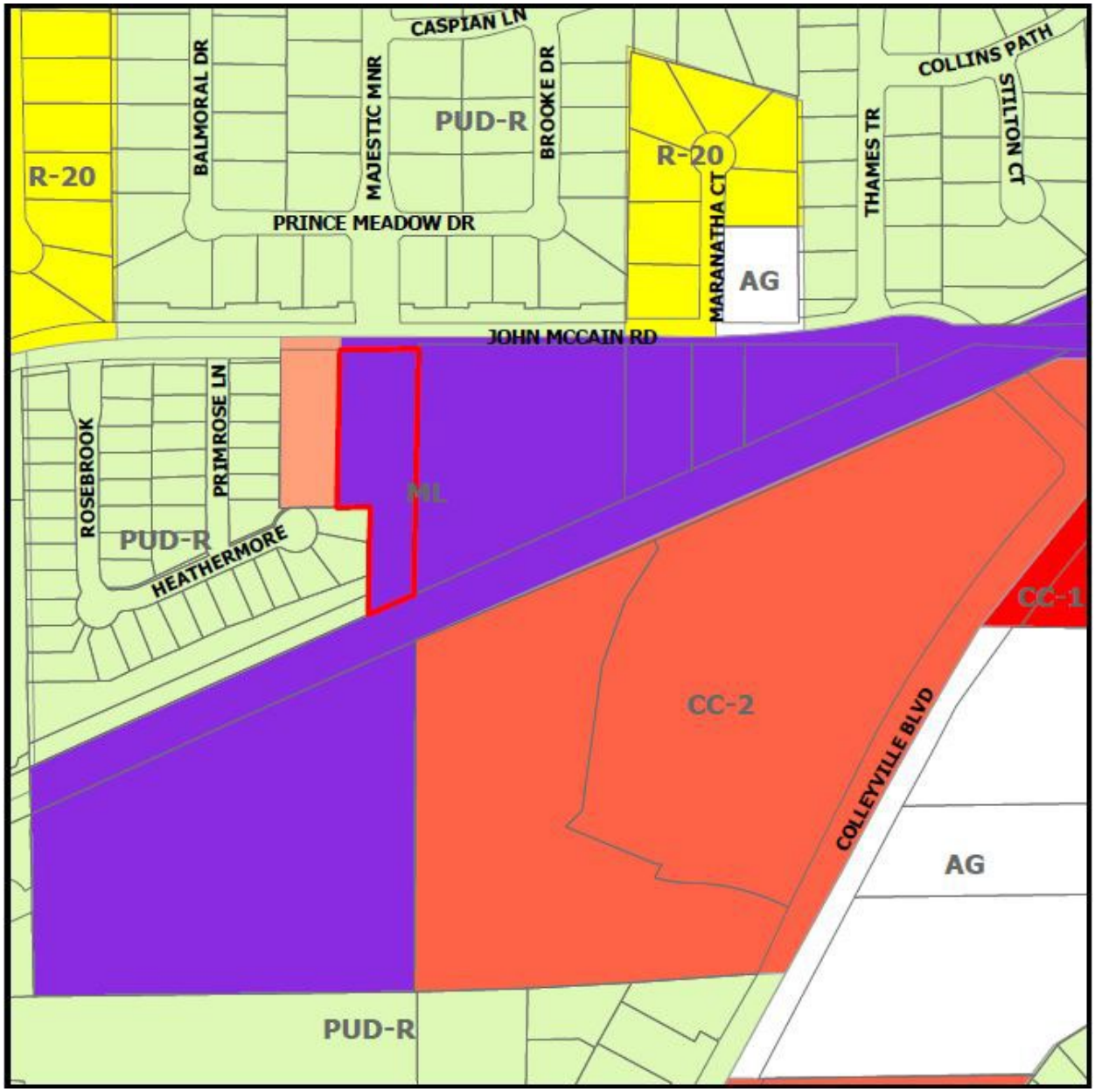
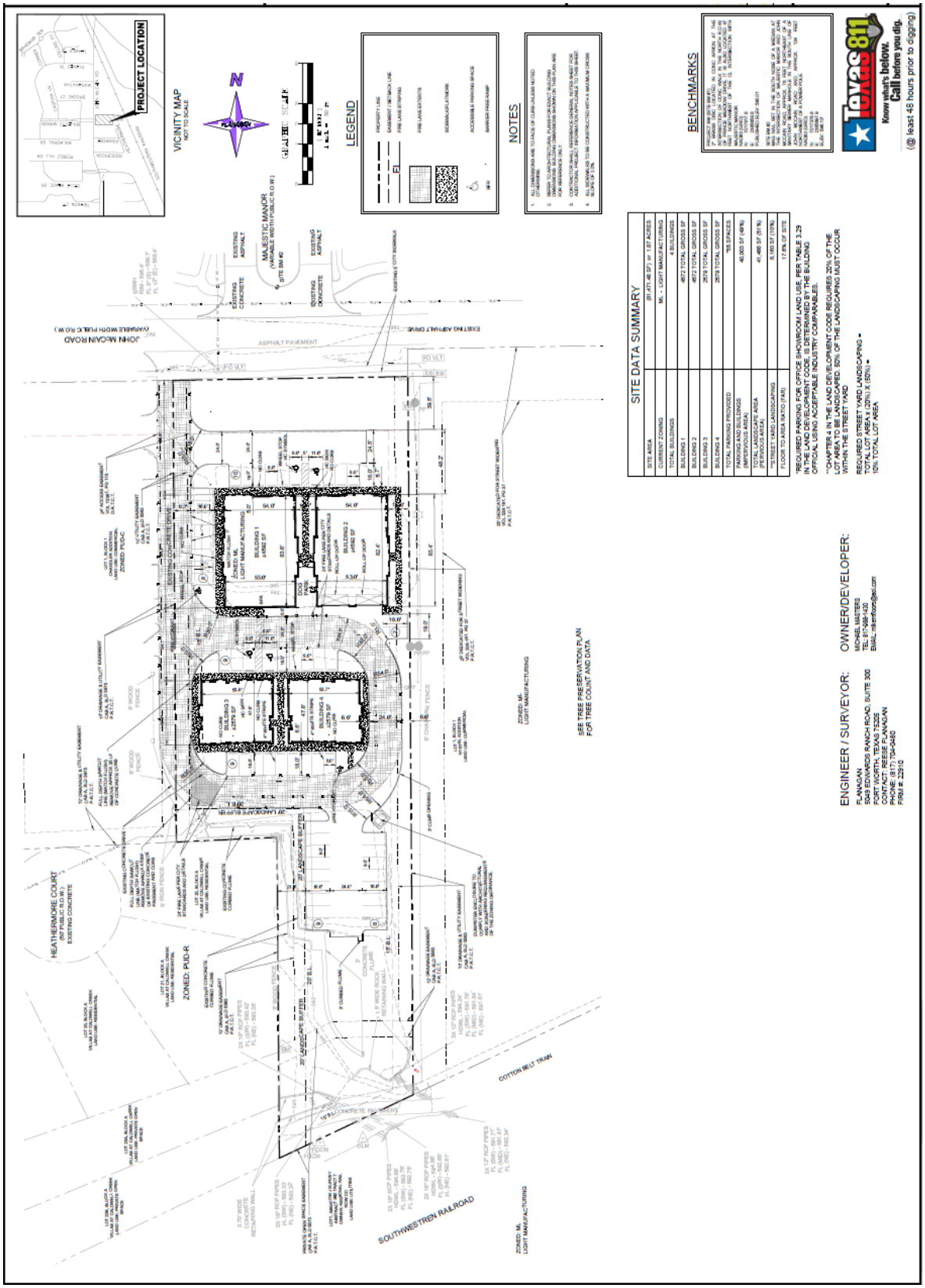
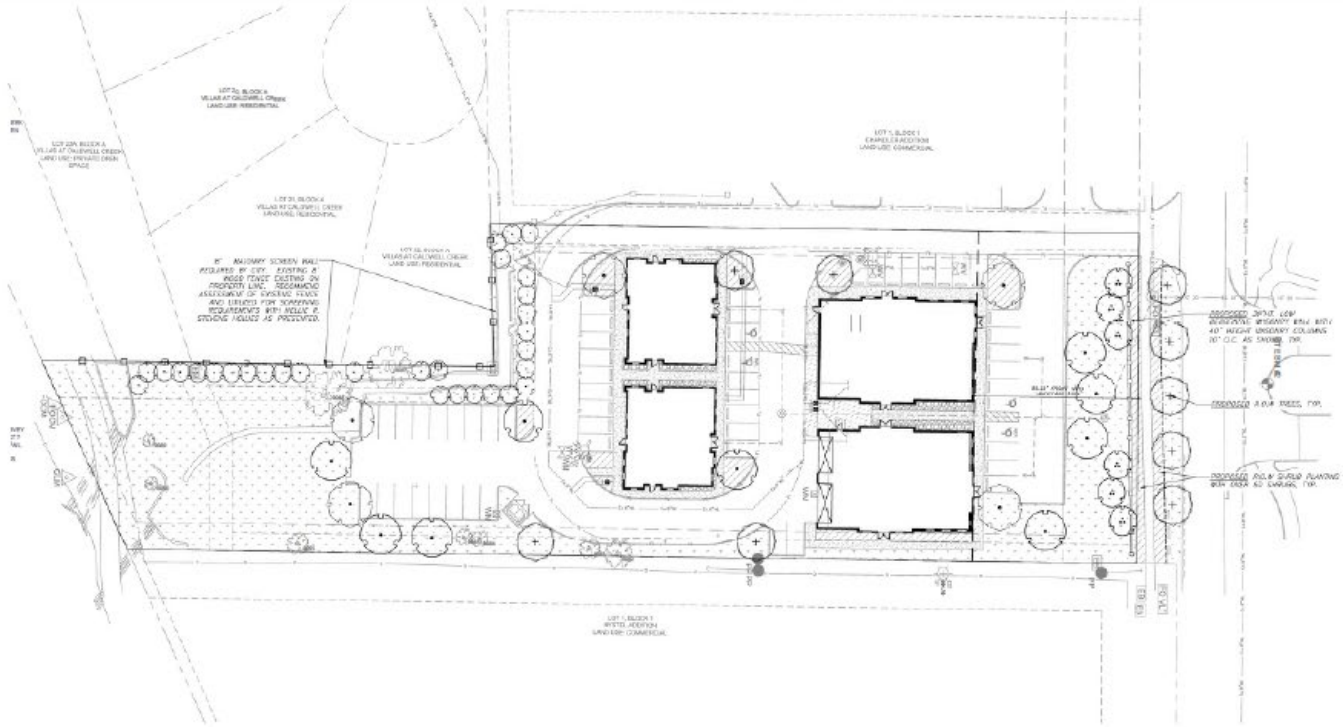
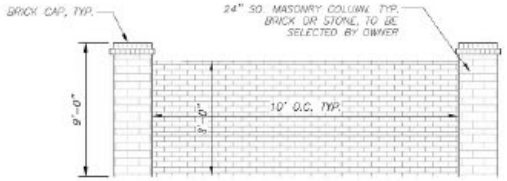


Exhibit "B" – Site Plan Exhibits







8' MASONRY SCREEN WALL DETAIL

PLANT SCHEDULE

LARGE TREES	CODE	QTY	COMMON / BOTANICAL NAME	CAL.	CONTAINER	HEIGHT	SPREAD
	OO	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	9	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	9	CHASTE TREE – VITEX (Refinedor Plant) VITEX AGNUS-CASTUS VIOLET- PLUM	3" CAL.	B&B OR CONTAINER	6'-8' HT.	MIN. 6' SPREAD
SHRUBS	CODE		COMMON / BOTANICAL NAME	CONTAINER			
	NR	39	NELLIE R. STEVENS HOLLY ILEX X WELLE R. STEVENS	7-7 GAL		5' MIN.	5' MIN.
	SA	53+	SHRUB BED PLANTING AREA	5 GAL.		18"-24" HT	18"-24" SPREAD
GROUND COVERS	CODE		COMMON / BOTANICAL NAME	CONTAINER			
	SL		SIR-LAWN FET TURF WITH AND-MICROBIAL INFILL				
	RR		4"-5" ARIZONA COBBLE LARGE – 4" DEPTH MINIMUM RIO-O-STONE – 817.429.0553 OR APPROVED EQUAL				
	GB		COMMON BERMUDA GRASS – SOLID SOD OR HYBRID-MULCH CYNODON DACTYLON				
	SS		6" THICK STEEL EDGING – BLACK IN COLOR				

CITY OF COLLEYVILLE – LANDSCAPE REQUIREMENTS

	DATA OR REQUIREMENT	REQUIRED	PROVIDED
PROPOSED USE	OFFICE PARK		
CURRENT ZONING	M. – LIGHT MANUFACTURING		
SITE AREA	1.87 ACRES (81,471 SF)		
BUILDING	(4) BUILDING @ 14,352 SF GROSS		
TOTAL LANDSCAPE AREA	20% OF THE TOTAL LAND AREA	81,471 SF x 20% = 16,294 SF	43,488 SF (53%)
FRONT YARD AREA	SIZE OF REQUIRED AREA IN FRONT YARD	16,294 SF X 30% = 4,147 SF	8,199 SF (20%)
STREET YARD SHRUBS	(1) 30" GARDEN REQ'D LF OF STREET FRONTAGE	175 LF / 3 = 35 SHRUBS	36+ SHRUBS
STREET YARD TREES	(1) STREET TREE PER 50 LF OF STREET FRONTAGE	175 LF / 40 = 4 TREES	5 TREES
PARKING LOT LANDSCAPE	(1) PARKING LANDSCAPE ISLAND FOR 15 PARKING SPACES OR (1) TREE WITHIN 50 LF OF EACH PARKING SPACE	53 PARKING SPACES / 15 = 3 ISLANDS OR EACH PARKING STALL LOCATED WITHIN 50 FEET OF A TREE	12 15 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 + 36 EVERGREEN SHRUBS

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

DEVELOPER
MICHAEL MASTERS
PHONE: 817.986.1430
EMAIL: MIKEMFLOORS@AOL.COM

CASE# XX–XX

No.	Date	Revision Description

PROJECT #0-24-0143

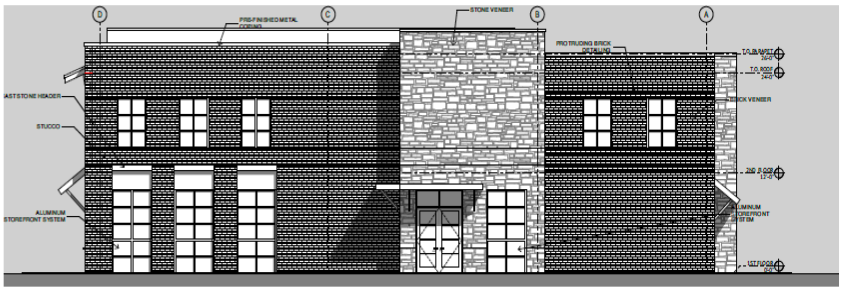
SUP LANDSCAPE PLAN

OFFICE PARK
1721 JOHN McCAIN ROAD
COLLEYVILLE, TEXAS

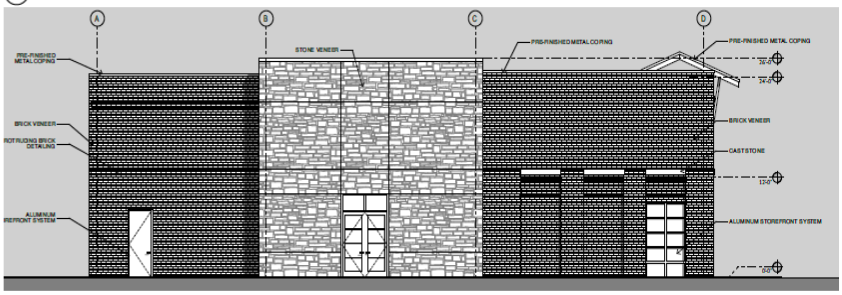
PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Building or Permit Purposes. They were prepared by, or under the supervision of:
Michael G. Martin
L.A.#2836
8/2/2024

TEMPUS LAND SOLUTIONS
EST. 2021
TEMPUS LAND SOLUTIONS, LLC
DFW AND GREATER TEXAS
817.223.8469
michael@tempus-ls.com

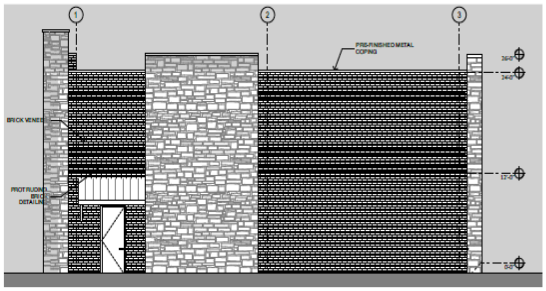
SHEET NO.
LS - 1.1



4 BUILDING 1 - WEST ELEVATION



3 BUILDING 1 - EAST ELEVATION



2 BUILDING 1 - SOUTH ELEVATION

1 BUILDING 1 - NORTH ELEVATION

EXTERIOR ELEVATIONS

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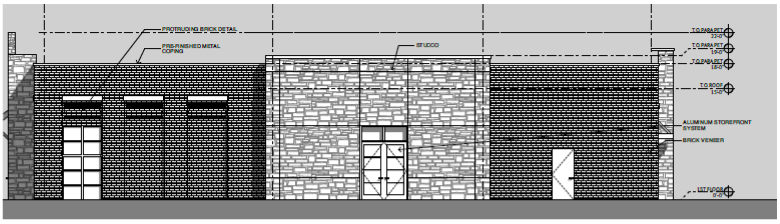
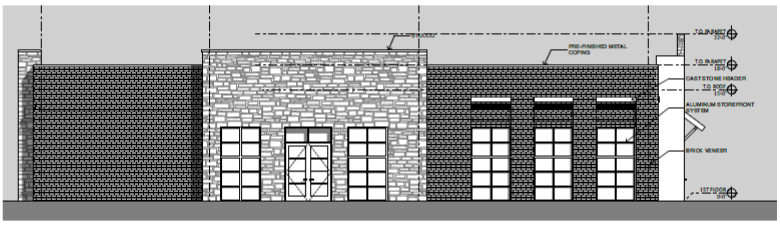
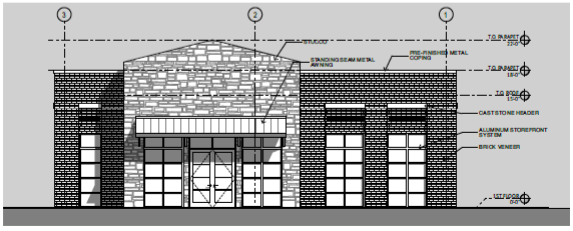


4 BUILDING 2 - WEST ELEVATION
SCALE 3/16" = 1'-0"



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"

EXTERIOR ELEVATIONS

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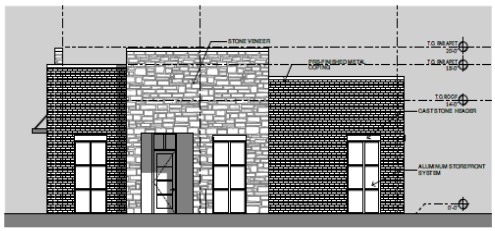
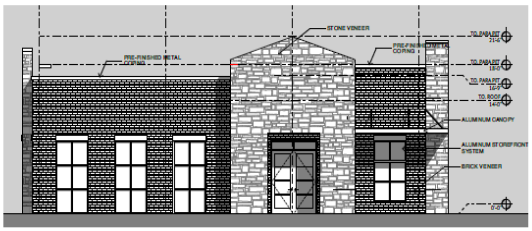
4 BUILDINGS 3&4 ELEVATION
SCALE 3/16" = 1'-0"

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"

EXTERIOR ELEVATIONS

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CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b **Agenda Date** 9/9/2024 **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 TABLED FROM THE AUGUST 12, 2024 PLANNING AND ZONING COMMISSION MEETING

Explanation
TABLED FROM AUGUST 12, 2024, PLANNING AND ZONING COMMISSION MEETING. 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 #2) and dog boarding and grooming (Building #1). 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.

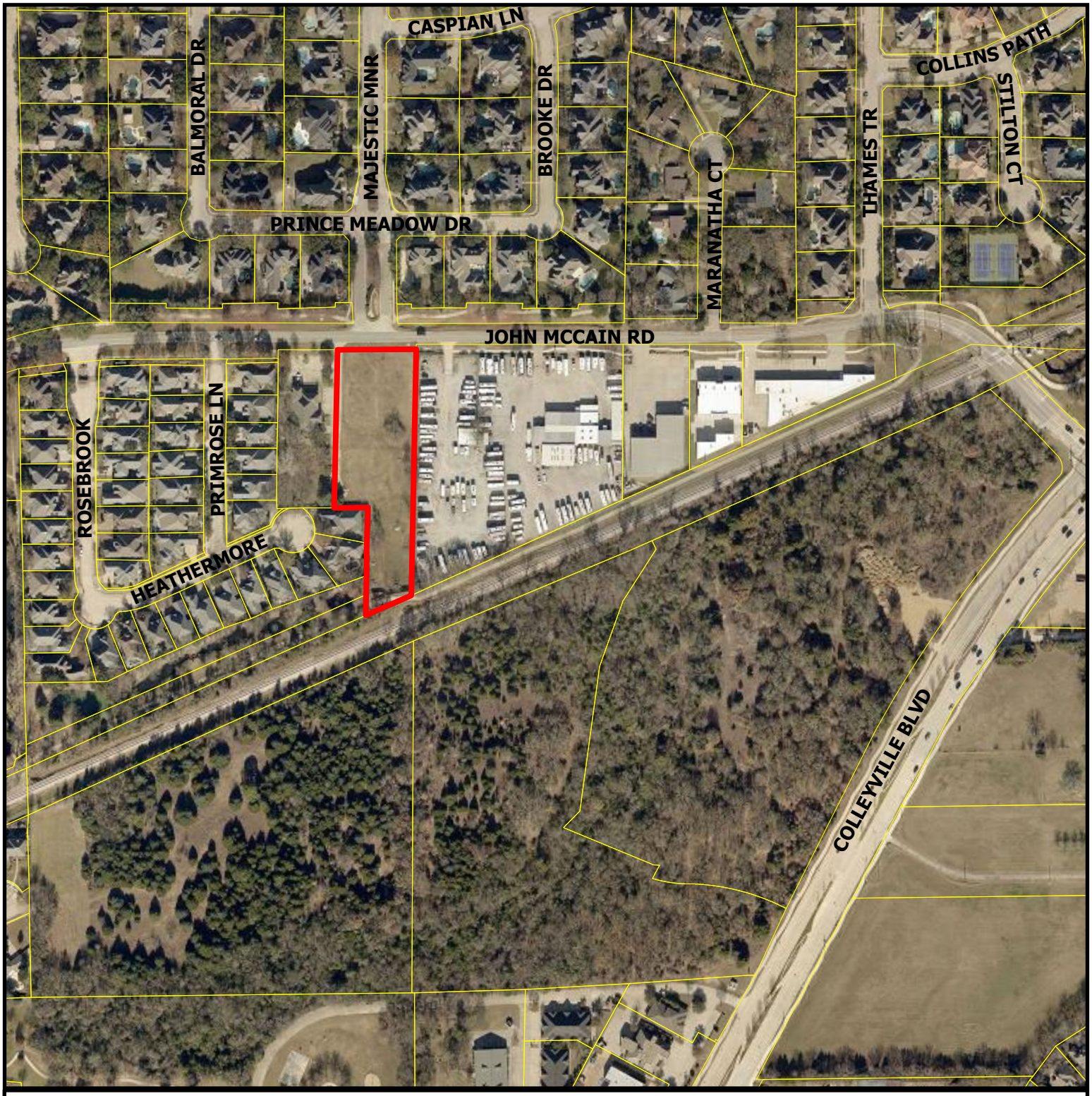
Recommendation

Staff is neutral on this request.

Attachments

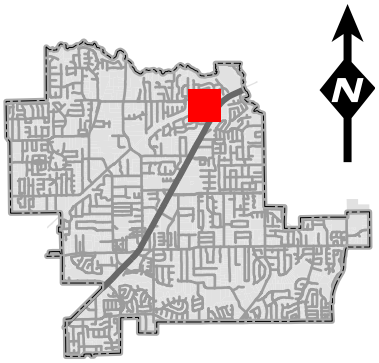
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan Exhibit
6. Floor Plan Exhibits
7. Elevations Exhibits
8. Drainage Exhibits
9. Utility Plan Exhibit
10. Urban Forestry Plan
11. Landscaping Plan
12. Dumpster Enclosure Exhibit
13. Photos Provided by Applicant
14. Notification Map
15. Notification Letter
16. Notification List
17. Letters Received (1-24)
18. Opposition Map
19. Opposition Report
20. Draft Ordinance

Aerial Map



ZC24-012

1721 John McCain Rd



Subject Property

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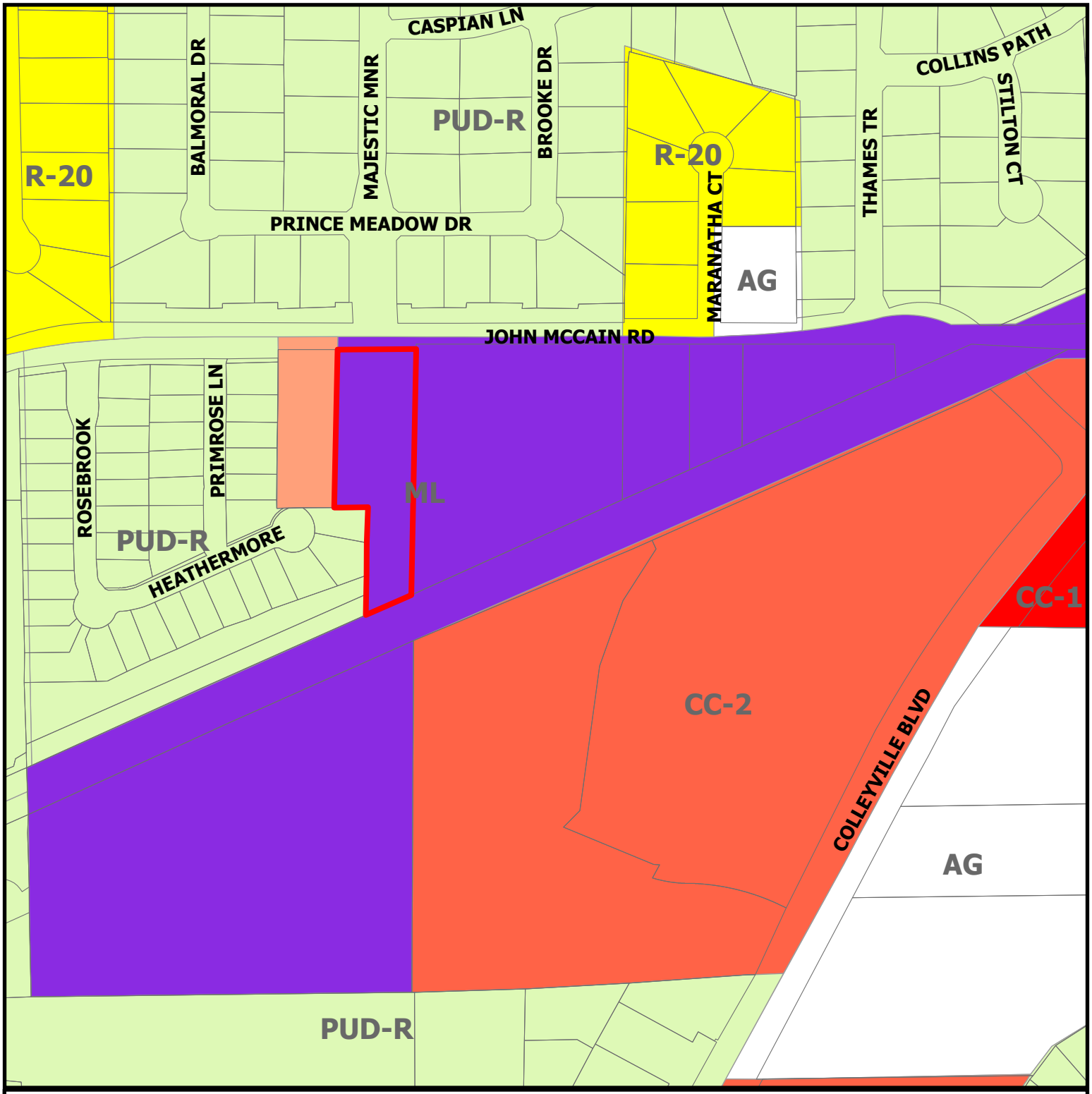
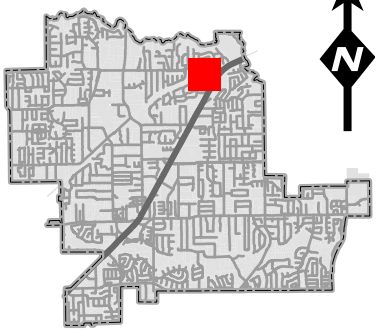
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC24-012

1721 John McCain Rd



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Subject Property

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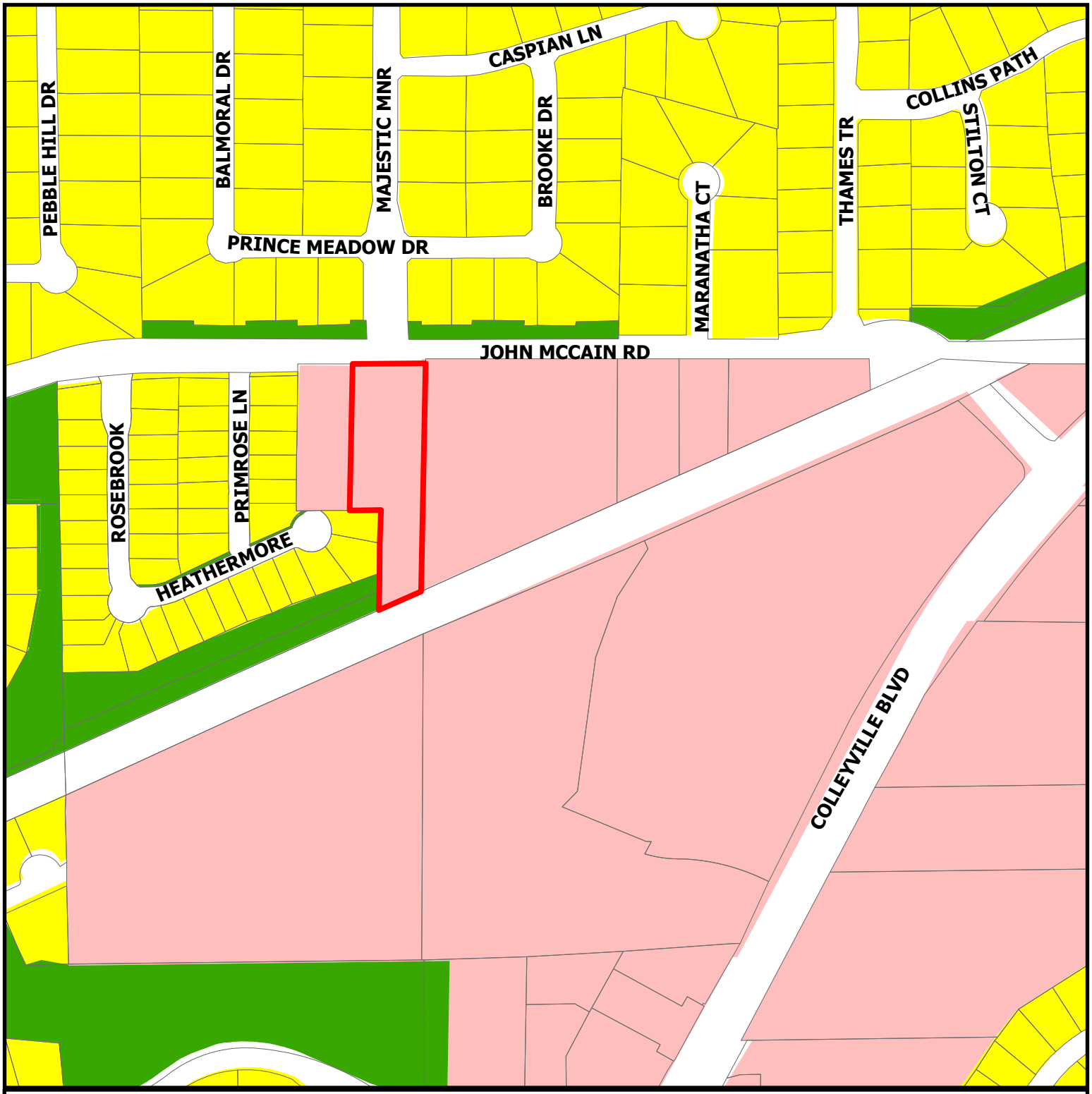
Future Land Use Map

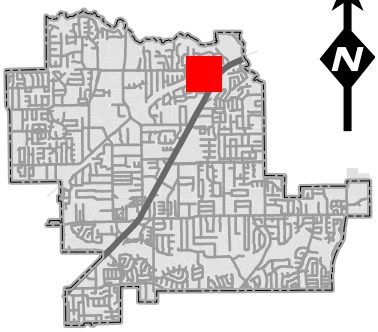


CITY OF COLLEYVILLE TEXAS

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.

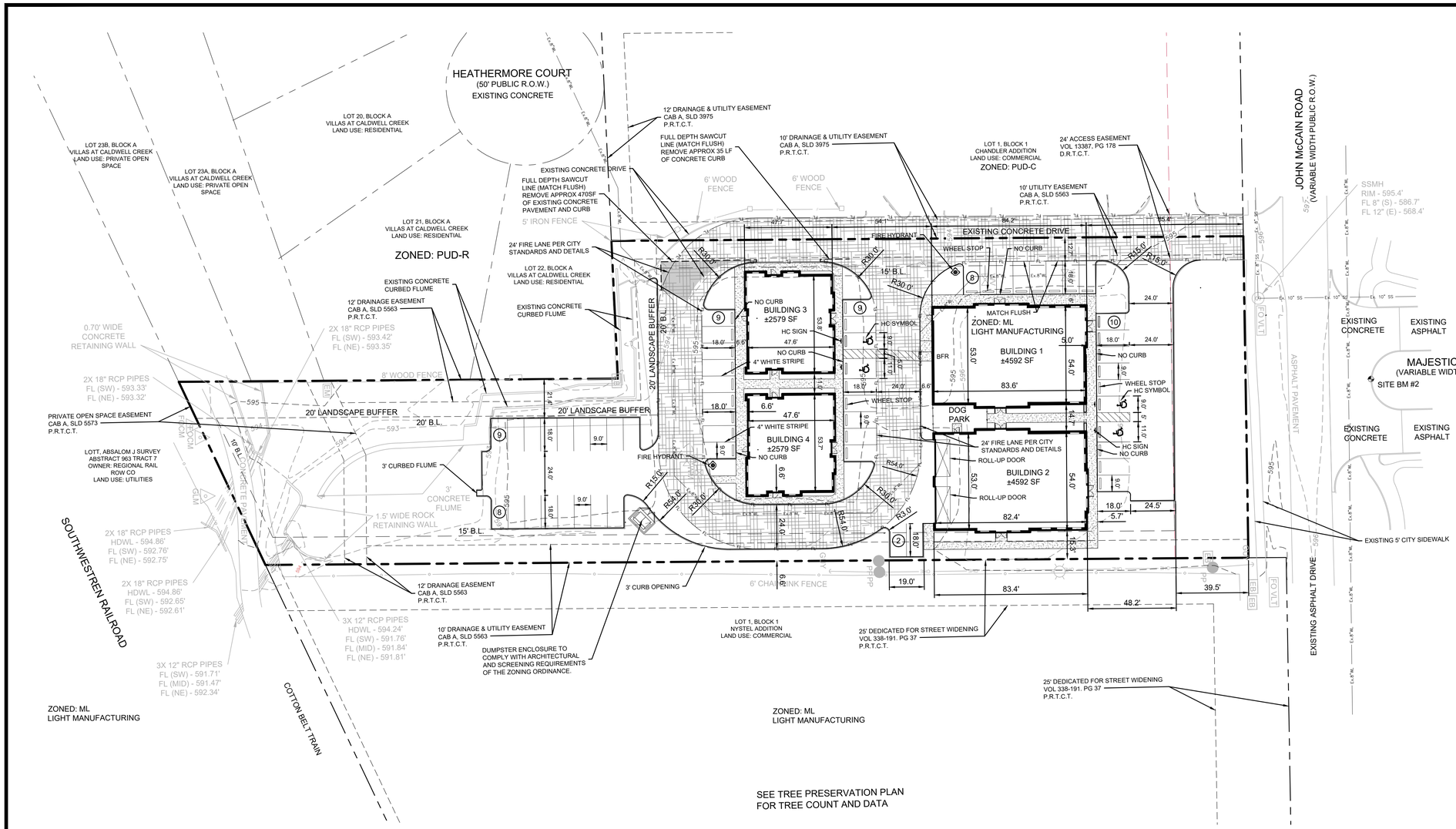
We have already developed a top-notch team through years of dedicated veterinary service. Our experienced veterinarians, skilled technicians, and compassionate support staff work tirelessly to provide exceptional care. Each team member brings a wealth of knowledge and a shared passion for animal welfare.

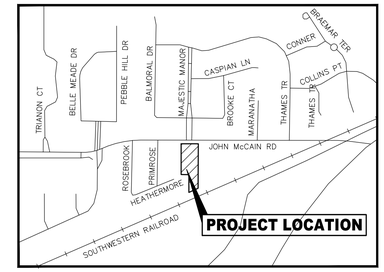
Building on this strong foundation, we are excited to expand our services with state-of-the-art boarding facilities. These new facilities will offer a safe, comfortable, and engaging environment for pets while their owners are away. From spacious, climate-controlled kennels to stimulating play areas 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
- FL — FIRE LANE STRIPING
- FIRE LANE EXTENTS
- SIDEWALK/FLATWORK
- ACCESSIBLE PARKING SPACE
- BFR — BARRIER FREE RAMP

NOTES

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

SEE TREE PRESERVATION PLAN
FOR TREE COUNT AND DATA

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'

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

Texas811
Know what's below. Call before you dig.
(@ least 48 hours prior to digging)

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

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

1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS
SITE PLAN

No.	Date	Revision Description

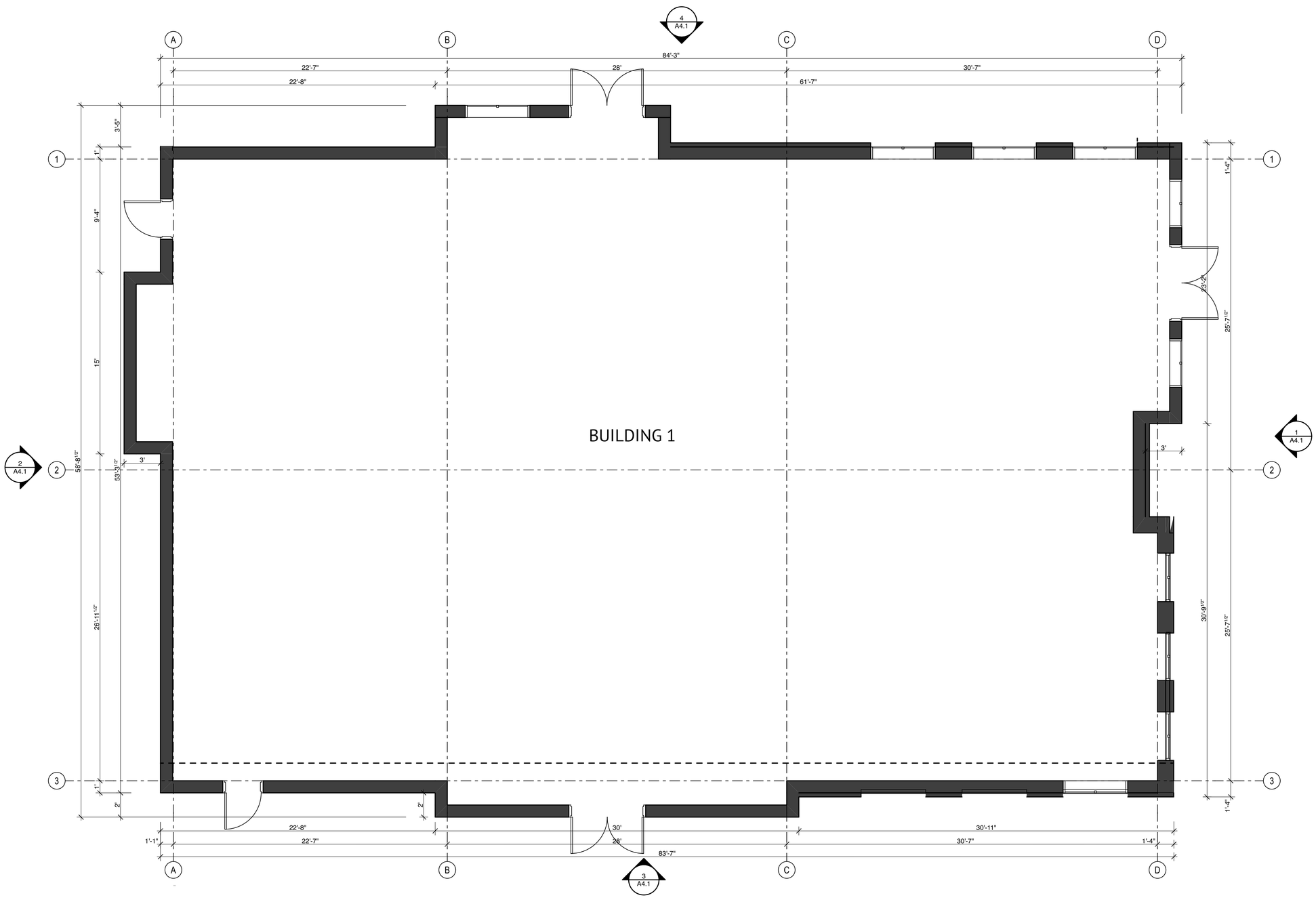
PROJECT NO.: 2022-90-02

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-2.1

File: F:\2022-90 Mike Floors\2022-90-02-1721 John McCain (Colleyville)\Civil\Plan Sheets\C-2.1 SITE PLAN.dwg || Date Plotted: 8/1/2024 3:38 PM || Plotted By: Rick



1 BUILDING 1 FLOOR PLAN

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

shelton
ARCHITECTURE

LINDSAY SHELTON
#25068

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

7.23.24

COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
CIOLLEYVILLE, TX 76034

A2.1

FLOOR PLAN - BUILDING 1

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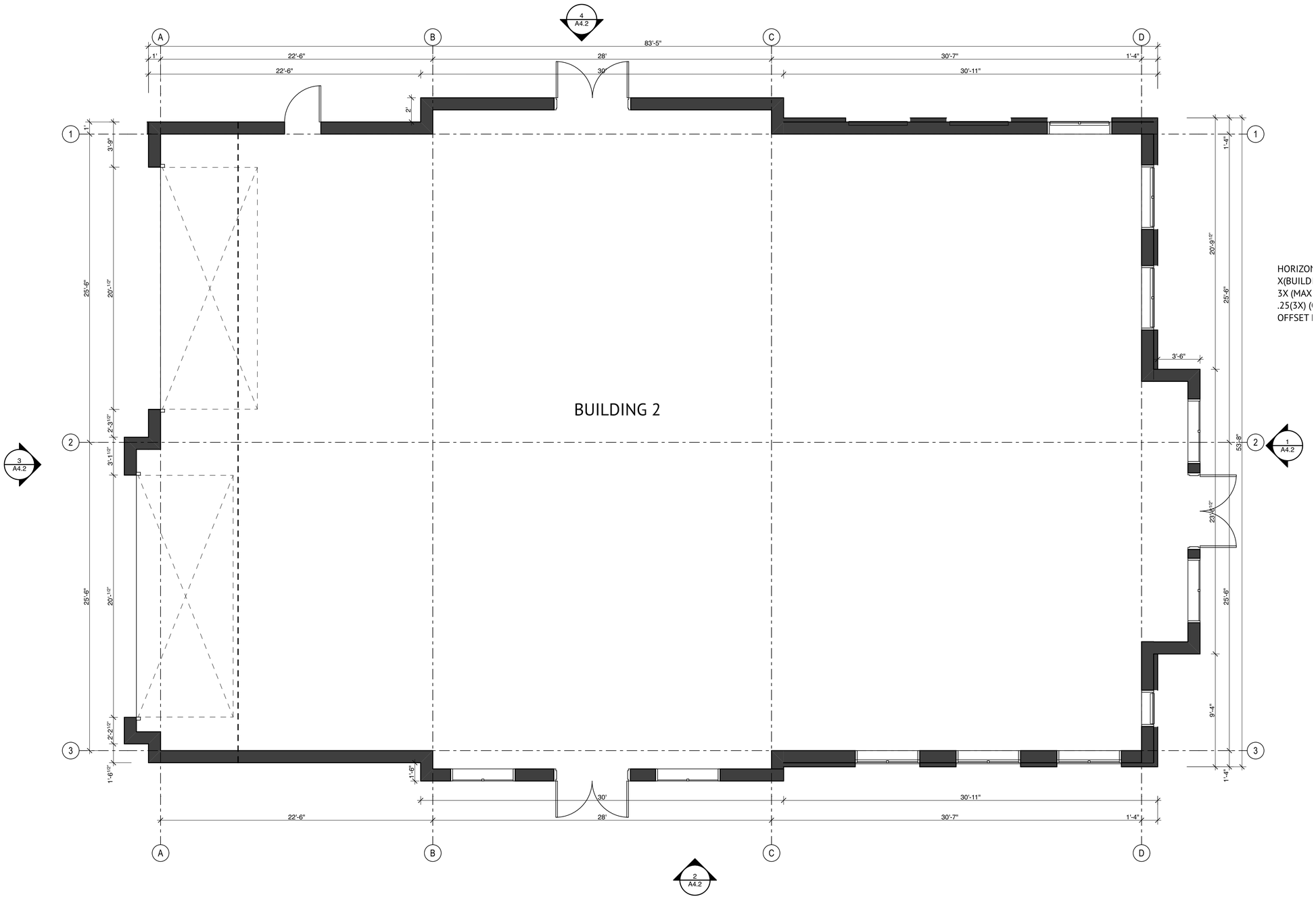

1 BUILDING 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

shelton
ARCHITECTURE

LINDSAY SHELTON
#25068

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7.23.24

HORIZOI
X(BUILD
3X (MAX
.25(3X) (
OFFSET

COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
CIOLLEYVILLE, TX 76034

A2.2

FLOOR PLAN - BUILDING 2

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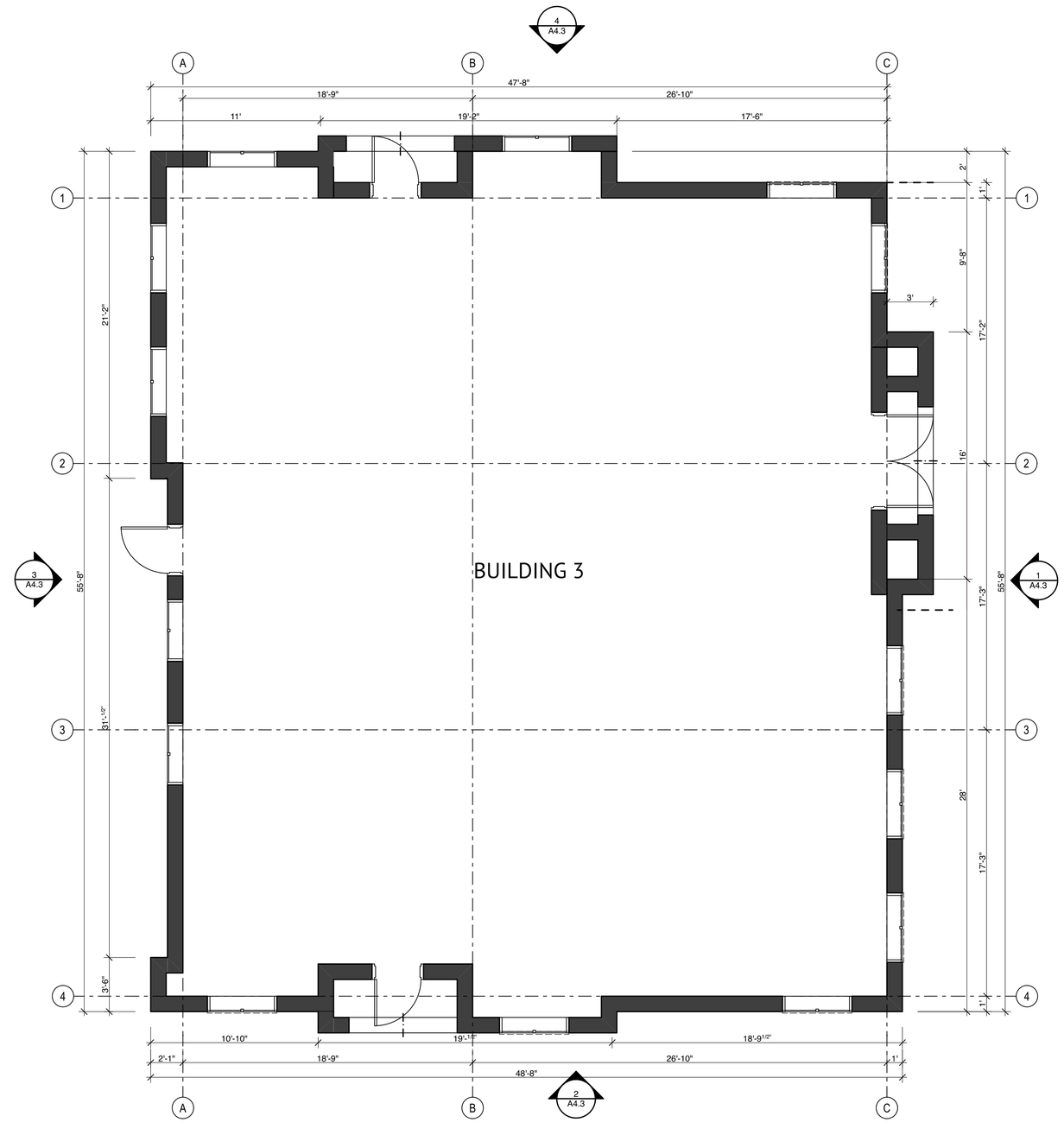

1 BUILDING 3 - FLOOR PLAN

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

shelton
ARCHITECTURE

LINDSAY SHELTON
#25068

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7.23.24

COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
CIOLLEYVILLE, TX 76034

A2.3

FLOOR PLAN - BUILDING 3

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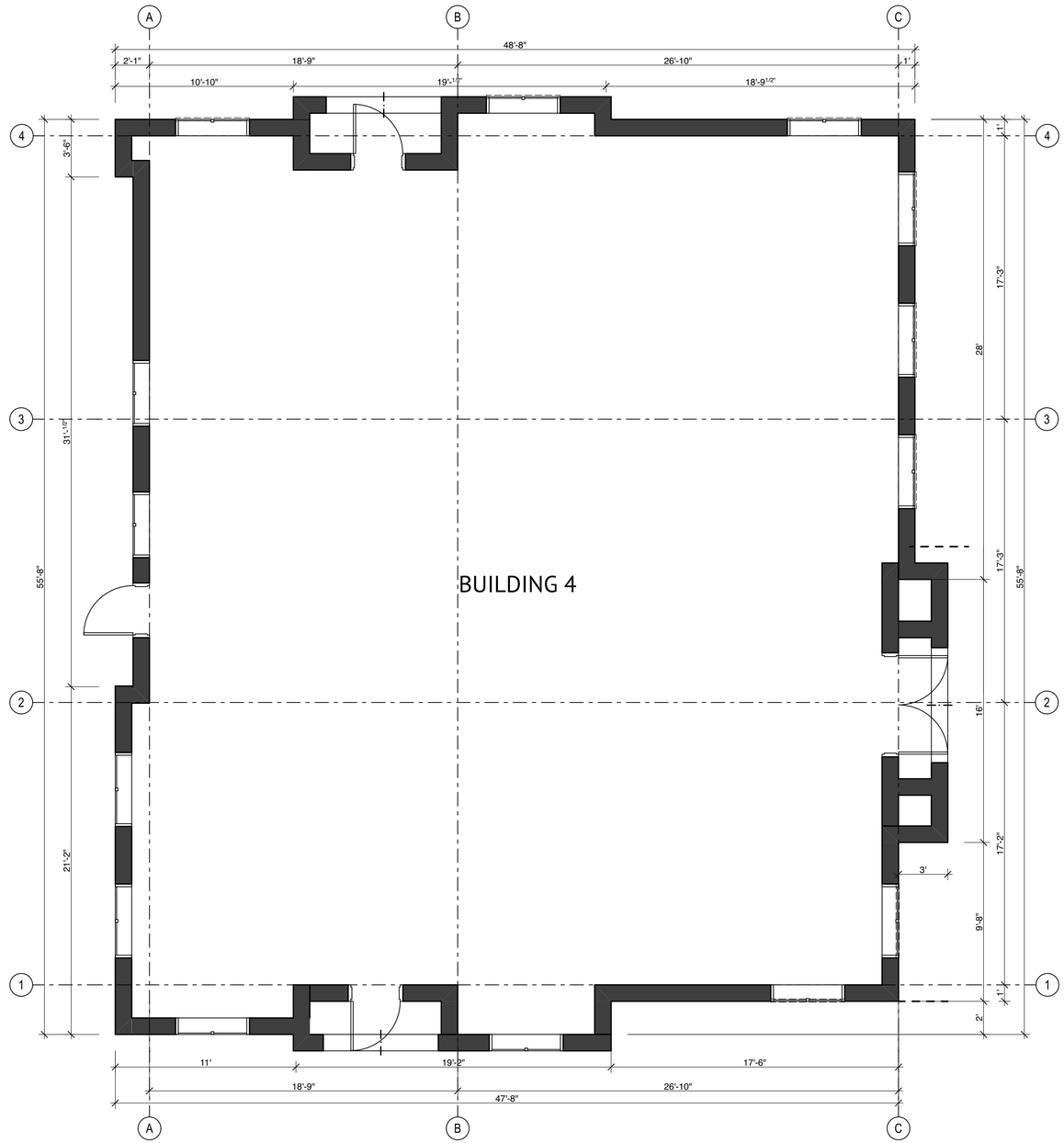

1 BUILDING 4 - FLOOR PLAN
SCALE: 1/4" = 1'-0"

shelton
ARCHITECTURE

LINDSAY SHELTON
#25068

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7.23.24

COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
CIOLLEYVILLE, TX 76034

A2.4

FLOOR PLAN - BUILDING 4

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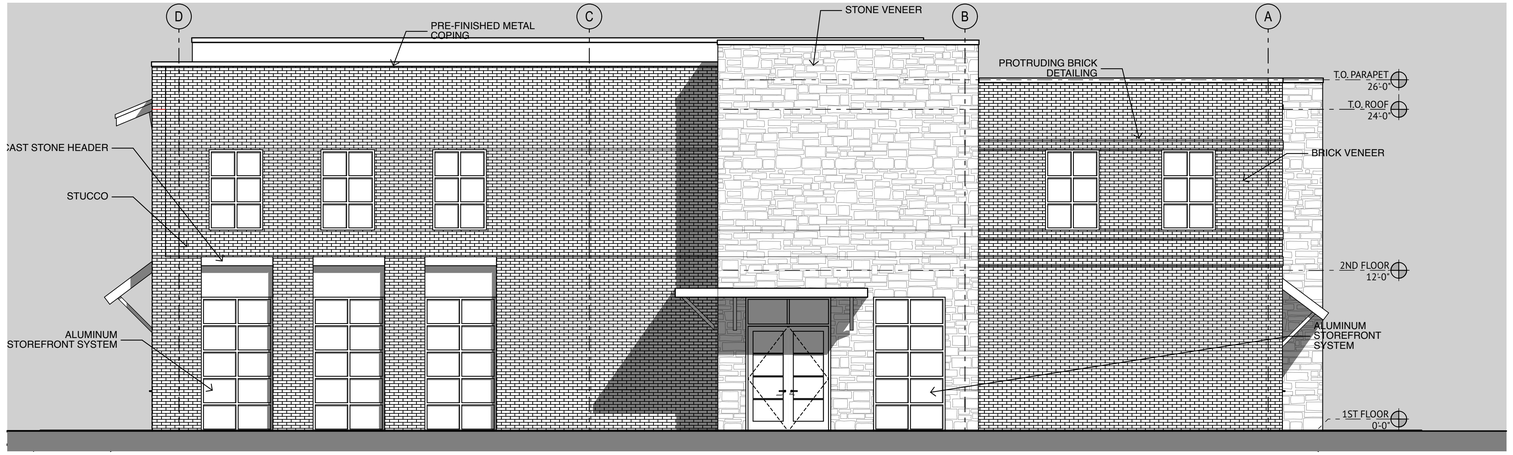
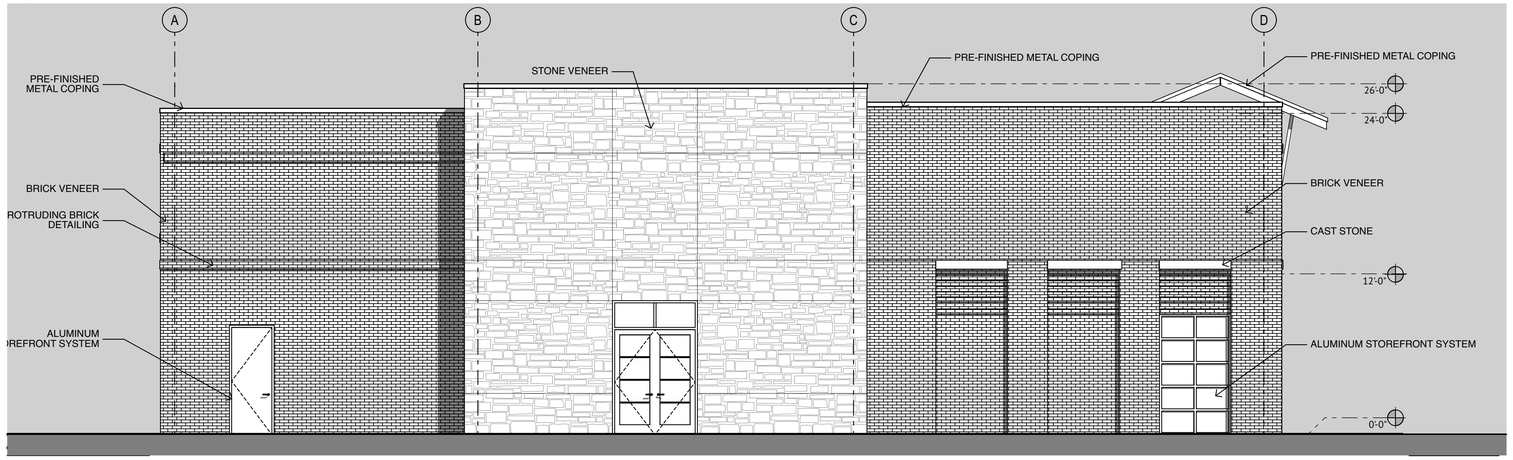


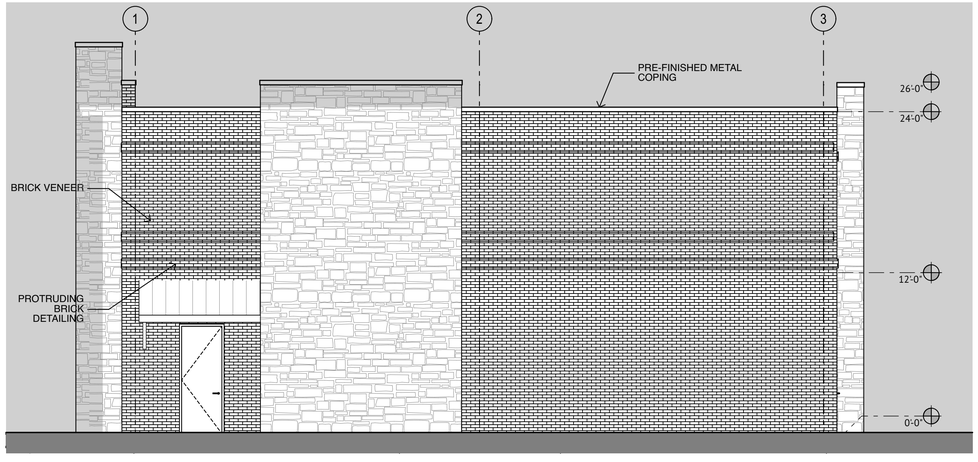
4 BUILDING 1 - WEST ELEVATION

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

LINDSAY SHELTON
#25068

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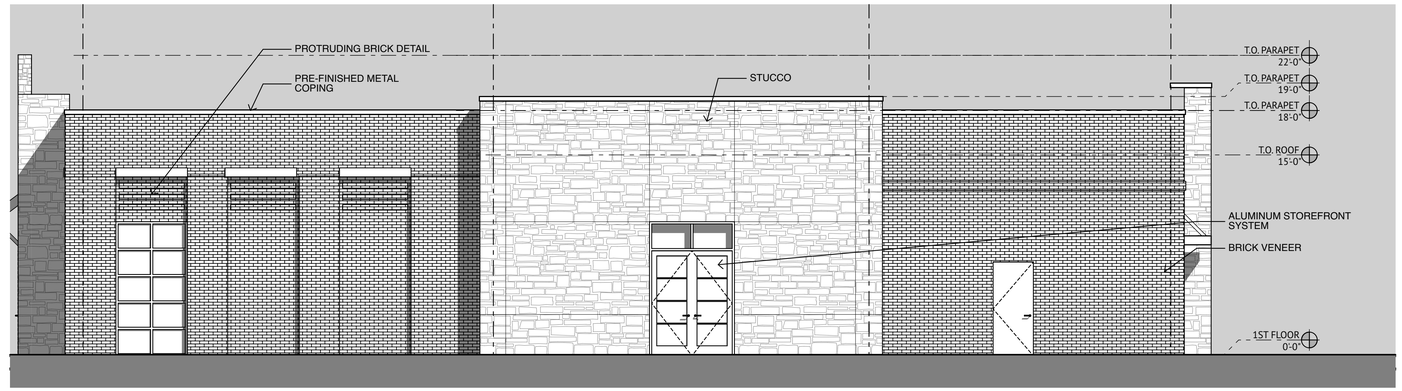
7.23.24

COLLEYVILLE COMMERCIAL

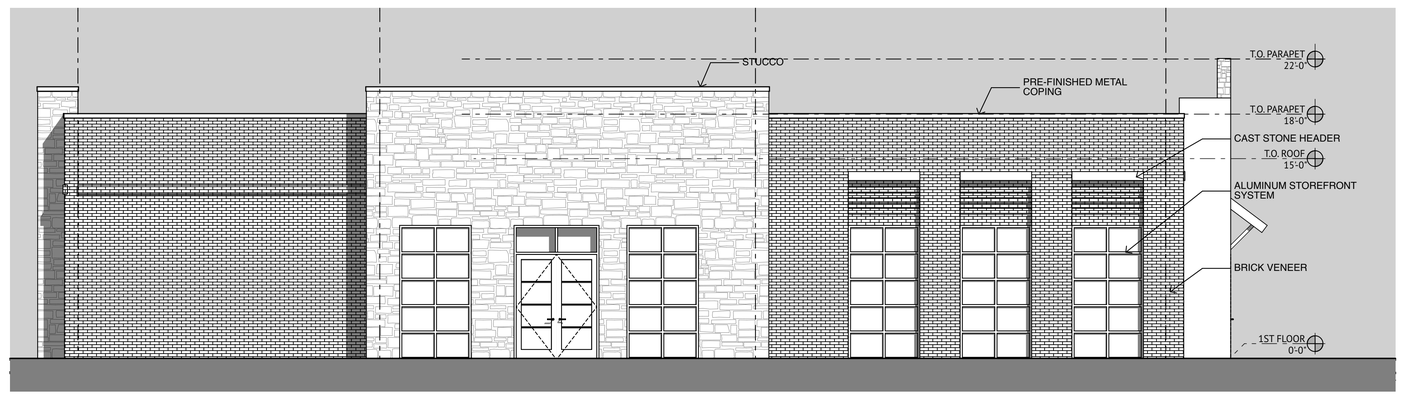
1721 JOHN MCCAIN ROAD
CIOLLEYVILLE, TX 76034

A4.1

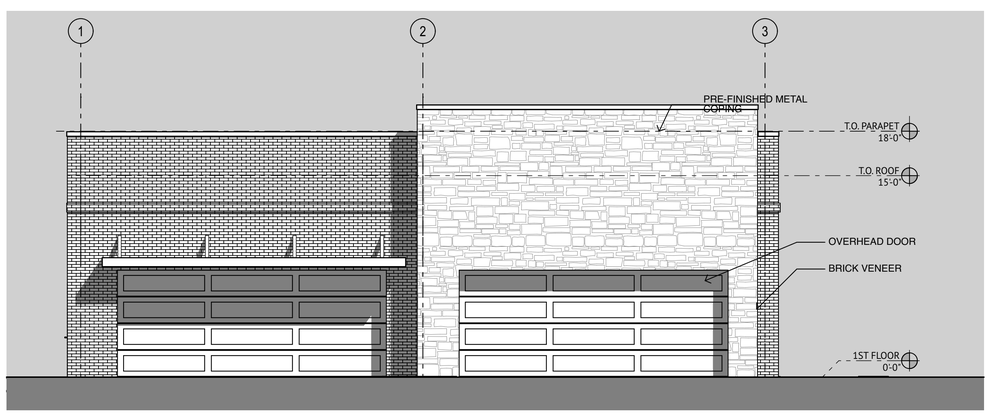
/Users/lindsayshelton/Library/Mobile Documents/com~apple~CloudDocs/Documents/Projects/1721 John McCain - Retail/1721 JOHN MCCAIN 4.pln



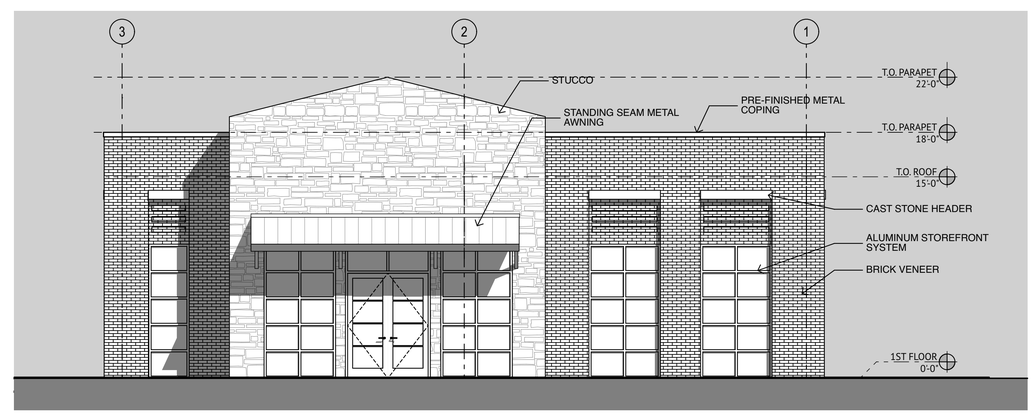
4 BUILDING 2 - WEST ELEVATION
SCALE: 3/16" = 1'-0"



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"

EXTERIOR ELEVATIONS

shelton
ARCHITECTURE

LINDSAY SHELTON
#25068

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7.23.24

COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
CIOLLEYVILLE, TX 76034

A4.2

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

shelton
ARCHITECTURE

LINDSAY SHELTON
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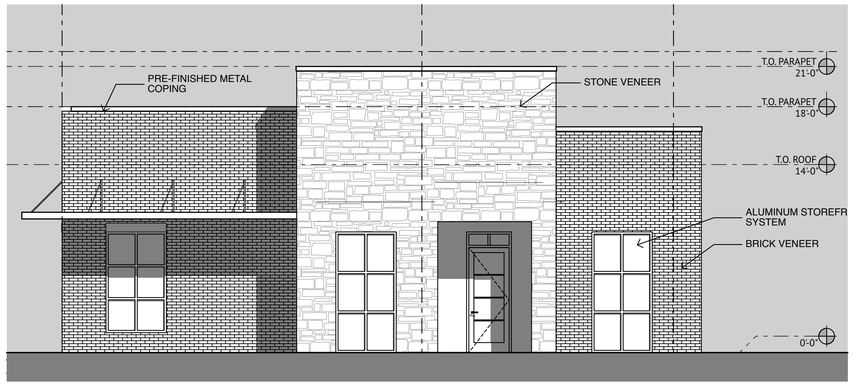
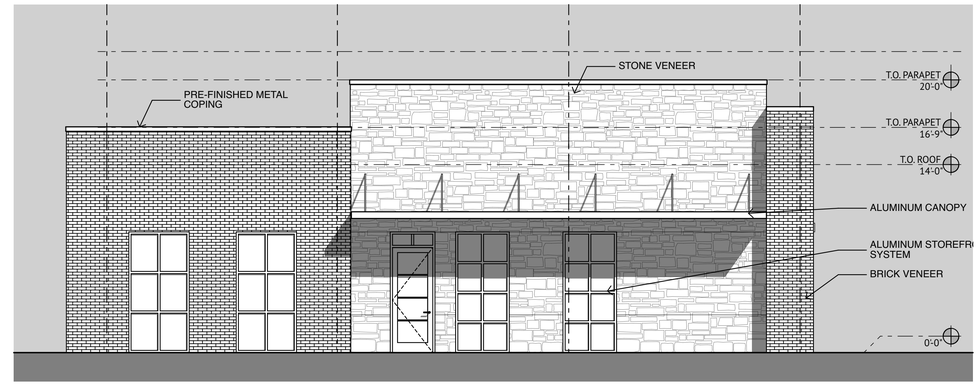
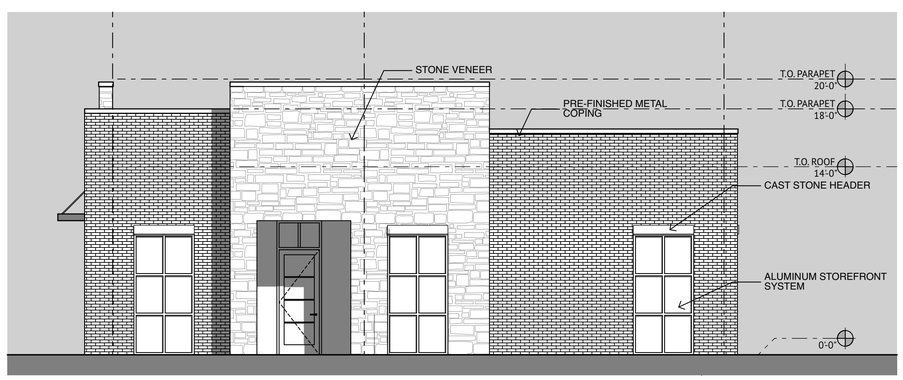
7.23.24



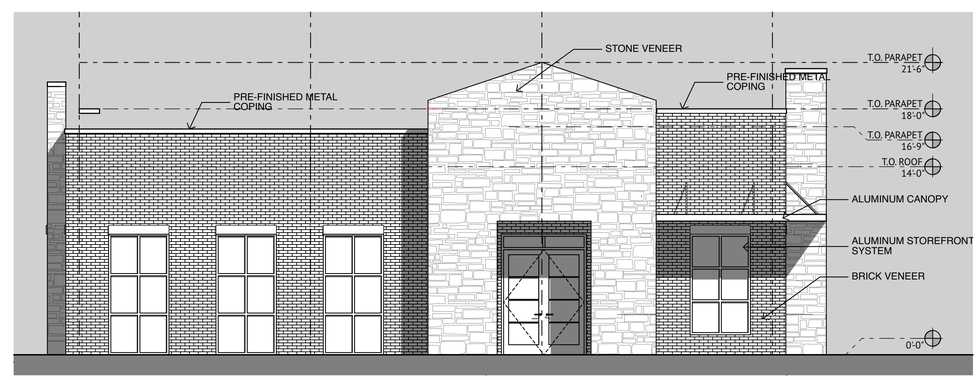
4 BUILDINGS 3&4 ELEVATION
SCALE: 3/16" = 1'-0"



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"

COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
CIOLLEYVILLE, TX 76034

A4.3

EXTERIOR ELEVATIONS

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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.

Area No.	Total Area	Runoff "C"	Total "C'A"	Time of Concentration Min	2yr Intensity calculations i=b/(tc+d)^e b= 51 d= 8 e= 0.755 Storm Intensity iph	Discharge cfs	5yr Intensity calculations i=b/(tc+d)^e b= 66 d= 8.5 e= 0.775 Storm Intensity iph	Discharge cfs	10yr Intensity calculations i=b/(tc+d)^e b= 77 d= 8.5 e= 0.777 Storm Intensity iph	Discharge cfs	25yr Intensity calculations i=b/(tc+d)^e b= 88 d= 8.5 e= 0.774 Storm Intensity iph	Discharge cfs	50yr Intensity calculations i=b/(tc+d)^e b= 101 d= 8.5 e= 0.775 Storm Intensity iph	Discharge cfs	100yr Intensity calculations i=b/(tc+d)^e b= 106 d= 8 e= 0.767 Storm Intensity iph	Discharge cfs	Notes
A Onsite Drainage	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	16.10	Onsite runoff which drains to proposed detention basin.
B Onsite Drainage	0.26	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 Offsite Drainage	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 Offsite Drainage	52.12	0.30	15.64	38.50	2.48	38.70	3.30	51.62	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 swale located south of the site.

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 (0.53 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)

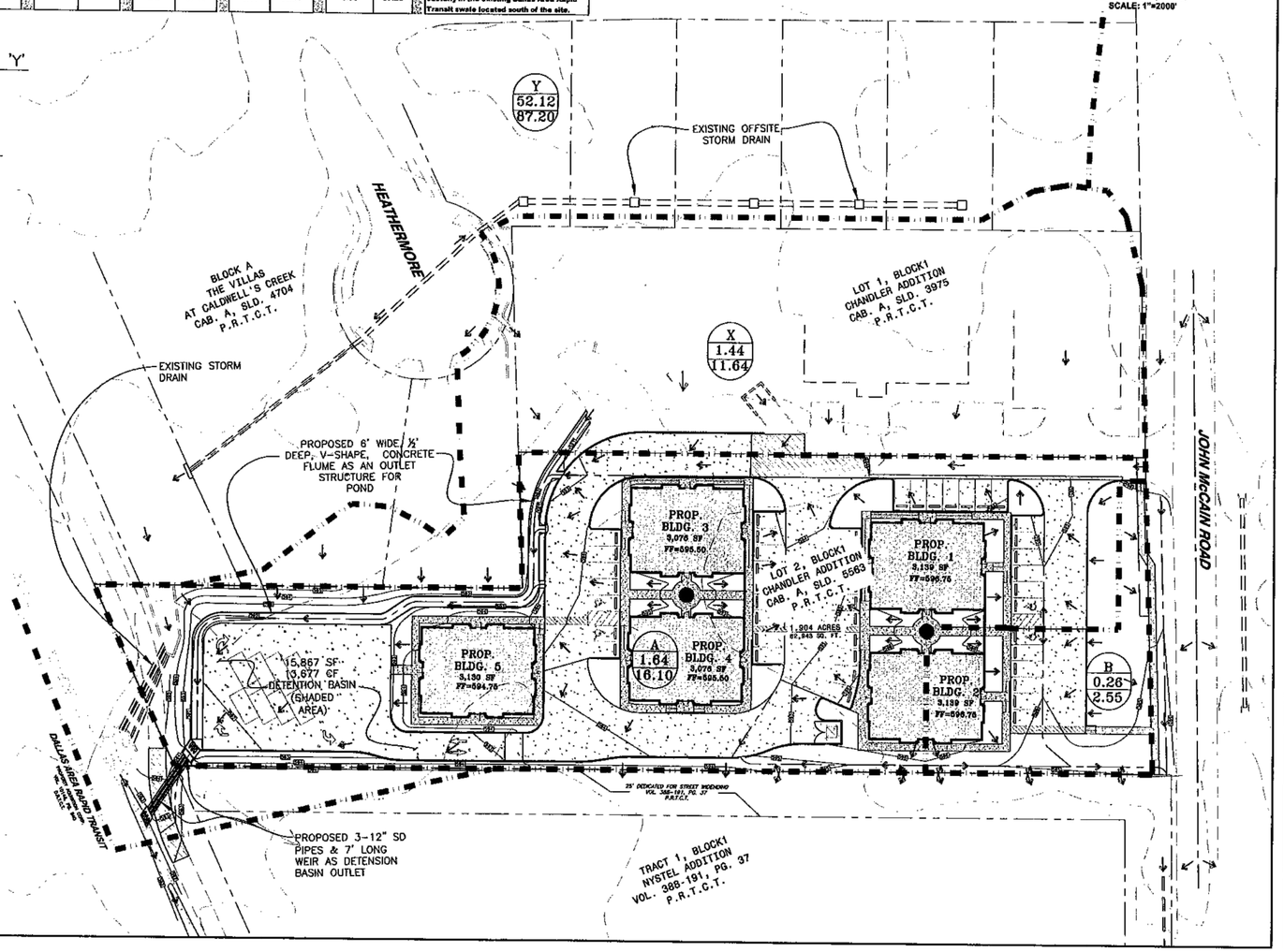
TOTAL TIME OF CONCENTRATION FOR D. A. 'Y' (38.50 MIN)

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			



N

30' 0' 30'
Scale: Horiz. 1" = 30'

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

IRACO DEVELOPMENT, LLC.
PROPERTY DEVELOPERS
PLANNERS AND BUILDERS
Location: 2319 Nell Johnson Rd. Suite C, Coleyville, Tx. 76034
Mailing: P.O. Box 1788 Colleyville, Tx. 76034
Office: (817)685-7138 Fax: (817)685-7139
Contacts: Chris Chandler @ (817)975-5588 or Bill Chandler @ (817)291-9220
Email: CHRISRACO@CHARTER.NET

Baird, Hampton & Brown, Inc.
Engineering & Surveying
405 SH 360, Suite 100, Grapevine, Tx 76051 817(481)-2831 Fax(817)481-2833 www.bhbinc.com Firm #4

NO.	REVISIONS	DATE
1	REVISION TO SIZE OF DRAINAGE AREA 'Y'	6/27/08

DESIGNED: GC | DRAWN: GC | CHECKED: KB | DATE: FEB. 2008

DRAINAGE AREA MAP

IL GARDINI
COLLEYVILLE, TEXAS

STATE OF TEXAS
KONSTANTINE BARONTAS
67022
REGISTERED PROFESSIONAL ENGINEER

BHB 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: 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'

Texas811
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(@ least 48 hours prior to digging)

FOR REFERENCE ONLY

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

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1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS
DRAINAGE AREA MAP (FOR REFERENCE ONLY)

No.	Date	Revision Description

PROJECT NO: 2022-90-02

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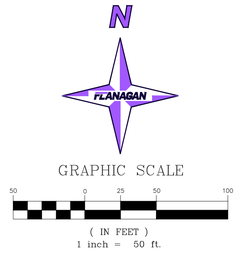
M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781
August 1, 2024

SHEET NUMBER
C-4.1

File: F:\2022-90 Mike Floors\2022-90-02 1721 John McCain (Colleyville)\Civil\Plan Sheets\C-4.1 DRAINAGE AREA MAP.dwg || Date Plotted: 8/12/2024 2:10 PM || Plotted By: Rick



LEGEND

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

NOTES

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.

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'

Texas 811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

EXISTING 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	1.88	0.30	10	4.54	5.62	6.51	7.75	8.70	9.66	2.56	3.17	3.67	4.37	4.91	5.45	To Proposed Detension Pond

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

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1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS

EXISTING DRAINAGE AREA MAP

No.	Date	Revision Description

PROJECT NO.: 2022-90-02

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

SHEET NUMBER
C-4.2

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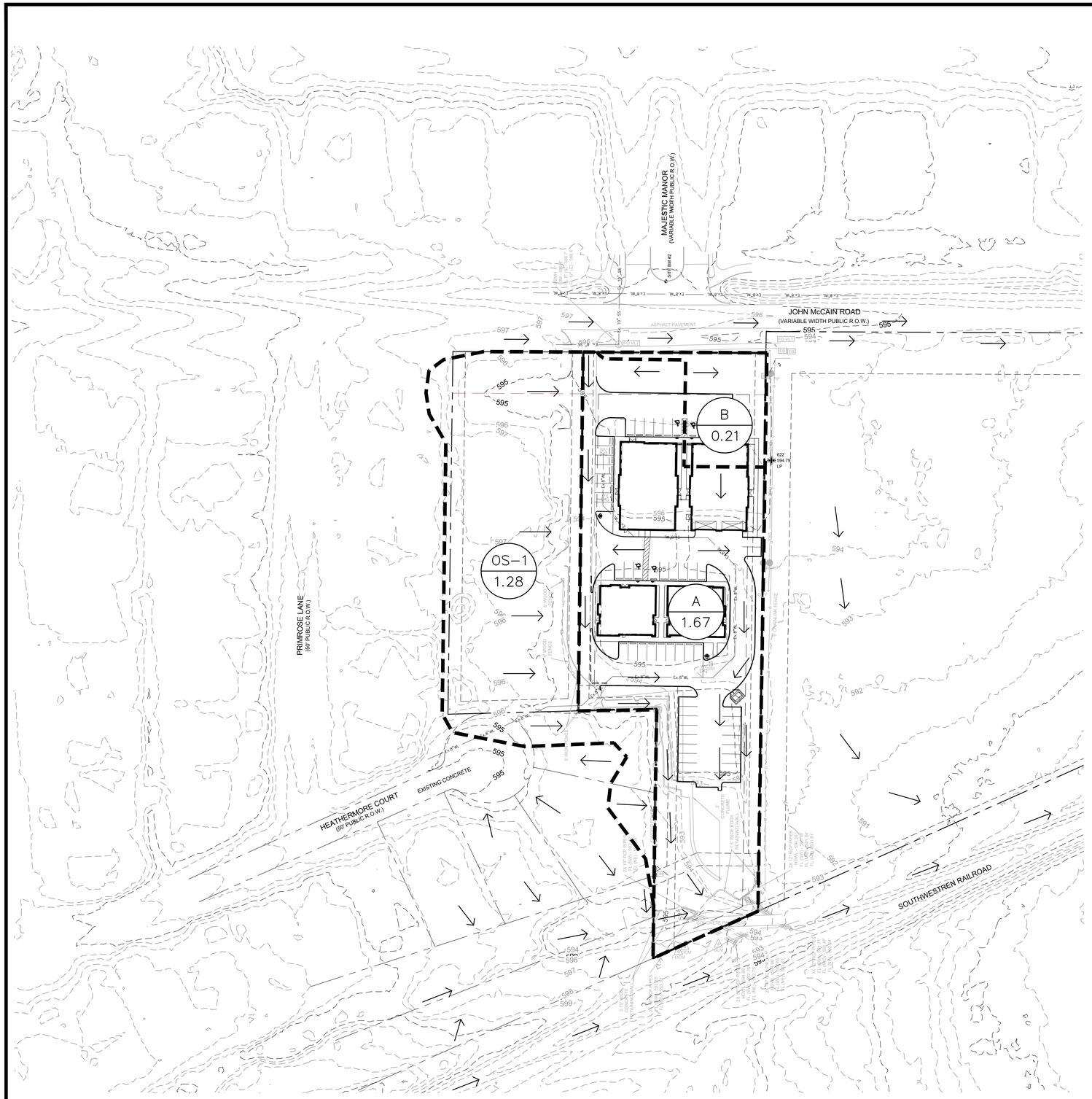

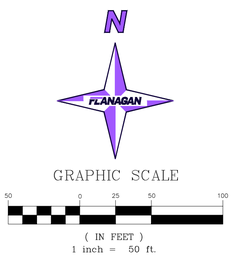

LEGEND

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

NOTES

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BENCHMARKS

PROJECT BM (SITE BM #1)
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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'

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 Detension 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

Texas 811
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(@ least 48 hours prior to digging)

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

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

1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS

PROPOSED DRAINAGE AREA MAP

No.	Date	Revision Description

PROJECT NO.: 2022-90-02

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

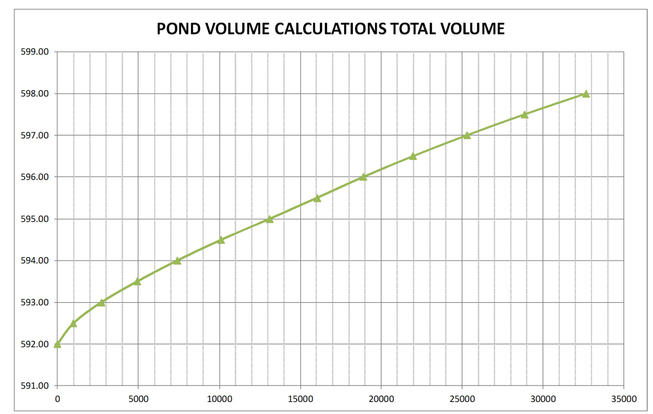
SHEET NUMBER
C-4.3

File: F:\2022-90 Mike Floors\2022-90-02 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

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	AREA	VOLUME	TOTAL VOLUME
(ft)	(sf)	(cu.ft.)	(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



N

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

LEGEND

– – – 118 – – –	EXISTING CONTOURS ROCKIN B SURVEYING, LLC, 10-18-2023
—— 118 ——	PROPOSED CONTOURS

NOTES

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.

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 ()
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 (ft^3)
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 (ft^3)
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 (ft^3)	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	**<<=Detention Volume Required**
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	

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'

Texas 811
Know what's below.
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FLANAGAN
Fort Worth, Texas | P 817.704.0480 | flanagan-ls.com | TBPE Firm No. 22910
Contact: Reece Flanagan, P.E.

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1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS
DETENTION POND AND CALCULATIONS

No.	Date	Revision Description

PROJECT NO.: 2022-90-02

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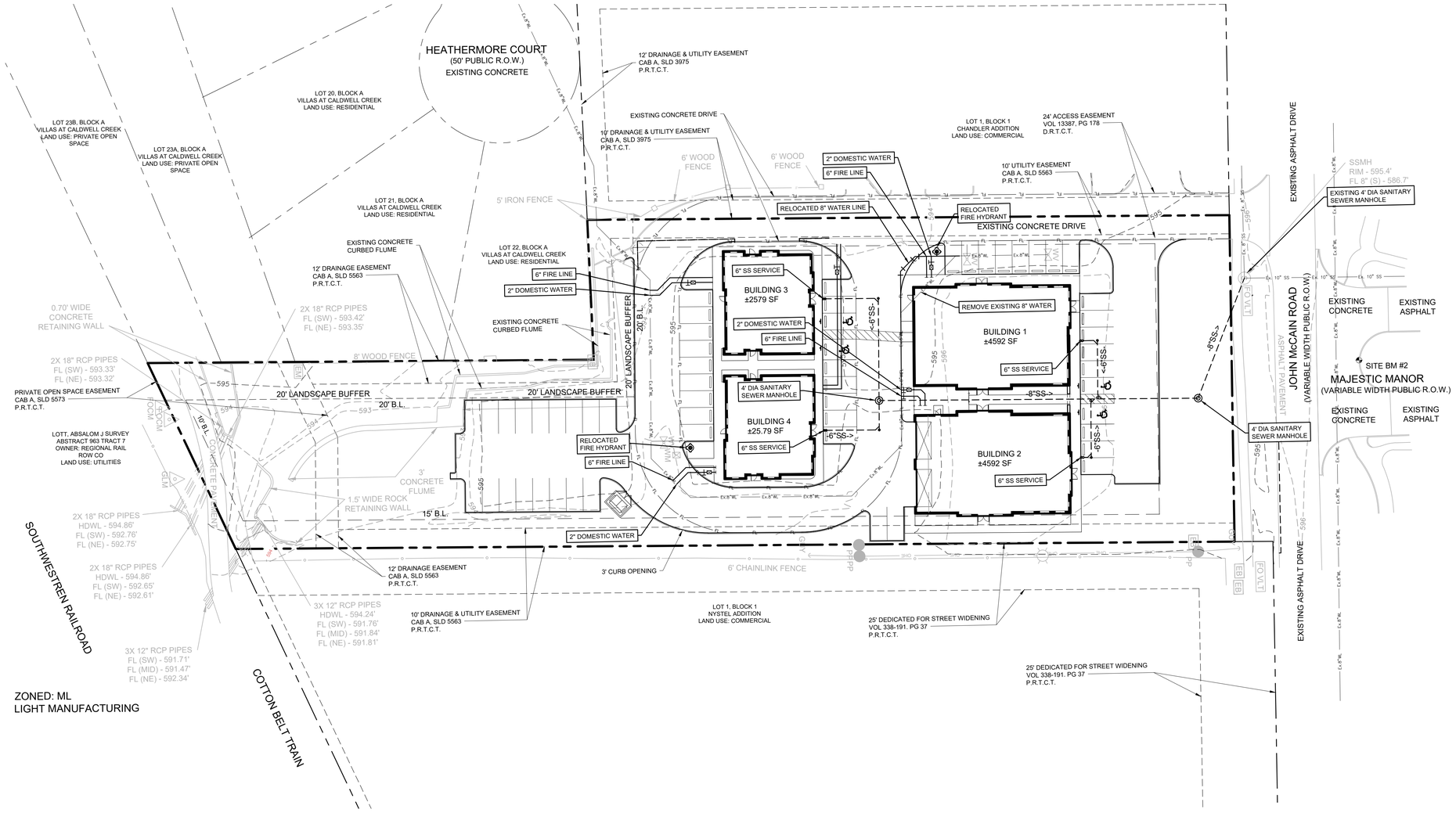
M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781
August 1, 2024

SHEET NUMBER
C-4.4

File: F:\2022-90 Mike Floors\2022-90-02 1721 John McCain (Colleyville)\Civil\Plan Sheets\C-4.1 DRAINAGE AREA MAP.dwg || Date Plotted: 8/1/2024 2:13 PM || Plotted By: Rick



LEGEND

	PROPERTY LINE
	EASEMENT LINE
EX 6"W	EXISTING WATER LINE
EX 6"SS	EXISTING SAN. SEWER LINE
GAS	EXISTING GAS LINE
OHE	EXISTING OVERHEAD ELECTRIC
8"SS	PROPOSED SAN. SEWER LINE
	PROPOSED WATER LINE
24" RCP	PROPOSED STORM SEWER LINE

WATER NOTES

1. 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.
2. 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.
3. 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.
4. THE CONTRACTOR SHALL, ON ALL UTILITIES COORDINATE INSPECTION AND TESTING WITH THE APPROPRIATE AUTHORITIES PRIOR TO BACKFILLING TRENCHES.
5. 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.
6. 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.
7. 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.
8. 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.
9. TRENCH SAFETY:
IT SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR TO PROVIDE AND MAINTAIN A VIABLE 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 ADMINISTRATIONS'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.
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1721 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS

UTILITY PLAN

No.	Date	Revision Description

PROJECT NO.: 2022-90-02

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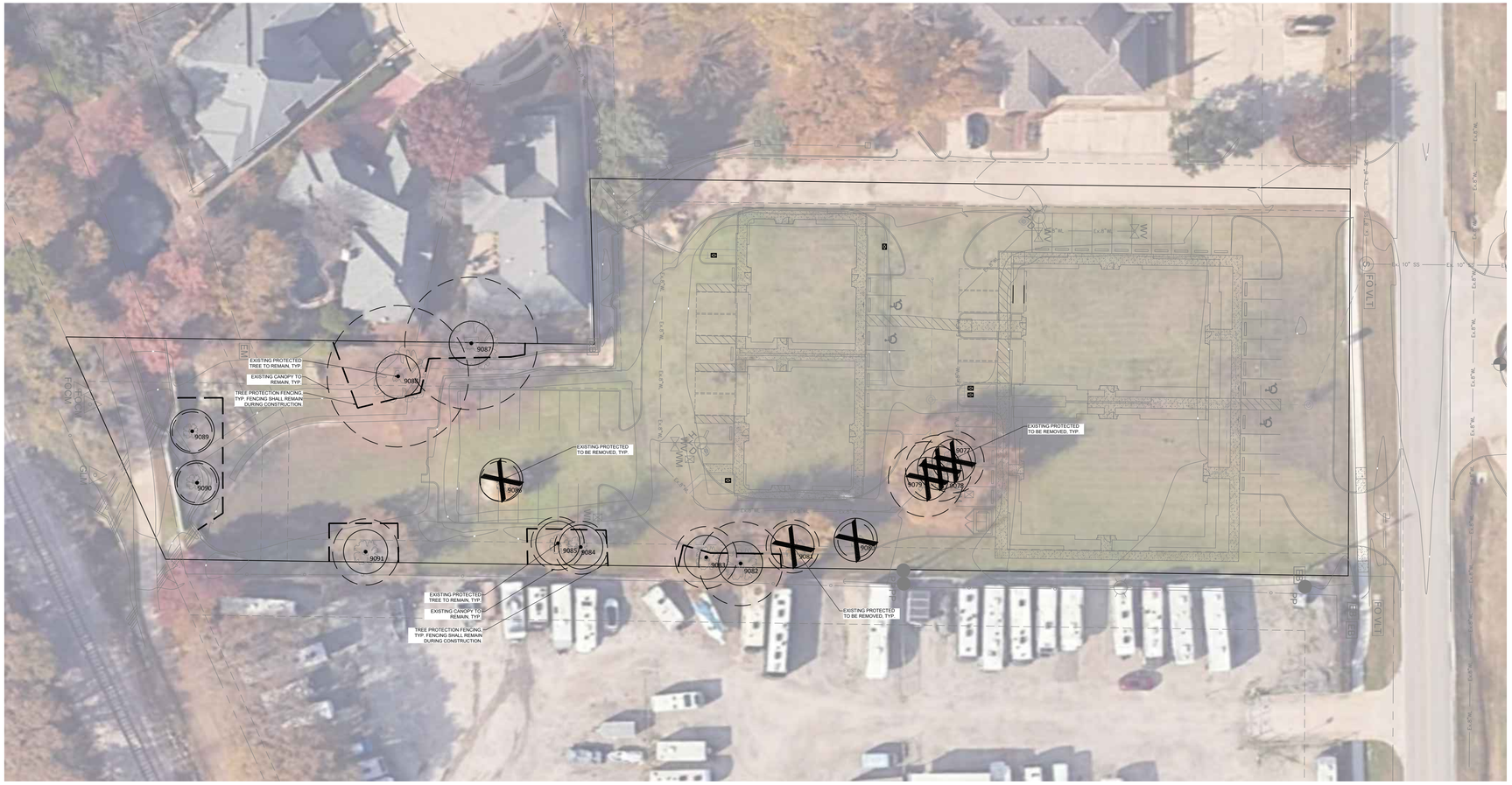
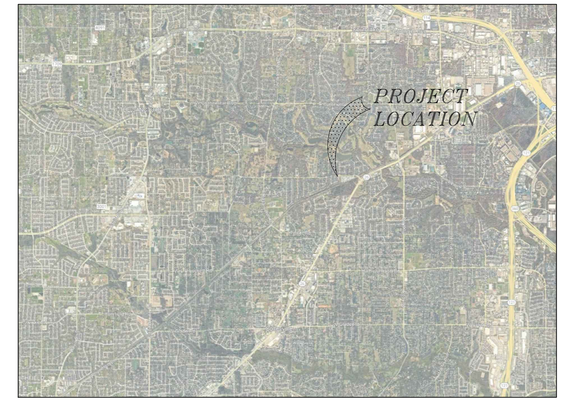
M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781
August 1, 2024

SHEET NUMBER
C-5.1

File: F:\2022-90 Mike Floors\2022-90-02 1721 John McCain (Colleyville)\Civil\Plan Sheets\C-5.1 WATER PLAN.dwg || Date Plotted: 8/1/2024 3:38 PM || Plotted By: Rick





VICINITY MAP

NTS

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

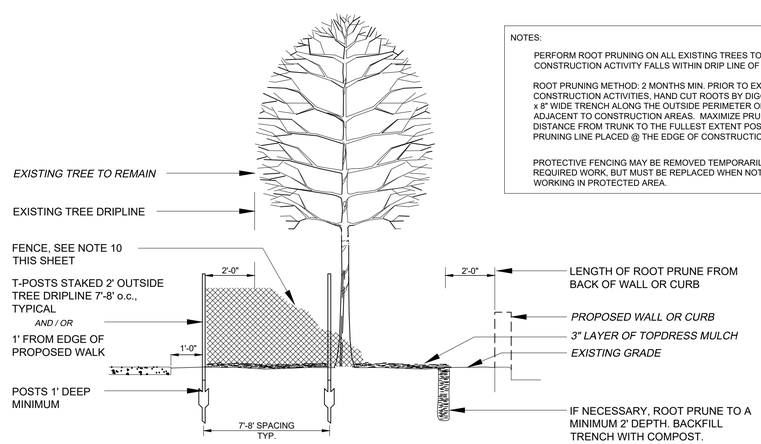
TREE PROTECTION, REFER TO DETAIL

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 NOTES:

1. EXISTING TREES TO REMAIN SHALL BE PRESERVED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND TREE DRIPLINE (CANOPY).
2. 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.)
3. 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.
4. 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.
5. 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.
6. NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OR A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
7. 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.
8. 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.).
9. THE UTILITY AND IRRIGATION CONTRACTOR SHALL EXERCISE CAUTION WHEN TRENCHING AROUND EXISTING TREES. HAND-DIG ALL TRENCHES WITHIN THE TREE DRIPLINE.
10. 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.



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.

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

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

DEVELOPER

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

CASE# XX–XX

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

C:\TEMPUS\TX24-0143 - 1721 McCain - Colleyville\Design\Urban Forestry.dwg Jul 25,2024 - 10:39AM tempu

No.	Date	Revision Description

PROJECT NO.24–0143

URBAN FORESTRY PLAN

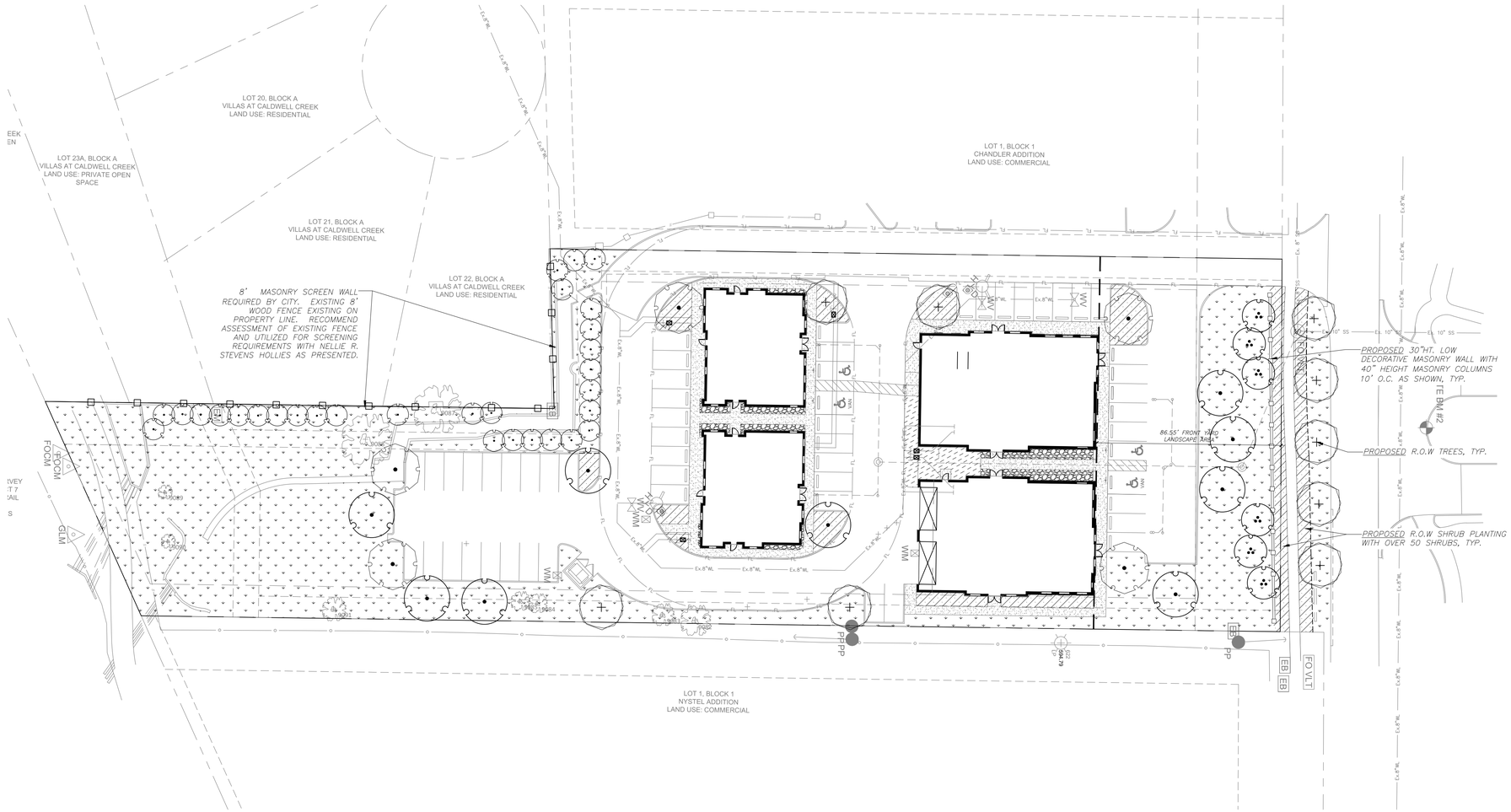
OFFICE PARK
1721 JOHN McCAIN ROAD
COLLEYVILLE, TEXAS

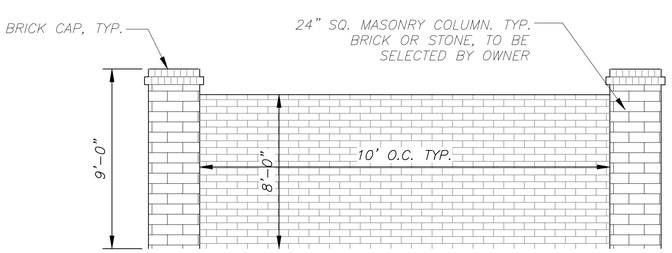
PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Michael G. Martin
L.A.#2836
7/25/2024

TEMPUS LAND SOLUTIONS, LLC
DFW AND GREATER TEXAS
817.223.8489
michael@tempus–ls.com

SHEET NO.

UF -1.0





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 (Pollinator Plant) VITEX AGNUS-CASTUS MULTI-TRUNK	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-Q-STONE - 817.429.0822 OR APPROVED EQUAL				
	CD		COMMON BERMUDA GRASS - SOLID SOD OR HYDRO-MULCH CYNODON DACTYLON				
	SE		3/16" 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) 140SF 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 PROPERY 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

N

GRAPHIC SCALE

30 0 15 30 60

(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

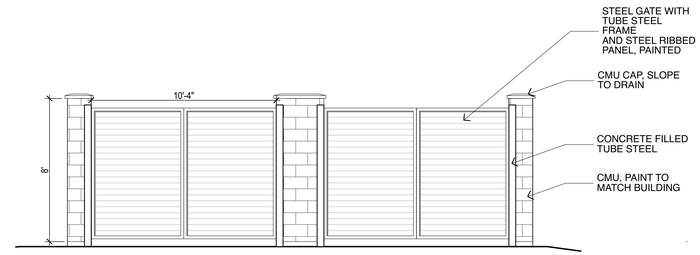
OFFICE PARK
1721 JOHN McCAIN ROAD
COLLEYVILLE, TEXAS

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.#2636
8/2/2024

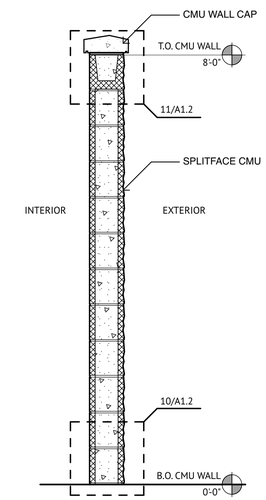
TEMPUS LAND SOLUTIONS
EST. 2021
TEMPUS LAND SOLUTIONS, LLC
DFW AND GREATER TEXAS
817.223.8489
michael@tempus-ls.com

SHEET NO.
LS - 1.1

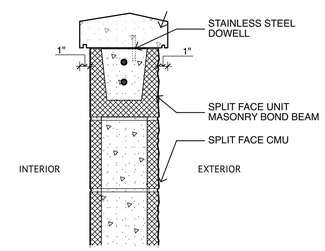
C:\TEMPUSTX\24-0143 - 1721 McCain - Colleyville\Design\LS 1.0 Landscape Plan.dwg Aug 02,2024 - 10:33AM tempu



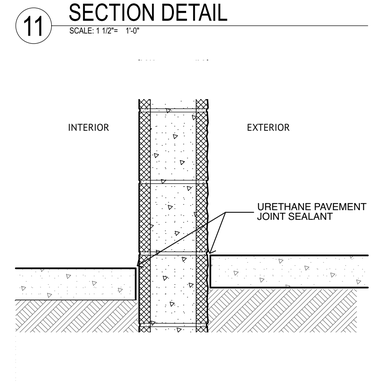
12 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



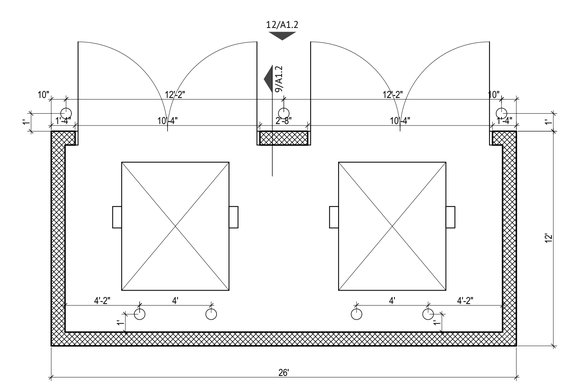
9 WALL SECTION
SCALE: 3/4" = 1'-0"



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



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



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

TRASH ENCLOSURE

shelton
ARCHITECTURE

LINDSAY SHELTON
#25068

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

7.23.24

COLLEYVILLE COMMERCIAL
1721 JOHN MCCAIN ROAD
CIOLLEYVILLE, TX 76034

A1.2

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

LOVE starts with a wet nose &
ends with a wagging tail.
100% GUEST READY
GUARENTEED BY
ON

GOLDEN PAWS
Pet Resort & Spa
WELCOME
Grooming Salon

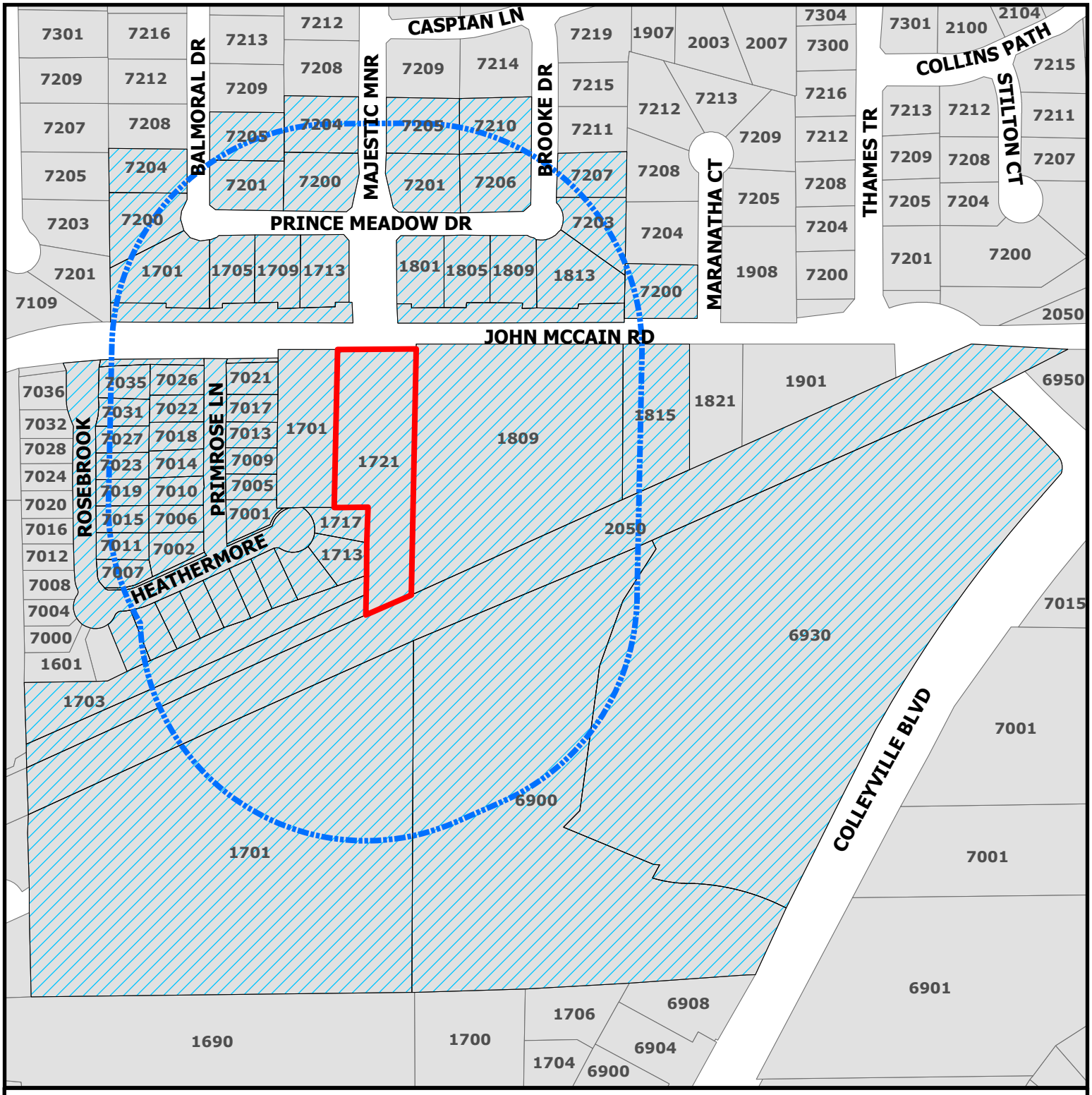
13
14

RINSE
SANITIZE

100% GUEST READY
GUARANTEED BY
ON

ABC
Pet
Resort
& Spa

Notification Map



CITY OF COLLEYVILLE TEXAS

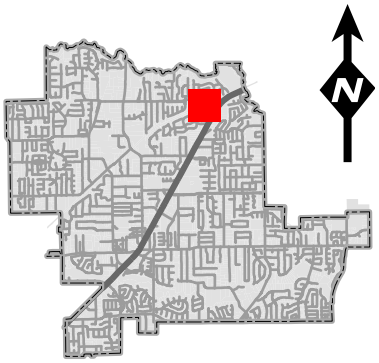
ZC24-012

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

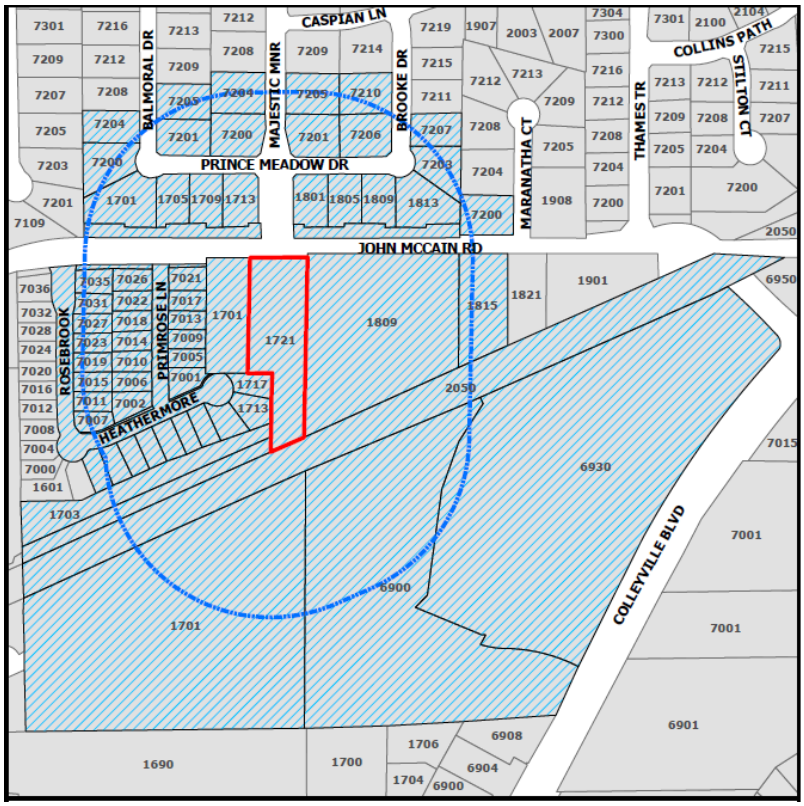
Request:	Consideration of a Special Use Permit to allow for a Dog Boarding & Dog Grooming on Lot 2, Block 1, Chandler Addition. The request is to allow for a new dog boarding & dog grooming salon.
Zoning Case:	ZC24-013
Applicant:	Reece Flanagan
Owner:	Northeast Properties INC
Location:	1721 John McCain 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
MONTERRA 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 makeup 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 homes 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]

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 7034

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]

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
PRO RV
1809 John McCain Road
Colleyville, Texas 76034
[redacted]

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

I am oppposed 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

From: [redacted]
To: Citizen Letters
Subject: Comments to Zoning Case ZC24-012
Date: Thursday, August 8, 2024 4:30:42 PM

Community Development Department

Zoning Case ZC24-012 Comments

The proposed location for this "mobile veterinary business" backs right up to our residential area that along with zoning case ZC24-013 puts a noisy (dogs barking) boarding and grooming facility right next to peoples' homes.

We love dogs and currently have one but do not want a full time facility within earshot of our house. The applicants can say all they want on keeping noise levels down but dogs do bark, sometimes excessively.

Looking at the building floor plans it appears there will be four buildings each with no interior walls for grooming area, boarding section, nothing. Didn't see any outside play yard for the boarded dogs which you would think would be appropriate.

Bottom line is we do not want another non-residential facility built next our development.

Lawrence & Michele Radcliffe

7018 Primrose Lane
Colleyville, TX 76034

From:	Ben Bryner
To:	Jackie Reyff
Subject:	FW: 1721 John McCain special use permit
Date:	Friday, August 9, 2024 10:56:11 AM

From: Walter Kilroy [redacted]
Sent: Friday, August 9, 2024 10:47 AM
To: Ben Bryner <BBryner@colleyville.com>; Gary Staggs [redacted]; Sue Drautz [redacted]
Subject: 1721 John McCain special use permit

Ben,

Per our conversation this morning, I am including some questions I have about the proposed new project on the above property. I understand this will be emailed to the appropriate city officials today too. I do speak for our HOA.

I have taken a little time to read the owner's description of the business and facility he has petitioned the City of Colleyville for a Special Use Permit to build and operate. It states, "our veterinary clinic ***which will be a surgery center*** and office for a mobile vet clinic." He goes on to explain that "The boarding facility will be state of the art and provide essential services". He does not address the traffic impact that the facility, if allowed, will certainly bring to existing neighborhoods, not to say anything about the preventable cut thru traffic that currently exists.

- He explains the Community Benefits this project brings as having an *Economic Impact thru job creation and increased revenue*. If this facility, a surgery center and boarding facility, will result in increased revenue, is it not a business providing a service not a Light Manufacturing Center which produces a product?

- How many employees will there be at the facility every day? What is the number of employee and company cars and trucks will be parked on site during the day and those parked overnight?

- He addresses Noise, Odor and Traffic by stating "We are committed to ***minimizing*** any potential negative impacts." How will that be addressed?

- How will the daily water and cleaning fluids from the Mobile Clinic sanitizing be captured and disposed of?

- How many dogs are expected be housed for surgery and recovery and how many will be housed for boarding?

- Please explain which Building, number 1 or number 2 will house the indoor kennels and which will be the surgery center.

- How will the bodies of the dogs that do not survive the surgery be disposed of?

- How many dogs will be walked several times a day and where? Along the sidewalk beside John McCain? Will they be walked along the Bike and Jogging paths parallel to the RR Tracks?

- How can we be sure that all poop is picked up and where will it be between regular pick up and disposals.

- How are the dogs boarded at this facility separated from the neighborhood dogs on the few walking paths that are used by the residents of this community. Neighborhood dogs are less excited by being in a new and strange place.

- How can we be guaranteed that the use of Buildings 3 and 4 are not just expansion space for the Owner described “New Veterinary Surgery Center and Boarding Facility”?

- Where is the “office for the ***existing*** Mobile vet clinic? Or will this intended facility and the service trucks be incorporate the new space?

- Will the maximum allowable sound level be established and enforced from this property to the adjacent Homeowner’s? Will it be established by an Acoustician be monitored by an independent company?

- Will the trees indicated on the site plan have a warrantee, possibility a year like the buildings?

- Will a doggy day care center be allowed in buildings 3 and 4 now or even considered?

Thank You,

Walter Kilroy, AIA

August 9, 2024

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

Re: Request: Special Use Permits for Veterinarian Clinic, Dog Boarding & Dog Grooming
Zoning Cases: ZC24-012 and ZC24-013
Location: 1721 John McCain Road
Property Description: Lot 2, Block 1, Chandler Addition

Dear Community Development Department Representatives,

Please accept this letter in opposition to the above-referenced zoning change requests. Our family resides at **7301 Majestic Manor** in Timarron Cascades, the neighborhood directly across from the location in question.

While we are pet lovers and owners, we do not believe this location is appropriate for a veterinary clinic, pet boarding and grooming business. We have concerns that this will negatively impact the peace and tranquility of our neighborhood, cause a decline in home values, and add to traffic safety concerns.

Frequent traffic from pet owners and delivery vehicles is disruptive to the peace and tranquility of the neighborhood and residential streets. Additionally, there will be increased noise from the animals served.

Veterinary clinics and pet boarding and grooming services are not always maintained to the same standards as residential homes and are prone to rapid deterioration since they are exposed to high wear and tear, including messes from the animals they serve. This can cause a decline in the property values of nearby residential homes.

This location sits on a 2-lane road that has already seen increased traffic due to new residential developments. Allowing a business with frequent traffic across from our neighborhood will increase the number of vehicles on an already congested roadway. Additionally, adding another entrance/exit to John McCain Road across from our neighborhood entrance/exit will undoubtedly lead to additional safety concerns. Traffic during the morning and evening commuting hours is heavy and often backs up beyond the neighborhood entrances, which makes exiting and entering the neighborhood difficult. A new entrance/exit to the roadway with high traffic across from our neighborhood entrance will raise the danger of entering and exiting John McCain Road, and thus make entering and exiting our neighborhood more dangerous.

Veterinary, boarding, and grooming businesses are not good choices for a residential area due to their potential to create the issues described above that will detract from our neighborhood's appeal.

We appreciate the opportunity to express our concerns and hope that you will give this sincere consideration and deny the above-referenced proposed zoning changes.

Sincerely,

Michael Nixon | Nicole Nixon | Zachary Nixon

From: [redacted]
To: Citizen Letters
Subject: Opposition to Zoning Cases ZC24-012 and ZC24-013
Date: Friday, August 9, 2024 3:11:53 PM

This letter represents my opposition to the consideration of use permit for the vet clinic and dog boarding and dog grooming buildings proposed for construction at 1721 John McCain Road. These are Zoning cases ZC24-012 and ZC24-013.

My home is located at 7013 Primrose Lane, near where the proposed buildings would be built.

These businesses would increase traffic on a high-traffic two-lane road that affects several residential areas, especially during rush hours.

Additionally, our neighborhood, the Villas at Caldwell Creek, which would be steps away from the proposed buildings, is a community of older residents/empty nesters who are home during the day. Many of us are not in the best health, and the noise of dogs barking would be extremely disruptive to our otherwise quiet neighborhood.

Thank for your consideration.

Howard Randall White
7013 Primrose Lane
Colleyville, TX 76034
[redacted]

From: [redacted]
To: Citizen Letters
Cc: Bobby Lindamood; Brandi Elder; Scotty Richardson; Mark Alphonso; Ben Graves; Kimberly Gunderson; Tim Raine
Subject: ZC24-012 & ZC24-013
Date: Sunday, August 11, 2024 9:02:17 PM

Dear Mayor & City Council and Planning & Zoning Committee,

I have sent two objections, this is my third, as I continue to have many concerns.

My husband and I may not be able to attend upcoming meetings, and appreciate your reading this Objection.

From my homes view, and the area, the applicants proposed business offers nothing that enhances either the area and certainly not my homes value.

The applicants brick fencing will stop 3/4 of the way down my houses property line, so the existing HOA wooden fence will be joined by applicants Brick fence. Not very attractive. The HOA wooden fence is 4 ft from my house. My house brick color is neutral tones. What color will applicant use? That could also be very unattractive.

Bldgs 3&4 are office space? It seems odd the square footage for what is being proposed. Will they be allowed to lease space? I noticed there's a bldg 5 on one of the layouts but no mention of it. Did they decide against having 5 buildings at this time? But may build it in future - more Boarding possibly.

Our utmost concern is the Boarding of dogs. We love animals, but don't want any.

How many dogs are allowed to be Kenneled at one time?

Does the applicant also offer dog daycare services?

How many times a day do the dogs go outside and for how long?

What is applicants operating days and hours?

Are employee(s) at boarding facility 24 hrs?

I am not opposed to this land being developed.

I do oppose dog boarding within 150 feet from my home.

The City of Colleyville has Ordinances to protect its citizens from Nuissance, Ordinance 42-27.

In order to allow this SUP, you're allowing half the distance from residential, and probably 4 times the number of dogs than that Ordinance states, as being allowed.

This will pose a hardship for citizens this Ordinance was suppose to protect.

I realize this property carries a light industrial zoning, allowing noise. If the City approves this applicant, it's like you threw gasoline on what was already bad zoning.

Our little neighborhood, of 43 homes, is a jewel box, of mostly retired people. It is extremely quiet within the neighborhood and beyond.

Both Gold Dust and RV businesses are great neighbors and don't make any types of noise.

Any noise from boarding facility is going to seem magnified, as we are accustomed to ultra quiet surroundings.

That is a great selling point. Having a Kennel 150 ft from my home is an awful selling feature. This business creates a hardship for me in both my selling my home, and its value.

“Luxury” boarding may be all the rage, but in these turbulent times, most don’t seek luxury for their animals in vet services, surgery or boarding. How many yrs will this business be, in business?

I hope the weight of your decision , is the neighborhoods, and the people, that will always be here.

This business does not enhance our area, nor provide services, that we don’t already have, just within a few miles.

Thank you for your time considering my concerns.

Pam Rawlings and Gene Lilley
1717 Heathermore

Sent from my iPad

From: [redacted]
To: Citizen Letters
Cc: [redacted]
Subject: Colleyville Zoning Cases ZC24-012 and ZC24-013
Date: Sunday, August 11, 2024 9:03:49 PM

Planning and Zoning Commission,

I am a homeowner at 7205 Balmoral, Colleyville, Texas. 76034

I am writing to express concern for the issuance of a Special Use Permit for the proposed Veterinarian Clinic and Dog Boarding/Bog Grooming Facility.

The address of the proposed facility is 1721 John McCain. This property is directly opposite the entrance/exit to The Cascades of Timarron.

John McCain is a major East/West road through Colleyville and has a very high level of traffic. So much traffic, in fact, that it often backs up from Highway 26 past our entrance/exit making exiting our neighborhood very slow and potentially dangerous at times.

I am concerned that this business will increase traffic flow on John McCain making exiting the neighborhood even worse.

In addition, the proposed facility is in direct line of sight with Majestic Manor. I have not seen any proposed architectural drawing but would want to insure that the quality and design of the facility would not detract from the quality and style of our neighborhood.

I would ask that the Planning and Zoning Commission **deny the request for a Special Use Permit** until these concerns are resolved favorably.

I would be happy to address any questions.

Thank you.

Cletus Glasener
7205 Balmoral
Colleyville, Texas 76034
[redacted]

From: [redacted]
To: Citizen Letters
Subject: Proposed commercial operation on John McCain
Date: Monday, August 12, 2024 8:32:12 AM

I object to the proposed pet boarding business on John McCain due to concerns about increased traffic on our residential road, which is not designed to handle such an uptick. At times currently traffic will back up from Colleyville Blvd. past Majestic Manor creating difficulty in exiting from the neighborhood. There is still large blocks of undeveloped land to the west on John McCain that will only increase the traffic on John McCain. Adding in necessary traffic with what some consider a retail establishment will inflame the traffic issue.. This added congestion could compromise safety for residents and children. Additionally, the presence of a commercial enterprise in our neighborhood might lead to a decline in property values, negatively impacting homeowners' investments. Our community's infrastructure and residential nature should be preserved to maintain the quality of life for all residents.

Donald Crowley
7209 Balmoral Dr.

From: [redacted]
To: Citizen Letters
Subject: Proposed dog kennel on John McCain Rd
Date: Monday, August 12, 2024 9:18:26 AM

I am totally opposed to the dog Kennel and grooming proposed on John McCain rd. It will be far too close to surrounding homes!

George Dodson
7309 Balmoral Dr.
Colleyville, TX 76034

Sent from my iPhone

From: [redacted]
To: Citizen Letters
Subject: Colleyville Planning & Zoning - Special Use Permit - ZC24-012 - Citizen response (8/12/24, 11am)
Date: Monday, August 12, 2024 10:55:35 AM
Attachments: Colleyville Planning and Zoning 8-12-24.pdf

To Whom this may concern

I would like to better understand traffic patterns for this type of business and whether a traffic study has been commissioned.

Also, assuming the main time for dog drop off is 8am to 9am and pickup is 5pm to 6pm as well as the traffic already on John McCain at these

times that back up to Majestic Manor Street (The Cascades entrance off John McCain) from Hwy 26 this possible development is going to create

additional traffic challenges for the Cascades neighborhood as well as other neighborhoods along this corridor. Pulling onto John McCain at

this time is already dangerous and frustrating with this possible development compounding the problem at hand since the proposed development's

intersection is directly across the street from The Cascades entrance. If this project goes through the safety need for a right turn into the property

as well as a center turn lane left into the property will be needed. For those dropping off / picking up pets I don't see where the applicant has proposed

an outside pet zone for dogs to use prior to entering and existing the buildings. The landscape area up against John McCain is probably not an appropriate

or good option for this area nor the detention pond in the rear of the property.

At this time, I'm not in favor of the proposed project until traffic safety has been addressed.

Thanks

Jerry Crenshaw
[redacted]

August 12, 2024

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

Re: Request for Special Use Permit for Veterinarian Cling, Dog Boarding & Dog Grooming
Zoning Cases: ZC24-012 and ZC240-013
Location: 1721 John McCain Road

Dear Community Development Department Members,

I am writing to urge you NOT to make the zoning change requested that would allow the construction of this type of business on the property directly across from the entrance to the Timarron Cascades neighborhood. My husband and I live at 7209 Balmoral Drive in Cascades and have been residents here since 2006 and residents of Colleyville since 1984.

While I love dogs and have used services similar to those being proposed, I believe that such structures should be located where there is the proper infrastructure to handle the needs of the business. John McCain is a two-lane road in a primarily residential area. There are numerous communities the road services – many of which have been here for decades and others which are still being constructed (i.e., Oak Alley.) I don't believe that John McCain is equipped to handle the additional traffic that would be created by the existence of this business. The addition of the Trinity Express train which crosses four times per hour for approximately 20 hours each day only adds to the traffic pressure for the area.

As school get ready to start back, I am reminded of the many school busses that use John McCain to transport students to the local schools. Frequent stops are made to pick up and drop off children on this two-lane road. It would seem to me to exacerbate the safety issues for the children by adding a business where pet owners are dropping off pets and making vet visits during heavy traffic periods.

As you know, there is a bike/ walking path that crosses John McCain very close to the proposed construction path that accommodates a great deal of pedestrian and bicycle traffic. As a daily jogger, I find that it is already challenging to cross the street and adding more traffic to the situation seems contrary to Colleyville's desire to promote the use of the trails that Colleyville has proudly invested in and further puts the safety of the community at risk.

I happily support local businesses but believe that they should be located in areas that have the proper infrastructure to support the traffic that is generated by those businesses. I appreciate your considering the concerns expressed. Colleyville is a wonderful place to live and zoning restrictions are there for a reason.

Sincerely,

Elaine Daly Crowley

From: [redacted]
To: Citizen Letters; [redacted] Jerry Ducay
Subject: Opposition to Zoning Case ZC24-012
Date: Monday, August 12, 2024 4:45:31 PM
Importance: High

Stacey Pierce
7210 Brooke Dr.
Colleyville, TX 76034
[redacted]
August 12, 2024

Colleyville City Council

RE: ZC24-012 opposition

Dear Council Members,

I am writing to express my concerns regarding the proposed establishment of a veterinary clinic and pet boarding business in our residential neighborhood located at 1721 John McCain Rd. As a resident of the Cascades of Timarron, I am deeply concerned about the potential impact this development could have on our community.

1. Zoning and Land Use Concerns
The primary concern is that a veterinary clinic and pet boarding business may not be compatible with the current zoning regulations for our residential area. Residential zones are typically designated to ensure that the neighborhood remains a peaceful and quiet environment for families. The introduction of a business with high traffic, noise, and potential disruptions could alter the character of our community.

2. Traffic and Parking Issues
A veterinary clinic and pet boarding business are likely to increase traffic and demand for parking in an area that was not designed to accommodate such activities. This could lead to congestion, safety hazards, and inconvenience for local residents.

3. Noise and Disturbance
Veterinary clinics and pet boarding facilities often generate significant noise from both animals and their activities. This can disturb the tranquility of our residential area and negatively impact the quality of life for neighborhood residents,

4. Health and Sanitation Concerns

The presence of a veterinary clinic and pet boarding business could raise issues related to sanitation and health. There is a potential risk of increased waste and odors that could affect the cleanliness of our neighborhood. Proper waste management and sanitation procedures are critical, and any lapses could lead to unsanitary conditions.

5. Property Values
The establishment of a commercial business in a residential area could potentially affect property values. Prospective buyers may be deterred by the presence of a business that could

introduce noise, traffic, and other disruptions. Maintaining the residential nature of our neighborhood is important for preserving property values and the overall appeal of our community.

6. Alternative Locations
I believe that there are more suitable locations for such businesses that would not conflict with residential zoning and would be better equipped to handle the demands of a veterinary clinic and pet boarding facility. Commercial or mixed-use zones may provide a more appropriate setting that can accommodate these types of businesses without impacting residential neighborhoods.

I kindly request that the City Council consider these concerns carefully and evaluate whether the proposed business aligns with the zoning regulations and the best interests of the community. I appreciate your attention to this matter and look forward to your response.

Thank you for your consideration.

Sincerely,

Stacey Pierce

Robert C. Pierce
7210 Brooke Dr.
Colleyville, TX 76034

August 12, 2024

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

Subject: Opposition to Zoning Cases ZC24-012 and ZC24-013

Dear Planning and Zoning Commission

I am writing to express my strong opposition to the proposed establishment of a veterinarian clinic and pet boarding business and pet grooming business at 1721 John McCain Road, Colleyville, Texas 76034, and also identified as Lot 2, Block 1, of the Chandler Addition. This location is in very close proximity to a residential area. As a resident of the Cascades of Timarron, I have significant concerns regarding the potential impacts this business could have on our community.

1. Traffic Congestion: Such a business is expected to attract a high volume of traffic, including pet owners, delivery vehicles, and emergency vehicles. This increased traffic could lead to congestion, safety concerns, and difficulty for residents in navigating our streets. I would also note that it appears that the proposed entrance is directly across from the entrance to the neighborhood at Majestic Manor. There is already considerable traffic congestion on John McCain, it is already difficult to turn left out of the neighborhood at various times of the day due to the existing amount of residential traffic on John McCain. I think that an additional volume of traffic and vehicles turning in and out of that proposed location poses additional safety risk for vehicle accidents on an already busy thoroughfare.

2. Noise Pollution: The operations of a veterinary clinic and pet boarding facility are likely to generate substantial noise, including barking dogs and medical equipment sounds. This noise pollution would adversely affect the quality of life for residents, especially those with young children or elderly family members.

3. Odor Concerns: The accumulation of animal waste and the need for regular cleaning can result in unpleasant odors. These smells could permeate our neighborhood, detracting from our living environment and potentially affecting property values.

4. Impact on Property Values: The presence of a commercial enterprise in a predominantly residential area may negatively impact property values. Many residents chose this neighborhood for its quiet, residential character, and the introduction of a business could alter the area's appeal.

5. Quality of Life: The introduction of a veterinary clinic and pet boarding business could disrupt the peaceful nature of our neighborhood. The combination of noise, traffic, and potential odors may diminish the quality of life for current and future residents.

Given these concerns, I respectfully request that the planning committee deny the application for a special use permit. I believe that it would be more appropriate for such a business to be located in a commercial zone, where its impact on residential areas would be minimized. I would also note that there are already a number similar business in Colleyville in addition to numerous mobile pet grooming services that operate in the area.

Thank you for considering my views on this matter. I hope that the committee will take into account the potential negative effects on our community and take appropriate action to protect the residential character of our neighborhood.

Sincerely,

Robert C. Pierce

From:	Ben Bryner
To:	Jackie Reyff; Kristopher Potts; Christopher Pham
Subject:	FW: Special Use Permit - ZC24-012 & ZC24-013
Date:	Friday, August 16, 2024 4:28:49 PM

From: KLS-AOL[redacted]
Sent: Friday, August 16, 2024 4:26 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Special Use Permit - ZC24-012 & ZC24-013

Hello again Mr Bryner,
I hope that it is not too late to register my comments NOT in Support of the proposed Special Use Permits ZC24-012 & ZC24-013.

This area of John McCain road seems to continually encroach upon the established residential areas. We do not need more traffic and congestion on John McCain Rd. As a primary east/west cut-through for traffic, and the backup to/from the Pleasant Run traffic circle to Colleyville Blvd, more business related traffic on this road will become more untenable for residents travelling the road and the additional maintenance & upkeep needed to maintain the and the heavy traffic it receives.

As I recall, and I may be mistaken, this building received a number of complaints due to not following the noise code enforcement. In addition, it continues to appear that the car sales dealership does not continually adhere to the restrictions on the number of vehicles to be displayed. This may have changed with a subsequent zoning change, but I'm not sure.

However, my point is that the city of Colleyville has a number of areas/lots open for commercial development available along Colleyville Blvd. Some of the current businesses continue to be an "eyesore" even as the city offered grants to improve building facades along the boulevard.

As part of the city Economic Development Plan, I would see it more appropriate to focus on the respective areas in need of development, currently zoned for commercial use.

Thank you for your attention to my comments and I hope they will be registered with the Zoning Commission and City Council at the appropriate time.

Ken Moon
[redacted]

ZC24-012*
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

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

From: [redacted]
To: Citizen Letters
Subject: John McClain proposed Vet Center/Dog Grooming
Date: Sunday, August 25, 2024 5:22:17 PM

I live at 7209 Balmoral Dr and have previously written in my opposition to the Special Use Permit. I continue to oppose such permit. Below are some additional concerns that I have heard my neighbors express and I believe they are valid concerns that you should consider.

1. The funnel nature of entering and exiting the Cascades development on Majestic Manor results in approximately 40 to 50 homeowners to be significantly impacted by the traffic that will be caused if the Special Use Permit is issued. Most of these homeowners live outside your 500 foot radius zone that you use to weight opposition/approval of your proposed actions. I live 20 foot outside this 500 foot zone and my neighbor to the south lives within the zone. His opinion counts more than mine but we both use the Majestic Manor entrance and will both be equally impacted. I believe that anyone that uses the Majestic Manor entrance to Cascades should be given equal weight. I further believe that notices should be sent to all such homeowners so they can express their opinion.

2. The property owner to the east of the property being considered for a SUP is in large part a long term storage lot for RV's, trucks and other vehicles. This property has little to no in and out traffic, so any impact caused by the increased traffic of the proposed Vet and dog grooming operation will be minimal, yet because this property is such a significant amount of the space within 500 feet, the property owner's opinion or lack of opposition is given too significant a weight in my opinion.

3. I believe there are 55 parking spaces provided for in the plans submitted. This along with the operation including grooming and short term boarding leads me to believe there will be an additional up to 250 additional car trips added to the traffic already on John MCain. Oak Alley has if I remember correctly 34 lots and I believe that only 6 homes are occupied currently. Full development would then add about 56 car trips if only one occupant came and went daily. If two occupants come and go the car trips exceed 100. There is undeveloped land west on John McCain that once developed, such homes will add a significant number of trips on John McCain.

4. John McCain is not a safe road currently - this is a reality that must be considered when proposing to allow additional traffic. Drivers exceed the speed limit day in and day out. When I drive at the 30 mph speed limit from Pleasant Run toward Majestic Manor, before I turn onto Majestic Manor, I generally have 5 or more cars tightly bunched behind me. The City of Colleyville seems to have permanently placed a speed sensor in front of the property being considered for this SUP. Such action would not be done if the City did not realize the reality of drivers speeding. Additionally drivers don't not observe the cross walk signals that are present at the 3 crosswalks currently on John McClain. I know this for a fact because I use these signals when I go on my daily walks for exercise. Additional traffic caused by the proposed SUP will make matters worse. Safety must be considered.

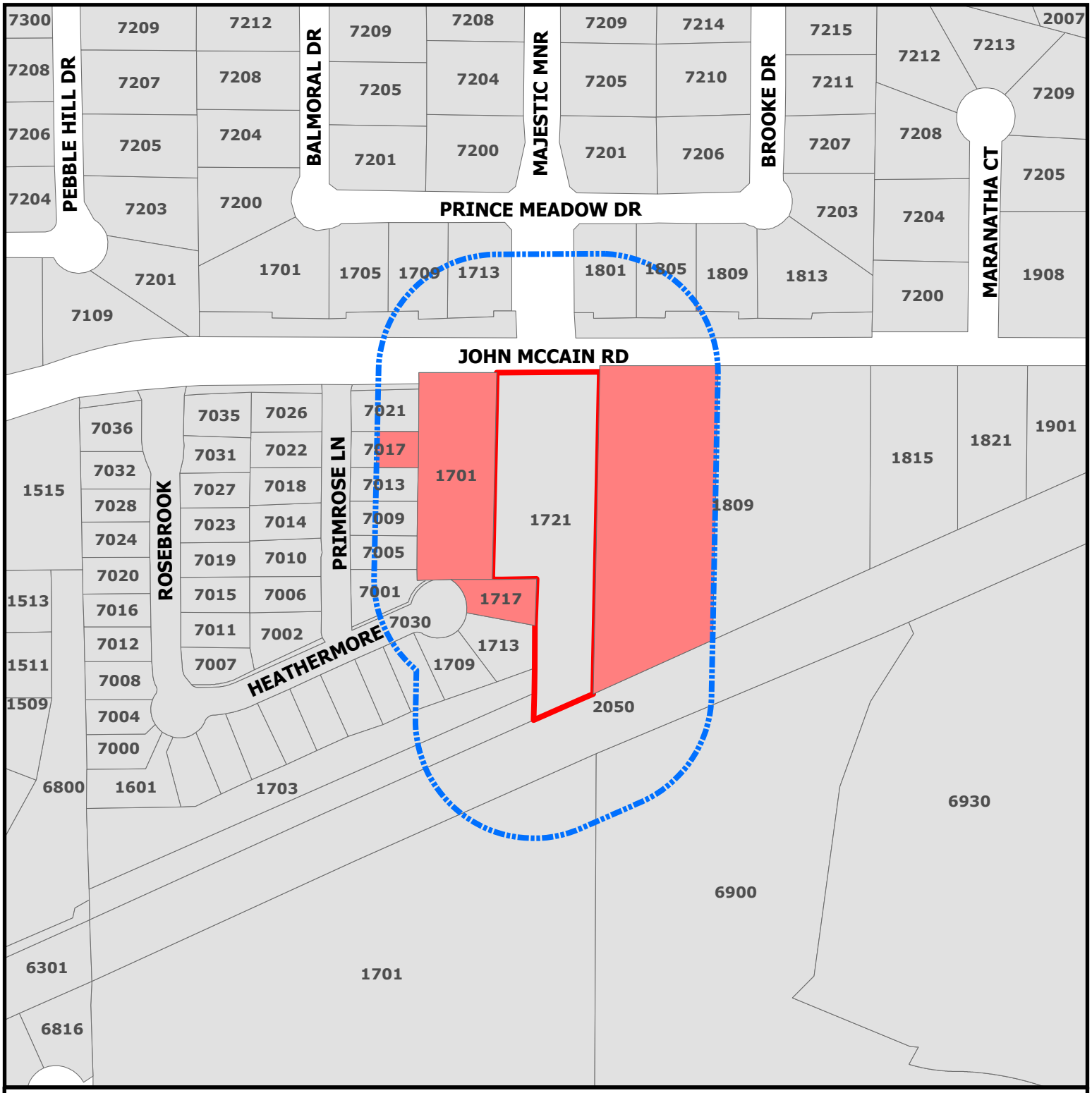
5. The Planning and Zoning write up states the following " They will install measures to reduce pet noise, odor, and minimize traffic to the site." It is impossible to minimize traffic to the site. Their business of dog grooming depends on traffic. Their business of boarding depends on traffic. Occupants of buildings 3 and 4 (as yet undefined) will most likely also depend on traffic to sustain a business.

6. Many days the morning traffic backs up eastbound from Colleyville Blvd. past the Majestic Manor entrance. This is with the current level of traffic. In the evenings the westbound traffic is incredibly heavy. At times, it is difficult to exit the Cascades neighborhood. The nature of this east and west bound traffic on John McCain prompted the City to spend many 100's of thousands of dollars to install 2 traffic circles on John McCain.

Do not approve this Special Use Permit.

Donald Crowley
7209 Balmoral Dr
[redacted]

Opposition Map



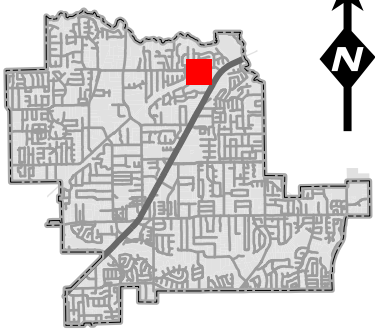
ZC24-012 & 013

1721 John McCain Rd

Subject Property

Opposing

Buffer_Protest



DISCLAIMER:
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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%**

Date : 8/6/2024 5:04 PM

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 2nd day of October 2024.

The second reading and public hearing being conducted on the 15th day of October 2024.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 15TH DAY OF OCTOBER 2024.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Brandi Elder	_____
Place 2, Mark Alphonso	_____	Place 5, Kimberly Holt Gunderson	_____
Place 3, Scotty Richardson	_____	Place 6, Tim Raine	_____
Place 4, Ben Graves	_____		

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

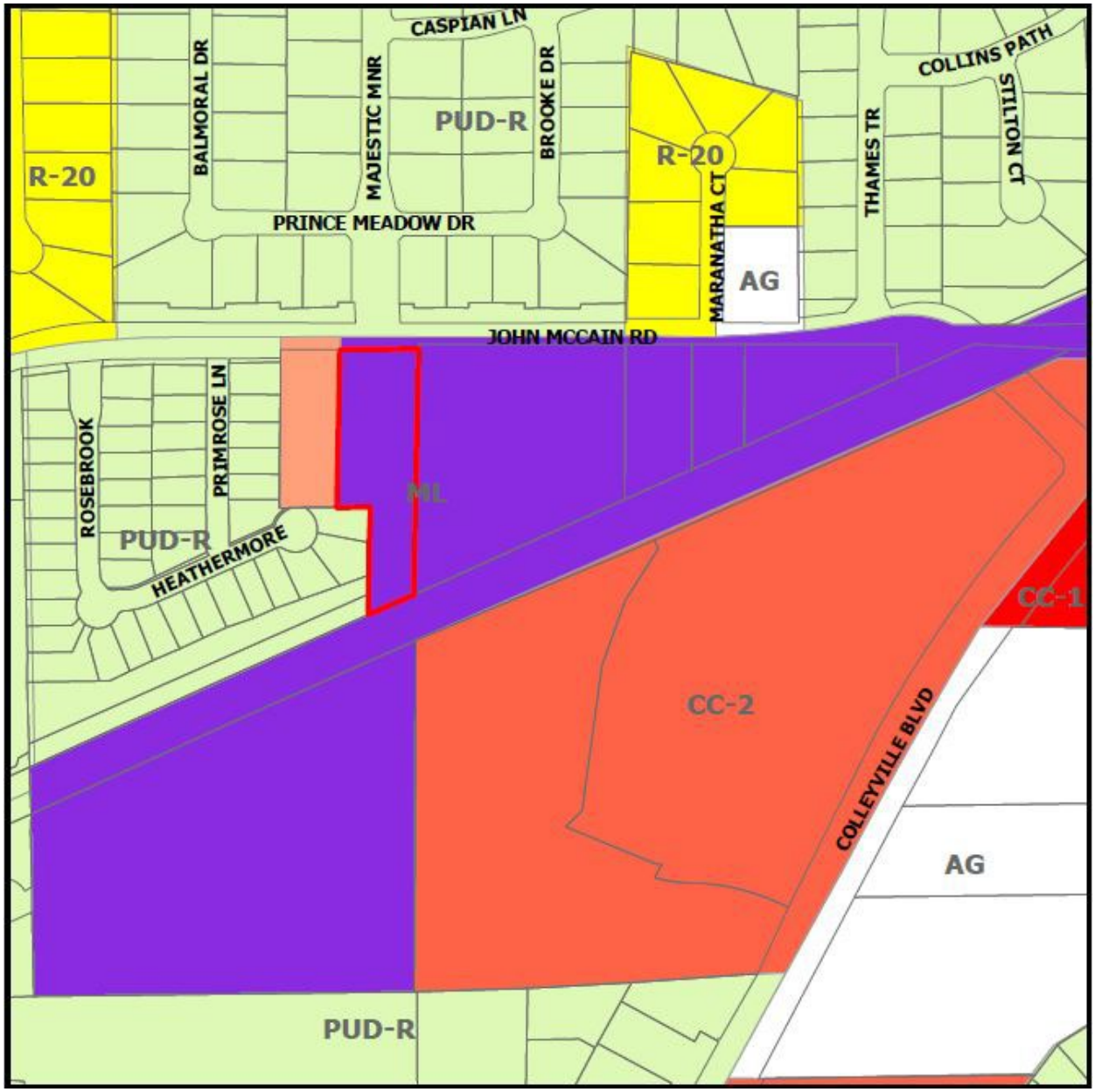
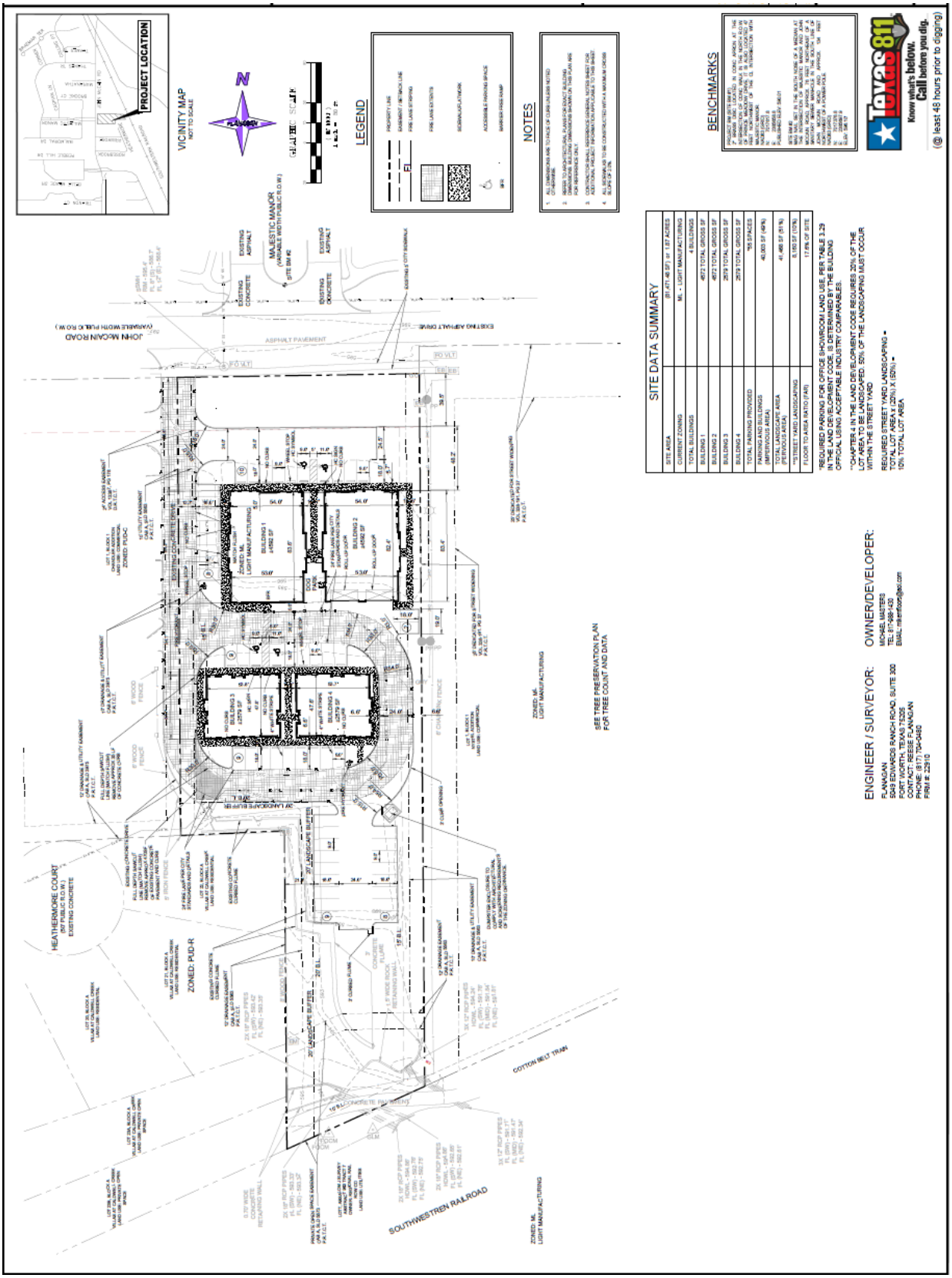
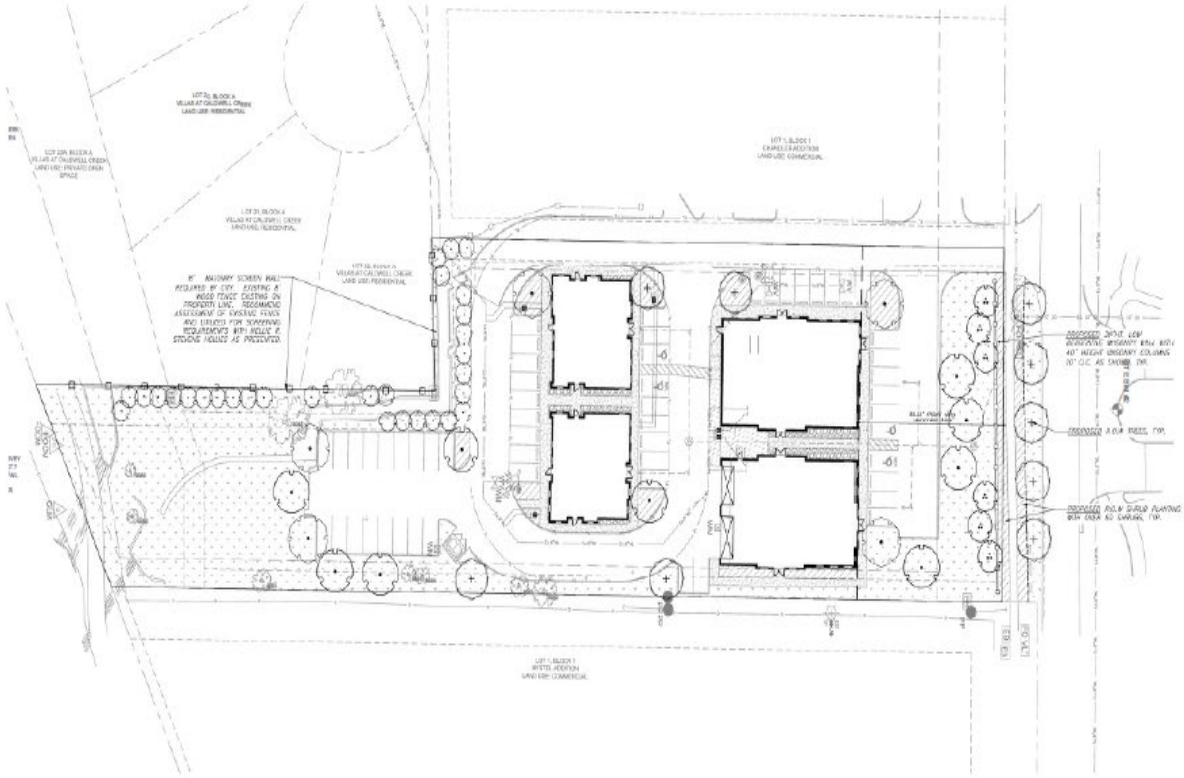
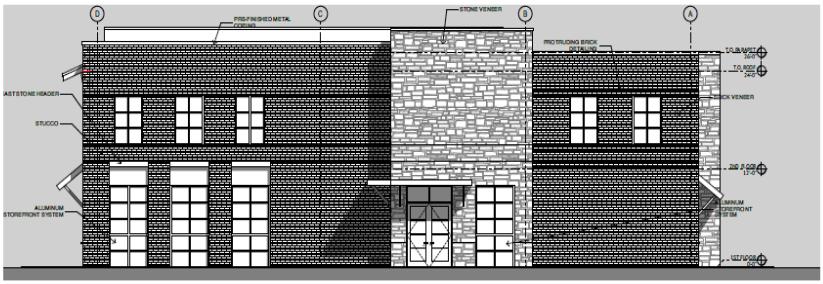


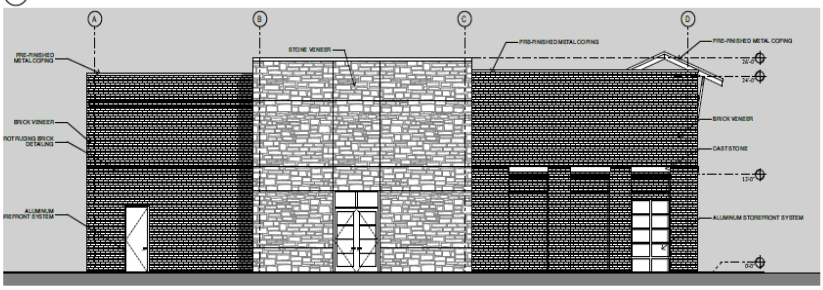
Exhibit "B" – Site Plan Exhibits



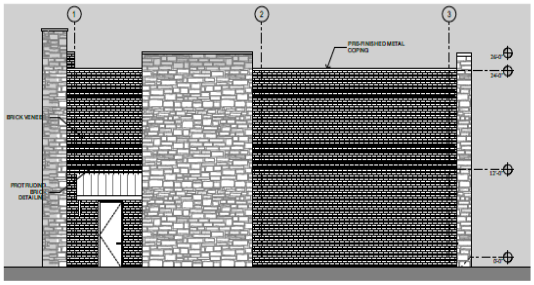

LOT 2A, BLOCK A
VILLAS AT CALDWELL CREEK
LAND USE: RESIDENTIAL
LOT 2BR, BLOCK A
VILLAS AT CALDWELL CREEK
LAND USE: PRIVATE OPEN SPACE
LOT 2C, BLOCK A
VILLAS AT CALDWELL CREEK
LAND USE: RESIDENTIAL
LOT 2D, BLOCK A
VILLAS AT CALDWELL CREEK
LAND USE: RESIDENTIAL
LOT 1, BLOCK 1
CHANDLER ADDITION
LAND USE: COMMERCIAL
LOT 1, BLOCK 1
BRYTEL ADDITION
LAND USE: COMMERCIAL
8' MASONRY SCREEN WALL REQUIRED BY CITY. EXISTING 8' WOOD FENCE EXISTING ON PROPERTY LINE. RECOMMEND ASSESSMENT OF EXISTING FENCE AND LOCATION FOR SCREENING REQUIREMENTS WITH VILLAS & STUDENT HOUSES AS PROVIDED.
PROPOSED 24"H. LOW DECORATIVE MASONRY WALL WITH 40" HIGH MASONRY COLUMNS 10' O.C. AS SHOWN, TYP.
PROPOSED 3 OUR TREES, TYP.
PROPOSED SOLAR SHRUB PLANTING WITH DRIP AS SHOWN, TYP.
PARK
FIRE LANE
FIRE LANE
FIRE LANE



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



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

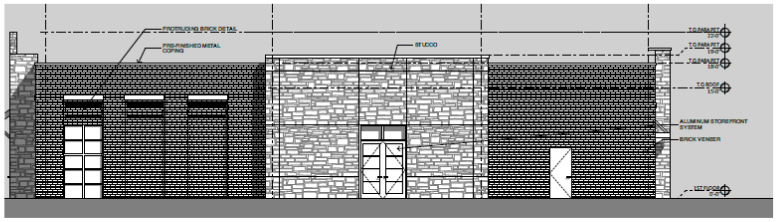


2 BUILDING 1 - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

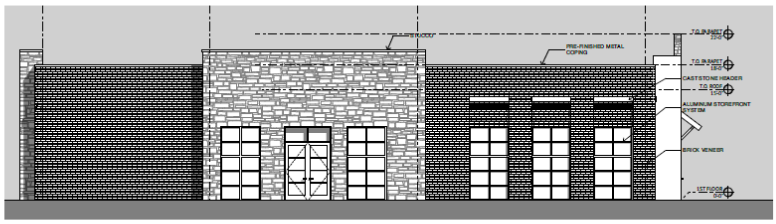
1 BUILDING 1 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATIONS

/Users/andsynthistory/Library/Mobile Documents/com~apple~CloudDocs/Documents/Projects/1721 Kirby McCain - Retail/1721 JOHN MCCAIN 4p.fn

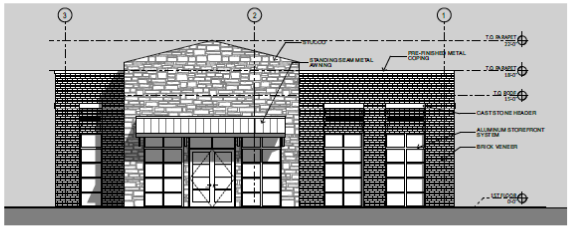


4 BUILDING 2 - WEST ELEVATION
SCALE: 3/16" = 1'-0"



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

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

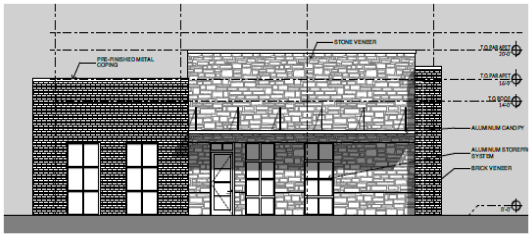


1 BUILDING 2 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"

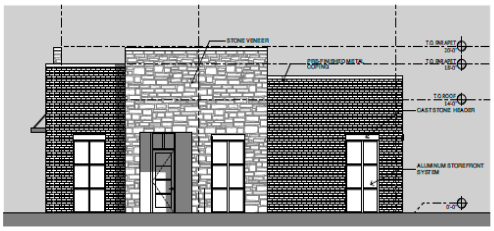
EXTERIOR ELEVATIONS

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

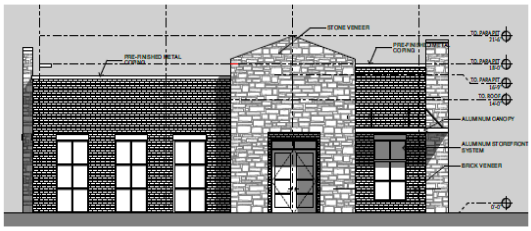
4 BUILDINGS 3&4 ELEVATION
SCALE: 3/16" = 1'-0"



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"

EXTERIOR ELEVATIONS

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

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number **Agenda Date** 9/9/2024
Type Presentation and Discussion
Department Community Development

Title
Consideration of comprehensive amendments to Chapter 5, Urban Forestry, of the Land Development Code, Case GC24-010

Explanation
City Council has directed staff to prepare changes to the Land Development Code specific to Chapter 5, Urban Forestry. Included in the changes are amendments to the regulations pertaining to homestead exemptions and heritage tree designations.

Staff Recommendation: Staff recommends approval of the proposed amendments.

Attachments
1. Draft LDC Regulations

Chapter 5
Urban Forestry

Final Draft 7/24/24
Amended Ordinance

Section 5.1 Purpose of This Chapter

The purpose of this chapter is to promote, conserve, and enhance the City's Urban Forest by:

- Discourag~~e~~ing clear-cutting tree removal within the City of Colleyville
- Recognizing the historical and cultural importance of the Eastern Cross Timbers and its impact on Colleyville
- Recognizing the environmental, economic, social, and aesthetic benefits of trees
- Encouraging and facilitating site planning and design which preserves trees and natural areas
- Preserv~~e~~ing and ~~P~~protecting trees during construction
- Limiting the removal of trees
- Providing for the establishment of a diversity of native and adapted trees.

It is the further intent of this chapter to:

- Compliment *Destination Colleyville*, the City of Colleyville Comprehensive Master Plan
- Compliment The City of Colleyville Parks Master Plan
- Maintain and enhance Colleyville's identity as a Tree City USA.

Section 5.2 Authorization for Adoption of This Chapter

The regulations contained in this chapter have been adopted under the authority of *Chapter 51 – General Powers of Municipalities of the Texas Local Government Code*, which authorizes a municipality to adopt ordinances, rules, or police regulations that are for the good government, peace, or the trade and commerce of the municipality. This chapter is also adopted under the authority of *the Home Rule Charter of the City of Colleyville*, which authorizes the City Council to exercise all powers granted to municipalities by the Constitution or the laws of the State of Texas.

Section 5.3 Variances and Appeals

Except where provided in this chapter, any person seeking approval of a development as required by this Land Development Code may request a variance from a requirement contained in this chapter, or appeal a decision of an Administrative Official by submitting a request using the procedures described in *Chapter 1 – General Provisions* of this Land Development Code.

Section 5.4 Definitions

Definitions applicable to this chapter may be found in *Chapter 2 – Definitions* of this Land Development Code.

Diameter at Breast Height (DBH) - standard form of ~~measurement which~~ measurement that measures a tree's diameter at a height of 4.5 feet above ground level.

Homestead Property – any ~~residentially zoned~~ property that is used exclusively as a dwelling by the property owner for no less than 6 months. Property owner may include immediate relatives not paying rent.

Non-Homestead Property – any non-homestead property or property proposed for development, redevelopment or expansion of existing structure by more than 50% of square footage.

Protected Tree – ~~any tree with a 10" or greater DBH on homestead property or~~ any tree with a 6" or greater DBH on non-homestead property within the City of Colleyville.

Heritage Tree – trees of exceptional size or species as identified in Exhibit ~~—~~"A" attached to this Chapter.

Section 5.5 Tree Removal and Damage

No person directly or indirectly shall cut down, destroy, remove, move, damage, or effectively destroy through damaging the roots, trunk or canopy, any tree without first obtaining the required approvals or permits as outlined in this chapter, unless otherwise exempted by the provisions of this chapter.

Section 5.6 Applicability & Exemptions

A. Prior to the following activities, review and approval of that activity's compliance with this chapter (Urban Forestry Review) shall be completed by the Administrative Official unless subject to the exemptions in Paragraph B:
   1. Removal, damage, or adverse impact of any Protected Tree.
   2. Construction or expansion of structures for which a building permit is required.
   3. Demolition of structures.
   4. Clearing, grading, excavation, filling, or paving on any site or property that has existing Protected Trees.
   5. Subdivision of land into lots by Preliminary Plat, Final Plat, Minor Plat, or Replat.
   6. Required site and landscape plan submittals for commercial or institutional uses as well as any site plans for a PUD, SUP, or other Zoning Case.

B. Exemptions to Urban Forestry Review:
   1. Authorized City employees or contractors and authorized Franchise Utility employees or contractors may, in the course of official business, remove, damage, or adversely impact Protected Trees or portions thereof which exist in a dedicated public street right-of-way or a public utility easement which the City or Franchise Utility has an interest in. The removal, damage, or adverse impact shall be limited to the extent reasonably necessary to install, maintain, or replace utilities or infrastructure. If a Tree Preservation Plan is approved showing to preserve trees in public utility easement or street right-of-way dedicated for new or expanding streets, then those trees shall be preserved and protected per the approved plans. The City of Colleyville is exempt from any and all provisions of this Ordinance for property owned, leased or managed by the City. ~~Ordinance O-98-1130 shall govern management and control of all trees within City street right-of-ways, City public parks, and City owned facilities.~~
   ~~1.~~
   2. Any ~~of the above~~ activity ~~ies may be done~~undertaken on residentially zoned homestead property, or homestead AG-zoned property less than 5 acres, resulting in the removal of a tree ~~less than 10" DBH or~~ excluding any tree preservation easement depicted on plat. Trees within "tree preservation easements" shall be subject to regulation terms regardless of homestead status.

      ~~without Urban Forestry Review on properties with an active single-family use that are zoned RE, R-40, R-30, R-20, & R-15 (add PUD-R? AG?) and where a habitable single-family home exists and is occupied as the primary residence of the landowner.~~ State law allows for the removal of any tree less than 10" DBH on property deemed "homestead" at the time of removal. This does not preclude

the requirement to provide a permit application documenting trees greater than 6" DBH.

~~2.~~

~~f the landowner owns contiguous individual lots or tracts, the sum of all land shall be used to determine the size restriction of this exemption.~~

3. All landscape nurserymen shall be exempt from the terms and provisions of this section only in relation to those trees planted and growing on the nursery premises which are planted and grown for the sale or intended sale to the general public.

Section 5.7 Tree Preservation and Canopy Cover

~~Non-Homestead~~Non exempt property, including ~~All~~ new development~~ and~~ , redevelopment, ~~to include~~ and residential or commercial structure additions beyond 50% of existing square footage, shall provide a minimum site tree canopy coverage per this Section through preservation of existing trees on the same site and establishment of new trees on the same site.

A. Calculation of Tree Canopy:
   1. The canopy area for each existing Protected Tree shall be assumed as a circle having a radius in feet equal to the DBH (Diameter at Breast Height) in inches of that tree. Example: A 10 inch DBH tree would have a canopy diameter of 20 feet and a canopy area of 314 square feet.
   2. *Protected Tree*. A Protected Tree is defined as a woody perennial plant which has attained a DBH of six (6) inches or more~~ and has an overall height of at least fifteen (15) feet~~. Mesquite (*Prosopis glandulosa*), Hackberry/Sugarberry (*Celtis laevigata*), Chinese Tallow (*Triadica sebifera*), Hercules' Club (*Zanthoxylum clava-herculis*), Honeylocust (*Gleditsia triacanthos*), Osage Orange (*Maclura pomifera*), Callery Pear (*Pyrus calleryana*), Chinaberry (*Melia azedarach*), Eastern Cottonwood (*Populus deltoides*)~~ less than 18 inches DBH~~, and Eastern Redcedar (*Juniperus virginiana*) ~~less than 13 inches DBH~~ are excluded from this category and are considered Non-Protected Trees. Any Non-Protected tree used as a replacement (mitigation) tree or as a required tree on a commercial landscape plan shall require replacement (if removed) with a tree or trees that meet the caliper or canopy requirements for that lot, land use, or district.
   3. The canopy area for each new tree shall be credited based on the categories of large, medium, and small canopy trees: Large – 2,000 sq. ft.; Medium – 1,000 sq. ft.; Small – 100 sq. ft. The Administrative Official shall develop, update, and maintain on file a list of tree species and their associated size category and canopy credit.

B. Non-single-family residential uses:
   1. Preservation of a minimum of 50% of the Protected Tree Canopy outside the Commercial Building Envelope (building footprint plus a five (5) foot buffer) shall be required.
   2. In addition to the minimum tree preservation as required in #1, provision of a minimum of 50% site tree canopy coverage on the lot outside the Commercial Building Envelope (building footprint plus a five (5) foot buffer) shall be required. This is accomplished through the preservation of existing trees and/or the supplemental planting of new trees per the tree planting credit in Paragraph 'A' above. See appendix 'A' for examples.

C. Development or redevelopment of single-family residential uses on individual lots or tracts:
   1. Preservation of a minimum of 50% of the Protected Tree Canopy outside the Residential Building Envelope (building footprint plus a ten (10) foot buffer) shall be required.
   2. In addition to the minimum tree preservation as required in #1, provision of a minimum of 50% site tree canopy coverage on the lot outside the Residential

Building Envelope (building footprint plus a ten (10) foot buffer) shall be required. This is accomplished through preservation of existing trees and/or the supplemental planting of new trees per the tree planting credit in Paragraph 'A' above. See appendix "A" for examples.

D. Additions and expansions to existing single-family residential uses on individual lots or tracts:
   1. When an addition or expansion to the footprint of a single-family residence equals 50% or more of the existing footprint, the regulations per Paragraph 'C' above shall apply.

E. Development of new single-family residential subdivisions:
   1. Preservation of a minimum of 50% of the Protected Tree Canopy on the entire subdivision shall be required. The calculation shall include Protected trees located in newly dedicated streets (public or private), public water, sanitary sewer, gas, electric, telecommunication, drainage and general utility easements. The calculation shall exclude trees located in existing public utility easements containing existing in-service water, sanitary sewer, gas, electric, or telecommunication installations as well as additional public street right-of-way dedicated adjacent to an existing public or private street. The purpose of not excluding trees in new streets and easements is to promote subdivision design and layout that prioritize preservation of trees.
   2. Within the required primary building setback areas (non-buildable areas for primary structure), a minimum of 75% of the Protected Tree Canopy shall be preserved. This is a separate calculation from that in Paragraph E.1.
   3. Once the subdivision is constructed, all improvements are accepted by the City, the Administrative Official has inspected and verified compliance with required tree preservation, and Community Development has issued a letter of acceptance allowing submittal of new single-family building permits, then the preservation requirements of Paragraph C shall apply and each lot will be reviewed separately for tree preservation and planting based on that lots remaining trees and proposed location of single-family home.

F. Artificial Lots:
   1. When more than 50% of a lot or tract being developed or redeveloped is to remain untouched by tree removal, grading, excavation, filling, paving, or building, then an artificial lot may be delineated around the portion being developed and serve as the basis for calculation of tree canopy preservation and coverage. The delineation should not leave small strips or gaps adjacent to property lines and should generally only leave out one side of a property. Review and pre-approval of delineation for artificial lots shall be required.

G. Dead, Declining, and Hazardous Trees:
   1. Any tree that the Administrative Official determines to be dead, declining beyond reasonable recovery effort, or that has a high or extreme hazard rating based on the ISA Basic Tree Risk Assessment that cannot be mitigated to a lower risk, shall be exempt from inclusion in the review of tree preservation and canopy cover calculation.

Section 5.8 Heritage Trees

A. Heritage Trees are those specimens that have attained a significant age and are the heritage of earlier residents of Colleyville or simply pre-date the community. ~~All post oaks and blackjack oaks 15 inches DBH (Diameter at Breast Height) and larger, cottonwood, water oak, green and white ash 35 inches DBH and larger, and all other Protected Tree species 25 inches DBH and~~

~~larger are hereby considered Heritage Trees.~~Heritage tree sizes are on the City's recommended tree list in Exhibit "A" attached to this Chapter.

B. Removal of any Heritage Tree in any location shall require mitigation by one of the following options:

1. Plant trees with a total canopy credit of five (5) times the canopy area of the removed tree. Trees shall be planted on the same property that the Heritage Trees are removed unless an alternative location within the City is approved by the Administrative Official. The tree planting standards of Section 5.10 shall apply.

2. Pay into the City of Colleyville Tree Fund at a rate of $~~1~~1100 ~~(keep at $100?)~~ per DBH inch.

Section 5.9 Tree Protection Standards

The following procedures shall be followed for all construction projects which involve activity that requires Urban Forestry Review, unless an alternative is deemed appropriate by the Administrative Official.

A. Pre-Construction: The ensuing procedures shall be followed prior to construction.

1. All Preserved Trees shall have protective fencing located at the tree's critical root zone. The protective fencing shall be comprised of orange vinyl construction fencing, with a minimum of four-foot (4') approximate height.

2. Lumber shall be wrapped vertically around the tree trunk and held in place with wire or any other non-damaging method if a tree is within ten (10) feet of the construction of a building or any other situation determined by the Administrative Official that would pose a physical risk to the tree trunk.

3. In order to prevent damage to low hanging limbs, anything that may be impacted by equipment shall be pruned according to ANSI A300 standards.

4. Each area of tree protection shall require temporary signage that indicates the area is a "Tree Protection Area" and to "Keep Out". A wording standard will be developed, updated, and maintained by the Administrative Official. The wording shall be in English and Spanish and include the appropriate contact phone number with the City to report violations.

B. During Construction: The following procedures shall be followed within the limits of the Critical Root Zone (CRZ) of any Preserved Tree for any activity that is subject to the requirements of this chapter.

1. No placement of materials intended for use in construction or waste materials accumulated due to excavation or demolition.

2. No equipment may be cleaned or other liquids deposited. This would include but not be limited to, paint, oil, solvents, asphalt, concrete, mortar or other materials.

3. No signs, wires or other attachments, other than those of a protective nature shall be attached to the trees.

4. No vehicular and construction equipment traffic or parking.

5. Underground utilities shall be bored underneath trees' CRZ unless pre-approved by the Administrative Official.

6. Irrigation systems shall be designed to NOT require trenching across the critical root zone of any tree unless otherwise approved by the Administrative Official.

7. No digging, building, paving, or elevation changes.

. Section 5.10Tree Planting Standards

All new trees required to be planted under this chapter shall meet the following standards.

A. Minimum size shall be three (3) inch caliper for large and medium canopy trees and one and one-half (1.5) inches for small canopy trees, measured at six (6) inches above the root flare.
B. Minimum spacing between trees is thirty (30) feet for large, fifteen (15) feet for medium, and eight (8) feet for small trees. Adjacent trees of different sizes shall meet the spacing requirement of the smaller tree.
C. Trees shall be free from severe bark, cambium, or limb damage due to handling and planting.
D. Trees shall be healthy and have minimal branch dieback.
E. Trees shall have a single trunk or stem unless they are a small canopy tree whose ornamental value is attributed to having multiple stems.
F. Trees shall not have co-dominant terminal leaders.
G. Trees shall not be planted with the root collar bellow the soil and mulch shall not be piled up against the trunk.
H. Newly planted trees shall be kept healthy and in good condition for a minimum of thirty-six (36) months, or three (3) years. If a newly planted tree does not survive, it shall be replaced with the same or similar tree type (large, medium, or small tree).
I. Trees shall be selected from the City of Colleyville Preferred Tree Planting List, to be developed, updated, and maintained on file. Trees outside of the list require pre-approval by the Administrative Official.
J. Trees shall not be planted in public utility easements or public street right-of-way without approval of the Administrative Official.

. Section 5.11Permits

A. Tree Removal Permit

1. An application for tree removal permit must be submitted, reviewed for compliance with this chapter, and approved prior to the removal of any tree.

B. For trees that have become an immediate high hazard to persons or property, the hazard can be mitigated to a safe condition prior to permitting, but the tree parts and evidence of the damage should not be removed from the site unless sufficient photo evidence is taken in advance. An after-the-fact tree removal permit will be required within 30 days of the event and no fees or mitigation will be required as long as sufficient evidence of the hazard can be provided. If trees are removed prior to review or approval of a tree removal permit and no evidence can corroborate the hazard then the City may enforce the penalties of this chapter.

C. Fees: All tree removal permits shall be accompanied by a check made payable to the City of Colleyville per the following schedule:

1. A person that owns and has primary residence of a single-family home on a lot or combination of contiguous adjacent lots or tracts that total more than one (1) acre will not be charged a permit fee.

2. All others will require a $50 base fee plus an additional $25 per Protected Tree that is to be removed.

3. Any tree that the Administrative Official determines to be dead, declining beyond reasonable recovery effort, or that has a high or extreme hazard rating based on the ISA Basic Tree Risk Assessment that cannot be mitigated to a lower risk, shall be exempt from fees under this Section 5.11(C).

Section 5.12 Plan Submittals

All activity that requires Urban Forestry Review shall have the following plans submitted for review. The Administrative Official shall maintain and keep on file an outline for all specific items required on the following plans as well as any permit applications or additional documents required for review of each activity.

A. Tree Survey: shall include, but is no limited to, an inventory of all Protected Trees on the property, property boundaries, property easements, existing structures and paving, tree trunk location, a unique tree identification number, common name or species, trunk Diameter at Breast Height (DBH), and an outline of the Critical Root Zone (CRZ). If there are no Protected Trees on the property the Administrative Official may waive this submittal.

B. Urban Forestry Plan shall include, but is not limited to: property boundaries and easements; building setbacks; all Protected Trees; identify trees to be removed or preserved; outline the preserved trees' CRZ; show grade changes; show all new improvements such as structures, paving, major utilities; show locations, types, and sizes of new trees.

Section 5.13 Penalties and Violations

A. Civil Penalty: The Administrative Official shall have the authority to impose a civil tree mitigation penalty on any person, firm, or corporation who causes any Protected Tree to be cut down, destroyed, removed, moved, damaged, or effectively destroyed through damaging the roots, trunk or canopy without first obtaining the required approvals or permits as outlined in this chapter. The violator shall choose one, or a combination of, the violation remedy options contained in this section. The City shall have the authority to hold any development related administrative approvals for the property on which the violation occurred and may impose a stop work order until the penalty is addressed. Where the DBH size of any tree cannot be measured due to that part of the tree being removed from the site or destroyed, the City shall have the authority to estimate the tree's DBH size based on any remaining physical evidence, photos, and documents.

1. Option 1. Tree Planting: The violator shall plant new trees with a canopy credit equal to five (5) times the canopy area of the removed trees. If the tree is a Heritage Tree, then the violator shall plant new trees with a canopy credit equal to ten (10) times the canopy area of the removed tree. All tree plantings shall meet the standards of Section 5.10. Trees shall be planted on the same property that the violation occurred unless an alternative location within the City is approved by the Administrative Official. A tree planting plan and timeline for installation of the new trees shall be provided to the Administrative Official no later than 30 days from the date of the offense. The new trees shall be planted no later than 90 days from the date of the offense or, if the site is under construction, the new trees shall be planted prior to final inspections. In the event that the trees are not planted within the prescribed timeframe, the City may delay any related administrative approvals for the property and may impose a lien on the property until such time the trees are planted.

2. Option 2. Tree Fund: The violator shall pay into the City of Colleyville Tree Fund at a rate of $250 per DBH inch of tree removed. If the tree is a Heritage Tree, then the

violator shall pay $500 per DBH inch of tree removed. Payment must be provided no later than 30 days after the Offense. In the event that the fees are not paid within the prescribed timeframe, the City may delay any related administrative approvals for the property and may impose a lien on the property until such time the fess are paid.

B. Criminal Penalty: In addition to the civil penalties of this chapter, where any person, firm, or corporation violates or fails to comply with any provision or requirement of this chapter, the Administrative Official shall have the authority to issue a citation for a misdemeanor to any and all such persons, firms, or corporations, who upon conviction shall be fined not more than two thousand dollars ($2,000.00) per violation. When the violation involves the cutting down, destruction, removal, or damage to a Protected Tree, each tree shall be considered a separate offense. Additionally, a separate offense shall be deemed committed upon each day during or on which each separate violation or failure to comply occurs or continues to occur and shall be punishable as such.

Section 5.14 Appeals

Any appeal to the provisions of this chapter and/or any appeal to a decision of the Administrative Official relative to the provisions of this chapter shall be heard by the City Council. ~~(after review and recommendation by the Tree Board?).~~

Section 5.15 Tree Board

The Colleyville City Council shall appoint the Colleyville Tree Board. The Tree Board shall be advisory in nature and include one member from the City Council, Park Board City Staff (arborist) and Colleyville citizenry. Areas of focus for the Tree Board shall include:

1. Develop Five Year Tree Placement Plan
2. Parkway Tree Placement Program Administration
3. Publish Tree Installation and Maintenance Standard

Section 5.16~~6~~ Amendments

Reserved for listing of amendments to this chapter.

Ord. Number	Date	Subject
O-00-1214	04/18/2000	Adoption of Tree Preservation in Land Development Code
O-09-1734	11/04/2009	Amendments to Chapter 5 based on recommendations of consultant
O-14-1933	10/06/2014	Comprehensive amendments including incentives for preserving native tree stands, addition of fees, changes to penalties and other modifications
O-19-2073	01/22/2019	Substantial amendment to the chapter as part of a total LDC review

Exhibit "A"

Large Canopy Trees:		**credit/spacing = 2000 ft²/30 ft**
Common Name	**Species**	**Heritage Requirement (DBH)**

Large Canopy Trees:

credit/spacing = 2000 ft^2/30ft

Common Name	Heritage Requirements
green ash	30 Inches
American elm	30 Inches
cedar elm	25 Inches
lacebark elm	20 Inches
deodar cedar	25 Inches
Eastern cottonwood	30 Inches
'Skyline' thornless honeylocust	20 Inches
Southern magnolia	30 Inches
bur oak	25 Inches
chinquapin oak	25 Inches
live oak	25 Inches
post oak	20 Inches
Shumard oak	25 Inches
Texas red oak	25 Inches
pecan	*20 Inches*
London planetree	25 Inches
Mexican sycamore	25 Inches
American sycamore	25 Inches
black walnut	25 Inches

Medium Canopy Trees:

credit/spacing =1000 ft^2/15ft

Common Name	Heritage Requirements
Texas ash	15 Inches
Kentucky coffeetree	15 Inches
pond cypress	15 Inches
bald cypress	20 Inches
Montezuma cypress	20 Inches
ginkgo	15 Inches
bigtooth maple	15 Inches
Caddo maple	*15 Inches*
chalk maple	15 Inches
'Jeffersred' Freeman's maple	15 Inches
Shantung maple	*15 Inches*
common persimmon	20 Inches
golden raintree	*15 Inches*
Eastern redcedar	30 Inches
Texas walnut	25 Inches
'Bracken's Brown Beauty' Southern magnolia	20 Inches
'Bracken's Claudia Wannamaker' magnolia	20 Inches
'DD Blanchard' Southern magnolia	*20 Inches*
blackjack oak	20 Inches
Monterrey oak	20 Inches
'Aristocrat' Callery pear	15 Inches
'Autumn Blaze' Callery pear	15 Inches
'Chanticleer' Callery pear	15 Inches
Eldarica (Afghan) pine	25 Inches

Green Ash	Fraxinus pennsylvanica	25 Inches

Italian stone pine	*20 Inches*
Chinese pistache	20 Inches
Lacey oak	20 Inches
Western soapberry	15 Inches

Small Canopy Trees:

credit/spacing =100 ft^2/8ft

Common Name	Heritage Requirements
fragrant ash	10 Inches
rusty blackhaw	15 Inches
common button-bush	15 Inches
Mexican buckeye	10 Inches
Carolina buckthorn	10 Inches
vitex, Chase tree	20 Inches
rough-leaf dogwood	*20 Inches*
possumhaw (deciduous holly)	10 Inches
'Savannah' holly	10 Inches
yaupon holly	*15 Inches*
ash juniper	20 Inches
'Torulosa' juniper	15 Inches
Texas mountian laurel	*15 Inches*
'Little Gem' Southern magnolia	15 Inches
Japanese maple	15 Inches
crape myrtle	20 Inches
Eve's necklace	20 Inches
Bigelow oak (white shin oak)	25 Inches
Texas persimmon	20 Inches
Mexican plum	20 Inches
eastern redbud (inlc. Texas & Mexican varieties)	20 Inches
American smoke tree	15 Inches
prairie sumac, flameleaf sumac	15 Inches
desert willow	20 Inches

American elm	Ulmus americana	25 Inches
cedar elm	Ulmus crassifolia	25 Inches
lacebark elm	Ulmus parvifolia	25 Inches
deodar cedar	Cedrus deodara	25 Inches
Black walnut	Juglans nigra	25 Inches
'Skyline' thornless honeylocust	Gleditsia triacanthos ‘ Skyline’	25 Inches
Southern magnolia	Magnolia grandiflora	25 Inches
bur oak	Quercus macrocarpa	25 Inches
chinquapin oak	Quercus muhlenbergii	25 Inches
live oak	Quercus virginiana	25 Inches
post oak	Quercus stellata	20 Inches
Shumard oak	Quercus shumardii	25 Inches
Texas red oak	Quercus buckleyi	25 Inches
pecan	Carya illinoinensis	25 Inches
London planetree	Platanus x acerifolia	25 Inches
Mexican sycamore	Platanus mexicana	25 Inches

American sycamore	Platanus occidentalis	25 Inches

Medium Canopy Trees:

credit/spacing = 1000 ft²/15ft

Common Name	Species	Heritage Requirement (DBH)
Texas ash	Fraxinus texensis	25 Inches
Kentucky coffeetree	Gymnocladus dioicus	25 Inches
pond cypress	Taxodium ascendens	25 Inches
bald cypress	Taxodium distichum	25 Inches
Montezuma cypress	Taxodium mucronatum	25 Inches
ginkgo	Ginkgo biloba	25 Inches
bigtooth maple	Acer grandidentatum	25 Inches
Caddo maple	Acer barbatum var. caddo	25 Inches
chalk maple	Acer leucoderme	25 Inches
'Jeffersred' Freeman's maple	Acer x freemanii 'Jeffersred'	25 Inches
Shantung maple	Acer truncatum	25 Inches
common persimmon	Diospyros virginiana	25 Inches
golden raintree	Koelreuteria paniculata	25 Inches
Eastern redcedar	Juniperus virginiana var. vir.	25 Inches
Texas walnut	Juglans microcarpa	25 Inches
'Bracken's Brown Beauty' So mag	Magnolia grandiflora	25 Inches
'Bracken's Claudia Wannamaker'	Magnolia grandiflora	25 Inches
'DD Blanchard' So magnolia	Magnolia grandiflora	25 Inches
blackjack oak	Quercus marilandica	20 Inches
Italian stone pine	Pinus pinea	25 Inches
Chinese pistache	Pistacia chinensis	25 Inches
Loblolly Pine	Pinus taeda	25 Inches
Western soapberry	Sapindus drummondii	25 Inches
Monterrey oak	Quercus polymorpha	25 Inches
'Aristocrat' Callery pear	Pyrus calleryana 'Aristocrat'	30 Inches
'Autumn Blaze' Callery pear	Pyrus calleryana 'Autumn Blaze'	30 Inches
'Chanticleer' Callery pear	Pyrus calleryana ' Chanticleer'	30 Inches
Eldarica (Afghan) pine	Pinus eldarica	25 Inches

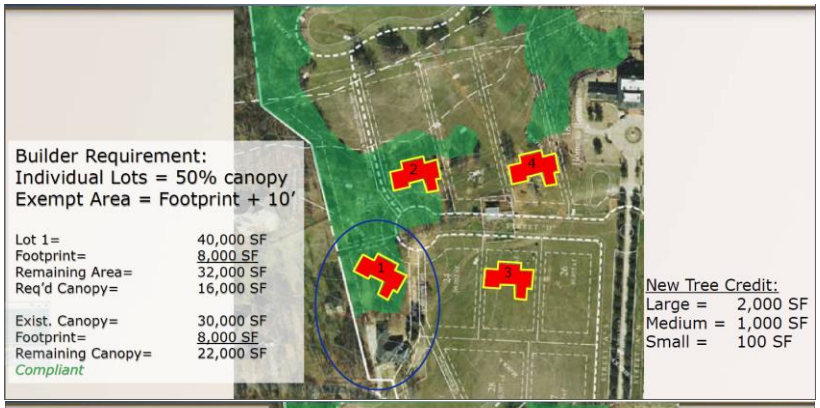
Small Canopy Trees:

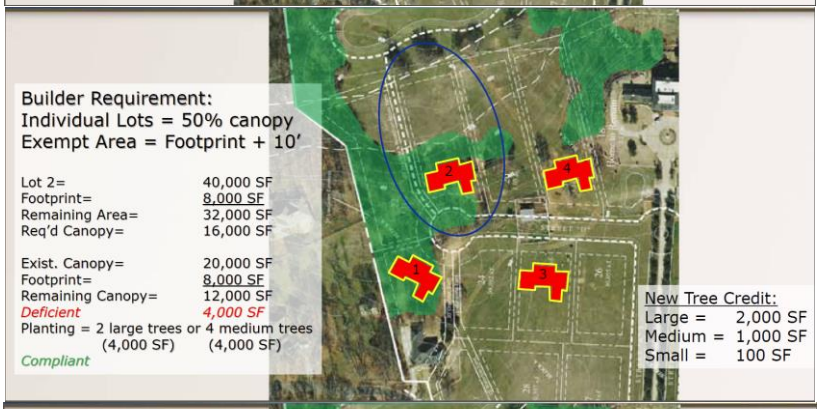
credit/spacing = 100 ft²/8ft

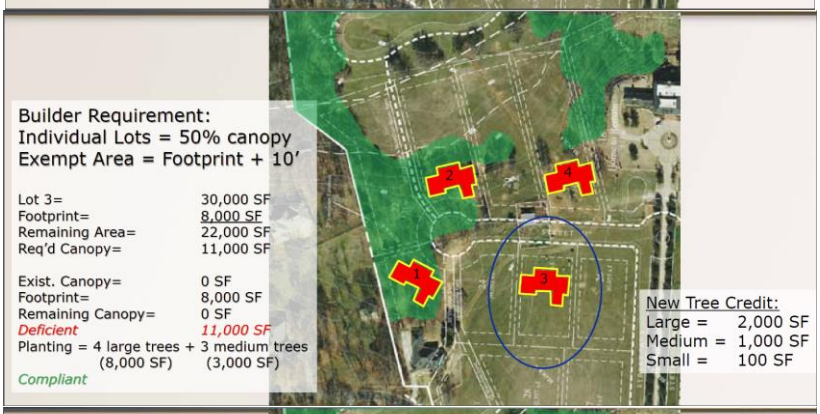
Common Name	Species	Heritage Requirement
Fragrant ash	Fraxinus cuspidate	
Rusty balckhaw	Viburnum rufidulum	
Common button-bush	Cephalanthus occidentalis	
Mexican buckeye	Ungnadia speciosa	
Carolina buckthorn	Frangula caroliniana	
Vitex, Chase tree	Vitex agnus-castus	
Rough-leaf dogwood	Cornus drummondii	
Possumhaw (deciduous holly)	Ilex decidua	
'Savannah' holly	Illex x attenuata 'Savannah'	
yaupon holly	Ilex vomitoria	
Ash juniper	Juniperus ashei	

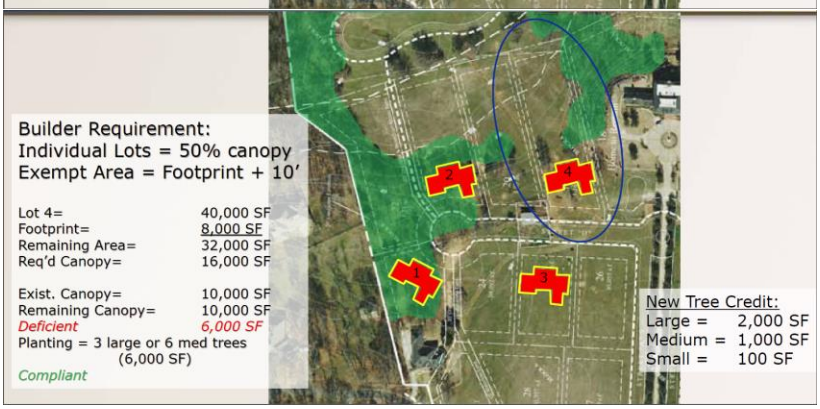
Mexican plum	Prunus mexicana
Eastern redbud (Tex & Mex)	Cercis canadensis
American smoke tree	Cotinus obovatus
Prairie sumac, flameleaf sumac	Rhus lanceolata
Desert willow	Chilopsis linearis
'Torulosa' juniper	Juniperus chinensis 'Torulosa'
Texas mountian laurel	Sophora secundiflora
'Little Gem' Southern magnolia	Magnolia grandiflora 'Little Gem'
Japanese maple	Acer palmatum
Crepe myrtle	Lagerstroemia indica
Eve's necklace	Sophora affinis
Bigelow oak (white shin oak)	Quercus sinuata var. breviloba
Texas persimmon	Diospyros texana

Appendix "A"


Builder Requirement:
Individual Lots = 50% canopy
Exempt Area = Footprint + 10'
Lot 1= 40,000 SF
Footprint= 8,000 SF
Remaining Area= 32,000 SF
Req'd Canopy= 16,000 SF
Exist. Canopy= 30,000 SF
Footprint= 8,000 SF
Remaining Canopy= 22,000 SF
Compliant
New Tree Credit:
Large = 2,000 SF
Medium = 1,000 SF
Small = 100 SF


Builder Requirement:
Individual Lots = 50% canopy
Exempt Area = Footprint + 10'
Lot 2= 40,000 SF
Footprint= 8,000 SF
Remaining Area= 32,000 SF
Req'd Canopy= 16,000 SF
Exist. Canopy= 20,000 SF
Footprint= 8,000 SF
Remaining Canopy= 12,000 SF
Deficient 4,000 SF
Planting = 2 large trees or 4 medium trees
(4,000 SF) (4,000 SF)
Compliant
New Tree Credit:
Large = 2,000 SF
Medium = 1,000 SF
Small = 100 SF


Builder Requirement:
Individual Lots = 50% canopy
Exempt Area = Footprint + 10'
Lot 3= 30,000 SF
Footprint= 8,000 SF
Remaining Area= 22,000 SF
Req'd Canopy= 11,000 SF
Exist. Canopy= 0 SF
Footprint= 8,000 SF
Remaining Canopy= 0 SF
Deficient 11,000 SF
Planting = 4 large trees + 3 medium trees
(8,000 SF) (3,000 SF)
Compliant
New Tree Credit:
Large = 2,000 SF
Medium = 1,000 SF
Small = 100 SF


Builder Requirement:
Individual Lots = 50% canopy
Exempt Area = Footprint + 10'
Lot 4= 40,000 SF
Footprint= 8,000 SF
Remaining Area= 32,000 SF
Req'd Canopy= 16,000 SF
Exist. Canopy= 10,000 SF
Remaining Canopy= 10,000 SF
Deficient 6,000 SF
Planting = 3 large or 6 med trees
(6,000 SF)
Compliant
New Tree Credit:
Large = 2,000 SF
Medium = 1,000 SF
Small = 100 SF