



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, SEPTEMBER 23, 2024

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

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Replat for Lots 1, 2, and 3, Block 1, Fegan Addition, being located at 6001 Pleasant Run Road, Case PC24-006
- 2b** Presentation and discussion of a Replat for Lot 1R, Block 1, Village Court Addition, being located at 5201 and 5217 Pleasant Run Road, Case PC24-008
- 2c** Presentation and discussion of a Replat for Lot 1, Block 1, 5520 Colleyville Addition, being located at 5520 Colleyville Boulevard, Case PC24-009
- 2d** Presentation and discussion of a Special Use Permit for a residential carport on Lot 27, Block 2, Woodbriar Estates West Addition, being located at 3412 San Bar Lane, Case ZC24-015
- 2e** Presentation and discussion of a Special Use Permit to allow for Package Store Sales – Off-premises Consumption on Lot 1, Block 1, Towne Square Addition, being located at 5600 Colleyville Boulevard, Suite G, Case ZC24-016
- 2f** Presentation and discussion of a Special Use Permit to allow for Massage Therapy on Lot 3R1, Block 1, Andy Felps Addition, being located at 3919 Colleyville Boulevard, Suite C, Case ZC24-017
- 2g** Presentation and discussion of a Special Use Permit for a residential carport on Lot 2, Block 1, Arbor Estates II Addition, being located at 5503 Sycamore Drive, Case ZC24-018
- 2h** Presentation and discussion of amendments to the Land Development Code, Section 3.27 - Accessory Building Regulations and Residential Carport Regulations, Case GC24-011

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, September 19, 2024* by 5:00 p.m.

Jacquelyn Reyff
Planning Manager

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number**Agenda Date** 9/23/2024**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Replat for Lots 1, 2, and 3, Block 1, Fegan Addition, being located at 6001 Pleasant Run Road, Case PC24-006

Explanation

Trevor Truss, the applicant, has submitted a request for Lots 1, 2, and 3, Block 1, Fegan Addition, being approximately 3.16 acres, and zoned R-40 Single Family Residential. The replat is to allow for the one lot to be split into three R-40 lots.

Attachments

1. Aerial Map
2. Zoning Map
3. Plat Exhibit
4. Drainage and Grading Plans

Aerial Map

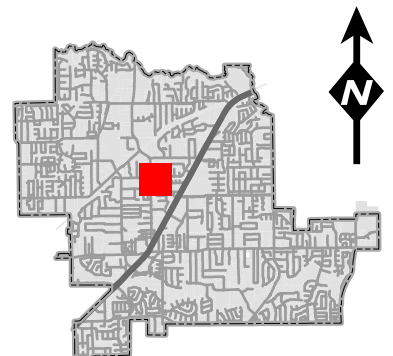


PC24-006

6001 Pleasant Run Rd



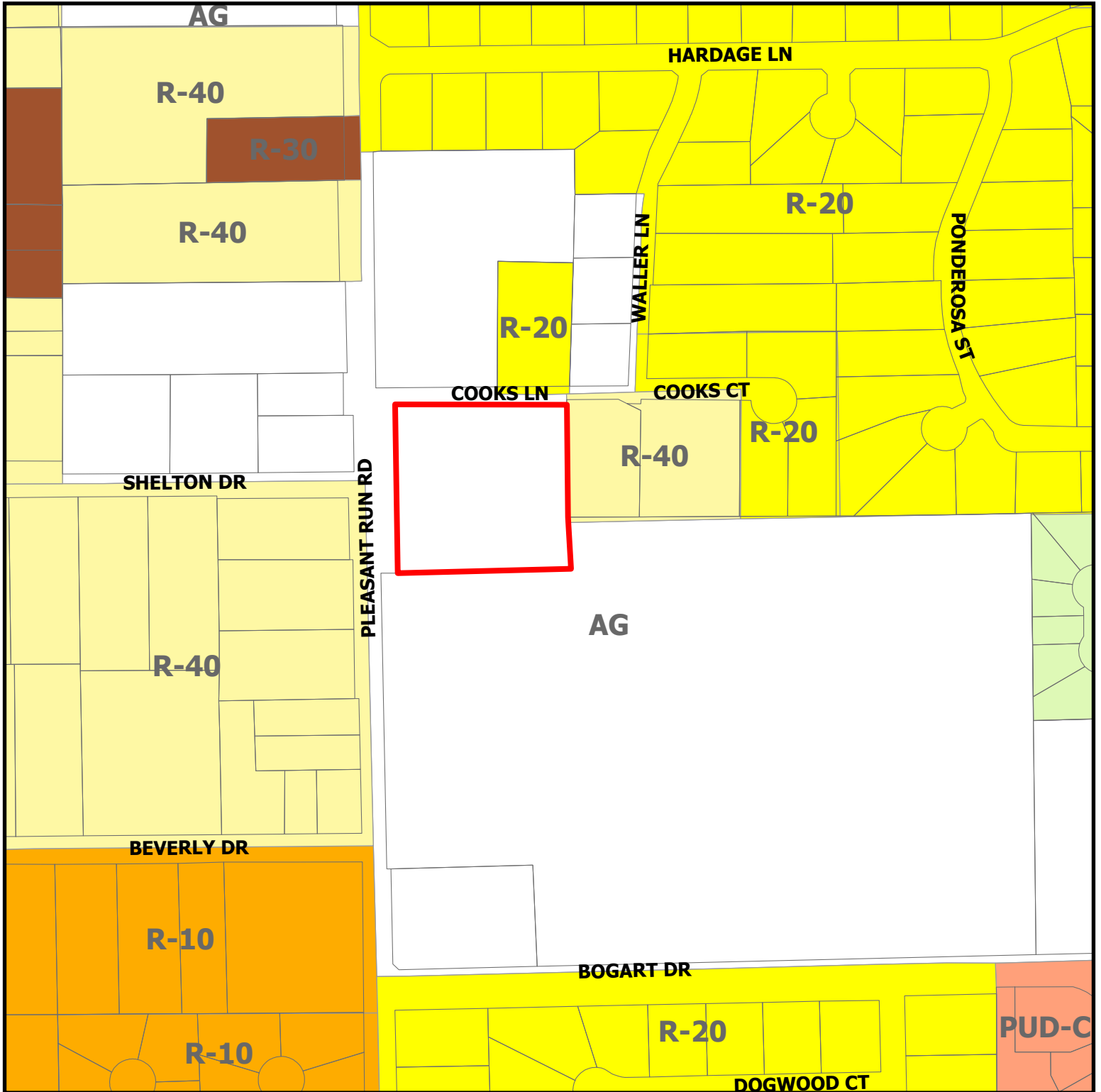
Subject Property



DISCLAIMER:

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

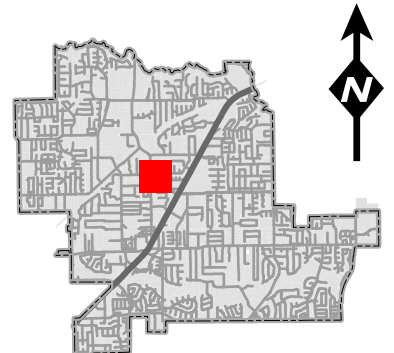
Zoning Map



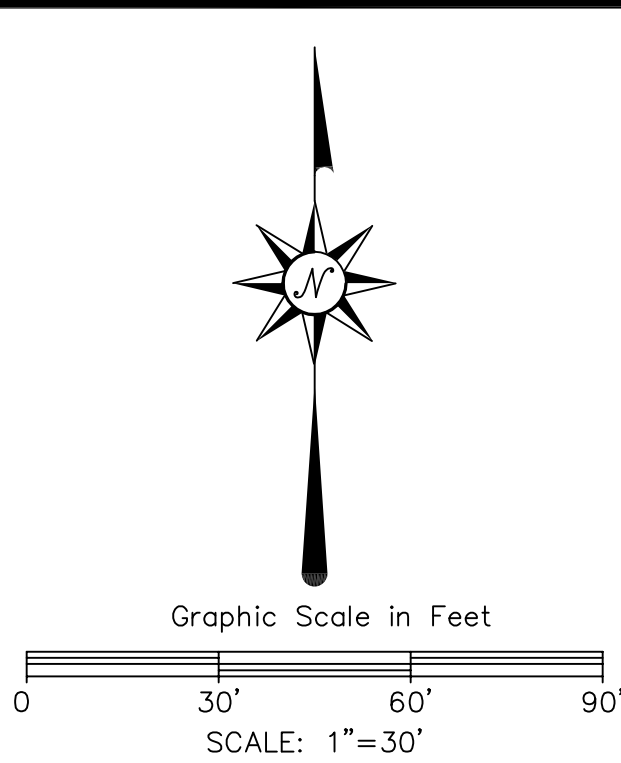
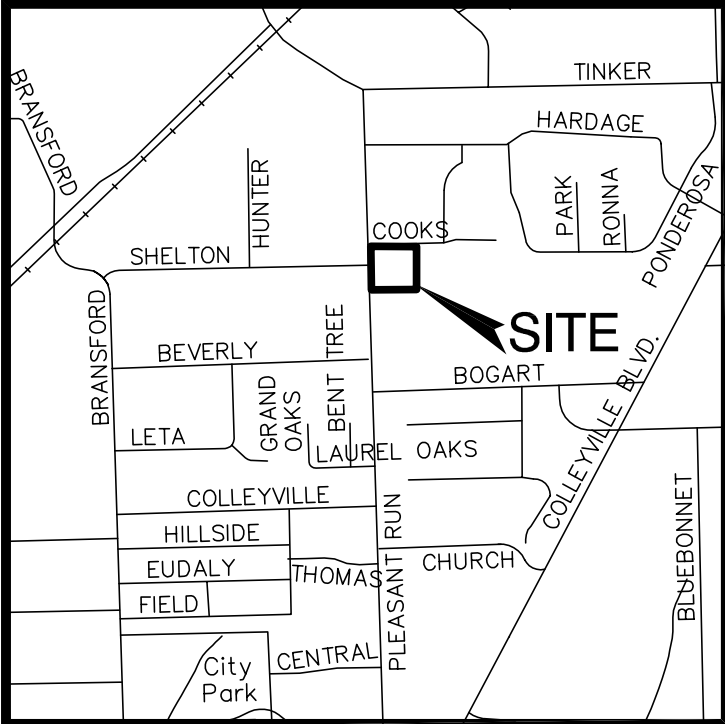
PC24-006

6001 Pleasant Run Rd

 Subject Property



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ABBREVIATIONS
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
DOC. NO. DOCUMENT NUMBER
P.O.B. POINT OF BEGINNING
C.M. CONTROLLING MONUMENT
IRF IRON ROD FOUND
R.O.W. RIGHT-OF-WAY
U.E. UTILITY EASEMENT

- NOTES
- This Plat is issued in conjunction with the Commitment for Title Insurance, prepared by First American Title Guaranty Company, G.F. No. 2860498-DFW60, effective date: February 21, 2014. This Land Title Survey reflects the easements and building lines along with other documented restrictions, of record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.
 - All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
 - The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
 - Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
 - According to the Flood Insurance Rate Map No. 48439C095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
 - Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Compass Realty, L.P. is the owners of all that certain 3,200 acres of land, by virtue of the deed recorded in Document Number D224090998 in the Deed Records of Tarrant County, Texas (D.R.T.C.T., which is Lot 1, Block 1, Pleasant Run Baptist Church Addition, recorded in Document Number D204132342, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the A. J. Caldwell Survey, A-331 and the Nancy Looney Survey, A-987, City of Colleyville, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod found for the southeast corner of said Lot 1, Block 1, Pleasant Run Church Addition, common to an interior angle corner of 29.1736 acre tract, described in the deed to Grapevine Independent School District, recorded in Volume 4896, Page 47 D.R.T.C.T.

THENCE South 89° 44' 24" West - 379.24' along a north line of said 29.1736 acre tract, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southwest corner of the herein described tract, in the east right-of-way line of Pleasant Run Road (R.O.W. Varies), which is also 37.5' east of the centerline of said Pleasant Run Road;

THENCE North 00° 57' 13" West - 365.53' (called 369.49') along the east right-of-way line of said Pleasant Run Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northwest corner of the herein described tract, at the intersection of the east right-of-way line of said Pleasant Run Road, and the south right-of-way line of Cooks Lane (R.O.W. Varies), which is approximately 11.7' south of the center of the asphalt paving of said Cooks Lane;

THENCE South 89° 55' 55" East - 385.75' (called 375.95') along the south right-of-way line of said Cooks Lane, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northeast corner of the herein described tract, common to the northwest corner of the 1.04 acre tract, described in the deed to Jay Bartley McMeans and Vonna Leigh McMeans, recorded in Volume 11923, Page 796 D.R.T.C.T., from which an "X" in concrete found for the most northerly northeast corner of said 1.04 acre tract, bears South 89° 55' 55" East - 130.20';

THENCE South 00° 04' 05" West - 363.30' (called 358.85') along the west line said 1.04 acre tract, and a west line of said 29.1736 acre tract, to the POINT OF BEGINNING and containing 3,200 acres of land.

anONW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Compass Realty, L.P., the Owner, do hereby adopt this plat designating the herein before described property as LOTS 1, 2, AND 3, BLOCK 1, FEGAN ADDITION, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2024.

Signature - John Fegan,
For Compass Realty, L.P.

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared John Fegan,, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Signature _____ Notary Stamp: _____

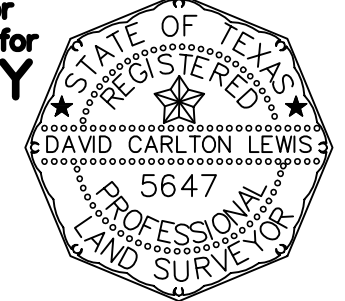
SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647
Date: August 20, 2024



David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC.
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Signature _____ Notary Stamp: _____

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2024, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission _____

CITY COUNCIL APPROVAL

WHEREAS the City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2024, to approve this Plat.

Mayor, City of Colleyville

Attest: City Secretary _____

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000
Spry Project No. 066-062-30

ENGINEER: Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408

OWNER: Compass Realty, L.P.
1303 Bellefonte Lane
Colleyville, TX 76034

PURPOSE OF REPLAT
The Purpose of this replat is to dedication right-of-way along Cooks Lane, and subdivide existing Lot 1, Block 1, Pleasant Run Baptist Church into three residential lots.

A FINAL PLAT OF
LOTS 1, 2, & 3, BLOCK 1
FEGAN ADDITION

AN ADDITION TO THE CITY OF COLLEYVILLE, WHICH IS AN A REPLAT OF LOT 1, BLOCK 1, PLEASANT RUN CHURCH ADDITION WEST, TARRANT COUNTY, TEXAS, 3,200 ACRES
IN THE A.J. CHADWELL SURVEY, A - 331 AND
IN THE NANCY LOONEY SURVEY, A - 987
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

PLAT-xxxxxx-2024
AUGUST 2024



SITE CONSTRUCTION PLANS FOR
FEGAN ADDITION
LOTS 1, 2 & 3, BLOCK 1
IN THE CITY OF
COLLEYVILLE, TEXAS



LOCATION MAP
(N.T.S.)

AUGUST, 2024

INDEX OF SHEETS	
SHEET	DESCRIPTIONS
CIVIL ENGINEERING PLANS	
	PLAT
C1.00	CITY GENERAL NOTES
C1.01	DEMOLITION PLAN
C1.10	PRE DEVELOPED DRAINAGE AREA MAP
C1.11	POST DEVELOPED DRAINAGE AREA MAP
C1.12	DETENTION POND DETAILS
C1.20	GRADING PLAN
C1.30	RESERVED
C1.40	WATER AND SANITARY SEWER PLAN
C1.50	EROSION CONTROL PLAN
C1.60	STANDARD CITY DETAILS
C1.61	STANDARD CITY DETAILS
C1.62	STANDARD CITY DETAILS
C1.63	STANDARD CITY DETAILS

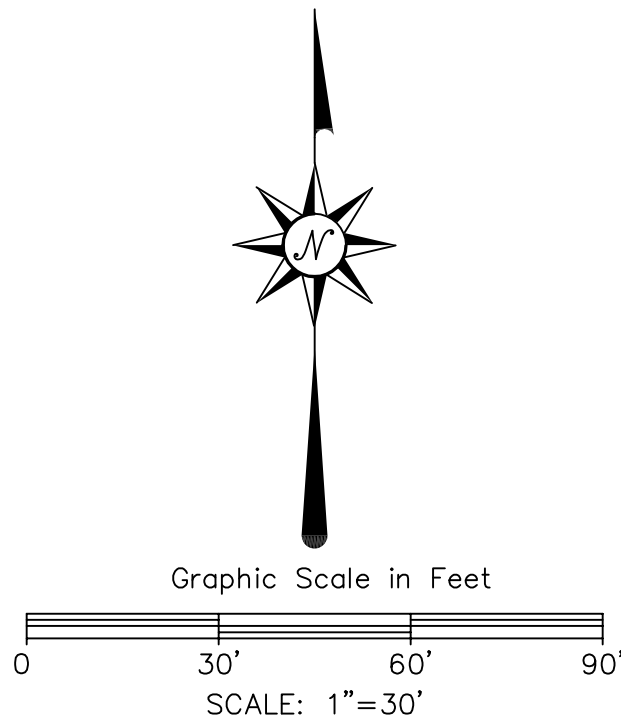
DEVELOPER:
COMPASS REALTY, L.P.
P.O. BOX 126
COLLEYVILLE, TX 76034
817-966-6626
John Fegan

ENGINEER:

**HAMILTON
DUFFY, PC**
CONSULTING
TEXAS FIRM REG. NO. F-5260

CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD. - NORTH RICHLAND HILLS, TEXAS 76182-4712
PHONE (817) 268-0408 WWW.HAMILTONDUFFY.COM

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 SUPERVISION OF:
KEITH M. HAMILTON 87384
PE NO. DATE



29.1736 ACRES
E INDEPENDENT SCHOOL DISTRICT
VOL. 4896, PG. 47
D.R.T.C.T.

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IN WITNESS WHEREOF, KNOW ALL PERSONS BY THESE PRESENTS:

Witness our hands this _____ day of _____, 2024

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STATE OF TEXAS
COUNTY OF TARRANT

Given under my hand and seal of office, this _____ day of _____, 2024

Notary Signature _____ Notary Stamp _____

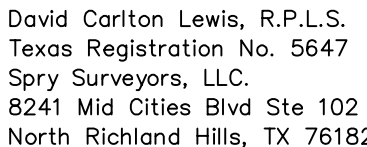
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REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647
ate: August 20, 2024



NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2024

Notary Signature _____ Notary Stamp _____

PURPOSE OF REPLAT

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AN ADDITION TO THE CITY OF COLLEYVILLE, WHICH IS
AN A REPLAT OF LOT 1, BLOCK 1, PLEASANT RUN
CHURCH ADDITION WEST, TARRANT COUNTY, TEXAS,
3.200 ACRES

IN THE A.J. CHADWELL SURVEY, A - 331 AND
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CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS.

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Mayor, City of Colleyville

Attest: City Secretary

City of Colleyville General Notes

PUBLIC WORKS DEPARTMENT

GENERAL NOTES

1.

All construction shall be in strict accordance with the standards of the City of Colleyville and governed by the City of Colleyville Infrastructure Construction Provisions and Details (July 2014), Texas Department of Transportation Texas Standard Specification 1993 Edition, and the North Central Texas Council of Government's Standard Specifications for Public Works Construction latest edition.
2.

A copy of the Colleyville Infrastructure Construction Provisions and Details (July 2014) can be obtained from the following city website:
www.colleyville.com/publicworks/engineeringdivision/ConstructionStandardsandDetails
3.

All materials and workmanship shall conform to the City of Colleyville Standards where they differ from NCTCOG standards.
4.

Work performed in the state highway right-of-way. An application and appropriate plans must be submitted directly to TxDOT for review.
5.

A permit is required to cut a city street or work within the right-of-way. The permit is issued by the Public Works Department. Contact number 817-503-1366.
6.

The location of underground facilities indicated on the plans is taken from public records. It is the contractor's responsibility to make arrangements with the owners of such underground facilities prior to working in the area to confirm their exact location and to determine whether any additional facilities other than those shown on the plans may be present. The contractor shall preserve and protect all underground facilities. If existing underground utilities are damaged, the contractor will be responsible for the cost of repairing the utility.
7.

Where existing utilities or service lines are cut, broken or damaged, the Contractor shall replace or repair the utilities or service lines with the same type of original material and construction, or better, unless otherwise shown or noted on the plans, at his own cost and expense. The Contractor shall immediately notify the Inspector at once of any conflicts in grades and

UNDERGROUND FACILITY OWNER 811 (214) 869-8352

AT&T	(214) 745-2964
AT&T Texas (call DIGTESS)	(800) 344-8377
Atmos Energy	(817) 359-1313
Charter Communications	(817) 822-8745
City of Colleyville	(817) 748-8082
DIGTESS (Line Locates)	(800) 344-8377
8Level (3) Communications	(877) 366-8344
Oncor Electric Delivery	(817) 215-6688
One Source Communications	(817) 692-6042
TRI County Electric	(817) 431-1541
Verizon Engineering	(972) 578-3354

Last updated: 5/2017

City of Colleyville General Notes

8.

All excavations, trenching and shoring operations shall comply with the requirements of the U.S. Department of Labor, OSHA, "Construction Safety and Health Regulations.", Vol. 29, Subpart P, pg. 128 - 137, and any amendments thereto.
9.

This item shall govern the control measures necessary to prevent and control soil erosion, sedimentation, and water pollution which may degrade receiving waters including rivers, streams, lakes, reservoirs, ground water, and wetlands. The control measures contained herein shall be installed and maintained throughout the construction contract and coordinated with any permanent or temporary pollution control features specified elsewhere on the plans and in the specifications to assure effective and continuous water pollution control throughout the construction and post construction periods. These control measures shall not be used as a substitute for the permanent pollution control measures unless otherwise directed by the City in writing. The controls may include silt fences, straw bale dikes, rock berms, diversion dikes, interceptor swales, sediment traps, and basins, pipe slope drains, inlet protection, stabilized construction entrances, seeding, sodding, mulching, soil retention blankets or other structural or non-structural storm water pollution control.
10.

The Contractor shall restore all areas disturbed by construction to original condition or better. Restored areas include, but are not limited to trench backfill, side slopes, sprinkler systems, fences, culvert pipes, drainage ditches, driveways, private yards and roadways.
11.

Any changes needed after construction plans have been released, shall be approved by the City Engineer. These changes must be received in writing from the design engineer. The Director of Public Works shall approve any deviations from state regulations.
12.

Record Drawings: The Contractor shall keep one (1) record copy of all specifications, drawings, addenda, modifications, and shop drawings at the site in good order and annotated to show all changes made during the construction process. These drawings shall be available to the Engineer and the City and shall be delivered to the City upon completion of the project and prior to the release of final payment and/or initial acceptance letter.
13.

The contractor shall provide "red lined" marked prints to the Engineer prior to final Inspection indicating all construction which deviated from the plans or was constructed in addition to that indicated on the plans.
14.

The contractor must field verify existing service locations prior to installing new services. When installing a new water line, all existing services must be connected to the new line or as directed by the City Engineer.
15.

The contractor shall keep records for Record Drawings and shall submit markups to the city inspector prior to scheduling a final walkthrough inspection.
16.

Prior to construction, a pre-construction meeting shall be held with representatives from the general contractor, sub-contractors, the design Engineer, and the City of Colleyville staff.
17.

All construction must adhere to the City of Colleyville Tree Preservation Ordinance

Last updated: 5/2017

City of Colleyville General Notes

GENERAL NOTES - WATER IMPROVEMENTS

1.

The contractor must field verify existing service locations prior to installing new services.
2.

When installing a new water line, all existing services must be connected to the new line.
3.

All water meters up to 2" in diameter shall be installed by City Personnel. All water meters exceeding 2" diameter shall be inspected and accepted by City a of Colleyville representative.
4.

Fire hydrants shall be located three to eight feet behind the back of curb as shown in the details. This will also include splash pads which are considered subsidiary to the fire hydrant placement.
5.

All water lines 4" thru 12" shall be Class 150(DR18) and conform to AWWA C-900 DR-18 minimum, with NSF seal, pressure tested and disinfected in accordance with NCTCOG STD. SPECS. (see C1.7)Water mains to have a minimum of 42" cover to the top of pipe.
6.

Service line connectors, under 2" shall be Class K soft copper and connected with compression fittings. All taps and services shall be constructed as 1" or larger. ¾" taps and service lines are prohibited
7.

Water services shall be backfilled in granular sand as per details.
8.

Water services should be located at the property line. Each location is to be stamped on the curb with 2" high letter "W".
9.

Water meter boxes will be installed after paving activities have been completed.
10.

Curb stops should be tested for leakage and full flow when system is pressure tested.
11.

All fire hydrant assemblies to be equipped with a 6" gate valve and box shall be installed as per the details. Hydrants will be shall be painted Kemluster Red prior to acceptance by the City. The contractor shall put 2 coats of paint or until approved by the City.
12.

Any water valves located within pavement areas shall be adjusted to final grade by the paving Contractor. The paving Contractor shall adjust water valve assembly to final grade and place a monolithically. (concrete pad in HMAc) No block outs will be allowed.
13.

Fire hydrants shall be equipped with 4-1/2" Storz adapter for connection with 5" hose.
14.

When a water line is bored, the casing shall be capped and valves added on either side.
15.

All fittings and bends shall have Mega Lug retainer glands in addition to standard thrust blocking as required by Standard Details.
16.

For valves with operating nuts 6' below ground shall be installed with a 1and1/4" solid stem extension (Detail W-1).

Last updated: 1/2009

City of Colleyville General Notes

GENERAL NOTES - SANITARY SEWER IMPROVEMENTS

1.

Sanitary sewer PVC pipe shall be SDR 35 if depth of line is 10' or less and SDR 26 if depth of line is greater than 10'.
2.

Pipe shall have Cl. B (S-8) embedment, or better. Backfill shall be select material compacted to 95% standard proctor density.
3.

After completion of all testing (i.e. mandrel & air) Contractor shall perform a Television inspection and provide videotape to PW Inspections.
4.

A 2" high letter "S" shall be stamped on the curb to mark the location of the sewer services. The service should be located in the center of each lot.
5.

Contractor to place a 3/4" plywood false bottom in all sanitary sewer manholes before paving Contractor begins work.
6.

Rim elevations of the proposed sanitary sewer manholes in streets are to be constructed by utility contractor and adjusted by paving Contractor to finished grade at time of paving. Block outs are not allowed.
7.

Manholes 10' in depth or less shall be 4ft in diameter. 10 ft. plus or drop manholes shall be 5ft. in diameter.
8.

All Drop Manholes shall be inside drops as per detail S-4.
9.

All trenches shall be compaction tested at the rate of one test per 300 L.F. of trench per lift. Lifts shall be no greater than 12" loose. Tests shall be staggered so that tests of adjacent lifts are not directly over the previous lift. If the distance between manholes exceeds 300 L.F., a minimum of 2 tests per lift shall be taken or as directed by the City. The paving contractor shall not begin work until the City of Colleyville has approved all trench work.
10.

All manholes shall be vacuummed tested.
11.

Any service tie-in to an existing manhole must be cored.
12.

Clean-outs to be provided on all services and located at the property/ROW line.

Last updated: 1/2009

City of Colleyville General Notes

GENERAL NOTES - PAVING IMPROVEMENTS

1.

All fill shall be compacted to a density of at least ninety-five (95%) percent standard proctor as per ASTM D 698 at or above optimum moisture content. Lifts shall be as specified per the soils lab recommendation and as approved by the City. All fill shall be tested as installed and certified by an approved soils laboratory
2.

All streets, unless alternative design is submitted by lab, designed by the triaxial method as specified in Texas Highway Department requirements and approved by the City of Colleyville, and shall be constructed on a minimum of (8") inches of stabilized subgrade (lime and/or cement) as soil tests indicate. Compaction shall be ninety-five (95%) percent density as per AASHTO designation T150. Density tests shall be taken every 1,000 square yards or less, as required by City Inspector.

TABLE 1 – RECOMMENDED % AND QUANTITIES OF LIME/CEMENT					
Plasticity Index (PI)	Assumed Unit Dry Weight (pcf)	% Lime	Quantity of Lime (lbs./sy)	% Cement	Quantity of Cement (lbs/sy)
0 – 15	120	0	0	5	36*
16 – 25	116	3	21	5	35
26 – 35	112	4	27	5	34
36 – 45	100	5	30	6	36

3.

The sub-grade shall be proof rolled and observed by the construction inspector prior to and after sub-grade stabilization.
4.

Curb and gutter shall consist of steel reinforced concrete and shall be six (6") inches high and thirty (30") inches wide.
5.

The parkways and streets shall be rough cut to a plus or minus one-tenth (0.1') feet of their respective final grades.
6.

Construction of wheel chair ramps will be the responsibility of the paving Contractor at the time of public Improvements.
7.

Individual water and sewer services and water valves shall have a suitable marker ("W") for water, "S" for sanitary sewer and "V" for valves) stamped on the face of the curb, or if no curb is constructed, on the top of the pavement. The marks shall be a minimum of two (2") inches in height and width. Water services shall be located 10' upstream from the sanitary sewer service, with the sewer service at the center of the front of the lot.
8.

The Contractor shall proceed with paving no more than seventy-two (72) hours after density / moisture tests have been taken and passed by the City's testing firm. In the event paving operations have not commenced within the seventy-two-(72) hour limit, a retest shall be required at the Contractor's expense.
9.

Manhole rim elevations, clean-outs, valve boxes, fire hydrants, etc. shall be adjusted to finished grade by the paving contractor at the time of paving. No block outs allowed
10.

The paving contractor shall be responsible for all "Permanent Survey Reference Monuments" as described in the subdivision ordinance including concrete monuments at all boundary corners. The paving

City of Colleyville General Notes

- contractor shall install a blue reflector in the street centerline at the location on each firehydrant.
11.

HMAC Paving- Binder shall have no more than 15% RAP, all Surface mix shall be virgin. No RAS is allowed. Mix design shall be submitted to City prior for approval.
12.

Concrete Paving- No manufactured sand is allowed.
13.

All re-enforcing still shall be domestic and meet the TxDot steel mill guide lines.

City of Colleyville General Notes

GENERAL NOTES - STORM DRAINAGE IMPROVEMENTS

1.

All storm sewer and culvert pipe and fittings shall be ASTM C76, Class III, IV, V reinforced concrete pipe (RCP), installed with a bell and a spigot and jointed with ram neck.
2.

Backfill shall be ¾ to 1" rock, 6 " minimum for the bedding (more if ground water is encountered), and rock placed up to the center or spring line of the pipe. Trench shall be excavated wide enough to get a mechanical tamper beside the pipe to achieve 95% density.
3.

After completion of all storm sewer installation, the contractor shall perform a television inspection and provide a videotape to the Public Works Department Inspections.
4.

Install a benchmark on a drainage structure within or near the site. A letter including the location and elevation of the benchmark must be submitted to Public Works prior to the final acceptance of the project as well as in the GIS Assets form.
5.

All storm sewer pipes larger than 36" must be wiped with non-shrink grout after inspection and approval.
6.

No pre-cast inlets are allowed.



SITE CONSTRUCTION PLANS

FEGAN ADDITION
LOTS 1, 2 AND 3, BLOCK 1
CITY OF COLLEYVILLE, TEXAS

CITY GENERAL NOTES

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 SUPERVISION OF:

KEITH M. HAMILTON 87384 8DATE\$

PE. NO.

DATE

JOB 026-008

DATE 8/21/2024

DESIGNED K. M. H.

DRAWN K. M. H.

CHECKED K. M. H.

TEXAS REGISTERED
ENGINEERING FIRM
NUMBER F-2660

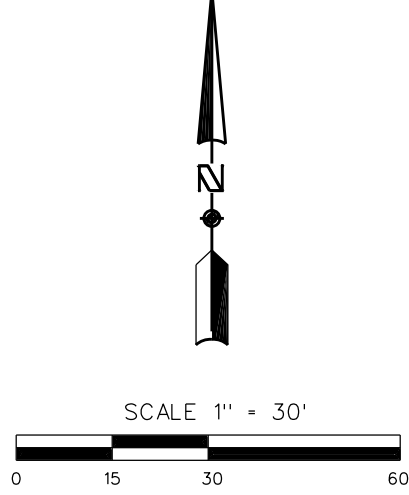
NO. REVISION

DATE

BY

SHEET

C1.00



LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE
AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR
IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING
UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE
THE COMMENCEMENT OF ANY CONSTRUCTION.

NOTE:
ALL SITES WHERE DEMOLITION WILL OCCUR AT OR NEAR A PUBLIC STREET, THE CONTRACTOR SHALL SCHEDULE CONSTRUCTION RESTORATION ACTIVITIES AS SOON AS POSSIBLE SO THAT THE EDGES OF THE PAVEMENT WILL NOT BE LEFT UNPROTECTED LONGER THAN NECESSARY.

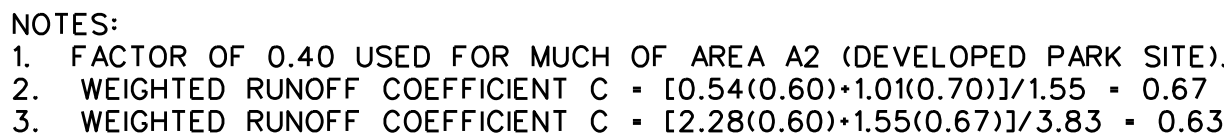
DEMOLITION NOTE:
EXISTING IMPROVEMENTS WITHIN THE HATCHED AREA SHALL BE DEMOLISHED, REMOVED, DISPOSED OF, CLEARED AND GRUBBED AS SPECIFIED. ITEMS TO BE REMOVED, BUT NOT LIMITED TO, ARE SPRINKLER SYSTEMS, FLUMES, INLET BOXES, CONCRETE PAVING AND WALKS, UNDERGROUND STORM DRAIN LINES, TREES AND PLANTS, ETC.

ITEMS TO REMAIN:
SANITARY SEWER LINES, MANHOLES, CLEANOUTS, WATER VALVES, AND WATER SERVICES ARE TO REMAIN IN SERVICE AND ARE NOT TO BE REMOVED UNLESS NOTED OTHERWISE. ALL WATER VALVES, SEWER MANHOLES AND CLEANOUTS SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED SURFACE AND SITE GRADING. ALL CONCRETE SHALL BE SAW CUT FULL DEPTH OF PAVEMENT PRIOR TO REMOVAL.

NOTE:
THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. ALL AREAS DISTURBED BY CONSTRUCTION WILL BE HYDROMULCHED UNLESS OTHERWISE NOTED.

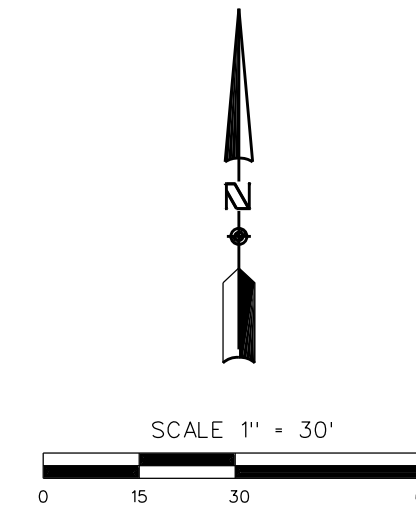
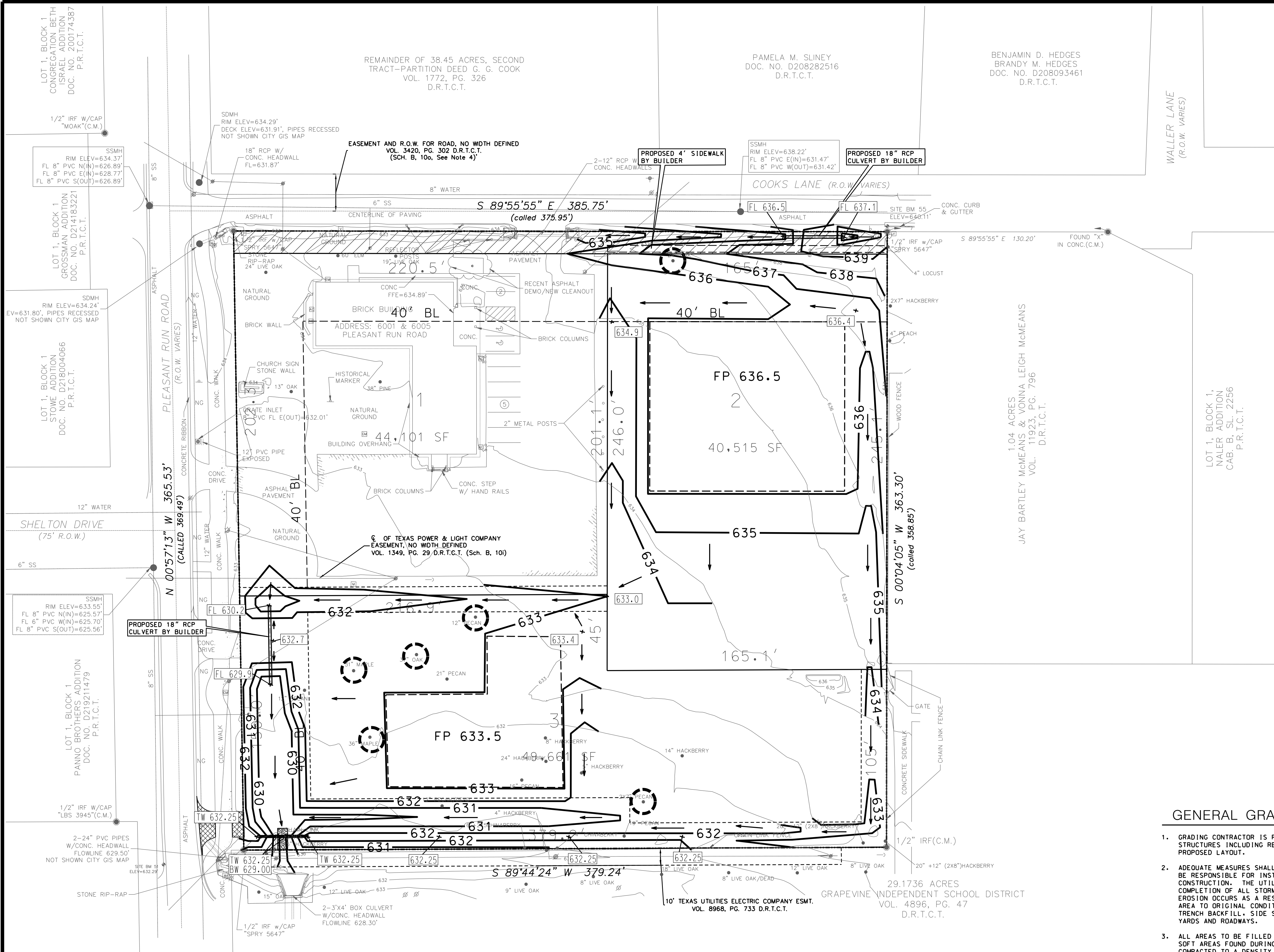
NOTES:

1. FACTOR OF 0.40 USED FOR MUCH OF AREA A2 (DEVELOPED PARK SITE).
2. WEIGHTED RUNOFF COEFFICIENT C = $[(2.18(0.40)+1.01(0.70))/3.19] = 0.49$
3. WEIGHTED RUNOFF COEFFICIENT C = $[(0.70(0.60)+3.19(0.49))/3.89] = 0.51$



SHEET

C1.11



SITE GRADING LEGEND

FF = FINISHED FLOOR
TP = TOP PAVEMENT
TI = TOP INLET
TG = TOP GRATE INLET
TC = TOP CURB
GT = GUTTER
FG = FINISHED GRADE
TW = TOP WALL
BW = BOTTOM WALL
FL = FLOW LINE
→ FLOW DIRECTION

--- 690 --- EXISTING ELEVATION CONTOUR
— 690 — PROPOSED ELEVATION CONTOUR

TREE PROTECTION -
PLACE ORANGE VINYL FENCING ALONG TREE CANOPY/DRIP LINE*

*GRADING AROUND PROTECTED TREES SHALL BE LIMITED TO OUTSIDE OF TREE PROTECTION - NO GRADING INSIDE OF PROTECTIVE FENCING

CONSTRUCTION NOTES:
THE TOP FOUR (4") INCHES OF TOP SOIL SHALL BE REMOVED FROM SITE AND STOCKPILED FOR LANDSCAPE USE. ALL CUT OR FILL SLOPES TO BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
AREAS WITHIN PUBLIC R.O.W. WILL BE HYDROMULCHED AND/OR CURLEX MATTED AFTER CONSTRUCTION AS DIRECTED BY ENGINEER.

!!!IMPORTANT!!!
CONTOURS REPRESENT FINISHED GRADES. ALL PAVING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTIONS.

GENERAL GRADING NOTES

- GRADING CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, CLEARING AND REMOVAL OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES THAT MAY CONFLICT WITH THE PROPOSED LAYOUT.
- ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF EROSION CONTROL SYSTEMS PRIOR TO BEGINNING CONSTRUCTION. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INLET PROTECTION UPON COMPLETION OF ALL STORM SEWER HEADWALLS, AND INLET TOPS. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION, THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO, TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPE, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ALL AREAS TO BE FILLED ARE TO BE SCARIFIED AND PROOFROLLED PRIOR TO FILL PLACEMENT. ALL SOFT AREAS FOUND DURING PROOFROLLING SHALL BE OVER-EXCAVATED. ALL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR DENSITY AND AS APPROVED BY THE CITY. ALL FILL SHALL BE TESTED AS INSTALLED AND CERTIFIED BY AN APPROVED SOILS LAB. ALL COSTS FOR TESTING SHALL BE BORNE BY THE CONTRACTOR.
- GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED MATERIAL WHICH SOILS LAB DECLARES TO BE UNSUITABLE FOR ON-SITE USE.
- DRAINAGE SHALL NOT BE DIRECTED TOWARD THE BUILDING PAD. GRADING CONTRACTOR SHALL PROVIDE A MINIMUM OF 1.00% SLOPE AROUND BUILDING PAD.
- FINISH FLOOR ELEVATIONS TO BE 0.7' ABOVE FINISHED PAD ELEVATION. DRIVEWAYS ARE NOT TO EXCEED 10% SLOPE. FRONT YARD SLOPES SHALL NOT EXCEED 20%. REAR LOT SLOPES SHALL NOT EXCEED 6% FOR THE FIRST 15' FROM THE PAD WITH THE BALANCE NOT TO EXCEED 20%.
- INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF A FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF A FOOT FOR BUILDING PADS. FINAL BUILDING PAD GRADING, TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES, SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF A FOOT AT ALL FOUR CORNERS AND CENTER OF THE PAD. IN ALL SWALES AND LOT CORNERS.
- CONTRACTOR SHALL FURNISH ALL CONSTRUCTION STAKING UNLESS NOTED OTHERWISE IN THE SPECS.
- CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
- CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL T.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

BENCHMARKS

SITE BENCHMARK NO. 51: "X" SET IN CONCRETE ±195' SOUTH OF SHELTON DRIVE, ALONG THE WEST RIGHT-OF-WAY OF PLEASANT RUN ROAD, AS SHOWN ON THIS SURVEY.
ELEVATION = 632.29'

SITE BENCHMARK NO. 55: "X" SET IN CONCRETE, ±425' EAST OF PLEASANT RUN ROAD AND ±170' WEST OF WALLER LANE, AS SHOWN ON THIS SURVEY.
ELEVATION = 640.11'

!!! CRITICAL !!!

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UTILITY RELOCATION NOTE:

IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES, TELEPHONE UTILITIES, ETC. ARE FOUND TO BE IN CONFLICT WITH THESE FURNISH AND INSTALLATION PLANS, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY AND/OR ALL SUCH UTILITIES (NO SPECIAL PAY).

HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD., SUITE 100 - NORTH RICHLAND HILLS, TEXAS 76822
PHONE (817) 268-0408 WWW.HAMILTONDUFFY.COM

SITE CONSTRUCTION PLANS

FEGAN ADDITION
LOTS 1, 2 AND 3, BLOCK 1
CITY OF COLLEVILLE, TEXAS

GRADING PLAN

PRELIMINARY FOR REVIEW ONLY

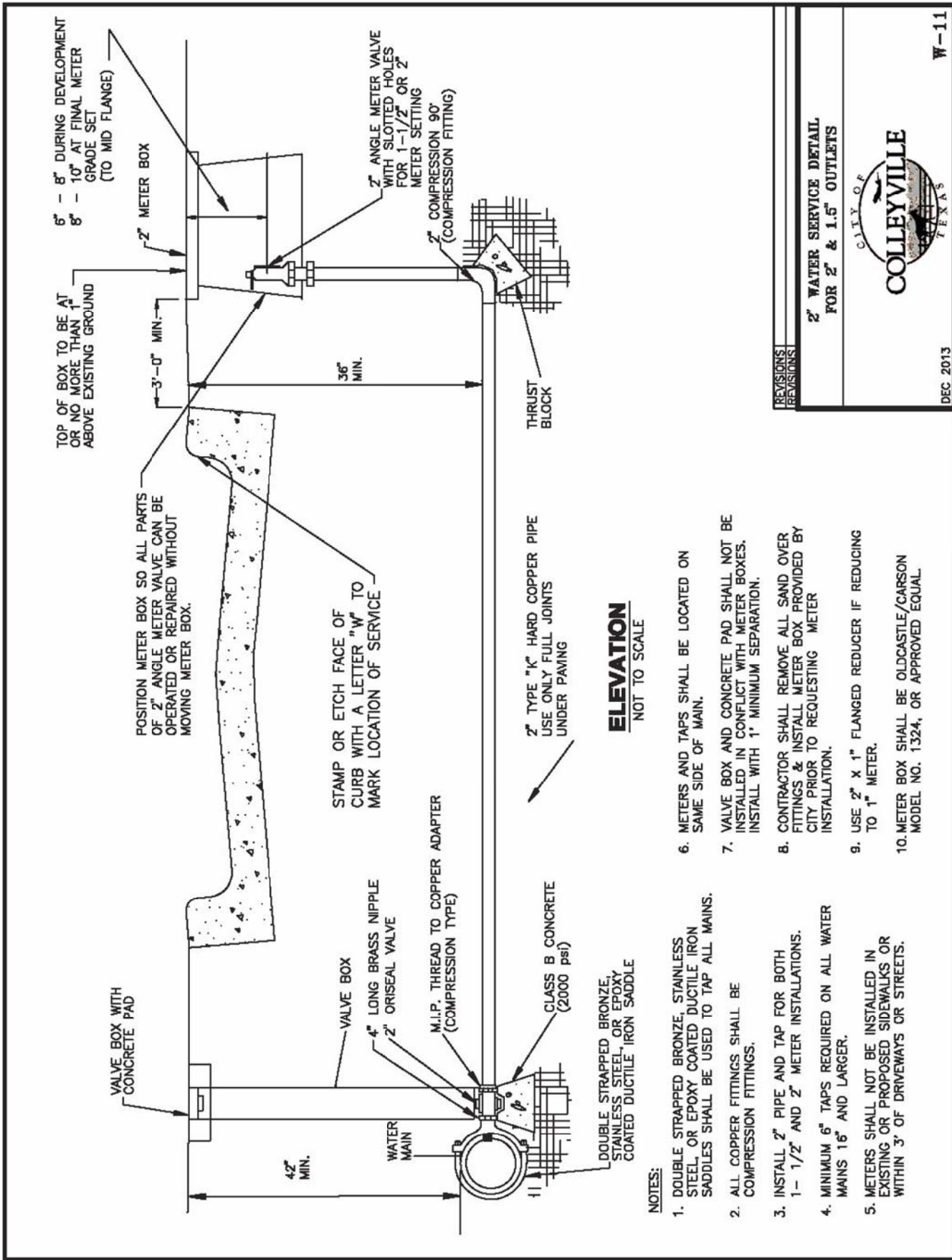
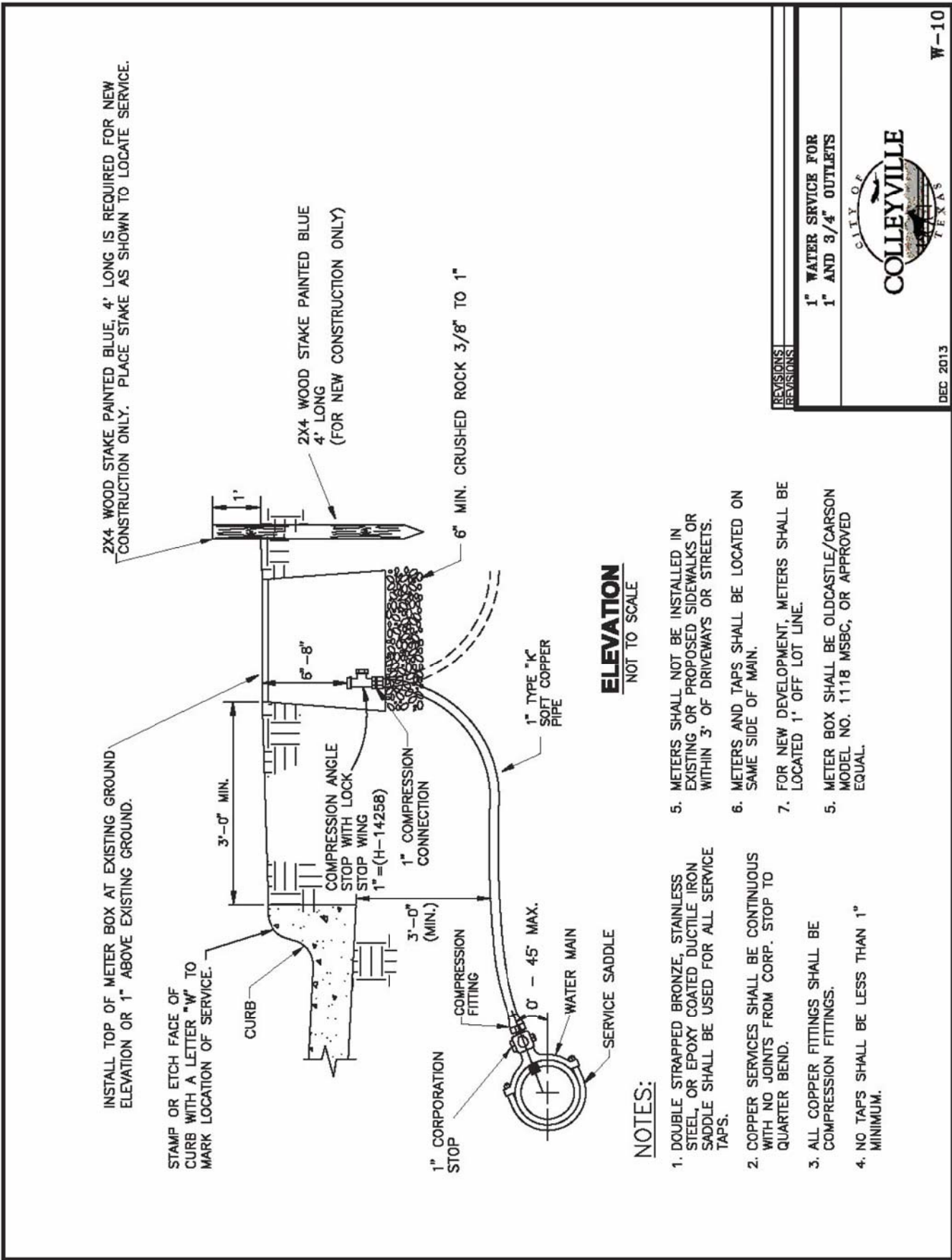
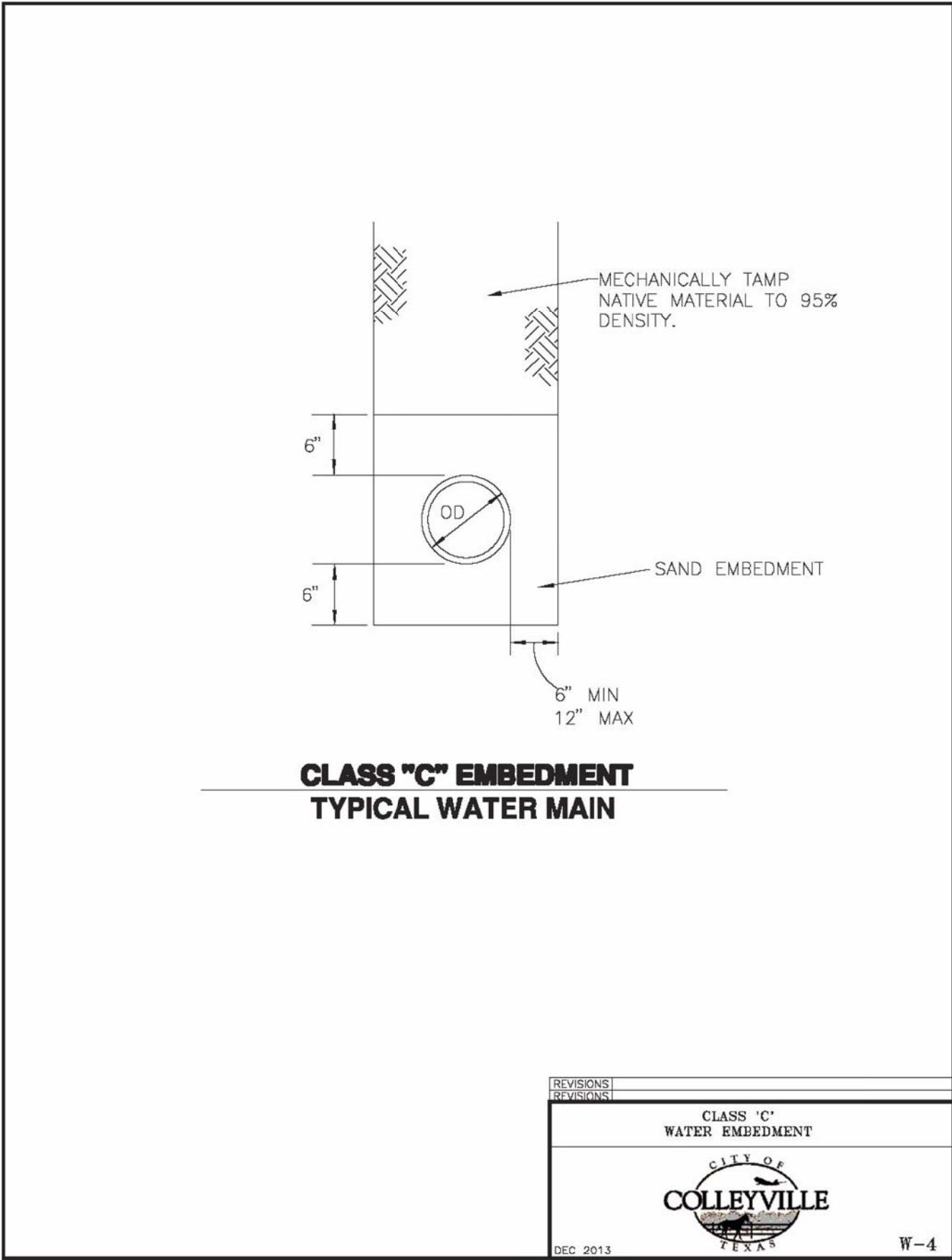
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KEITH M. HAMILTON 87384 8DATE\$
PE NO. DATE

NO.	REVISION	DATE	BY	DATE	DESIGNED	DRAWN	CHECKED	TEAMS REGISTERED ENGINEERING FIRM NUMBER F-5260
026-008		8/21/2024			K.M.H.	K.M.H.	K.M.H.	

SHEET

C1.20



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PE NO. DATE

JOB 026-008
DATE 8/21/2024
DESIGNED K.M.H.
DRAWN K.M.H.
CHECKED K.M.H.
TEXAS REGISTERED
ENGINEERING FIRM
NUMBER F-2560

SITE CONSTRUCTION PLANS

FEGAN ADDITION
LOTS 1, 2 AND 3, BLOCK 1
CITY OF COLLEYVILLE, TEXAS

CITY STANDARD DETAILS

HAMILTON
DUFFY, PC
CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD., SUITE 100 - NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 268-0408 WWW.HAMILTONDUFFY.COM



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number**Agenda Date** 9/23/2024**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Replat for Lot 1R, Block 1, Village Court Addition, being located at 5201 and 5217 Pleasant Run Road, Case PC24-008

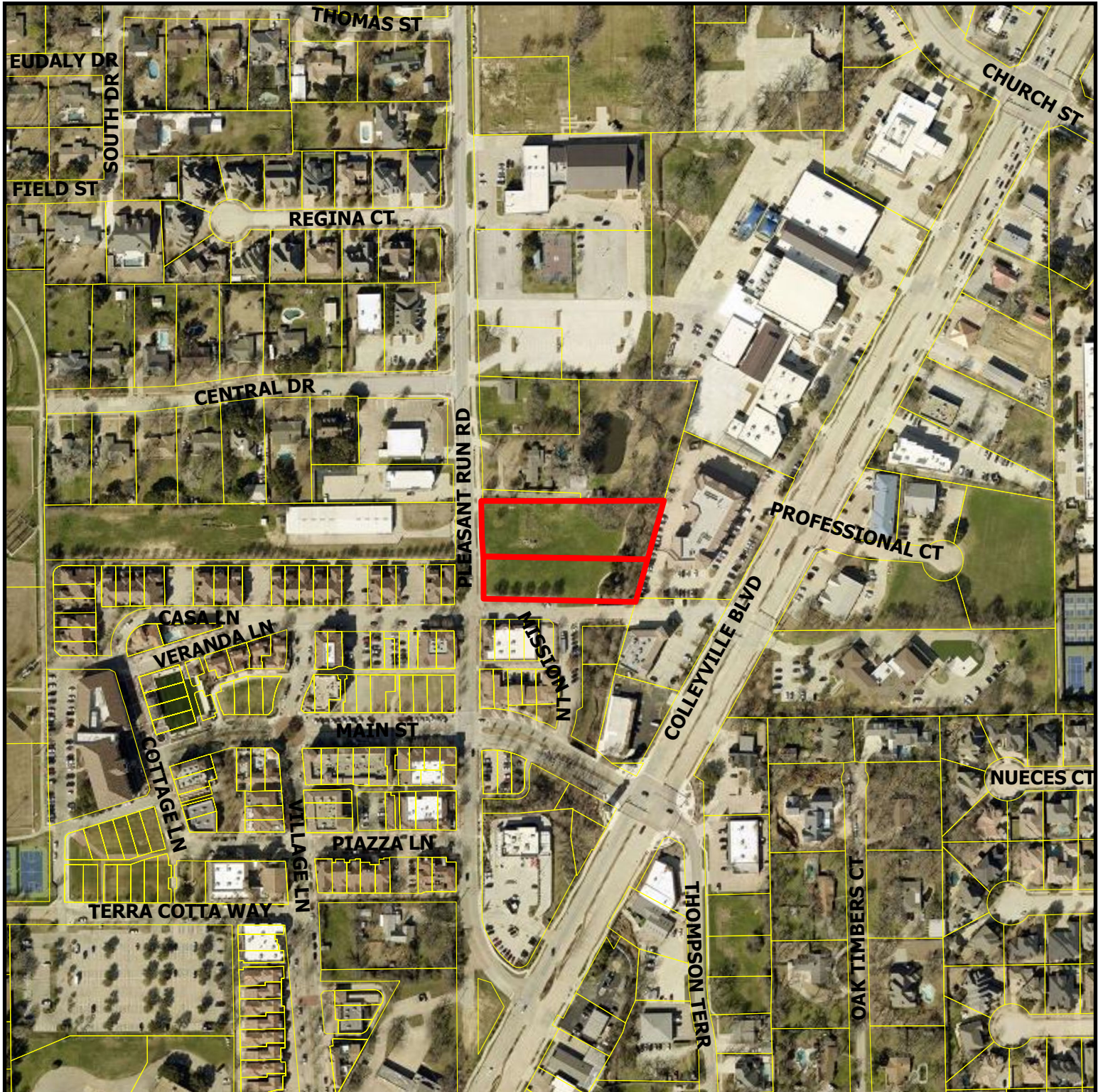
Explanation

Ethan Hicks, the applicant, has submitted a request for a Replat for review for Lot 1R, Block 1, Village Court Addition, approximately 1.93 acres, zoned RE Single Family 'Estate' Residential district. The purpose of the plat is to combine two lots into one and abandon easements.

Attachments

1. Aerial Map
2. Zoning Map
3. Plat Exhibit
4. Topographic Exhibit

Aerial Map

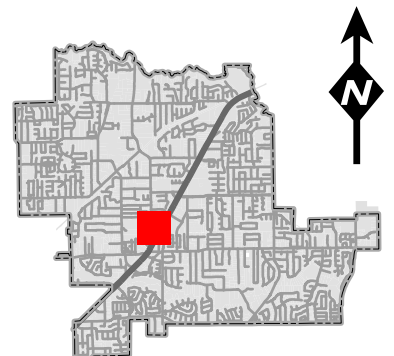


PC24-008

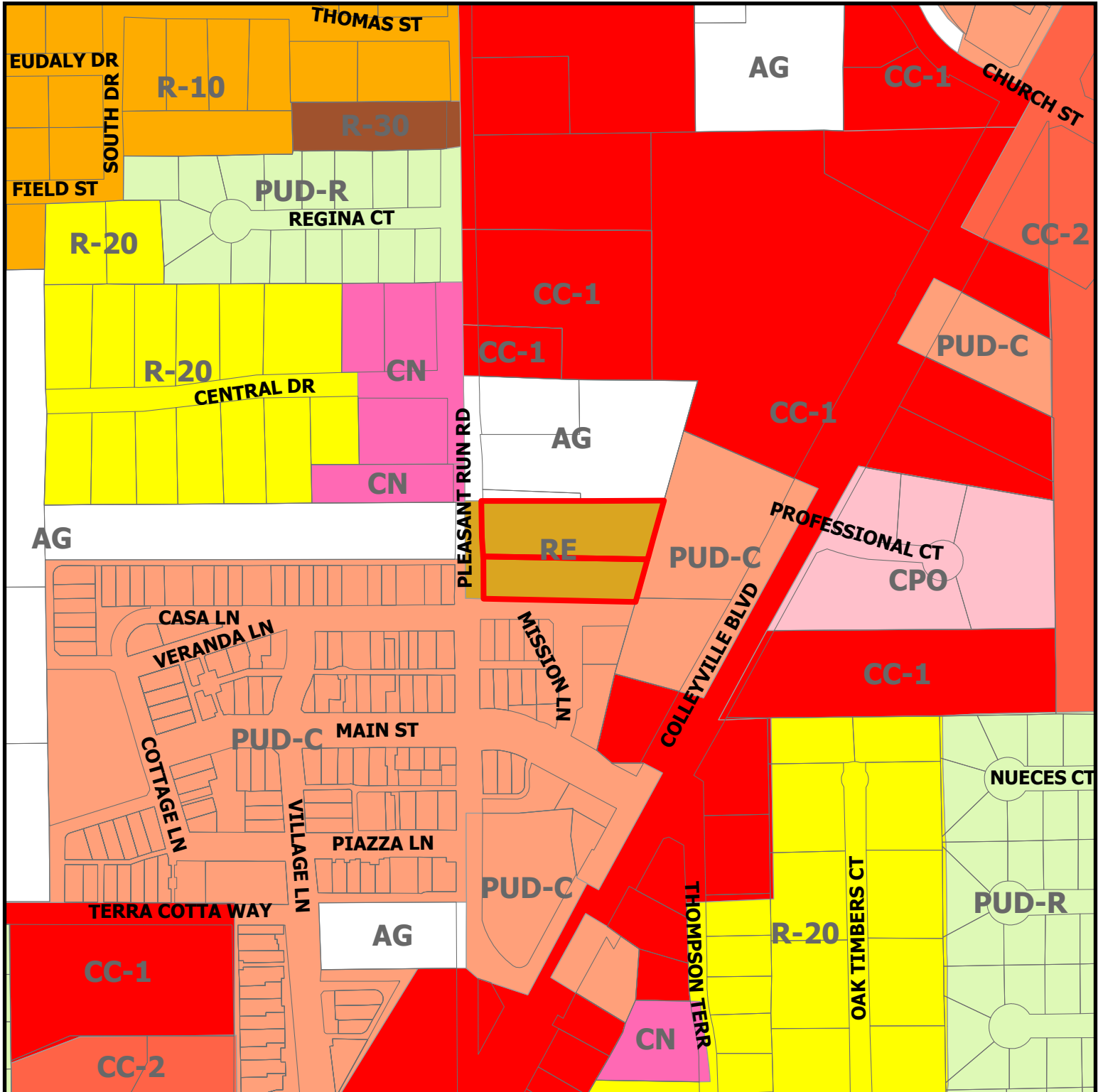
5201 & 5217 Pleasant Run

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 Subject Property



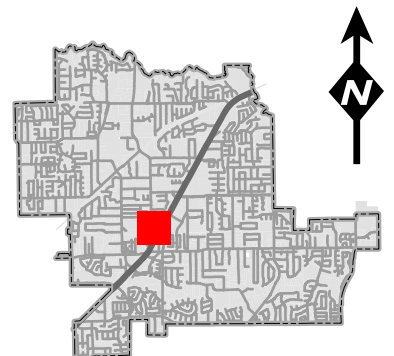
Zoning Map



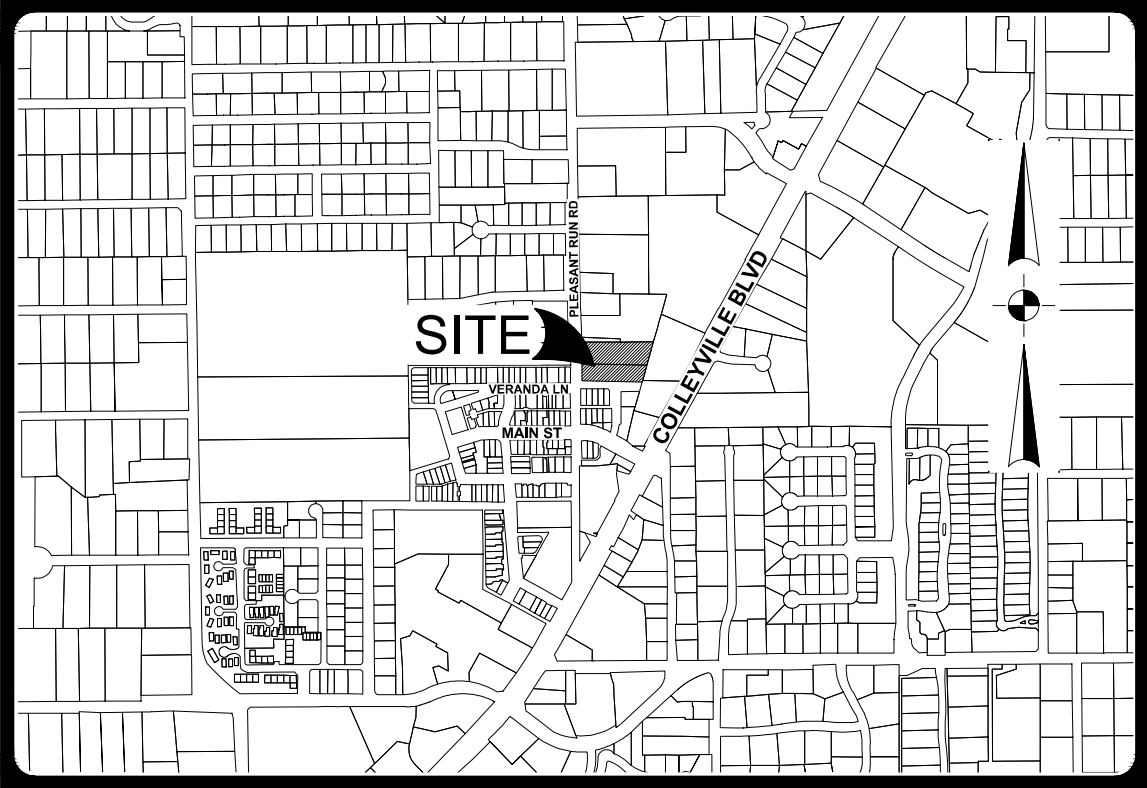
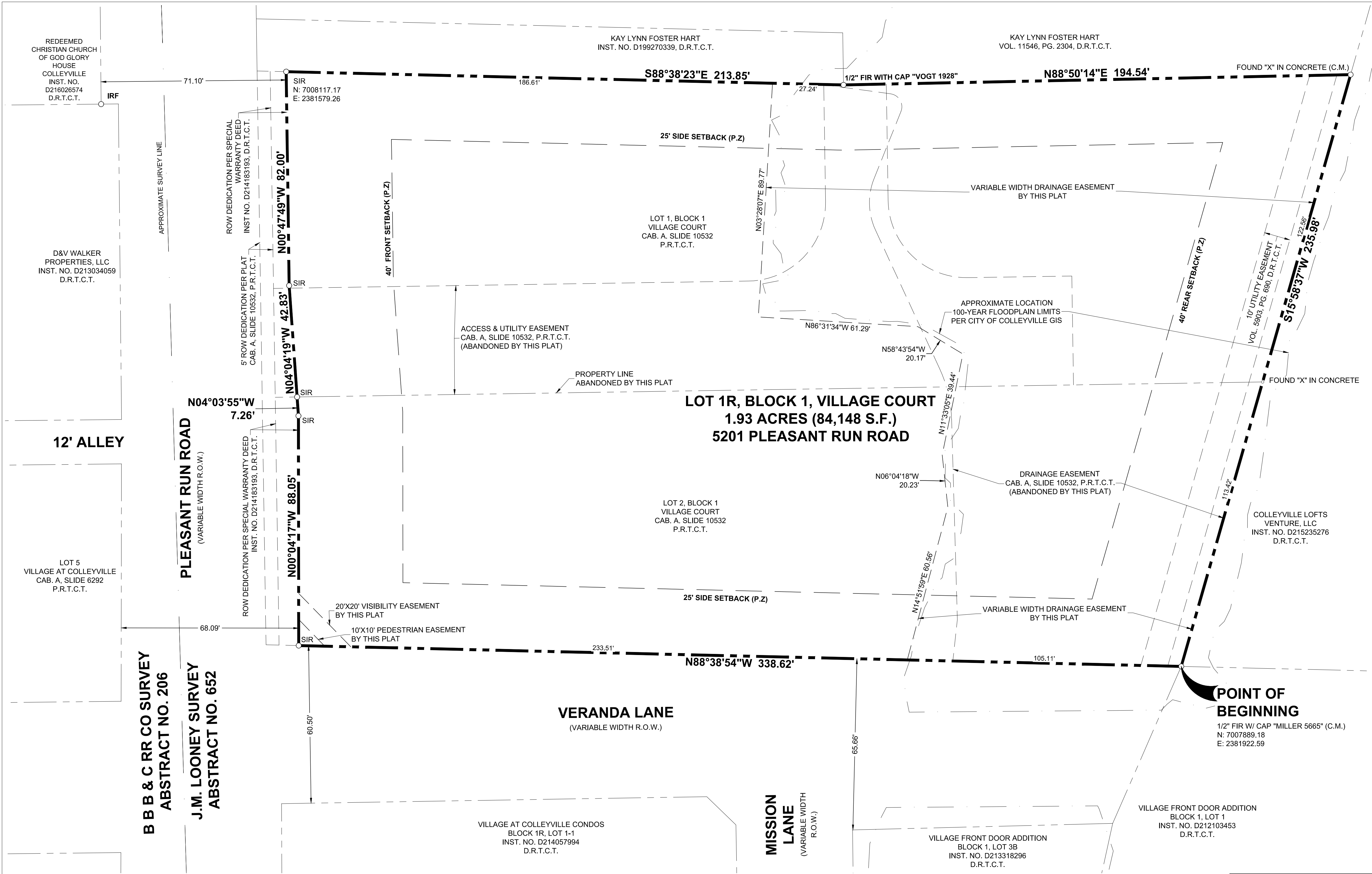
PC24-008

5201 & 5217 Pleasant Run

Subject Property



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VICINITY MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WESLEY K. BETTERTON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FOR AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BELLS, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 9/12/2024

WESLEY K. BETTERTON, R.P.L.S.
NO. 6699

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED WESLEY K. BETTERTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOTES:

- ALL CORNERS ARE SET 1/2 INCH IRON ROD WITH CAP STAMPED "STRAND" OR "X" IN CONCRETE, UNLESS OTHERWISE SHOWN.
- THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983, ADJUSTMENT REALIZATION 2011.
- THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1 & 2 AND ABANDON AN ACCESS AND UTILITY EASEMENT.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- 20'X20' TRIANGLE VISIBILITY EASEMENTS AND 10'X10' TRIANGLE PEDESTRIAN EASEMENTS ARE DEDICATED AT EACH ROW INTERSECTION CORNER AS SHOW. NO TREES, BUSHES, WALLS, SIGNS OR ANYTHING OVER 2 FEET IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.
- ACCORDING TO A GRAPHICAL PLOTTING OF THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, PANEL 95 OF 495, MAP NUMBER 48439C0095K, MAP REVISED DATE: SEPTEMBER 25, 2009, THE SUBJECT TRACT IS SITUATED IN ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY THIS FIRM. MAP NUMBER 48439C0095K IS THE MOST CURRENT FEMA FIRM AVAILABLE AT THE TIME THIS SURVEY WAS ISSUED.

LEGEND

P.R.T.C.T. - OFFICIAL RECORDS, TARRANT COUNTY, TEXAS
P.A.E. - 10'X10' TRIANGLE PEDESTRIAN ACCESS EASEMENT
D.R.T.C.T. - DEED RECORDS, TARRANT COUNTY, TEXAS
V.E. - 20'X20' TRIANGLE VISIBILITY EASEMENT
CM - CONTROLLING MONUMENT
P.Z. - PER CURRENT ZONING
FIR - FOUND IRON ROD
ROW - RIGHT-OF-WAY

DEDICATION CERTIFICATE

Whereas, Tamara Spicer, is the owner of Lots 1 and 2, Block 1, Village Court, as recorded in Instrument Number D221231047, Deed Records, Tarrant County, Texas, and recorded in Cabinet A, Slide 10532 in the Plat Records, Tarrant County, Texas, out of the J.M. Looney Survey, A-652, in the City of Colleyville, Tarrant County, Texas and being more particularly described as follows:

Beginning at a found 1/2-inch iron rod with cap stamped "Miller 5665", being in the southeast corner of Lot 2, Block 1, being on the north right-of-way line of Veranda Lane (having a variable width public right-of-way), and being in the southwest corner of a tract of land described as in the deed to Colleyville Lofts Venture, LLC, recorded in Instrument Number D215235276, Deed Records, Tarrant County, Texas;

THENCE North 88°38'54" West, with said north right-of-way line, a distance of 338.62 feet, to a set 1/2 inch iron rod with cap stamped "STRAND", being in the intersection of said north right-of-way line and the east right-of-way line of Pleasant Run Road (having a variable width right-of-way);

THENCE North 00°04'17" West, with said east right-of-way line, a distance of 88.05 feet, to a set 1/2 inch iron rod with "STRAND" cap;

THENCE North 04°03'55" West, continuing with said east right-of-way line, a distance of 7.26 feet, to a set 1/2 inch iron rod with "STRAND" cap;

THENCE North 04°04'19" West, a distance of 42.83 feet, to a set 1/2 inch iron rod with "STRAND" cap;

THENCE North 00°47'49" West, a distance of 82.00 feet, to a set 1/2 inch iron rod with "STRAND" cap, being in the north line of Lot 1, Block 1;

THENCE South 88°38'23" East, leaving said east right-of-way line, with said north line, a distance of 213.85 feet, to a found 1/2-inch iron rod with cap stamped "VOGT 1928", being in the southeast corner of a tract of land described as Redeemed Christian Church of God Glory House Colleyville, recorded in Instrument Number D216026574, Deed Records, Tarrant County, Texas;

THENCE North 88°50'14" East, continuing with said north line, a distance of 194.54 feet, to a found "X" in concrete, being in the southeast corner of a tract of land described as Hart Kay Lynn Foster, recorded in Volume 11546, Page 2304, Deed Records, Tarrant County, Texas;

THENCE South 15°58'37" West, leaving said north line, with west line of said Colleyville Lofts Venture, a distance of 235.98 feet, to the POINT OF BEGINNING and containing 84,148 square feet, 1.93 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That **TAMARA SPICER**, the Owner, does hereby adopt this plat designating the herein before described property as **LOT 1R, BLOCK 1, VILLAGE COURT**, and addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any street, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness by our hands this _____ day of _____, 20____.

By: _____
TAMARA SPICER - Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **TAMARA SPICER**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My commission expires: _____

PLANNING AND ZONING COMMISSION APPROVAL:

WHEREAS, The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this plat

Chairman, Planning and Zoning Commission

Attest Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL:

WHEREAS, The City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this plat

Chairman, Planning and Zoning Commission

Attest Secretary, Planning and Zoning Commission

DEVELOPER / OWNER:

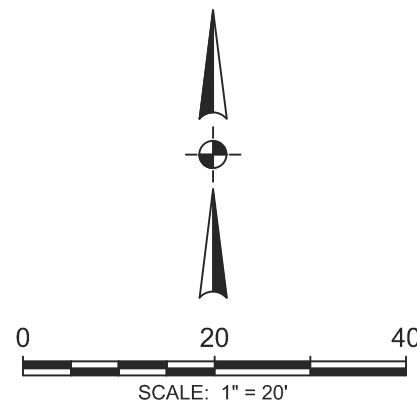
TAMARA SPICER
90 CASA LANE
COLLEYVILLE, TX 76034

ENGINEER/SURVEYOR

STRAND
10003 WEST TECHNOLOGY BLVD.
DALLAS, TEXAS, 75220
972-620-8204
WESLEY.BETTERTON@STRANDAE.COM



10003 WEST TECHNOLOGY
BLVD. WEST
DALLAS, TX 75220
972-620-8204
TBPELS FIRM NO: 10194076
DATE: 9/12/2024



**REPLAT
VILLAGE COURT**

LOT 1R, BLOCK 1

A REPLAT OF LOTS 1 AND 2, BLOCK 1, VILLAGE COURT

AS RECORDED IN CABINET A, SLIDE 10532

PLAT RECORDS, TARRANT COUNTY, TEXAS

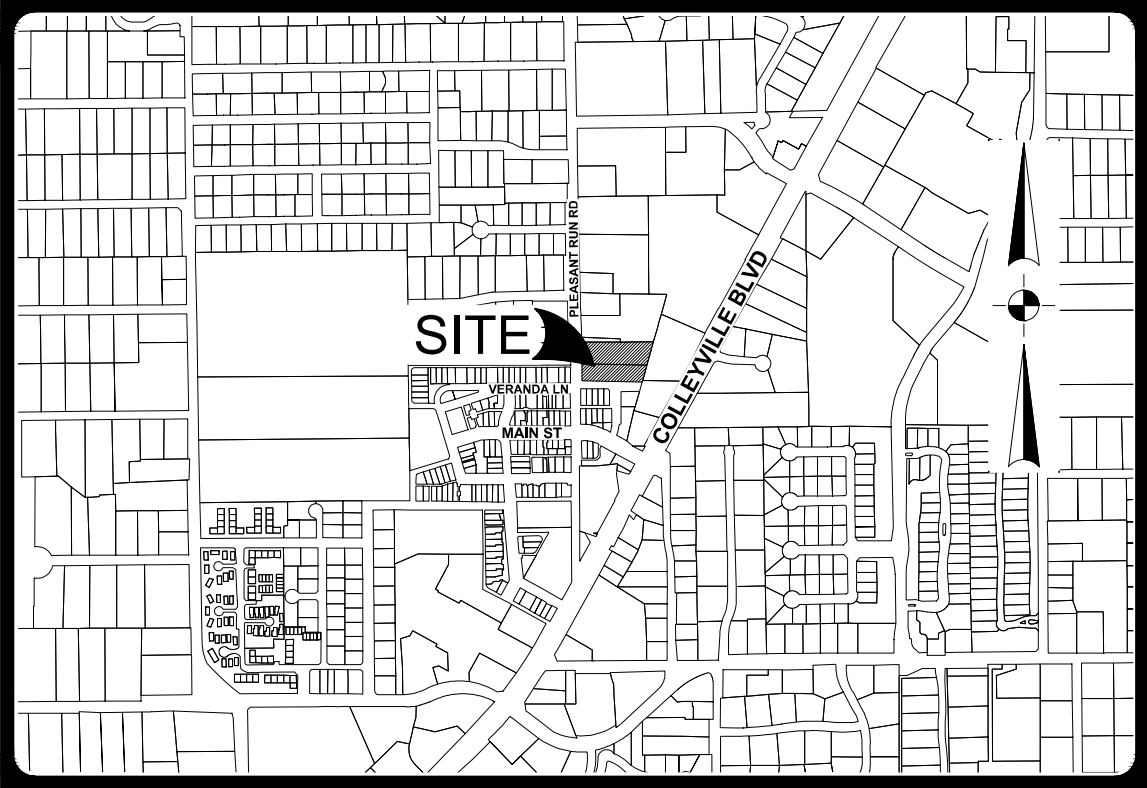
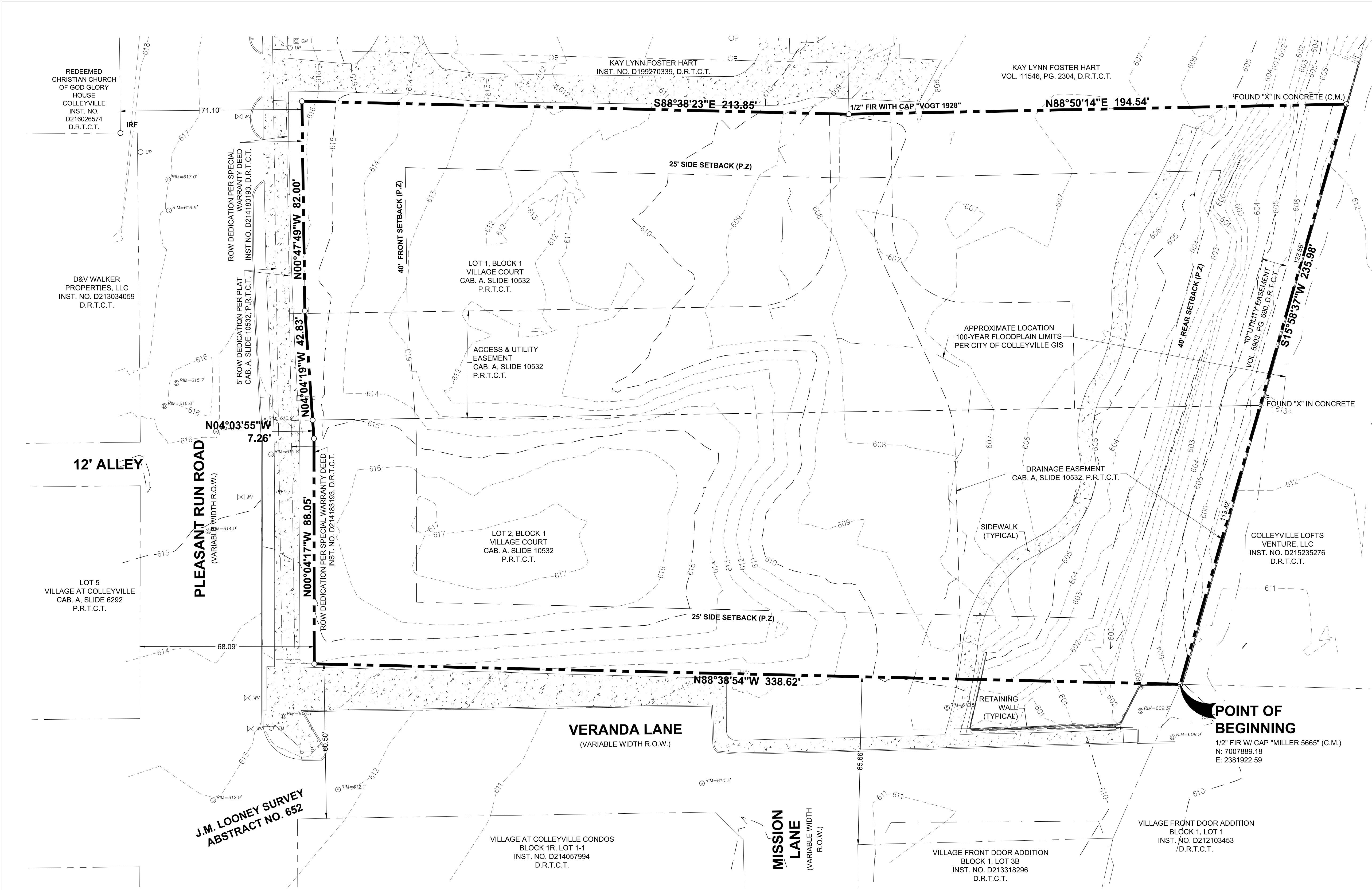
SITUATED IN THE J.M. LOONEY SURVEY, A-652

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

1 LOT

JOB NO.: 2110522

SHEET 1 OF 1



VICINITY MAP
NOT TO SCALE

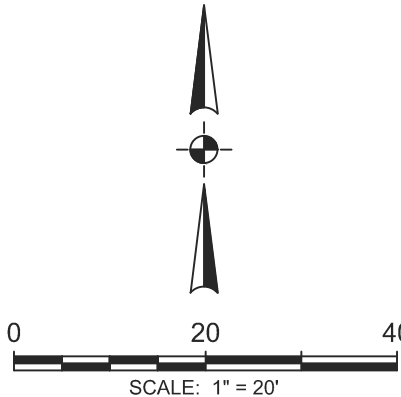
LEGEND	
	FENCE
	FIRE HYDRANT
	GAS VALVE
	SANITARY SEWER MANHOLE
	STORM WATER MANHOLE
	TELEPHONE PEDESTAL
	TRANSFORMER
	WATER VALVE
	WATER MANHOLE
	WATER METER
	A/C UNIT

ABBREVIATION LEGEND
P.R.T.C.T. - OFFICIAL RECORDS, TARRANT COUNTY, TEXAS
P.A.E. - 10'X10' TRIANGLE PEDESTRIAN ACCESS EASEMENT
D.R.T.C.T. - DEED RECORDS, TARRANT COUNTY, TEXAS
V.E. - 20'X20' TRIANGLE VISIBILITY EASEMENT
CM - CONTROLLING MONUMENT
P.Z. - PER CURRENT ZONING
FIR - FOUND IRON ROD
ROW - RIGHT-OF-WAY

- NOTES:
- ACCORDING TO A GRAPHICAL PLOTTING OF THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, PANEL 95 OF 495, MAP NUMBER 48439C0095K, MAP REVISED DATE: SEPTEMBER 25, 2009, THE SUBJECT TRACT IS SITUATED IN ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY THIS FIRM. MAP NUMBER 48439C0095K IS THE MOST CURRENT FEMA FIRM AVAILABLE AT THE TIME THIS SURVEY WAS ISSUED.
 - THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983, ADJUSTMENT REALIZATION 2011.

LEGAL DESCRIPTION

Whereas, Tamara Spicer, is the owner of Lots 1 and 2, Block 1, Village Court, as recorded in Instrument Number D221231047, Deed Records, Tarrant County, Texas, and recorded in Cabinet A, Slide 10532 in the Plat Records, Tarrant County, Texas, out of the J.M. Looney Survey, A-652, in the City of Colleyville, Tarrant County, Texas.



TOPOGRAPHIC EXHIBIT

VILLAGE COURT

LOTS 1 AND 2, BLOCK 1, VILLAGE COURT
AS RECORDED IN CABINET A, SLIDE 10532
PLAT RECORDS, TARRANT COUNTY, TEXAS
SITUATED IN THE J.M. LOONEY SURVEY, A-652
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

DEVELOPER / OWNER:
TAMARA SPICER
90 CASA LANE
COLLEYVILLE, TX 76034

ENGINEER/SURVEYOR
STRAND
10003 WEST TECHNOLOGY BLVD.
DALLAS, TEXAS, 75220
972-620-8204
WESLEY.BETTERTON@STRANDAE.COM



10003 WEST TECHNOLOGY
BLVD. WEST
DALLAS, TX 75220
972-620-8204
TBPELS FIRM NO: 10194076
DATE: 9/12/2024



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number**Agenda Date** 9/23/2024**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Replat for Lot 1, Block 1, 5520 Colleyville Addition, being located at 5520 Colleyville Boulevard, Case PC24-009

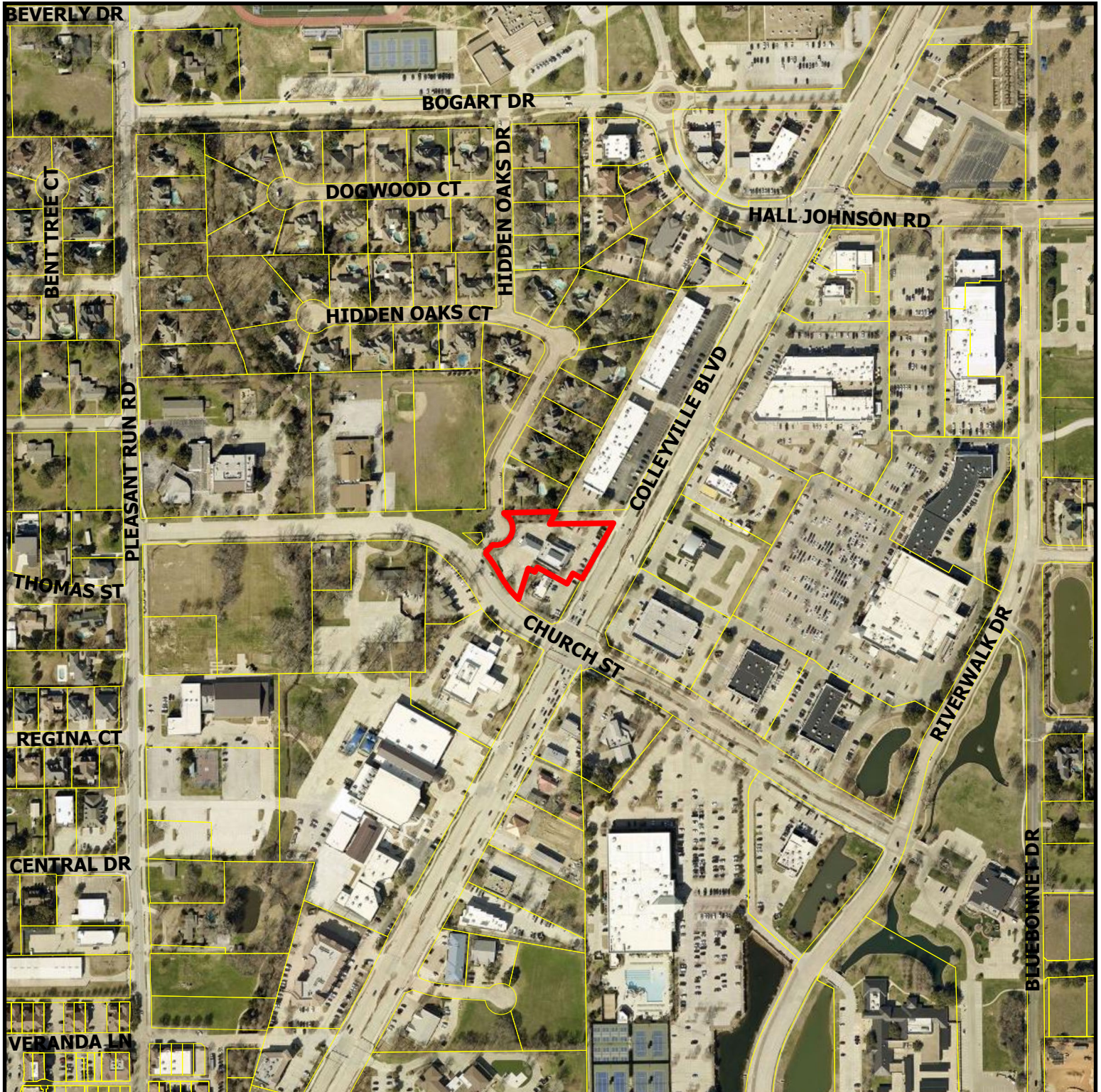
Explanation

BGT Commercial, the applicant, has submitted a request for a Replat for review for Lot 1, Block 1, 5520 Colleyville Addition, approximately 1.26 acres, and zoned PUD-C Planned Unit Development - Commercial district. The purpose of the plat is to abandon right-of-way and plat the area into the adjacent lot.

Attachments

1. Aerial Map
2. Zoning Map
3. Plat Exhibit
4. Right of Way Abandonment Exhibit

Aerial Map

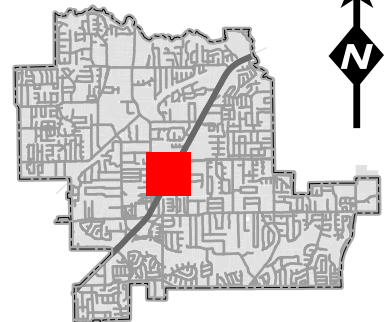


PC24-009

5520 Colleyville Blvd



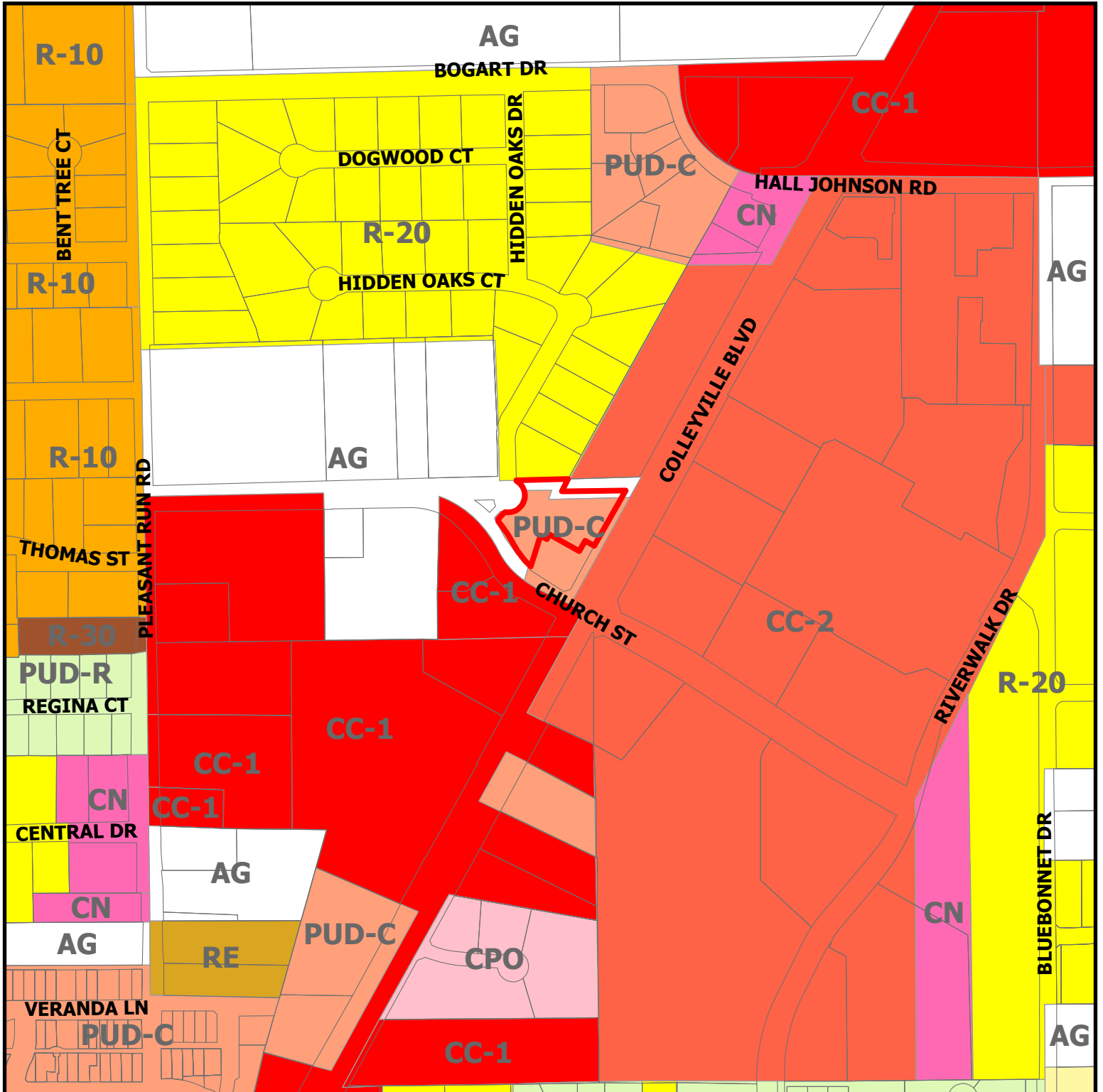
Subject Property



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Zoning Map

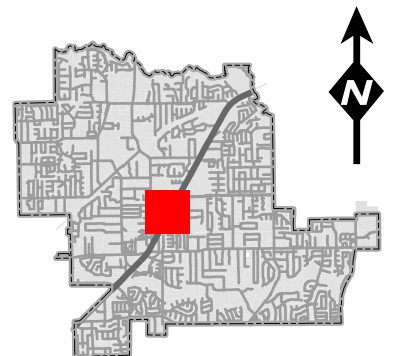


PC24-009

5520 Colleyville Blvd

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 Subject Property



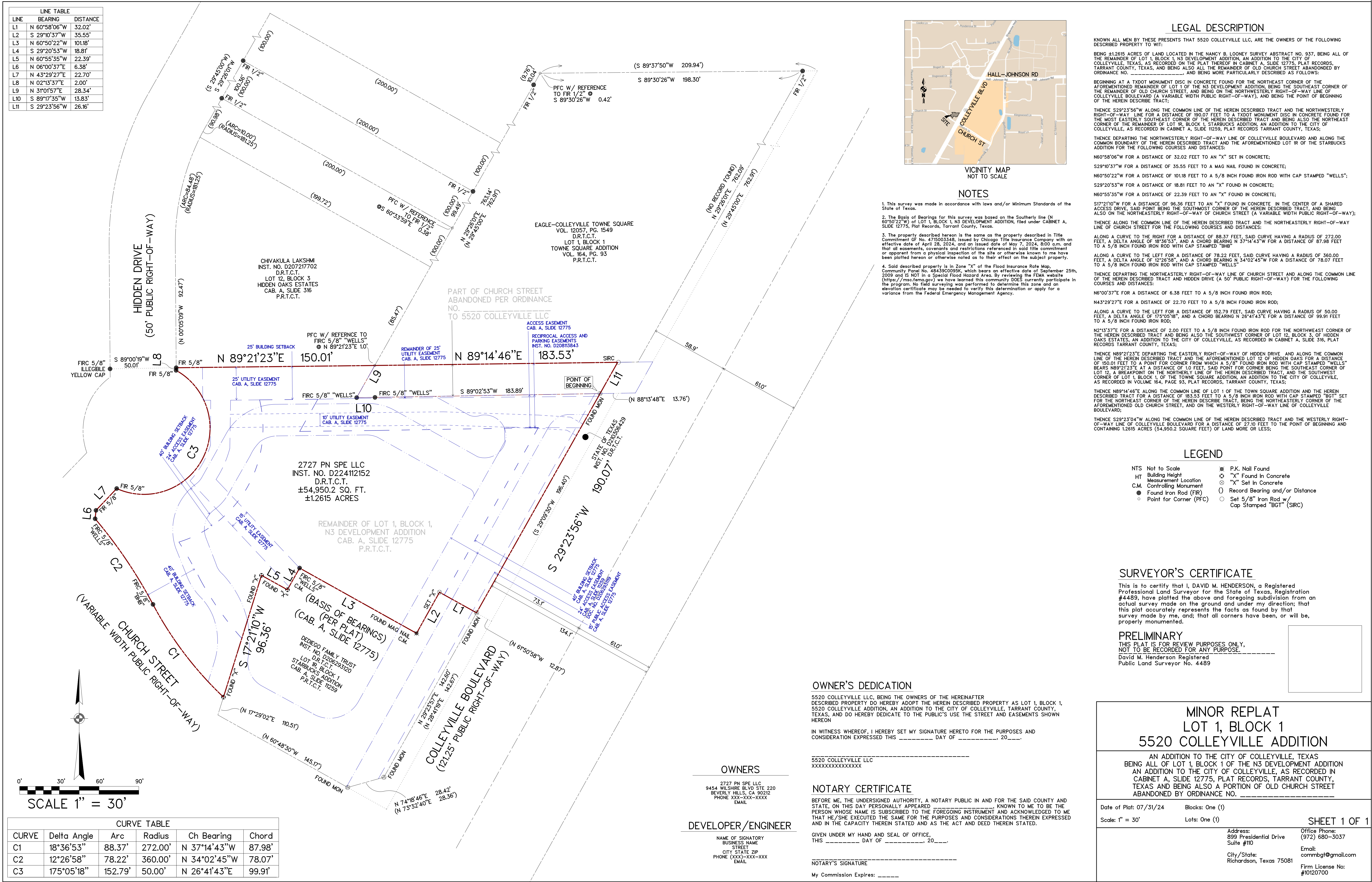


EXHIBIT "A"

DESCRIPTION OF TO BE ABANDONED RIGHT-OF-WAY

BEING 0.1003 ACRES OF LAND LOCATED IN THE NANCY B. LOONEY SURVEY ABSTRACT NO. 937, BEING ALL OF THE REMAINDER OF OLD CHURCH STREET BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TXDOT MONUMENT DISC IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF THE REMAINDER OF LOT 1, BLOCK 1, OF THE N3 DEVELOPMENT ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TEXAS, AS RECORDED ON THE PLAT THEREOF IN CABINET A, SLIDE 12775, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COLLEYVILLE BOULEVARD AND, BEING ALSO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE COMMON LINES OF THE AFOREMENTIONED LOT 1 OF THE N3 DEVELOPMENT ADDITION AND THE HEREIN DESCRIBED TRACT FOR THE FOLLOWING COURSES AND DISTANCES:

S 89°01'42"W FOR A DISTANCE OF 170.06 FEET TO A 5/8" FOUND IRON ROD WITH CAP STAMPED "WELLS";

N 29°21'38"E FOR A DISTANCE OF 27.85 FEET TO A POINT FOR CORNER FROM WHICH A 5/8" FOUND IRON ROD WITH CAP STAMPED "WELLS" BEARS N89°21'23"E AT A DISTANCE OF 1.0 FEET, SAID POINT FOR CORNER BEING THE SOUTHEAST CORNER OF LOT 12, THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF THE TOWNE SQUARE ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 164, PAGE 93, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE N89°14'46"E ALONG THE COMMON LINE OF LOT 1 OF THE TOWN SQUARE ADDITION AND THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 183.53 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BGT" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBE TRACT, BEING THE NORTHEASTERLY CORNER OF THE AFOREMENTIONED OLD CHURCH STREET, AND ON THE WESTERLY RIGHT-OF-WAY LINE OF COLLEYVILLE BOULEVARD;

THENCE S29°23'04"W ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE WESTERLY RIGHT- OF-WAY LINE OF COLLEYVILLE BOULEVARD FOR A DISTANCE OF 27.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1003 (4,367.8 SQUARE FEET) OF LAND MORE OR LESS;

PRELIMINARY

THIS SURVEY IS FOR REVIEW PURPOSES ONLY,
NOT TO BE RECORDED FOR ANY PURPOSE.

David M. Henderson
Registered Professional Land Surveyor No. 4489
In the State of Texas



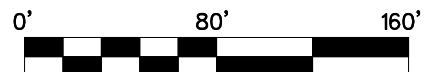
LAND SURVEYORS

Prepared By:

Benchmark Group
of Texas, Inc.

899 Presidential Drive, Suite 110, Richardson, Texas 75081
Phone (972) 680-3037 Fax (972) 680-3052
License No. 10120700

Drawn By: BD Checked By: MC
Scale: 1" = 80' Date: 07/31/24
BGT Project NO.: 2430040-ROW



SCALE 1" = 80'

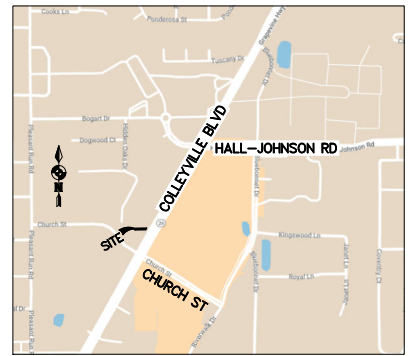
SHEET 1 OF 2

MAP OF AREA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°17'35"W	13.83'
L2	N 29°21'38"E	27.85'
L3	S 29°23'10"W	27.12'

ADJOINING LINE TABLE		
LINE	BEARING	DISTANCE
AL1	N 60°58'06"W	32.02'
AL2	S 29°10'37"W	35.55'
AL3	N 60°50'22"W	101.18'
AL4	S 29°20'53"W	18.81'
AL5	N 60°55'35"W	22.39'
AL6	N 06°00'37"E	6.38'
AL7	N 43°29'27"E	22.70'
AL8	N 02°13'37"E	2.00'



VICINITY MAP
NOT TO SCALE

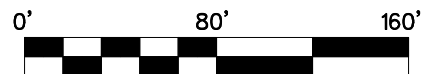


LAND SURVEYORS

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License No. 10120700

Drawn By: BD Checked By: MC
Scale: 1" = 80' Date: 07/31/24
BGT Project NO.: 2430040—ROW



SCALE 1" = 80'

SHEET 2 OF 2



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number**Agenda Date** 9/23/2024**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Special Use Permit for a residential carport on Lot 27, Block 2, Woodbriar Estates West Addition, being located at 3412 San Bar Lane, Case ZC24-015

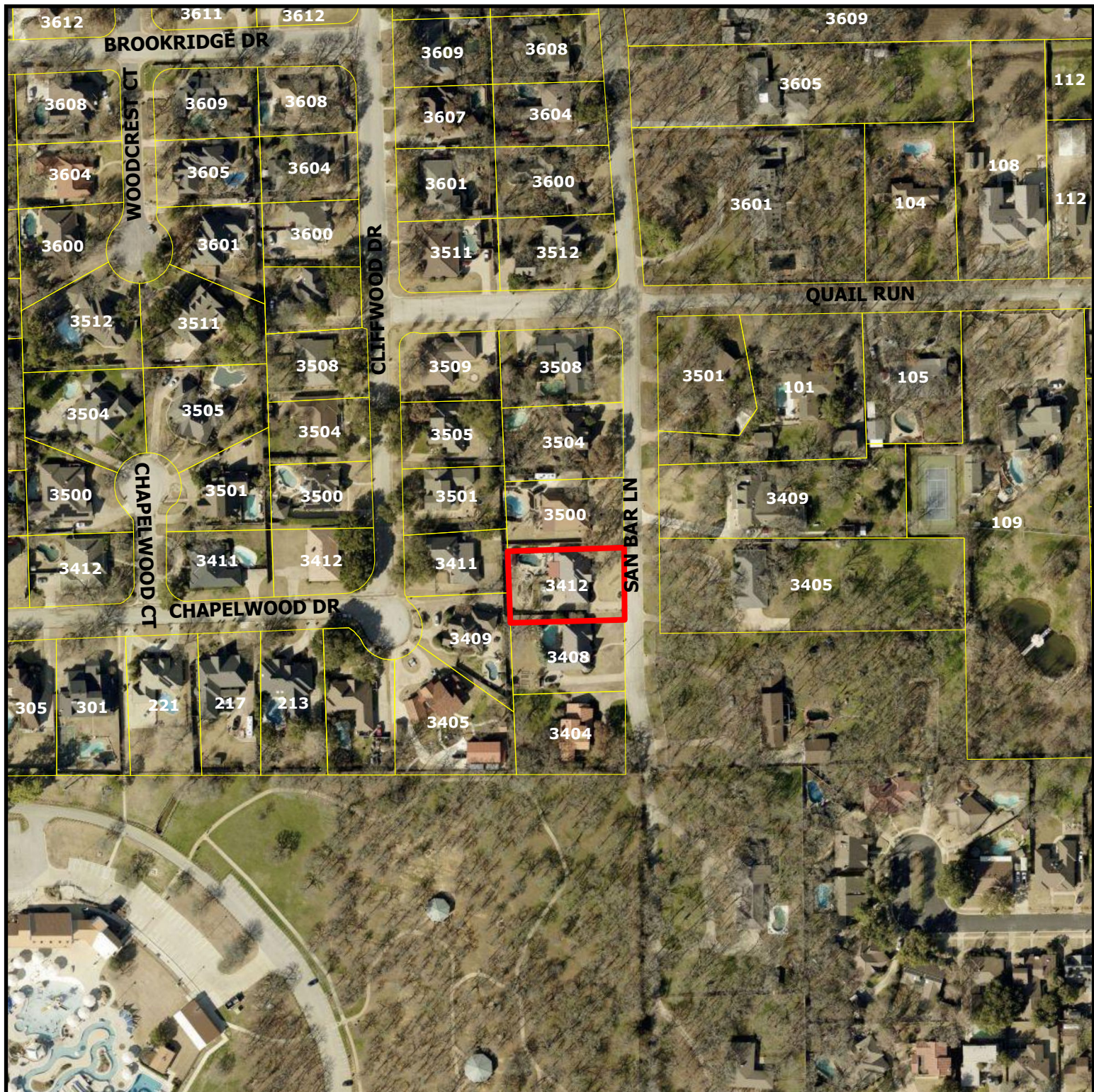
Explanation

Tarrant Roofing, the applicant, has submitted a request for a residential carport on Lot 27, Block 2, of the Woodbriar Estates West Addition, being approximately 0.45 acres, and zoned R-15 Single Family Residential. The request is to allow for a new carport that was built to remain.

Attachments

1. Aerial Map
2. Zoning Map
3. Site Plan Exhibit
4. Elevation Exhibit
5. Elevation Exhibit 2

Aerial Map



ZC24-015

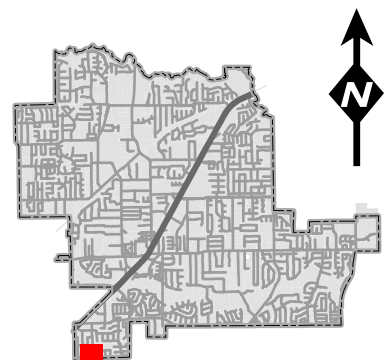
3412 San Bar Ln

DISCLAIMER:

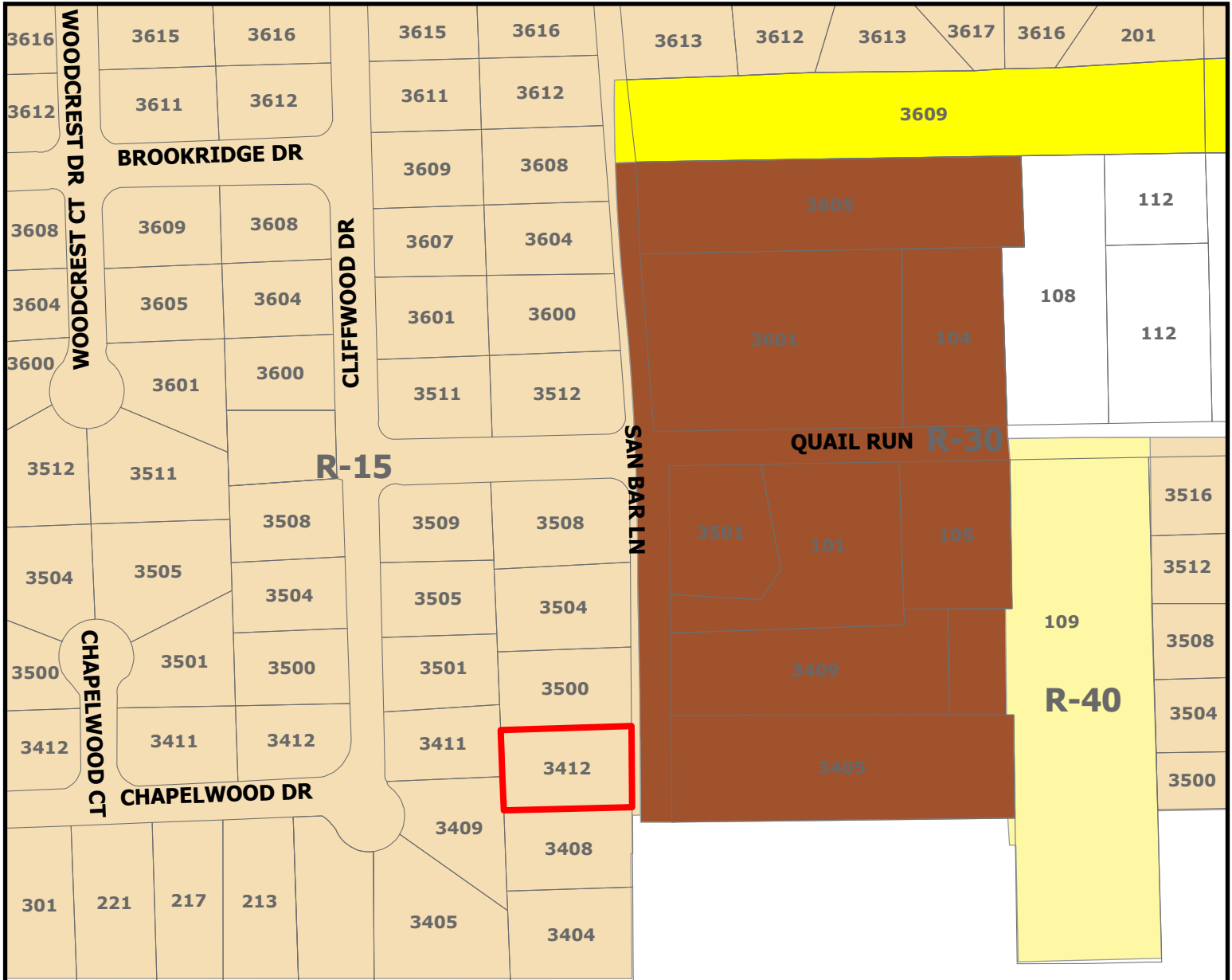
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Subject Property



Zoning Map



ZC24-015

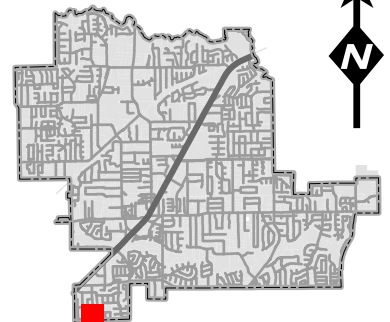
3412 San Bar Ln

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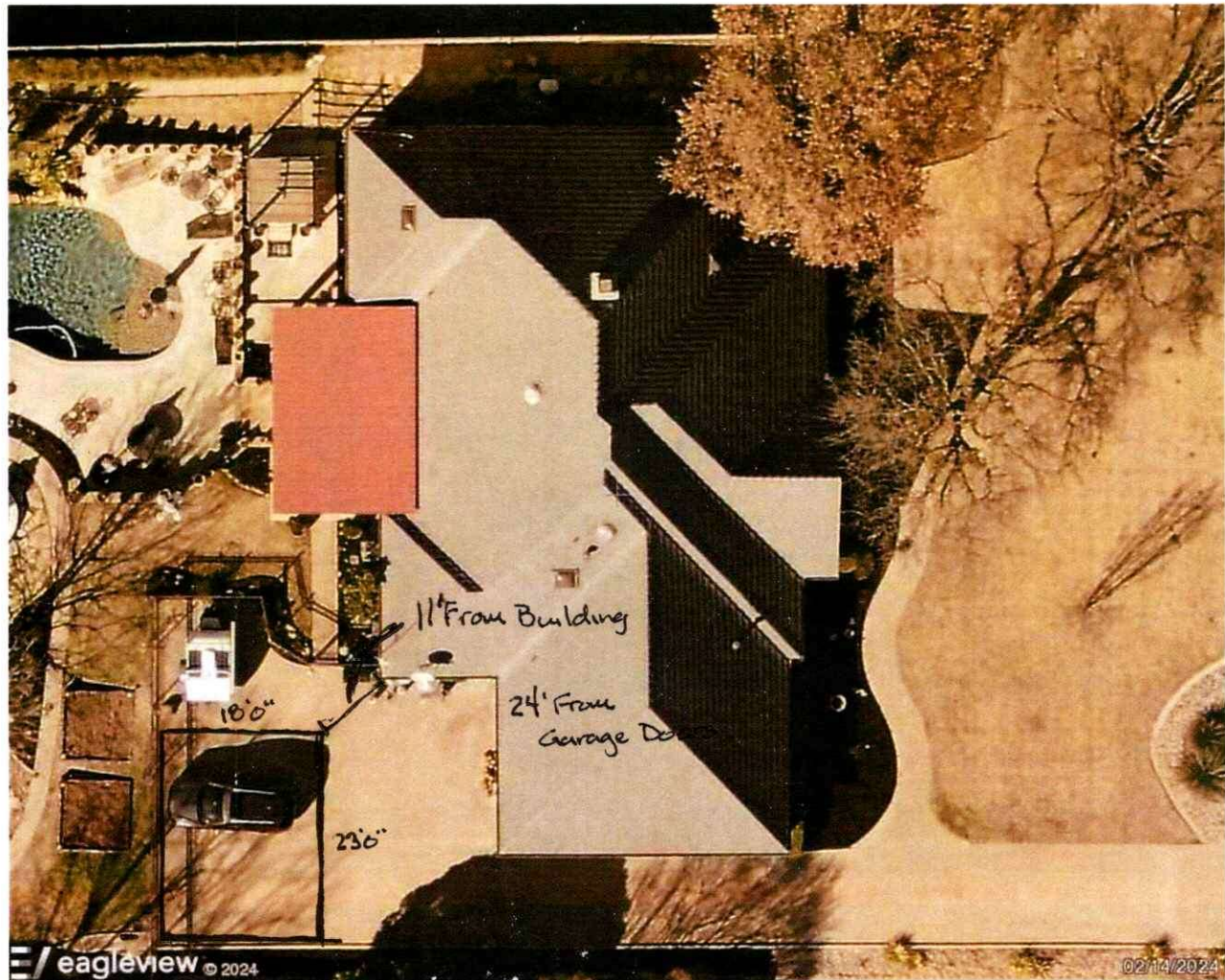
Subject Property

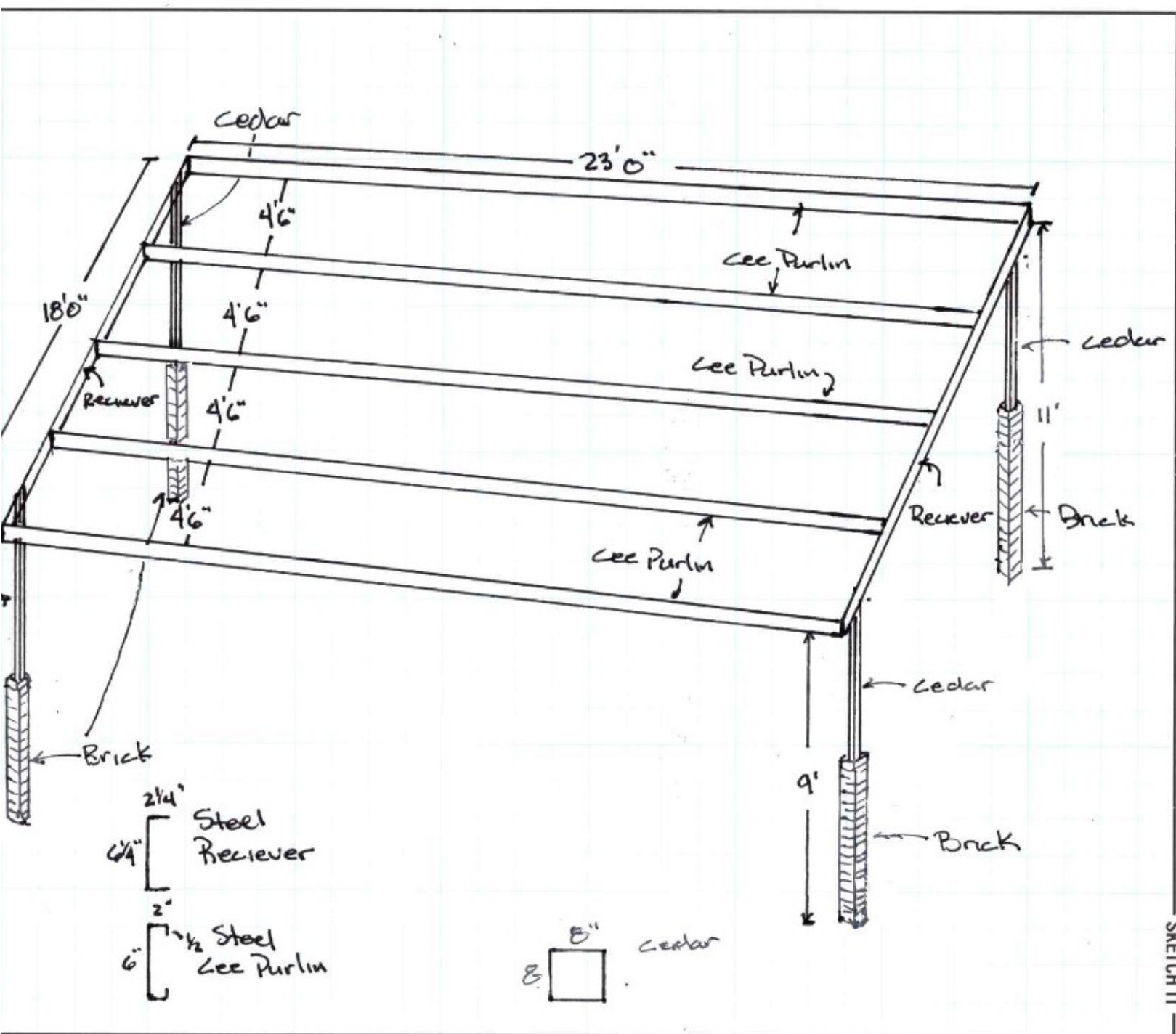


IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



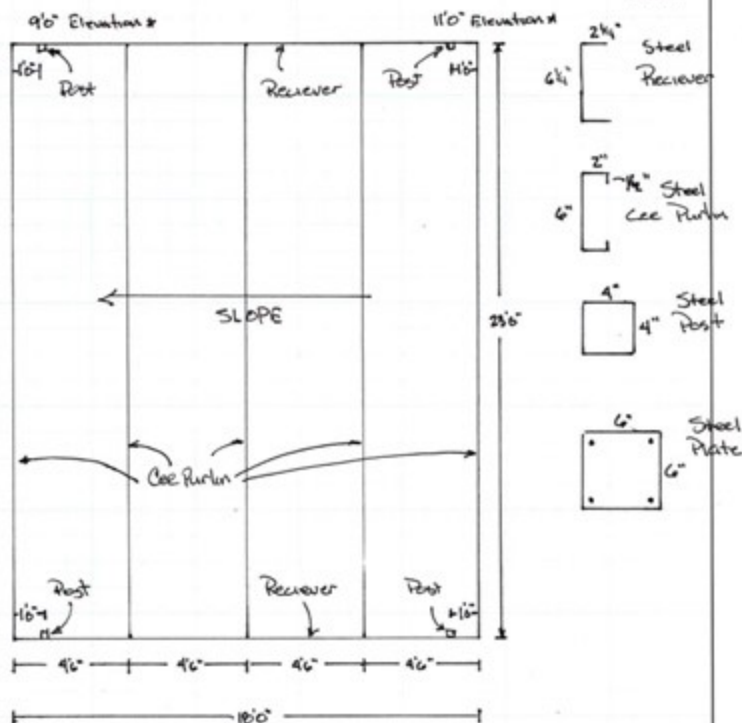




1500 Hamilton Rd.
Bossier City, LA 71111
www.mcelroymetal.com
info@mcelroymetal.com

CUSTOMER: 9412 San Bar Ln
JOB NO: 9412 San Bar Ln
PAGE: _____ OF _____ DATE: _____
BY: _____

SKETCH IT



* Adjusted for level with Existing slab

Note: Structure covered with Zign R-panel
Steel Post clad w/ cedar and Brick



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number**Agenda Date** 9/23/2024**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Special Use Permit to allow for Package Store Sales – Off-premises Consumption on Lot 1, Block 1, Towne Square Addition, being located at 5600 Colleyville Boulevard, Suite G, Case ZC24-016

Explanation

Andrew Sissney, the applicant, has submitted a Special Use Permit to allow for Package Store Sales – Off-premises Consumption for Lot 1, Block 1, of the Towne Square Addition, being approximately 3.18 acres, and zoned CC-2, Shopping center. The request is to allow for a new liquor store to open in an existing suite.

Attachments

1. Aerial Map
2. Zoning Map
3. Business Plan Exhibit
4. Floor Plan
5. Photos provided by Applicant

Aerial Map

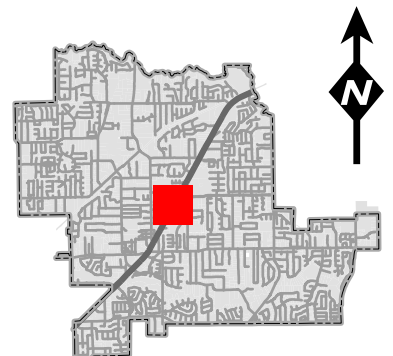


ZC24-016

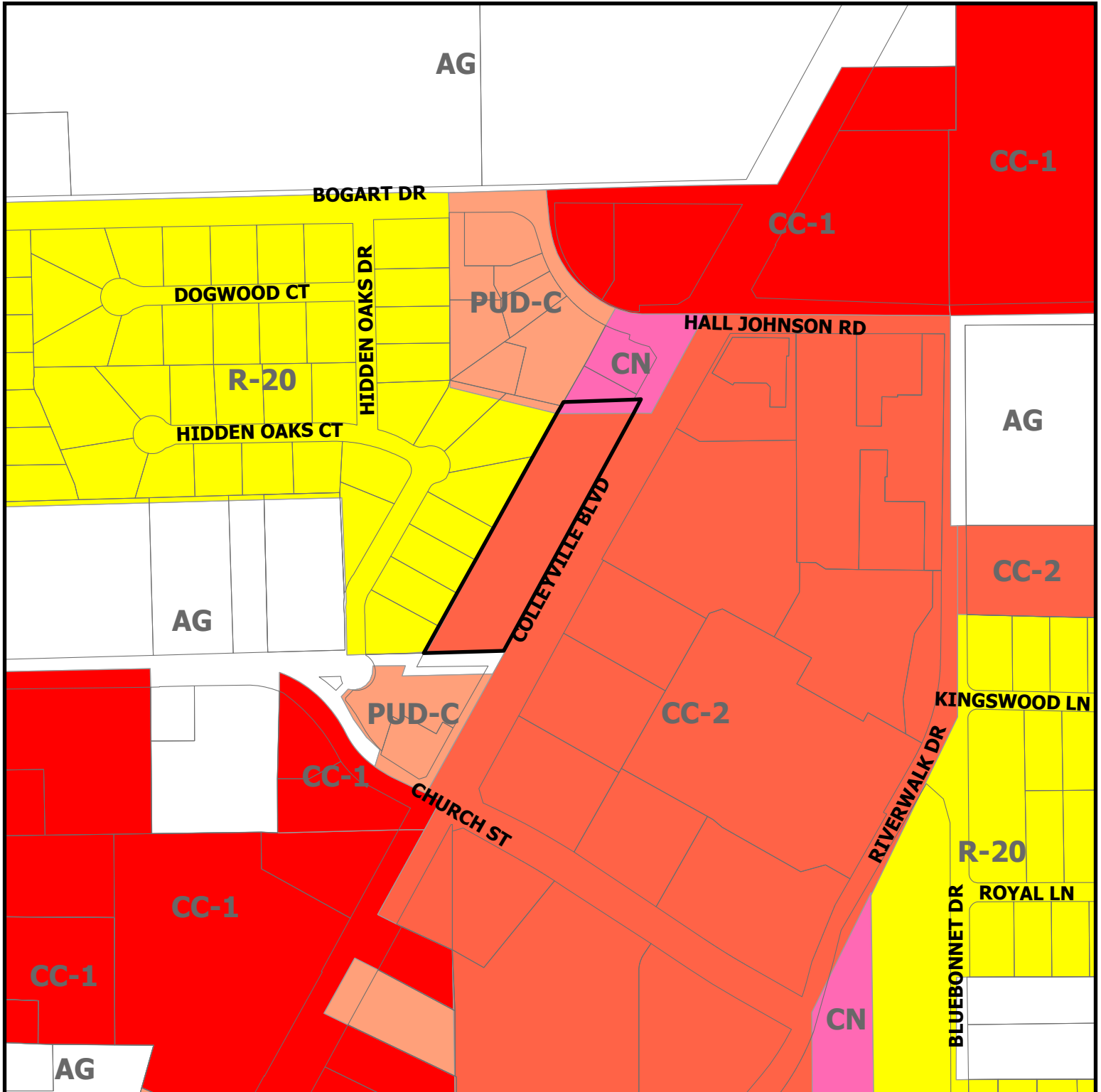
5600 Colleyville Blvd

DISCLAIMER:
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 Subject Property



Zoning Map

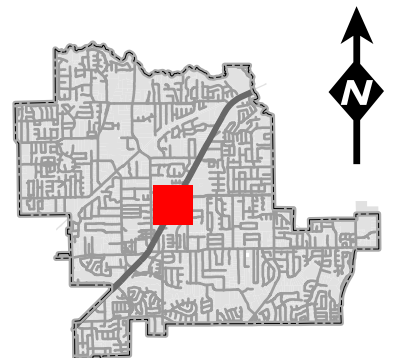


ZC24-016

5600 Colleyville Blvd

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 Subject Property



Business Plan

L Mart Beverages LLC **Db a LIQUOR MART**

Location

Colleyville Town Square
5600 Colleyville Boulevard Suite G Colleyville Texas 76034

Managing Members

Dhaval Solanki
Yuvrajsinh Vaghela

AUG 30, 2024

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Notice of Confidentiality and Disclaimer

This Confidential Business Plan Review contains proprietary and confidential information regarding L MART BEVERAGES LLC. d/b/a LIQUOR MART, COLLEYVILLE, TX and its business operations. It is based on information provided L MART BEVERAGES LLC. d/b/a LIQUOR MART, COLLEYVILLE, TX and by other sources deemed to be reliable. This report has been prepared specifically for presentation only to those to whom it has been conveyed by L MART BEVERAGES LLC. Receipt of this report is an acknowledgment that the information contained in it will be maintained in confidence and not disclosed to any third party without the express written consent of L MART BEVERAGES LLC.

Purpose of Report

This document is only to be reviewed by those parties who have:

- Provided information on the prospective purchaser's competency and financial qualifications to undertake a transaction of the size and nature contemplated, and,
- Specifically requested information on the subject company for the specific purpose of forming a decision.
- LIQUOR MART already have 3 locations in DFW areas.
- 4TH Location is in construction. Opening will be Nov 2024.

Executive Summary:

Business Overview

We are pleased to present the specific detail for your review of L MART BEVERAGES LLC located at **5600 Colleyville Boulevard Suite G Colleyville Texas 76034, TX** will be a community and quality focused liquor store brand based out of Little Elm Town. LIQUOR MART will strive to offer customers a unique alcohol-buying experience along with the widest variety of product offerings available anywhere in the area. The company flagship store will foster a friendly, warm, and consultative environment while keeping both prices checkout time low. LIQUOR MART already has 3 locations across DFW area. Liquor Mart is in business from 2017.

1. Name of Business: LIQUOR MART
2. Business Address: 5600 Colleyville Boulevard Suite G
3. Business City, State Zip: Colleyville Texas 76034
4. Business Email/Website: In progress
5. Date Business Began: 01 SEP 2017
6. How long has the current owner owned this business? 3 Locations
7. Business Categories: Comprehensive range of Whiskey, Cognac, Vodka, Tequila, Rums, Champagnes, Wines, Beers and tobacco products.
8. SIC Code: 5921
9. NAICS Code: 445310
10. How long has the company been at this location? NA
11. Hours of Operation: 10 am – 9 pm Mon-Sat.
12. Total Employees (F/T & P/T) – 10

Products and Services

LIQUOR MART'S product offerings will include a comprehensive range of whiskey, cognac, vodka, tequila, rums, Champagnes, wines beers and tobacco products. The company will provide customers unprecedented access to both luxury and mainstream brands, at fair and affordable prices. While wines and liquor will be the Company's primary product offering, L MART BEVERAGES LLC d/b/a LIQUOR MART.

Population and Demographics

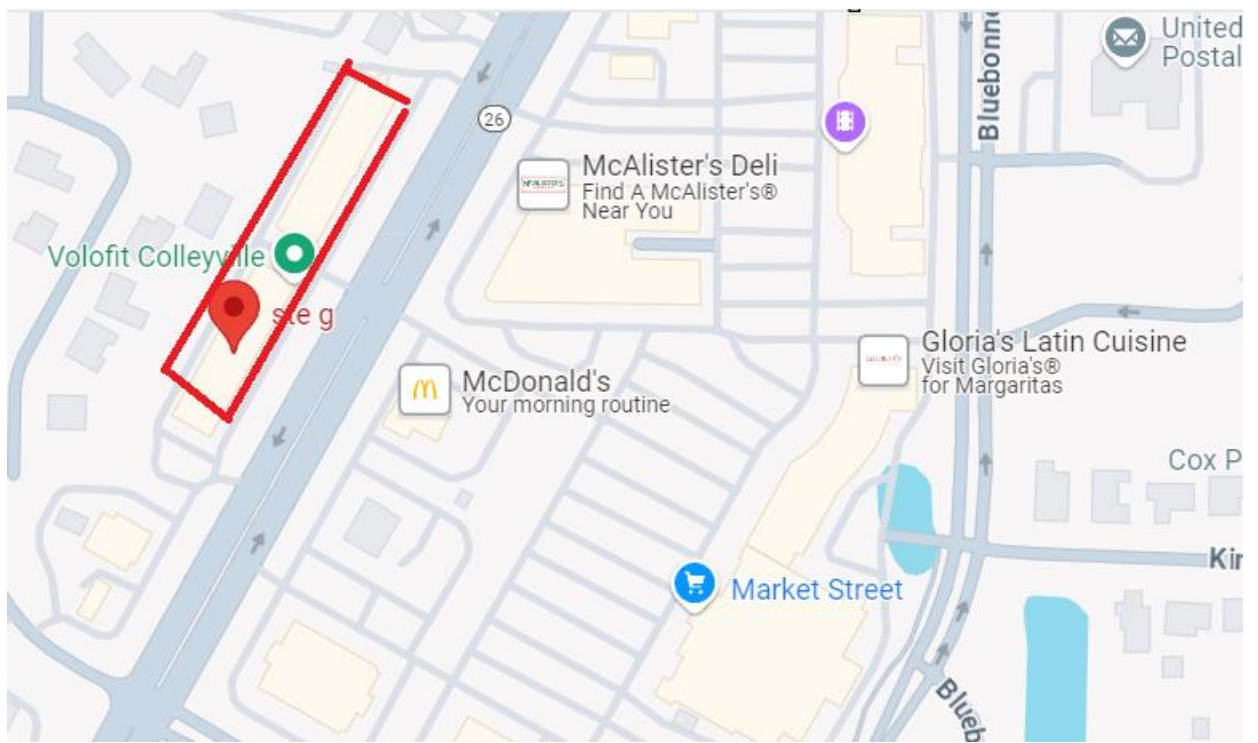
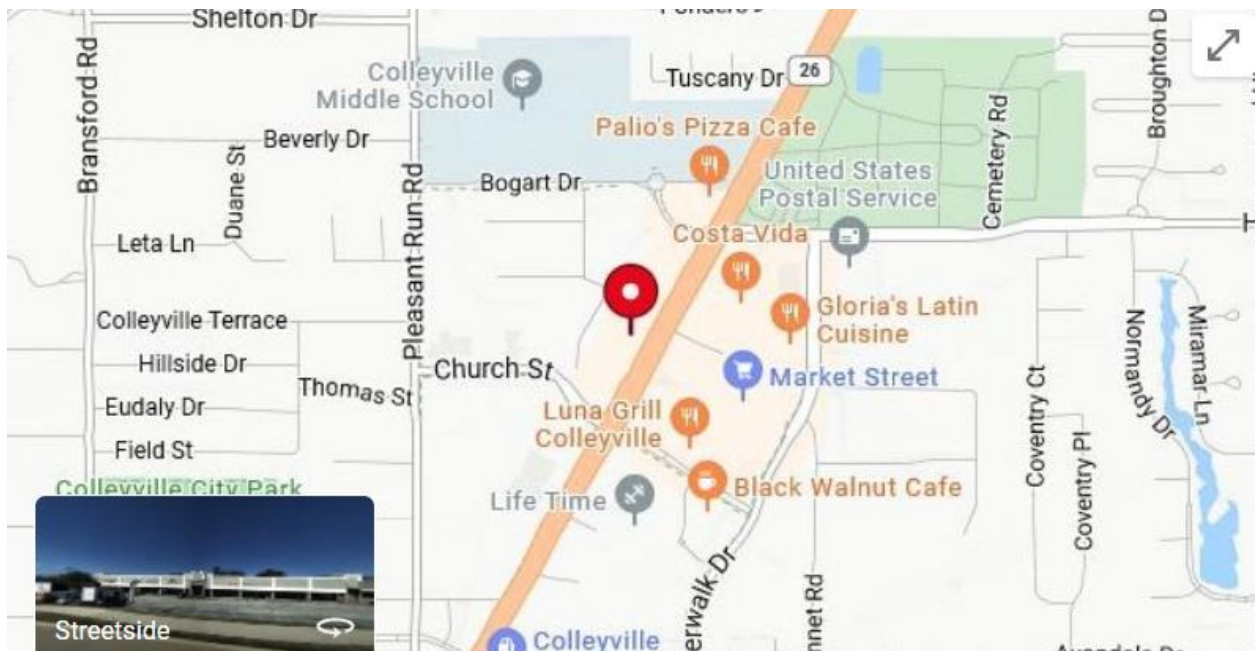
Colleyville is an affluent city in Tarrant County located in the Dallas–Fort Worth metroplex. With a 2022 population of 25,876. Colleyville, Texas is a unique community in the heart of the D/FW Metroplex. Residents say they move here for

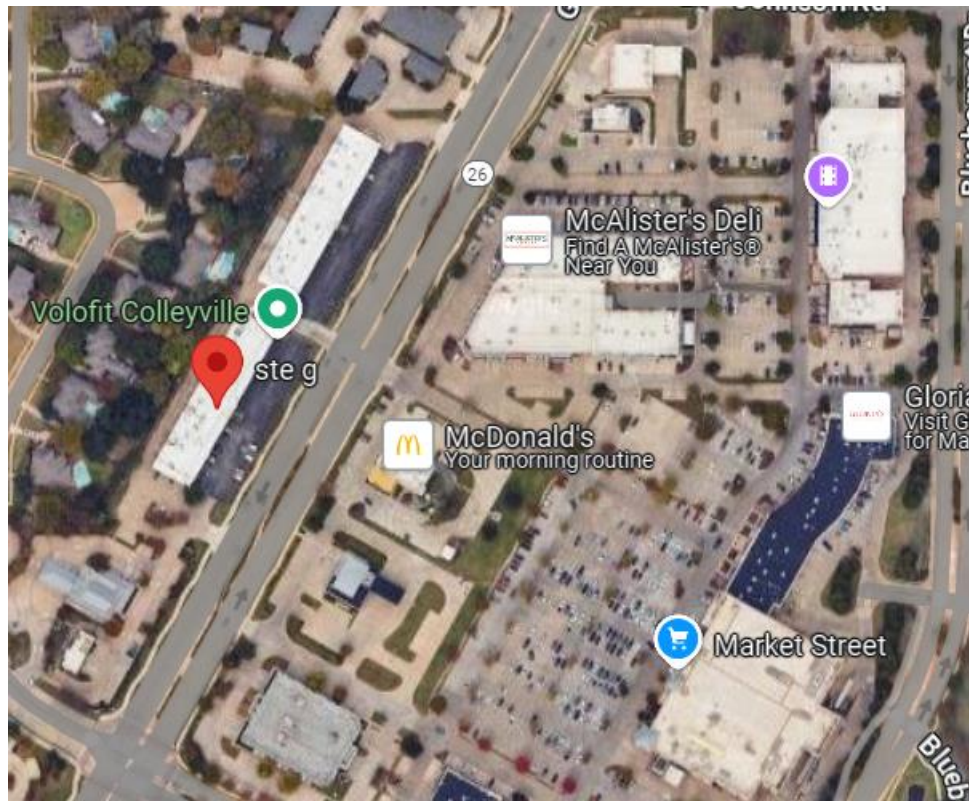
its rural feel and the proximity to modern luxuries including a variety of shops, restaurants and service.

Colleyville started as a community of neighborhoods and continues that quiet, friendly, and charming atmosphere as a municipality, despite being just minutes away from D/FW Airport. In 2022, Colleyville, TX had a population of 25.9k people with a median age of 47.3 and a median household income of \$196,298. Between 2021 and 2022 the population of Colleyville, TX grew from 25,827 to 25,876, a 0.19% increase and its median household income grew from \$180,698 to \$196,298, a 8.63% increase. LIQUOR MART Location will be primarily serving the residents, aged 21 and older who live within a 5- mile radius of our store. The demographics of these customers are as follows:

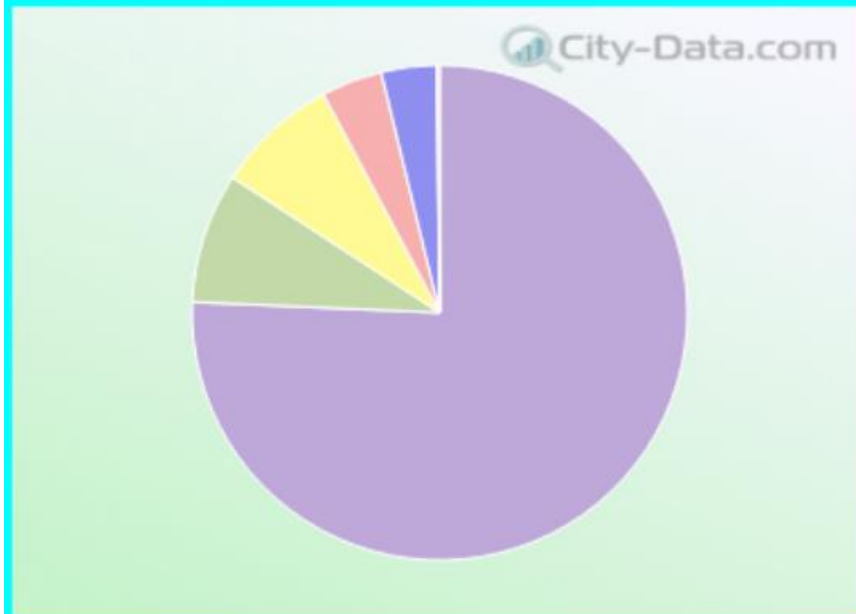
- ❖ 25,876 residents
- ❖ 1,750 workers (who do not live the neighborhood)
- ❖ Average income of \$196,298
- ❖ 73.26% married
- ❖ 66.6% in Mgt./Professional occupations
- ❖ Median age: 35.5 years







Races in Colleyville, TX (2022)



White (73.8%)	Hispanic (8.3%)
Asian (7.8%)	Black (3.9%)
2+ races (3.5%)	American Indian (0.2%)

Demographics

Population

1990	2000	2010	2021	2022	2023	2024 ESTIMATE**
12,724	19,936	22,807	25,827	25,850	25,747	25,800

Households

2010	2022	2023 ESTIMATE**	2024 ESTIMATE**
8,114	9,258		

* 2022 U.S. Census

***Annual *Population Estimates*, North Central Texas Council of Governments

2022* Average Household Income: \$196,298

2022* Median Household Income: \$180,698

2022* Average Household Size: 2.79

2022* Per Capita Income: \$92,557

2022* Median Age: 47.3

PROFESSIONAL SUPPORT, PERSONAL TOUCH FROM COLLEYVILLE

In a metroplex full of suits and deals, Colleyville stands apart as a City with both professional expertise and the personal interactions more often found in a small town. City is very responsive, returning calls quickly and often available to meet on-site the same day if desired. It is common to share information with personal visits and hand-delivered letters, in addition to the traditional website, newsletter, and social media platforms. During the pandemic, the City's Business Outreach Team went door-to-door ensuring that business owners had the latest information about re-opening regulations and programs available to support them.

When brainstorming new ways to support local businesses, feedback from those businesses is included. From a recent survey, we learned that businesses are most in need of customers and that the City's gift card program has been the most helpful support program offered. This feedback directly led to a new edition of our gift card program for the month of February ("Cupid Cash") that is expanded to also bring some new customers to town. Gift cards were mailed to all households as usual, with additional cards shared with local schools and teachers, first responders in our surrounding cities that provide mutual aid, and healthcare workers. Town always able to "show some love" to Colleyville businesses AND appreciate those who also serve our community, ultimately bringing new customers to those businesses just as requested in the survey. In Colleyville, team works to limit the red tape, allowing us to act quickly when appropriate. We wear our creative hats daily, understanding that each business has unique circumstances and needs. The combination of support that is personal, adapted to the need, and accomplished quickly creates strong partnerships with local businesses. On more than one occasion, a business has decided to come to Colleyville because of this exact responsiveness.

COLLEYVILLE

SMALL TOWN CHARM BIG CITY CONVENIENCES



Award Winning Community
Police, Fire, Library,
Parks and Recreation,
Finance, Economic Development
Community Development, Public Works



26,057 People



9,311 Households



48.6
Median Age



13.1
Square Miles



\$163,509
Median Household
Income



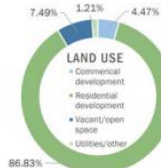
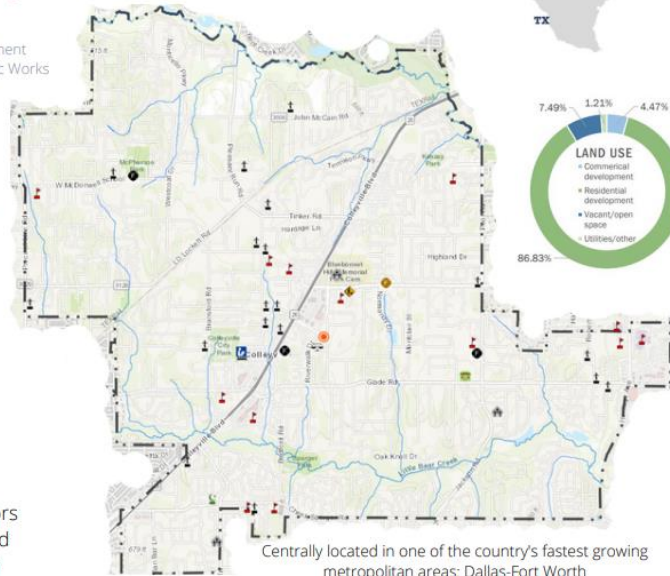
69% Hold Bachelors
Degree or Beyond
Highly Educated
Population



**GRAPEVINE
COLLEYVILLE**
INDEPENDENT SCHOOL DISTRICT
#2 Best School District in
Dallas Fort Worth Area
#4 Best School District in Texas



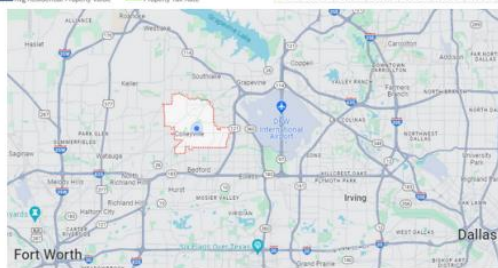
City Grant Programs for Businesses
Gift Card Program for Residents
Promotional Programs for Local Businesses



PROPERTY TAX RATE + PROPERTY VALUE



OCCUPANCY RATES BY FISCAL YEAR



Management Team

LIQUOR MART is led by Dhaval Solanki and Yuvrajsinh Vaghela has management and day to day operations experience in Liquor. Both has an in-depth knowledge of the liquor business including the operations side (e.g., running day-to-day operations) and the business management side (e.g., staffing, marketing, etc.).

Success Factors

LIQUOR MART uniquely qualified to succeed for the following reasons:

- There are few quality liquor stores in the community we are entering. In addition, we have surveyed the local population and received extremely positive feedback saying that they explicitly want to frequent our business when launched.
- Our location is in a mid-value-volume area with direct and foot traffic, and will thus be highly convenient to significant numbers of passersby each day.
- The management team has a track record of success in managing and owning business from last few years.
- The liquor store business is a proven business and has succeeded in communities throughout the United States.

Financial Highlights

Top line projections over the next three years are as follows:

Balance Sheet Forecast

	Projected 12/31/25	Projected 12/31/2026	Projected 12/31/2027	Projected 12/31/2028
Assets				
<u>Current Assets</u>				
Cash in bank	\$100,000	\$140,000	\$150,000	\$150,000
Accounts receivable				
Inventory	267,964			
Prepaid expenses		-	-	-
Other current assets	100,000	401,000	453,000	505,000
Total Current Assets	<u>\$467,964</u>	<u>\$541,000</u>	<u>\$603,000</u>	<u>\$655,000</u>
<u>Fixed Assets</u>				
Furniture & fixtures	\$9,000	\$10,000	\$11,500	\$12,500
Leasehold Improvement	4,602	5,000	6,000	6,500
computer related equipment	11,333	11,500	12,000	12,500
Signs	3,951			
Security Deposit	3,726	3,726	3,726	3,726
(LESS accumulated depreciation on all fixed assets)	<u>(3,726)</u>	<u>3,726</u>	<u>3,726</u>	<u>3,726</u>
Total Fixed Assets (net of depreciation)	<u>\$28,886</u>	<u>\$33,952</u>	<u>\$36,952</u>	<u>\$38,952</u>
<u>Other Assets</u>				
Intangibles	\$-	\$-	\$-	\$-
Deposits		-	-	-
Goodwill		-	-	-
Other		-	-	-
Total Other Assets	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>
TOTAL Assets	<u>\$496,850</u>	<u>\$574,952</u>	<u>\$- \$639,952</u>	<u>\$- \$693,952</u>
Liabilities and Equity				
<u>Current Liabilities</u>				
Total Accounts payable	\$25,000	\$25,400	\$26,100	\$26,900
Interest payable	-	-	-	-

Taxes payable							
Notes, short-term (due within 12 months)	-	-	-	-	-	-	-
Current part, long-term debt	-	-	-	-	-	-	-
Other current liabilities	5,400	5,600	5,900	6,200			
Total Current Liabilities	<u>\$30,400</u>	<u>\$31,000</u>	<u>\$32,000</u>	<u>\$33,100</u>			
<u>Long-term Debt</u>							
Bank loans payable	\$-	\$108,408	\$108,408	\$108,408			
Notes payable to LLC members	155,000	172,000	176,000	181,000			
LESS: Short-term portion	-	-	-	-			
Other long term debt	-	-	-	-			
Total Long-term Debt	<u>\$155,000</u>	<u>\$280,408</u>	<u>\$284,408</u>	<u>\$289,408</u>			
Total Liabilities	<u><u>\$185,400</u></u>	<u><u>\$311,408</u></u>	<u><u>\$316,408</u></u>	<u><u>\$322,508</u></u>			
Total Liabilities & Equity	<u><u>\$185,400</u></u>	<u><u>\$311,408</u></u>	<u><u>\$316,408</u></u>	<u><u>\$322,508</u></u>			

Company Overview

LIQUOR MART, located at 5600 Colleyville Boulevard Suite G Colleyville Texas 76034, TX 75068 will be a community and quality focused liquor stores brand based out of COLLEYVILLE, TX. LIQUOR MART will strive to offer customers a unique alcohol-buying experience along with the widest variety of product offerings available anywhere in the area. The company flagship store will foster a friendly, warm and consultative environment while keeping both prices checkout time low. Through improved merchandising and an upgraded sampling, handling and delivery process, the company will strive to transform the in-store alcohol buying experience for consumers while creating a unique and distinctive brand identity, differentiation and brand recall for itself.

Liquor Mart's product offerings will include Comprehensive range of Whiskey, Cognac, Vodka, Tequila, Rums, Champagnes, Wines, Beers and tobacco products. The company will provide customers unprecedented access to both luxury and mainstream brands, at fair and affordable prices. While wines and liquor will be the Company's primary product offering.

Liquor Mart is founded by Yuvrajsinh Vaghela and Dhaval Solanki. It was in Dec 22nd that they decided to buy Liquor stores in DFW area, and making their own brand Liquor Mart. Specifically, during this time, Yuvrajsinh Vaghela, and Dhaval Solanki, took a visit to COLLEYVILLE Town. After several discussions Yuvrajsinh Vaghela, and Dhaval Solanki clearly understood that business would enjoy significant success of their own.

Specifically, the customer demographics and competitive situations in the area were so similar that we knew it would work. Furthermore, after surveying the local population, this theory was proven.

LIQUOR MART History

- First location bought in 2017 in Allen Texas. LIQUOR MART - ALLEN
- Second location bought in 2021 in Little Elm Town Texas LIQUOR MART- LITTLE ELM
- Third location bought in 2022 in Plano Texas Area LIQUOR MART- PLANO
- FORTH location under construction in 2024 in Plano Texas

Liquor Mart's Products

Below is Liquor Mart List or product categories:

- Beer
- Wine
- Whiskey
- Cognac
- Vodka
- Tequila
- Rum
- Champagnes
- Tobacco products

Besides the largest and most varied inventory in the county, the company will promise that the store either carries the customer's alcohol of choice or can source it from an external third-party. This offer will successfully establish the company as the ultimate and final source for high quality, niche and rare alcohols in the entire area.

Store Design

Liquor Mart Store include the following:

- Main store
- Storage Room
- Coolers
- Tasting area
- Wine Racks
- Liquor Displays
- Check-Out Counter
- Restroom
- Water Source

The retail location has 10 direct parking spots including 30+ shared parking spots with other business which should suffice even in peak hours. Liquor Mart will be open 6 days a week, from 10 AM to 9 PM.

Industry Analysis

Liquor Mart directly or indirectly competes with all liquor stores nearby our store. Competition will come from other liquor stores.

Industry Statistics & Trends

The following industry size facts and statistics bode well for Liquor Mart.

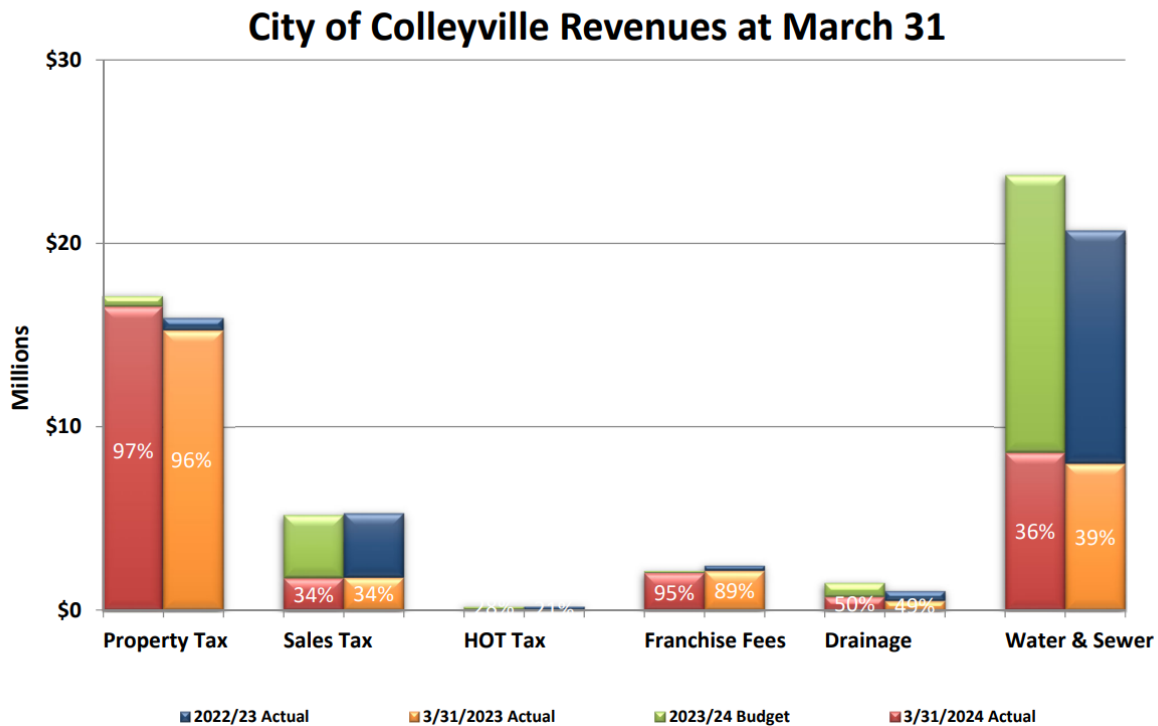
- Total US revenue for Beer, Wine & Liquor Stores stood at \$25.2 billion last year with total industry net income of \$3.8 billion. Projected annual growth is forecast to be 2.9% over the next five years.
- A sustained consumer shift away from drinking at restaurants, bars and nightclubs, towards drinking at home. Sales of alcoholic beverages at bars and restaurants fell 4.6% in 2010, while sales at liquor stores, supermarkets and other retailers for “at home” drinking rose 9.3%. Americans are consuming 10 drinks on average each month at home, compared with only 5.7 drinks in bars and restaurants.
- Per capita consumption of alcohol is growing across the United States, today 67% of Americans are active drinkers, the highest since 1985.
- Despite the worst recession in nearly 80 years, alcohol stores have proven to be largely recession proof with liquor store revenues expanding 9% in 2008, 1% in 2009 and 9.3%. Industry experts are forecasting sustained revenue growth for liquor manufacturers and stores across the United States.
- Deregulation of state-run liquor stores, coupled with revitalization in consumer demand, bolstered industry revenue. In particular, many consumers switched to low-cost liquor in economical packaging, which kept industry revenue afloat.

Customer Analysis

Demographic Profile of Target Market. Liquor Mart will serve the residents of 5600 Colleyville Boulevard Suite G Colleyville Texas 76034, TX 75068 and the immediately surrounding areas. The area residents we serve are affluent and are expected spend more on beer, liquor and wine per capita than the national averages.

Major Revenue Outlines:

- Property taxes – Collected 96.6% of the fiscal year's total budget, amounting to \$16.5 million.
- Sales tax – Collections for April (reflecting February purchases) are up 4.85% year-over-year.
- Hotel Occupancy tax – Achieved 28.3% of the fiscal year's budget, totaling \$57 thousand.
- Franchise fees – Garnered 95.2% of the fiscal year's total budget, equaling \$2.0 million.
- Water and Sewer sales – Collections stand at 36.3% of the fiscal year's budget, reaching \$8.6 million.
- Drainage fees – Achieved 49.6% of the fiscal year's budget, with total collections at \$722 thousand.



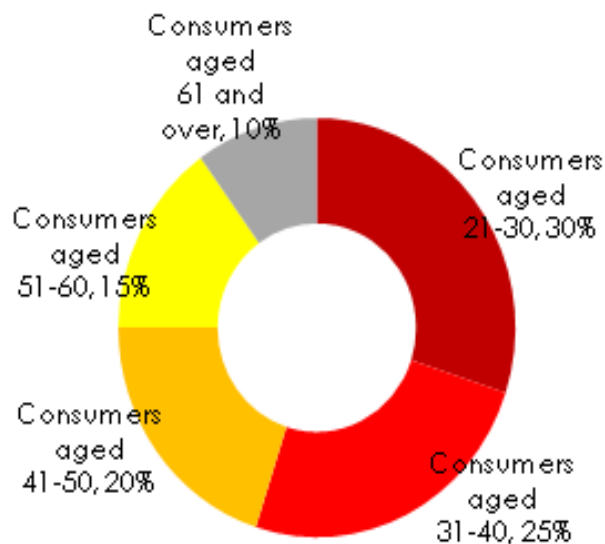
Property and Sales Taxes

- Colleyville real and personal property for 2022-2023 is \$0.629900 per \$100 in value.
- Colleyville sales tax is 8.25% which includes 6.25% Texas sales tax

Customer Segmentation

In the United States, there are a total of 313 million people with over 222 million of the total population over the age of 21 years. The major age demographic for consumers who purchase liquor is between the age of 21 and 30 years, followed by consumers aged 31 to 40 years. We will primarily target the following customer segments:

Alcoholic Beverage Consumer Demographics



Competitive Analysis

Direct & Indirect Competitors

The following liquor stores are located within a 5-mile radius of Liquor Mart thus providing either direct or indirect competition for customers:

- Goody Goody
- Bear Creek Spirits and Wine
- Fossil Creek Liquor
- Mirage Fine Spirits

Competitive Advantage

Liquor Mart enjoys several advantages over its competitors. These advantages include:

- **Mid-End Focus:** Liquor Mart will focus solely on Mid-end beer, wine and liquor lovers, which is a fast-growing market segment by revenue. By focusing on mid-end customers, vs. the mass market, we can provide a personalized, meaningful shopping experience.
- **Management:** Our management team has years of management experience that allows us to sell to and serve customers in a much more sophisticated manner than our competitors.

Marketing Plan

The Marketing Plan describes the type of brand Liquor Mart seeks to create and the Company's planned promotions and pricing strategies.

The Liquor Mart brand will focus on the Company's unique value proposition:

- Offering personalized, curated beer, wine and liquor selections in an intimate environment
- Rotating products to always offer the latest selections
- Providing excellent customer service

Promotions Strategy

Liquor Mart expects its target market to be individuals living within a 5-mile radius of its store. The Company's promotions strategy to reach these individuals includes:

Direct Mail

Liquor Mart will blanket neighborhoods surrounding its locations with direct mail pieces. These pieces will offer discounts and/or provide other inducements for people to visit the store.

Online/ Offline Advertising

Liquor Mart will promote extensively through Google, Google maps, Yelp, Facebook and Instagram also sponsor community events to gain public presence.

Ongoing Customer Communications

Liquor Mart will maintain a website to tell customers about new events, products, and more.

Pricing Strategy

Liquor Mart pricing will be appropriate for the high quality and level of service associated with the store.

Operations Plan

Functional Roles

To execute on Liquor Mart's business model, the Company needs to perform many functions including the following:

Administrative Functions

- General & administrative functions including legal, marketing, bookkeeping, etc.
- Sourcing suppliers and managing supplier relations
- Hiring and training staff
- Use reference "Operating agreement" for detail info

Retail Functions

- Customer service and check-out
- Gift wrapping
- Display stock, rotation and design
- Janitor/maintenance personnel to keep the store clean

Management Team

Management Team Members

Liquor Mart is led by Yuvrajsinh Vaghela, and Dhaval Solanki who has management experience in the business for several years and has an in-depth knowledge of the liquor business including:

- Store operations and management
- Floor sales
- Display design
- Retail marketing
- Hiring and training workers
- Liquor trends

Yuvrajsinh Vaghela, and Dhaval Solanki graduated from the University of Findlay where they have majored in Master in Business Administration.

Staffing Plan

Yuvrajsinh Vaghela, and Dhaval Solanki will serve as the store manager and will have several employees working at the same time:

- Assistant Manager (Will handle much of store operations and manage store)
- Check-out and Floor Staff
- Part-Time Bookkeeper (will manage accounts payable, create statements, and execute other administrative functions)

Litigation

There is no current or pending litigation against the owners.

Financial Plan

Revenue and Cost Drivers

The major costs for the company will be cost of goods sold (supplier costs), staff salaries, and rent for a prime location. In the initial years, the company's marketing spend will be high, as it establishes itself in the market.

Capital Requirements and Use of Funds

Liquor Mart will be spending almost \$500,000 for furniture fixtures and inventory.

Financial Statement Disclaimer

Since privately owned companies tend to keep reported profits (and, therefore, taxes) as low as possible, financial recasting is an important step in understanding the earnings capacity of a business. Recasting allows meaningful comparisons with other business opportunities by eliminating excessive and discretionary expenses and non-recurring revenues and expenses, among other things.

Below please find the key assumptions that went into the financial forecast and a summary of the financial projections over the next three years.

Product Type	Percentage
Wine	4%
Liquor	91%
Beer	4%
Food / Soft drinks	1%
Tobacco / Other	1%

3 Year Projected Annual Income Statement

LIQUOR MART, Collyville, TX

		2025	%
Revenue (Sales)			
TAXABLE SALES OF LIQUOR		1,331,072	88.3
TAXABLE SALES OF BEER		62,634	4.2
TAXABLE SALES OF TOBACCO PRODUCTS		20,368	1.4
TAXABLE SALES OF WINE		76,502	5.1
TAXABLE SALES OF GROCERY		16,049	1.1
Other Income		119	0.0
		0	0.0
Total Revenue (Sales)		1,506,744	100.0

Cost of Good Sales			
General Business	/other Income	1,132,592	75.2

Gross Profit		374,152	24.8
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Expenses

WAGES AND SALARY EXPENSE		72,924	4.8
PAYROLL TAXES EXPENSES		7,428	0.5
FINTECH SERVICE FEE		240	0.0
CASH SHORT		96	0.0
INSURANCE-PROPERTY		1,662	0.1
LICENSES & PERMITS		168	0.0
DONATION		252	0.0
PRINTING AND COPYING		60	0.0
RENT OCCUPANCY		60,636	4.0
PROFESSIONAL FEES		7,800	0.5
REPAIRS & MAINTENANCE		27,048	1.8
SECURITY		348	0.0
CREDIT CARD- OTHERS		43,374	2.9
TELEPHONE		1,368	0.1
UTILITY EXPENSES		5,076	0.3
Royalties		0	0.0
National Advertising Fund		0	0.0
Misc. (unspecified)		0	0.0
Total Expenses		228,480	15.2

Net Profit Before Taxes

Income Taxes

0.0

Net Operating Income

145,672

9.7

		2026	%
Revenue (Sales)			
TAXABLE SALES OF LIQUOR		1,427,536	91.9
TAXABLE SALES OF BEER		49,765	3.2
TAXABLE SALES OF TOBACCO PRODUCTS		8,291	0.5
TAXABLE SALES OF WINE		54,762	3.5
TAXABLE SALES OF GROCERY		12,850	0.8
Other Income		0	0.0
		0	0.0
Total Revenue (Sales)		1,553,204	100.0

Cost of Good Sales
General Business

/other Income

1,148,492

73.9

Gross Profit

404,712

26.1

Expenses

WAGES AND SALARY EXPENSE		75,468	4.9
PAYROLL TAXES EXPENSES		8,988	0.6
FINTECH SERVICE FEE		300	0.0
CASH SHORT		96	0.0
INSURANCE-PROPERTY		1,662	0.1
LICENSES & PERMITS		168	0.0
DONATION		252	0.0
PRINTING AND COPYING		60	0.0
RENT OCCUPANCY		64,236	4.1
PROFESSIONAL FEES		9,000	0.6
REPAIRS & MAINTENANCE		39,474	2.5
SECURITY		348	0.0
CREDIT CARD- OTHERS		38,544	2.5
TELEPHONE		1,368	0.1
UTILITY EXPENSES		5,076	0.3
Royalties		0	0.0
National Advertising Fund		0	0.0
Misc. (unspecified)		0	0.0
Total Expenses		245,040	15.8

Net Profit Before Taxes

Income Taxes

0.0

Net Operating Income

159,672

10.3

		2027	%
Revenue (Sales)			
TAXABLE SALES OF LIQUOR		1,448,563	91.5
TAXABLE SALES OF BEER		46,663	2.9
TAXABLE SALES OF TOBACCO PRODUCTS		9,778	0.6
TAXABLE SALES OF WINE		56,257	3.6
TAXABLE SALES OF GROCERY		22,551	1.4
Other Income		0	0.0
		0	0.0
Total Revenue (Sales)		1,583,813	100.0

Cost of Good Sales

General Business

/other Income

1,182,392

74.7

Gross Profit

401,421

25.3

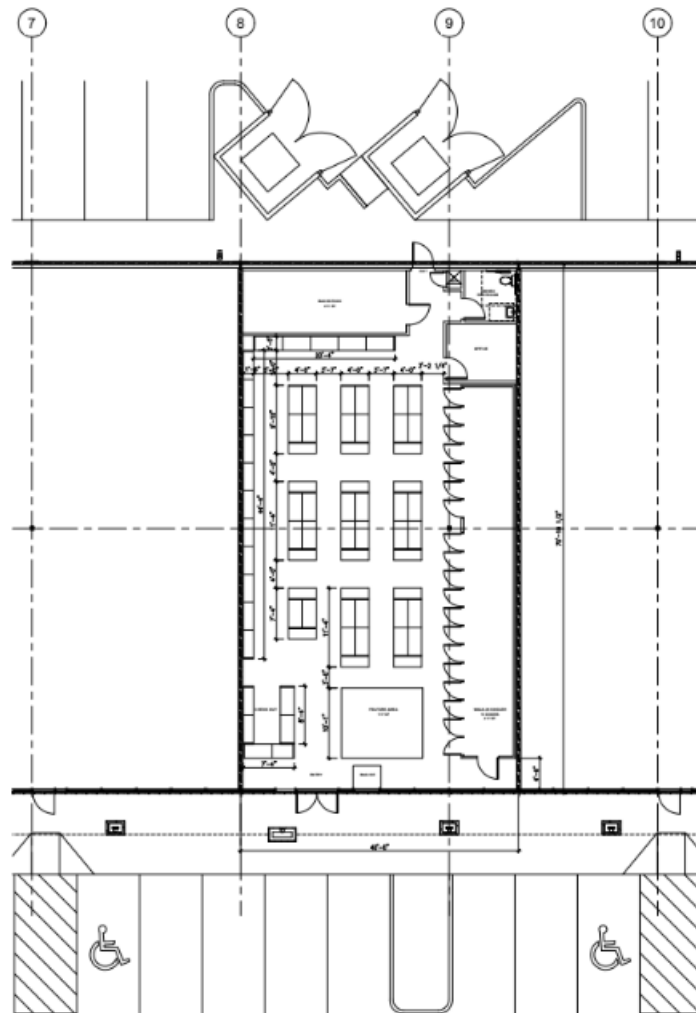
Expenses

WAGES AND SALARY EXPENSE		76,068	4.8
PAYROLL TAXES EXPENSES		9,324	0.6
FINTECH SERVICE FEE		300	0.0
CASH SHORT		96	0.0
INSURANCE-PROPERTY		1,662	0.1
LICENSES & PERMITS		168	0.0
DONATION		252	0.0
PRINTING AND COPYING		60	0.0
RENT OCCUPANCY		66,636	4.2
PROFESSIONAL FEES		9,000	0.6
REPAIRS & MAINTENANCE		28,848	1.8
SECURITY		348	0.0
CREDIT CARD- OTHERS		38,544	2.4
TELEPHONE		1,368	0.1
UTILITY EXPENSES		5,076	0.3
Royalties		0	0.0
National Advertising Fund		0	0.0
Misc. (unspecified)		0	0.0
Total Expenses		237,750	15.0

Net Profit Before Taxes

Income Taxes		0.0
Net Operating Income	163,671	10.3

Best,
LIQUOR MART TEAM.



LIQUOR STORE ADDRESS

Colleyville Town Square
5600 Colleyville Boulevard Suite G Colleyville Texas 76034

Store Sign

**LIQUOR
MART**

Sample floor Plan



Liquor Mart Future site – Colleyville – Floor layout



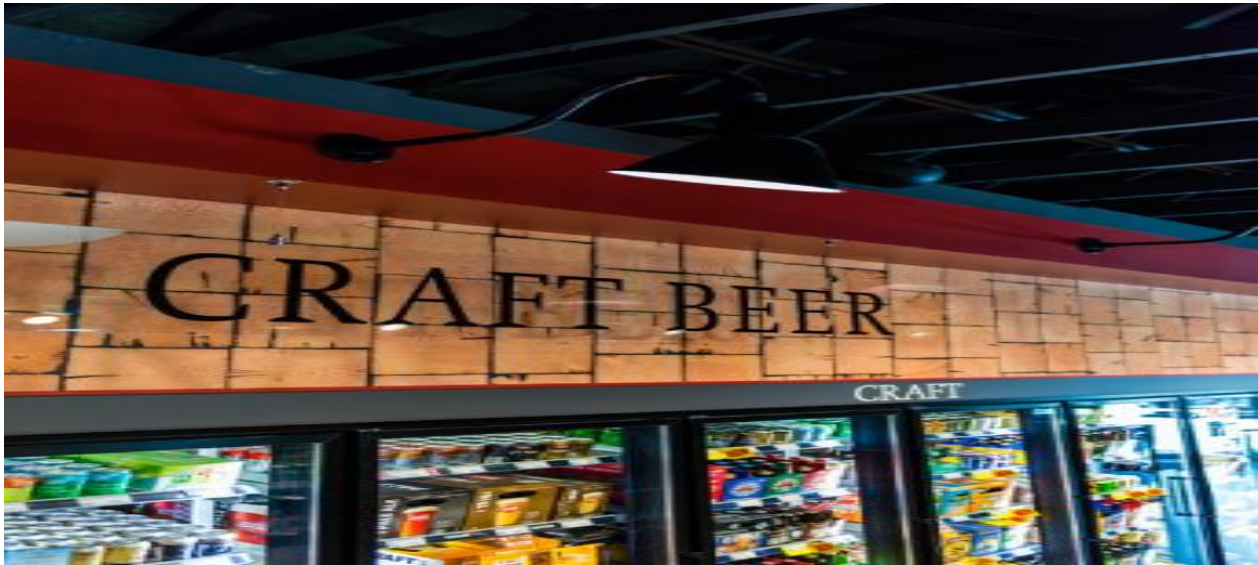
Liquor Mart Future site – Colleyville – Inside shelves layout



Liquor Mart Future site – Colleyville -Store Checkout counter



Liquor Mart Future site – Colleyville – Outside cooler layout



Liquor Mart Future site – Little Elm – Inside cooler layout



Liquor Mart Future site – Colleyville

Below Wood + Metal Shelves and wooden shelves will be used inside the store.





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number**Agenda Date** 9/23/2024**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Special Use Permit to allow for Massage Therapy on Lot 3R1, Block 1, Andy Felps Addition, being located at 3919 Colleyville Boulevard, Suite C, Case ZC24-017

Explanation

Shufeng Yang, the applicant, has submitted a Special Use Permit to allow for Massage Therapy on Lot 3R1, Block 1, of the Andy Felps Addition, being approximately 0.47 acres, and zoned CC-2 Shopping Center. The request is to allow for a new massage therapy business to open in an existing suite.

Attachments

1. Aerial Map
2. Zoning Map
3. Business Plan
4. Floor Plan
5. TDLR License

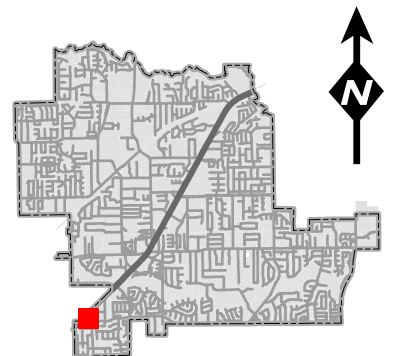
Aerial Map



ZC24-017

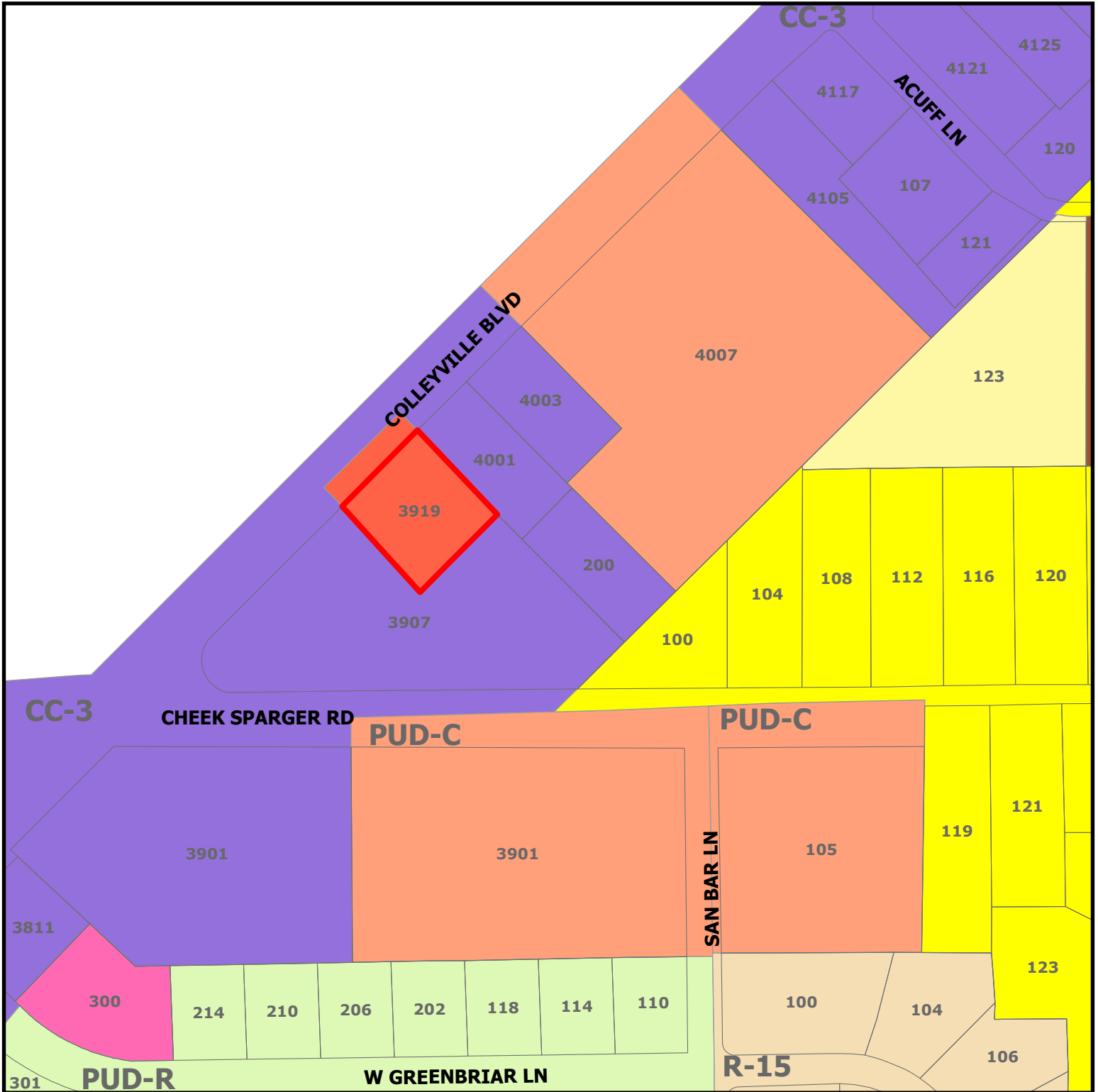
3919 Colleyville Boulevard,

Subject Property



DISCLAIMER:
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Zoning Map

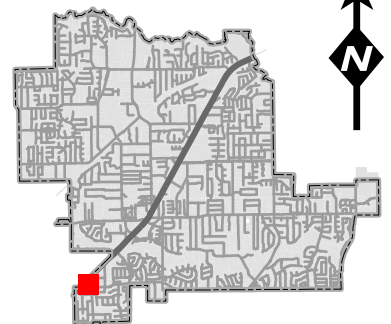


ZC24-017

3919 Colleyville Boulevard,



Subject Property



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Business Plan: Colleyville Massage Spa

1. Overview:

Nestled in the heart of the Dallas-Fort Worth Metroplex, Colleyville is a beautiful and burgeoning city. Its residents are industrious and kind-hearted, dedicating their efforts to the city's development and crafting a splendid history and future with their lives. It is their contribution that allows us to enjoy today's prosperity and growth. As vital resources and treasures of the city, they rightly deserve professional health maintenance and better care. Hence, we have decided to establish a high-quality massage spa here to serve the local populace.

2. Market Analysis:

(1) Location:

3919-c Colleyville BLVD, colleyville, TX 76034, located in the western part of Colleyville city and at the junction of several cities, boasts convenient transportation. Surrounded by large supermarkets, restaurants, and gyms, it is an ideal spot for residents' leisure and shopping, thus expecting a substantial customer flow.

(2) Customer Spending Capacity:

Colleyville, along with its neighboring communities of Keller and Southlake, are high-income areas in the DFW region, indicating that nearby residents have a high spending capacity.

(3) Competition:

After working part-time and surveying three local massage spas – one in Hurst and another in North Richland, which share characteristics such as small-sized massage beds and the absence of shower facilities; one lacking a washer and dryer, and the other with a non-functional dryer, often using damp sheets and towels, detrimental to customer health. The third, located in Keller, suffers from the owner's lack of respect for staff, leading to team instability.

From these observations, we aim to center our business on customer experience and health. Our equipment purchases will cater to client needs, including standard massage beds, all-cotton linens promptly washed and dried, high-quality massage oils and lotions, and providing shower facilities to meet post-exercise and manual labor needs.

3. Target Customers:

Our target customers are broad, including office workers seated for long periods, sports and fitness enthusiasts, the elderly experiencing physical decline, tired mothers, individuals with sleep disorders, and those dealing with anxiety and depression.

4. Marketing Strategy:

(1) Leverage online advantages by creating detailed business listings on Google My Business for ease of access by customers, optimizing local SEO to ensure a high ranking in local search engines.

(2) Regularly post about the massage spa's services, promotions, and customer reviews on Google and Facebook, establishing connections with the local community.

(3) Produce professional storefront marketing materials, including flyers, posters, and noticeable outdoor signs.

(4) Launch various promotional activities, such as first-time experience discounts, membership reward programs, holiday promotions, and discounts for couples, families, and the elderly to attract more customers.

(5) Form alliances with nearby gyms, banks, shopping malls, beauty salons, and restaurants to refer customers to each other, promoting mutual business growth.

5. Operation Plan:

(1) Location:

The 3919-c Colleyville BLVD, with its prime location, convenient transportation, and mature commercial circle without high-quality competitors, provides a differentiated operating space. Therefore, 3919-c Colleyville BLVD, Colleyville, is our first choice.

(2) Decoration and Facilities:

Aiming for a boutique massage spa, we will choose a qualified construction team for meticulous design, material selection, and creation. Our plan includes four single rooms, two couple rooms, two bathrooms, a shower room, a lounge, a café, a reception hall, and a laundry room.

(3) Indoor Environment and Equipment:

Strive to optimize the environment and provide a quality customer experience with custom high-standard massage beds, all-cotton linens, soothing music, warm and soft lighting, and training staff in speech speed, tone, and volume to be friendly, gentle, and soothing. Offer bottled water, coffee, and tea to meet diverse customer needs and enhance customer satisfaction.

(4) Establish a Professional Team:

Hire professionally certified and licensed masseurs with rich experience and solid skills. Provide uniform training before they start, covering dress code, demeanor, customer reception, to service procedures, to ensure kindness, professionalism, standardization, and efficiency.

(5) Customer Feedback and Improvement:

Encourage customers to leave reviews and suggestions on Google accounts, helping us continuously improve service quality, increase customer loyalty, and enhance word-of-mouth.

6. Financial Planning:

(1) Budget and Funding Sources:

An estimated investment of USD 60,000 is projected for everything from renovation to opening, including construction costs, material costs, rent, utilities, massage equipment, and consumables.

(2) Funding Sources: Personal investment of USD 20,000, seeking partners to invest another USD 20,000, and a bank loan of USD 20,000.

(3) Cost Control: Ensuring careful and rational control of expenses.

(4) Profit Targets: Aim to recoup the initial investment in the first year and achieve profitability by the second year.

(5) Tax Planning: Seek advice from professional tax consultants to strategize tax planning effectively, ensuring compliance and optimal tax payment.

(6) Cash Flow Management:

(I) Ensure sufficient cash flow to cover rent, utilities, staff salaries, and reserve for emergency expenses.

(II) Establish an emergency fund to mitigate unforeseen impacts on operations.

(7) Optimize Return on Investment:

Regularly assess the return on investment, continuously introduce high-yield projects, expand service offerings, and adjust investment strategies to optimize returns.

7. Risk Management:

(1) Ensure that the facilities and equipment of the massage spa meet safety standards, with regular checks and maintenance to prevent accidents.

(2) Ensure that staff possess legal qualifications, understand environmental sanitation requirements, perform strict environmental disinfection, and undergo regular health examinations.

(3) Be aware of and comply with local laws and regulations, especially those related to massage services and health, to operate legally and avoid legal risks and liabilities.

(4) Employ staff legally and organize training sessions on industry laws and regulations to reduce labor disputes and staff-related issues.

(5) Insurance Coverage: Purchase appropriate commercial insurance, including property insurance, liability insurance, and employer's liability insurance, to address losses or liabilities caused by unforeseen events.

(6) Develop emergency plans, including procedures for handling sudden events such as fires, earthquakes, storms, etc., and conduct regular drills to enhance the emergency response capabilities of our staff.

This concludes the entirety of our business plan. We welcome any corrections.

Reported by: Shufeng Yang

September 10, 2024

Room Usage Plan

Cleaning and housekeeping	Employees take breaks and have meals	
shower room	Head care	
bathroom	hallway	single room
Single room		
		single room
Double room		single room
Reception hall		Foot spa

TEXAS DEPARTMENT OF LICENSING
AND REGULATION
P.O. Box 12157
Austin, Texas 78711-2157
1-800-803-9202 (512) 463-6599
www.tdlr.texas.gov



MASSAGE THERAPIST
SHUFENG YANG

License Number: MT138555

License Expires: July 26, 2025

If you cut around the border of the license it will fit in
a standard 5" x 7" frame.

NOTE: You may wish to laminate the pocket identification
card to preserve it.

www.tdlr.texas.gov
1-800-803-9202 (512) 463-6599
Austin, Texas 78711-2157
P.O. Box 12157
AS DEPARTMENT OF LICENSING AND REGULATION
the person named on the reverse is licensed by the

SHUFENG YANG
6513 JERRY CT
NORTH RICHLAND HILLS TX 76182-4228

Rick Figueroa
Chair

Thomas F. Butler
Vice Chair



Gerald R. Callas, M.D., F.A.S.A.
Nora Castañeda
Sujeeth Draksharam
Lori High, R.N., N.P., Retired
Gar

Licensed Massage Therapist

SHUFENG YANG

License Number: MT138555

The person named above is licensed by the Texas Department of Licensing

License Expires: July 26, 2025



Mike Arismendez, Jr.
Executive Director



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number**Agenda Date** 9/23/2024**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Special Use Permit for a residential carport on Lot 2, Block 1, Arbor Estates II Addition, being located at 5503 Sycamore Drive, Case ZC24-018

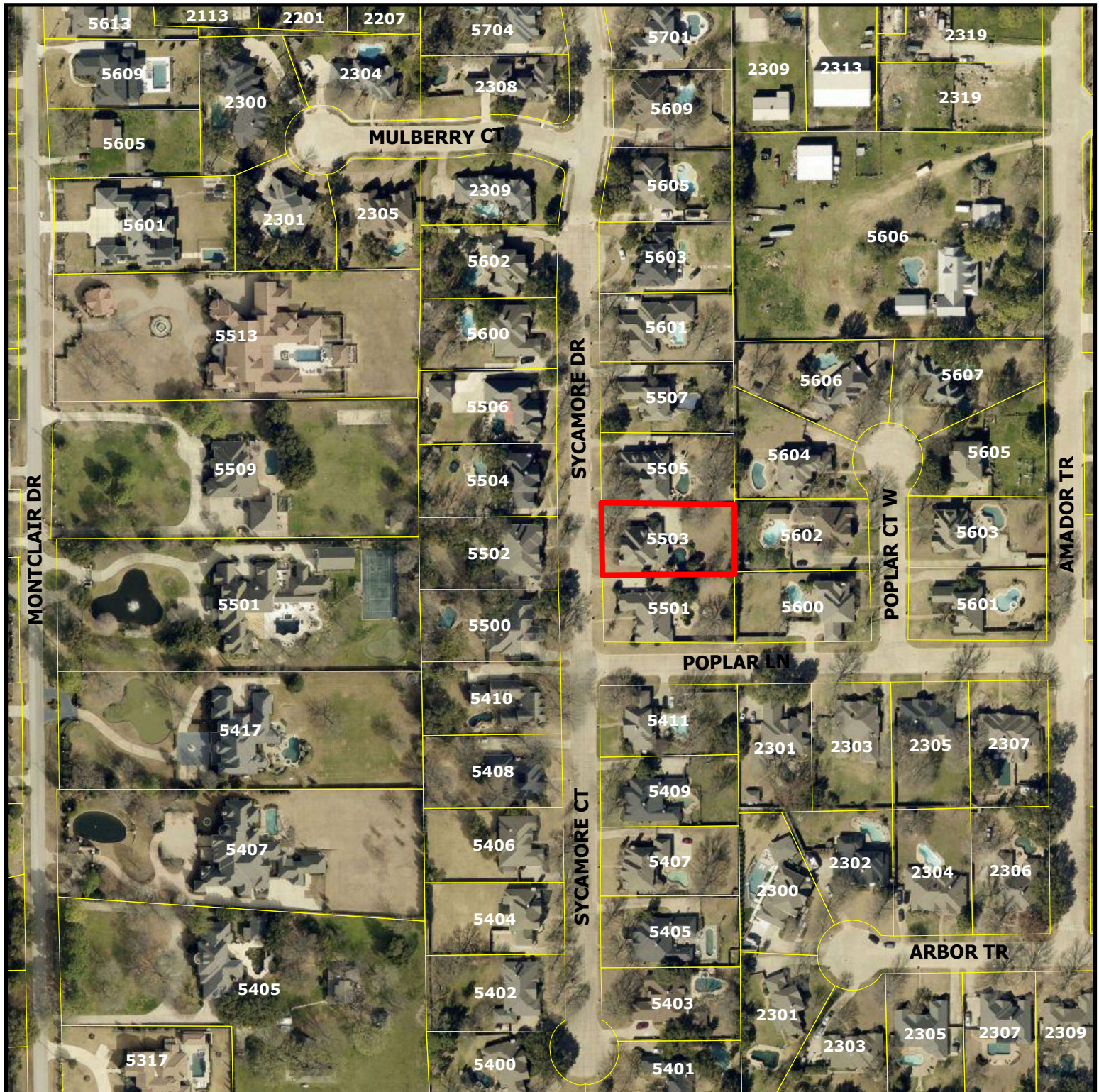
Explanation

Tommy's Carports & Patio Covers, the applicant, has submitted a Special Use Permit for a carport on Lot 2, Block 1, of the Arbor Estates II Addition, being approximately 0.47 acres, and zoned R-20 Single Family Residential. The request is to allow for a new carport to be built.

Attachments

1. Aerial Map
2. Zoning Map
3. Site Plan Exhibit
4. Elevation Exhibit
5. Elevation Exhibit 2
6. Elevation Exhibit 3

Aerial Map

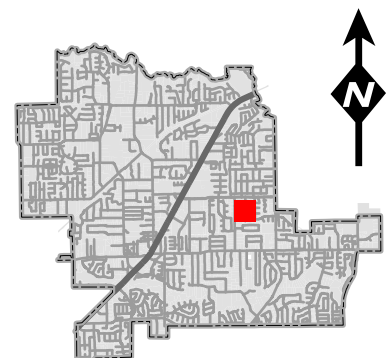


ZC24-018

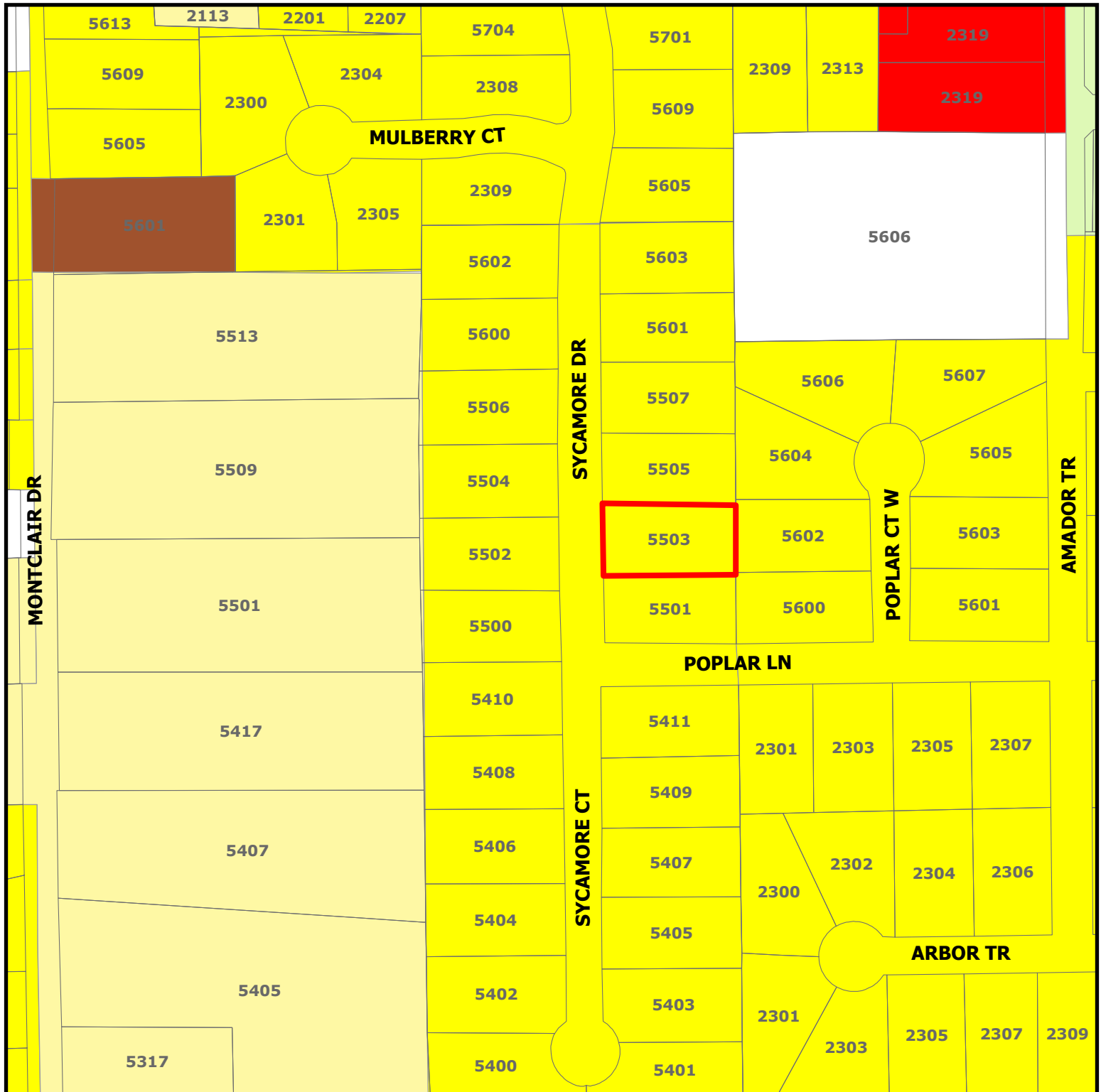
5503 Sycamore Drive

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 Subject Property



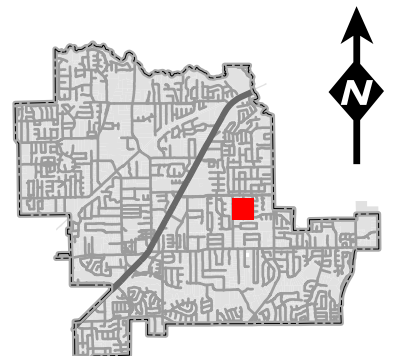
Zoning Map



ZC24-018

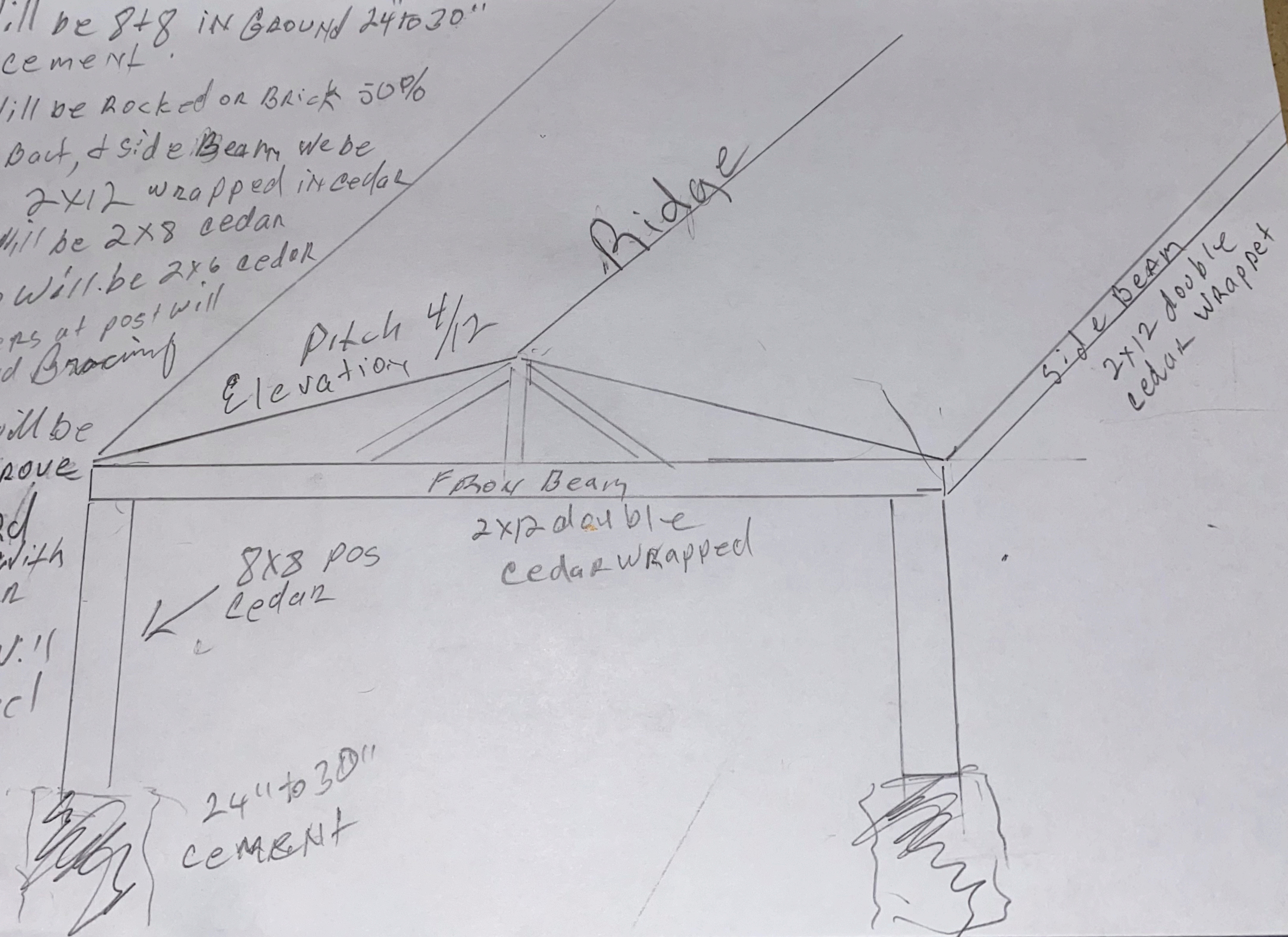
5503 Sycamore Drive

Subject Property



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1. Post will be 8x8 in Ground 24" to 30" get in cement.
2. Post will be Rocked or Brick 50%
3. Front, Back, & Side Beam will be double 2x12 wrapped in cedar
4. Ridge will be 2x8 cedar
5. Rafters will be 2x6 cedar
6. All corners at post will have wind bracing
7. Decking will be 2x6 tongue & groove Bead Board
8. Will Felt with New Fiber Felt
9. Will Roof w. 11 26 gauge Steel Roof







Section 3.27 Accessory Buildings and Residential Carport Regulations

The following regulations shall govern the location, size and use of accessory buildings:

A. Accessory Buildings Located in Residential Zoning Districts (O-00-1223/07/18/00)

1. *Permit Required:*

- a. A building permit shall be required for any accessory building which exceeds one hundred and twenty (120) square feet. However, all accessory buildings containing 120 square feet or less shall comply with the height and setback requirements of this Section. An accessory building shall only be allowed as an incidental structure to a principle building unless the accessory building is located in the Agricultural District.
- b. For the purpose of this Section, the term accessory building shall include detached residential garages, pool houses, accessory dwellings, gazebos, cabanas, or other shade structures. **Exception:** structures for specific use as playground assemblies and/or playhouses shall be exempt provided that minimum five (5) feet setbacks from property lines are maintained.

2. *Maximum Size and Number of Buildings:*

- a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. **Exception:** Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.
- b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:
 1. Fifty percent (50%) of the primary structure;
 2. The maximum allowed square footage for accessory buildings on the lot; or
 3. No more than twelve hundred (1,200) square feet
- c. For the purpose of this Section, the size of an accessory building shall be the square footage of each floor, mezzanine, covered porch, or shade structure.
- d. An application to exceed the total square footage authorized above may be approved as a Special Use Permit (SUP).
- e. An existing accessory building may be remodeled or expanded provided the combined square footage of all accessory buildings does not exceed the maximum square footage allowed. However, a legally-existing accessory building which exceeds the maximum square footage allowed may be remodeled or replaced with a new accessory building, but not expanded or increased in height.
- f. There shall be no physical connection between accessory buildings and a minimum separation of three (3) feet between accessory buildings.

3. *Setbacks:*

- a. No accessory building shall be allowed, erected, or located forward of the front façade of the primary dwelling. **Exception:** Lots containing a minimum of 80,000 square feet shall be exempt from this requirement.
- b. No accessory building shall be erected in any required yard, as defined in *Chapter 2 – Definitions*, except as set forth herein.
- c. Attached accessory buildings – Accessory buildings erected ten (10) feet or closer to the principal building shall be considered attached, and shall comply with the setback lines established for the

applicable zoning district. For the purpose of this regulation, the distance between buildings shall be measured between the nearest wall surfaces. **Exception:** Open structures (open on at least 2 ¾ sides), such as patio covers, shall be allowed to extend into the required rear yard setback a maximum of 10 feet.

- d. Detached accessory buildings – A detached accessory building shall comply with the setback lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line.
4. *Maximum Height:* No accessory building shall penetrate a vertical height envelope defined as being a point five feet from a side or rear lot line and extending vertically 8 feet to a point, then extending at a 45° angle to the allowed height of the zoning district. For clarification, structures shall be measured at grade and shall not exceed the maximum height of the zoning district.
5. *Permitted Uses:* The use of an accessory building shall be consistent with the permitted uses of the applicable zoning district. No accessory building shall be used for dwelling purposes (the act of occupying a structure – with or without a kitchen) other than for an accessory dwelling, where permitted by the district regulations or Special Use Permit. No accessory building or accessory dwelling shall be rented.
6. *Special Use Permit Provision:* Any request for a building permit for an accessory building which does not meet the criteria in this Section 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.

B. For Accessory Buildings Located in Non-residential Zoning Districts

1. No accessory building shall be erected in any required yard area except as set forth by this section.
2. No accessory building shall be erected within ten (10) feet of any other building unless such accessory building is used as a commercial kiosk, in which case such commercial kiosk cannot be located within fifty (50) feet of another building.
3. Commercial kiosks as accessory uses and/or buildings may be located within approved nonresidential districts subject to the following conditions:
 - a. Maximum size of two hundred-fifty (250) square feet.
 - b. No inside sales or service or drive in sales or service; walk-up and/or drive-up service permitted.
 - c. Exterior walls shall be of at least seventy-five percent (75%) masonry, glass, or other equivalent material, provided metal material does not exceed twenty-five percent (25%) of the exterior walls.
 - d. Located within required setbacks and in conformance with this section.
 - e. Located in such a manner as to not impede, impair or endanger vehicular traffic on the property where the kiosk is located and for vehicular traffic ingressing from and egressing to public rights-of-way.
 - f. Submission of an acceptable site plan shall be required for consideration of the issuance of a building permit unless a current valid Certificate of Occupancy exists.
 - g. Limited to one (1) kiosk per platted plot.

C. Residential Carport Regulations – Carports located in zoning districts which permit single family residential dwellings shall comply with the regulations contained in this section.

1. ~~Approval by Special Use Permit Only: In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval~~

~~by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.~~ **Special Use Permit Provision:** Any request for a building permit for a carport which does not meet the criteria in this Section 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. If all criteria is met then a Special Use Permit is not required.

2. **Carport Standards:** A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other requirements necessary in the particular case to protect the public interests.

a. **Size:** A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.

b. **Height:** A carport shall not exceed a maximum height of 15 feet. The height shall be measured from the finished grade to the highest point of the roof.

c. **Setbacks:**

i. A carport located within ten (10) feet of the principal building shall comply with the ~~front~~, side and rear yard setbacks of the zoning district **and be located completely to the rear of the house.** The distance shall be measured between the two closest points of the carport and principal building.

ii. A carport located 10 feet or more from a principal building may extend into a required side yard, provided all of the following conditions are satisfied:

- (1) every part of such carport is unenclosed except for necessary structural supports;
- (2) no part of the carport is less than five (5) feet from a side or rear lot line, and
- (3) the carport is located completely within the rear yard area as defined in these zoning regulations.

d. **Maximum Number Per Lot:** one

e. **Paving and Street Access:**

The parking area of a carport shall be paved not less than nine feet (9') by eighteen feet (18') and provide access to a public street right-of-way. Said access shall be a minimum of nine feet (9') in width and paved. All paved surfaces shall be either concrete, asphalt or pave-stone.

f. **Design Criteria:**

i. **Roof -** Carports shall have a pitched roof of at least 2:12. Flat roofs shall be prohibited.

ii. **Posts -** Posts shall be clad or finished of brick, stone, cedar or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than eight inches (8") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Cedar posts shall be wrapped using masonry stone or brick from the base to at least 50% of the post height. The exposed portion of the cedar post shall be a minimum of 8 inches.

~~g. **Adequacy of Plans and Specifications:**~~

~~The applicant requesting a Special Use Permit to construct a carport shall submit plans and specifications of the proposed carport for review. Said plans and specifications shall contain sufficient information to allow the City Council to determine that the proposed carport complies with these regulations and the City Council may require additional information when necessary to clarify the applicant's request. At a minimum, the drawings shall contain a plot plan, elevation views and a~~

~~description of the construction materials.~~