



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION AGENDA

100 Main Street Colleyville, Texas 76034

TUESDAY, NOVEMBER 12, 2024

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

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

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

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

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

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

1. APPROVAL OF MINUTES

- 1a** October 14, 2024 Planning and Zoning Commission Meeting
October 28, 2024 Planning and Zoning Commission Worksession

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Preliminary/Final Plat for the Oak Creek Subdivision, being Lot 1, Block 1, Allzim Acres Addition and Tracts 2A7B, 2ABC, and 2A9A, Abstract 533, Mary M Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, Case PC24-012

- 2b** Consideration of a Preliminary/Final Plat for the Bluffs Subdivision, being Tracts 1B1, 1B2, 1C1, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case PC24-013
- 2c** Consideration of a Special Use Permit to allow for a fence on Lot 1, Block 1, Chelsea Park Addition, being located at 5000 Chelsea Drive, Case ZC24-020
- 2d** Consideration of a Rezoning from AG Agricultural to CC-1 Village Retail on Lot 2, Block 1, First Baptist Church Addition, being located at 1007 Church Street, Case ZC24-021
- 2e** Consideration of a Special Use Permit to allow for a fence on Lot 16, Block 8, Oak Crest Hills Addition, being located at 405 Oak Valley Drive, Case ZC24-022
- 2f** Consideration of a Special Use Permit to allow for a residential carport on Lot 8, Block 1, Arbor Estates Addition, being located at 2401 Spruce Court, Case ZC24-023
- 2g** Consideration of an amendment to the Planned Unit Development - Commercial district for The Village at Colleyville for consideration of a specific use to be allowed on Lot 27 of the Village at Colleyville Addition, being located at 55 Main Street, Suite 100, Case ZC24-024
- 2h** Consideration of a Special Use Permit for a reduction in Parking on Lot 1, Block 1, Gonzalez Addition, being located at 6609 Colleyville Boulevard, Case ZC24-026

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, November 7, 2024* by 5:00 p.m.

Jacquelyn Reyff
Planning Manager

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 1a

Agenda Date 11/12/2024

Number -

Type Approval of Minutes

Department Community Development

Title

October 14, 2024 Planning and Zoning Commission Meeting

October 28, 2024 Planning and Zoning Commission Worksession

Explanation

Approval of the minutes from October 14, 2024 Planning and Zoning Commission meeting and the October 28, 2024 Planning and Zoning Commission Worksession meeting.

Recommendation

Approve

Attachments

1. October 14, 2024 Planning and Zoning Commission Minutes
2. October 28, 2024 Planning and Zoning Commission Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, OCTOBER 14, 2024

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on October 14, 2024 at 6:15 p.m.

Roll Call

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

Absent:

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

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

Jacquelyn Reyff briefed the Commission on the items that would be presented on tonight's agenda. There was general discussion regarding the cases regarding carports and the Land Development Code Amendment for carport regulations.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 7:01 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on October 14, 2024, at 7:07 p.m.

Roll Call

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

Absent:

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

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

1. APPROVAL OF MINUTES

1a September 9, 2024 Planning and Zoning Commission Meeting Minutes

September 23, 2024 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Remley made a motion to approve the September 9, 2024 Planning and Zoning Commission Meeting Minutes and the September 23, 2024 Planning and Zoning Worksession meeting minutes.

Commissioner Savoie seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Syed, Obinabo, Remley, Arnold, Savoie, and Bevill

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

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

Jacquelyn Reyff presented case PC24-006 and briefed the Commission, the property meets all R-20 zoning requirements, the zoning change was recently approved.

Keith Hamilton, 8241 Mid Cities Blvd, North Richland Hills TX, the applicant presented his case to the commission.

Commissioner Groves had questions regarding the street width and if there were any plans to do any improvements to the South side of the street.

The applicant stated there was ROW being dedicated to the city for potential future improvements, the sidewalk will be built off of Cooks after construction of the new homes.

The public hearing was opened at 7:16 p.m.

Jordan Shipp, 1004 Cooks Ct. spoke on the case. Regarding the sidewalk off of Cooks and Pleasant Run Rd. There was also a question about what would happen with the sidewalk construction if the church never developed.

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

Commissioner Obinabo made a motion to approve Case PC24-006.

Commissioner Savoie seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Syed, Obinabo, Remley, Arnold, Savoie, and Bevill

2b Consideration of a Replat for Lot 1R, Block 1, Village Court Addition, being located at 5201 and 5217 Pleasant Run Road, Case PC24-008

Jacquelyn Reyff presented case PC24-008 and briefed the Commission, she explained the commission has seen this case before but the Plat approval expired, so the applicant has returned to Plat the property.

Wesley Betterton, 2617 White Oak Ct, Arlington TX, addressed the commission and was ready to answer any potential questions.

There was general discussion regarding the parking on the South end of the property and the creek / drainage easement on the property.

The public hearing was opened at 7:28 p.m.

With no one wishing to speak, the public hearing was closed at 7:28 p.m.

Vice-Chair Groves made a motion to approve Case PC24-008.

Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Syed, Obinabo, Remley, Arnold, Savoie, and Bevill

Nay:

2c Consideration of a Replat for Lot 1, Block 1, 5520 Colleyville Addition, being located at 5520 Colleyville Boulevard, Case PC24-009

Jacquelyn Reyff presented the case and briefed the Commission. Wells Fargo bank is asking for the abandonment of a right-of-way easement that is no longer needed by the City, for the applicant to acquire the easement by replat.

The applicant addressed the commission and stated they would answer any questions they may have.

The public hearing was opened at 7:31 p.m.

With no one wishing to speak, the public hearing was closed at 7:32 p.m.

Commissioner Syed made a motion to approve case PC24-009

Commissioner Savoie seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Syed, Obinabo, Remley, Arnold, Savoie, and Bevill

Nay: 0

- 2d** Consideration 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

Kristopher Potts presented the case and briefed the Commission on the carport and carport regulations in the land development code.

Charles David, 3412 San Bar Ln., the applicant addressed the commission and came to answer any potential questions. Gale Bremeret, 3412 San Bar Ln., (the applicant) also spoke on the case.

Chair Bevill had several questions for the applicant regarding if they've built in Colleyville often and the requirement of building permits in other communities. There was general discussion regarding the need for permits and the applicant's willingness to bring the carport into compliance with our current code.

The public hearing was opened at 7:53 p.m.

With no one wishing to speak, the public hearing was closed at 7:53 p.m.

Vice-Chair Groves made a motion to deny case ZC24-015

Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 3 – Groves, Syed, and Savoie

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

The motion to deny failed 3-4

Commissioner Remley made a motion to approve case ZC24-015

Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

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

Nay: 3 - Groves, Syed, and Savoie

- 2e** Consideration 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

Kristopher Potts presented the case and briefed the Commission on SUP requirements for alcohol sales within the city of Colleyville.

Andrew Sissney, 3411 F/M 720 Lot 242, Oak Point TX, the applicant, spoke on the case and showed a brief PowerPoint detailing his proposal and the many benefits it could potentially bring to Colleyville.

The commission had questions regarding how the applicant came up with their financial numbers, specifically regarding tax revenue for the city. There was also discussion of tobacco and vape restrictions that are not allowed with this SUP. The commission had questions on how the store would be unique and compete with other retailers, the applicant stated they will have unique hard to find alcohol that other retailers could not get.

The public hearing was opened at 8:22 p.m.

Donna Marshall, 5707 Hidden Oaks Dr. spoke on the case. Stating she has no opposition for the liquor use, but the area feels clustered and even though it meets code the store location is still close by to many Churches and a school.

With no one else wishing to speak, the public hearing was closed at 8:24 p.m.

Commissioner Arnold made a motion to approve case ZC24-016

Commissioner Remley seconded the motion.

The motion was carried by the following vote:

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

Nay: 1 – Syed

- 2f** Consideration 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

Kristopher Potts presented the case and briefed the Commission on the proposed massage use. Staff made comment that Colleyville PD had verified the applicant had passed their CO application.

Sarah Yang and Keith Bloomberg, 6513 Jerry Ct., North Richland Hills TX, addressed the commission and presented their case for the proposed massage store.

There was general discussion regarding how many employees the site will have, questions over financing for the business, several questions regarding some of the proposed rooms in the suite; such as a shower room and double room.

The public hearing was opened at 8:49 p.m.

With no one wishing to speak, the public hearing was closed at 8:50 p.m.

Commissioner Syed made a motion to break for executive session at 8:50 p.m.

The Planning and Zoning Commission Meeting was resumed at 9:05 p.m.

Commissioner Arnold made a motion to approve case ZC24-017

Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

Aye: 2 – Arnold and Obinabo

Nay: 5 - Groves, Syed, Remley, Savoie, and Bevill

The motion failed 2-5; therefore the case was denied.

2g Consideration 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

Kristopher Potts presented the case and briefed the Commission on the carport and carport regulations in the land development code.

Charles Cotton, 729 E. Rock Island Avenue, Boyd, TX, the applicant spoke on the case and answered the commission's questions.

There was general discussion if this carport is a need for the homeowner. Scott Hall, the homeowner also came up to speak there is a need for the carport as his truck does not fit in the existing garage. The commission had questions regarding if the carport would meet the land development code regulations; the proposed carport will meet all requirements. There was also questions regarding the HOA if they allow carports, the homeowner informed the commission that it was a voluntary HOA.

The public hearing was opened at 9:23 p.m.

Keith Coburn, 5505 Sycamore Dr. spoke in support of the case, asking if it could be slightly shorter to match near the fence heights.

Janet Suedmeier, 2301 Mulberry Ct., spoke in opposition of the case. That this carport would not help the community as their HOA bylaws require and has not been reviewed by their ARC committee. The commission stated that deed restrictions and HOA bylaws do not affect city decisions.

Steven Hausman, 5506 Sycamore Dr. spoke on the case, regarding the ARC committee approvals. Steven stated the ARC committee would support the carport if the roof line was lowered.

With no one else wishing to speak, the public hearing was closed at 9:37 p.m.

Commissioner Syed made a motion to approve case ZC24-018

Commissioner Savoie seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Syed, Obinabo, Remley, Arnold, Savoie, and Bevill

Nay: 0

2h Consideration of amendments to the Land Development Code, Section 3.27
- Accessory Buildings and Residential Carport Regulations, Case GC24-011

Ben Bryner presented the case and briefed the Commission on the potential Land Development Code Amendments for carport regulations.

Commissioner Remley had questions regarding how many carports we currently see and if this change would reduce the number of Special Use Permits. City staff stated that this may reduce the number of SUP requests as this gives residents the option to potentially move the carport elsewhere to avoid the SUP process rather than explicitly not allow it.

The public hearing was opened at 9:52 p.m.

With no one wishing to speak, the public hearing was closed at 9:52 p.m.

Commissioner Obinabo made a motion to approve case GC24-011.

Commissioner Savoie seconded the motion.

The motion was carried by the following vote:

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

Nay: 1 - Syed

4. CITIZEN COMMENTS

The public forum opened at 9:54 p.m.

With no one wishing to speak, the public forum closed at 9:54 p.m.

5. ADJOURNMENT

The meeting adjourned at 9:55 p.m.

The minutes were written and prepared by:

Kristopher Potts

Kristopher Potts
Planner

The meeting minutes were approved on November 12, 2024 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

OCTOBER 28, 2024

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on October 28, 2024, at 6:15 p.m.

Roll Call

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

Absent: Sayeda Syed

Staff Present: Ben Bryner, Jacquelyn Reyff, Chris Pham

Also Present: Fire Marshal, Rob Mckeown

2. WORKSESSION AGENDA ITMES

- 2a** Presentation and discussion of a Preliminary/Final Plat for the Oak Creek Subdivision, being Lot 1, Block 1, Allzim Acres Addition and Tracts 2A7B, 2ABC, and 2A9A, Abstract 533, Mary M Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, Case PC24-012

Chris Pham briefed the Commission on the proposed Preliminary/Final Plat. There was discussion regarding drainage concerns from the neighbors.

- 2b** Presentation and discussion of a Preliminary/Final Plat for the Bluffs Subdivision, being Tracts 1B1, 1B2, 1C1, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case PC24-013

Chris Pham briefed the Commission on the proposed Preliminary/Final Plat.

- 2c** Presentation and discussion of a Special Use Permit to allow for a fence on Lot 1, Block 1, Chelsea Park Addition, being located at 5000 Chelsea Drive, Case ZC24-020

Chris Pham briefed the Commission on the proposed Special Use Permit request. There was general discussion regarding the specific placement of the fence.

- 2d** Presentation and discussion of a Rezoning from AG Agricultural to CC-1 Village Retail on Lot 2, Block 1, First Baptist Church-Colleyville Addition, being located at 1007 Church Street, Case ZC24-021

Chris Pham briefed the Commission on the rezoning request. Staff informed the Commission why the rezoning request was taking place, and the future plans to plat the campus of CrossCreek Church together as one lot.

- 2e** Presentation and discussion of a Special Use Permit to allow for a fence on Lot 16, Block 8, Oak Crest Hills Addition, being located at 405 Oak Valley Drive, Case ZC24-022

Jacquelyn Reyff briefed the Commission on the Special Use Permit request. There was discussion about the history of the development and whether the fence placement would have an impact on any future street widening.

- 2f** Presentation and discussion of a Special Use Permit to allow for a residential carport on Lot 8, Block 1, Arbor Estates Addition, being located at 2401 Spruce Court, Case ZC24-023

Jacquelyn Reyff briefed the Commission on the Special Use Permit request for a carport. The Commission inquired about the regulations for carports and whether this carport met all of them; staff informed the Commission that the carport did not meet the requirements present in the Land Development Code. There was discussion regarding the lack of concrete, asphalt, or pavers underneath the carport. Joe Chiles, the applicant, was in attendance and the Commission inquired why he did not pull a permit for the carport.

- 2g** Presentation and discussion of an amendment to the Planned Unit Development - Commercial district for The Village at Colleyville for consideration of a specific use to be allowed on Lot 27 of the Village at Colleyville Addition, being located at 55 Main Street, Suite 100, Case ZC24-024

Jacquelyn Reyff briefed the Commission on the case. There was discussion about the list of permitted uses in the Village at Colleyville PUD Ordinance.

- 2h TABLED TO THE DECEMBER 9 PLANNING AND ZONING COMMISSION MEETING.** Presentation and discussion of a Special Use Permit to allow for a Warehouse and Distribution Facilities use on Tracts 2H, 2J, and 2K, Abstract 963, Absalom J Lott Survey, and Lot 1, Block 1, Konyha Addition, being located at 6600, 6602, 6604, and 6526 Colleyville Boulevard, Case ZC24-025

Jacquelyn Reyff briefed the Commission on the case and informed the Commission that the case was tabled to the December 9th Planning and Zoning Commission Meeting. There was some discussion related to the number of truck bays, hours of operation, and developer discussion with the neighboring subdivision, Monterra.

- 2i** Presentation and discussion of a Special Use Permit for a reduction in Parking on Lot 1, Block 1, Gonzalez Addition, being located at 6609 Colleyville Boulevard, Case ZC24-026

Jacquelyn Reyff briefed the Commission on the Special Use Permit request for a reduction in parking. There was some discussion about the expected number of individuals that would be using the training facility at a time and who the owner/operator would be.

3. ADJOURMENT

The meeting adjourned at 6:51 p.m.

The minutes were written and prepared by:

Christopher Pham

Chris Pham
Planner

The meeting minutes were approved on November 12, 2024 by a vote of __-__.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a

Agenda Date 11/12/2024

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Preliminary/Final Plat for the Oak Creek Subdivision, being Lot 1, Block 1, Allzim Acres Addition and Tracts 2A7B, 2ABC, and 2A9A, Abstract 533, Mary M Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, Case PC24-012

Explanation

Clayton Redinger, the applicant, has submitted a request for a Preliminary/Final Plat for Lots 1-7, Block 1, Oak Creek Addition, being approximately 12.04 acres, and zoned AG Agricultural, RE Single Family 'Estate' Residential, R-40 Single Family Residential, and R-30 Single Family Residential district. The purpose of the plat is for a new 7 lot single-family subdivision.

Existing Conditions/Background: The subject property, 7215 John McCain Road and 7209 John McCain Road, is zoned AG Agricultural, RE Single Family 'Estate' Residential, R-40 Single Family Residential, and R-30 Single Family Residential district. It is located south of the intersection of John McCain Road and Bandit Trail. 7209 John McCain Road is a platted lot and is currently developed with a single family home that will remain. 7215 John McCain Road is an unplatted lot and is currently undeveloped.

Lot Dimensions and Setbacks: The 7-lot subdivision includes lots with RE Single Family 'Estate', R-40 Single Family Residential, R-30 Single Family residential, and AG Agricultural zoning. As submitted, the lots shown on the proposed plat meets the requirements of all zoning districts as described in the Land Development Code.

Analysis: The proposed plat creates 7 new single-family residential lots for the subdivision known as Oak Creek. All the proposed lots will meet the requirements of the zoning districts as presented. The existing home will remain on one of the R-40 lots.

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

DRC Review: The DRC met on October 21st, 2024 and offered the following comments to the applicant:

1. Place the required 30' Landscape Preservation Easement along the north and

western property lines and provide a note.

2. Provide a note from the Land Development Code, Section 9.19.2 that states: All electric, telephone, cable, and other fiber utilities shall be placed in the rear easement. Mechanical equipment, transformers, and other visible installations will not be permitted in the front yards of any lots.
3. Include the Planning and Zoning Commission and City Council Signature approval blocks.
4. Please see the attached pdf regarding Engineering Comments.

Drainage: The drainage meets the requirements of the Land Development Code.

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

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

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

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the Preliminary/Final plat.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Grading and Drainage Exhibits
6. Notification Map
7. Notification Letter

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8. Notification List
 9. Draft Resolution

Aerial Map

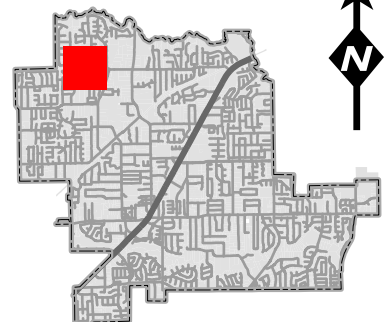


PC24-012

7215 John McCain Rd

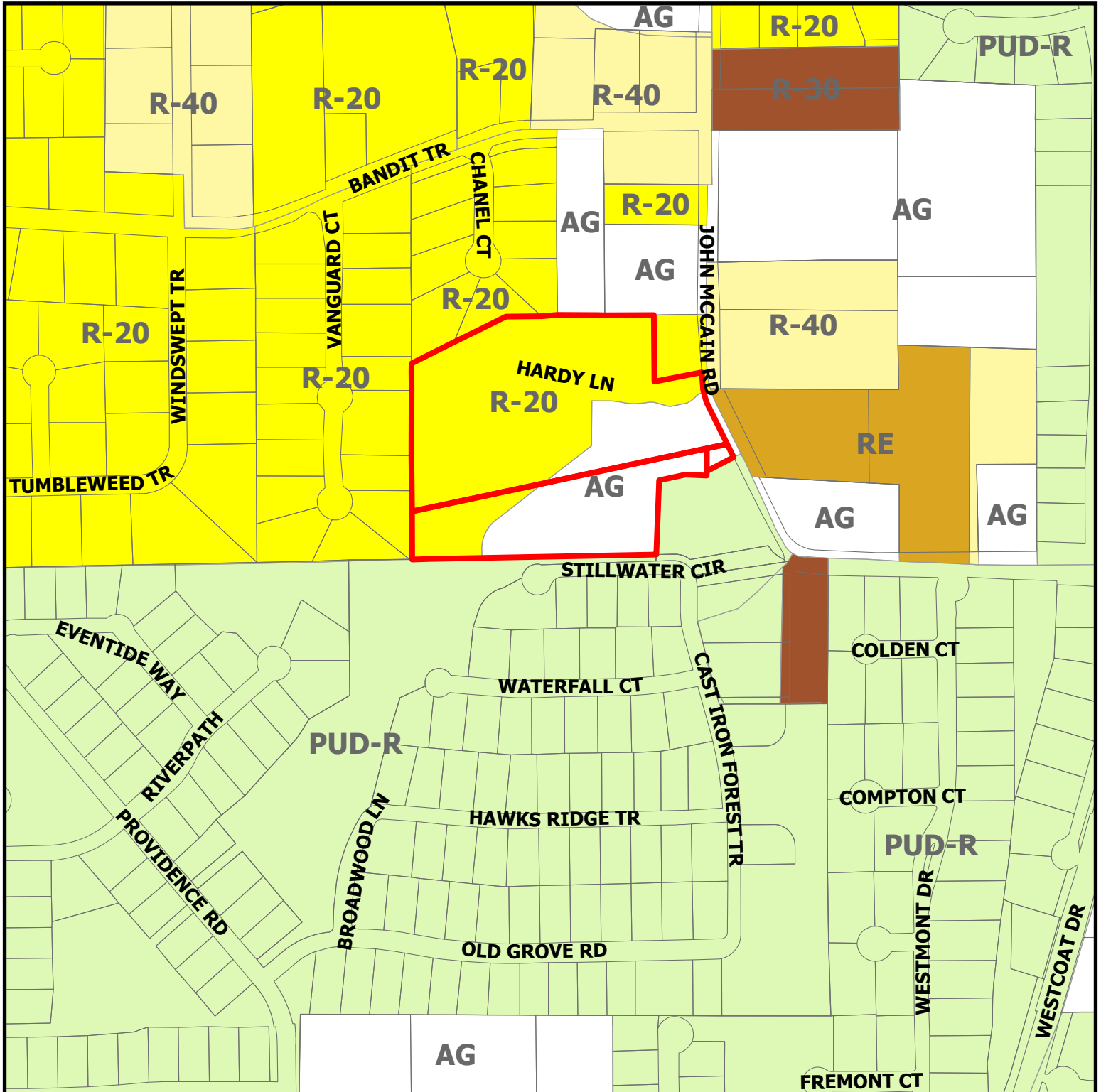


Subject Property



DISCLAIMER:
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Zoning Map

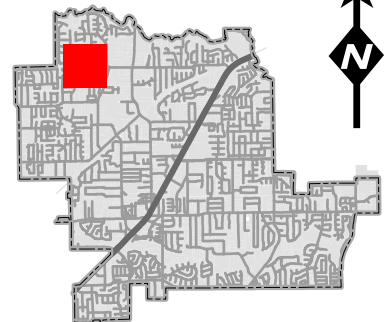


PC24-012

7215 John McCain Rd

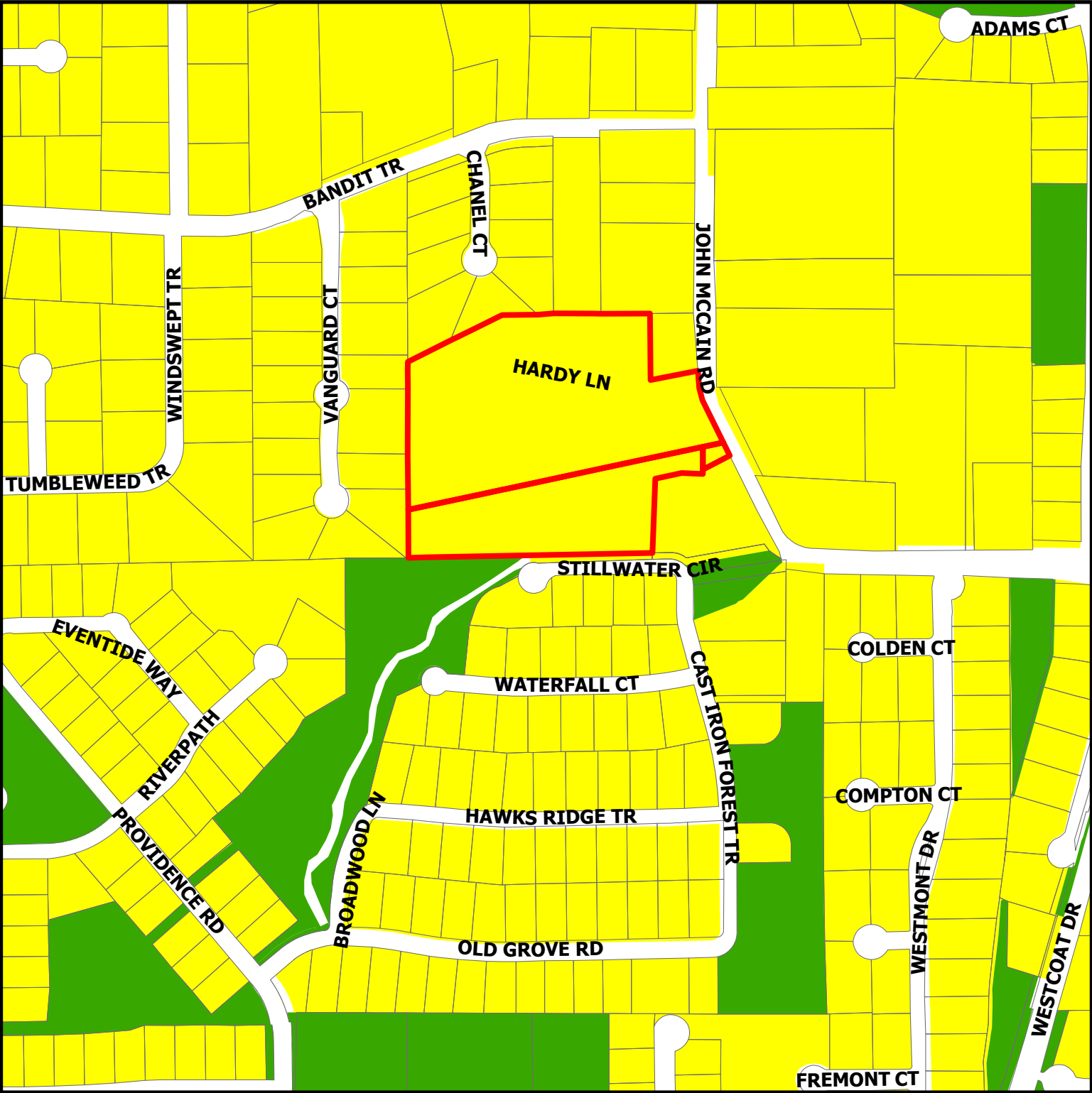


Subject Property



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Future Land Use Map

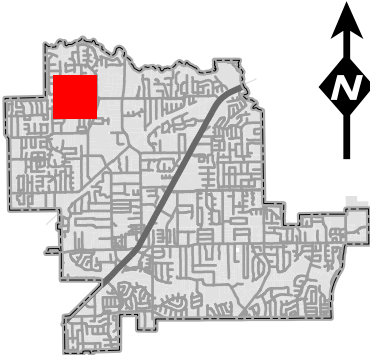


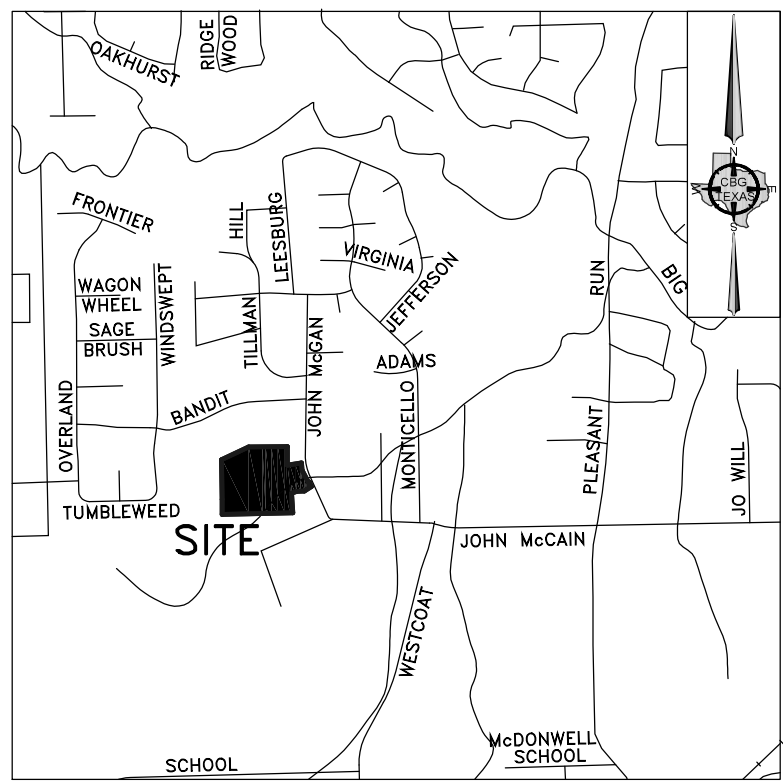
PC24-012

7215 John McCain Rd

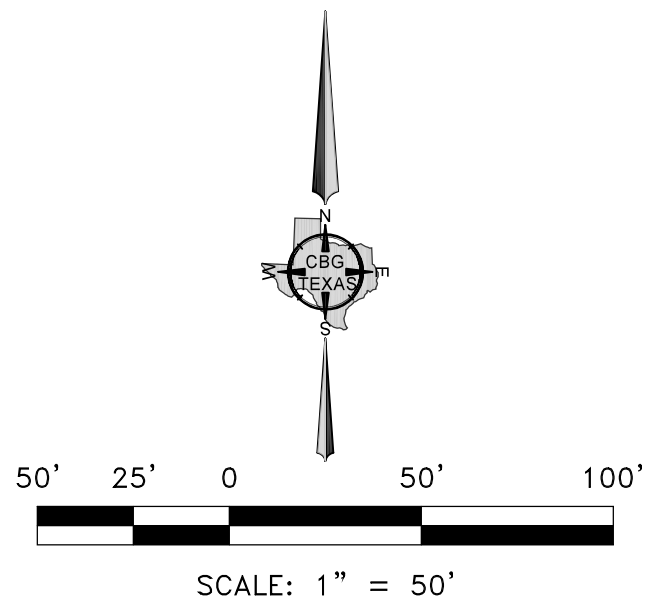
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-  Residential
-  Open Space; Parks
-  Subject Property





VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S 06°03'49" E	76.10'
L2	S 26°41'15" E	143.21'
L3	N 78°49'21" E	11.55'
L4	S 24°46'16" E	50.34'
L5	S 58°29'45" W	88.03'
L6	S 86°12'04" W	79.56'
L7	S 69°12'39" W	57.75'
L8	N 79°42'26" W	44.77'
L9	S 29°58'43" E	14.38'
L10	S 89°58'43" E	42.20'
L11	S 35°46'05" E	15.02'
L12	N 23°09'13" W	15.41'
L13	N 22°11'57" W	35.70'

LEGEND

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
M.R.T.C.T. = MAP RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

INST. NO. = INSTRUMENT NUMBER

VOL. = VOLUME

PG. = PAGE

CAB. = CABINET

S.D. = SLIDE

CM = CONTROLLING MONUMENT

R.O.W. = RIGHT-OF-WAY

1/2" IRF = 1/2 INCH IRON ROD FOUND

PFC = POINT FOR CORNER

ESMT. = EASEMENT

60DNF = 60D NAIL FOUND FOR CORNER

A) DRAINAGE EASEMENT RESTRICTIONS: No Construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.

B) UTILITY EASEMENT: Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

C) The Maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.

GENERAL NOTES

1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).

2) THE PURPOSE OF THIS PLAT IS TO CREATE 8 LOTS, 7 SINGLE FAMILY LOTS, 1 OPEN SPACE LOT.

3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.

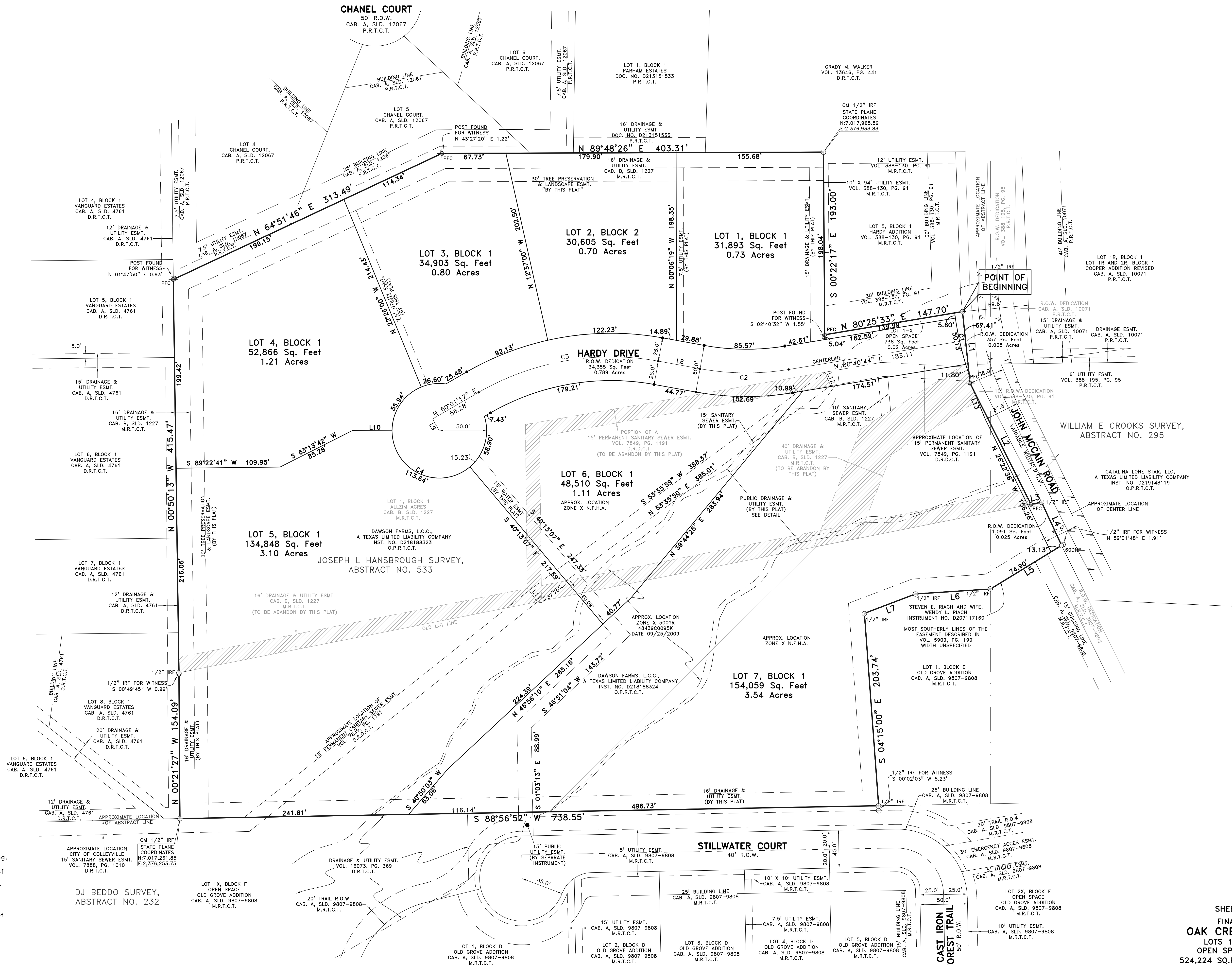
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

6) ACCORDING TO THE F.I.R.M. IN MAP NO. 48439C0095K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

7) THIS DEVELOPMENT MAY NOT HAVE EMERGENCY ACCESS DURING 100-YEAR STORM EVENT.

8) NO EXISTING TREES CONTAINED WITHIN THE TREE PRESERVATION & LANDSCAPE EASEMENT MAY BE REMOVED WITHOUT WRITTEN PERMISSION FROM THE CITY OF COLLEYVILLE.

9) ALL ELECTRIC, TELEPHONE, CABLE, AND OTHER FIBER UTILITIES SHALL BE PLACED IN THE REAR EASEMENT. MECHANICAL EQUIPMENT, TRANSFORMERS, AND OTHER VISIBLE INSTALLATIONS WILL NOT BE PERMITTED IN THE FRONT YARDS OF ANY LOTS



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	67.53'	337.13'	11°28'36"	N 13°10'25" W	67.42'
C2	94.13'	274.97'	19°36'51"	N 89°30'51" W	93.67'
C3	196.78'	279.97'	40°16'17"	N 80°09'26" E	192.76'
C4	258.08'	49.99'	295°45'52"	N 49°50'08" W	53.16'

OWNER: DAWSON FARMS, L.C.C.
7209 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
972-986-7239

SHEET 1 OF 2
FINAL REPLAT
OAK CREEK ADDITION
LOTS 1-7, BLOCK 1
OPEN SPACE LOTS 1-X
524,224 SQ.FT. / 12.04 ACRES
JOSEPH L HANSBROUGH SURVEY, ABSTRACT NO. 533 &
WILLIAM E CROOKS SURVEY, ABSTRACT NO. 295
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

CBG
SURVEYING TEXAS LLC
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9465
F 214.481.8716
www.cbgtxllc.com

PLANNING & SURVEYING
Main Office
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SCALE: 1"=50' / DATE: 10/29/2024 / JOB NO. 1516151-13 / DRAWN BY: JLA

OWNER'S CERTIFICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Whereas, Dawson Farms, L.C.C., is the sole owner land situated in the Joseph L Hansbrough Survey, Abstract No. 533 and William E Crooks Survey, Abstract Number 295, City of Colleyville, Tarrant County, Texas, also known as Replat of Allizm Acres a Revision of Lots 1, 4, 6, and 9, Block 1, of Hardy Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 1227, Map Records, Tarrant County, Texas, same being that tract of land conveyed to Dawson Farms, L.C.C., a Texas limited liability company, by deed recorded in County Clerk File No. D218188323, Real Property Records of Tarrant County, Texas, and being that tract of land conveyed to Dawson Farms, L.L.C., a Texas limited liability company, by deed recorded in County Clerk File No. D218188324, Real Property Records of Tarrant County, Texas Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 5, Block 1, of Hardy Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-130, Page 91, Map Records, Tarrant County, Texas, and being along the West line of John McCain Road (public right-of-way);

THENCE South 06 degrees 03 minutes 49 seconds East, along the West line of said John McCain Road, a distance of 76.10 feet to a point for corner;

Thence South 26 degrees 41 minutes 15 seconds East, along the West line of said John McCain Road, a distance of 143.21 feet to a point for corner;

THENCE North 78 degrees 49 minutes 21 seconds East, along the West line of said John McCain Road, a distance of 11.53 feet to a 1/2 inch iron rod found for corner, said corner being along the West line of said John McCain Road;

THENCE South 24 degrees 46 minutes 16 seconds East, along the West line of said John McCain Road, a distance of 50.34 feet to a 60d nail found for corner, said corner being the North corner of Lot 1, Block E, Old Grove Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 9807-9808, Plat Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears North 59 degrees 01 minutes 48 seconds East, a distance of 1.91 feet for witness;

THENCE South 58 degrees 29 minutes 45 seconds West, along the North line of said Lot 1, a distance of 88.03 feet to a 5/8 inch iron rod found for corner;

THENCE South 86 degrees 12 minutes 04 seconds West, along the North line of said Lot 1, a distance of 79.56 feet to a 1/2 inch iron rod found for corner;

THENCE South 69 degrees 12 minutes 39 seconds West, along the Northwest line of said Lot 1, a distance of 57.75 feet to a 1/2 inch iron rod found for corner;

THENCE South 04 degrees 15 minutes 00 seconds East, along the West line of said Lot 1, a distance of 203.74 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 1X, Block F, of said Old Grove Addition;

THENCE South 88 degrees 56 minutes 52 seconds West, along the North line of said Lot 1X, a distance of 738.55 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Lot 1X, and the Southeast corner of Lot 8, of Vanguard Estates, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 4761, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 21 minutes 27 seconds West, along the East line of said Vanguard Estates addition, along said East line of said Lot 8, a distance of 154.09 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Allizm Acres addition, from which a 1/2 inch iron rod found bears South 00 degrees 49 minutes 45 seconds West, a distance of 0.99 feet for witness;

THENCE North 00 degrees 50 minutes 13 seconds West, along the East line of said Vanguard Estates Addition, a distance of 415.47 feet to a point for corner, said corner being the South corner of Chanel Court, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 12087, Map Records, Tarrant County, Texas, from which a post found bears North 01 degrees 47 minutes 50 seconds East, a distance of 0.93 feet for witness;

THENCE North 64 degrees 51 minutes 46 seconds East, along the South line of said Chanel Court Addition, a distance of 313.49 feet to a point for corner, from which a post found bears North 43 degree 27 minutes 00 seconds East, a distance of 1.22 feet for witness;

THENCE North 89 degrees 48 minutes 26 seconds East, along the South line of said Chanel Court Addition, a distance of 403.31 feet to a 1/2 inch iron rod found for corner, said corner being along the South line of that tract of land conveyed to Grady M. Walker, by deed recorded in Volume 13646, Page 441, Deed Records, Tarrant County, Texas, and being the Northwest corner of said Hardy Addition;

THENCE South 00 degrees 22 minutes 17 seconds East, along the West line of said Hardy Addition, a distance of 193.00 feet to a point for corner, said corner being an "ell" corner of said Hardy Addition;

THENCE North 80 degrees 25 minutes 33 seconds East, along the South line of said Hardy Addition, a distance of 147.70 feet to the POINT FOR BEGINNING and containing 524,224 square feet or 12.04 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Dawson Farms, L.C.C., Owner, does hereby adopt this plat designating the herein before described property as **DAWSON FARMS ADDITION**, and addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use and forever all streets, 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, inspecting, and patrolling, without the necessity of 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 by our hands this _____ day of _____, 2024

By: _____
Dawson Farms, L.C.C. (Owner) _____ Date _____
Wesley Dawson (Representative)

STATE OF TEXAS
TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Wesley Dawson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212.

Dated this the _____ day of _____, 2024

RELEASED FOR REVIEW 10/29/2024 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

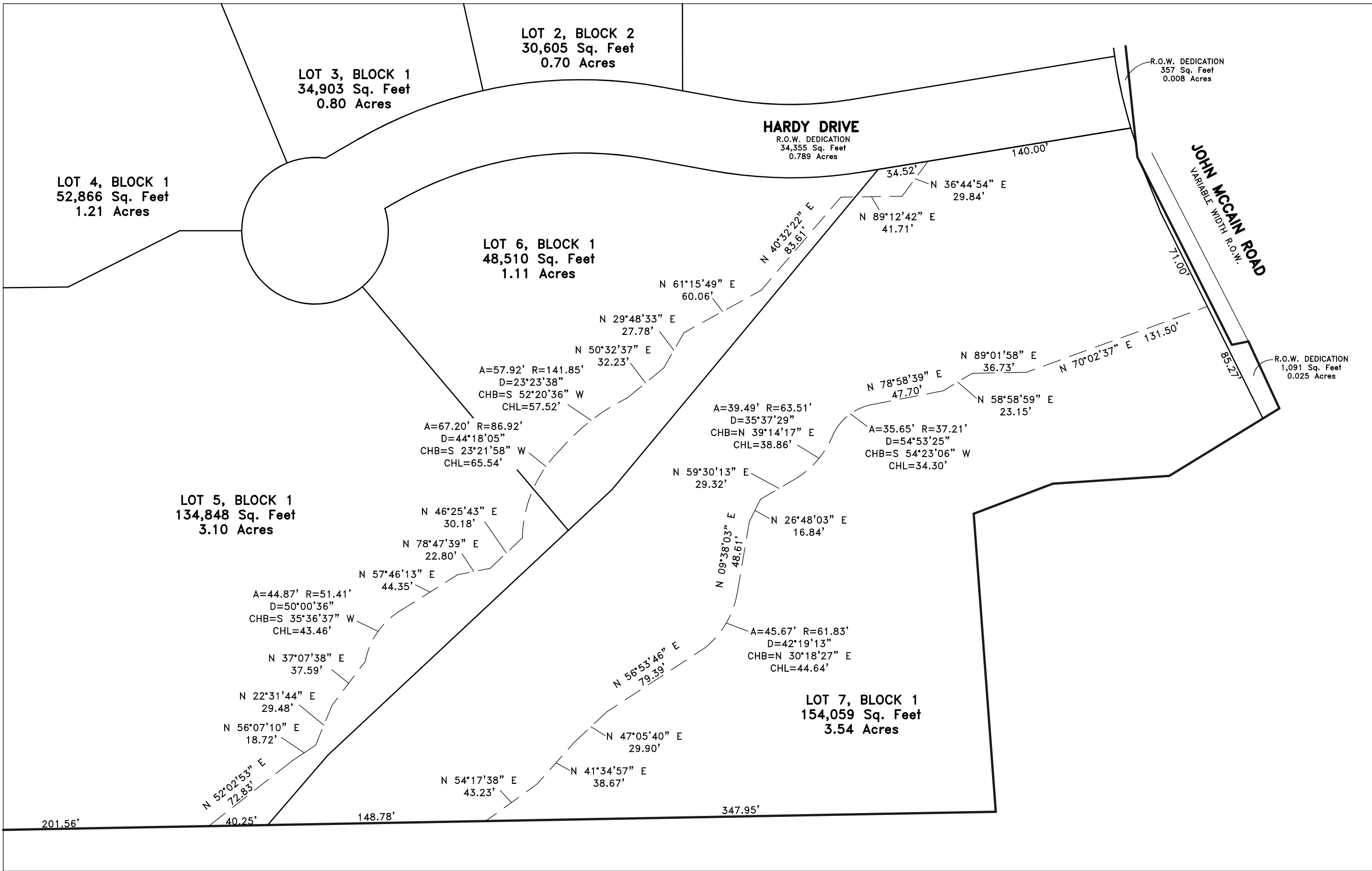
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas



PUBLIC DRAINAGE & UTILITY EASEMENT DETAIL

A) DRAINAGE EASEMENT RESTRICTIONS: No Construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.

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C) The Maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 8 LOTS, 7 SINGLE FAMILY LOTS, 1 OPEN SPACE LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
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- 6) ACCORDING TO THE F.I.R.M. IN MAP NO. 48439C0095K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
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LEGEND

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
M.R.T.C.T. = MAP RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
SLD. = SLIDE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2" IRF = 1/2 INCH IRON ROD FOUND
PFC = POINT FOR CORNER
ESMT. = EASEMENT
60DNF = 60D NAIL FOUND FOR CORNER

OWNER: DAWSON FARMS, L.C.C.
7209 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
972-986-7239

SHEET 2 OF 2
FINAL REPLAT
OAK CREEK ADDITION
LOTS 1-7, BLOCK 1
OPEN SPACE LOTS 1-X
524,224 SQ.FT. / 12.04 ACRES
JOSEPH L HANSBROUGH SURVEY, ABSTRACT NO. 533 &
WILLIAM E CROOKS SURVEY, ABSTRACT NO. 295
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9465
F 214.481.3716
www.cbgtxllc.com
Firm No. 10168800
DPW - Houston - East Texas - Austin - San Antonio
SCALE: 1"=50' / DATE: 10/29/2024 / JOB NO. 1516151-13 / DRAWN BY: JLA

PLANS FOR THE CONSTRUCTION OF
CIVIL SITE WORK IMPROVEMENTS
TO SERVE
OAK CREEK
12.035 ACRE SITE
IN THE
CITY OF COLLEYVILLE, TEXAS

OWNER/DEVELOPER:

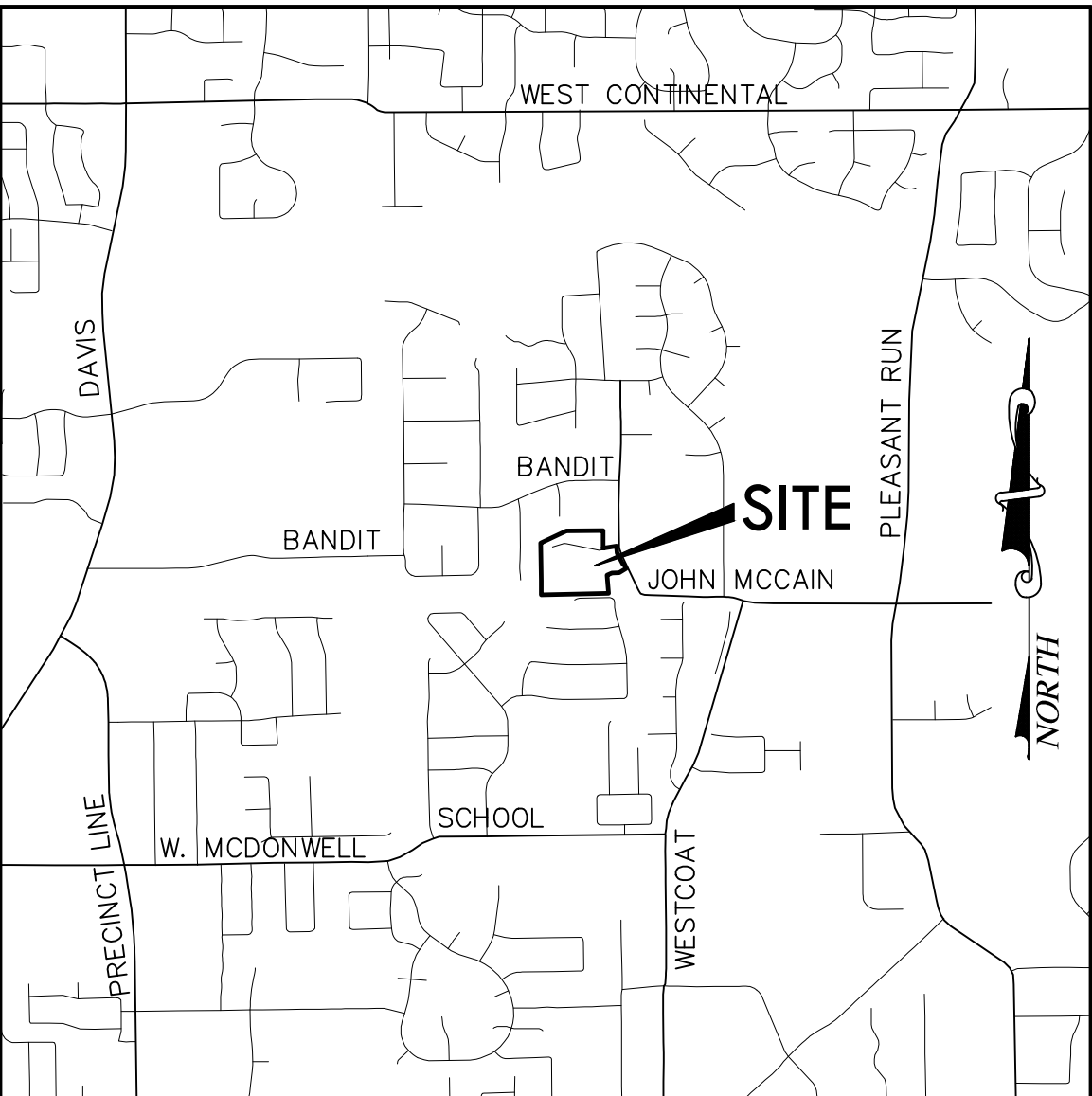
DAWSON FARMS, LLC
7209 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
PHONE: (972) 986-7239
CONTACT: WES DAWSON

CIVIL ENGINEER:

REDINGER GROUP, LLC
P.O. BOX 93206
SOUTHLAKE, TEXAS 76092
PH: (817) 253-5727
CONTACT: CLAYTON REDINGER, P.E.

SURVEYOR:

CBG SURVEYING TEXAS, LLC
1413 EAST I-30, SUITE 7
GARLAND, TEXAS 75043
PHONE: (214) 349-9485
CONTACT: J.T. THOMPSON, R.P.L.S.



VICINITY MAP

SCALE: 1" = 2000'

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
C0.1	COVER SHEET
C0.2	FINAL PLAT
C0.3	FINAL PLAT
C0.4	GENERAL CONSTRUCTION NOTES
C0.5	DEMOLITION PLAN
C1.1	EXISTING DRAINAGE PLAN
C1.2	DRAINAGE AREA MAP
C2.1	EROSION CONTROL PLAN
C2.2	GRADING PLAN
C3.1	WATER PLAN
C4.1	SANITARY SEWER PLAN & PROFILE – SS-1
C4.2	SANITARY SEWER PLAN & PROFILE – SS-2
C5.1	STORM DRAIN PLAN & PROFILE – SD-1
C6.1	PAVING PLAN & PROFILE
C6.2	PAVING PLAN – CUL-DE-SAC & INTERSECTION
C6.3	SIDEWALK, SIGNAGE & STREET LIGHT PLAN
C7.1	TREE PRESERVATION PLAN
C7.2	TREE LIST
C8.1	EROSION CONTROL DETAILS
C8.2	WATER DETAILS
C8.3	SANITARY SEWER DETAILS
C8.4	STORM DRAIN DETAILS
C8.5	CONCRETE HEADWALL – TXDOT CH-FW-0
C8.6	PAVING DETAILS



Engineering Firm Registration Number F-23328

OCTOBER 2024

**PRELIMINARY
FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 10/11/2024

OWNER'S CERTIFICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Whereas, Dawson Farms, L.C.C., is the sole owner land situated in the Joseph L Hansbrough Survey, Abstract No. 533 and William E Crooks Survey, Abstract Number 295, City of Colleyville, Tarrant County, Texas, also known as Replat of Alltzm Acres a Revision of Lots 1, 4, 6, and 9, Block 1, of Hardy Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 1227, Map Records, Tarrant County, Texas, same being that tract of land conveyed to Dawson Farms, L.C.C., a Texas limited liability company, by deed recorded in County Clerk File No. D218188323, Real Property Records of Tarrant County, Texas, and being that tract of land conveyed to Dawson Farms, L.L.C., a Texas limited liability company, by deed recorded in County Clerk File No. D218188324, Real Property Records of Tarrant County, Texas Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

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THENCE South 06 degrees 03 minutes 49 seconds East, along the West line of said John McCain Road, a distance of 76.10 feet to a point for corner;

Thence South 26 degrees 41 minutes 15 seconds East, along the West line of said John McCain Road, a distance of 143.21 feet to a point for corner;

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THENCE South 58 degrees 29 minutes 45 seconds West, along the North line of said Lot 1, a distance of 88.03 feet to a 5/8 inch iron rod found for corner;

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THENCE North 00 degrees 21 minutes 27 seconds West, along the East line of said Vanguard Estates addition, along said East line of said Lot 8, a distance of 154.09 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Alltzm Acres addition, from which a 1/2 inch iron rod found bears South 00 degrees 49 minutes 45 seconds West, a distance of 0.99 feet for witness;

THENCE North 00 degrees 50 minutes 13 seconds West, along the East line of said Vanguard Estates Addition, a distance of 415.47 feet to a point for corner, said corner being the South corner of Chanel Court, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 12087, Map Records, Tarrant County, Texas, from which a post found bears North 01 degrees 47 minutes 50 seconds East, a distance of 0.93 feet for witness;

THENCE North 64 degrees 51 minutes 46 seconds East, along the South line of said Chanel Court Addition, a distance of 313.49 feet to a point for corner, from which a post found bears North 43 degree 27 minutes 00 seconds East, a distance of 1.22 feet for witness;

THENCE North 89 degrees 48 minutes 26 seconds East, along the South line of said Chanel Court Addition, a distance of 403.31 feet to a 1/2 inch iron rod found for corner, said corner being along the South line of that tract of land conveyed to Grady M. Walker, by deed recorded in Volume 13646, Page 441, Deed Records, Tarrant County, Texas, and being the Northwest corner of said Hardy Addition;

THENCE South 00 degrees 22 minutes 17 seconds East, along the West line of said Hardy Addition, a distance of 193.00 feet to a point for corner, said corner being an "ell" corner of said Hardy Addition;

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OWNER'S DEDICATION

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Witness by our hands this _____ day of _____, 2024

By: _____
Dawson Farms, L.C.C. (Owner) _____ Date _____
Wesley Dawson (Representative)

STATE OF TEXAS
TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Wesley Dawson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212.

Dated this the _____ day of _____, 2024

RELEASED FOR REVIEW 10/08/2024 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

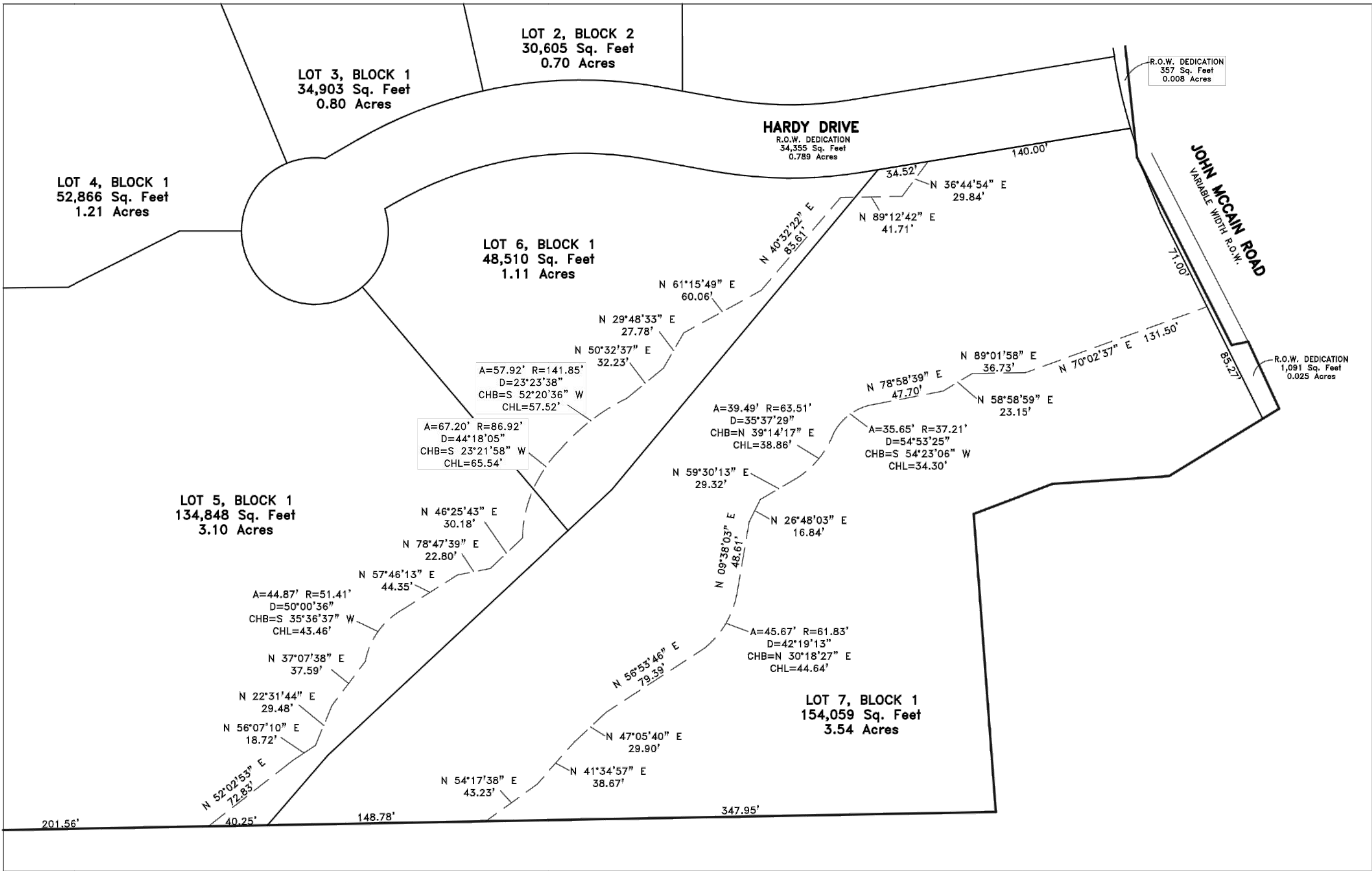
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas



PUBLIC DRAINAGE & UTILITY EASEMENT DETAIL

A) DRAINAGE EASEMENT RESTRICTIONS: No Construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.

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C) The Maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.

GENERAL NOTES

1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).

2) THE PURPOSE OF THIS PLAT IS TO CREATE 9 LOTS, 7 SINGLE FAMILY LOTS, 2 OPEN SPACE LOT.

3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.

5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983

ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

6) ACCORDING TO THE F.L.R.M. IN MAP NO. 48439C0095K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

7) THIS DEVELOPMENT MAY NOT HAVE EMERGENCY ACCESS DURING 100-YEAR STROM EVENT.

LEGEND

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

M.R.T.C.T. = MAP RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

INST. NO. = INSTRUMENT NUMBER

VOL. = VOLUME

PG. = PAGE

CAB. = CABINET

SLD. = SLIDE

CM = CONTROLLING MONUMENT

R.O.W. = RIGHT-OF-WAY

1/2" IRF = 1/2 INCH IRON ROD FOUND

PFC = POINT FOR CORNER

ESMT. = EASEMENT

60DNF = 60D NAIL FOUND FOR CORNER

SHEET 2 OF 2

FINAL REPLAT

OAK CREEK ADDITION

LOTS 1-7, BLOCK 1

OPEN SPACE LOTS 1-X

524,224 SQ.FT. / 12.04 ACRES

JOSEPH L HANSBROUGH SURVEY, ABSTRACT NO. 533 &

WILLIAM E CROOKS SURVEY, ABSTRACT NO. 295

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS



OWNER: DAWSON FARMS, L.C.C.

7209 JOHN MCCAIN ROAD

COLLEYVILLE, TEXAS 76034

972-986-7239

PLANNING & SURVEYING

Main Office

1413 East I-30, Ste. 7

Garland, TX 75043

P 214.349.9485

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Firm No. 10168800

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SCALE: 1"=50' / DATE: 04/23/2024 / JOB NO. 1516151-13 / DRAWN BY: JLA

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
ROW LINE		
LOT LINE		
CENTER LINE		
CONTOUR		
CURB		
EDGE OF ASPHALT		
FIRE HYDRANT		
GUARD POST / BOLLARD		
SIGN		
WALL		
POWER POLE		
OVERHEAD ELECTRIC		
OVERHEAD ELECTRIC & TELEPHONE		
UNDERGROUND ELECTRIC		
GAS LINE		
STORM DRAIN LINE		
STORM DRAIN MANHOLE		
SANITARY SEWER LINE		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
WATER LINE		
WATER METER		
WATER VALVE		

ABBREVIATIONS

APPROX	APPROXIMATELY	FW	FIRE WATER	OCEW	ON CENTER EACH WAY
ASPH	ASPHALT	G	GAS	OHE	OVERHEAD ELECTRIC
BC	BACK OF CURB	GI	GRATE INLET	R	RADIUS
B-B	BACK TO BACK OF CURB	GM	GAS METER	RCB	REINFORCED CONCRETE BOX
BM	BENCHMARK	HDPE	HIGH DENSITY POLYETHYLENE PIPE	RCI	RECESSED CURB INLET
BW	BOTTOM OF WALL	HDWL	HEADWALL	RCP	REINFORCED CONCRETE PIPE
CATV	CABLE TV	HMAC	HOT MIX ASPHALTIC CONCRETE	RCPP	REINFORCED CONCRETE CYLINDRICAL PIPE
CFS	CUBIC FEET PER SECOND	HORIZ	HORIZONTAL	REINF	REINFORCED
CI	CURB INLET	HP	HIGH POINT	RL	RIDGE LINE
CMP	CORRUGATED METAL PIPE	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	ROW	RIGHT OF WAY
CO	CLEANOUT	IRR	IRRIGATION	RT	RIGHT
CONC	CONCRETE	JB	JUNCTION BOX	SF	SQUARE FEET
CONST	CONSTRUCTION	JT	JOINT	SD	STORM DRAIN
CL	CENTER LINE	LF	LINEAR FEET	SQ	SQUARE
DCA	DOUBLE CLEANOUT	LP	LOW POINT	SS	SANITARY SEWER
DIA	DIAMETER	LT	LEFT	STA	STATION
DIP	DUCTILE IRON PIPE	MH	MANHOLE	SY	SQUARE YARD
DW	DOMESTIC WATER	N/A	NOT APPLICABLE	T	TELEPHONE
EL	ELEVATION	NG	NATURAL GROUND (EXISTING)	TC	TOP OF CURB
EMH	ELECTRIC MANHOLE	PC	POINT OF CURVATURE	TG	TOP OF GROUND
EP	EDGE OF PAVEMENT	PCC	POINT OF COMPOUND CURVATURE	TMH	TELEPHONE MANHOLE
EX	EXISTING	PI	POINT OF INTERSECTION	TOB	TOP OF BANK
FC	FACE OF CURB	PIV	POST INDICATOR VALVE	TOS	TOE OF SLOPE
F-F	FACE TO FACE OF CURB	PL	PROPERTY LINE	TP	TOP OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION	PP	POWER POLE	TPPE	TOP OF PIPE
FH	FIRE HYDRANT	PRC	POINT OF REVERSE CURVATURE	TW	TOP OF WALL
FM	FORCE MAIN	PROP	PROPOSED	TYP	TYPICAL
FO	FIBER OPTICS	PT	POINT OF TANGENCY	UGE	UNDERGROUND ELECTRIC
FP	FINISHED PAD	PVC	POLYVINYL CHLORIDE PIPE	VCP	VITRIFIED CLAY PIPE
FPS	FEET PER SECOND	PVMT	PAVEMENT	W	WATER
FL	FLOW LINE			WV	WATER VALVE

GENERAL NOTES

- 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.
- 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/CONSTRUCTIONSTANDARDSANDEDETAILS
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYVILLE STANDARDS WHERE THEY DIFFER FROM NCTCOG STANDARDS.
- WORK PERFORMED IN THE STATE HIGHWAY RIGHT-OF-WAY, AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW.
- 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.
- 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.

UNDERGROUND FACILITY OWNER	TELEPHONE NUMBER
ABOVE NET FIBER	(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) 503-1090
DIGTESS (LINE LOCATES)	(800) 344-8377
LEVEL (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
- 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 ALIGNMENT.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.
- 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.
- ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE

GENERAL NOTES – PAVING IMPROVEMENTS

- 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
- 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 TISO. 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

- THE SUB-GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.
- CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH AND THIRTY (30") INCHES WIDE.
- THE PARKWAYS AND STREETS SHALL BE ROUGH CUT TO A PLUS OR MINUS ONE-TENTH (0.1') FEET OF THEIR RESPECTIVE FINAL GRADES.
- CONSTRUCTION OF WHEEL CHAIR RAMPS WILL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR AT THE TIME OF PUBLIC IMPROVEMENTS.
- 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.
- THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY I 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.
- 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
- 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 CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET CENTERLINE AT THE LOCATION ON EACH FIRE HYDRANT.
- 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.
- CONCRETE PAVING- NO MANUFACTURED SAND IS ALLOWED.
- ALL RE-ENFORCING STILL SHALL BE DOMESTIC AND MEET THE TXDOT STEEL MILL GUIDE LINES.

GENERAL NOTES – WATER IMPROVEMENTS

- 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.
- 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 OF COLLEYVILLE REPRESENTATIVE.
- 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 SUBDIARY TO THE FIRE HYDRANT PLACEMENT.
- 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.
- SERVICE LINE CONNECTORS, 2" AND UNDER SHALL BE NSF CERTIFIED HIGH DENSITY POLYETHYLENE WITH FACTORY INSTALLED 10AWG TRACER WIRE, MEETING ALL APPROPRIATE AWWA AND NATIONAL PLUMBING CODE REQUIREMENTS FOR THE INTENDED USE, AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. ¾" TAPS AND SERVICE LINES ARE PROHIBITED.
- WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.
- WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".
- CURB METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.
- CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
- 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.
- 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.
- FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.
- WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.
- ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.
- FOR VALVES WITH OPERATING NUTS 6" BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).

GENERAL NOTES – SANITARY SEWER IMPROVEMENTS

- 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'.
- PIPE SHALL HAVE CL. B (S-8) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.
- 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.
- CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
- 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.
- MANHOLES SHALL BE 5FT IN DIAMETER WITH 3FT DIAMETER LID.
- ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.
- 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.
- ALL MANHOLES SHALL BE VACUUMED TESTED.
- ALL NEW SERVICE TIE-INS SHALL BE ONLY TO PIPE SECTIONS. NO DIRECT MANHOLE CONNECTIONS SHALL BE ALLOWED.
- CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.

GENERAL NOTES – STORM DRAINAGE IMPROVEMENTS

- 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.
- 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 WDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.
- AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
- 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.
- ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.
- BOTH PRE-CAST AND CAST-IN-PLACE STRUCTURES ARE ALLOWED.

REDINGER GROUP, LLC
P.O. BOX 92006
DALLAS, TEXAS 75292
PHONE (817) 933-0972
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ENGINEERING REGISTRATION NUMBER 7-23239



GENERAL CONSTRUCTION NOTES
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN
SOUTH END OF
HEADWALL IN WEST ROW
OF JOHN MCCAIN RD
LOCATED 50' SOUTH OF
DRIVEWAY
ELEV = 627.35

TBM 1
MAG NAIL IN STILLWATER
COURT AT THE PC
ELEV = 651.77

TBM 2
MAG NAIL AT END OF
STILLWATER COURT TO
START THE CUL-DE-SAC
ELEV = 642.90

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer
CLAYTON T. REDINGER
P.E. No. 97487
Date 10/11/2024

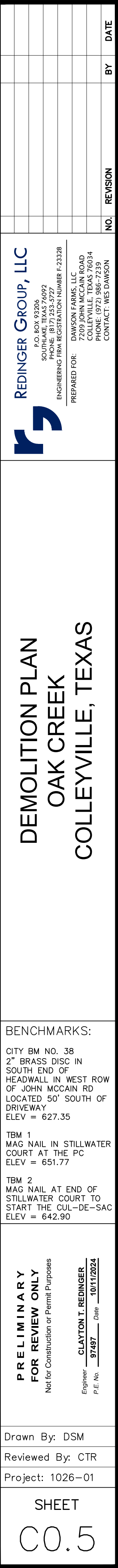
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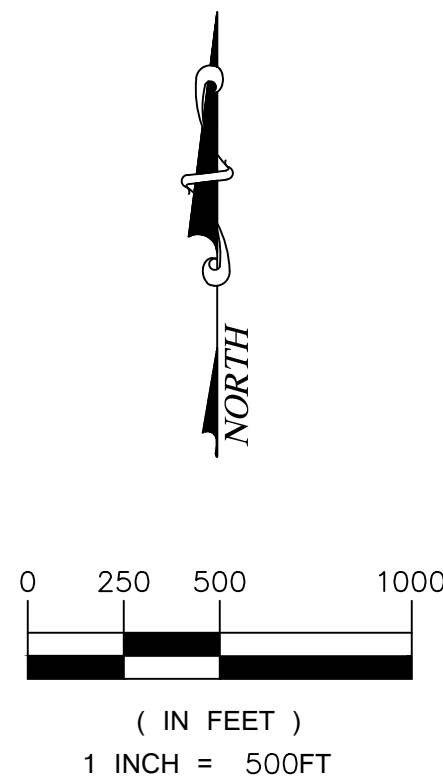
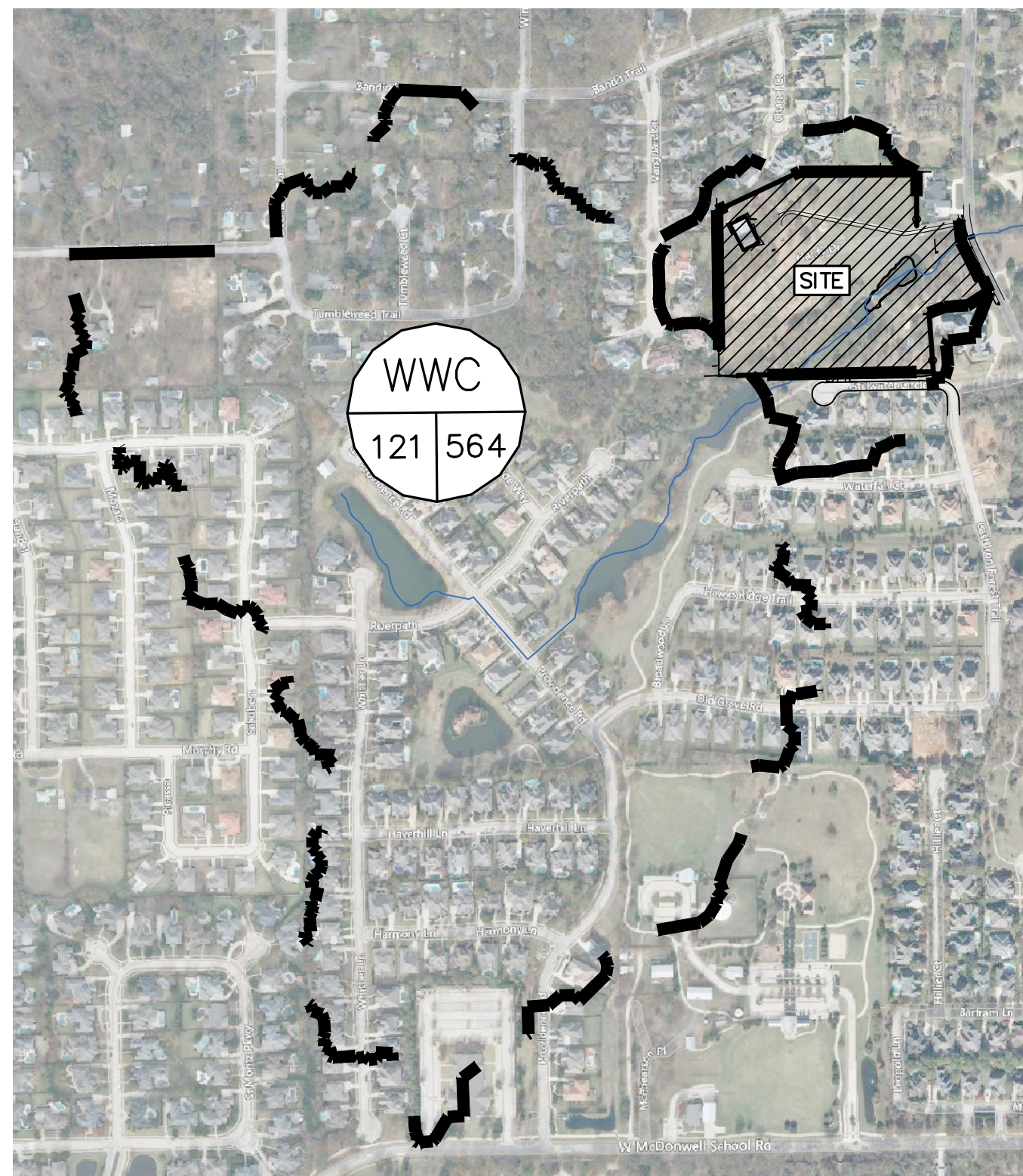
Reviewed By: CTR

Project: 1026-01

SHEET

C0.4





WEST WHITE CHAPEL CREEK
FROM FY14 - TSDN (HALFF) STUDY

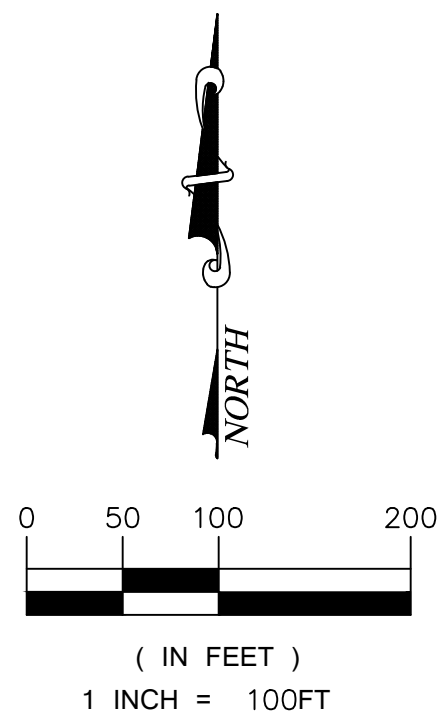
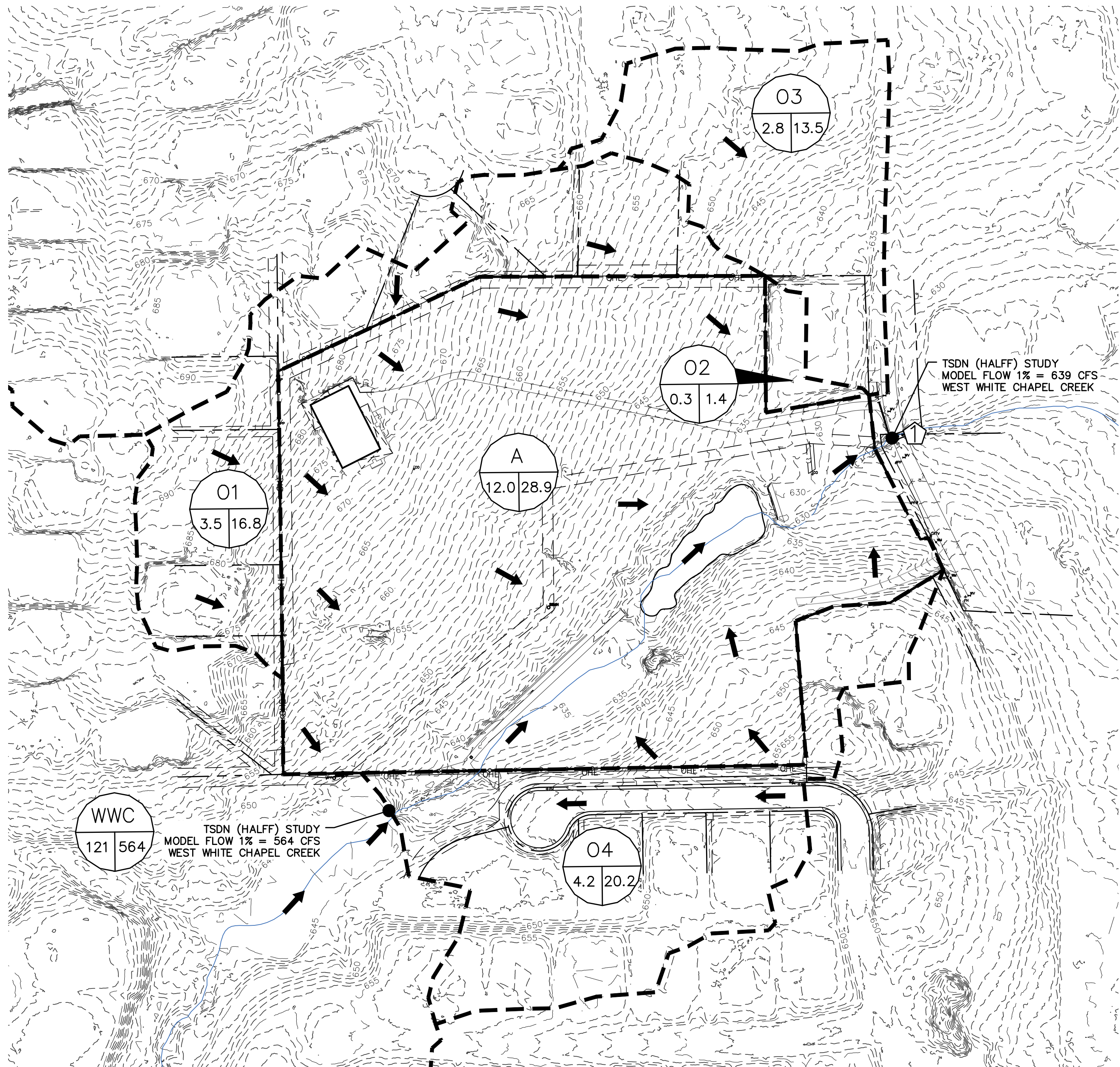
MODEL FROM HALFF (DEVELOPED) CN=84 & 14 MIN LAG				
DESCR	4%	2%	1%	0.20%
WEW_03	80.6	94.5	108.7	168.2
WEW_J03	395.7	526.3	638.7	1001.9

MODEL REVISED (EXISTING) CN=77 & 17 MIN LAG				
DESCR	4%	2%	1%	0.20%
WEW_03	65.5	78.5	92	143.4
WEW_J03	397.3	528.8	639.5	1008.6

DIFFERENCE (EXISTING TO PROPOSED)				
DESCR	4%	2%	1%	0.20%
WEW_03	15.1	16	16.7	24.8
WEW_J03	-1.6	-2.5	-0.8	-6.7

WEW-03 (EXISTING CONDITIONS) WEIGHTED CURVE NUMBER CALCULATION					
SOIL TYPE		LAND USE			
		RES 1/3 AC		OPEN SPACE (FAIR)	
AREA TOT	AREA	CN	AREA	CN	
B	7.25	0.73	72	6.52	69
C	5.14	2.80	81	2.34	79
D	6.09	2.85	86	3.25	84
WEIGHTED CURVE NUMBER:					77

**HALFF ASSOCIATES, INC. HEC-HMS MODEL DATA OBTAINED THROUGH CITY OF COLLEYVILLE. EXISTING CONDITION CALCULATED USING EXISTING LAND USES WITH SLIGHTLY INCREASED LAG TIME. POST-PROJECT CONDITION REFLECTS ORIGINAL HALFF MODEL PARAMETERS. DETENTION NOT RECOMMENDED FOR DEVELOPMENT.



LEGEND

DRAINAGE AREA LABEL

FLOW ARROW (POST-PROJECT)

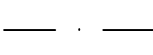
DRAINAGE DIVIDE

EXISTING CONTOUR MINOR

EXISTING CONTOUR MAJOR

FLOW PATH FOR TC CALCS

DESIGN POINT



REDINGER GROUP, LLC
P.O. BOX 92006
DALLAS, TEXAS 75292
PHONE (817) 253-2277
FAX (817) 253-2278
ENGINEERING REGISTRATION NUMBER F-23299
PREPARED FOR:
DAWSON FARMS, LLC
10000 W. STATE HIGHWAY 100
COLLEYVILLE, TEXAS 76034
CONTACT: MRS. DAWSON

EXISTING DRAINAGE PLAN
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN
SOUTH END OF
HEADWALL IN WEST ROW
OF JOHN MCCAIN RD
LOCATED 50' SOUTH OF
DRIVEWAY
ELEV = 627.35

TBM 1
MAG NAIL IN STILLWATER
COURT AT THE PC
ELEV = 651.77

TBM 2
MAG NAIL AT END OF
STILLWATER COURT TO
START THE CUL-DE-SAC
ELEV = 642.90

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/11/2024

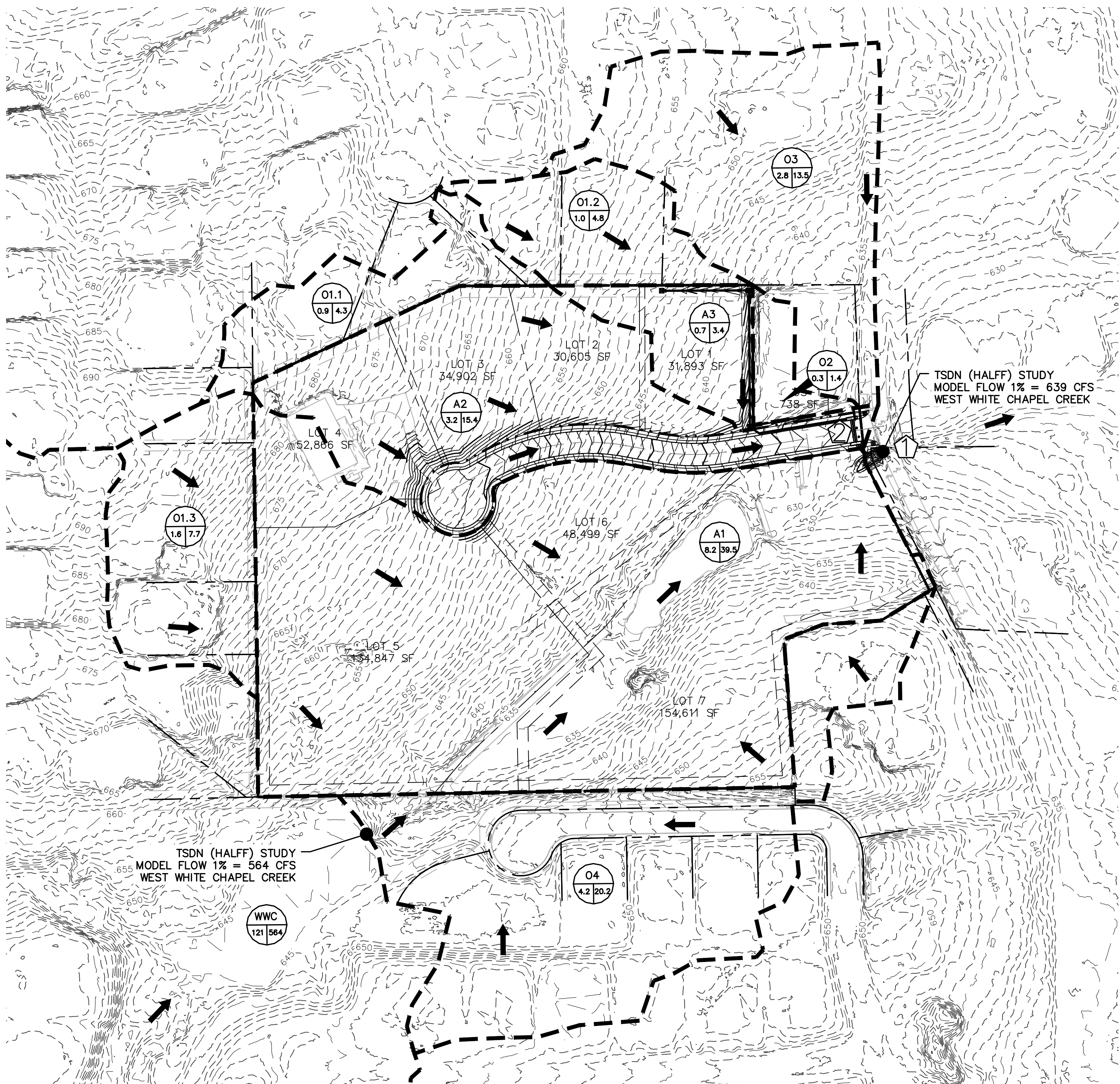
Drawn By: DSM

Reviewed By: CTR

Project: 1026-01

SHEET
C1.1

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS



LEGEND

DRAINAGE AREA LABEL



FLOW ARROW (POST-PROJECT)



DRAINAGE DIVIDE



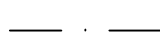
EXISTING CONTOUR MINOR



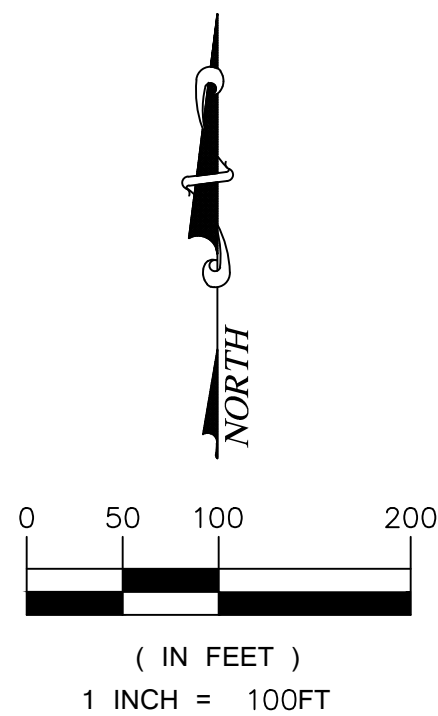
EXISTING CONTOUR MAJOR



FLOW PATH FOR TC CALCS



DESIGN POINT



NOTES:

- STREET/ROW FLOW CAPACITY
STREET (31') = $Q_{cap} = 350 \times S^{0.5} = 50 \text{ CFS} @ 2.02\%$
ROW W/ESMT (60') = $Q_{cap} = 800 \times S^{0.5} = 114 \text{ CFS} @ 2.02\%$
- CRITERIA BASED ON CITY OF COLLEYVILLE LAND DEVELOPMENT CODE; ENGINEERING DESIGN STANDARDS

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)

AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1.1	0.9	SF-RES	0.60	15	3.50	1.9	4.55	2.5	5.34	2.9	6.40	3.5	7.20	3.9	8.02	4.3
O1.2	1.0	SF-RES	0.60	15	3.50	2.1	4.55	2.7	5.34	3.2	6.40	3.8	7.20	4.3	8.02	4.8
O1.3	1.6	SF-RES	0.60	15	3.50	3.4	4.55	4.4	5.34	5.1	6.40	6.1	7.20	6.9	8.02	7.7
O2	0.3	SF-RES	0.60	15	3.50	0.6	4.55	0.8	5.34	1.0	6.40	1.2	7.20	1.3	8.02	1.4
O3	2.8	SF-RES	0.60	15	3.50	5.9	4.55	7.6	5.34	9.0	6.40	10.8	7.20	12.1	8.02	13.5
O4	4.2	SF-RES	0.60	15	3.50	8.8	4.55	11.5	5.34	13.5	6.40	16.1	7.20	18.1	8.02	20.2
WWC	121.0	HALFF STUDY	HMS							216.2		367.7		469.5		563.8
A1	8.2	SF-RES	0.60	15	3.50	17.2	4.55	22.4	5.34	26.3	6.40	31.5	7.20	35.4	8.02	39.5
A2	3.2	SF-RES	0.60	15	3.50	6.7	4.55	8.7	5.34	10.3	6.40	12.3	7.20	13.8	8.02	15.4
A3	0.7	SF-RES	0.60	15	3.50	1.5	4.55	1.9	5.34	2.2	6.40	2.7	7.20	3.0	8.02	3.4
DP-1	143.8	HALFF STUDY	HMS							226.9		395.7		526.3		638.7
DP-2	8.9	SF-RES	0.60	15	3.50	18.7	4.55	24.3	5.34	28.5	6.40	34.2	7.20	38.4	8.02	42.8

$$Q = 2.3(L + 1.8W)d^{1.5}$$

COMPUTATION DEPRESSED CURB-OPENING INLET CAPACITY (SUMP)

Inlet	Flow, Q CFS	Base Depth d (ft)	Depression a (ft)	Water Depth di (ft)	Inlet Length Li (ft)	Opening Height H (ft)	Depression Width W (ft)	P=L+1.8W P (ft)
SD-1 (X2)	17.3	0.17	0.33	0.5	15	0.67	2	18.6

*from Figure 1.10 ISWM Technical Manual

COMPUTATION FOR DROP INLETS IN SAG

Inlet No.	Inlet type	Perimeter, P, ft	Flow, Q, CFS	Depth of flow, di, ft
SD-1; 2+00	2'X2' DROP	8	4.8	0.34
SD-1; 3+87	2'X2' DROP	8	0	0.00
SD-1; 5+07	2'X2' DROP	8	3.4	0.27

$$Q = 3.0 \cdot P \cdot Y^{1.49} \cdot (3/2)$$

STORM DRAIN HYDRAULIC CALCULATIONS TABLE

STORM DRAIN HYDRAULIC CALCULATIONS TABLE																																							
FROM	TO	Pipe Length feet	Drainage Area			Runoff "c"	Incr. cA	Total cA	Time of Concentration			5-year Intensity in/hr.	100-year Intensity in/hr.	Q5 Runoff cfs	Q100 Runoff cfs	Inlet bypass cfs	Q pipe cfs	Pipe Size in.	n	Sf ft/ft	HEAD LOSS CALCULATIONS										Design HGL		Invert Elev.		T/C ELEV.	COMMENTS			
			Incremental No.	Area	Total Area				Inlet min.	Travel min.	Total min.										D/S Elev.	U/S Elev.	V1 (in) ft/sec	V2 (out) ft/sec	V1 ² /2G ft.	V2 ² /2G ft.	Kj	KjV1 ² /2G ft.	Hk ft.	HGL Elev.	FROM ft.	TO ft.							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34						
SD-1																																							
3+87	5+07	120	O1.2	1.00	1.00	0.60	0.6	0.6	15.0	0.0	15	5.34	8.02	3.2	4.8	0.00	4.8	18	0.013	0.0021	634.6	643.8	0.00	2.72	0.00	0.12	1.25	0.00	0.14	644.0	634.0	643.4							
2+00	3+87	187	NA	0.00	1.00	0.60	0.0	0.6	15.0	0.7	16	5.23	7.85	3.1	4.7	0.00	4.7	18	0.013	0.0020	627.8	634.5	2.72	2.66	0.12	0.11	0.50	0.06	0.10	634.6	626.2	634.0							
1+83	2+00	17	A3	0.70	1.70	0.60	0.4	1.0	16.0	1.2	17	5.12	7.68	5.2	7.8	0.00	7.8	18	0.013	0.0056	627.5	627.6	2.66	4.43	0.11	0.31	0.50	0.06	0.25	627.8	626.0	626.2							
0+53	1+83	130	NA	0.00	1.70	0.60	0.0	1.0	17.0	0.1	17	5.12	7.68	5.2	7.8	0.00	7.8	18	0.013	0.0056	626.6	627.3	4.43	4.43	0.31	0.31	0.35	0.11	0.20	627.5	624.1	626.0							
0+21	0+53	32	O1.1,A2+O2+O3/2	3.60	5.30	0.60	2.2	3.2	17.0	0.5	17	5.12	7.68	16.3	24.4	0.00	24.4	24X2	0.013	0.0029	626.2	626.3	4.43	5.08	0.31	0.40	0.50	0.15	0.25	626.6	623.9	624.1	627.6						
0+00	0+21	21	O1.1,A2+O2+O3/2	3.60	8.90	0.60	2.2	5.3	17.0	0.1	17	5.12	7.68	27.4	41.0	0.00	41.0	24X2	0.013	0.0082	625.59	625.8	5.08	6.53	0.40	0.66	0.50	0.20	0.46	626.2	623.6	623.9	627.6	TO W WHITE CHAPEL CREEK					
																						** Highlight ~ HGL determined by partial flow																	

- Notes:
- Time of concentration (and intensity) only changes at downstream junctions. Paired inlets do not constitute a downstream junction.
 - HGL must be below grade along main or at least 1' below top of curb at each inlet (including entry loss of 1.25v²/2g).
 - Inlet spacing shall be determined by 5-year to top of curb or 100-year filling right-of-way, whichever is most restrictive.
 - Minimum head loss shall be 0.10 feet in a subcritical flow regime. Supercritical flow regimes do not generate head losses.

REDINGER GROUP, LLC



DRAINAGE AREA MAP OAK CREEK COLLEYVILLE, TEXAS

BENCHMARKS:

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ELEV = 642.90

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer
CLAYTON T. REDINGER
P.E. No. 87887
Date 10/11/2024

Drawn By: DSM

Reviewed By: CTR

Project: 1026-01

SHEET

C1.2

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS



REDINGER GROUP, LLC

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FAX: (817) 933-2278

DAWSON FARMS, LLC
10000 DAWSON FARMS ROAD
COLLEYVILLE, TEXAS 76034
CONTACT: JESS DAWSON

EROSION CONTROL PLAN

OAK CREEK

COLLEYVILLE, TEXAS

NO.

REVISION

BY

DATE

PRELIMINARY
FOR REVIEW ONLY

Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/11/2024

Drawn By: DSM

Reviewed By: CTR

Project: 1026-01

SHEET

C2.1

BENCHMARKS:

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REDINGER GROUP PROJECT No. 1026-01 – OAK CREEK – WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS – COLLEYVILLE, TEXAS



REDINGER GROUP, LLC
P.O. BOX 92006
DALLAS, TEXAS 75292
PHONE (817) 933-2277
FAX (817) 933-2278
ENGINEERING PERMITS REGISTRATION NUMBER F-23399
PREPARED FOR:
DAWSON FARMS, LLC
10000 W. 12TH STREET
COLLEYVILLE, TEXAS 76034
CONTACT: MRS. DAWSON

NO.

REVISION

BY

DATE

GRADING PLAN
OAK CREEK
COLLEYVILLE, TEXAS

PRELIMINARY
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Engineer
CLAYTON T. REDINGER
P.E. No. 97487
Date 10/11/2024

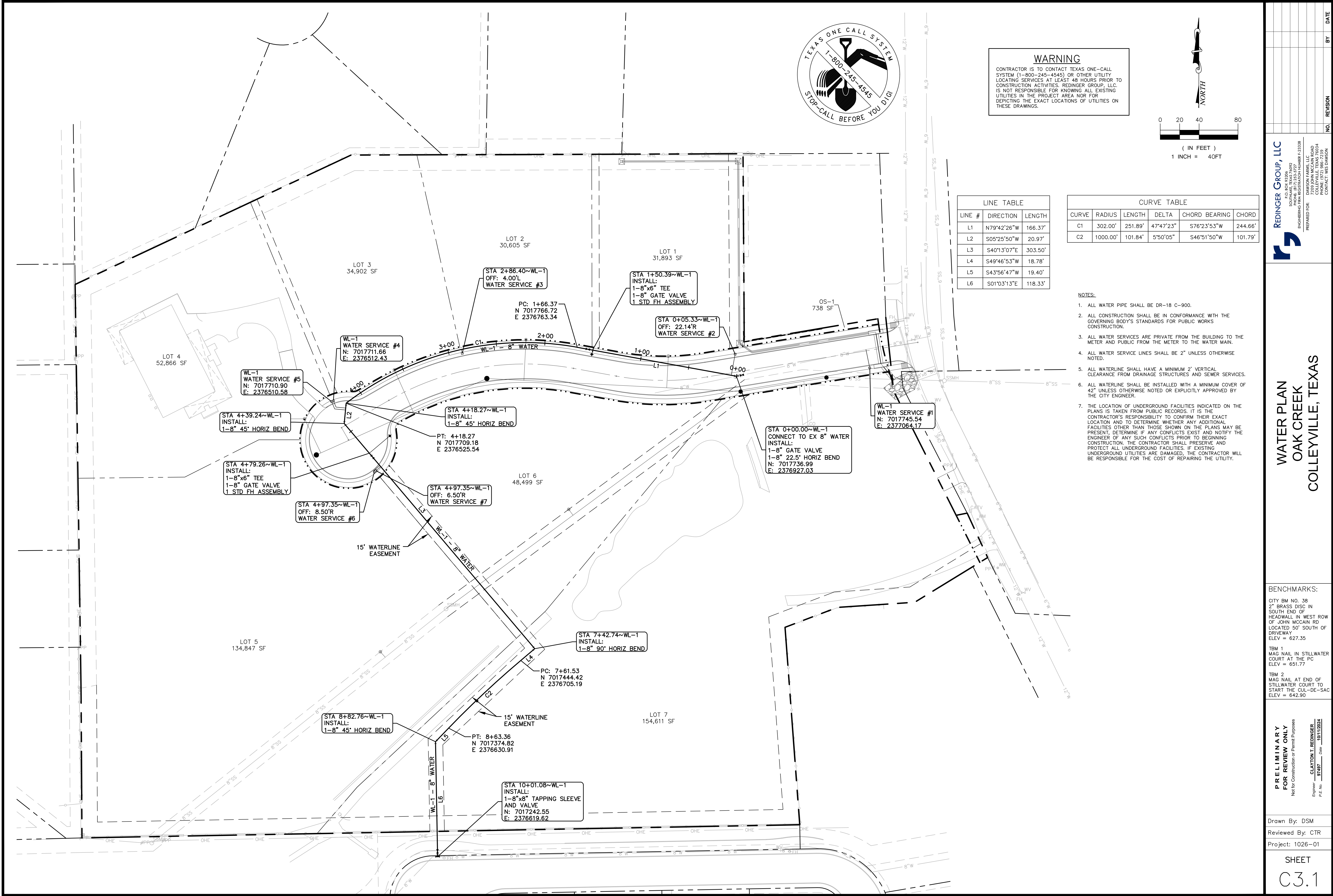
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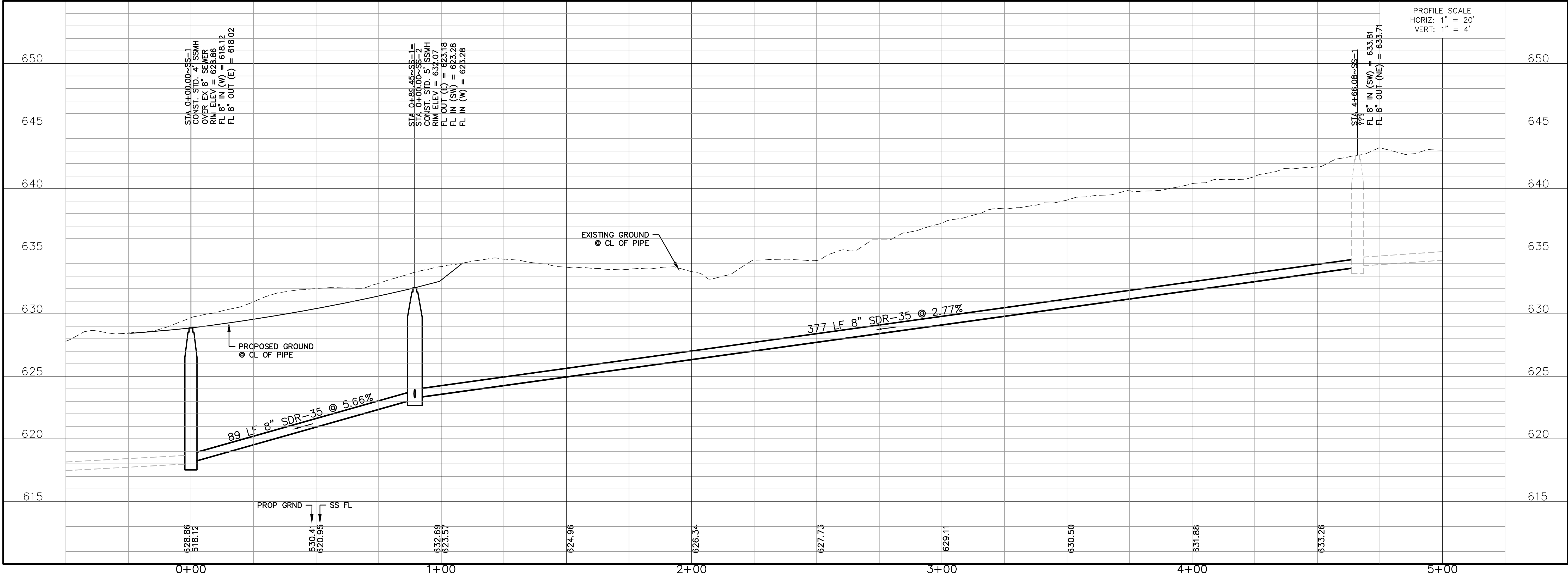
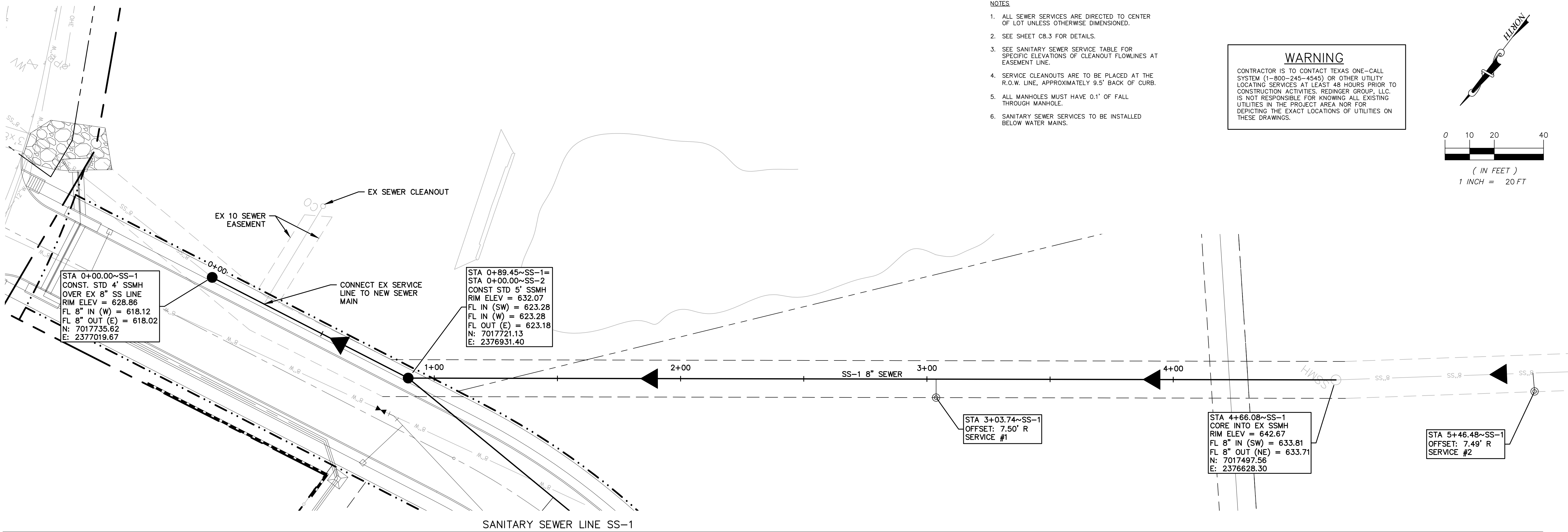
Reviewed By: CTR

Project: 1026-01

SHEET
C2.2

REDINGER GROUP PROJECT No. 1026-01 — OAK CREEK — WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS — COLLEYVILLE, TEXAS





REDINGER GROUP, LLC
P.O. BOX 9206
SOUTH
PHONE (817) 233-2277
ENGINEERING REGISTRATION NUMBER F-23299
DAWSON FARMS, LLC
1414 ROAD
COLLEEVILLE, TEXAS 76034
CONTACT: AUSTIN DAWSON

SANITARY SEWER PLAN & PROFILE - SS-1
OAK CREEK
COLLEEVILLE, TEXAS

BENCHMARKS:
CITY BM NO. 38
2" BRASS DISC IN
SOUTH END OF
HEADWALL IN WEST ROW
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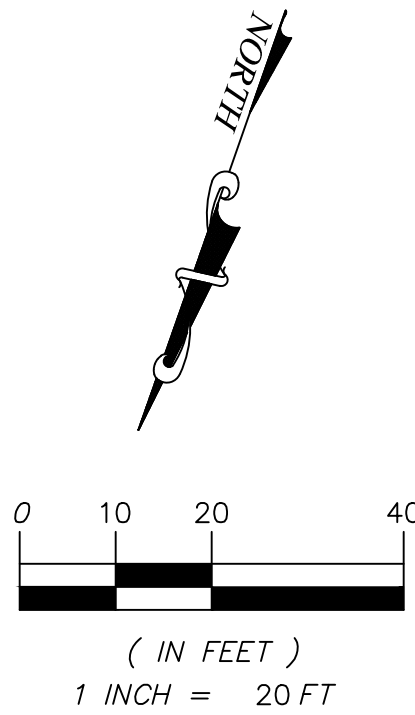
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/11/2024

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

SANITARY SEWER SERVICE TABLE													
Service #	Block (1)	Lot (2)	Sewer Line SS-# (3)	Sewer Line Station (4)	Length (FT) (5)	Sewer Main Flowline (6)	MINIMUM Service Elevation at Cleanout (7)	MINIMUM Pad Elevation (8)	Longest Service Length to Back of LOT (9)	MAXIMUM Service Elevation at ROW (10)	Ground Elevation at ROW (11)	Service Flow Line at ROW (12)	Service Flowline Depth at ROW (13)
1		6	SS-1	STA 2+80.61	7.50	629.21	630.03	638.70	195	633.30	638.41	632.41	6.00
2		5	SS-1	STA 5+23.35	7.50	634.84	635.66	646.50	340	638.20	644.03	638.03	6.00
3		1	SS-2	STA 0+78.08	32.67	628.10	629.42	635.80	205	630.20	636.17	630.17	6.00
4		2	SS-2	STA 2+23.33	41.99	637.40	638.91	646.10	205	640.50	646.48	640.48	6.00
5		3	SS-2	STA 3+44.63	46.99	644.54	646.15	654.50	205	648.90	654.64	648.64	6.00
6		4	SS-2	STA 4+49.54	38.82	650.34	651.79	658.50	250	652.00	657.87	651.87	6.00

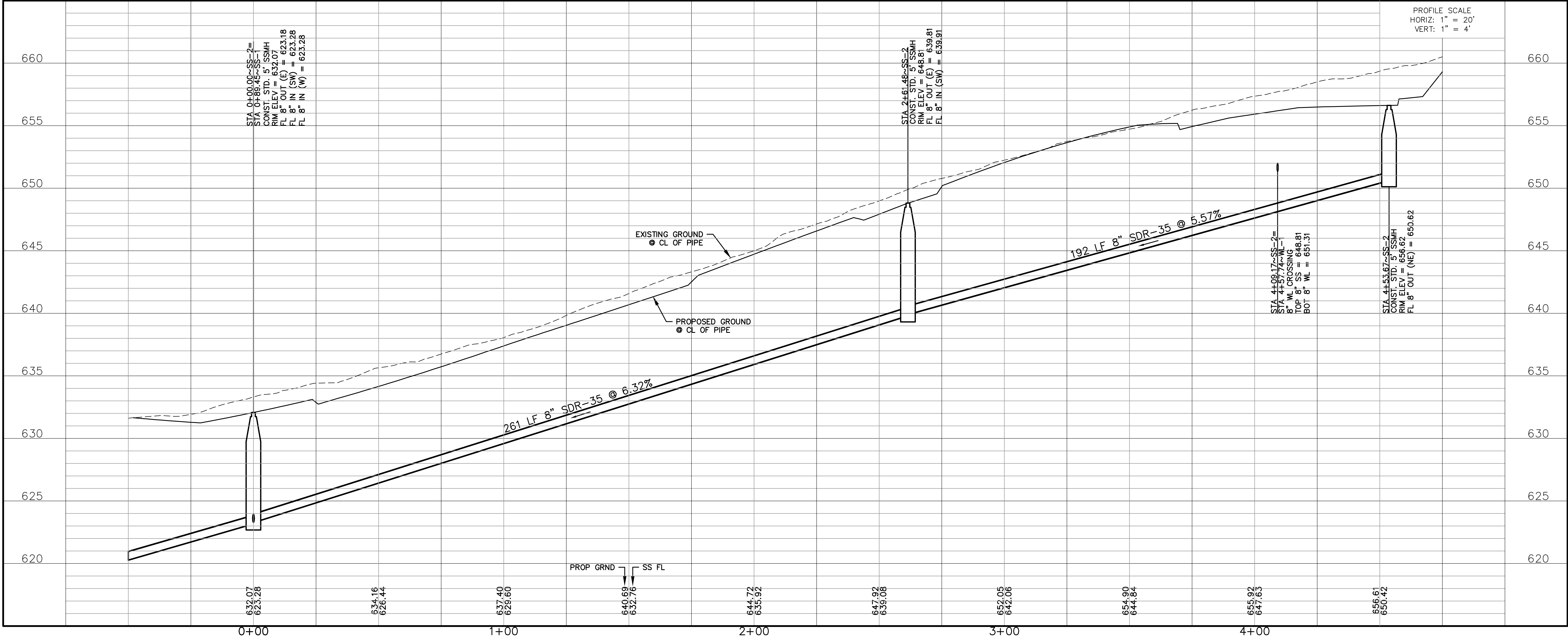
STA 0+00.00~SS-2=
STA 0+89.45~SS-1
CONST. STD. 5' SSMH
RIM ELEV = 632.07
FL IN (SW) = 623.28
FL IN (W) = 623.28
FL OUT (E) = 623.18
N: 7017721.13
E: 2376931.40

WARNING
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL
SYSTEM (1-800-245-4545) OR OTHER UTILITY
LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO
CONSTRUCTION ACTIVITIES. REDINGER GROUP, LLC,
IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING
UTILITIES IN THE PROJECT AREA NOR FOR
DEPICTING THE EXACT LOCATIONS OF UTILITIES ON
THESE DRAWINGS.



NOTES

- ALL SEWER SERVICES ARE DIRECTED TO CENTER OF LOT UNLESS OTHERWISE DIMENSIONED.
- SEE SHEET C8.3 FOR DETAILS.
- SEE SANITARY SEWER SERVICE TABLE FOR SPECIFIC ELEVATIONS OF CLEANOUT FLOWLINES AT EASEMENT LINE.
- SERVICE CLEANOUTS ARE TO BE PLACED AT THE R.O.W. LINE, APPROXIMATELY 9.5' BACK OF CURB.
- ALL MANHOLES MUST HAVE 0.1' OF FALL THROUGH MANHOLE.
- SANITARY SEWER SERVICES TO BE INSTALLED BELOW WATER MAINS.



REDINGER GROUP, LLC



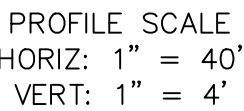
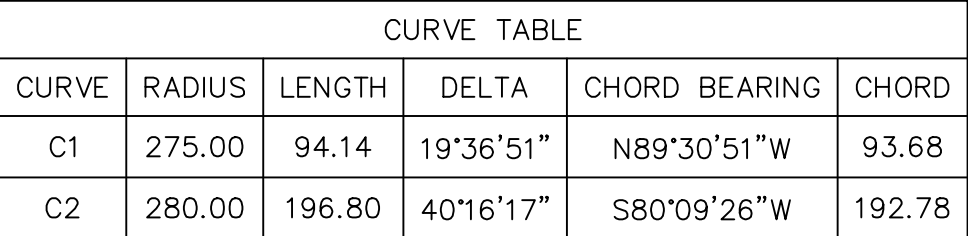
SANITARY SEWER PLAN & PROFILE - SS-2
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:
CITY BM NO. 38
2" BRASS DISC IN
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**PRELIMINARY
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Not for Construction or Permit Purposes
Engineer: **CLAYTON T. REDINGER**
P.E. No. **97487** Date: **10/11/2024**

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

SHEET
C4.2



PAVING PLAN & PROFILE OAK CREEK COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
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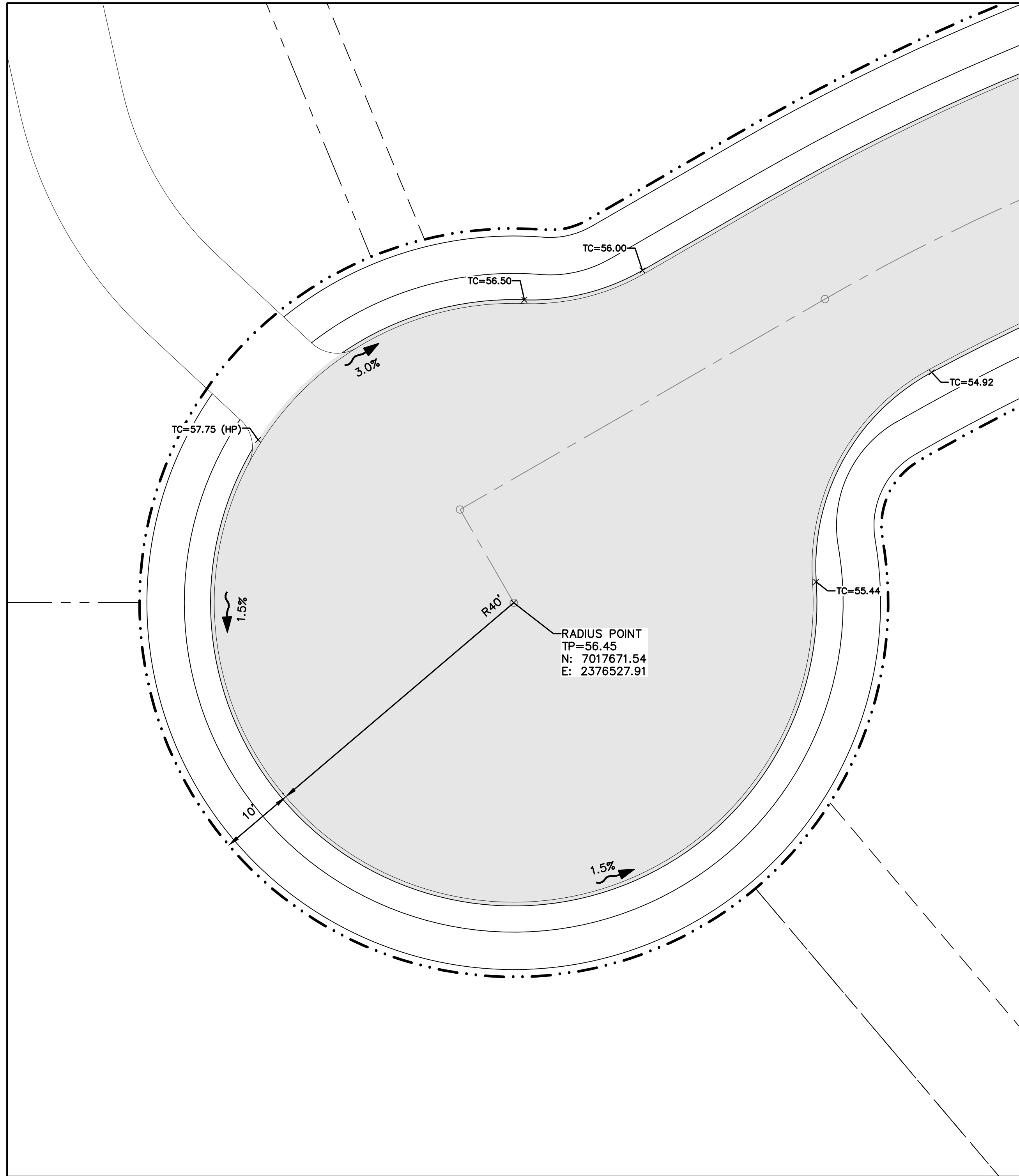
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Engineer CLAYTON T. REDINGER
E. No. 97497 Date 10/11/2024

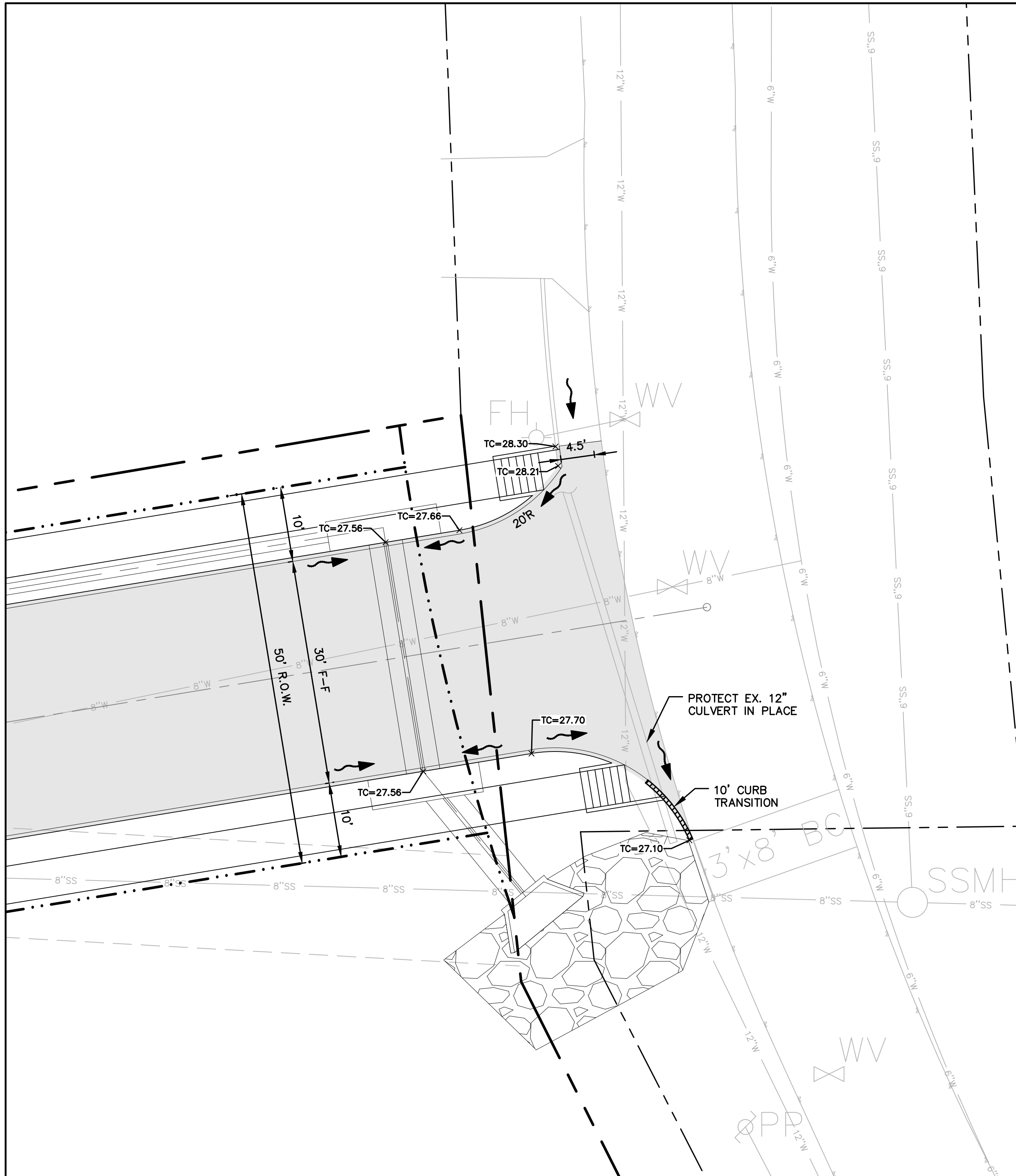
Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C6.1

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS

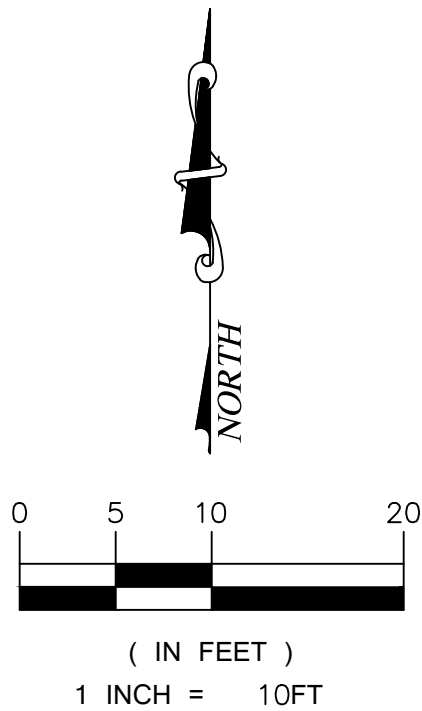


CUL-DE-SAC
SCALE: 1"=10'



STREET A & JOHN MCCAIN ROAD INTERSECTION
SCALE: 1"=10'

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PHONE (817) 233-2272
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ENGINEERING REGISTRATION NUMBER F-23239
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DAWSON FARM, LLC
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COLLEYVILLE, TEXAS 76034
CONTACT: MRS. DAWSON

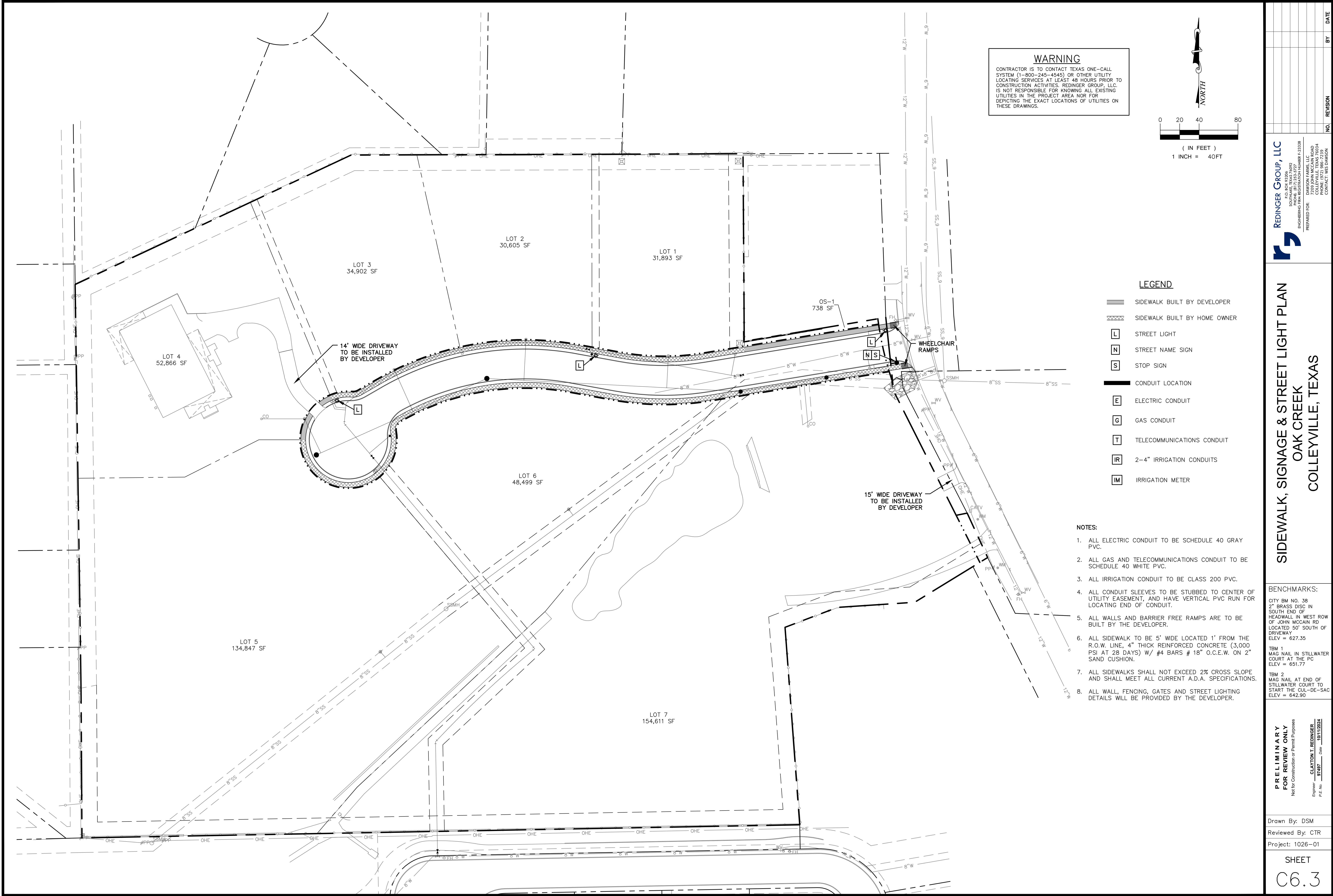
PAVING PLAN - CUL-DE-SAC & INTERSECTION
OAK CREEK
COLLEYVILLE, TEXAS

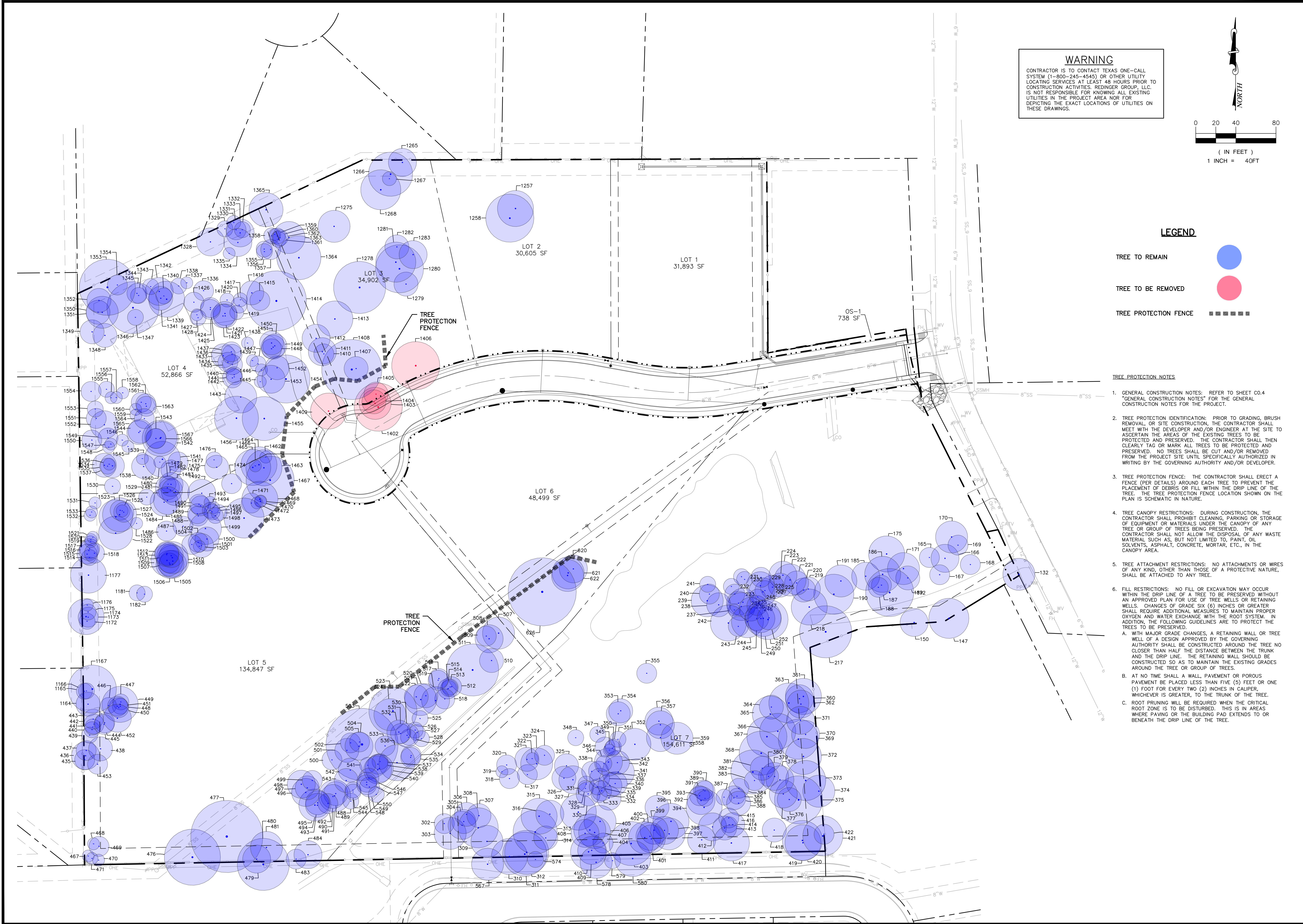
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P.E. No. **97487** Date: **10/11/2024**

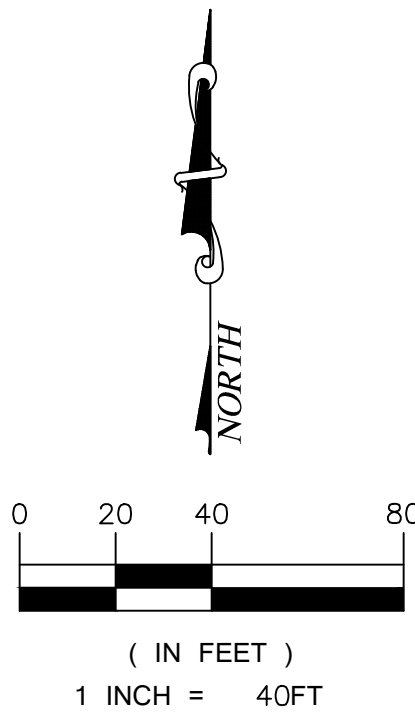
Drawn By: DSM
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SHEET
C6.2





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LEGEND

TREE TO REMAIN



TREE TO BE REMOVED



TREE PROTECTION FENCE



TREE PROTECTION NOTES

- GENERAL CONSTRUCTION NOTES: REFER TO SHEET CO.4 "GENERAL CONSTRUCTION NOTES" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- TREE PROTECTION IDENTIFICATION: PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE EXISTING TREES TO BE PROTECTED AND PRESERVED. THE CONTRACTOR SHALL THEN CLEARLY TAG OR MARK ALL TREES TO BE PROTECTED AND PRESERVED. NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE GOVERNING AUTHORITY AND/OR DEVELOPER.
- TREE PROTECTION FENCE: THE CONTRACTOR SHALL ERECT A FENCE (PER DETAILS) AROUND EACH TREE TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE OF THE TREE. THE TREE PROTECTION FENCE LOCATION SHOWN ON THE PLAN IS SCHEMATIC IN NATURE.
- TREE CANOPY RESTRICTIONS: DURING CONSTRUCTION, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., IN THE CANOPY AREA.
- TREE ATTACHMENT RESTRICTIONS: NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- FILL RESTRICTIONS: NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED WITHOUT AN APPROVED PLAN FOR USE OF TREE WELLS OR RETAINING WELLS. CHANGES OF GRADE SIX (6) INCHES OR GREATER SHALL REQUIRE ADDITIONAL MEASURES TO MAINTAIN PROPER OXYGEN AND WATER EXCHANGE WITH THE ROOT SYSTEM. IN ADDITION, THE FOLLOWING GUIDELINES ARE TO PROTECT THE TREES TO BE PRESERVED.
 - WITH MAJOR GRADE CHANGES, A RETAINING WALL OR TREE WELL OF A DESIGN APPROVED BY THE GOVERNING AUTHORITY SHALL BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN HALF THE DISTANCE BETWEEN THE TRUNK AND THE DRIP LINE. THE RETAINING WALL SHOULD BE CONSTRUCTED SO AS TO MAINTAIN THE EXISTING GRADES AROUND THE TREE OR GROUP OF TREES.
 - AT NO TIME SHALL A WALL, PAVEMENT OR POROUS PAVEMENT BE PLACED LESS THAN FIVE (5) FEET OR ONE (1) FOOT FOR EVERY TWO (2) INCHES IN CALIPER, WHICHEVER IS GREATER, TO THE TRUNK OF THE TREE.
 - ROOT PRUNING WILL BE REQUIRED WHEN THE CRITICAL ROOT ZONE IS TO BE DISTURBED. THIS IS IN AREAS WHERE PAVING OR THE BUILDING PAD EXTENDS TO OR BENEATH THE DRIP LINE OF THE TREE.

REDINGER GROUP, LLC

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ENGINEERING REGISTRATION NUMBER F-23239
PREPARED FOR:
DAWSON FARMS, LLC
10000 W. 10TH STREET
COLLEYVILLE, TEXAS 76034
CONTACT: AUSTIN DAWSON

TREE PRESERVATION PLAN
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN
SOUTH END OF
HEADWALL IN WEST ROW
OF JOHN MCCAIN RD
LOCATED 50' SOUTH OF
DRIVEWAY
ELEV = 627.35
TBM 1
MAG NAIL IN STILLWATER
COURT AT THE PC
ELEV = 651.77
TBM 2
MAG NAIL AT END OF
STILLWATER COURT TO
START THE CUL-DE-SAC
ELEV = 642.90

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer
CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/11/2024

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

SHEET
C7.1

TREES TO REMAIN		
Tree #	Size & Species	
132	16" OAK TWNS	
147	20" ELM	
150	14" OAK	
165	10" OAK	
166	14" OAK	
167	10" ELM	
168	10" ELM TWINS	
169	10" ELM TWINS	
170	16" OAK TWINS	
171	16" OAK	
172	12" ELM	
175	18" OAK	
185	14" OAK	
186	18" OAK	
187	10" OAK	
188	10" OAK	
189	24" OAK	
190	20" OAK	
191	16" OAK	
217	26" OAK	
218	18" OAK	
219	12" OAK	
220	12" OAK	
221	12" OAK	
222	16" OAK	
223	14" OAK	
224	12" OAK	
225	12" OAK	
226	10" OAK	
227	14" ELM	
228	14" OAK	
229	10" OAK	
230	8" OAK	
231	8" ELM	
232	8" OAK	
233	10" OAK	
234	12" OAK	
235	14" OAK	
236	14" OAK	
237	6" OAK	
238	12" OAK	
239	16" ELM	
240	10" OAK	
241	8" OAK	
242	18" OAK TWINS	
243	10" OAK	
244	16" OAK	
245	12" OAK	
246	12" OAK	
247	10" OAK	
248	8" OAK	
249	14" OAK	
250	18" OAK	
251	20" OAK	
252	12" OAK	
302	DEAD" TR 10	
303	DEAD" TR 16	
304	DEAD" TR 14	
305	DEAD" TR 12	
306	DEAD" TR 12	
307	DEAD" TR 12	
308	20" OAK	
309	16" OAK	
310	18" OAK	
311	22" OAK	
312	22" OAK	
313	22" OAK	
314	12" OAK TWINS	
315	18" OAK	
316	14" OAK TWINS	
317	DEAD" TR 10	
318	DEAD" TR 10	
319	DEAD" TR 6	
320	DEAD" TR 10	
321	DEAD" TR 12	
322	DEAD" TR 6	
323	DEAD" TR 16	
324	DEAD" TR 10	
325	DEAD" TR 12	
326	DEAD" TR 12	
327	14" OAK	
328	8" OAK	

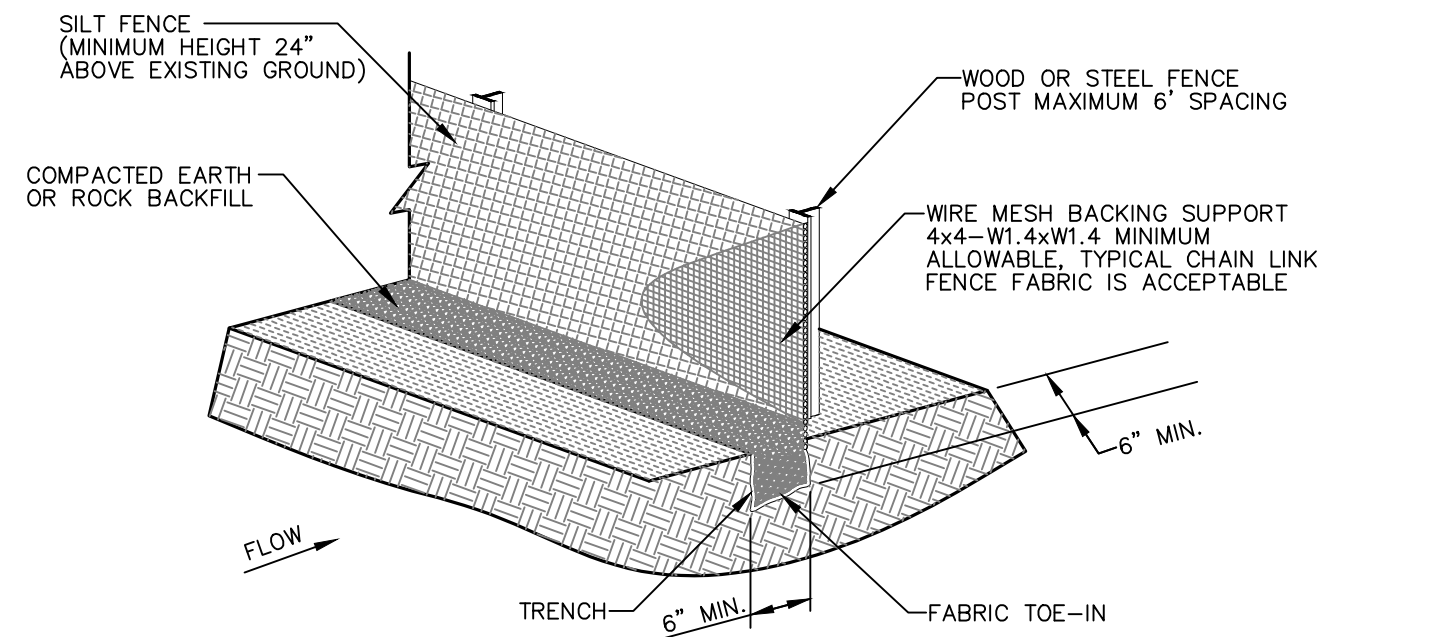
TREES TO REMAIN		
Tree #	Size & Species	
329	8" OAK	
330	12" OAK	
331	18" ELM	
332	12" OAK TWINS	
333	10" OAK	
334	8" OAK	
335	8" OAK	
336	10" OAK	
337	10" OAK	
338	10" OAK TWINS	
339	12" OAK	
340	12" OAK	
341	16" OAK	
342	12" OAK	
343	14" OAK	
344	8" OAK	
345	6" OAK	
346	10" OAK	
347	DEAD" TR 8	
348	DEAD" TR 8	
349	8" OAK	
350	8" OAK	
351	8" OAK	
352	16" OAK	
353	DEAD" TR 12	
354	DEAD" TR 12	
355	DEAD" TR 10	
356	14" OAK	
357	14" OAK	
358	14" OAK	
359	16" OAK	
360	14" OAK	
361	18" OAK	
362	14" OAK	
363	20" OAK	
364	12" OAK	
365	18" OAK	
366	18" OAK	
367	20" OAK	
368	22" OAK	
369	20" OAK	
370	14" OAK	
371	14" OAK	
372	18" OAK	
373	20" OAK	
374	16" OAK	
375	24" OAK	
376	12" OAK	
377	14" OAK	
378	14" OAK	
379	14" OAK TWINS	
380	10" OAK	
381	12" OAK TWINS	
382	22" OAK	
383	10" OAK	
384	10" OAK TWINS	
385	8" OAK	
386	12" OAK TWINS	
387	8" OAK	
388	12" OAK	
389	10" OAK	
390	10" OAK	
391	10" OAK TWINS	
392	14" OAK	
393	8" OAK	
394	18" OAK	
395	12" OAK TWINS	
396	18" OAK	
397	16" OAK	
398	14" OAK	
399	14" OAK	
400	14" OAK	
401	14" OAK	
402	16" OAK	
403	22" OAK	
404	10" OAK	
405	16" OAK	
406	16" OAK	
407	16" OAK	
408	14" OAK	
409	14" OAK	
410	18" OAK	

TREES TO REMAIN		
Tree #	Size & Species	
411	14" OAK	
412	14" OAK	
413	12" OAK	
414	8" OAK	
415	10" OAK	
416	12" OAK TWINS	
417	18" OAK	
418	12" OAK	
419	20" OAK	
420	18" OAK	
421	20" OAK	
422	10" HACK	
435	10" OAK	
436	14" OAK	
437	10" OAK	
438	12" OAK TWINS	
439	8" OAK TRIPS	
440	8" OAK	
441	8" OAK	
442	10" OAK	
443	10" OAK	
444	10" OAK	
445	10" OAK	
446	8" OAK	
447	8" OAK	
448	8" OAK	
449	18" OAK	
450	10" OAK	
451	10" OAK	
452	14" OAK TWINS	
453	10" OAK	
467	6" OAK	
468	6" OAK	
469	10" OAK	
470	6" OAK	
471	6" OAK QUADS	
476	28" ELM	
477	36" BOIS D	
479	14" OAK	
480	26" OAK	
481	16" OAK	
483	10" ELM TRIPS	
484	14" OAK	
488	8" OAK	
489	12" OAK	
490	12" OAK	
491	16" OAK	
492	10" OAK TWINS	
493	12" OAK TRIPS	
494	12" OAK TWINS	
495	16" OAK	
496	14" OAK	
497	12" OAK	
498	14" OAK	
499	10" OAK	
500	10" OAK	
501	12" OAK TRIPS	
502	10" OAK	
503	36" ELM	
504	10" OAK	
505	14" OAK	
507	16" OAK	
508	14" OAK	
509	10" OAK	
510	12" OAK	
511	26" OAK	
512	10" OAK	
513	8" ELM	
514	8" OAK	
515	10" OAK	
516	10" OAK	
517	10" OAK	
518	10" OAK TWINS	
519	14" OAK	
520	12" OAK	
521	16" OAK	
522	12" OAK	
523	24" ELM	
524	16" ELM	
525	8" OAK	
526	8" OAK	
527	8" OAK	

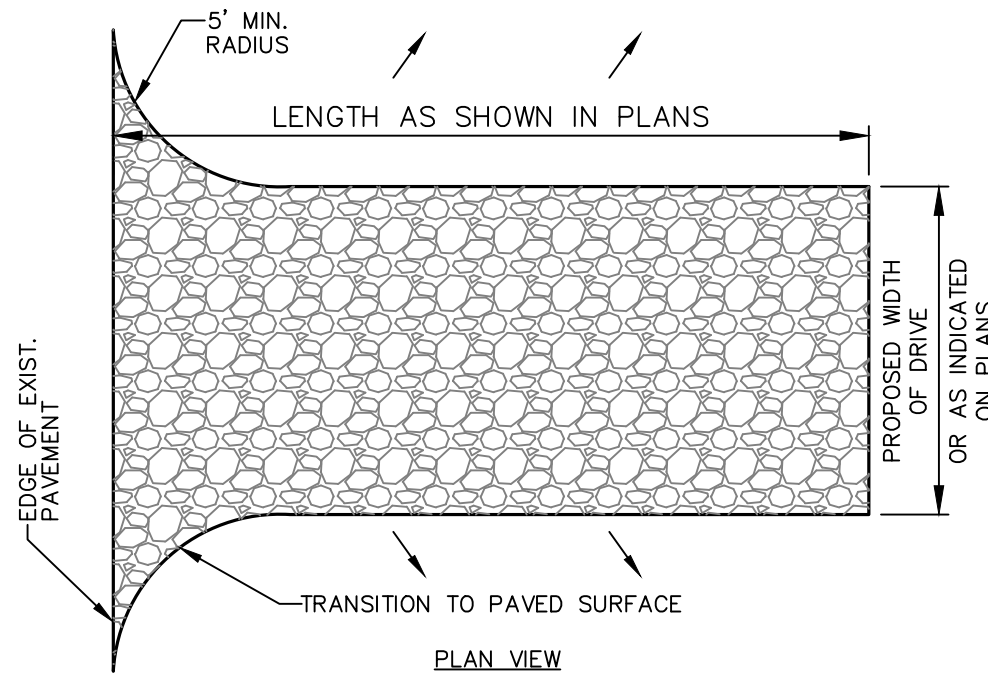
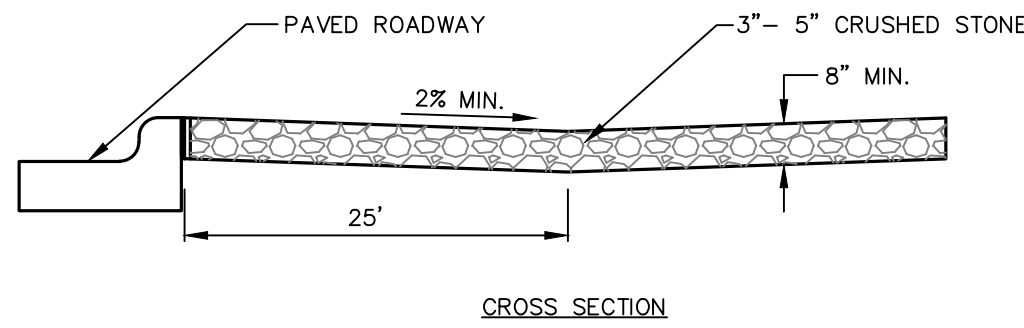
TREES TO REMAIN		
Tree #	Size & Species	
528	8" OAK	
529	8" OAK	
530	12" OAK	
531	10" OAK	
532	12" OAK	
533	10" OAK	
534	10" OAK	
535	10" OAK	
536	18" OAK	
537	8" OAK TWINS	
538	10" OAK	
539	14" OAK	
540	14" OAK	
541	8" OAK TWINS	
542	12" OAK	
543	12" OAK	
544	8" OAK	
545	8" OAK	
546	10" OAK	
547	10" OAK	
548	10" OAK	
549	10" OAK	
550	8" OAK	
567	16" OAK TRIPS	
574	8" ELM	
578	16" BO D	
579	8" ELM	
580	18" OAK	
620	14" OAK	
621	16" OAK	
622	16" OAK	
626	34" OAK	
1164	12" OAK FORK	
1165	8" ELM	
1166	8" OAK	
1167	24" ELM	
1172	8" OAK	
1173	10" OAK	
1174	18" OAK	
1175	8" OAK	
1176	6" OAK	
1177	18" OAK	
1181	8" OAK	
1182	8" OAK	
1257	18" OAK	
1258	24" OAK	
1265	14" OAK	
1266	22" OAK	
1267	7" OAK	
1268	20" OAK	
1275	16" OAK	
1278	26" OAK FORK	
1279	12" OAK	
1280	24" OAK	
1281	20" OAK	
1282	12" OAK	
1283	14" OAK	
1328	14" OAK	
1329	8" HACK	
1330	7" HACK	
1331	10" OAK	
1332	8" OAK	
1333	14" OAK	
1334	14" OAK	
1335	6" OAK	
1336	10" OAK FORK	
1337	6" OAK	
1338	8" OAK	
1339	18" OAK	
1340	8" OAK	
1341	12" OAK	
1342	14" OAK	
1343	8" OAK	
1344	8" OAK	
1345	10" OAK	
1346	26" OAK FORK	
1347	8" OAK	
1348	12" OAK	
1349	12" OAK	
1350	12" OAK	
1351	16" OAK	
1352	12" OAK	

TREES TO REMAIN		
Tree #	Size & Species	
1353	28" OAK FORK	
1354	10" OAK DEAD	
1355	8" OAK	
1356	8" OAK	
1357	10" OAK	
1358	8" OAK	
1359	6" OAK	
1360	8" OAK	
1361	8" HAVK	
1362	8" OAK	
1363	16" OAK	
1364	22" OAK	
1365	17" HACK	
1407	12" OAK	
1408	30" OAK TRIPLE	
1410	10" OAK	
1411	14" OAK TWIN	
1412	14" OAK	
1413	18" OAK	
1414	30" OAK FORK	
1415	10" OAK	
1416	12" OAK	
1417	7" OAK	
1418	7" OAK	
1419	7"	
1420	8" OAK	
1421	12" OAK	
1422	12" OAK	
1423	12" OAK	
1424	10" OAK	
1425	10" OAK	
1426	10" OAK	
1427	6" OAK	
1428	8" OAK	
1433	12" OAK	
1434	10" OAK	
1435	10" OAK	
1436	10"	
1437	10" OAK	
1438	6" OAK	
1439	6"	
1440	8" OAK	
1441	8"	
1442	10" OAK	
1443	16" OAK	
1445	6" OAK	
1446	6"	
1447	8" OAK	
1448	10" OAK	
1449	12" OAK	
1450	12" OAK	
1451	12"	
1452	12" OAK	
1453	14" OAK	
1454	24" OAK TRIPLE	
1455	22" OAK	
1456	22"	
1462	6" CEDAR	
1463	18" OAK	
1464	18"	
1465	18"	
1466	6" OAK	
1467	24" OAK	
1468	18" OAK	
1469	6" OAK	
1470	6"	
1471	10" MUL	
1472	6" OAK	
1473	20" OAK FORK	
1474	10" OAK	
1475	12" OAK	
1476	8" OAK	
1477	10" OAK	
1478	10"	
1479	8" OAK	
1480	12" OAK	
1481	12"	
1482	12"	
1483	14" OAK	
1484	14" OAK	
1485	14"	
1486	10" OAK	

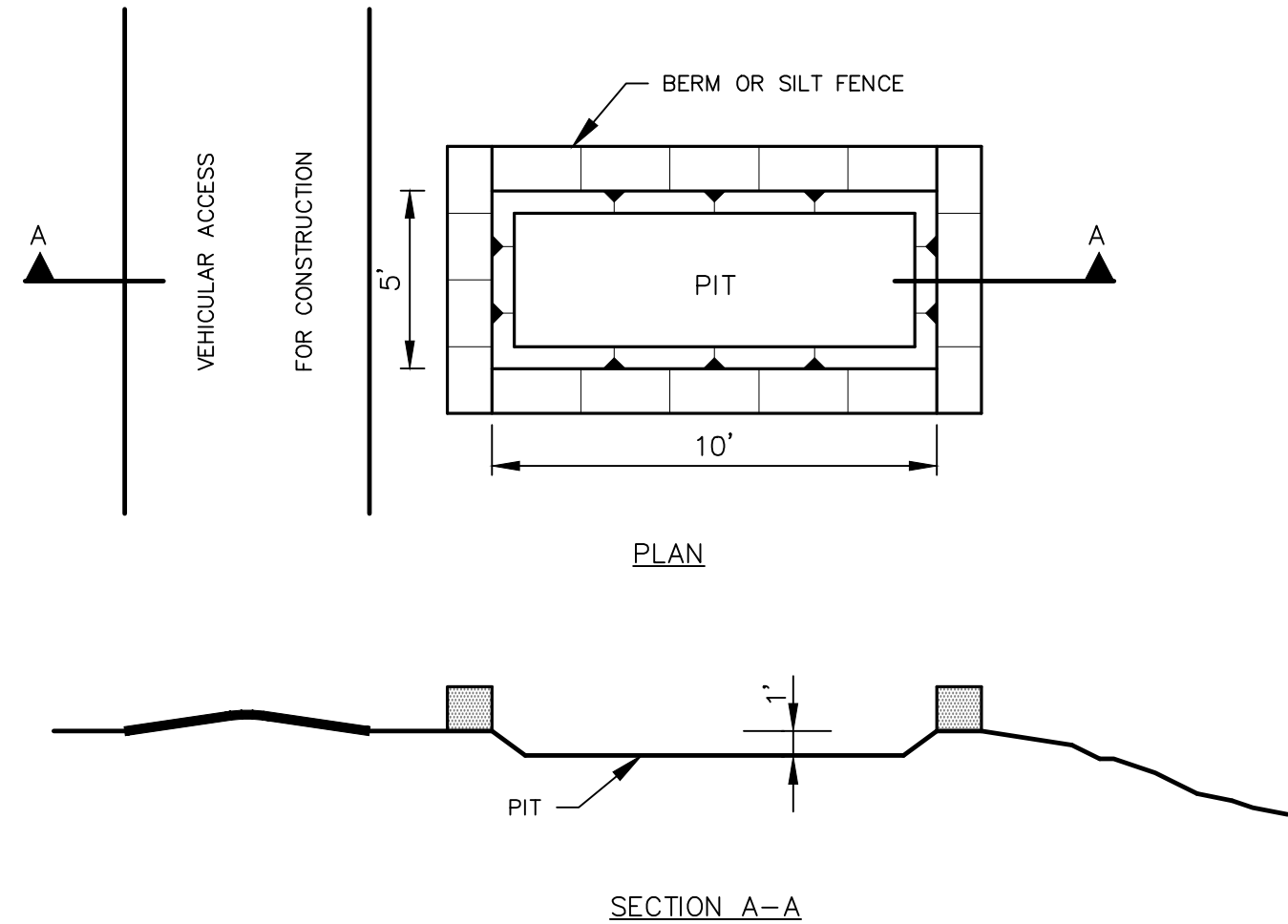
TREES TO REMAIN		
Tree #	Size	Species
1487	10"	
1488	10"	
1489	10"	
1490	10"	
1491	10"	
1492	14" OAK	
1493	6" OAK	
1494	6"	
1495	8" OAK	
1496	8"	
1497	8"	
1498	8"	
1499	16" OAK FORK	
1500	12" OAK	
1501	12"	
1502	10" OAK	
1503	6" OAK	
1504	10" OAK	
1505	14" OAK	
1506	14"	
1507	10" OAK FORK	
1508	16" FORK	
1509	16"	
1510	16"	
1511	12" OAK	
1512	12"	
1513	12"	
1514	8" OAK	
1515	10" OAK	
1516	10"	
1517	10"	
1518	10"	
1519	6" OAK	
1520	6"	
1521	6"	
1522	17" OAK	
1523	17"	
1524	17" OAK	
1525	6" OAK	
1526	10" OAK	
1527	10"	
1528	6"	
1529	8" OAK	
1530	8"	
1531	6" OAK	
1532	6"	
1533	6"	
1534	12" OAK	
1535	8" OAK	
1536	6" OAK	
1537	12" OAK	
1538	12" OAK	
1539	6" OAK	
1540	6"	
1541	18" OAK	
1542	18"	
1543	10" OAK	
1544	12" OAK	
1545	6" OAK	
1546	6"	
1547	6"	
1548	6"	
1549	10" OAK	
1550	10" TWIN	
1551	10"	
1552	14" OAK	
1553	8" OAK	
1554	10" OAK	
1555	8" OAK	
1556	6" OAK	
1557	6"	
1558	6"	
1559	6"	
1560	6"	
1561	10" OAK	
1562	10"	
1563	10"	
1564	10"	
1565	12" OAK	
1566	10" OAK	
1567	16" OAK	



- NOTES:
1. WOOD OR STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POSTS MUST BE EMBEDDED A MINIMUM OF ONE FOOT FOR STEEL OR TWO FEET FOR WOOD.
 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
 3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL SUPPORT POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
 8. CONTRACTOR SHALL PROVIDE TRIANGULAR SEDIMENT FILTER DIKE WHERE SILT FENCE IS REQUIRED BUT NOT INSTALLABLE.



- NOTES:
1. STONE SIZE: 3"-5" CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
 2. LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 30 FEET.
 3. THICKNESS: NOT LESS THAN 6".
 4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 5. WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
 6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAY, MUST BE REMOVED IMMEDIATELY.
 7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 8. CONTRACTOR TO COORDINATE EXACT LOCATION OF THIS DETAIL.



- NOTES:
1. DETAIL ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
 2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
 3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

SILT FENCE

N.T.S.

1

STABILIZED CONSTRUCTION ENTRANCE

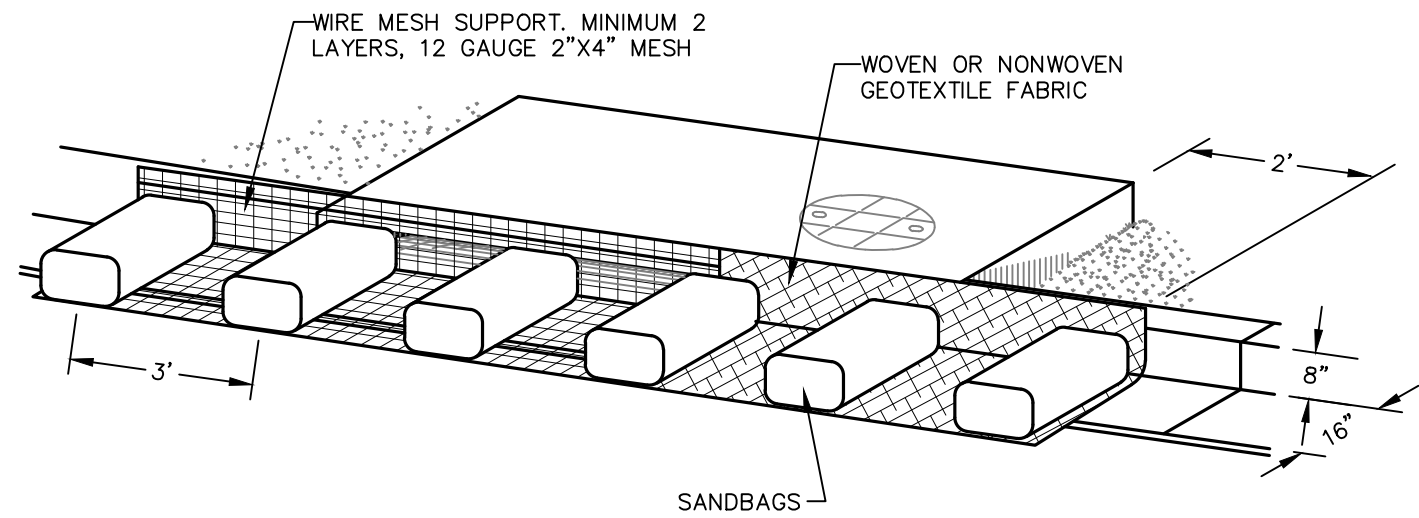
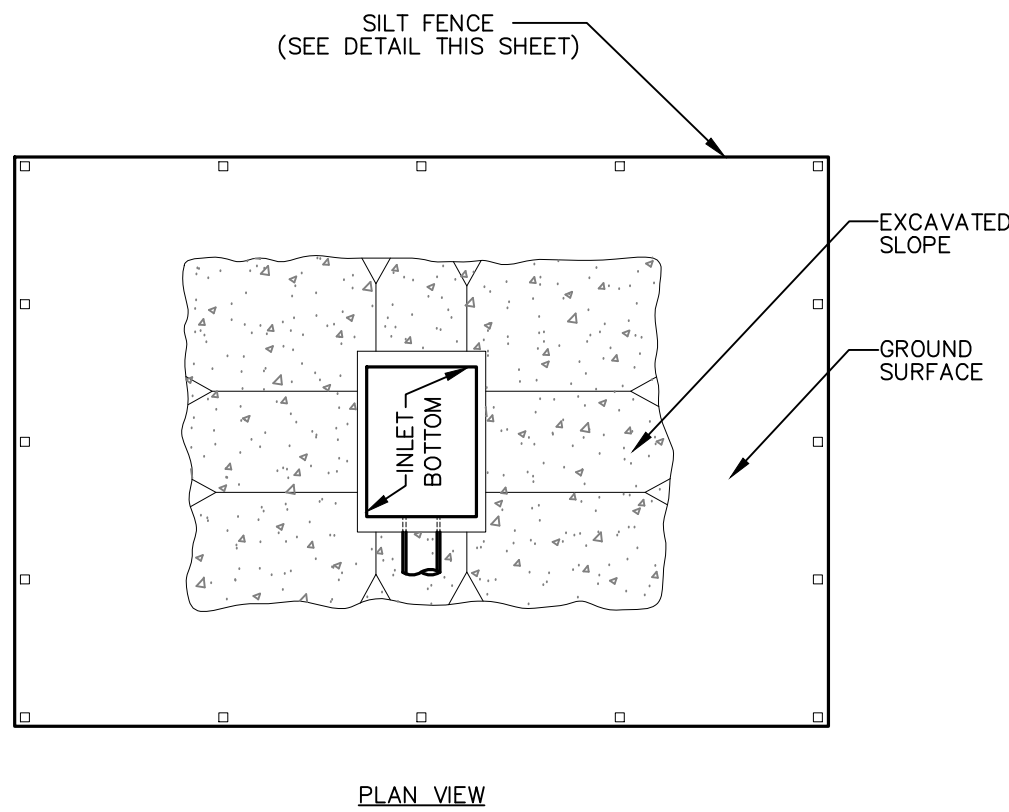
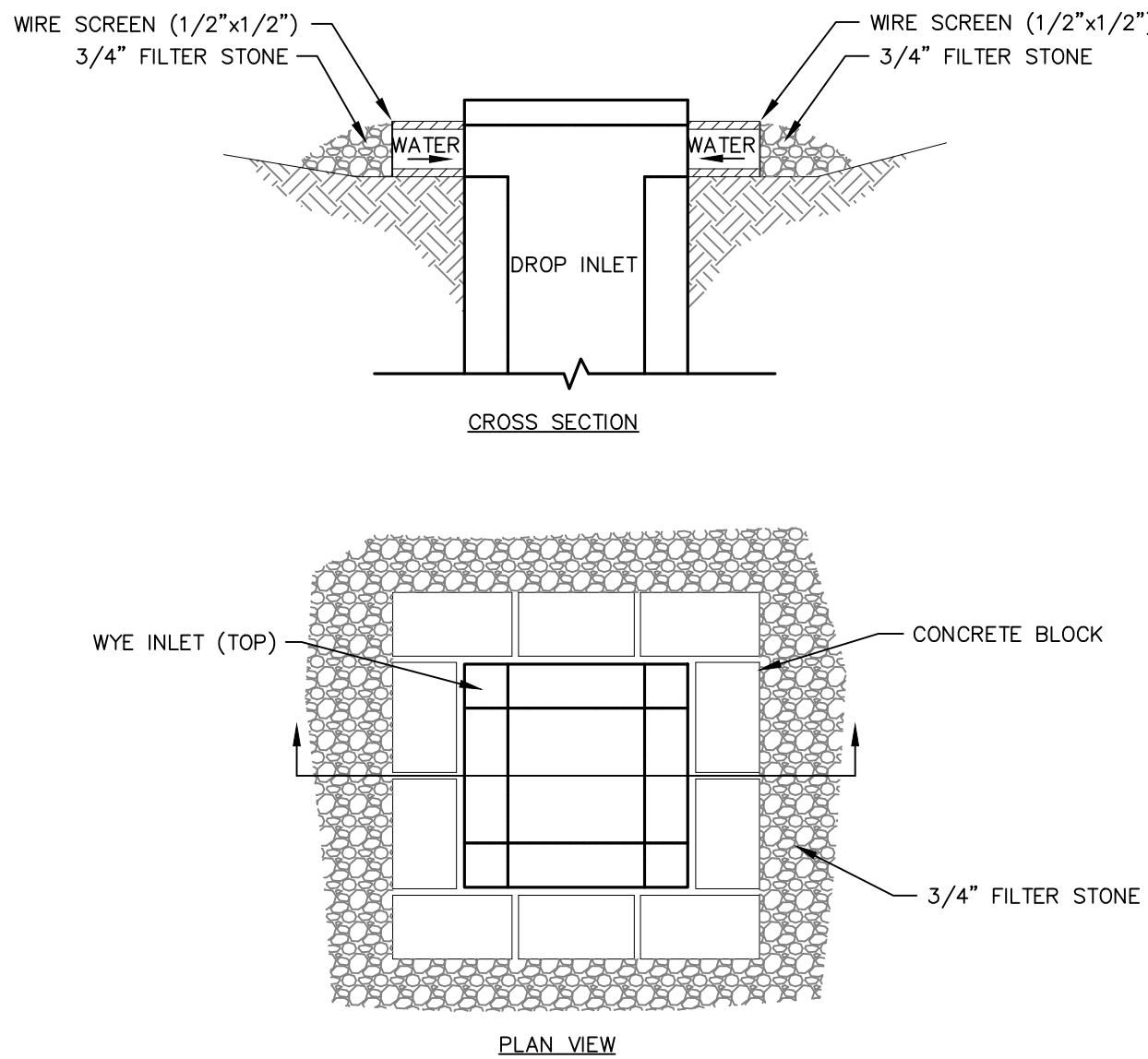
N.T.S.

2

CONCRETE WASHOUT PIT

N.T.S.

3



- NOTES:
1. WHEN A SANDBAG IS FILLED WITH MATERIAL, THE OPEN END OF THE SANDBAG SHOULD BE STAPLED OR TIED WITH NYLON OR POLY CHORD.
 2. INLET PROTECTION SHALL BE PLACED OVER THE MOUTH OF THE INLET WITH A 2 FOOT OVERLAP ON EITHER SIDE.
 3. THE FABRIC COVER SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE.
 4. THE SKIRT SHALL BE WEIGHTED WITH ONE 18"x24"x6" SANDBAG EVERY 3 FEET.
 5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
 6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF FOUR INCHES, AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
 7. AFTER THE DEVELOPMENT SITE IS COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN NOTE 6 ABOVE.

WYE INLET PROTECTION

N.T.S.

4

INLET PROTECTION (BEFORE STREET IS PAVED)

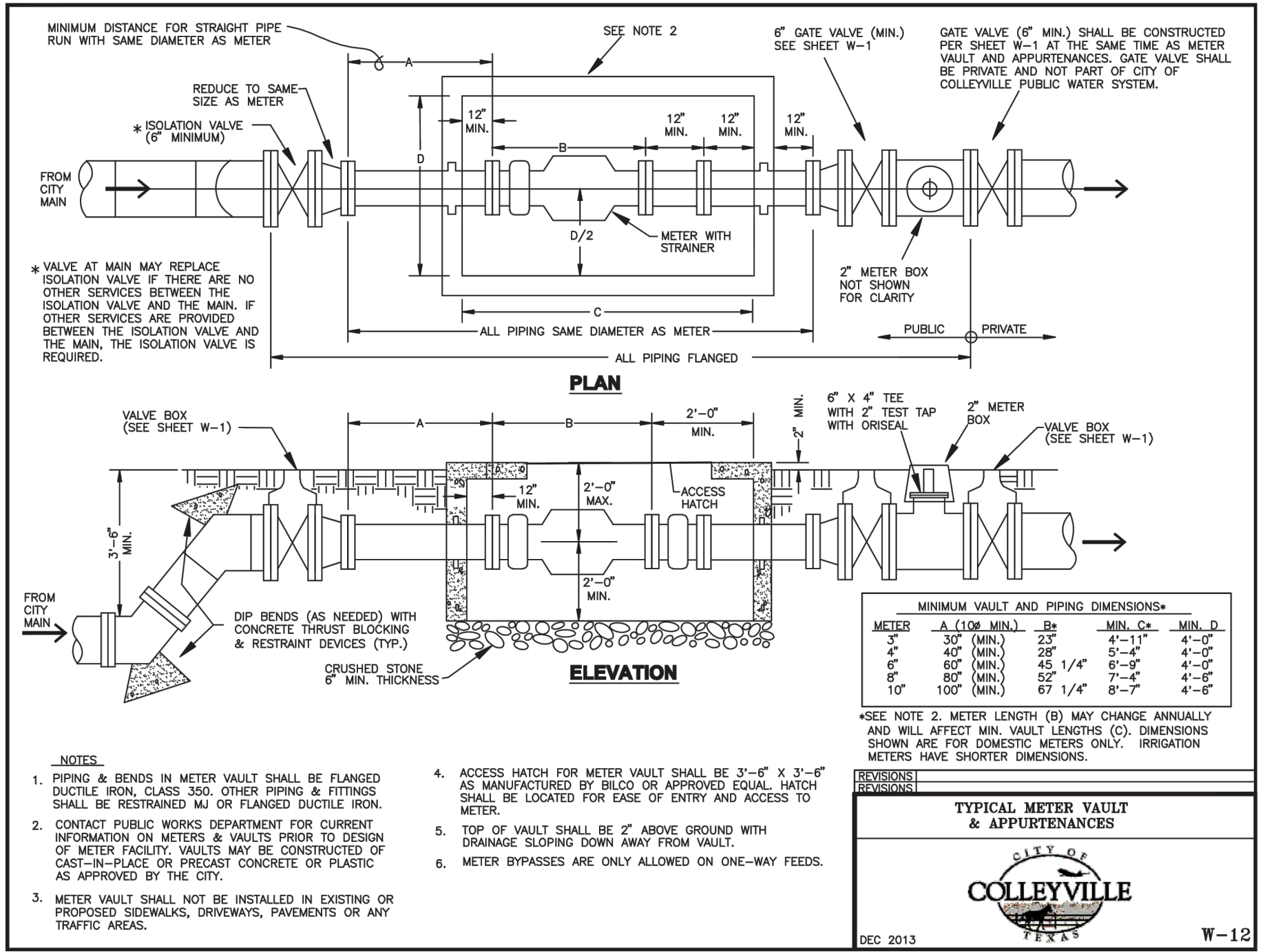
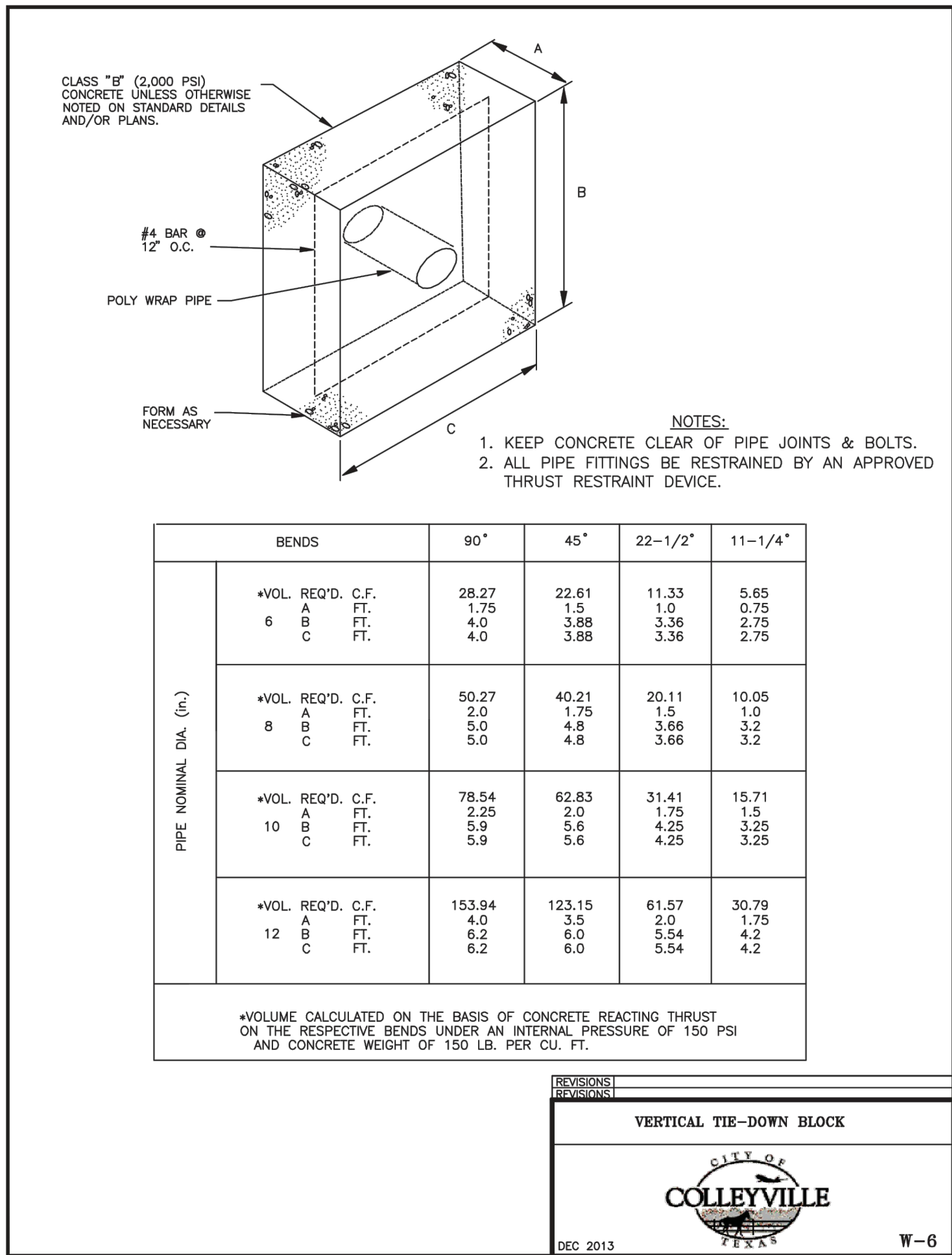
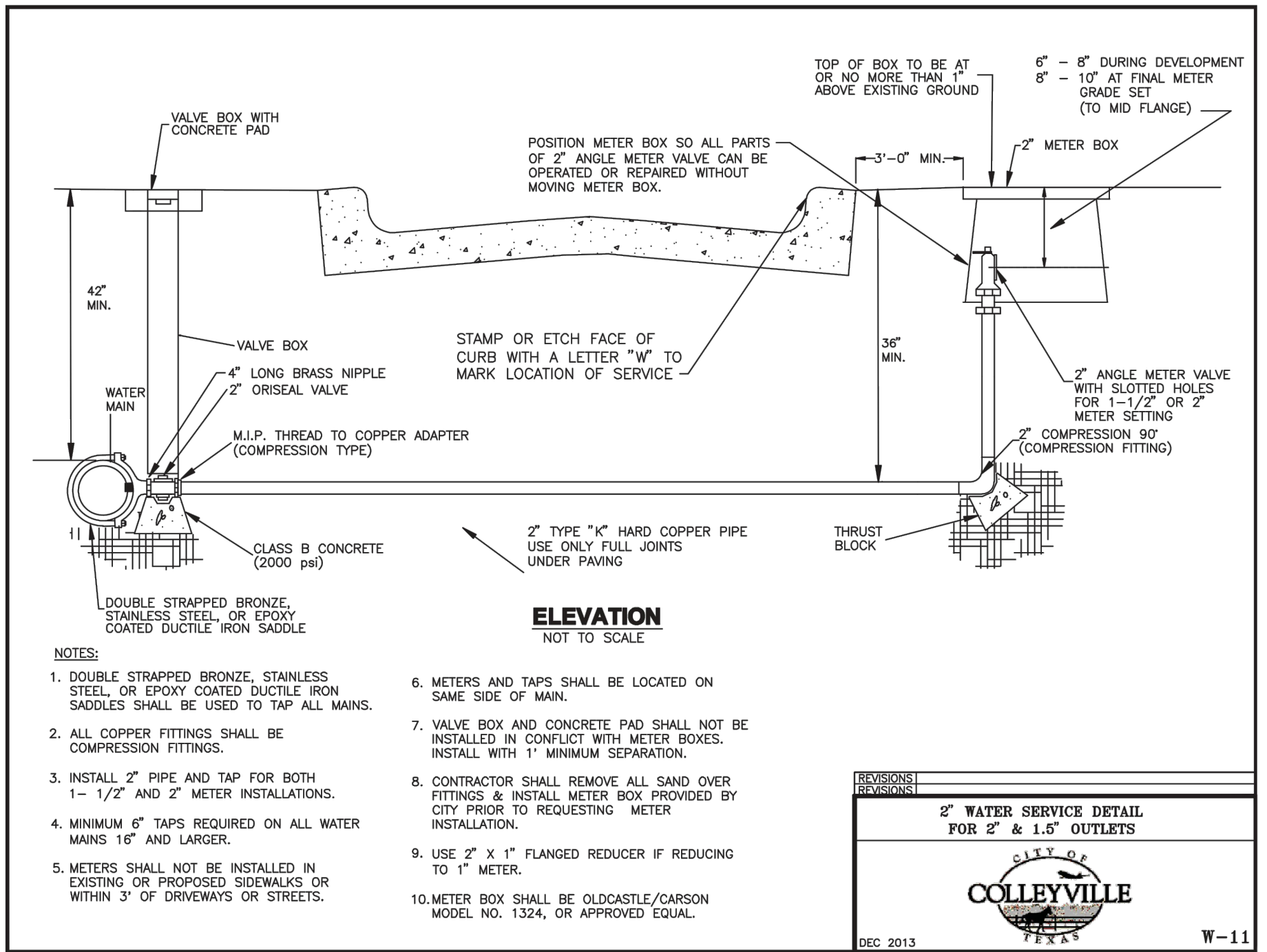
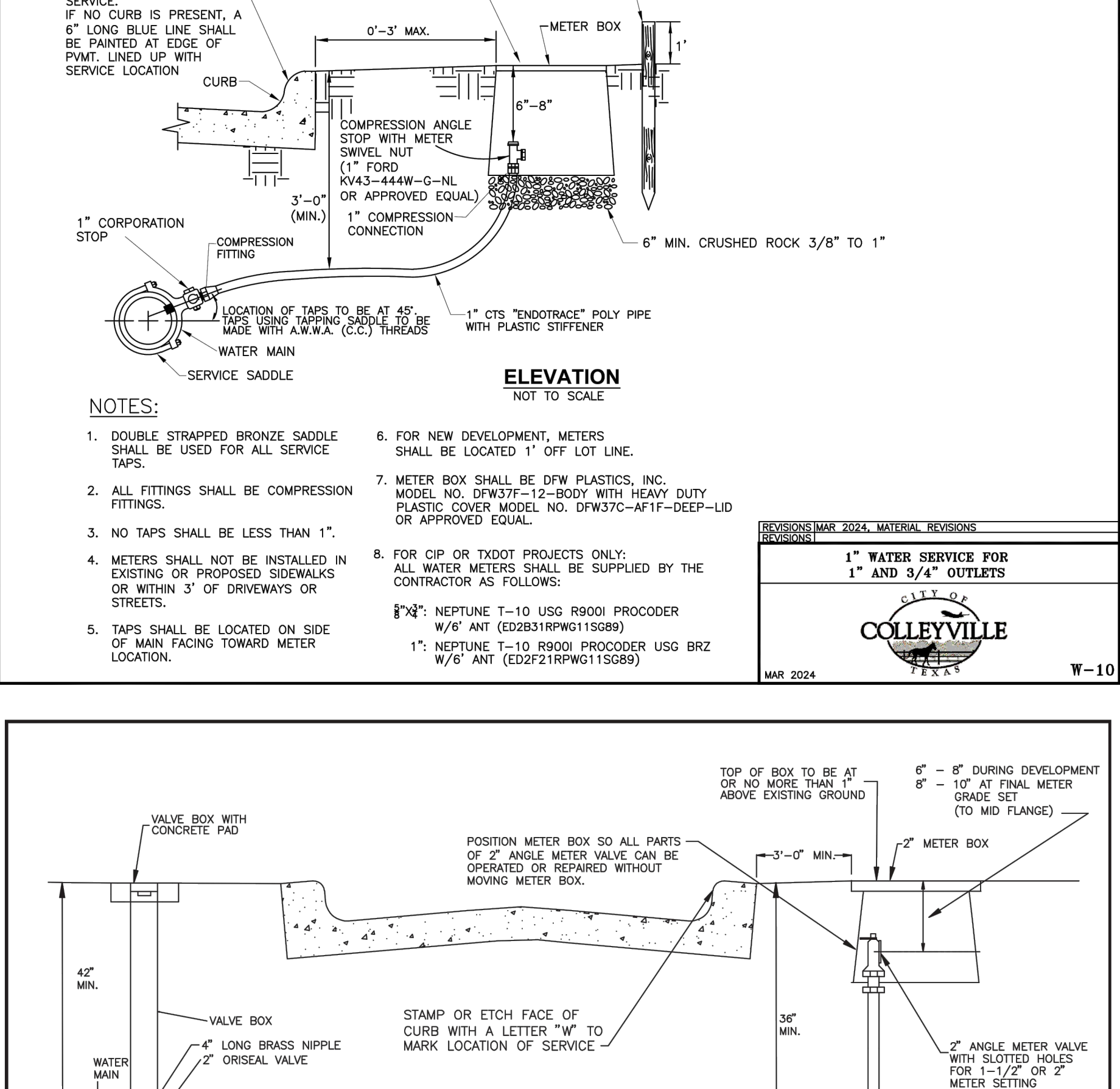
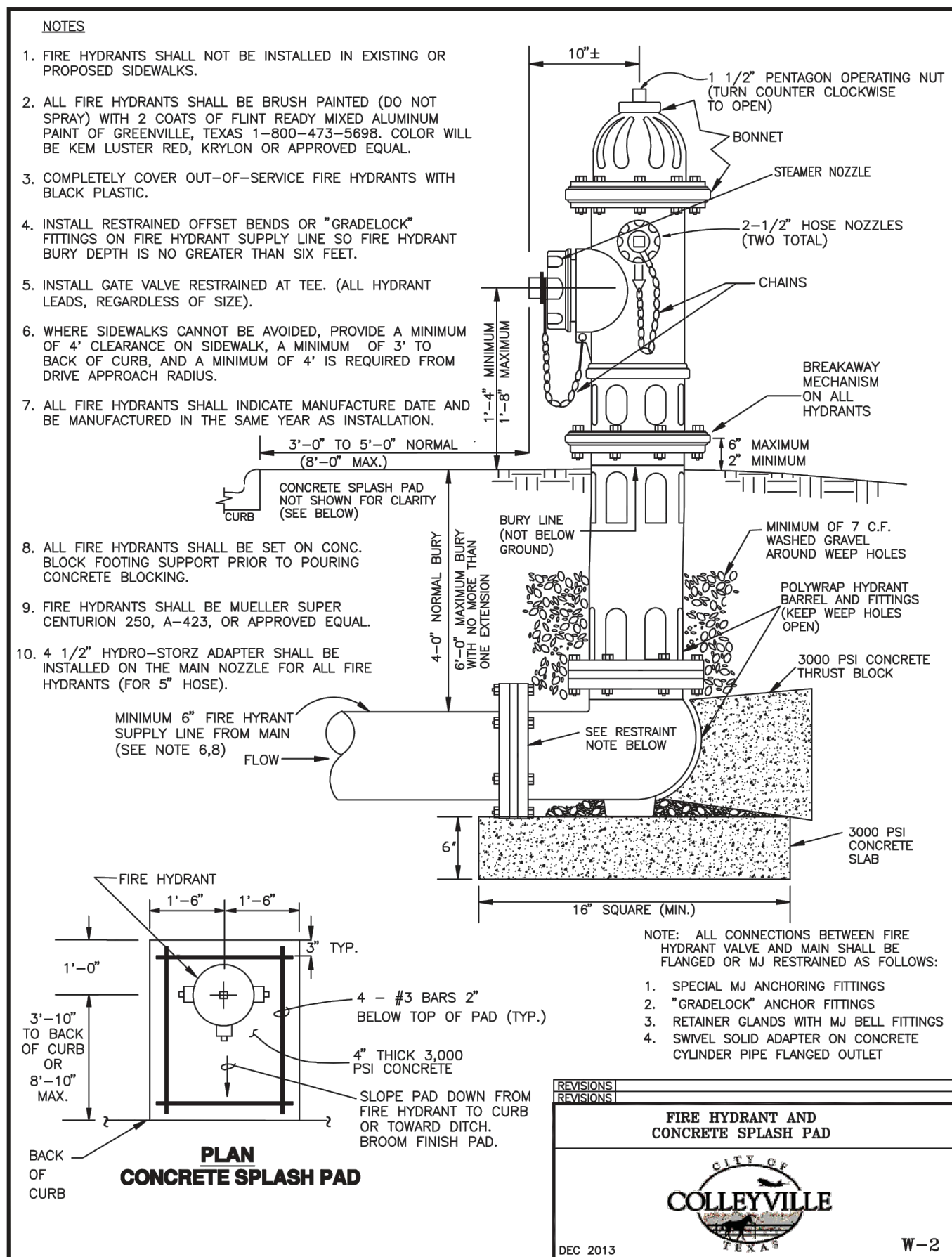
N.T.S.

5

CURB INLET PROTECTION

N.T.S.

6



DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act." No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:

TABLE OF VARIABLE DIMENSIONS
AND QUANTITIES FOR ONE HEADWALL ⁽⁵⁾

Slope Dia of Pipe (D)	Values for One Pipe						Values to be Added for Each Add'l Pipe			
	W	X	Y	L	Reinf (Lbs)	Conc (CY)	X and W	Reinf (Lbs)	Conc (CY)	
2:1	12"	4' - 7 1/2"	2' - 6"	2' - 10"	3' - 3 1/4"	88	0.6	1' - 9"	20	0.2
	15"	5' - 5 3/4"	2' - 9 1/2"	3' - 4"	3' - 10 1/4"	103	0.7	2' - 2"	24	0.3
	18"	6' - 4 1/4"	3' - 1"	3' - 10"	4' - 5"	124	0.9	2' - 8"	32	0.3
	21"	7' - 2 3/4"	3' - 4 1/2"	4' - 4"	5' - 0"	143	1.1	3' - 1"	43	0.4
	24"	8' - 2 1/2"	3' - 9 1/2"	4' - 10"	5' - 7"	164	1.3	3' - 7"	50	0.5
	27"	9' - 1"	4' - 1"	5' - 4"	6' - 2"	179	1.5	3' - 11"	56	0.6
	30"	9' - 11 1/2"	4' - 4 1/2"	5' - 10"	6' - 8 3/4"	203	1.7	4' - 4"	65	0.8
	33"	10' - 10"	4' - 8"	6' - 4"	7' - 3 3/4"	224	2.0	4' - 8"	71	0.9
	36"	11' - 8 1/4"	4' - 11 1/2"	6' - 10"	7' - 10 3/4"	249	2.2	5' - 1"	81	1.0
	42"	13' - 5 1/4"	5' - 6 1/2"	7' - 10"	9' - 0 1/2"	298	2.8	5' - 10"	97	1.3
	48"	15' - 9"	6' - 1 1/2"	9' - 4"	10' - 9 1/4"	360	3.8	6' - 7"	117	1.7
	54"	17' - 5 3/4"	6' - 8 1/2"	10' - 4"	11' - 11 1/4"	427	4.5	7' - 6"	151	2.1
	60"	19' - 2 3/4"	7' - 3 1/2"	11' - 4"	13' - 1"	481	5.3	8' - 3"	174	2.5
	66"	20' - 11 1/2"	7' - 10 1/2"	12' - 4"	14' - 3"	544	6.2	8' - 9"	194	2.9
3:1	72"	22' - 8 1/2"	8' - 5 1/2"	13' - 4"	15' - 4 3/4"	601	7.1	9' - 4"	213	3.3
	12"	6' - 3"	2' - 6"	4' - 3"	4' - 11"	118	0.8	1' - 9"	22	0.2
	15"	7' - 5"	2' - 9 1/2"	5' - 0"	5' - 9 1/4"	137	1.1	2' - 2"	28	0.3
	18"	8' - 6 3/4"	3' - 1"	5' - 9"	6' - 7 3/4"	170	1.3	2' - 8"	37	0.5
	21"	9' - 8 3/4"	3' - 4 1/2"	6' - 6"	7' - 6"	195	1.6	3' - 1"	48	0.6
	24"	11' - 0"	3' - 9 1/2"	7' - 3"	8' - 4 1/2"	227	2.0	3' - 7"	58	0.7
	27"	12' - 2"	4' - 1"	8' - 0"	9' - 2 3/4"	251	2.3	3' - 11"	67	0.8
	30"	13' - 4"	4' - 4 1/2"	8' - 9"	10' - 1 1/4"	293	2.7	4' - 4"	77	1.0
	33"	14' - 5 3/4"	4' - 8"	9' - 6"	10' - 11 3/4"	318	3.1	4' - 8"	84	1.2
	36"	15' - 7 3/4"	4' - 11 1/2"	10' - 3"	11' - 10"	351	3.5	5' - 1"	96	1.4
	42"	17' - 11 1/2"	5' - 6 1/2"	11' - 9"	13' - 6 3/4"	432	4.5	5' - 10"	119	1.7
	48"	21' - 1 3/4"	6' - 1 1/2"	14' - 0"	16' - 2"	537	6.1	6' - 7"	146	2.3
	54"	23' - 5 1/2"	6' - 8 1/2"	15' - 6"	17' - 10 3/4"	630	7.3	7' - 6"	186	2.9
	60"	25' - 9 1/4"	7' - 3 1/2"	17' - 0"	19' - 7 1/2"	719	8.7	8' - 3"	219	3.4
4:1	66"	28' - 1"	7' - 10 1/2"	18' - 6"	21' - 4 1/4"	811	10.1	8' - 9"	242	3.9
	72"	30' - 4 3/4"	8' - 5 1/2"	20' - 0"	23' - 1 1/4"	924	11.7	9' - 4"	272	4.4
	12"	7' - 10 3/4"	2' - 6"	5' - 8"	6' - 6 1/2"	148	1.1	1' - 9"	24	0.3
	15"	9' - 4"	2' - 9 1/2"	6' - 8"	7' - 8 1/2"	181	1.5	2' - 2"	32	0.4
	18"	10' - 9 1/2"	3' - 1"	7' - 8"	8' - 10 1/4"	221	1.9	2' - 8"	42	0.5
	21"	12' - 2 3/4"	3' - 4 1/2"	8' - 8"	10' - 0"	260	2.3	3' - 1"	57	0.7
	24"	13' - 9 1/2"	3' - 9 1/2"	9' - 8"	11' - 2"	301	2.8	3' - 7"	67	0.9
	27"	15' - 3"	4' - 1"	10' - 8"	12' - 3 3/4"	334	3.3	3' - 11"	77	1.0
	30"	16' - 8 1/4"	4' - 4 1/2"	11' - 8"	13' - 5 3/4"	385	3.8	4' - 4"	89	1.3
	33"	18' - 1 3/4"	4' - 8"	12' - 8"	14' - 7 1/2"	425	4.5	4' - 8"	101	1.4
	36"	19' - 7"	4' - 11 1/2"	13' - 8"	15' - 9 1/4"	472	5.1	5' - 1"	115	1.7
	42"	22' - 5 3/4"	5' - 6 1/2"	15' - 8"	18' - 1"	583	6.5	5' - 10"	141	2.1
	48"	26' - 6 1/4"	6' - 1 1/2"	18' - 8"	21' - 6 3/4"	730	8.9	6' - 7"	175	2.8
	54"	29' - 5"	6' - 8 1/2"	20' - 8"	23' - 10 1/4"	875	10.7	7' - 6"	226	3.6
6:1	60"	32' - 3 3/4"	7' - 3 1/2"	22' - 8"	26' - 2"	996	12.7	8' - 3"	264	4.3
	66"	35' - 2 1/2"	7' - 10 1/2"	24' - 8"	28' - 5 3/4"	1,140	14.9	8' - 9"	300	4.9
	72"	38' - 1 1/4"	8' - 5 1/2"	26' - 8"	30' - 9 1/2"	1,297	17.3	9' - 4"	334	5.6
	12"	11' - 2"	2' - 6"	8' - 6"	9' - 9 3/4"	224	1.9	1' - 9"	28	0.4
	15"	13' - 2 1/4"	2' - 9 1/2"	10' - 0"	11' - 6 1/2"	268	2.5	2' - 2"	37	0.5
	18"	15' - 2 1/2"	3' - 1"	11' - 6"	13' - 3 1/4"	330	3.2	2' - 8"	50	0.7
	21"	17' - 2 3/4"	3' - 4 1/2"	13' - 0"	15' - 0 1/4"	387	3.9	3' - 1"	69	0.9
	24"	19' - 4 1/2"	3' - 9 1/2"	14' - 6"	16' - 9"	453	4.8	3' - 7"	80	1.2
	27"	21' - 4 3/4"	4' - 1"	16' - 0"	18' - 5 3/4"	512	5.7	3' - 11"	96	1.4
	30"	23' - 5 1/4"	4' - 4 1/2"	17' - 6"	20' - 2 1/2"	593	6.7	4' - 4"	110	1.7
	33"	25' - 5 1/2"	4' - 8"	19' - 0"	21' - 11 1/4"	675	7.8	4' - 8"	127	2.0
	36"	27' - 5 3/8"	4' - 11 1/2"	20' - 6"	23' - 8"	735	9.0	5' - 1"	144	2.3
	42"	31' - 6 1/4"	5' - 6 1/2"	23' - 6"	27' - 1 1/2"	922	11.5	5' - 10"	179	3.0
	48"	37' - 3 1/2"	6' - 1 1/2"	28' - 0"	32' - 4"	1,191	15.9	6' - 7"	231	4.0
	54"	41' - 4 1/4"	6' - 8 1/2"	31' - 0"	35' - 9 1/2"	1,424	19.2	7' - 6"	300	5.0
	60"	45' - 4 3/4"	7' - 3 1/2"	34' - 0"	39' - 3"	1,631	22.9	8' - 3"	353	6.0

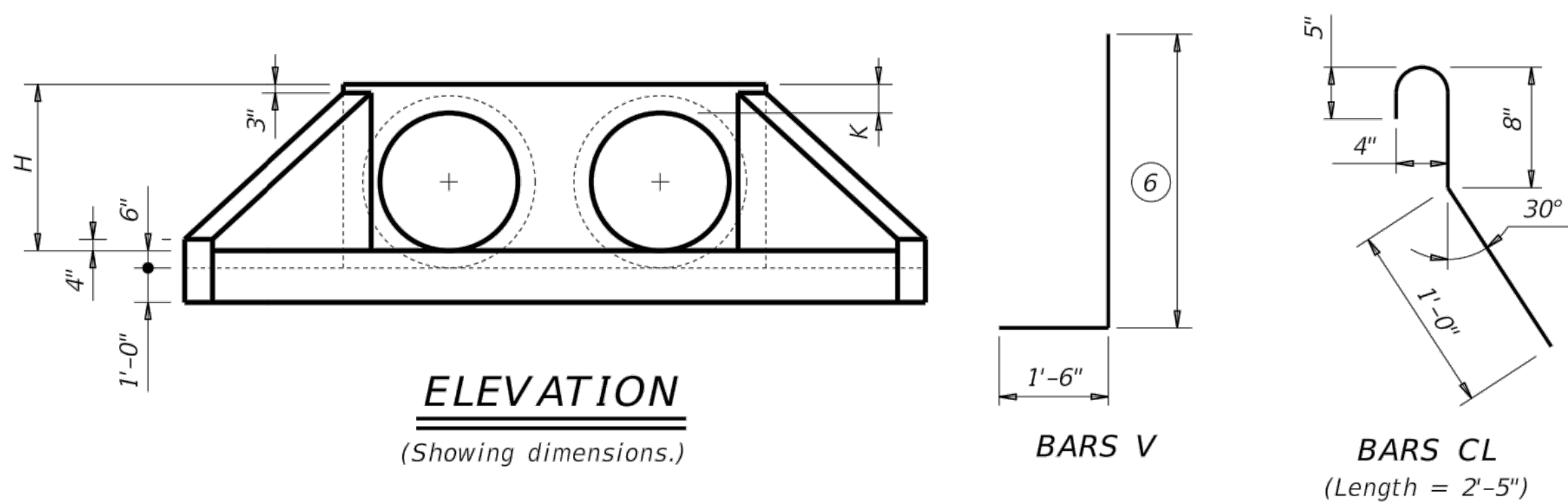
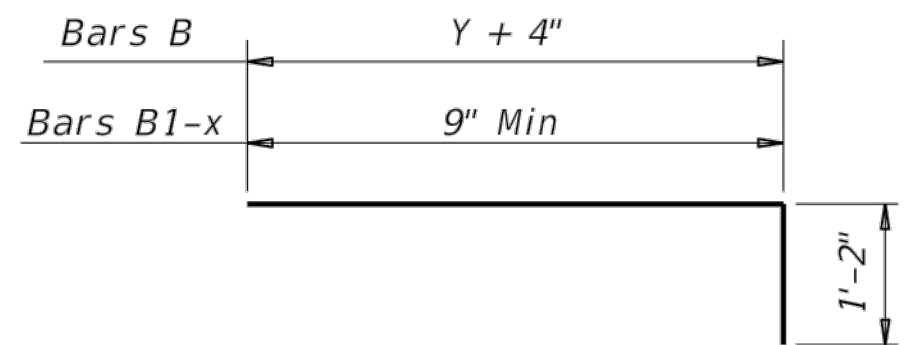


TABLE OF ⁽⁵⁾
REINFORCING STEEL

Bar	Size	Spa	No.
A	#4	1' - 0"	~
B	#3	1' - 6"	~
C	#4	1' - 0"	~
D	#3	1' - 0"	~
E	#5	~	4
F	#5	~	~
G	#3	~	2
S	#4	~	6
V	#4	1' - 0"	~
W	#5	~	4

TABLE OF
CONSTANT DIMENSIONS

Dia of Pipe (D)	G	K ⁽⁴⁾	H
12"	0' - 9"	1' - 0"	2' - 0"
15"	0' - 11"	1' - 0"	2' - 3"
18"	1' - 2"	1' - 0"	2' - 6"
21"	1' - 4"	1' - 0"	2' - 9"
24"	1' - 7"	1' - 0"	3' - 0"
27"	1' - 8"	1' - 0"	3' - 3"
30"	1' - 10"	1' - 0"	3' - 6"
33"	1' - 11"	1' - 0"	3' - 9"
36"	2' - 1"	1' - 0"	4' - 0"
42"	2' - 4"	1' - 0"	4' - 6"
48"	2' - 7"	1' - 3"	5' - 3"
54"	3' - 0"	1' - 3"	5' - 9"
60"	3' - 3"	1' - 3"	6' - 3"
66"	3' - 3"	1' - 3"	6' - 9"
72"	3' - 4"	1' - 3"	7' - 3"



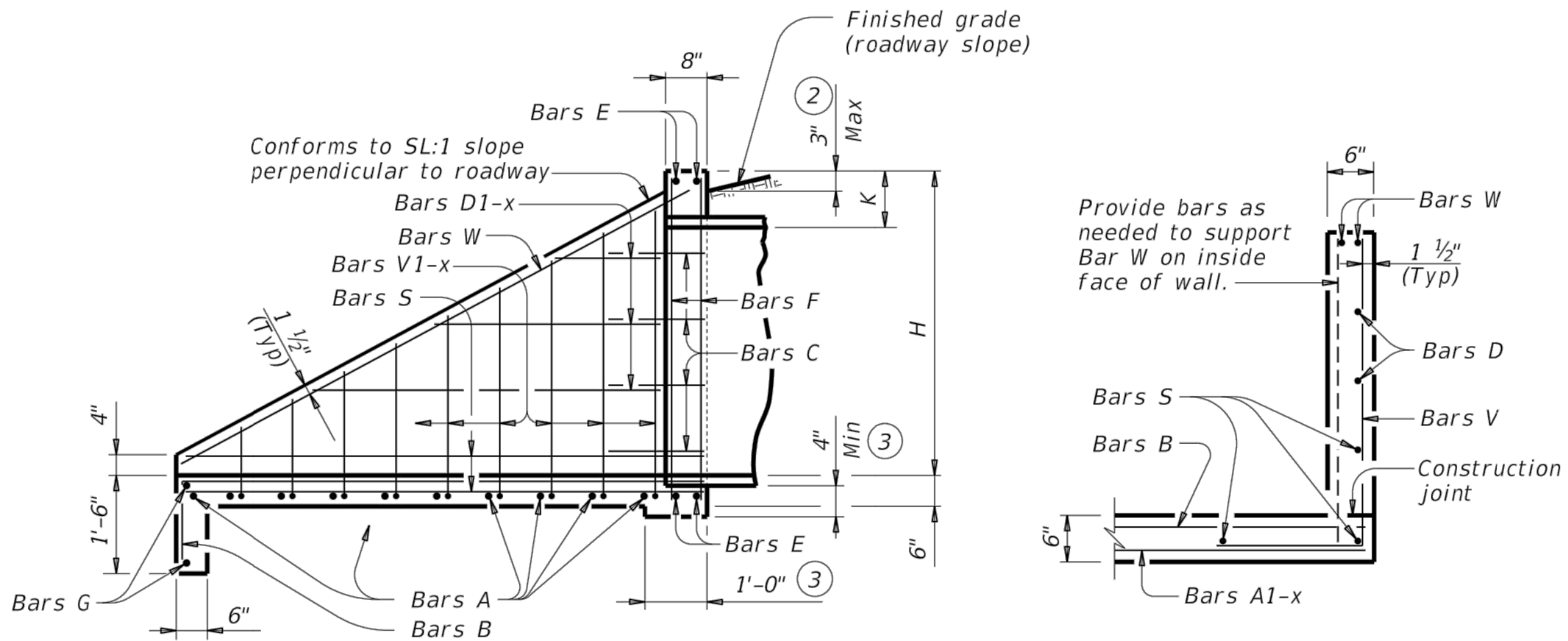
BARS B and B1-x

- Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.
- For vehicle safety, construct curbs no more than 3' above finished grade. Reduce curb heights, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
- Provide a 1'-0" footing as shown where required to maintain 4" minimum cover for pipes.
- Dimensions shown are usual and maximum.
- Quantities shown are for one structure end only (one headwall).
- Min Length = $6" + 3" \times \left(\frac{12 \times H - 7}{12 \times L} \right)$
Max Length = $12 \times H - 3" \times \left(\frac{12 \times H - 7}{12 \times L} \right) - 1"$
- Lengths of wings based on SL:1 slope along this line.

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete (f'c = 3,600 psi).

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Do not mount bridge rails of any type directly to these culvert headwalls.
This standard may not be used for wall heights, H, exceeding the values shown.

Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing dimensions are out-to-out of bars.



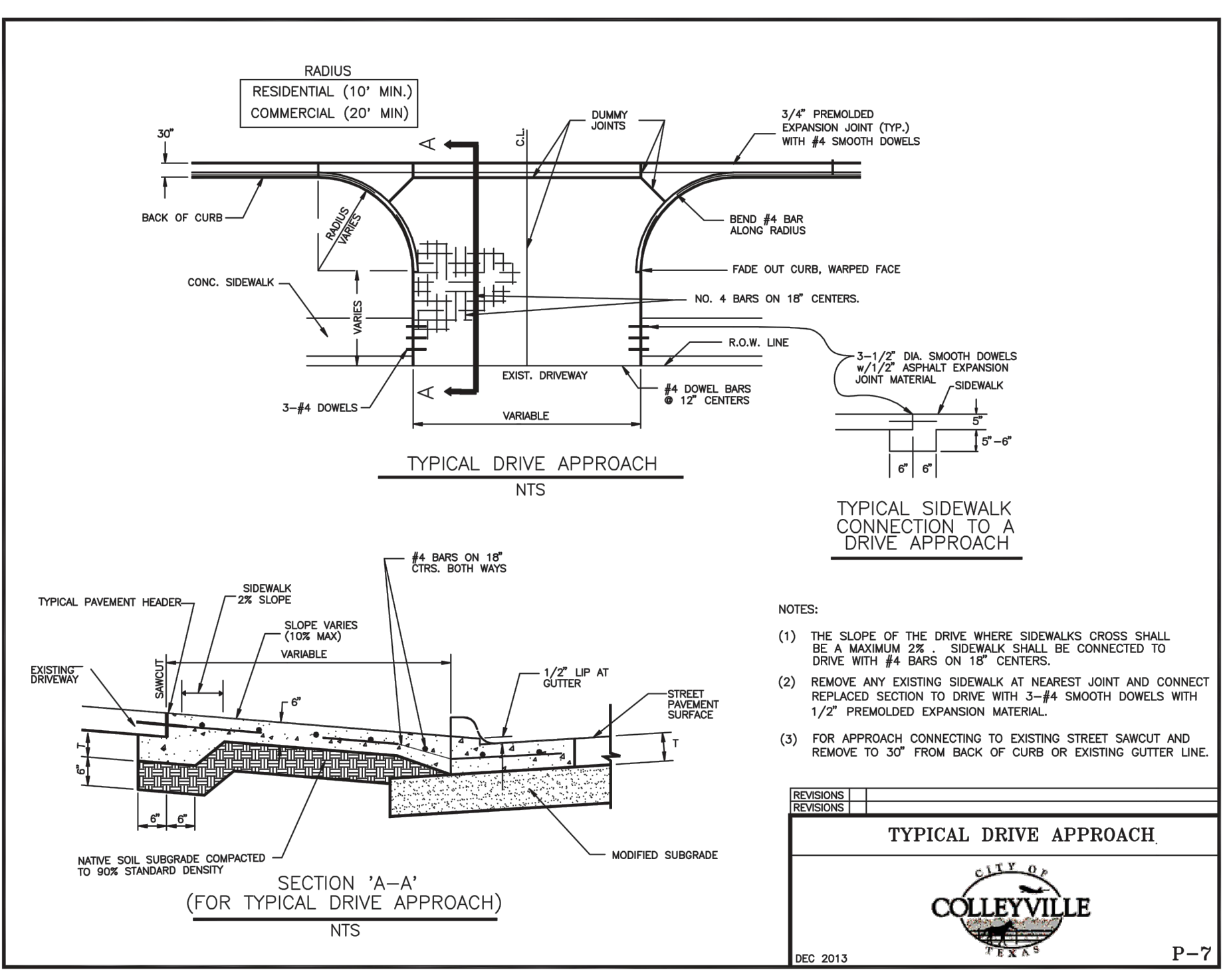
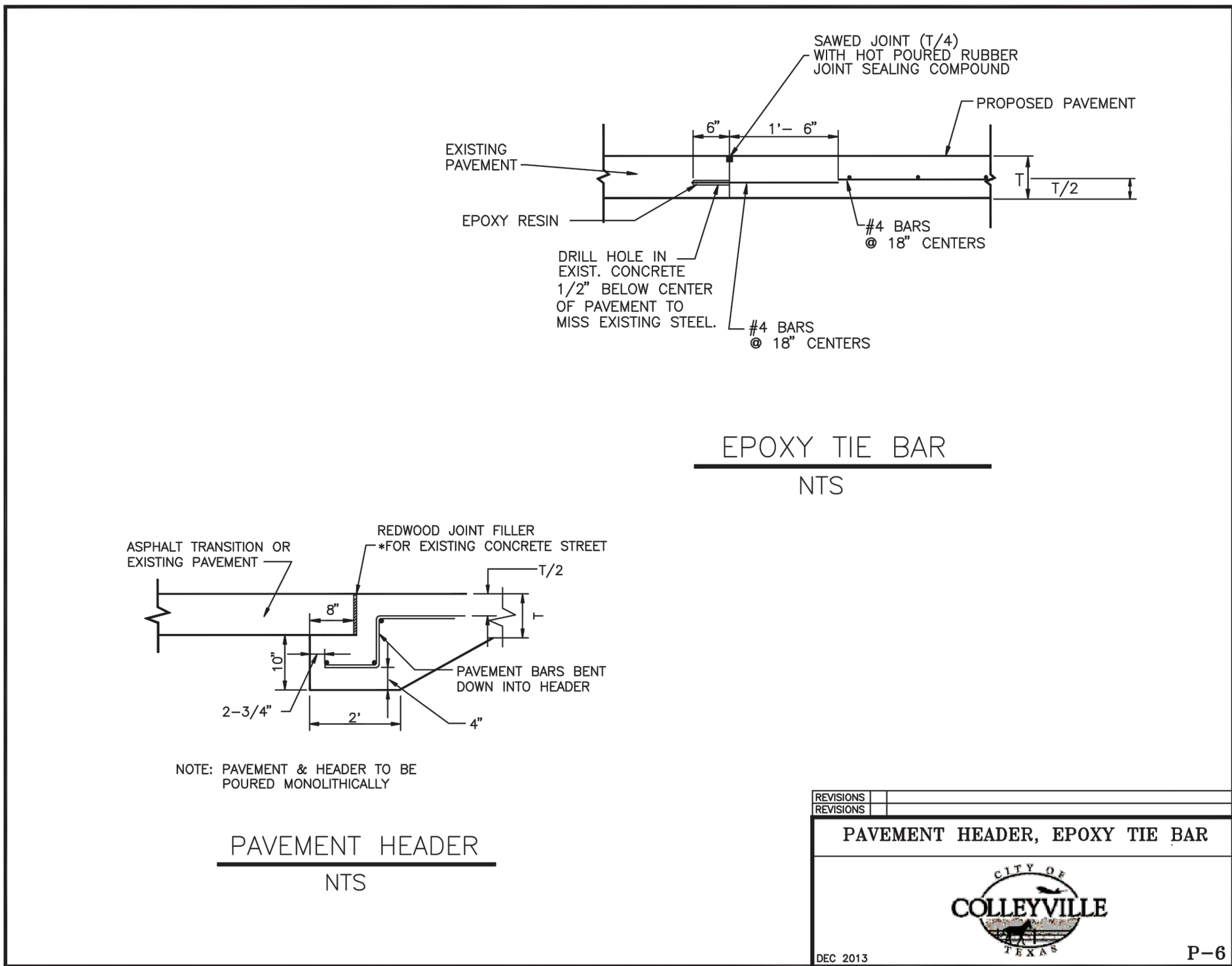
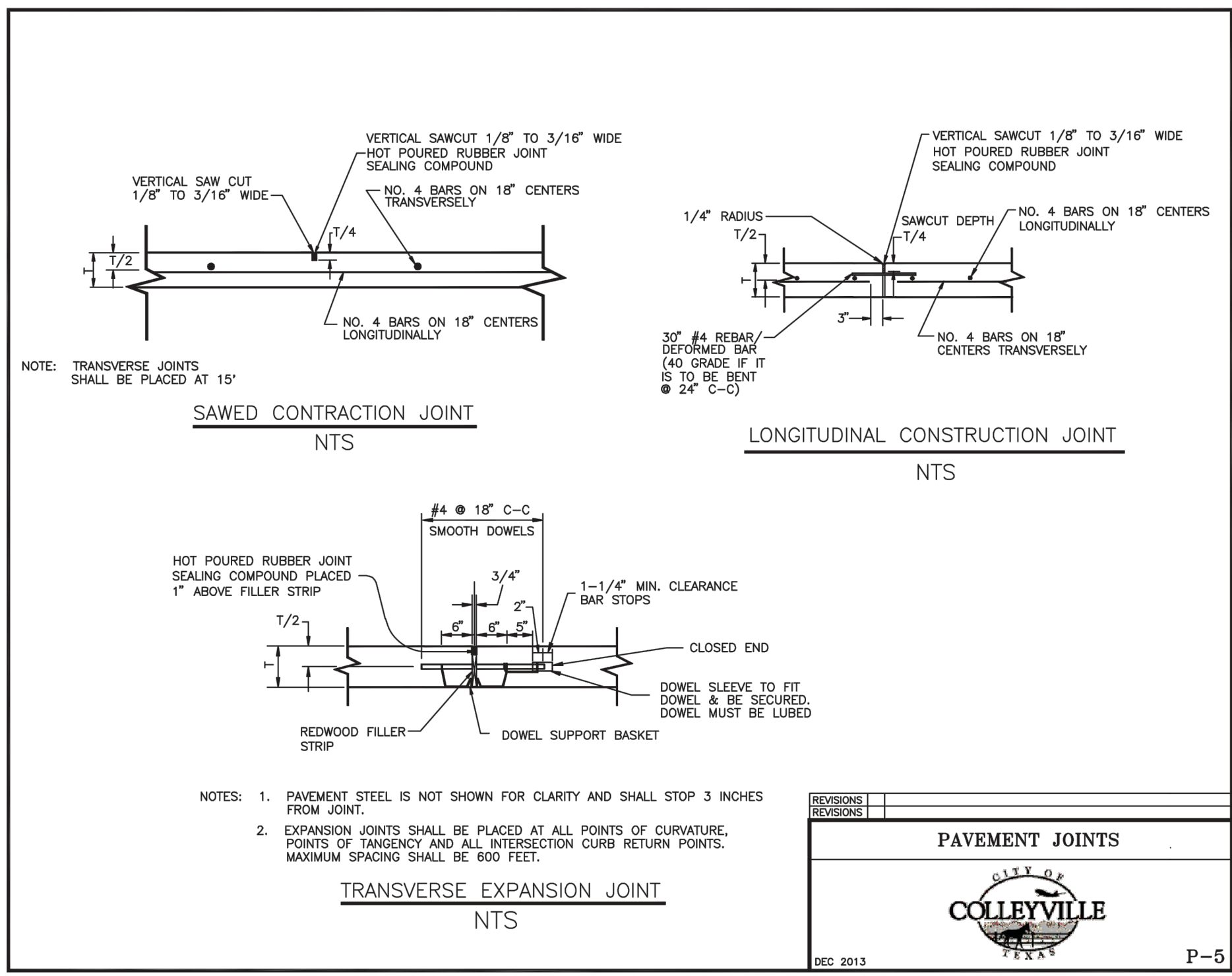
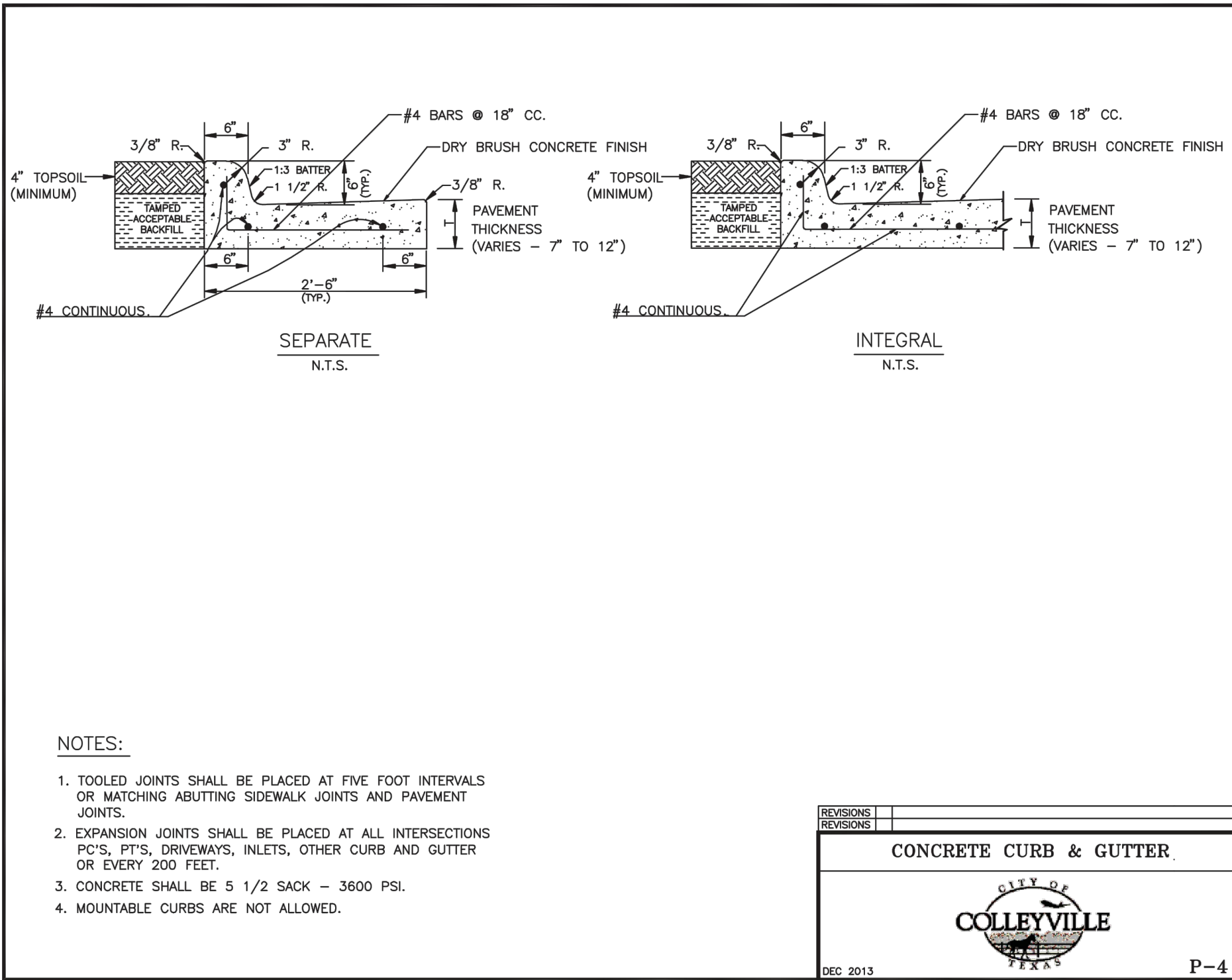
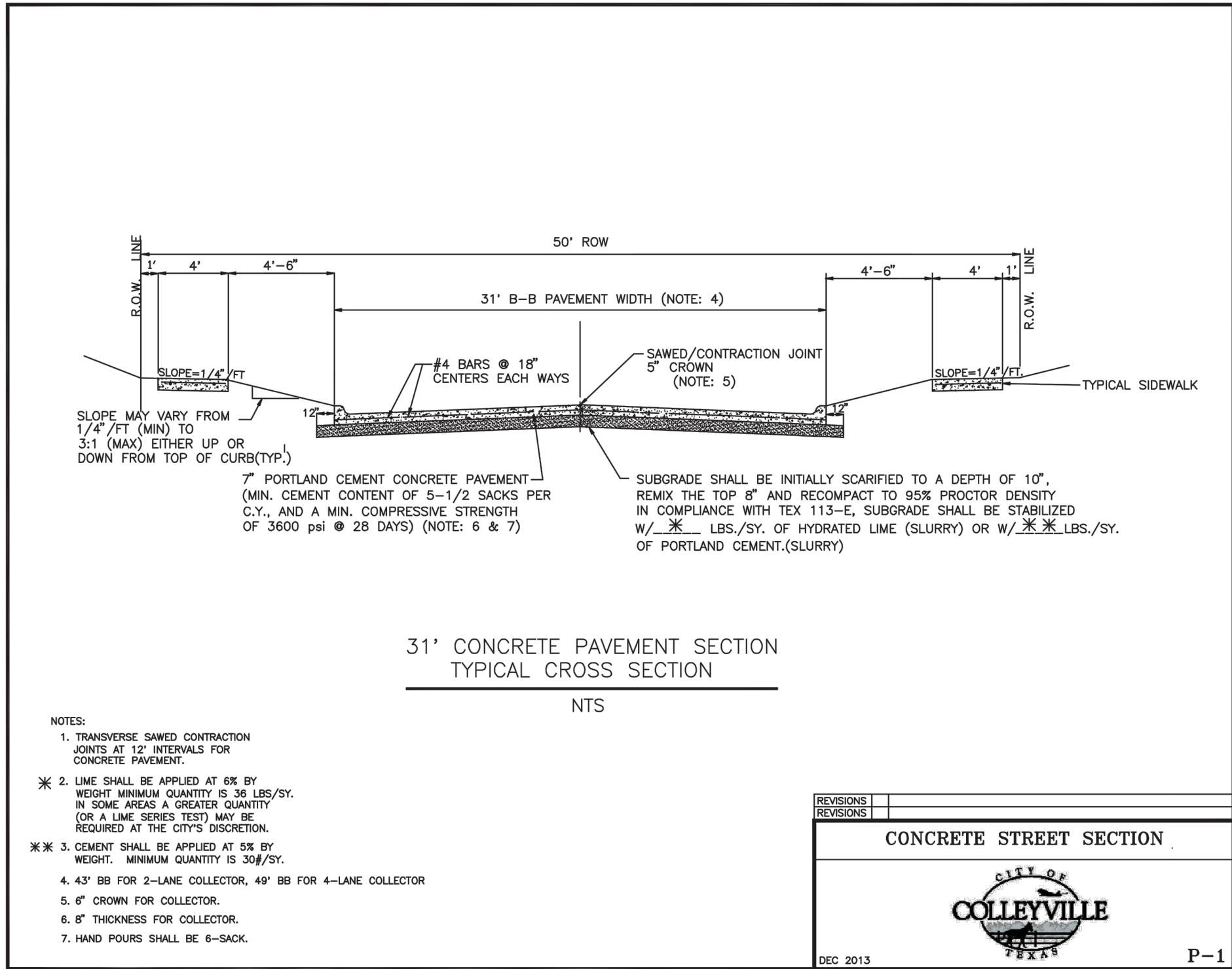
TYPICAL WING ELEVATION

SECTION A-A

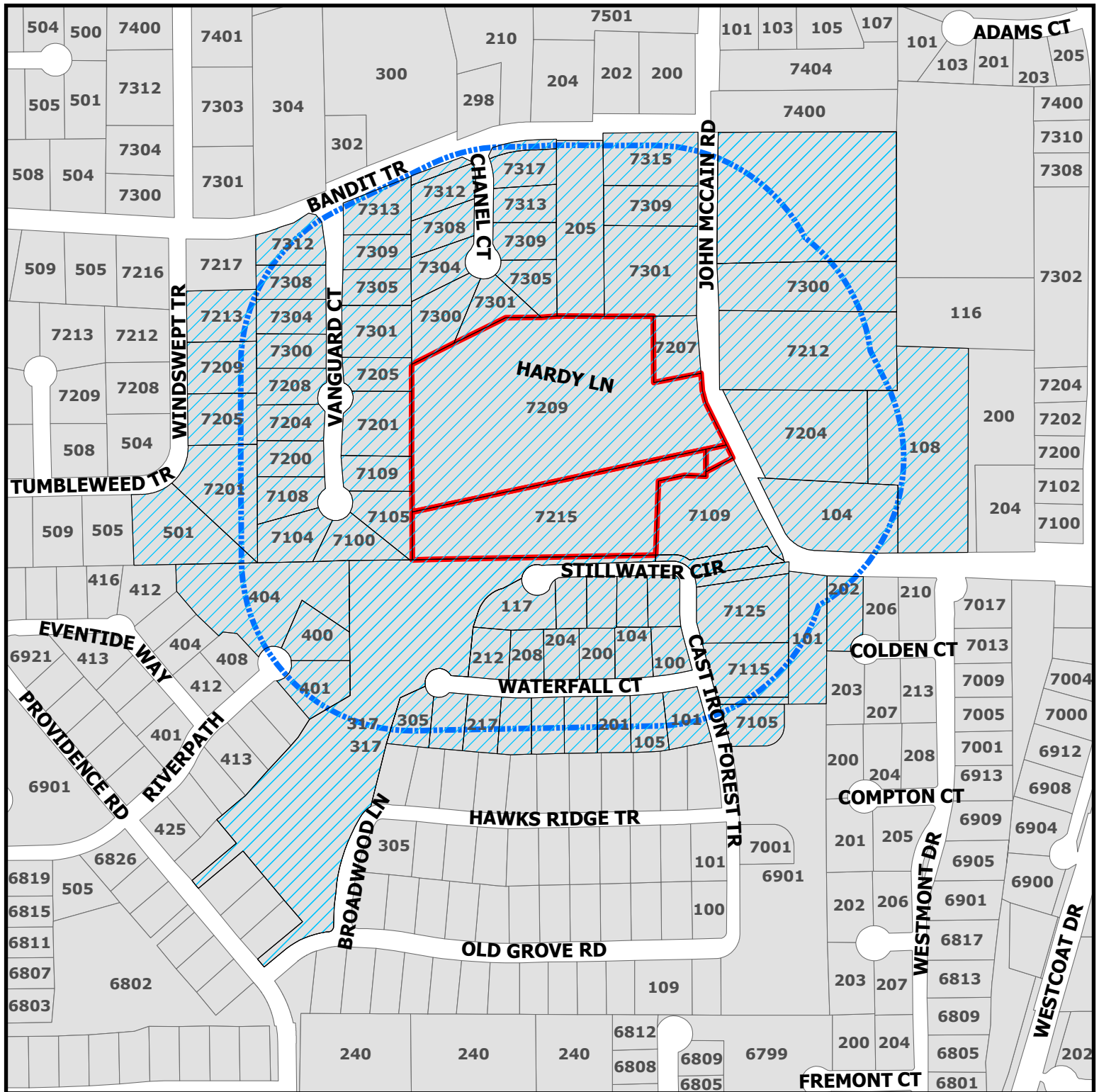
CONCRETE HEADWALLS
WITH FLARED WINGS FOR
0° SKEW PIPE CULVERTS

CH-FW-0

FILE: CD-CH-FW0-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS				
DIST	COUNTY			SHEET NO.



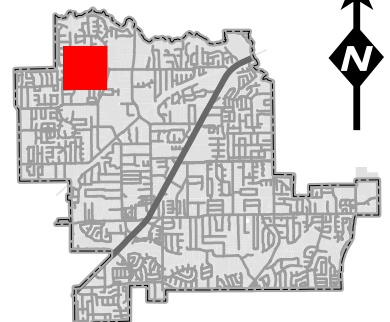
Notification Map



PC24-012

7215 John McCain Rd

-  Parcels to be notified
-  Buffer
-  Subject Property



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



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Tuesday, November 12, 2024 at 7:00 p.m.

City Council Meetings: Tuesday, December 3, 2024 at 7:00 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Preliminary/Final Plat for the Oak Creek Subdivision, being Lot 1, Block 1, Allzim Acres Addition & Tracts 2A7B, 2ABC, and 2A9A, Abstract 533, Mary M Freeman Survey. The purpose of the plat is to allow for a 7 lot single-family residential subdivision known as Oak Creek.

Zoning Case: PC24-012

Applicant: Clayton Redinger

Owner: Dawson Farms, LLC

Location: 7209 & 7215 John McCain Road

Property Description: Lot 1, Block 1, Allzim Acres Addition & Tracts 2A7B, 2ABC, and 2A9A, Abstract 533, Mary M Freeman Survey

Present Zoning: R-30 Single Family Residential, R-40 Single Family Residential, RE Single Family 'Estate' Residential, AG Agricultural

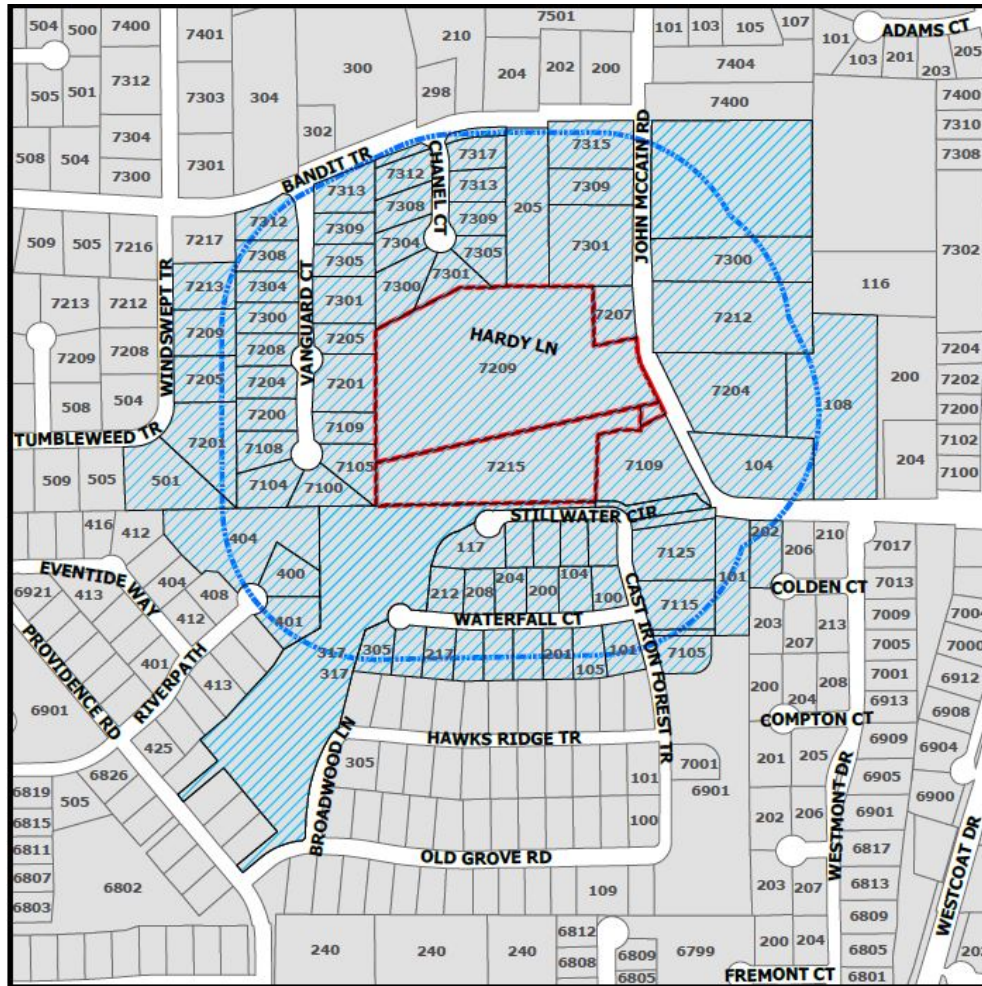
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

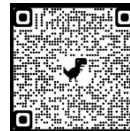
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

Citizenletters@Colleyville.com



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



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

Kris Potts

Kristopher Potts

NOTICE OF PUBLIC HEARING

Planner

Owner_Name	Situs_Addr
KENT, ROBERT	7315 JOHN MCCAIN RD
WALKER, GRADY M	7309 JOHN MCCAIN RD
ATHERTON, JAY W	7207 JOHN MCCAIN RD
BATTLES, BRANDON	101 JOHN MCCAIN RD
VAN HORNE, EDWARD	108 JOHN MCCAIN RD
BELL, APRIL	7204 JOHN MCCAIN RD
RAU, SUSAN	7105 CAST IRON FOREST TR
FAZAL, UMER	305 WATERFALL CT
CHANDLER, EDWIN K	301 WATERFALL CT
SCHNEIDER, HENRY J	217 WATERFALL CT
GRIFFIN, JEFFREY	213 WATERFALL CT
PATEL, AJAY ARVIND	209 WATERFALL CT
SMITH, WILLIAM	205 WATERFALL CT
OWEN, JOHN	201 WATERFALL CT
KELLY, JOHN	105 WATERFALL CT
ETTA, ANITA B	101 WATERFALL CT
LEE, JENNIFER FANG EN	117 STILLWATER CIR
BUTLER, PERRY L	208 WATERFALL CT
INMAN, MARGARET K	212 WATERFALL CT
BYRD, MICHAEL C	113 STILLWATER CIR
LAW, JAMES	109 STILLWATER CIR
COX, CLYDE	105 STILLWATER CIR
ALLEN, LEROY	101 STILLWATER CIR
RAHMAN, EDWARD A	100 WATERFALL CT
CLARK, EDWARD D	104 WATERFALL CT
BARNES, IRWIN	200 WATERFALL CT
AGNEW, GARRICK D	204 WATERFALL CT
RIACH FAMILY TRUST	7109 JOHN MCCAIN RD
STERNFELD, TODD	7125 CAST IRON FOREST TR
DH PROPERTY GROUP LLC	7115 CAST IRON FOREST TR
TOLL DALLAS TX LLC	7189 CAST IRON FOREST TR
OLD GROVE MAINTENANCE ASSOCIATION INC	7109 CAST IRON FOREST TR
PELTIER, ANGELA	205 BANDIT TR
GRAZIA, TODD	7313 VANGUARD CT
STEVENS, GREGORY	7104 VANGUARD CT
GONZALEZ, AL	7108 VANGUARD CT
HUDSON, SUSAN	7200 VANGUARD CT
GOODEN, JOHN L	7204 VANGUARD CT
PLIER, KRISTOPHER	7208 VANGUARD CT
DAVID & ANNA PHILLIPS REVOCABLE TRUST	7300 VANGUARD CT
AGUIRRE LIVING TRUST	7304 VANGUARD CT
RYAN, MARSHALL	7308 VANGUARD CT
BENINK, ERIC	7312 VANGUARD CT
ATHULATHMUDALI, K	7309 VANGUARD CT
SKINNER, ALFRED H	7305 VANGUARD CT
FROBERG, PAUL K	7301 VANGUARD CT
GREEN, KENNETH	7205 VANGUARD CT
KIMBELL, ISHAM	7201 VANGUARD CT
FOSTER, ROSS	7109 VANGUARD CT
DAVIS, JOEY	7105 VANGUARD CT
HOLLAN, GEORGE	7100 VANGUARD CT
STILWILL, CHARLES	7209 WINDSWEPT TR
RODRIGUEZ, ANTHONY	7213 WINDSWEPT TR
MARQUART REVOCABLE TRUST	501 TUMBLEWEED TR
BRIGHT, WILLIAM R	7201 WINDSWEPT TR
CHEN, TAI WAI D	7205 WINDSWEPT TR
BOLTON, JONATHAN	202 COLDEN CT
MYERS, FLOYD	400 RIVERPATH
CLARRY, KEITH E	401 RIVERPATH
WHITTIER HEIGHTS HOME OWNERS ASSOC INC	404 RIVERPATH
FLORENT AND NADINE BAILLOT FAMILY TRUST	7312 CHANEL CT
DIGGS, WILLIAM KEITH	7308 CHANEL CT
COSTA, LUIZ	7304 CHANEL CT
CHEATWOOD, JOEL	7300 CHANEL CT
FERRELL, HUNTER	7301 CHANEL CT
WAGNER, FREDERICK V	7305 CHANEL CT
CROWE REVOCABLE TRUST	7309 CHANEL CT
REDDY, BIBAS	7313 CHANEL CT
O'NEAL, BRIAN	7317 CHANEL CT
VISIONS SOUTHWEST 10 LP	7321 CHANEL CT
JUDON, MATTHEW	7212 JOHN MCCAIN RD
MARTINEZ GRULLON, JUAN	7300 JOHN MCCAIN RD
JONES, MARK	7316 JOHN MCCAIN RD
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD
BILLINGS, FLORENCE L	7301 JOHN MCCAIN RD
OLD GROVE ADDITION	COURTESY NOTICE
WESTMONT ADDITION	COURTESY NOTICE
CHANEL COURT	COURTESY NOTICE
VANGUARD ESTATES ADDITION	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVILLE	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
DAWSON FARMS LLC	7209 JOHN MCCAIN RD
CLAYTON REDINGER	

RESOLUTION R-24-

**A RESOLUTION APPROVING A PRELIMINARY/FINAL PLAT FOR THE
OAK CREEK ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat for The Oak Creek Addition on November 12, 2024.

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

Sec. 1. THAT the Preliminary/Final Plat for The Oak Creek Addition on approximately 12.04 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 3RD DAY OF DECEMBER 2024.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Bobby Lindamood
Mayor

[illegible]



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b

Agenda Date 11/12/2024

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Preliminary/Final Plat for the Bluffs Subdivision, being Tracts 1B1, 1B2, 1C1, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case PC24-013

Explanation

Clayton Redinger, the applicant, has submitted a request for a Preliminary/Final Plat for Lots 1-9, Block 1, The Bluffs Addition, being approximately 13.90 acres, and zoned R-40 Single Family Residential district. The purpose of the plat is for a new 9 lot single-family subdivision.

Existing Conditions/Background: The subject properties, 2417 Wilkes Drive and 6900 Pool Road, reside south of the intersection of Pool Road and Colleyville Boulevard. The properties currently have one single family home and two accessory buildings that will be removed. On the north side of the property is floodplain and Big Bear Creek.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-40 zoning regulations require the following standards:

Minimum Lot Size	40,000 sf.
Minimum Lot Width	150 feet
Minimum Lot Depth	150 feet
Front Building Line	40 feet
Side Building Line	15 feet
Rear Building Line	25 feet
Max. Lot Coverage	20%
Max. Impervious Coverage	50%

As submitted, the lots shown on the proposed plat meet the requirements of the R-40 zoning as described in the Land Development Code.

Analysis: The proposed plat creates 9 new single-family residential lots. All the proposed lots meet the requirements of the R-40 zoning district. An open space lot will be dedicated to the city on the north side of the development. In the rear of all properties there will be a 25-foot tree preservation easement.

Plat Status: The subject properties are two properties, one unplatted as Tracts 1B1,

1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and one platted lot being Lot 1, Block 1, Cero Addition.

DRC Review: The DRC reviewed the request during their October 21st, 2024 meeting and provided the following comments:

1. Provide a street name.
2. Add the square footage to each lot.
3. The Plat title name should be changed to Preliminary/Final Plat.
4. Provide a note from the Land Development Code, Section 9.19.2 that states: All electric, telephone, cable, and other fiber utilities shall be placed in the rear easement. Mechanical equipment, transformers, and other visible installations will not be permitted in the front yards of any lots.
5. For Engineering Comments please refer to the attached pdf.

Applicant provided updated exhibits on October 31, 2024.

Drainage: The drainage meets the requirements of the Land Development Code.

Surrounding Development: Property to the north and east is located in the City of Grapevine. Property to the south has R-20 Single-Family Residential zoning and has developed with single-family homes. The property to the west has Planned Unit Development – Residential zoning located in the Ross Downs subdivision and has developed with single-family homes.

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

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

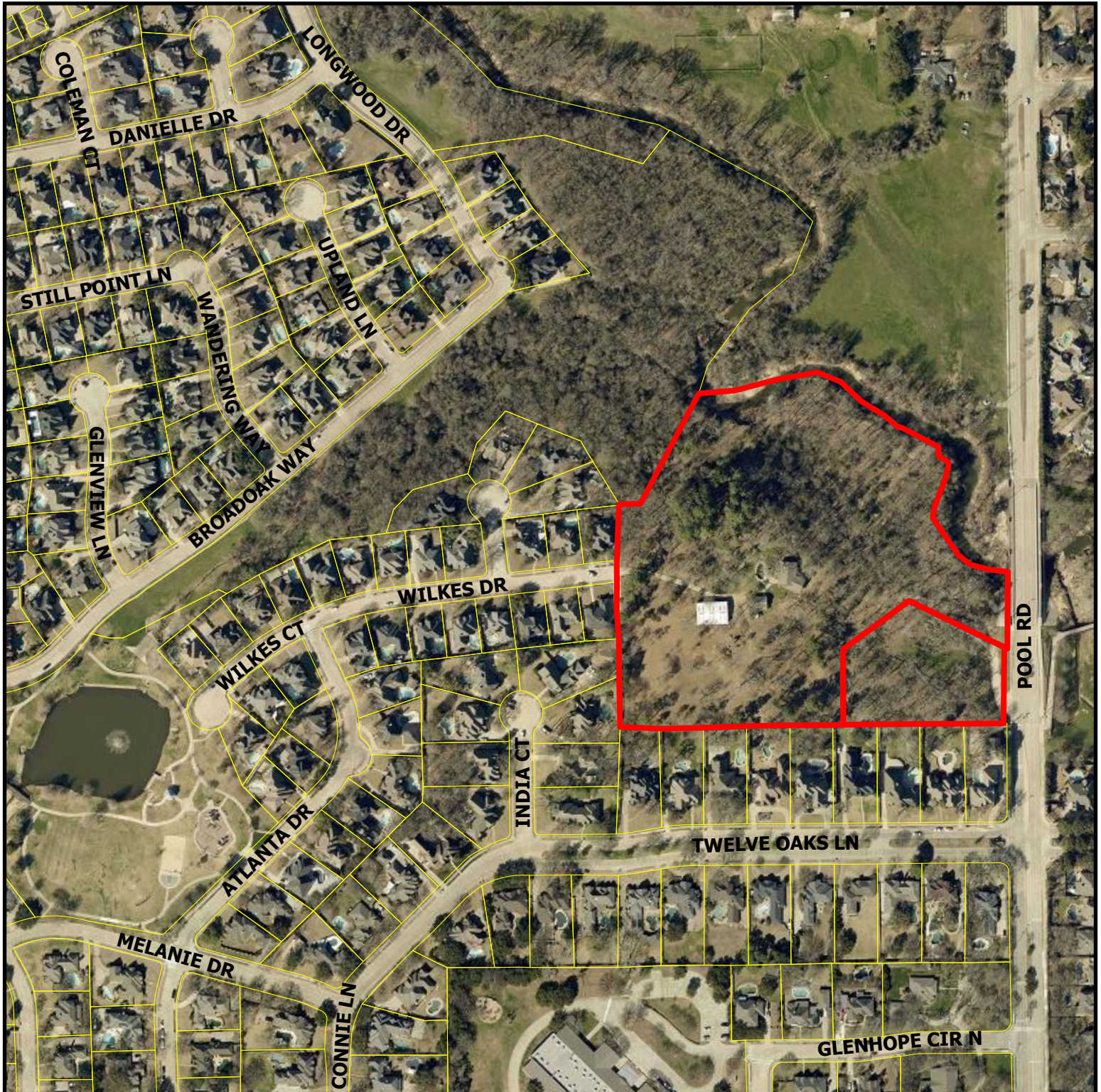
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the Preliminary/Final plat.

Attachments

1. Aerial Map
2. Zoning Map
3. Plat Exhibit
4. Grading and Drainage Exhibits
5. Future Land Use Map
6. Notification Map
7. Notification Letter
8. Notification List
9. Draft Resolution

Aerial Map

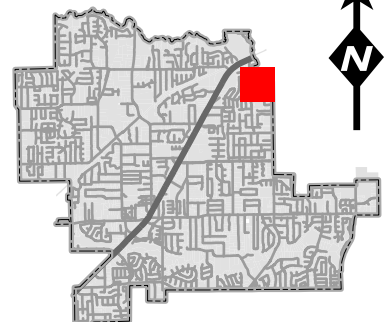


PC24-013

2417 Wilkes Dr

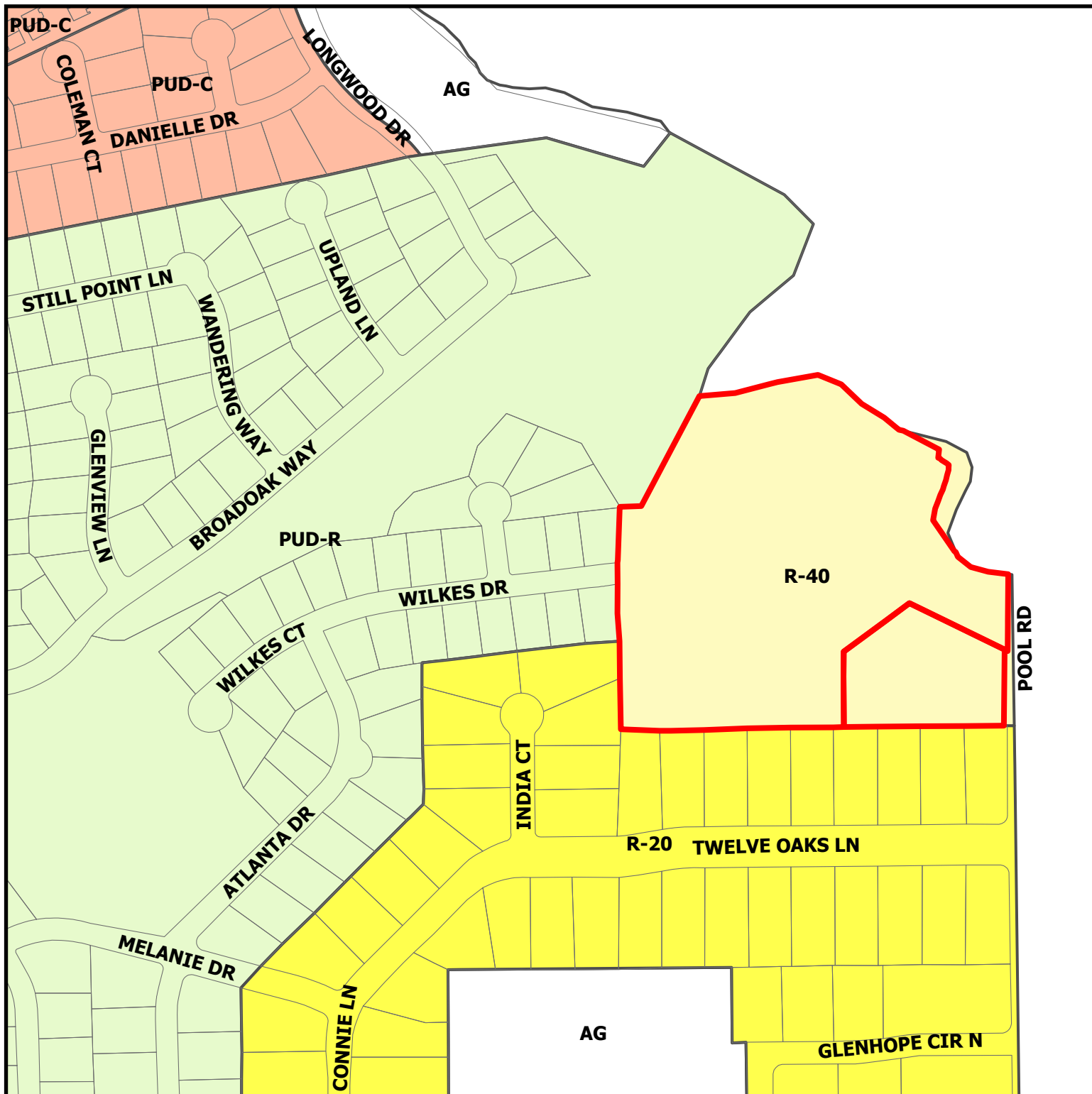


Subject Property



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



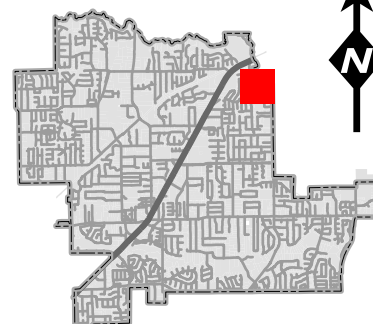
DISCLAIMER:

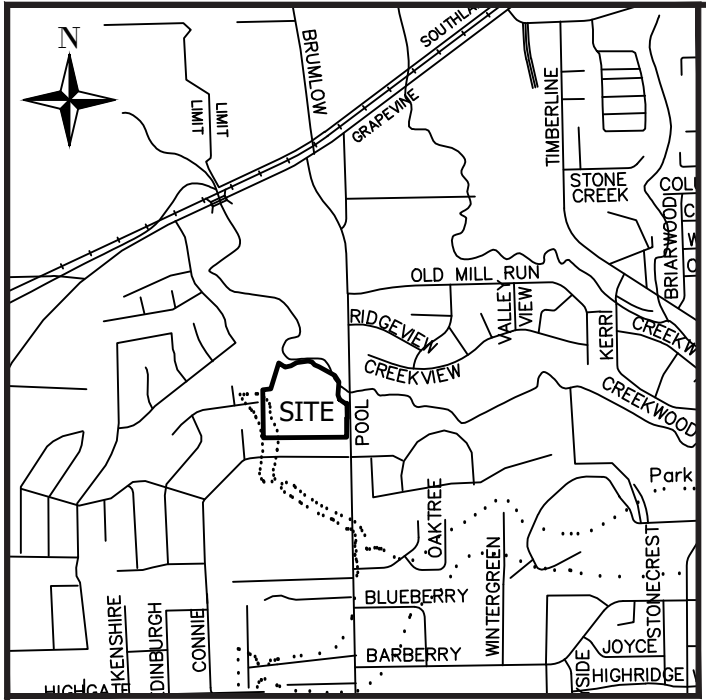
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PC24-013

2417 Wilkes Dr

Zoning		
	AG	Agricultural
	CC-1	Village Retail
	CC-2	Shopping Center
	CC-3	Highway Commercial
	CN	Neighborhood Commercial
	CPO	Professional Office
	ML	Light Manufacturing
	PUD-C	Planned Unit Development, Commercial
	PUD-R	Planned Unit Development, Residential
	R-10	Single Family Residential (10,000)
	R-15	Single Family Residential (15,000)
	R-20	Single Family Residential (20,000)
	R-30	Single Family Residential (30,000)
	R-40	Single Family Residential (40,000)
	R-MF	Multi-Family Residential
	RD	Two Family Residential
	RE	Single Family 'Estate' Residential
		Subject Property





VICINITY MAP
NOT TO SCALE

- NOTES
- Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.
 - According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Panel 95 of 495, Map Numbers 48439C0095K, Map Revised Date: September 25, 2009, the subject property is located in **Zone "X" (Unshaded)** defined as - Areas determined to be outside of the 0.2% annual chance floodplain. **Zone "X" (Shaded)** define as - Areas of 0.2% annual flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1% annual chance flood. Area of Special Flood Hazard (the area subject to flooding by the 1% annual chance flood) **Zone "AE"** defined as - Base Flood Elevations determined. **Floodway areas in Zone "AE"** defined as - The floodway is the channel of a stream plus any adjacent floodplain area that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights.
 - This statement does not reflect any type of flood study by this firm.
 - 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.
 - The purpose of this plat is to create 9 residential lots and 4 non-residential lots.
 - All electric, telephone, cable, and other fiber utilities shall be placed in the rear easement. Mechanical equipment, transformers, and other visible installations will not be permitted in the front yards of any lots.
 - No Trees shall be removed with in the Tree Preservation Easement without prior approval from the City of Colleyville.

LEGEND	
SYMBOL	DESCRIPTION
OPRTCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY TEXAS
PRCTCT	PLAT RECORDS, TARRANT COUNTY TEXAS
SIR	SET IRON ROD WITH CAP STAMPED "ypassociates.com"
BL	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
BTP	BY THIS PLAT
L =	ARC LENGTH
AC.	ACRES
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	113°54'51"	125.00'	248.53'	N26°52'11"E 209.57'
C2	77°38'38"	149.99'	203.26'	S57°21'05"E 188.06'
C3	71°41'06"	205.00'	256.48'	S54°22'29"E 240.08'
C4	9°29'35"	410.00'	67.93'	N84°44'12"E 67.85'
C5	81°28'39"	155.00'	220.42'	S59°16'16"E 202.31'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N30°05'14"W	29.92'
L2	N46°27'15"E	12.98'
L3	S89°27'42"W	29.99'
L4	N18°31'46"W	19.79'
L5	S44°23'48"W	31.40'
L6	N44°23'48"E	16.77'
L7	S00°36'07"E	36.94'
L8	N00°36'12"W	30.72'
L9	N89°23'48"E	15.00'

FLOOD PLAIN EASEMENT LINE TABLE			
NO.	BEARING	LENGTH	
FL1	S86°40'56"E	71.94'	
FL2	N88°09'08"E	73.50'	
FL3	S76°17'28"E	165.98'	
FL4	S73°56'11"E	66.40'	
FL5	S48°55'13"E	127.61'	
FL6	S47°49'32"E	175.39'	
FL7	S08°17'59"E	66.86'	
FL8	S54°40'20"E	155.42'	
FL9	N88°15'41"E	32.91'	

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

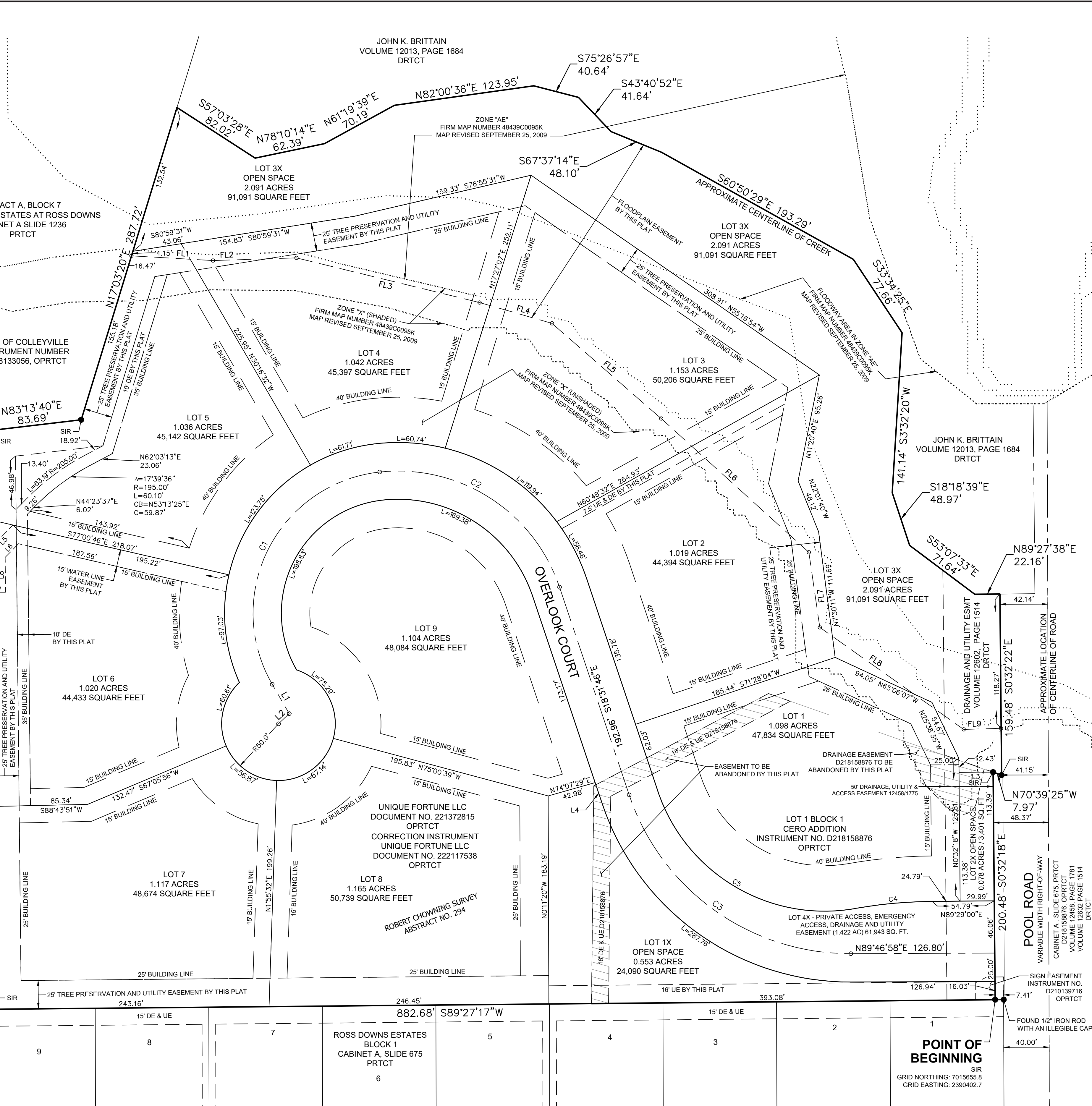
CITY COUNCIL APPROVAL

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

Mayor, City of Colleyville

Attest: City Secretary

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, DESIRÉE L. HURST, 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.

Desirée L. Hurst _____ Date _____
Registered Professional Land Surveyor No. 6230

UTILITY EASEMENTS

Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

FLOODWAY EASEMENT RESTRICTION: No construction shall be allowed within a floodway easement without the written approval of the City of Colleyville, and then only after detailed engineering plans and studies show that no flooding will result.

DRAINAGE EASEMENT RESTRICTION: No construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.

Dedication Certificate

WHEREAS, UNIQUE FORTUNE and BRUCE & STACEY TAYLOR, are the owners of a tract of land situated in the Robert Chowning Survey, Abstract No. 294, Tarrant County, Texas, and being all of a 12.01 acre tract conveyed to them by General Warrant Deed recorded in Document number D221372815, Correction Instrument D222117538, Official Public Records, Tarrant County, Texas (OPRTCT) and all of Lot 1, Block 1, Cero Addition, an addition to City of Colleyville, Tarrant County, Texas recorded in Clerk's File No. D218158876, Plat Records, Tarrant County, Texas (PRCTCT) and being more particularly described as follows: **BEGINNING** at a set 1/2" iron rod with cap stamped "ypassociates.com" having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7015655.8 and Easting 2390402.7, on the south line of said Lot 1, Block 1, Cero Addition, on the north line of Lot 1, Block 1, Ross Downs Estates, an addition to Colleyville, Texas recorded in Cabinet A, Slide 675, PRCTCT and on the west right-of-way line of Pool Road (variable width) from which a found 1/2" iron rod bears North 89 degrees 27 minutes 17 seconds East, (Grid Bearings based on said Texas Coordinate System), a distance of 7.41 feet;

THENCE South 89 degrees 27 minutes 17 seconds West, with the south line of said Lot 1, Block 1, Cero Addition and the south line of said 12.01 acre tract, a distance of 882.68 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the southwest corner of said 12.01 acre tract and the west line of Lot 12, Block 1 of said Ross Downs Estates;

THENCE North 00 degrees 36 minutes 23 seconds West, with the west line of said 12.01 acre tract, a distance of 509.36 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at an angle point in the west line of said 12.01 acre tract and a south corner of said City of Colleyville tract, a distance of 83.69 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";

THENCE North 83 degrees 13 minutes 40 seconds East, continuing with the said west line of said 12.01 acre tract and the south line of said City of Colleyville tract, a distance of 83.69 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";

THENCE North 17 degrees 03 minutes 20 seconds East, continuing with the said west line of said 12.01 acre tract and the east line of said City of Colleyville tract, a distance of 287.72 feet to a point on the approximate centerline of a creek;

THENCE Southeasterly along said creek the following (13) thirteen calls as follows:

- South 57 degrees 03 minutes 28 seconds East, a distance of 82.02 feet to a point for corner.
- North 78 degrees 10 minutes 14 seconds East, a distance of 62.39 feet to a point for corner.
- North 61 degrees 19 minutes 39 seconds East, a distance of 70.19 feet to a point for corner.
- North 82 degrees 00 minutes 36 seconds East, a distance of 123.95 feet to a point for corner.
- South 75 degrees 26 minutes 57 seconds East, a distance of 40.64 feet to a point for corner.
- South 43 degrees 40 minutes 52 seconds East, a distance of 41.64 feet to a point for corner.
- South 67 degrees 37 minutes 14 seconds East, a distance of 48.10 feet to a point for corner.
- South 60 degrees 50 minutes 29 seconds East, a distance of 193.29 feet to a point for corner.
- South 33 degrees 34 minutes 25 seconds East, a distance of 77.66 feet to a point for corner.
- South 03 degrees 32 minutes 20 seconds West, a distance of 141.14 feet to a point for corner.
- South 18 degrees 18 minutes 39 seconds East, a distance of 48.97 feet to a point for corner.
- South 53 degrees 07 minutes 33 seconds East, a distance of 71.64 feet to a point for corner.
- North 89 degrees 27 minutes 38 seconds East, a distance of 22.16 feet to a point for corner on the east line of said 12.01 acre tract and said Pool Road.

THENCE Southeasterly along said 12.01 acre tract, the west right-of-way line of said Pool road and the east line of said Lot 1, Block 1, Cero Addition creek the following (3) three calls as follows:

- South 00 degrees 32 minutes 22 seconds East, a distance of 159.48 feet to a set 1/2" iron rod with cap stamped "ypassociates.com".
- North 70 degrees 39 minutes 25 seconds West, a distance of 7.97 feet to a set 1/2" iron rod with cap stamped "ypassociates.com".
- South 03 degrees 32 minutes 18 seconds East, a distance of 200.48 feet to the **POINT OF BEGINNING** and containing 13.90 acres of land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That We, UNIQUE FORTUNE and BRUCE & STACEY TAYLOR, Owners, do hereby adopt this plat designating the hereinbefore described property as Lots 1-9, Lot 1X, Lot 2X, Lot 3X and Lot 4X, Block 1, The Bluffs, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all 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 _____, 20____.

UNIQUE FORTUNE

STATE OF TEXAS ~
COUNTY OF _____

Before Me, the undersigned authority, on this day personally appeared _____ 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 purpose and consideration therein expressed, in the capacity therein stated.

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

Notary Public in and for the State of Texas

BRUCE & STACEY TAYLOR

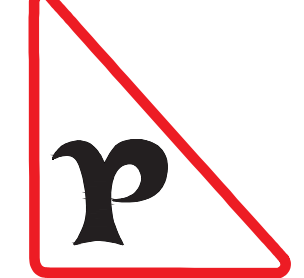
STATE OF TEXAS ~
COUNTY OF _____

Before Me, the undersigned authority, on this day personally appeared _____ 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 purpose and consideration therein expressed, in the capacity therein stated.

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

Notary Public in and for the State of Texas

PRELIMINARY/FINAL PLAT
THE BLUFFS
LOTS 1-9, LOTS 1X, 2X, 3X
AND LOT 4X, BLOCK 1
BEING 13.90 ACRES SITUATED IN THE
ROBERT CHOWNING SURVEY
ABSTRACT NUMBER 294
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS
PREPARED OCTOBER 2024

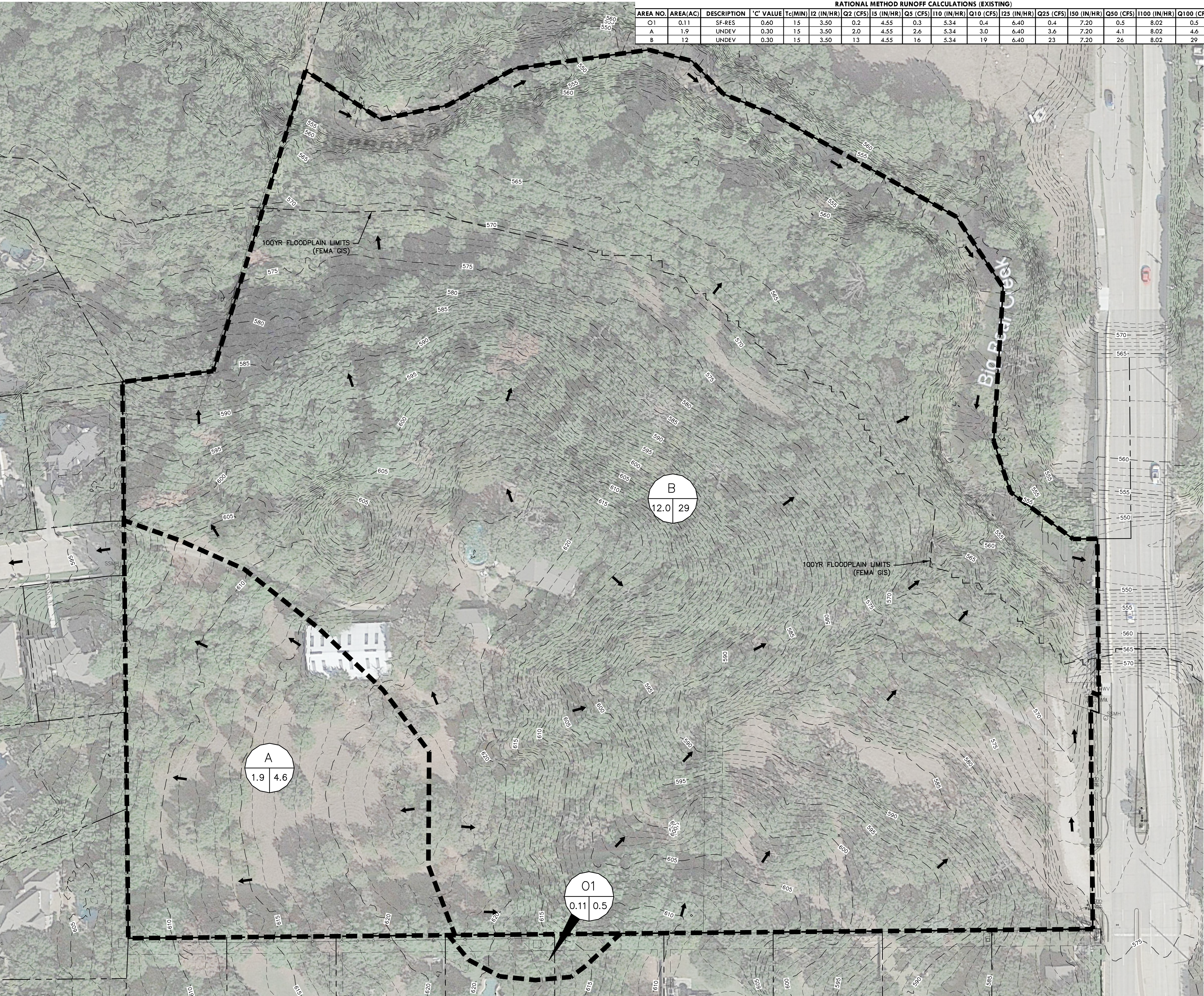


YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, TX 76095
2022-114-001
817.268.3316
info@ypassociates.com
TBPELS 10194022
SEPTEMBER 29, 2024
PAGE 1 OF 1

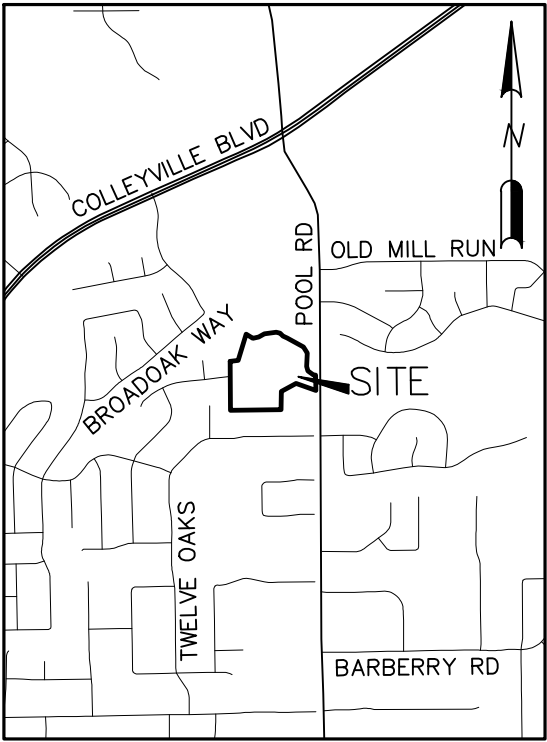
OWNER/DEVELOPER:
UNIQUE FORTUNE, LLC
400 N. CARROLL AVENUE
SOUTHLAKE, TX 76092
PHONE: 817.421.2067

OWNER/DEVELOPER:
BRUCE TAYLOR AND STACY TAYLOR
4501 SHADYCREEK LANE
COLLEYVILLE, TX 76034

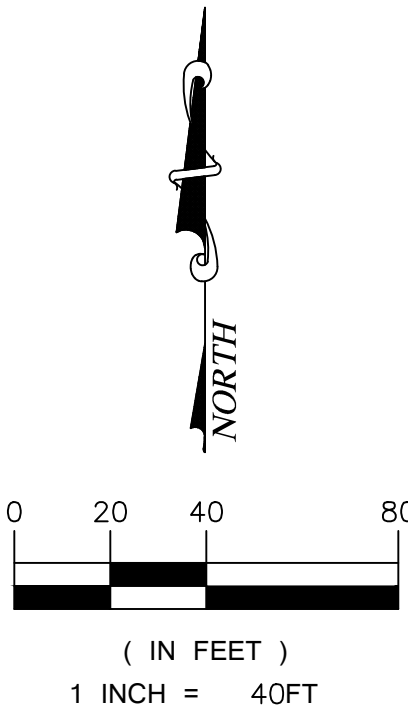
SURVEYOR:
YAZEL PEEBLES &
ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 817.268.3316



RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																
AREA NO.	AREA (AC)	DESCRIPTION	'C' VALUE	Tc (MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
01	0.11	SF-RES	0.60	1.5	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
A	1.9	UNDEV	0.30	1.5	3.50	2.0	4.55	2.6	5.34	3.0	6.40	3.6	7.20	4.1	8.02	4.6
B	12	UNDEV	0.30	1.5	3.50	13	4.55	16	5.34	19	6.40	23	7.20	26	8.02	29



VICINITY MAP
SCALE: 1" = 2000'



LEGEND

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

1. CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
2. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.

REDINGER GROUP, LLC
P.O. BOX 93206
DALLAS, TEXAS 75293
PHONE (817) 233-2727
FAX (817) 233-2727
ENGINEERING REGISTRATION NUMBER E-23239
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
10000 BARBERRY RD
SOUTH PLAINFIELD, TEXAS 76089
PHONE (817) 617-9105

EXISTING DRAINAGE PLAN
THE BLUFFS
COLLEYVILLE, TEXAS

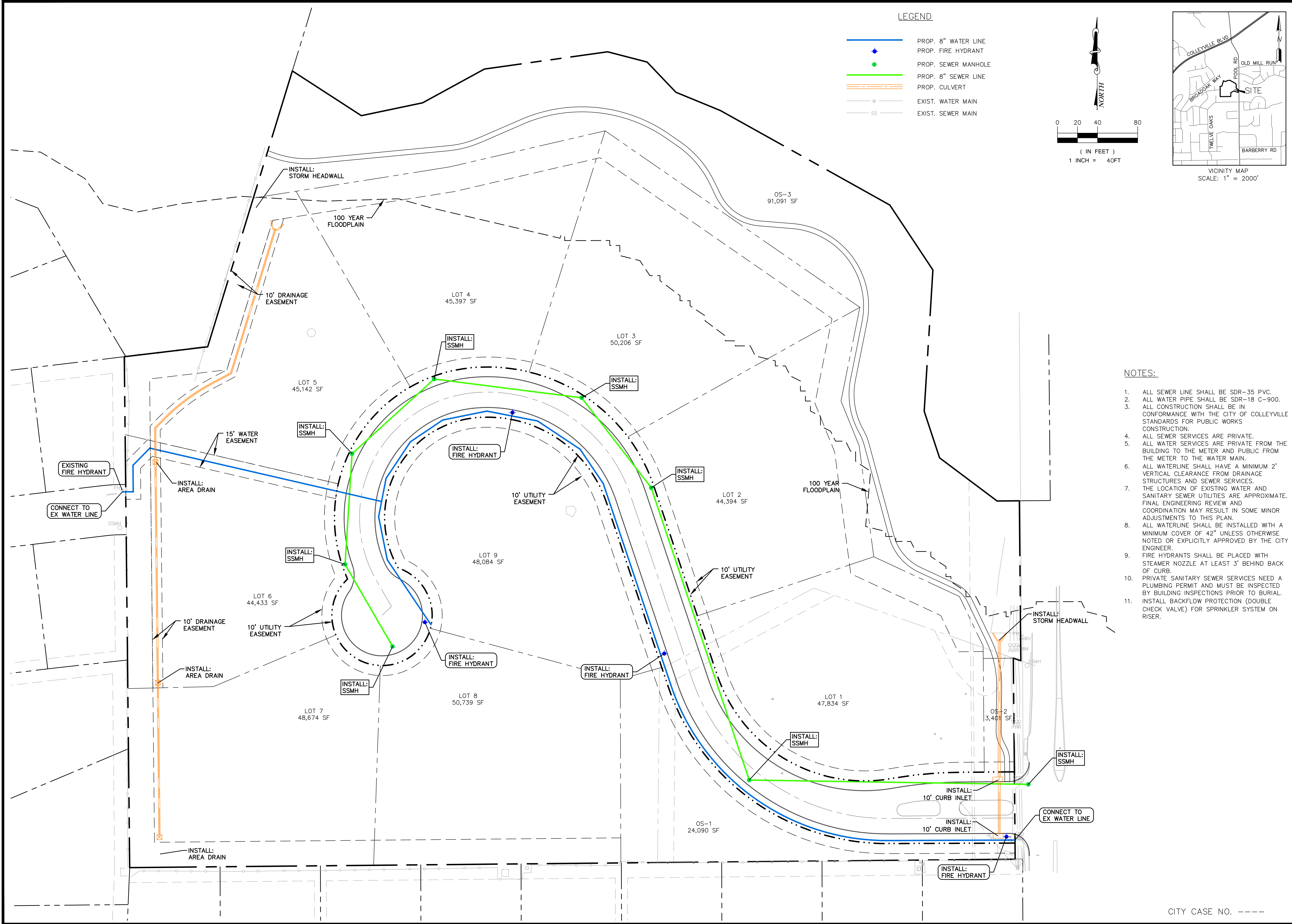
BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/10/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET
1

CITY CASE NO. ----



- NOTES:
1. ALL SEWER LINE SHALL BE SDR-35 PVC.
 2. ALL WATER PIPE SHALL BE SDR-18 C-900.
 3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF COLLEYVILLE STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
 4. ALL SEWER SERVICES ARE PRIVATE.
 5. ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
 6. ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
 7. THE LOCATION OF EXISTING WATER AND SANITARY SEWER UTILITIES ARE APPROXIMATE. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN SOME MINOR ADJUSTMENTS TO THIS PLAN.
 8. ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
 9. FIRE HYDRANTS SHALL BE PLACED WITH STEAMER NOZZLE AT LEAST 3' BEHIND BACK OF CURB.
 10. PRIVATE SANITARY SEWER SERVICES NEED A PLUMBING PERMIT AND MUST BE INSPECTED BY BUILDING INSPECTIONS PRIOR TO BURIAL.
 11. INSTALL BACKFLOW PROTECTION (DOUBLE CHECK VALVE) FOR SPRINKLER SYSTEM ON RISER.

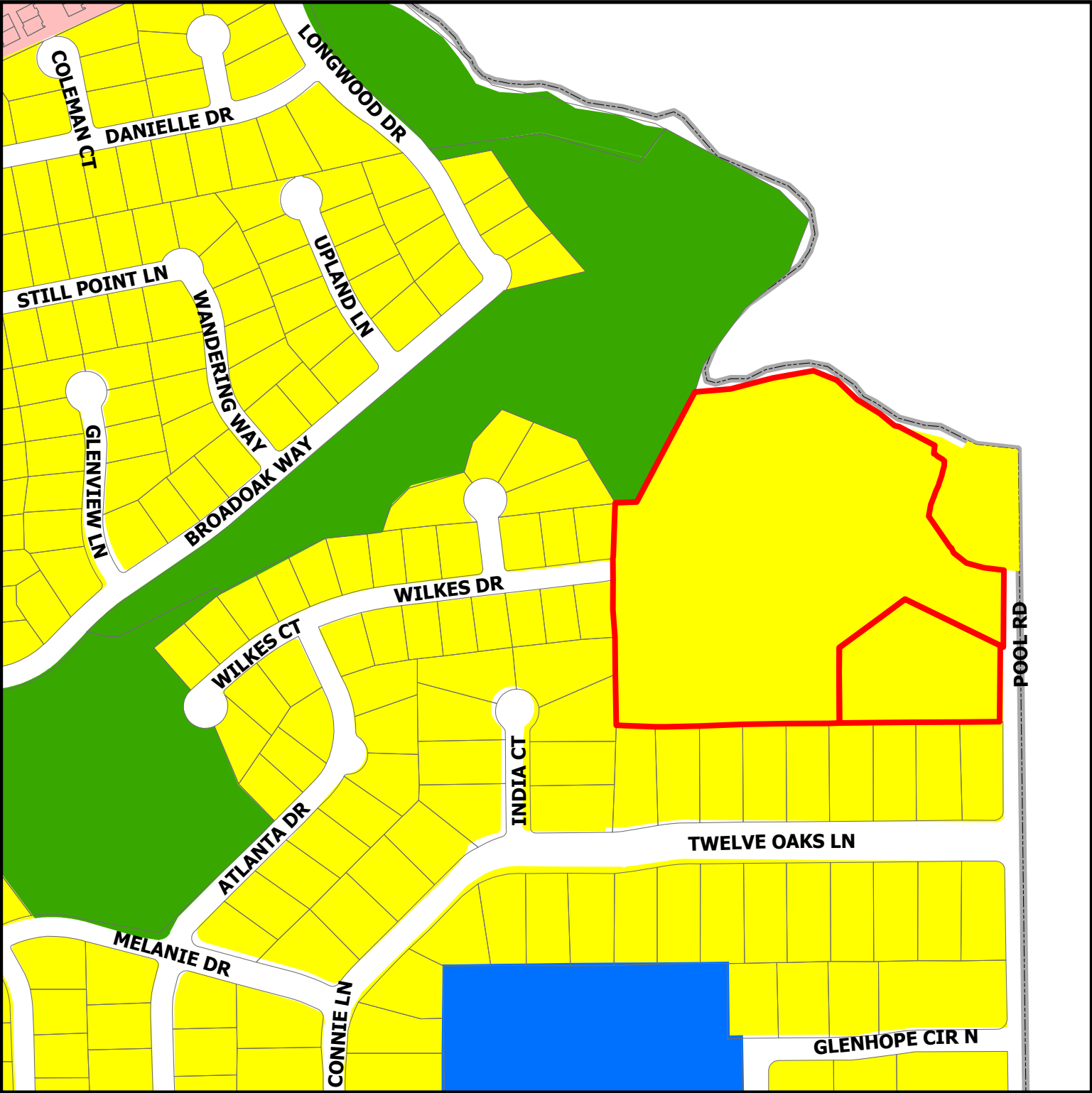
PRELIMINARY UTILITY PLAN
THE BLUFFS
COLLEYVILLE, TEXAS

BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/10/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

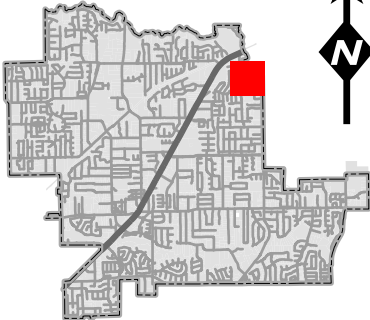
Future Land Use Map



PC24-013

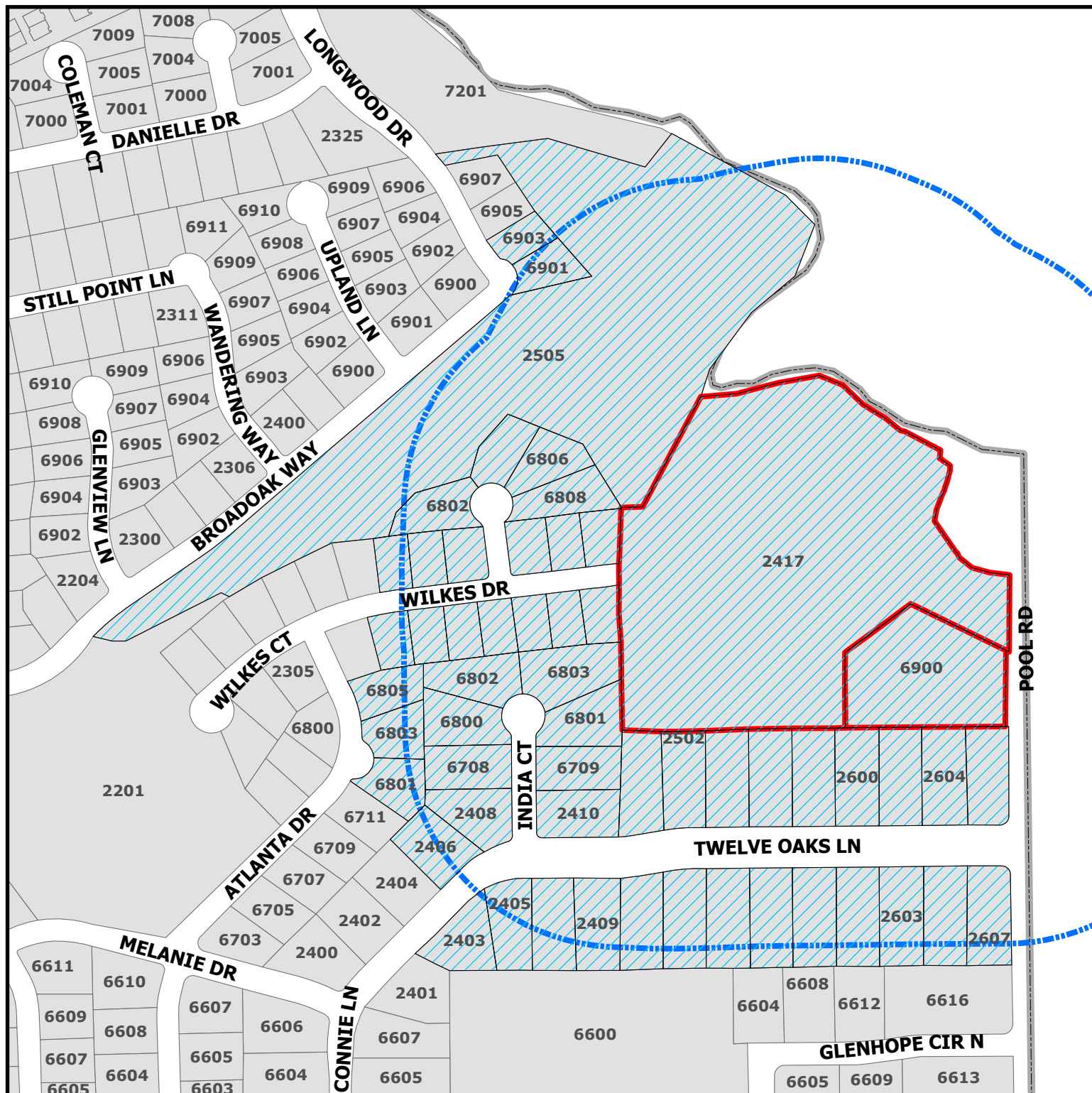
2417 Wilkes Dr

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



DISCLAIMER:
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Notification Map



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PC24-013

2417 Wilkes Dr



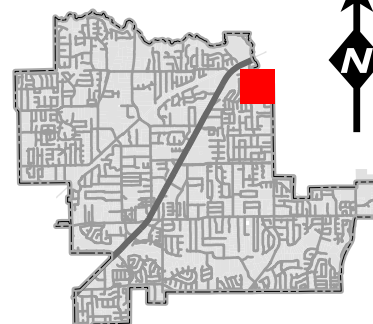
Buffer



Subject Property



Parcels to be notified





NOTICE OF PUBLIC HEARING

«Owner Name»
«Owner Address»
«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Tuesday, November 12, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, December 3, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Preliminary/Final Plat for the Bluffs Subdivision, being Tracts 1B1, 1B2, 1C1, and 1B3, Abstract 294, Robert Chowning Survey & Lot 1, Block 1, Cero Addition. The purpose of the plat is to allow for a 9 lot single-family residential subdivision known as The Bluffs.

Zoning Case: PC24-013

Applicant: Clayton Redinger

Owner: Unique Fortune LLC

Location: 2417 Wilkes Drive & 6900 Pool Road

Property Description: Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition

Present Zoning: R-40 Single Family Residential

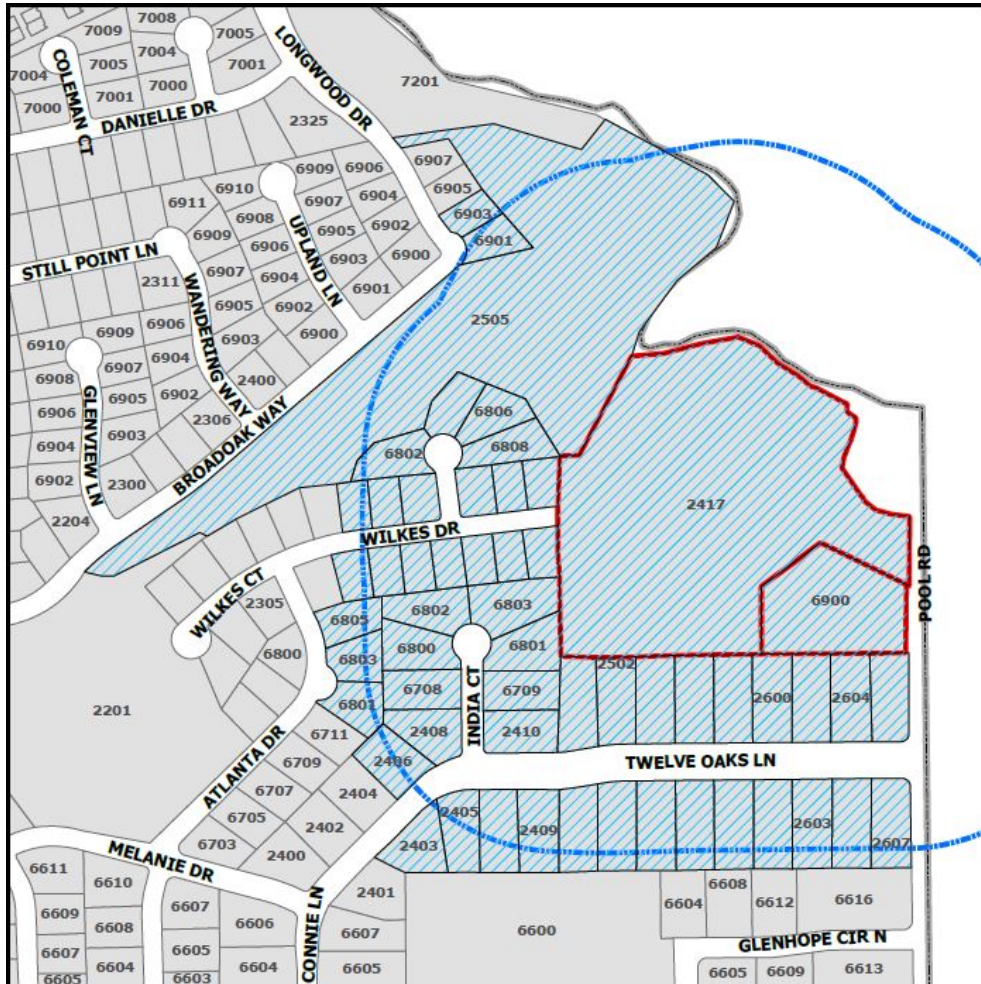
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

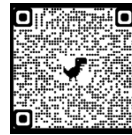
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Citizenletters@Colleyville.com

NOTICE OF PUBLIC HEARING



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



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

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
KENT, ROBERT	7315 JOHN MCCAIN RD
WALKER, GRADY M	7309 JOHN MCCAIN RD
ATHERTON, JAY W	7207 JOHN MCCAIN RD
BATTLES, BRANDON	101 JOHN MCCAIN RD
VAN HORNE, EDWARD	108 JOHN MCCAIN RD
BELL, APRIL	7204 JOHN MCCAIN RD
RAU, SUSAN	7105 CAST IRON FOREST TR
FAZAL, UMER	305 WATERFALL CT
CHANDLER, EDWIN K	301 WATERFALL CT
SCHNEIDER, HENRY J	217 WATERFALL CT
GRIFFIN, JEFFREY	213 WATERFALL CT
PATEL, AJAY ARVIND	209 WATERFALL CT
SMITH, WILLIAM	205 WATERFALL CT
OWEN, JOHN	201 WATERFALL CT
KELLY, JOHN	105 WATERFALL CT
ETTA, ANITA B	101 WATERFALL CT
LEE, JENNIFER FANG EN	117 STILLWATER CIR
BUTLER, PERRY L	208 WATERFALL CT
INMAN, MARGARET K	212 WATERFALL CT
BYRD, MICHAEL C	113 STILLWATER CIR
LAW, JAMES	109 STILLWATER CIR
COX, CLYDE	105 STILLWATER CIR
ALLEN, LEROY	101 STILLWATER CIR
RAHMAN, EDWARD A	100 WATERFALL CT
CLARK, EDWARD D	104 WATERFALL CT
BARNES, IRWIN	200 WATERFALL CT
AGNEW, GARRICK D	204 WATERFALL CT
RIACH FAMILY TRUST	7109 JOHN MCCAIN RD
STERNFELD, TODD	7125 CAST IRON FOREST TR
DH PROPERTY GROUP LLC	7115 CAST IRON FOREST TR
TOLL DALLAS TX LLC	7189 CAST IRON FOREST TR
OLD GROVE MAINTENANCE ASSOCIATION INC	7109 CAST IRON FOREST TR
PELTIER, ANGELA	205 BANDIT TR
GRAZIA, TODD	7313 VANGUARD CT
STEVENS, GREGORY	7104 VANGUARD CT
GONZALEZ, AL	7108 VANGUARD CT
HUDSON, SUSAN	7200 VANGUARD CT
GOODEN, JOHN L	7204 VANGUARD CT
PLIER, KRISTOPHER	7208 VANGUARD CT
DAVID & ANNA PHILLIPS REVOCABLE TRUST	7300 VANGUARD CT
AGUIRRE LIVING TRUST	7304 VANGUARD CT
RYAN, MARSHALL	7308 VANGUARD CT
BENINK, ERIC	7312 VANGUARD CT
ATHULATHMUDALI, K	7309 VANGUARD CT
SKINNER, ALFRED H	7305 VANGUARD CT
FROBERG, PAUL K	7301 VANGUARD CT
GREEN, KENNETH	7205 VANGUARD CT
KIMBELL, ISHAM	7201 VANGUARD CT
FOSTER, ROSS	7109 VANGUARD CT
DAVIS, JOEY	7105 VANGUARD CT
HOLLAN, GEORGE	7100 VANGUARD CT
STILWILL, CHARLES	7209 WINDSWEPT TR
RODRIGUEZ, ANTHONY	7213 WINDSWEPT TR
MARQUART REVOCABLE TRUST	501 TUMBLEWEED TR
BRIGHT, WILLIAM R	7201 WINDSWEPT TR
CHEN, TAI WAI D	7205 WINDSWEPT TR
BOLTON, JONATHAN	202 COLDEN CT
MYERS, FLOYD	400 RIVERPATH
CLARRY, KEITH E	401 RIVERPATH
WHITTIER HEIGHTS HOME OWNERS ASSOC INC	404 RIVERPATH
FLORENT AND NADINE BAILLOT FAMILY TRUST	7312 CHANEL CT
DIGGS, WILLIAM KEITH	7308 CHANEL CT
COSTA, LUIZ	7304 CHANEL CT
CHEATWOOD, JOEL	7300 CHANEL CT
FERRELL, HUNTER	7301 CHANEL CT
WAGNER, FREDERICK V	7305 CHANEL CT
CROWE REVOCABLE TRUST	7309 CHANEL CT
REDDY, BIBAS	7313 CHANEL CT
O'NEAL, BRIAN	7317 CHANEL CT
VISIONS SOUTHWEST 10 LP	7321 CHANEL CT
JUDON, MATTHEW	7212 JOHN MCCAIN RD
MARTINEZ GRULLON, JUAN	7300 JOHN MCCAIN RD
JONES, MARK	7316 JOHN MCCAIN RD
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD
BILLINGS, FLORENCE L	7301 JOHN MCCAIN RD
OLD GROVE ADDITION	COURTESY NOTICE
WESTMONT ADDITION	COURTESY NOTICE
CHANEL COURT	COURTESY NOTICE
VANGUARD ESTATES ADDITION	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVILLE	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
DAWSON FARMS LLC	7209 JOHN MCCAIN RD
CLAYTON REDINGER	

RESOLUTION R-24-

**A RESOLUTION APPROVING A PRELIMINARY/FINAL PLAT FOR THE
BLUFFS ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat for The Bluffs Addition on November 12, 2024.

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

Sec. 1. THAT the Preliminary/Final Plat for The Bluffs Addition on approximately 13.90 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 3RD DAY OF DECEMBER 2024.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Bobby Lindamood
Mayor



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c

Agenda Date 11/12/2024

Number -

Type Presentation and Discussion

Department Community Development

Title

Consideration of a Special Use Permit to allow for a fence on Lot 1, Block 1, Chelsea Park Addition, being located at 5000 Chelsea Drive, Case ZC24-020

Explanation

Innocent Olengue, the applicant, has submitted a request for a Special Use Permit (SUP) for a fence on Lot 1, Block 1, Chelsea Park Addition, being approximately 0.54 acres, and zoned R-20 Single Family Residential. The SUP request is to allow for the replacement of an existing 6-foot wood fence with an 8-foot wood fence along Glade Road. An SUP is required to allow for a fence to be placed within the required corner street side yard setback along the property line.

Existing Conditions/Background: The subject property, 5000 Chelsea Drive, resides at the intersection of Chelsea Drive and Glade Road and has R-20 Single Family Residential zoning. The property currently has a single family home constructed in 1979.

SUP Request: The applicant is requesting approval of an SUP to allow for a wood fence 8-foot in height to be placed within the street side yard setback along the property line adjacent to Glade Road.

Ordinance – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

E. Fence and Free-Standing Wall Setback Requirement:

1. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or freestanding wall greater than thirty (30) inches in height and greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. A fence that is greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction may extend into the required street yard and be located not less than ten (10) feet from the side property line. The regulations of 1.a through 1.d above shall apply.

Special Use Permit Provision: Any request for a building permit for a fence/wall 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.

Analysis: The applicant is making the request to replace their 6-foot wood fence which is damaged. The fence being proposed would be an 8-foot tall wood fence, and it would encroach in the street side yard setback. The fencing would be placed on the property line along Glade Road to meet up with the front setback line at the location of the existing fence.

Plat Status: The property is platted as Lot 1, Block 1, Chelsea Park Addition.

DRC Review: The DRC reviewed the request during their October 21, 2024 meeting and determined the case would be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north and east are zoned R-20 Single Family Residential and improved with single family homes. The properties to the south and west are zoned R-40 Single Family Residential and improved with single family homes.

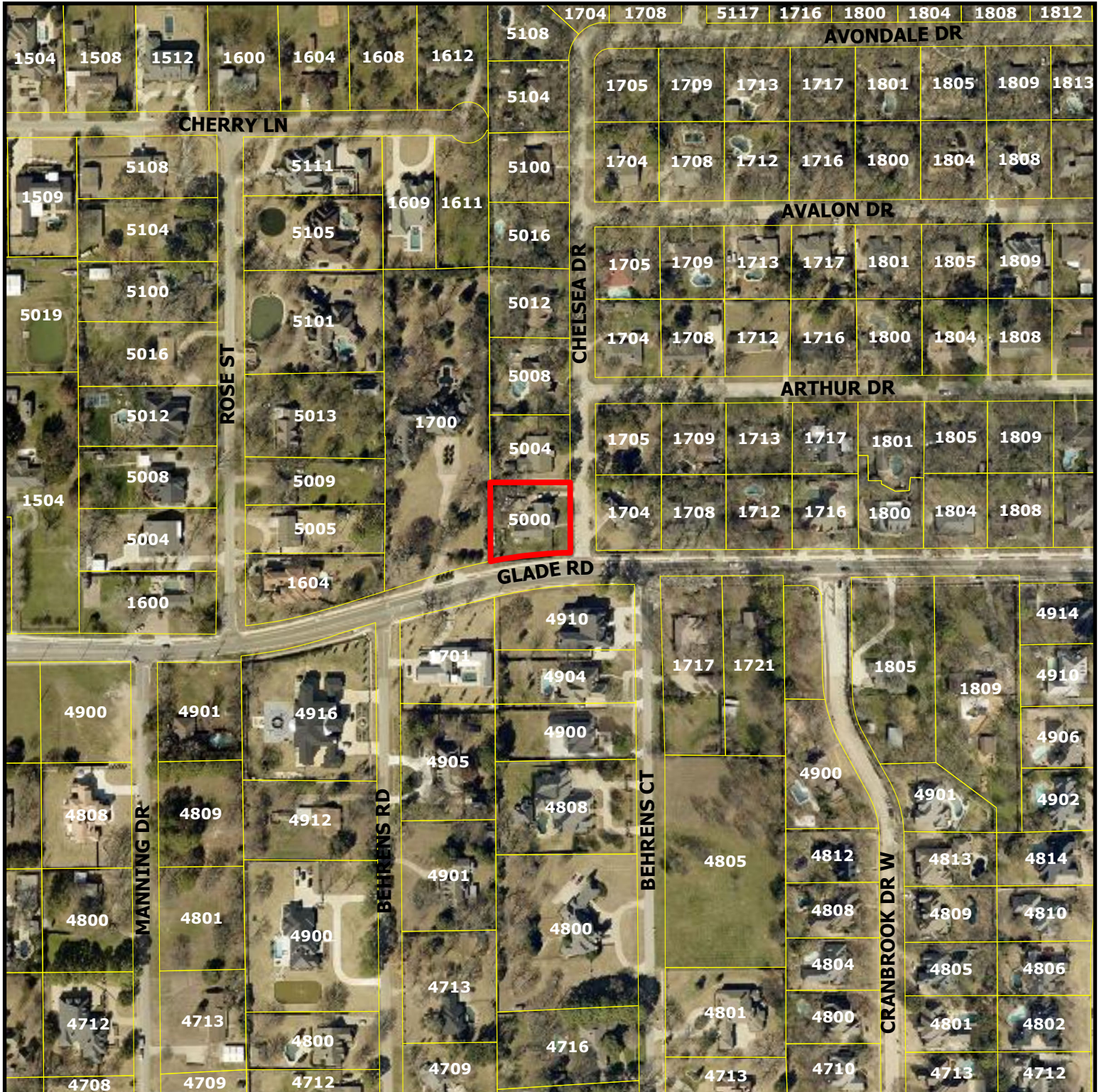
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends denial of the requested SUP as it does not meet the technical requirements of the Land Development Code.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan Exhibit
5. Notification Map
6. Notification Letter
7. Notification List
8. Draft Ordinance

Aerial Map

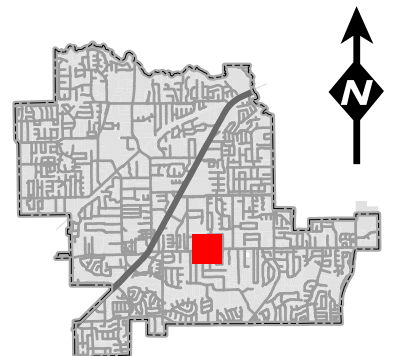


ZC24-020

5000 Chelsea Dr

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 Subject Property



Zoning Map

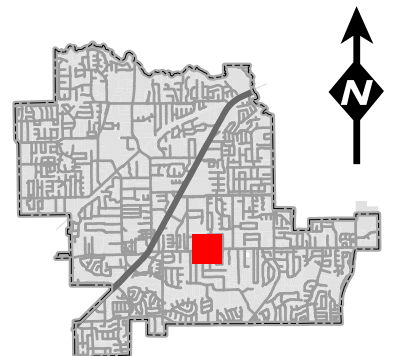


ZC24-020

5000 Chelsea Dr

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 Subject Property



Future Land Use Map

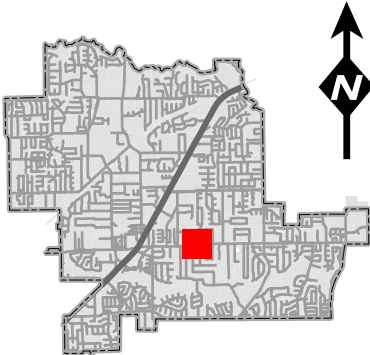


ZC24-020

5000 Chelsea Dr

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- Residential
- Subject Property





[Type here]

Owner_Name

NGUYEN, HAI
HUBBARD, MATTHEW
REINHARDT LIVING TRUST
DAVID AND KECIA MALDONADO REVOCABLE TRUST
SAMUEL J MCCOLLOUGH & JOYCE B MCCOLLOUGH REV
FORDYCE, MARK
DUCIC, YADRANKO
VANKAWALA, RAJENDRA C
WILLIAMS, DARYL
HOOKS, DURAN
WEBSTER & KIM MANGHAM FAMILY TRUST
HARRINGTON, D NEAL
KING, MARY
CASILIO JOELLEN TR
VOSS BRANDON MATTHEW
ABBOTT, LARRY
GOMEZ, ERIC
PARKER, TIMOTHY
DACY INVESTMENT GROUP LLC
STOWE, STEPHEN
MILNER, WALTER J
BROWN, KATHARINE M
HANSON, ANNE F
DICKINSON, SPENCER
CHAPPELL, LARRY W
DIDIER, RICHARD
PEAK, CAROLYN J
STANLEY, REBECCA S
TANG, YUAN
BAUM, DANIEL
BACA, CHAD
STEWART, LARRY R
WINTERS, DAN L
HERRON, DAVID
TRAVIS, COLIN
CRANBROOK HOMEOWNERS ASSOCIATION
LY, DUY
BANTA, STEVEN M
VOLOSEN, MIRCEA
CHELSEA PARK ADDITION
CRANBROOK ESTATES
GRAPEVINE COLLEYVILLE ISD
OLENGUE, INNOCENT

Owner_Addr	Owner_City	Owner_Zip
4916 BEHRENS RD	COLLEYVILLE, TX	76034
4808 BEHRENS CT	COLLEYVILLE, TX	76034
5006 WESTGROVE LN	COLLEYVILLE, TX	76034
1701 GLADE RD	COLLEYVILLE, TX	76034
4912 BEHRENS RD	COLLEYVILLE, TX	76034
5101 ROSE ST	COLLEYVILLE, TX	76034
1700 GLADE RD	COLLEYVILLE, TX	76034
4910 BEHRENS CT	COLLEYVILLE, TX	76034
4905 BEHRENS RD	COLLEYVILLE, TX	76034
5004 CHELSEA DR	COLLEYVILLE, TX	76034
5008 CHELSEA DR	COLLEYVILLE, TX	76034
5012 CHELSEA DR	COLLEYVILLE, TX	76034
5016 CHELSEA DR	COLLEYVILLE, TX	76034
1705 AVALON DR	COLLEYVILLE, TX	76034
1716 ARTHUR DR	COLLEYVILLE, TX	76034
4700 JIM MITCHELL TR E	COLLEYVILLE, TX	76034
1708 ARTHUR DR	COLLEYVILLE, TX	76034
1704 ARTHUR DR	COLLEYVILLE, TX	76034
3700 LAURENS PL	COLLEYVILLE, TX	76034
1713 AVALON DR	COLLEYVILLE, TX	76034
1705 ARTHUR DR	COLLEYVILLE, TX	76034
1709 ARTHUR DR	COLLEYVILLE, TX	76034
1713 ARTHUR DR	COLLEYVILLE, TX	76034
1717 ARTHUR DR	COLLEYVILLE, TX	76034
1716 GLADE RD	COLLEYVILLE, TX	76034
1712 GLADE RD	COLLEYVILLE, TX	76034
1708 GLADE RD	COLLEYVILLE, TX	76034
1704 GLADE RD	COLLEYVILLE, TX	76034
5408 WILLOW LN	COLLEYVILLE, TX	76034
1604 GLADE RD	COLLEYVILLE, TX	76034
5005 ROSE ST	COLLEYVILLE, TX	76034
PO BOX 1497	COLLEYVILLE, TX	76034
5013 ROSE ST	COLLEYVILLE, TX	76034
5105 ROSE ST	COLLEYVILLE, TX	76034
1609 CHERRY LN	COLLEYVILLE, TX	76034
PO BOX 377	COLLEYVILLE, TX	76034
4900 BEHENS CT	COLLEYVILLE, TX	76034
4904 BEHRENS CT	COLLEYVILLE, TX	76034
5604 MONTCLAIR DR	COLLEYVILLE, TX	76034
1816 Avondale Drive	COLLEYVILLE ,TX	76034
P.O. Box 372	COLLEYVILLE ,TX	76034
3051 IRA E WOODS AVE	GRAPEVINE, TX	76051
5000 CHELSEA DR	COLLEYVILLE, TX	76034

Situs_Addr

4916 BEHRENS RD
4808 BEHRENS CT
4805 BEHRENS CT
1701 GLADE RD
4912 BEHRENS RD
5101 ROSE ST
1700 GLADE RD
4910 BEHRENS CT
4905 BEHRENS RD
5004 CHELSEA DR
5008 CHELSEA DR
5012 CHELSEA DR
5016 CHELSEA DR
1705 AVALON DR
1716 ARTHUR DR
1712 ARTHUR DR
1708 ARTHUR DR
1704 ARTHUR DR
1709 AVALON DR
1713 AVALON DR
1705 ARTHUR DR
1709 ARTHUR DR
1713 ARTHUR DR
1717 ARTHUR DR
1716 GLADE RD
1712 GLADE RD
1708 GLADE RD
1704 GLADE RD
1717 GLADE RD
1604 GLADE RD
5005 ROSE ST
5009 ROSE ST
5013 ROSE ST
5105 ROSE ST
1609 CHERRY LN
1725 GLADE RD
4900 BEHRENS CT
4904 BEHRENS CT
1721 GLADE RD
COURTESY NOTICE
COURTESY NOTICE
STATE REQUIRED
5000 CHELSEA DR



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Tuesday, November 12, 2024 at 7:00 p.m.

**City Council Meetings: Tuesday, December 3, 2024 & Tuesday, December 17, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a Special Use Permit for a fence on Lot 1, Block 1, Chelsea Park Addition. The request is to allow for the replacement of an existing 6 foot wood fence with an 8 foot wood fence along the property line adjacent to Glade Road. The Special Use Permit is required for fences over 30 inches tall and with over 25% opaque construction placed in the required street side yard setback.

Zoning Case: ZC24-020

Applicant: Innocent Olengue

Owner: Innocent Olengue

Location: 5000 Chelsea Drive

Property Description: Lot 1, Block 1, Chelsea Park Addition

Present Zoning: R-20 Single Family Residential

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

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

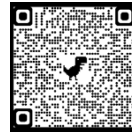
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com**

NOTICE OF PUBLIC HEARING



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

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



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

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
NGUYEN, HAI	4916 BEHRENS RD
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SAMUEL J MCCOLLOUGH & JOYCE B MCCOLLOUGH RE\	4912 BEHRENS RD
FORDYCE, MARK	5101 ROSE ST
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WILLIAMS, DARYL	4905 BEHRENS RD
HOOKS, DURAN	5004 CHELSEA DR
WEBSTER & KIM MANGHAM FAMILY TRUST	5008 CHELSEA DR
HARRINGTON, D NEAL	5012 CHELSEA DR
KING, MARY	5016 CHELSEA DR
CASILIO JOELLEN TR	1705 AVALON DR
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ABBOTT, LARRY	1712 ARTHUR DR
GOMEZ, ERIC	1708 ARTHUR DR
PARKER, TIMOTHY	1704 ARTHUR DR
DACY INVESTMENT GROUP LLC	1709 AVALON DR
STOWE, STEPHEN	1713 AVALON DR
MILNER, WALTER J	1705 ARTHUR DR
BROWN, KATHARINE M	1709 ARTHUR DR
HANSON, ANNE F	1713 ARTHUR DR
DICKINSON, SPENCER	1717 ARTHUR DR
CHAPPELL, LARRY W	1716 GLADE RD
DIDIER, RICHARD	1712 GLADE RD
PEAK, CAROLYN J	1708 GLADE RD
STANLEY, REBECCA S	1704 GLADE RD
TANG, YUAN	1717 GLADE RD
BAUM, DANIEL	1604 GLADE RD
BACA, CHAD	5005 ROSE ST
STEWART, LARRY R	5009 ROSE ST
WINTERS, DAN L	5013 ROSE ST
HERRON, DAVID	5105 ROSE ST
TRAVIS, COLIN	1609 CHERRY LN
CRANBROOK HOMEOWNERS ASSOCIATION	1725 GLADE RD
LY, DU Y	4900 BEHRENS CT
BANTA, STEVEN M	4904 BEHRENS CT
VOLOSEN, MIRCEA	1721 GLADE RD
CHELSEA PARK ADDITION	COURTESY NOTICE
CRANBROOK ESTATES	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
OLENGUE, INNOCENT	5000 CHELSEA DR

ORDINANCE O-24-

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.54 ACRES, BEING LOT 1, BLOCK 1, CHELSEA PARK ADDITION BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE TO EXTEND INTO THE STREET SIDE YARD SETBACK AND BE LOCATED ALONG THE PROPERTY LINE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for a fence to extend into the street side yard setback and be located on the property line, Case No. ZC24-020; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to allow for a fence on 0.54 acres,

being Lot 1, Block 1, of the Chelsea Park Addition, located at 5000 Chelsea Drive, as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall allow an 8-foot wood fence to extend into the street side yard setback and be placed on the property line.
 - b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
 - c. All requirements of the Land Development Code shall be met, except where amended herein.
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of December 2024.

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

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

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

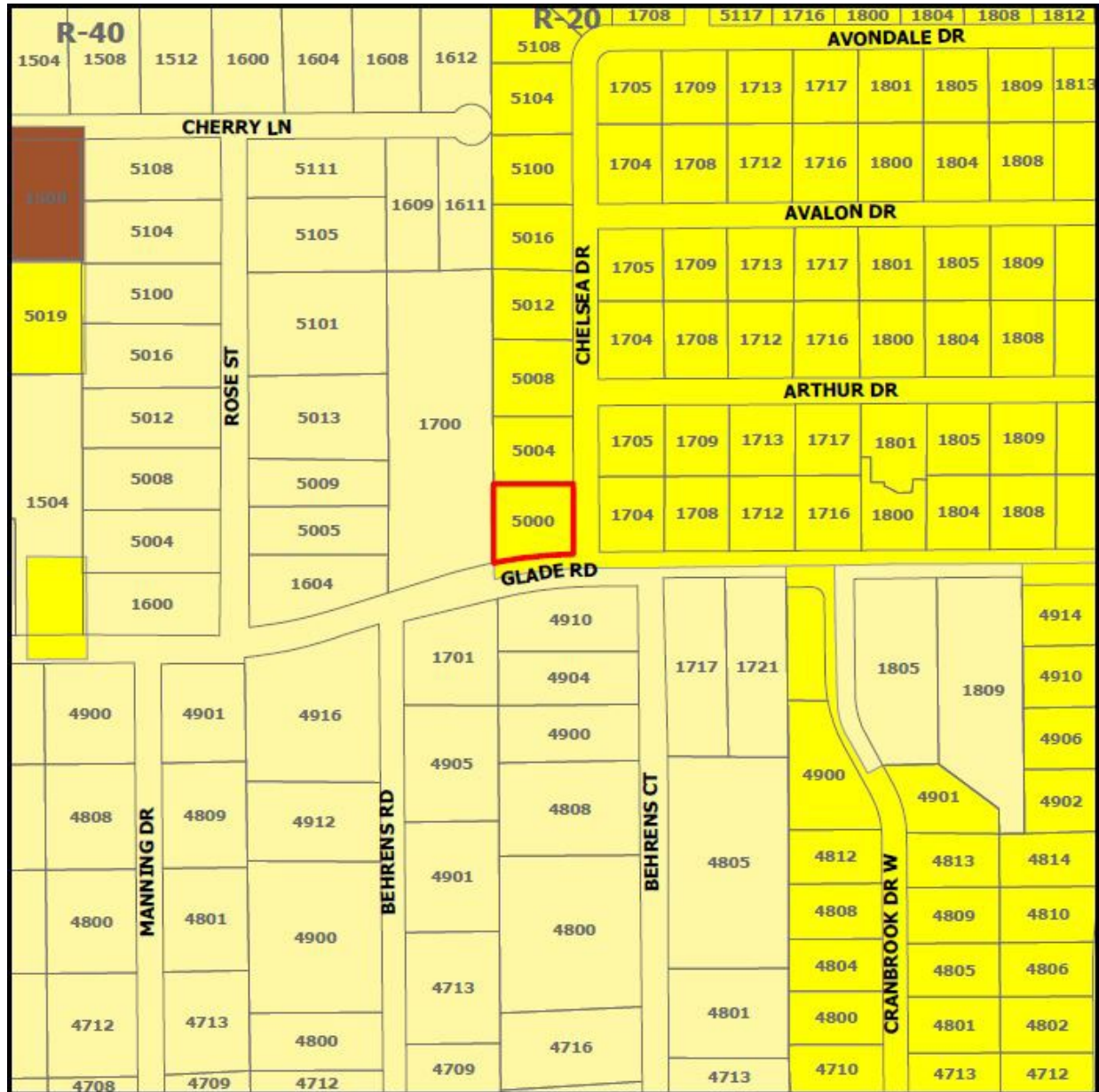
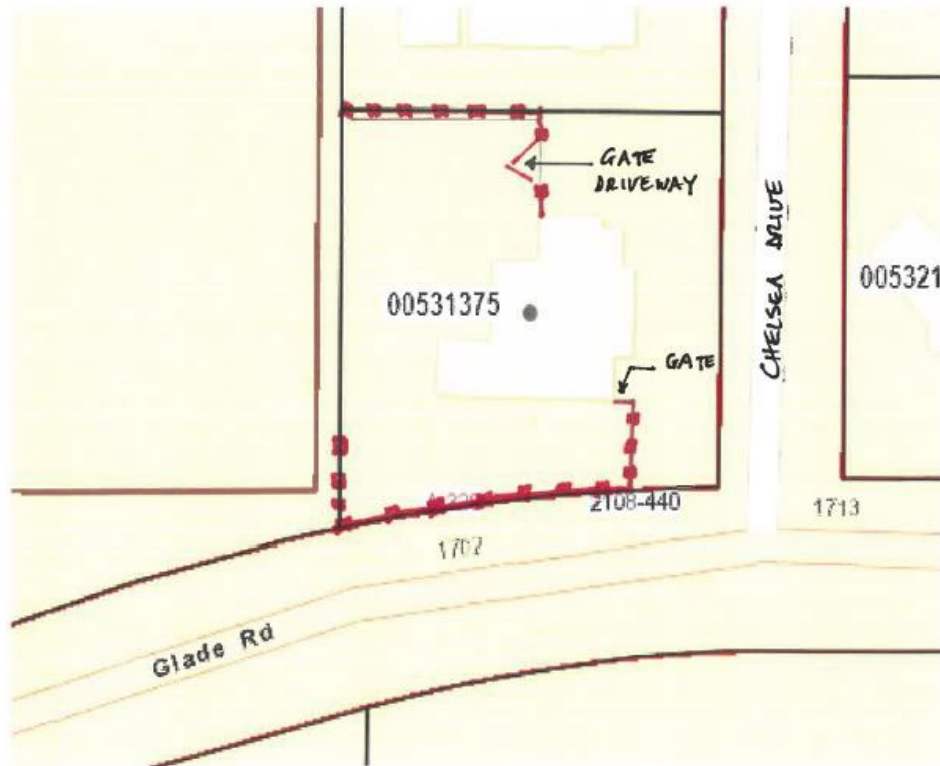


Exhibit "B" – Site Plan



5000 CHELSEA DRIVE SITE PLAN

REMOVE 6 FT FENCE. INSTALL NEW 8 FT WOOD FENCE



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2d

Agenda Date 11/12/2024

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Rezoning from AG Agricultural to CC-1 Village Retail on Lot 2, Block 1, First Baptist Church Addition, being located at 1007 Church Street, Case ZC24-021

Explanation

Zach Towery, the applicant, has submitted a request for a Rezoning from AG Agricultural to CC-1 Village Retail on Lot 2, Block 1, First Baptist Church Addition, being approximately 2.77 acres, and zoned AG Agricultural. The purpose of the rezoning is to allow for the future platting and expansion of Crosscreek Church's campus with a new office and storage building.

Existing Conditions/Background: The subject property, 1007 Church Street, is zoned AG Agricultural. It is located to the southwest of the intersection of Church Street and Colleyville Boulevard. The property is currently improved with an office building, two accessory buildings, and parking for the church campus. The existing buildings will be removed for future improvements.

Proposed Zoning Change: The request is to rezone from the AG Agricultural district to the CC-1 Village Retail district. The request is to unify the zoning of the entire Crosscreek Church campus to the CC-1 Village Retail district and allow for the development of new buildings in the future.

Analysis: Per the proposed, this project is requesting to rezone the property to allow for a new storage and office building in the future. The property does not currently comply with AG zoning district standards. The property will comply with CC-1 Village Retail, as well as match the zoning of the entire of the church campus once rezoned.

Plat Status: The subject property is platted as Lot 2, Block 1, First Baptist Church Addition.

DRC Review: The DRC reviewed the request during their October 21, 2024 meeting and determined the case would be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the south and east are zoned CC-1 Village Retail and are improved with the Crosscreek Church campus, the Baylor Scott &

White Emergency Hospital, and a commercial medical office building. The property to the north is zoned AG Agricultural and improved with the Colleyville Church of Christ. The properties to the west are zoned AG Agricultural and CC-1 Village Retail and are improved with a single family home.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property as part of the Colleyville Boulevard Corridor. The proposed request complies with the future land use designation.

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

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

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

Staff Recommendation: Staff recommends approval of this request.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan Exhibit
5. Topographic Exhibit
6. Site Area Map Exhibit
7. Notification Map
8. Notification Letter
9. Notification List
10. Draft Ordinance

Aerial Map

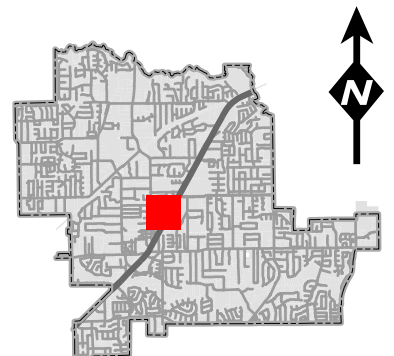


ZC24-021

1007 Church St

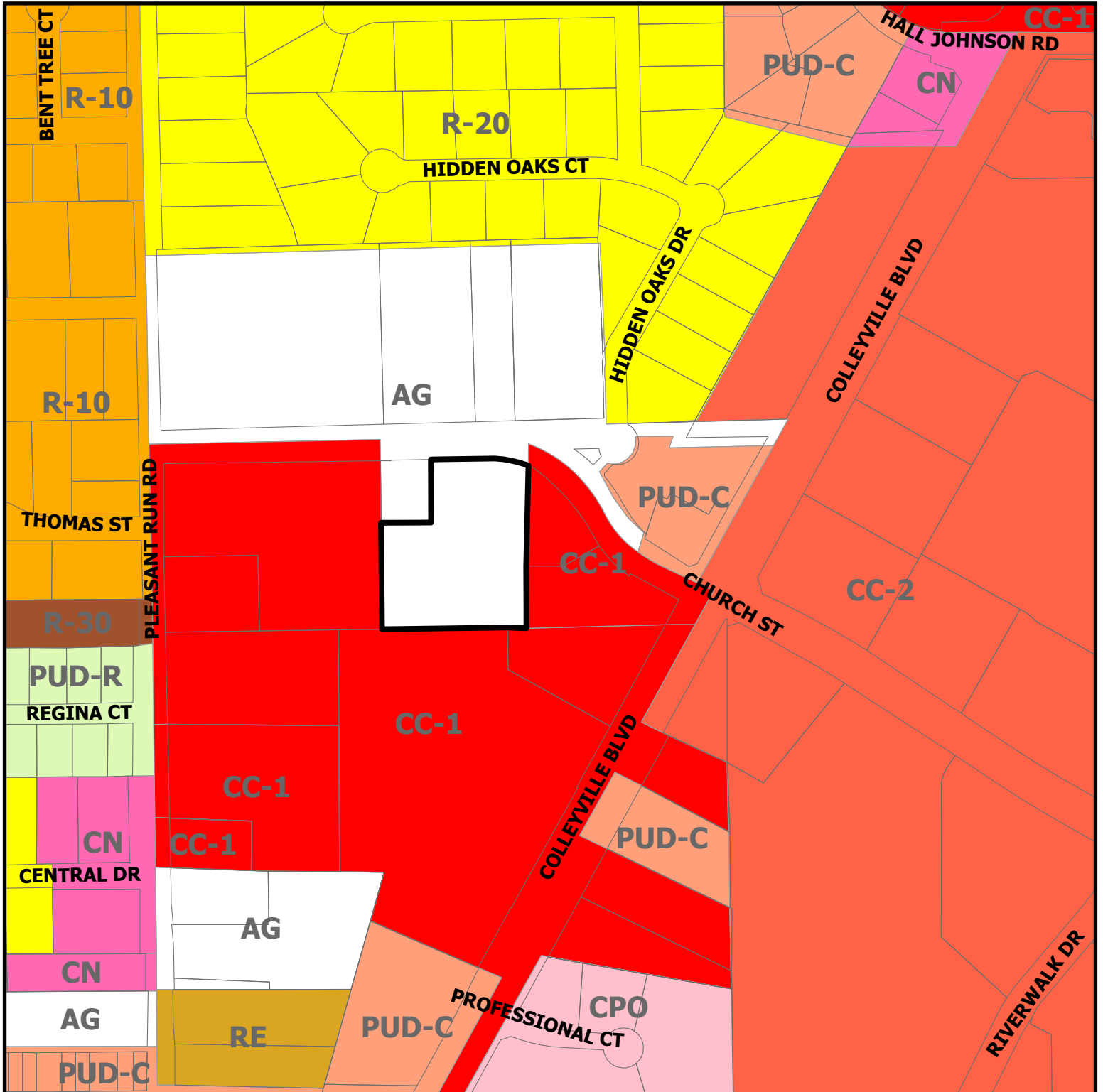


Subject Property



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

Zoning Map

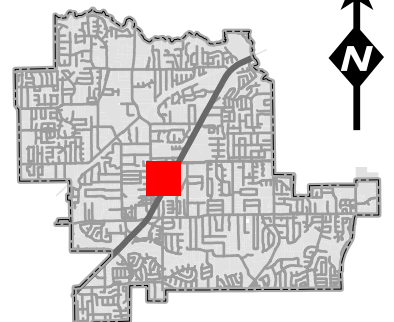


ZC24-021

1007 Church St



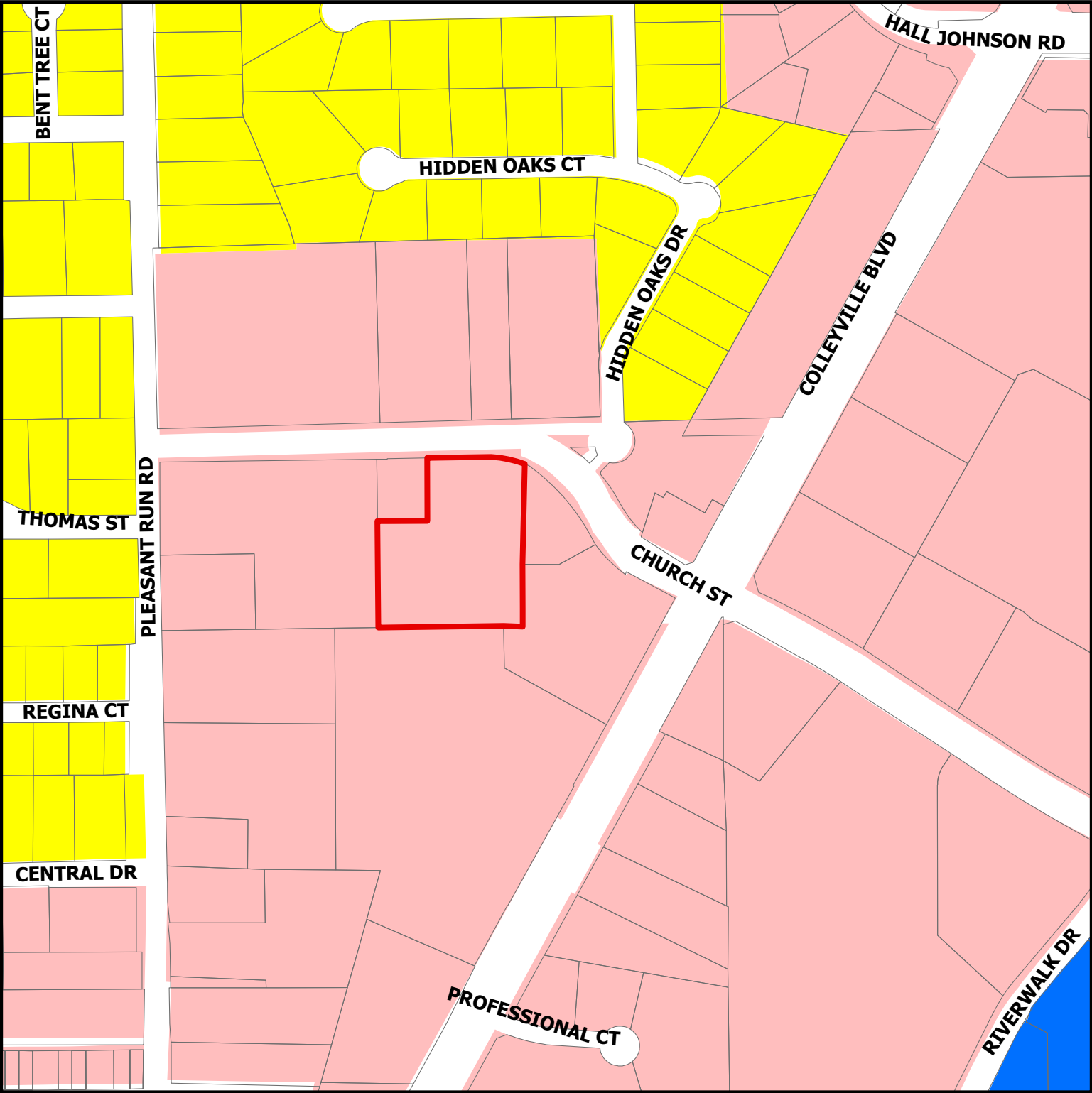
Subject Property



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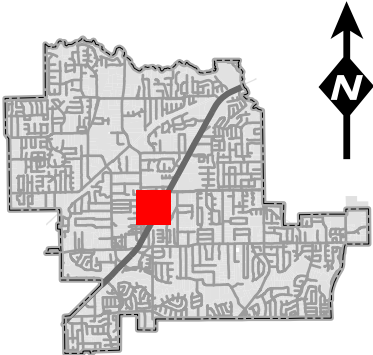
Future Land Use Map



ZC24-021

1007 Church St

-  Residential
-  Institutional
-  Colleyville Blvd Corridor
-  Subject Property



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SITE BENCHMARK

LEGEND

10

10



CROSS CREEK CHURCH

LOTS 1-2, BLOCK 1
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

[illegible]

JOB NUMBER: KE PROJECT NUMBER

ISSUE DATE: DATE

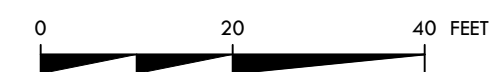
STORAGE CONCEPT PLAN

SHEET:

V1.0



GRAPHIC SCALE



SCALE: 1" = 20'

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

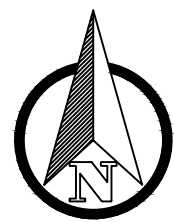
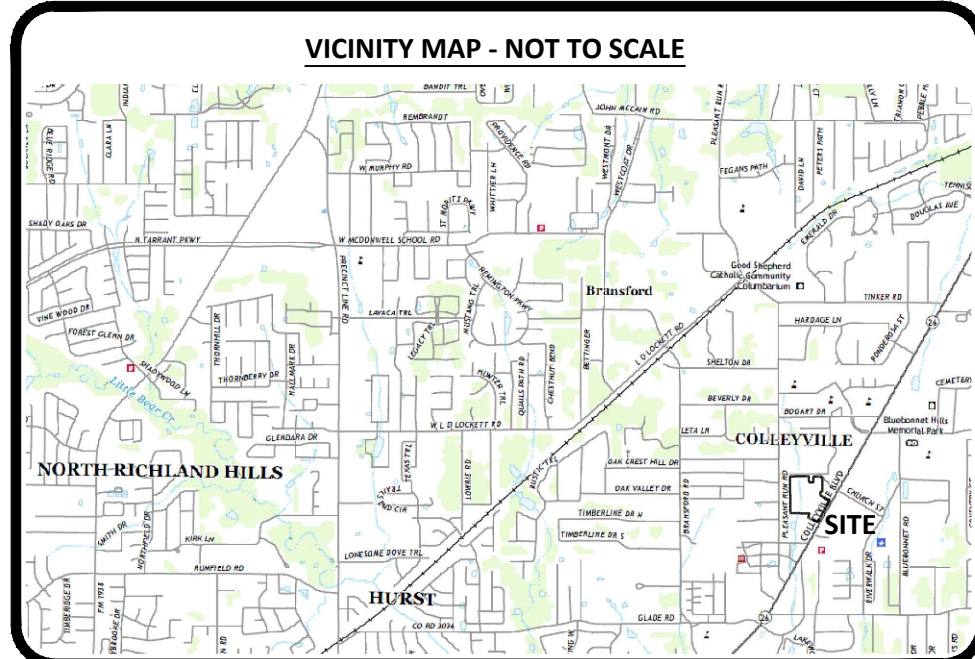
NOTE REGARDING UTILITIES

Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

Utility locations are per observed evidence and the below sources ONLY. There may exist additional or different underground utilities than are shown hereon, and surveyor did not perform a full SUE investigation.

DigTess - Ticket #2461350650

Maps/Plans: Maps and plans provided by the City of Colleyville through Public Open Records Request



SCALE: 1" = 60'

LEGEND OF SYMBOLS

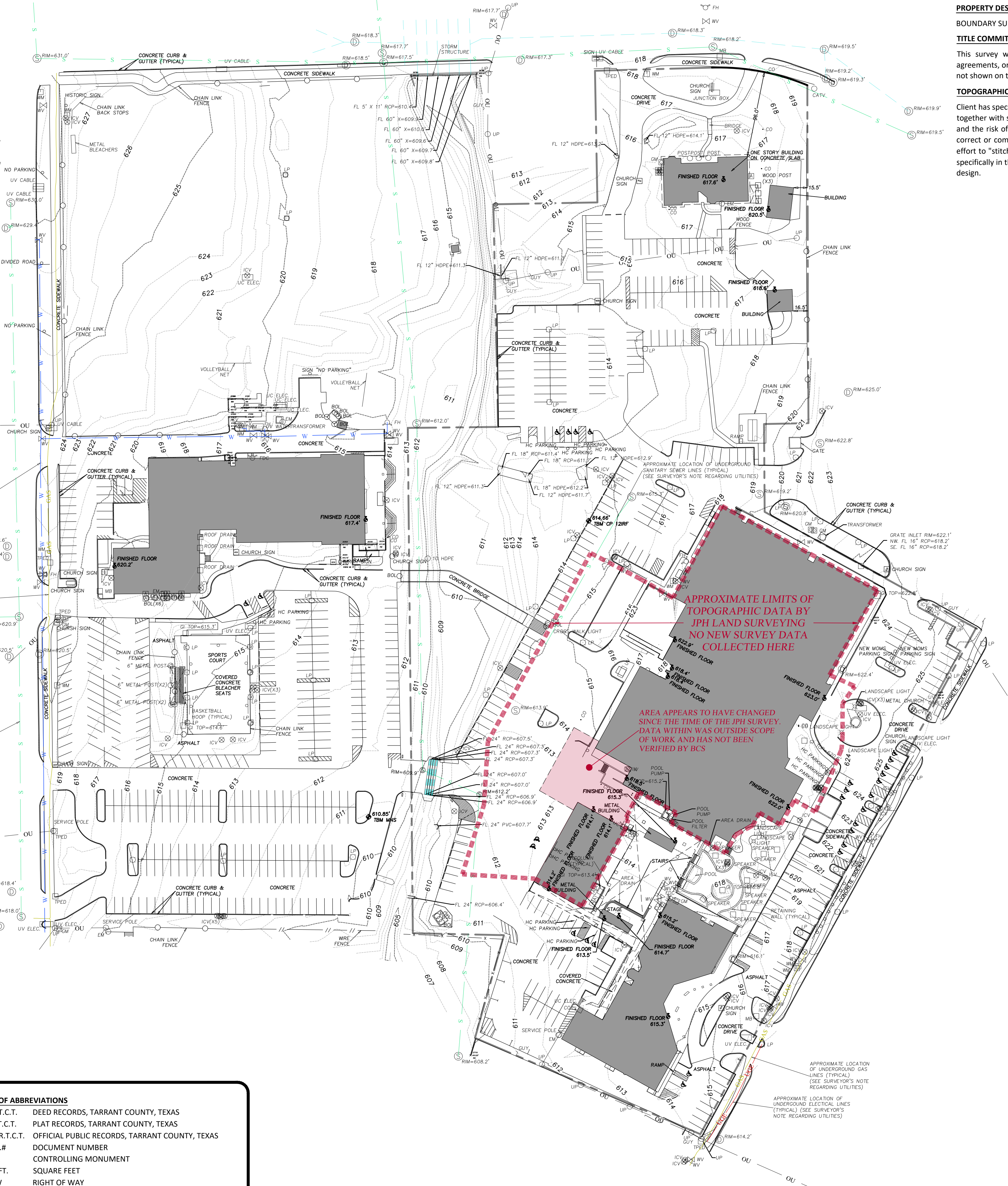
- ICV air conditioning unit
- ICV irrigation control valve
- CATV cable tv
- EM electric meter
- fence or guardrail
- FD fire dept. connection
- FD fire hydrant
- BOL bollard
- AD area drain
- GI grate inlet
- GV gas valve
- GM gas meter
- GW gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- TL tank fill lid
- TPED telephone pedestal
- TSP traffic signal pole
- CO utility clean out
- UCC comm. utility cabinet
- UVC electric utility vault
- UVC comm. utility vault
- UVC elect. utility vault
- UWV water utility vault
- UP/SP utility/service pole
- utility sign
- water shutoff
- water valve
- well
- WM water meter
- CATV cable tv riser
- ARV air release valve
- utility markings
- tree
- shrub/decorative tree
- or tree with diameter < 4 in.
- contour lines

LEGEND OF LINETYPES

- SUBJECT TRACT BOUNDARY
- ADJOINING TRACT BOUNDARY
- CENTER LINE
- EASEMENT
- FENCE (WIRE/WOOD/METAL/CHAIN-LINK)
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE

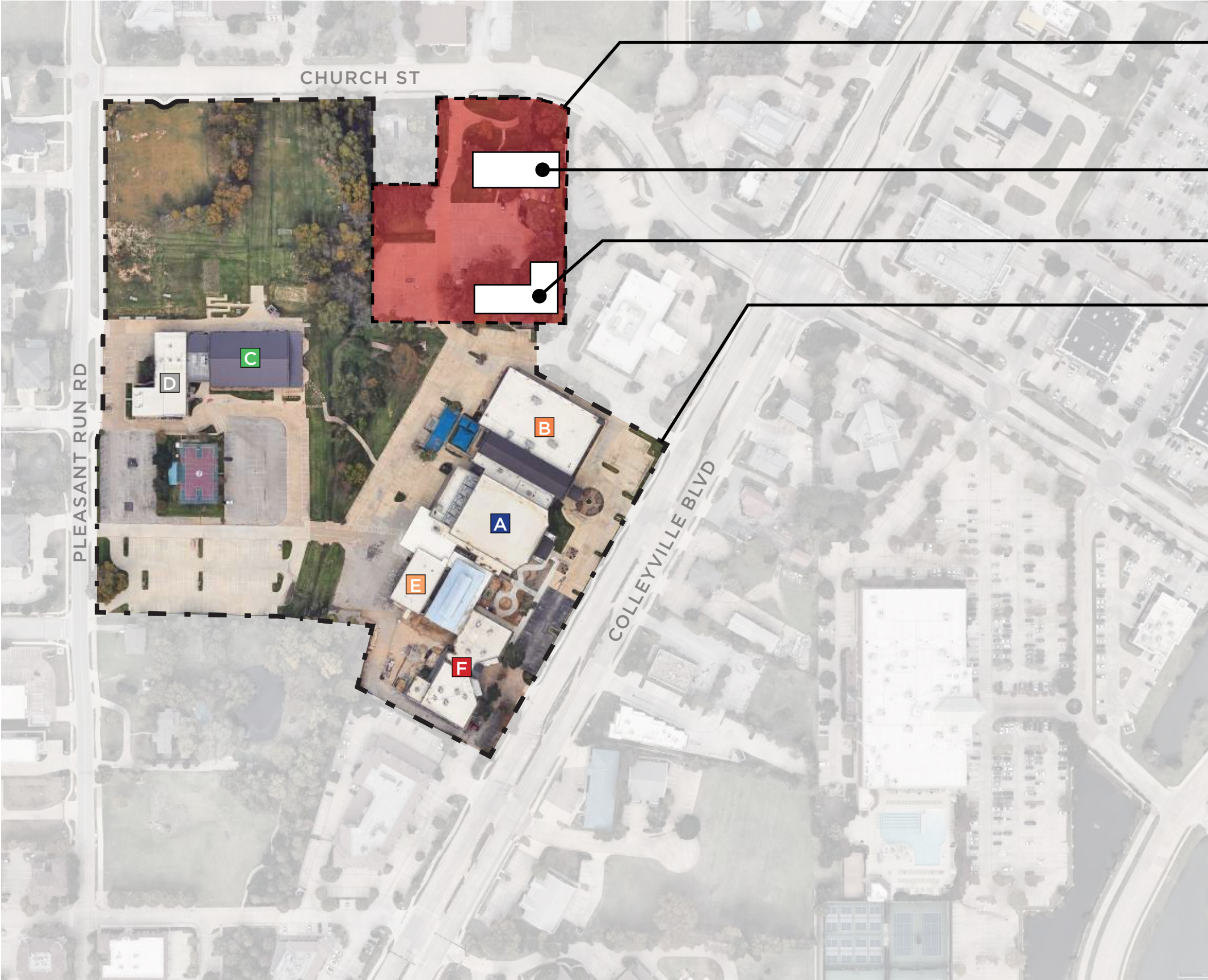
LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



CROSSCREEK CHURCH

CAMPUS MAP



SITE AREA

OFFICE (FUTURE)

STORAGE (FUTURE)

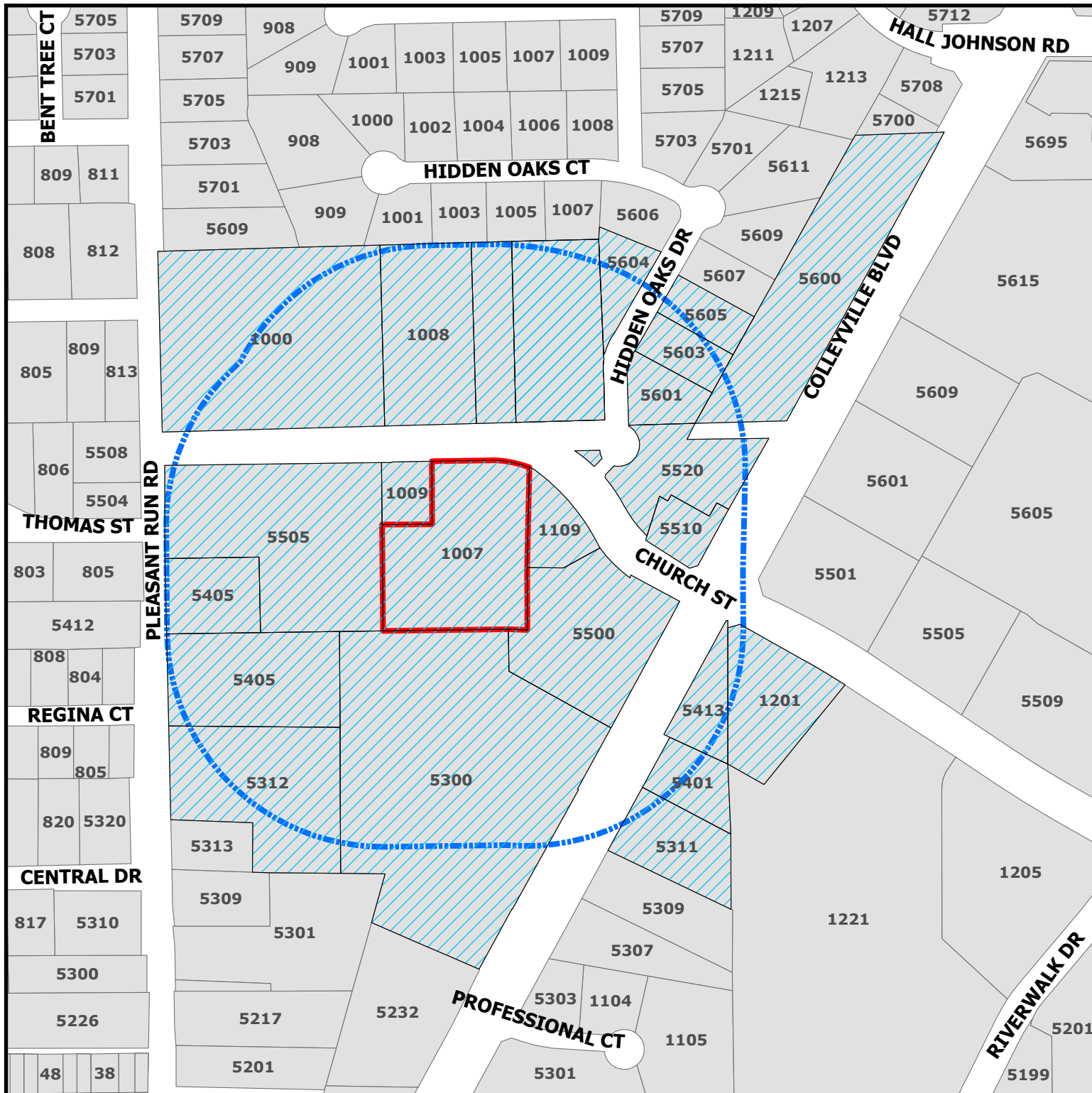
CAMPUS BOUNDARY

- A** WORSHIP CENTER
- B** KIDS
- C** STUDENTS
- D** OFFICES
- E** ADULTS
- F** ADULTS / CHAPEL

NOT TO SCALE



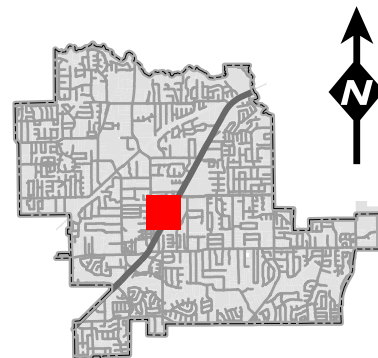
Notification Map



ZC24-021

1007 Church St

-  Parcels to be notified
-  Buffer
-  Subject Property



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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Tuesday, November 12, 2024 at 7:00 p.m.

**City Council Meetings: Tuesday, December 3, 2024 & Tuesday, December 17, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a Rezoning from AG Agricultural to CC-1 Village Retail on Lot 2, Block 1, First Baptist Church-Colleyville Addition. The rezoning request is to allow for a new office and storage building to be built for the Crosscreek Church campus.

Zoning Case: ZC24-021

Applicant: Zach Towery

Owner: First Baptist Church Colleyville

Location: 1007 Church Street

Property Description: Lot 2, Block 1, First Baptist Church Addition

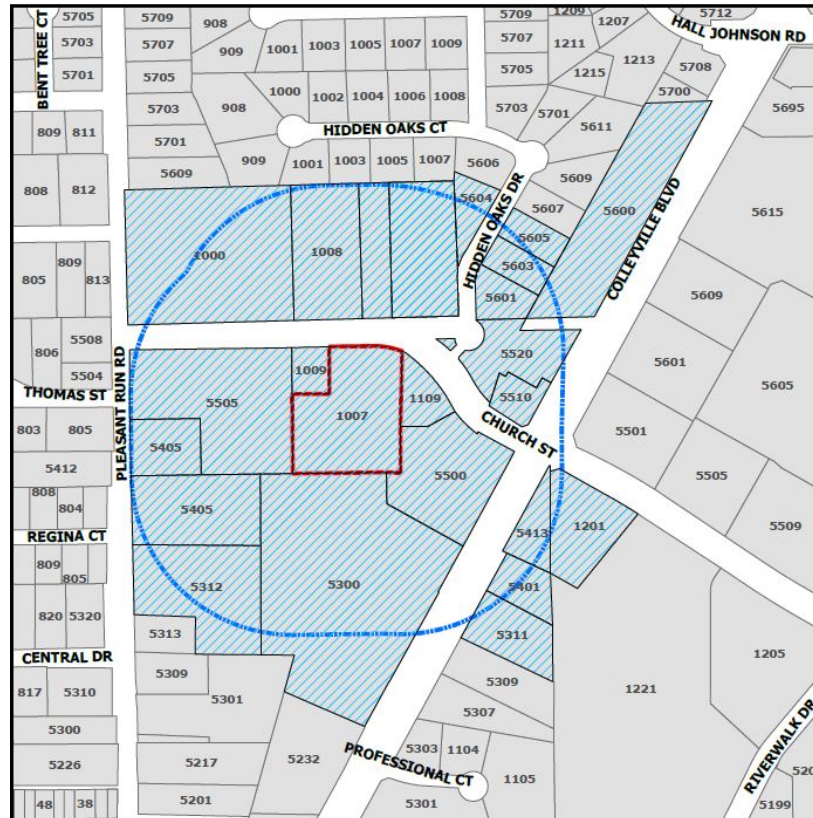
Present Zoning: AG Agricultural

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

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

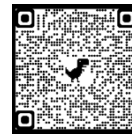
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com**

NOTICE OF PUBLIC HEARING



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

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



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

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
FIRST UNITED METH COLLEYVILLE	1000 CHURCH ST
BRADY, BLAKE	5401 COLLEYVILLE BLVD
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD
CORE-FULMER, SARAH ELIZABETH	5604 HIDDEN OAKS DR
LEACH, TERRY	5605 HIDDEN OAKS DR
CORGAN, KYLE D	5603 HIDDEN OAKS DR
CHIVAKULA, LAKSHMI	5601 HIDDEN OAKS DR
GII SHP EBSW DFW LLC	5500 COLLEYVILLE BLVD
JD JUDD REALTY HOLDINGS LLC	1109 CHURCH ST
2727 PN SPE LLC	5520 COLLEYVILLE BLVD
DEDIEGO FAMILY TRUST	5510 COLLEYVILLE BLVD
BRANCH BANKING & TRUST CO	1201 CHURCH ST
EAGLE-COLLEYVILLE TOWNE SQUARE	5600 COLLEYVILLE BLVD
BAJRAM & RUZDI INVESTMENTS LLC	5311 COLLEYVILLE BLVD
LAHODA, BARTON G	1009 CHURCH ST
R P GANTOS VENTURES LLC	5413 COLLEYVILLE BLVD
DIOCESE OF NEWTON FOR THE MELKITES IN THE UNITE	1008 CHURCH ST
COLLEYVILLE CHURCH OF CHRIST	1008 CHURCH ST
LAUREL OAKS ESTATES	COURTESY NOTICE
COLLEYVILLE HEIGHTS	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
Towery, Zach	5405 PLEASANT RUN RD

ORDINANCE O-24-

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 2.77 ACRES, BEING LOT 2, BLOCK 1, FIRST BAPTIST CHURCH ADDITION BY AUTHORIZING A REZONING FROM AG AGRICULTURAL TO CC-1 VILLAGE RETAIL; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning from AG Agricultural to CC-1 Village Retail under Case No. ZC24-021; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a rezoning from AG Agricultural to CC-1 Village Retail on 2.77 acres, being Lot 2, Block 1, of the First Baptist Church

Addition, located at 1007 Church Street, as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. As depicted in the attached Exhibit "A" and Exhibit "B"

- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of December 2024.

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

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

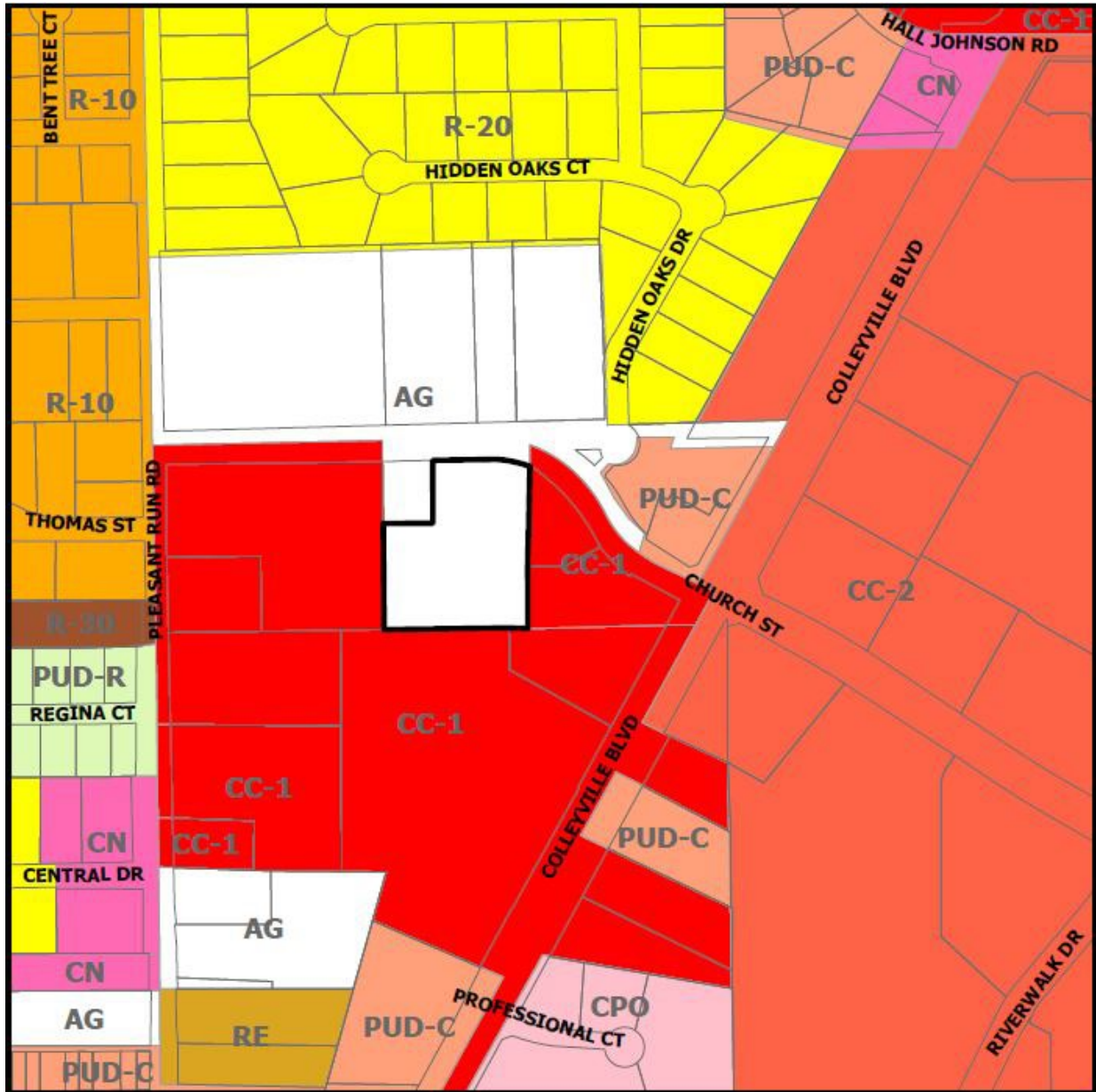
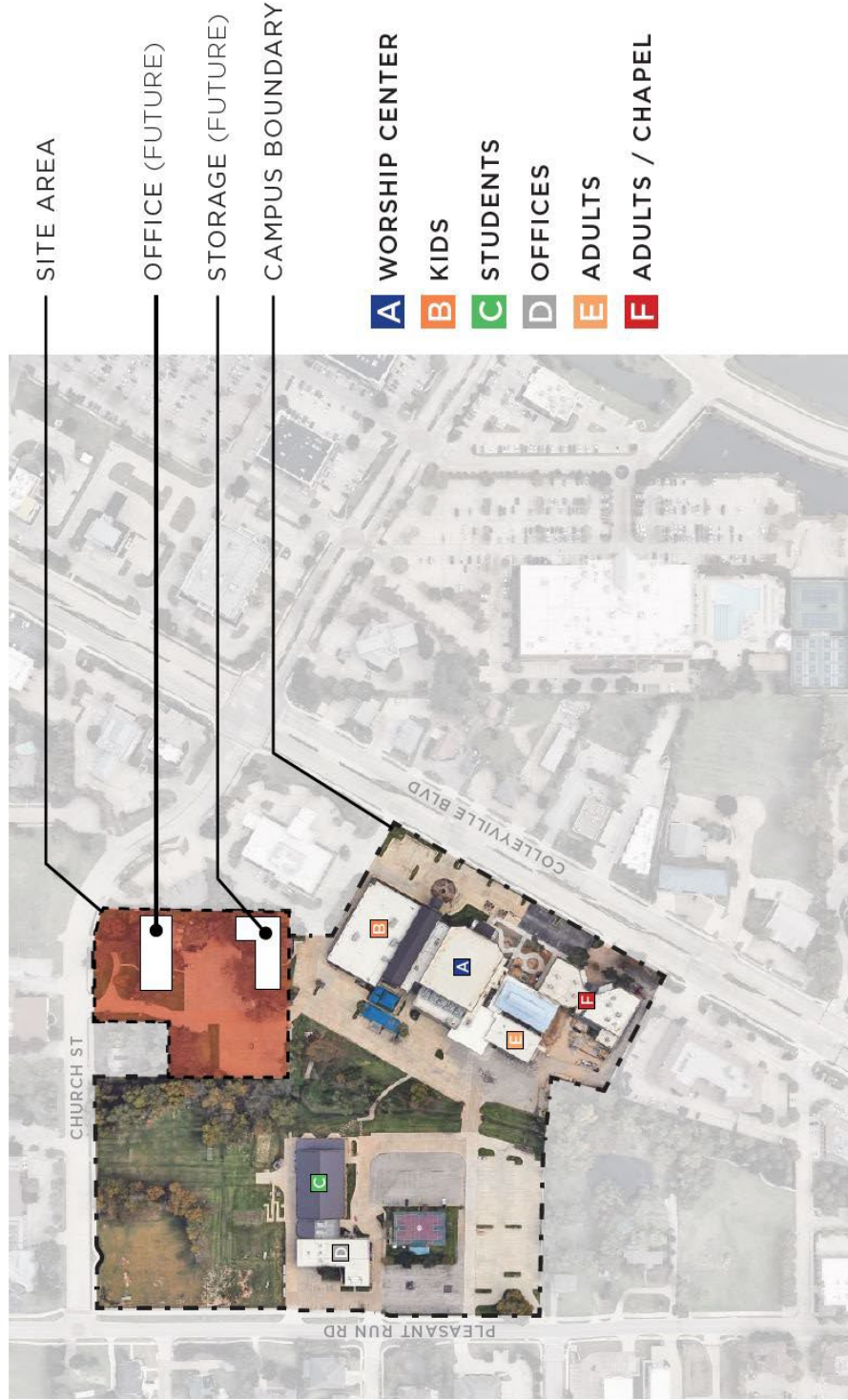


Exhibit "B" – Site Plan

CROSSCREEK CHURCH CAMPUS MAP



NOT TO SCALE





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2e

Agenda Date 11/12/2024

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit to allow for a fence on Lot 16, Block 8, Oak Crest Hills Addition, being located at 405 Oak Valley Drive, Case ZC24-022

Explanation

MA & S Construction, the applicant, has submitted a request for a Special Use Permit for a fence on Lot 16, Block 8, Oak Crest Hills Addition, being approximately 0.54 acres, and zoned R-20 Single Family Residential. The SUP request is to allow a wrought iron fence and a portion of a wood fence that was built within the required street side yard setback approximately along the property line to remain.

Existing Conditions/Background: The subject property, 405 Oak Valley Drive, resides at the intersection of Oak Valley Drive and Bransford Road and has R-20 Single Family Residential zoning. The property currently has a new single family home that is under construction.

SUP Request: The applicant is requesting approval of an SUP to allow for a wrought iron fence 6-foot in height and a portion of a wood fence to encroach into the required street side yard setback and to be placed along the property line.

Ordinance – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

E. Fence and Free-Standing Wall Setback Requirement:

1. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or freestanding wall greater than thirty (30) inches in height and greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. A fence that is greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction may extend into the required street yard and be located not less than ten (10) feet from the side property line. The regulations of 1.a through 1.d above shall apply.

Special Use Permit Provision: Any request for a building permit for a fence/wall 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.

Analysis: The applicant is making the request to keep a fence that encroaches into the required street side yard setback after a fence permit was issued in error. The fence is composed of wrought iron along Bransford Road and wood along the rear. The wrought iron portion of the fence complies with the 25% opaque construction requirement. The alignment of the fence is consistent with other fences and buildings along the west side of Bransford Road. Additionally, the wood fence provides screening from the adjacent commercial property to the south.

Plat Status: The property is platted as Lot 16, Block 8, Oak Crest Hills Addition.

DRC Review: The DRC reviewed the request during their October 21, 2024 and determined the case would be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north and west are zoned R-20 Single Family Residential and improved with single family homes. The properties to the east are zoned R-10 Single Family Residential and improved with single family homes. The property to the south is zoned CN Neighborhood Commercial and improved with an office building.

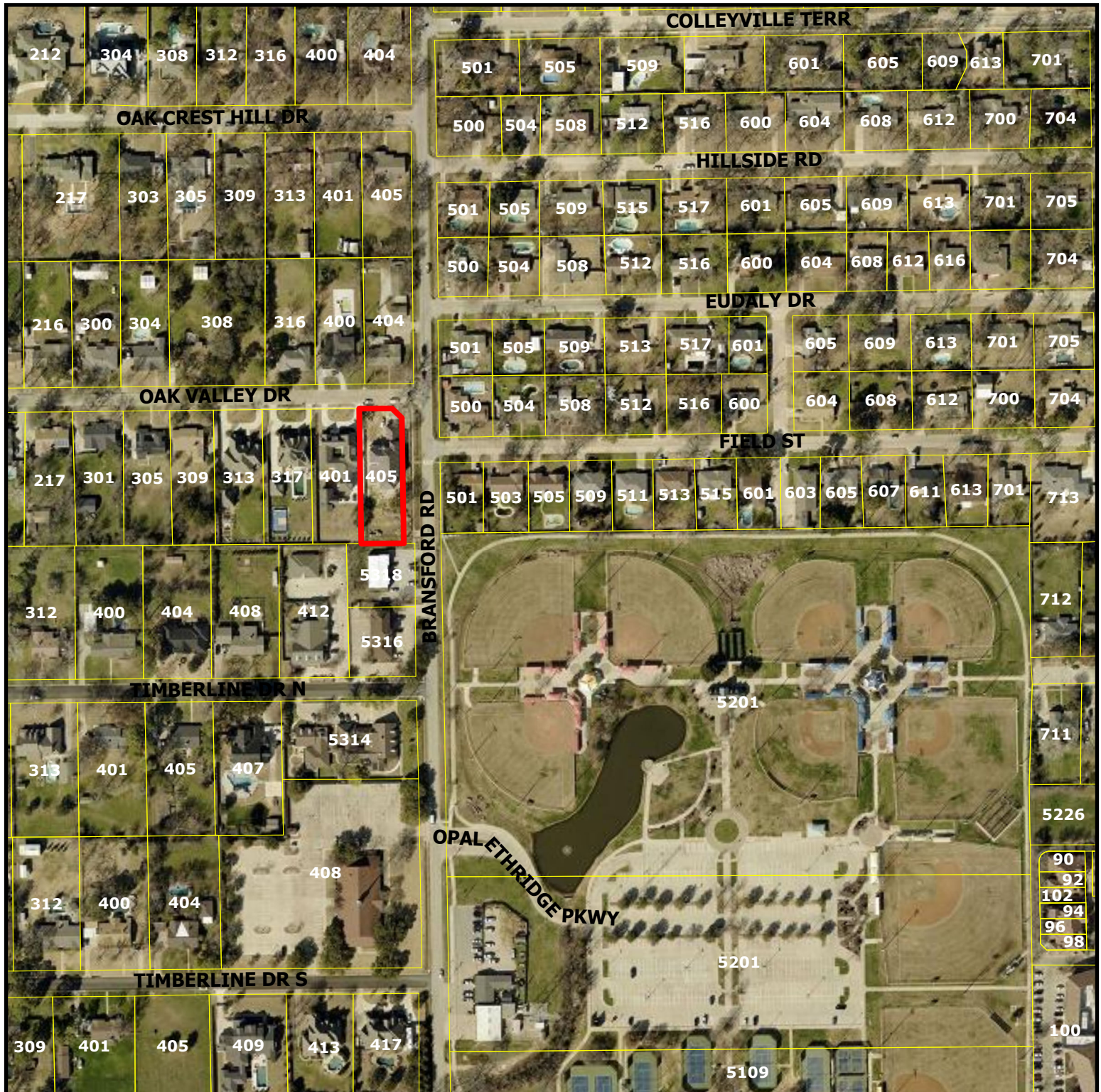
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the requested SUP. The fence location is consistent with other fences along Bransford Road and provides screening to the adjacent commercial property to the south.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Fence Site Plan
5. Photos of Fence
6. Notification Map
7. Notification Letter
8. Notification List
9. Draft Ordinance

Aerial Map

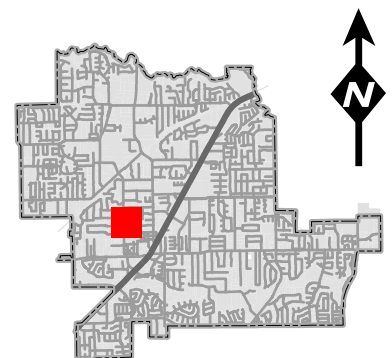


ZC24-022

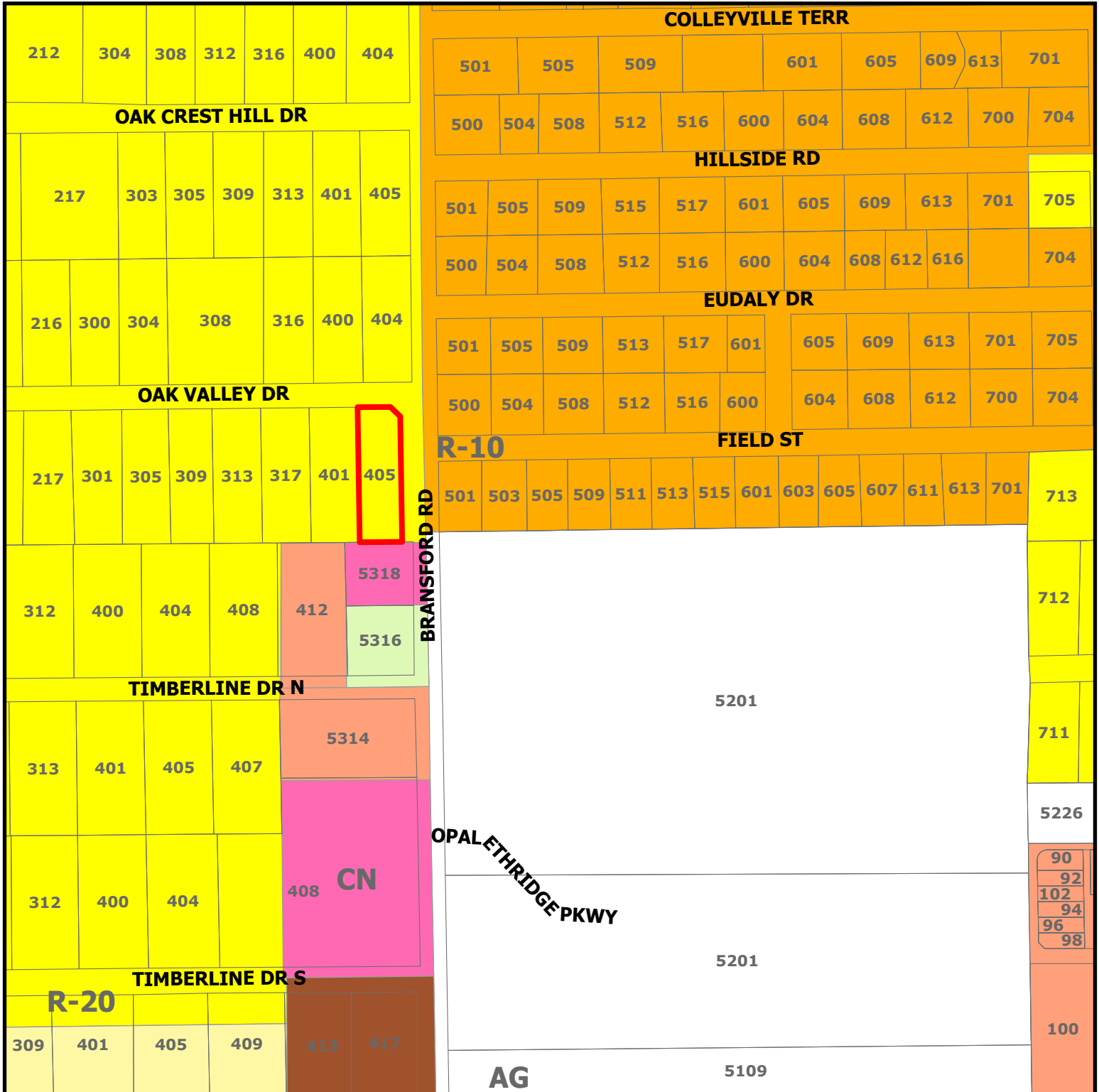
405 Oak Valley Dr

DISCLAIMER:
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 Subject Property



Zoning Map

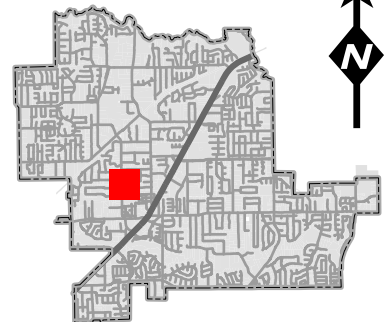


ZC24-022

405 Oak Valley Dr



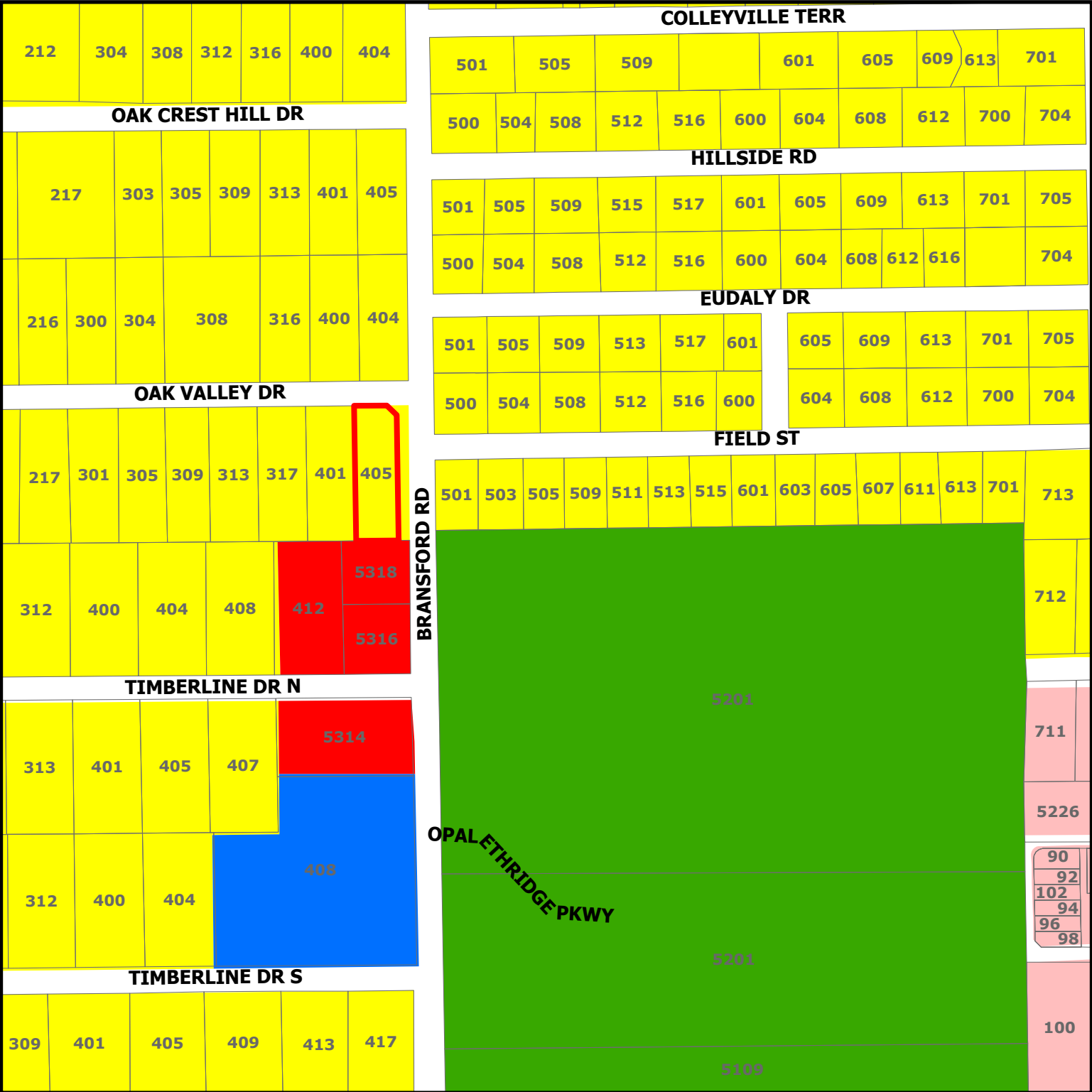
Subject Property



DISCLAIMER:

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Future Land Use Map



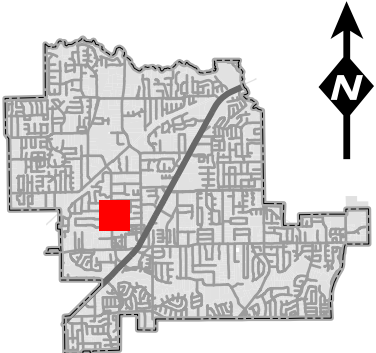
ZC24-022

405 Oak Valley Dr

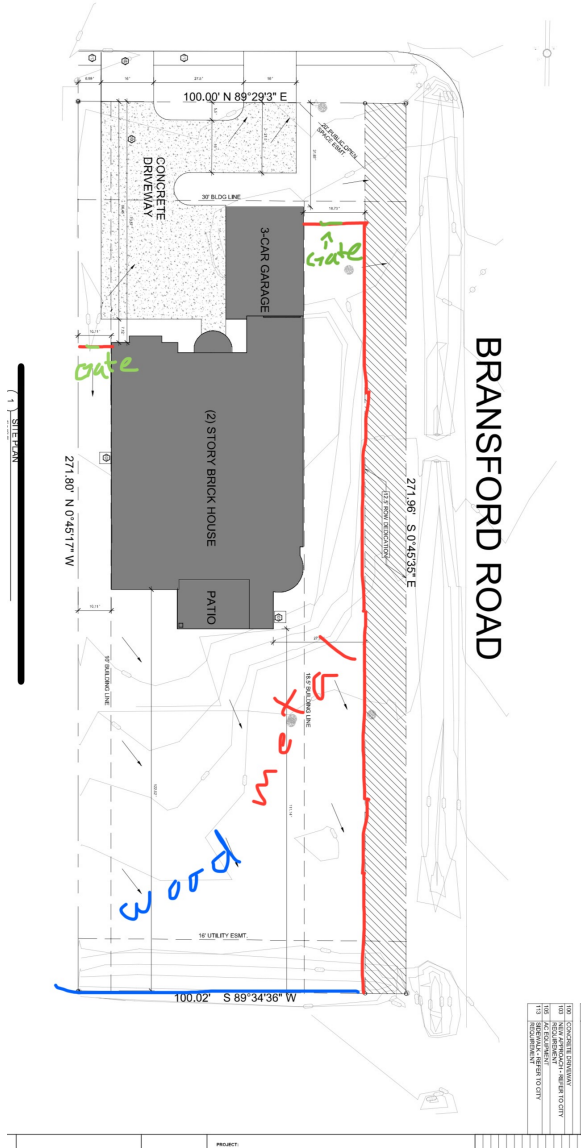


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- Residential
- Commercial
- Institutional
- Colleyville Blvd Corridor
- Open Space; Parks
- Subject Property



EAST OAK VALLEY DRIVE







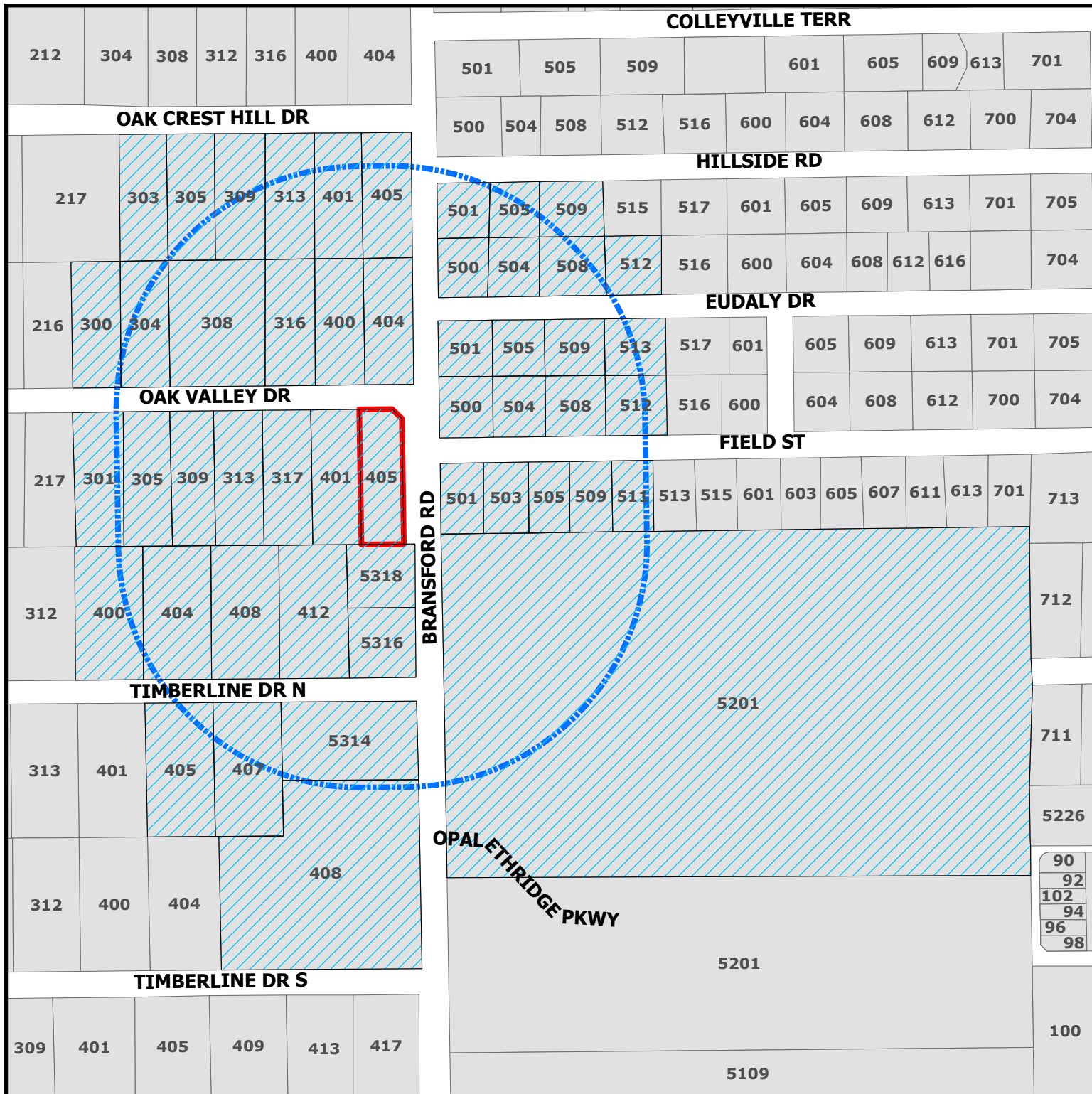








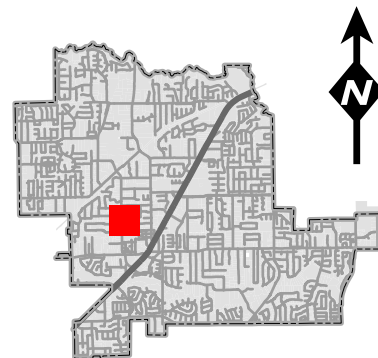
Notification Map



ZC24-022

405 Oak Valley Dr

-  Parcels to be notified
-  Buffer
-  Subject Property



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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Tuesday, November 12, 2024 at 7:00 p.m.

**City Council Meetings: Tuesday, December 3, 2024 & Tuesday, December 17, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a Special Use Permit for a fence on Lot 16, Block 8, Oak Crest Hills Addition. The request is to allow for a 6-foot wrought iron fence and a portion of a 6-foot wood fence that was built within the required street side yard setback approximately along the property line to remain.

Zoning Case: ZC24-022

Applicant: MA & S Construction

Owner: MA & S Construction

Location: 405 Oak Valley Drive

Property Description: Lot 16, Block 8, Oak Crest Hills Addition

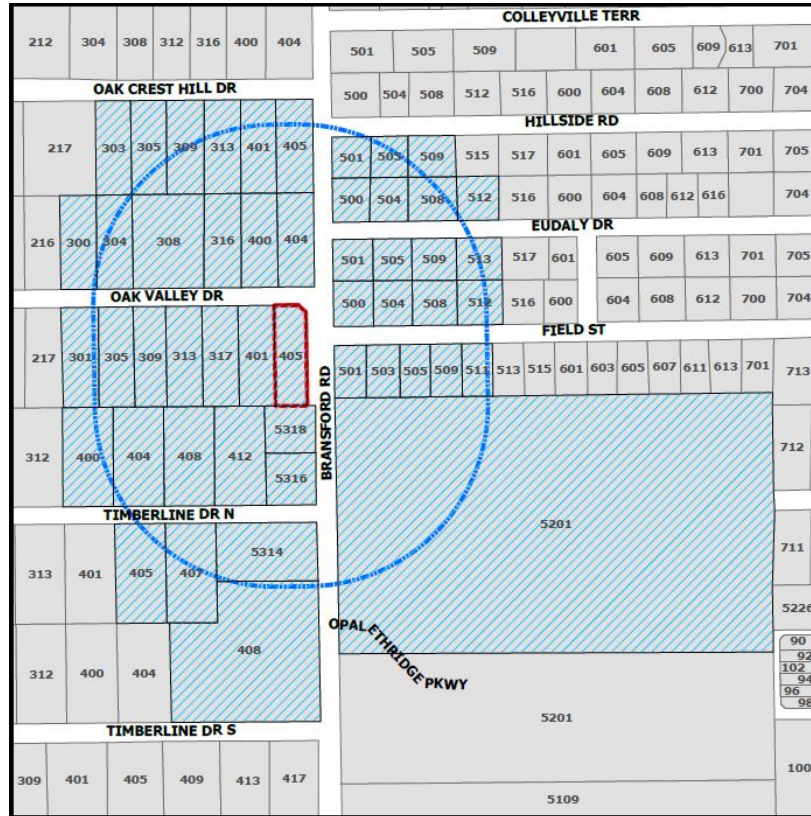
Present Zoning: R-20 Single Family Residential

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

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

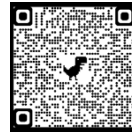
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com**

NOTICE OF PUBLIC HEARING



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

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



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

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
ELLENWOOD, ERIC	408 TIMBERLINE DR N
WILLIAMS, ERIC	404 TIMBERLINE DR N
HORST, EVERETT J	400 TIMBERLINE DR N
SOUTHLAKE ASSISTED LIVING LP	412 TIMBERLINE DR N
KIESLING, ROBERT	5316 BRANSFORD RD
RANDY IS DANDY LLC	5318 BRANSFORD RD
VELAZQUEZ, CELIA	407 TIMBERLINE DR N
CHURCH OF JESUS CHRIST OF LDS	408 TIMBERLINE DR S
TORREZ, ROBERT	405 TIMBERLINE DR N
SOUTHLAKE ASSISTED LIVING LP	5314 BRANSFORD RD
FNF PROPERTIES LLC	303 OAK CREST HILL DR
BIRDWELL, JEFF	305 OAK CREST HILL DR
GAUER, FRANCES	309 OAK CREST HILL DR
NORMAN, LESLIE	313 OAK CREST HILL DR
THOMPSON, DONNA V	401 OAK CREST HILL DR
PRESNALL, ROGER	405 OAK CREST HILL DR
AGAPE HOLDINGS LLC	404 OAK VALLEY DR
GAMBILL, MEREDITH	400 OAK VALLEY DR
MARTIN, JERRY WAYNE	316 OAK VALLEY DR
WESTERMAN, THOMAS F	308 OAK VALLEY DR
SIMPSON, VANESSA	304 OAK VALLEY DR
STANKIEWICZ, ANDREW	300 OAK VALLEY DR
SILVEY, ASHLEY	301 OAK VALLEY DR
OAK VALLEY PROPERTY LLC	305 OAK VALLEY DR
WINN, DILLARD R	309 OAK VALLEY DR
MACKEY, SHAWN T	313 OAK VALLEY DR
TAKACS, GERGELY	317 OAK VALLEY DR
SMARTRUST	401 OAK VALLEY DR
MA & S CONSTRUCTION	405 OAK VALLEY DR
BINION, MICHAEL	501 HILLSIDE RD
HERRERA, SARAH	505 HILLSIDE RD
DALTON, JOEL W	512 EUDALY DR
HORAK, JO LANELLE	508 EUDALY DR
QUALLS, JERRY L	504 EUDALY DR
MCINTOSH, DEWITT	500 EUDALY DR
HILLSIDE BLUES LTD	509 HILLSIDE RD
BURY, PAUL M	501 EUDALY DR
HARROD, LARRY D	505 EUDALY DR
ROSE, ANGELA KAREN	512 FIELD ST
HURTADO, ROBERTO	508 FIELD ST
GAYLE, CRYSTAL	504 FIELD ST
SOWELL, JANA M ETAL	500 FIELD ST
FERNANDEZ, CHARLES	509 EUDALY DR
QUEST IRA INC	513 EUDALY DR
BOSHRA, MORKOS	501 FIELD ST
PRESLEY, CHARLES F.	503 FIELD ST
KEEFE, CATHERINE	505 FIELD ST
ABBOTT, MARYANN	509 FIELD ST
SALMERON, ERIC	511 FIELD ST
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED

ORDINANCE O-24-

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.54 ACRES, BEING LOT 16, BLOCK 8, OAK CREST HILLS ADDITION BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE TO EXTEND INTO THE STREET SIDE YARD SETBACK; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for a fence to extend into the street side yard setback, Case No. ZC24-022; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to allow for a fence on 0.54 acres, being Lot 16, Block 8, of the Oak Crest Hills Addition, located at 405 Oak Valley Drive, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

- a. The Special Use Permit shall allow a fence to extend into the street side yard setback and be placed on the property line.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of December 2024.

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

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

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

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

ATTEST:

CITY OF COLLEYVILLE

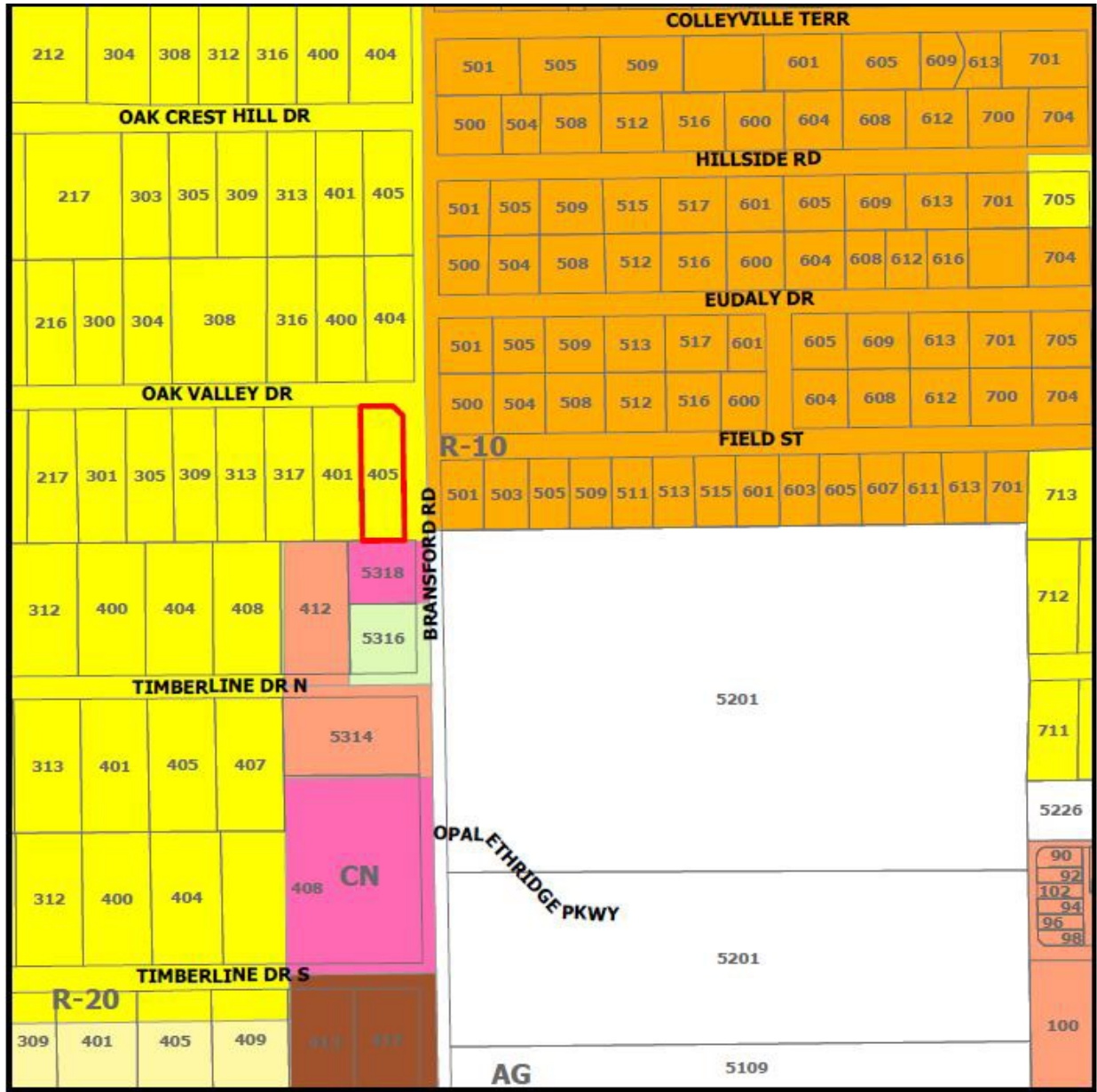
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2f

Agenda Date 11/12/2024

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit to allow for a residential carport on Lot 8, Block 1, Arbor Estates Addition, being located at 2401 Spruce Court, Case ZC24-023

Explanation

Joe Chiles, the applicant, has submitted a request for a Special Use Permit to allow for a residential carport on Lot 8, Block 1, of the Arbor Estates Addition, being approximately 0.44 acres, and zoned R-20 Single Family Residential.

Existing Conditions/Background: The subject property, 2401 Spruce Court, is zoned R-20 Single Family Residential. It is located on the south side of the intersection of Spruce Court and Amador Trail. The property is a platted lot and is developed with a single family home. A detached carport was recently built over a section of the home's backyard.

SUP Request: The applicant is requesting approval of an SUP to allow for a carport.

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.

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. 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. 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.

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

Analysis: The request is to allow for a 1,000 square foot carport that was built to remain. The carport was built without a building permit or the required SUP. The carport is 25 feet in width, 40 feet in length, 20 feet tall, and is located approximately 15 feet from the rear and side property lines. The structure does not currently comply with the material standards, size regulations, height regulations, or setback regulations outlined in the Land Development Code. In the R-20 zoning district, there is a 30-foot setback on the street side yard that structures must not encroach into. The carport was not built with a foundation and is not over an all-weather surface.

Plat Status: The property is platted as Lot 8, Block 1, Arbor Estates Addition.

DRC Review: The DRC reviewed the request during their October 21, 2024 meeting and determined that the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, south, east, and west are zoned R-20 Single Family Residential and improved with single family homes.

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

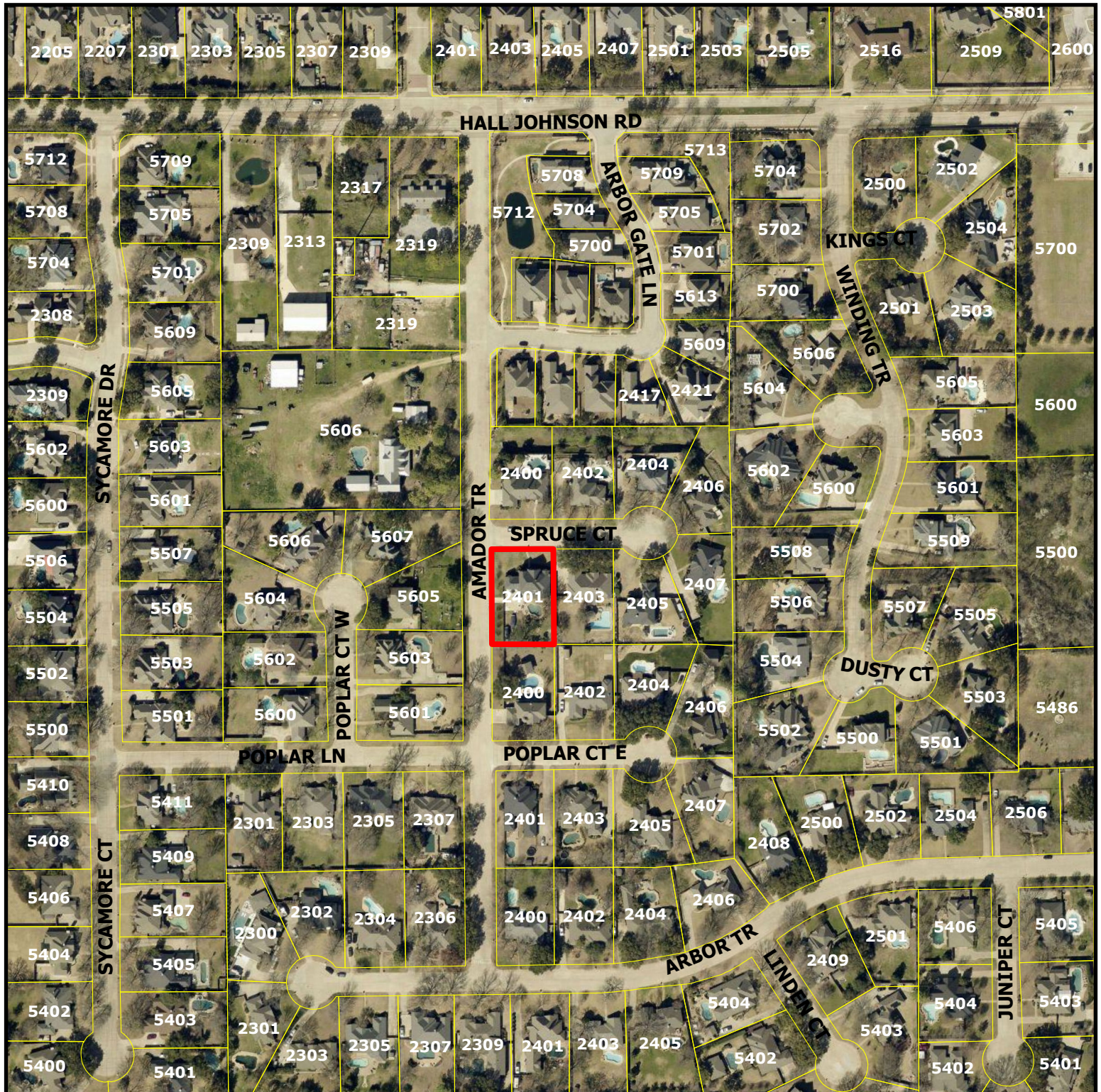
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends denial of the Special Use Permit due to technical non-compliance.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan Exhibit
6. Images Provided by Applicant
7. Notification Map
8. Notification Letter
9. Notification List
10. Letters Received
11. Opposition Map
12. Opposition Report
13. Draft Ordinance

Aerial Map

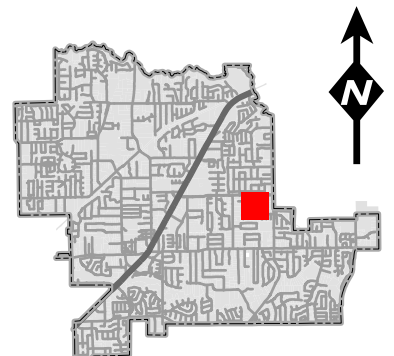


ZC24-023

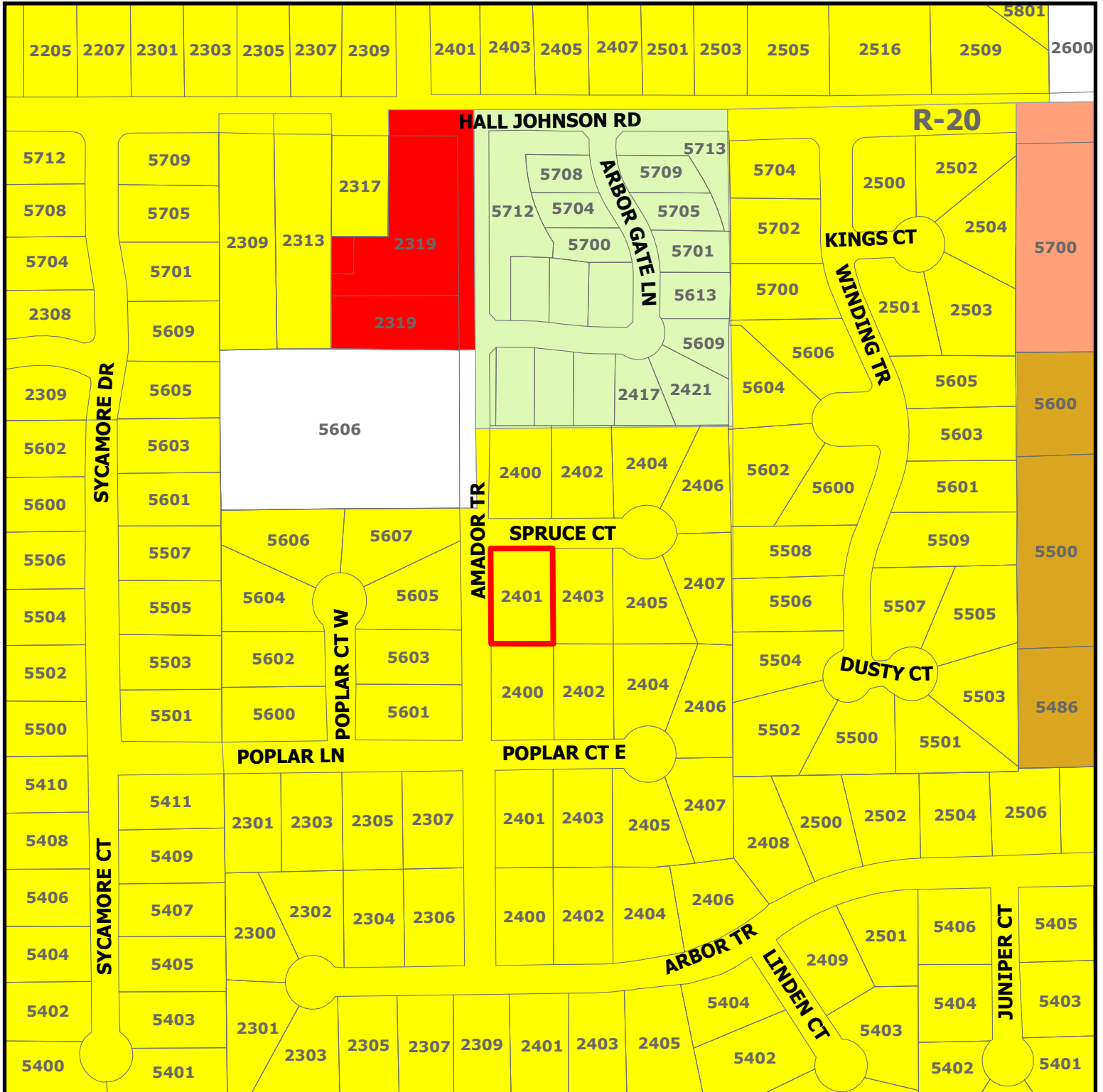
2401 Spruce Ct

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 Subject Property



Zoning Map

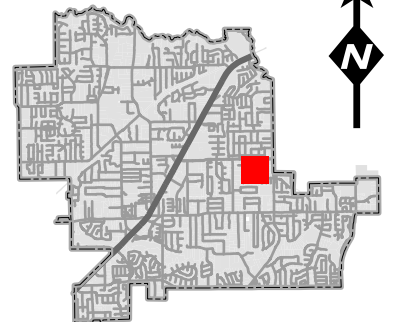


ZC24-023

2401 Spruce Ct



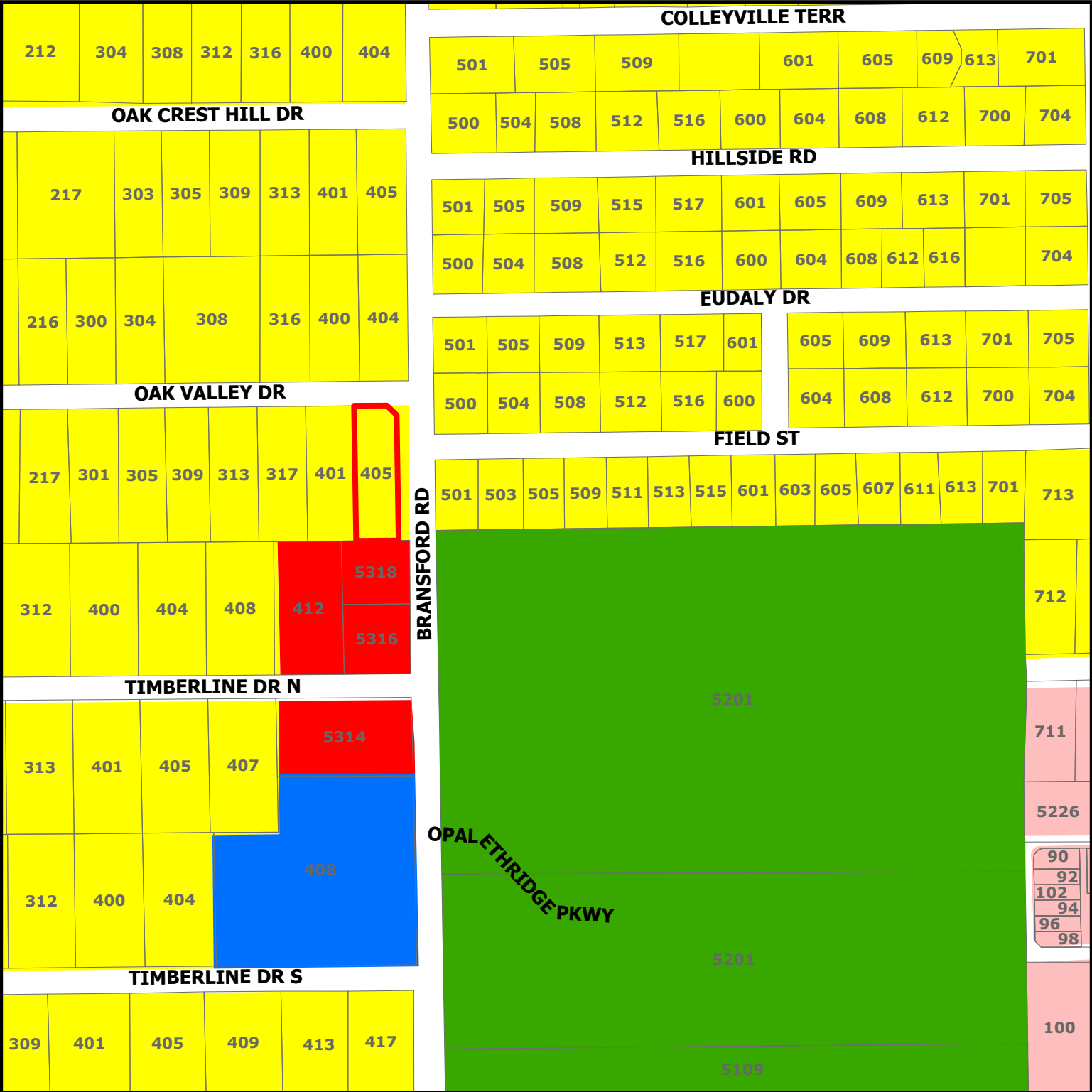
Subject Property



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Future Land Use Map



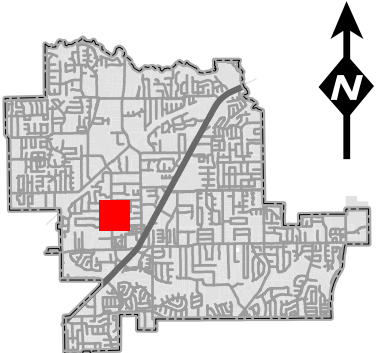
ZC24-022

405 Oak Valley Dr



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



Joe & Vicki Chiles

2401 Spruce ct
Colleyville TX 76034
United States
940-999-4926
Chilesjoe@me.com

October 10, 2024

City of Colleyville
100 Main Street
Colleyville, TX 76034-1016

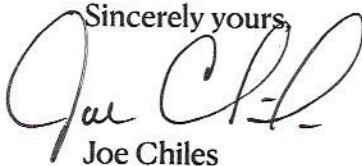
To Whom it May Concern,

My wife Vicki and I are lifetime residents of Denton County and moved to Colleyville in May of 2023 after living a short time near Eagle Mountain Lake. We part time in Colorado, so being this close to DFW airport is perfect. We enjoy the small town feel with all the conveniences so near by and are very comfortable here. Thank you for your consideration.

After losing our roof in the damaging hail storms this spring, we decided that we needed to provide protection for our vehicles. We own two classic cars and a Sprinter Van. That is why we built the structure in question. I believe it is within the building lines and outside any easements according to our plat.

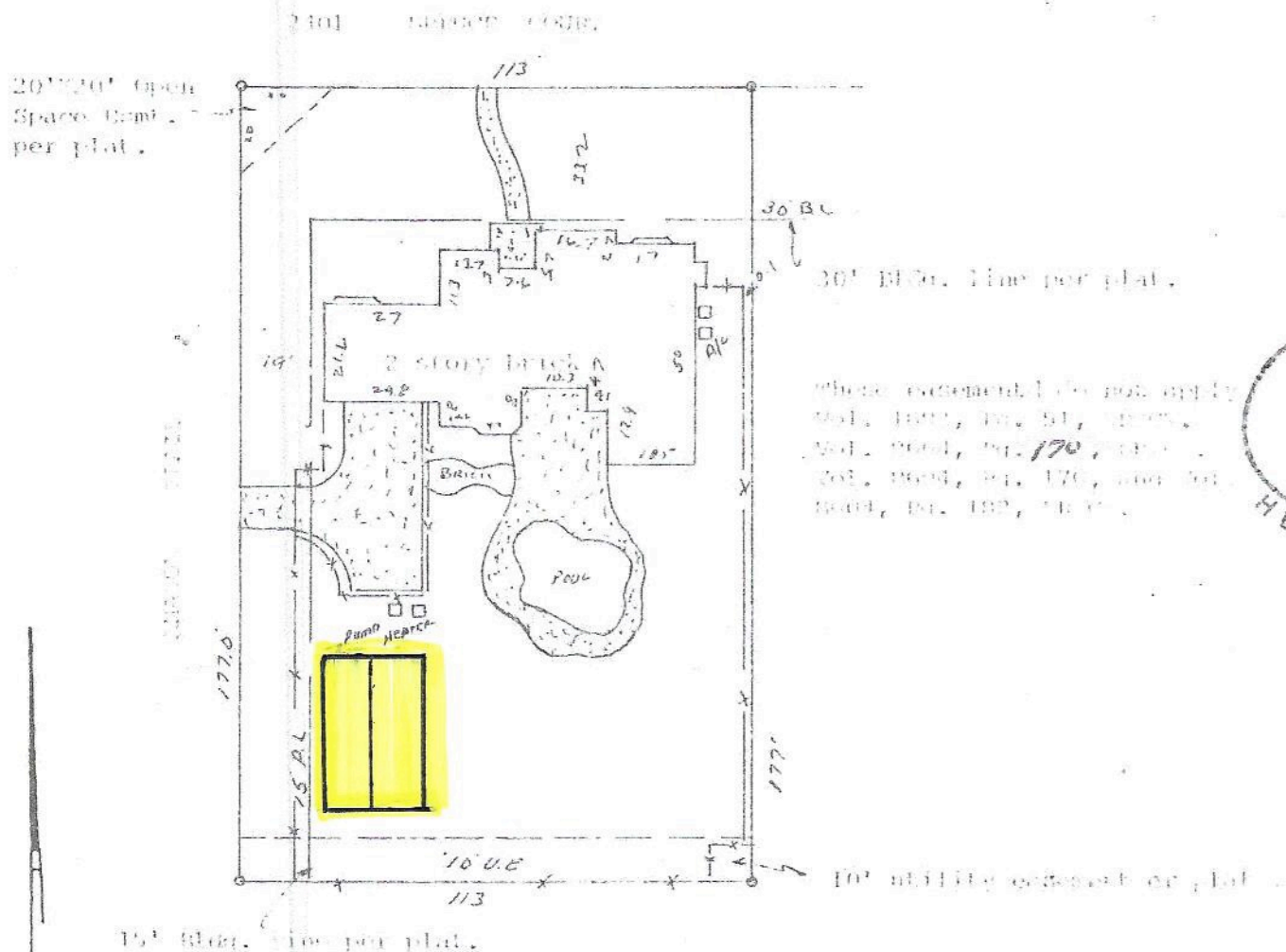
I sincerely apologize for not obtaining a Special Use Permit before beginning construction and humbly ask for your consideration to grant our request for a waiver or variance after your review of all the information and inspection of the structure.

Sincerely yours,



Joe Chiles

Page 2, Tract 1, ARBOR ESCORTS, an addition to the City of Belleville, Warrant County, Texas, according to the corrected plat thereof recorded in Cabinet 3, Slide 1-3, of the Plat Records, Warrant County, Texas.



20'x20' open
space. Limit 7
per plot.

30' 1st Gr. time per plat.

where α and β do not apply
 Mol. Weight, g. 51, 100, 150, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1050, 1100, 1150, 1200, 1250, 1300, 1350, 1400, 1450, 1500, 1550, 1600, 1650, 1700, 1750, 1800, 1850, 1900, 1950, 2000, 2050, 2100, 2150, 2200, 2250, 2300, 2350, 2400, 2450, 2500, 2550, 2600, 2650, 2700, 2750, 2800, 2850, 2900, 2950, 3000, 3050, 3100, 3150, 3200, 3250, 3300, 3350, 3400, 3450, 3500, 3550, 3600, 3650, 3700, 3750, 3800, 3850, 3900, 3950, 4000, 4050, 4100, 4150, 4200, 4250, 4300, 4350, 4400, 4450, 4500, 4550, 4600, 4650, 4700, 4750, 4800, 4850, 4900, 4950, 5000, 5050, 5100, 5150, 5200, 5250, 5300, 5350, 5400, 5450, 5500, 5550, 5600, 5650, 5700, 5750, 5800, 5850, 5900, 5950, 6000, 6050, 6100, 6150, 6200, 6250, 6300, 6350, 6400, 6450, 6500, 6550, 6600, 6650, 6700, 6750, 6800, 6850, 6900, 6950, 7000, 7050, 7100, 7150, 7200, 7250, 7300, 7350, 7400, 7450, 7500, 7550, 7600, 7650, 7700, 7750, 7800, 7850, 7900, 7950, 8000, 8050, 8100, 8150, 8200, 8250, 8300, 8350, 8400, 8450, 8500, 8550, 8600, 8650, 8700, 8750, 8800, 8850, 8900, 8950, 9000, 9050, 9100, 9150, 9200, 9250, 9300, 9350, 9400, 9450, 9500, 9550, 9600, 9650, 9700, 9750, 9800, 9850, 9900, 9950, 10000, 10050, 10100, 10150, 10200, 10250, 10300, 10350, 10400, 10450, 10500, 10550, 10600, 10650, 10700, 10750, 10800, 10850, 10900, 10950, 11000, 11050, 11100, 11150, 11200, 11250, 11300, 11350, 11400, 11450, 11500, 11550, 11600, 11650, 11700, 11750, 11800, 11850, 11900, 11950, 12000, 12050, 12100, 12150, 12200, 12250, 12300, 12350, 12400, 12450, 12500, 12550, 12600, 12650, 12700, 12750, 12800, 12850, 12900, 12950, 13000, 13050, 13100, 13150, 13200, 13250, 13300, 13350, 13400, 13450, 13500, 13550, 13600, 13650, 13700, 13750, 13800, 13850, 13900, 13950, 14000, 14050, 14100, 14150, 14200, 14250, 14300, 14350, 14400, 14450, 14500, 14550, 14600, 14650, 14700, 14750, 14800, 14850, 14900, 14950, 15000, 15050, 15100, 15150, 15200, 15250, 15300, 15350, 15400, 15450, 15500, 15550, 15600, 15650, 15700, 15750, 15800, 15850, 15900, 15950, 16000, 16050, 16100, 16150, 16200, 16250, 16300, 16350, 16400, 16450, 16500, 16550, 16600, 16650, 16700, 16750, 16800, 16850, 16900, 16950, 17000, 17050, 17100, 17150, 17200, 17250, 17300, 17350, 17400, 17450, 17500, 17550, 17600, 17650, 17700, 17750, 17800, 17850, 17900, 17950, 18000, 18050, 18100, 18150, 18200, 18250, 18300, 18350, 18400, 18450, 18500, 18550, 18600, 18650, 18700, 18750, 18800, 18850, 18900, 18950, 19000, 19050, 19100, 19150, 19200, 19250, 19300, 19350, 19400, 19450, 19500, 19550, 19600, 19650, 19700, 19750, 19800, 19850, 19900, 19950, 20000, 20050, 20100, 20150, 20200, 20250, 20300, 20350, 20400, 20450, 20500, 20550, 20600, 20650, 20700, 20750, 20800, 20850, 20900, 20950, 21000, 21050, 21100, 21150, 21200, 21250, 21300, 21350, 21400, 21450, 21500, 21550, 21600, 21650, 21700, 21750, 21800, 21850, 21900, 21950, 22000, 22050, 22100, 22150, 22200, 22250, 22300, 22350, 22400, 22450, 22500, 22550, 22600, 22650, 22700, 22750, 22800, 22850, 22900, 22950, 23000, 23050, 23100, 23150, 23200, 23250, 23300, 23350, 23400, 23450, 23500, 23550, 23600, 23650, 23700, 23750, 23800, 23850, 23900, 23950, 24000, 24050, 24100, 24150, 24200, 24250, 24300, 24350, 24400, 24450, 24500, 24550, 24600, 24650, 24700, 24750, 24800, 24850, 24900, 24950, 25000, 25050, 25100, 25150, 25200, 25250, 25300, 25350, 25400, 25450, 25500, 25550, 25600, 25650, 25700, 25750, 25800, 25850, 25900, 25950, 26000, 26050, 26100, 26150, 26200, 26250, 26300, 26350, 26400, 26450, 26500, 26550, 26600, 26650, 26700, 26750, 26800, 26850, 26900, 26950, 27000, 27050, 27100, 27150, 27200, 27250, 27300, 27350, 27400, 27450, 27500, 27550, 27600, 27650, 27700, 27750, 27800, 27850, 27900, 27950, 28000, 28050, 28100, 28150, 28200, 28250, 28300, 28350, 28400, 28450, 28500, 28550, 28600, 28650, 28700, 28750, 28800, 28850, 28900, 28950, 29000, 29050, 29100, 29150, 29200, 29250, 29300, 29350, 29400, 29450, 29500, 29550, 29600, 29650, 29700, 29750, 29800, 29850, 29900, 29950, 30000, 30050, 30100, 30150, 30200, 30250, 30300, 30350, 30400, 30450, 30500, 30550

INITIALS
HERE

 10^3 mol/litre equivalent of γ -but

1911 May 16 - 100 per cent.

According to FEMA/ U.S. Department of Housing and Urban Development this
Property is not in the 100 Year Flood Zone, According to Community Panel
Number 480590 0005B Dated December 1, 1982

I hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.

















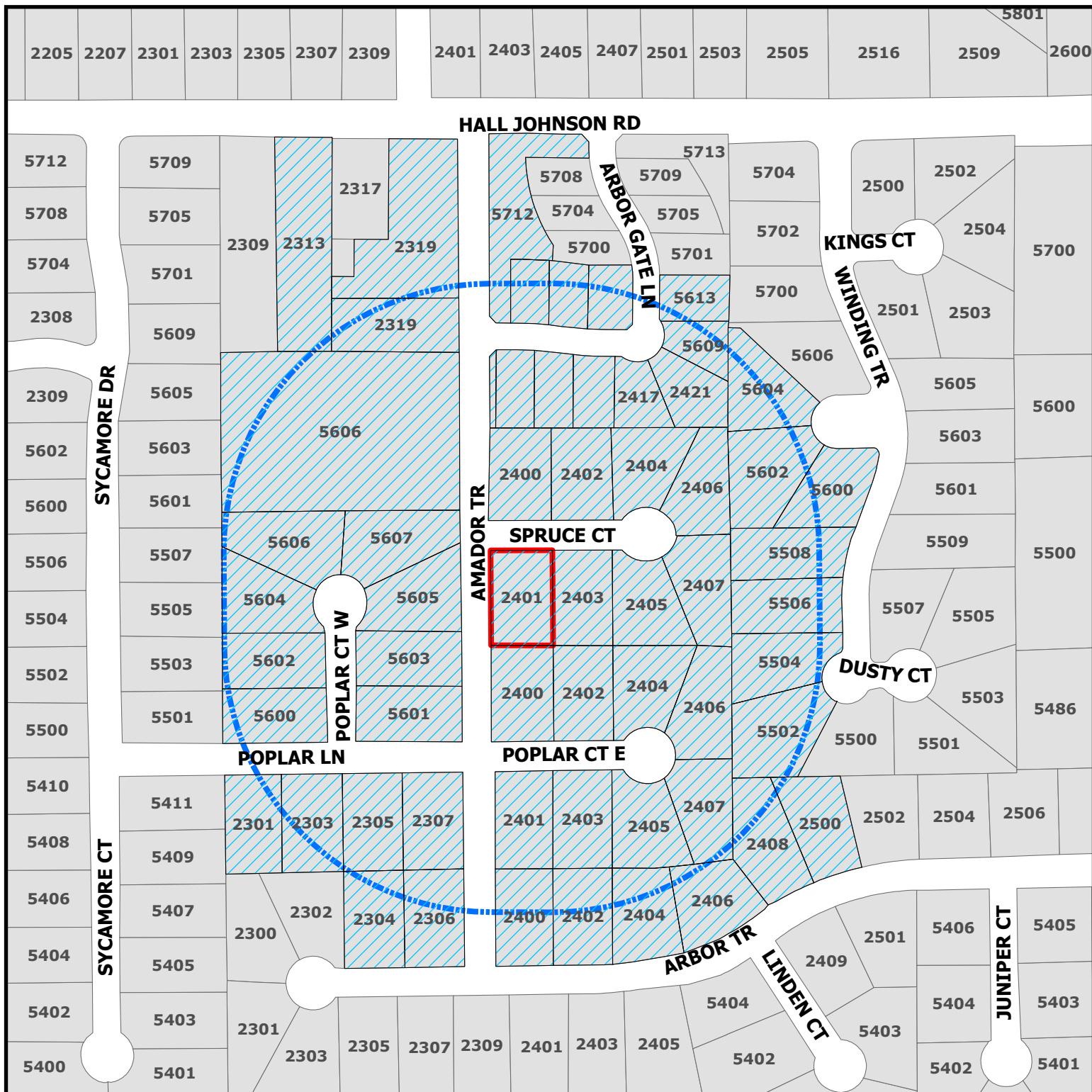
PRIVATE PROPERTY
KEEP OUT







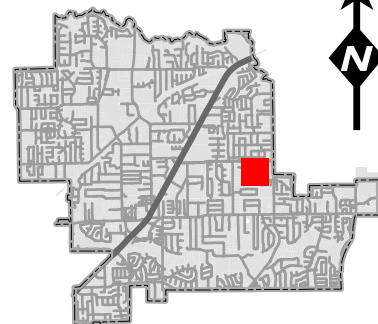
Notification Map



ZC24-023

2401 Spruce Ct

-  Parcels to be notified
-  Buffer
-  Subject Property



DISCLAIMER:
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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Tuesday, November 12, 2024 at 7:00 p.m.

**City Council Meetings: Tuesday, December 3, 2024 & Tuesday, December 17, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a Special Use Permit to allow for a residential carport that is larger and closer to a property line than allowed on Lot 8, Block 1, Arbor Estates Addition. The request is to allow for a carport that was built without a permit to remain on the property. The carport does not comply with the size and height regulations of the Land Development Code.

Zoning Case: ZC24-023

Applicant: Joe Chiles

Owner: Vickie Colby-Chiles Revocable Trust

Location: 2401 Spruce Court

Property Description: Lot 8, Block 1, Arbor Estates Addition

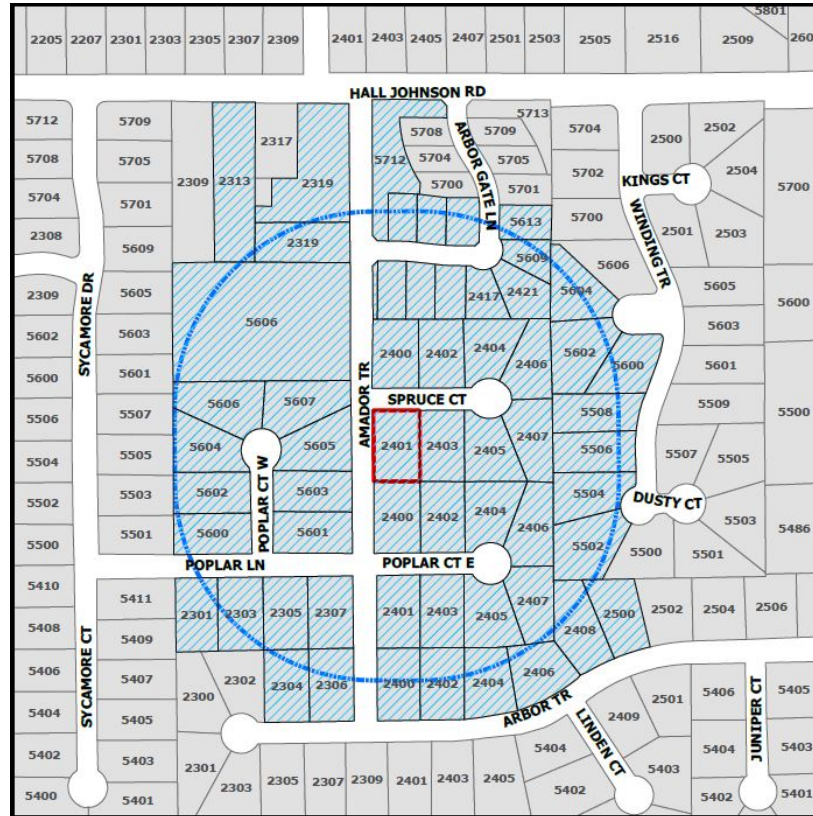
Present Zoning: R-20 Single Family Residential

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

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

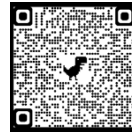
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com**

NOTICE OF PUBLIC HEARING



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

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



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

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
FARES, RABAB	2400 ARBOR GATE LN
SCHAMP, RICK	2404 ARBOR GATE LN
WIESE, SHANNON	2408 ARBOR GATE LN
ENCLAVE AT ARBOR ESTATES HOA	5712 ARBOR GATE LN
ZELLA LIVING TRUST	2405 ARBOR GATE LN
FAULKNER, DENNIS	2409 ARBOR GATE LN
KALAMKAR SHAH REVOCABLE LIVING TRUST	2413 ARBOR GATE LN
MANTEL, RONALD P	2417 ARBOR GATE LN
SMALLWOOD, DAN LEE	2421 ARBOR GATE LN
SWAN, STANLEY	5609 ARBOR GATE LN
TU, YIDONG	5613 ARBOR GATE LN
ENCLAVE AT ARBOR ESTATES HOA	2401 ARBOR GATE LN
PRIMROSE, RANDALL	2313 HALL JOHNSON RD
HALL, CHARLIE W	5606 AMADOR TR
NORTHEAST PROPERTIES INC	2319 HALL JOHNSON RD
HALL, CHARLIE	2319 HALL JOHNSON RD
HEBERT, MICHAEL A	5504 DUSTY CT
GRECO, VINCENT L	5502 DUSTY CT
HARRISON, GARY L	5604 CREEKSIDE CT
GEHLER, CHRISTOPHER	5602 CREEKSIDE CT
KUPPER, CASEY M	5600 CREEKSIDE CT
BLACK, CHRIS	5508 WINDING TR
CORREA, FRANCOSCO	5506 WINDING TR
GILBERT, JASON	2400 SPRUCE CT
SHORT, ANTHONY K	2402 POPLAR CT E
JACKSON, DANIEL	2404 POPLAR CT E
MARSH, MATTHEW	2406 POPLAR CT E
SLOSSON, MARK R	2407 POPLAR CT E
VELLA, DAVID M	2405 POPLAR CT E
THE SSH TRUST	2403 POPLAR CT E
ARITA, JON	2401 POPLAR CT E
ALOTTO, JAMES R	2400 ARBOR TR
HARRINGTON, JON D	2402 ARBOR TR
JONES, RUTH-ANN	2404 ARBOR TR
FOREMAN, NATHAN	2402 SPRUCE CT
FARISS, LONDON	2406 ARBOR TR
WANG, ERIC T	2408 ARBOR TR
BURNETT, MEGAN	2500 ARBOR TR
WOOTEN, JENNIFER	2404 SPRUCE CT
HOELSCHER, SKYLER	2406 SPRUCE CT
SHUMATE, LORA LEIGH	2407 SPRUCE CT
SMITH, TORY	2405 SPRUCE CT
HARRIS MANAGEMENT TRUST	2403 SPRUCE CT
MARRS, KATHI	2400 POPLAR CT E
TOOKEY LIVING TRUST	5601 POPLAR CT W
TOOKEY, RICHARD	2303 POPLAR LN
HALLMARK, SANDRA	2305 POPLAR LN
SCHNEIDER, RONALD	2307 POPLAR LN
THE ARINGTON FAMILY TRUST	2306 ARBOR TR
BOLTON, JEFFREY M	2304 ARBOR TR
WYLIE, C TODD	5603 POPLAR CT W
TIAN, YOUQIN	5605 POPLAR CT W
CASE, GARY	5607 POPLAR CT W
NAJA, NICOLE	5606 POPLAR CT W
FARISS ROBERT AND LESLIE FARISS REVOCABLE LIVING TRUST	5604 POPLAR CT W
YATES, CLINT	5602 POPLAR CT W
WALLACE, MATTHEW	5600 POPLAR CT W

TAYLOR, THOMAS P
LEYTON GROVE ADDITION
ARBOR ESTATES
ARBOR ESTATES II
ENCLAVE AT ARBOR ESTATES, THE
HIGHLAND MEADOWS ADDN
GRAPEVINE COLLEYVILLE ISD
VICKIE COLBY-CHILES REVOCABLE TRUST

2301 POPLAR LN
COURTESY NOTICE
COURTESY NOTICE
COURTESY NOTICE
COURTESY NOTICE
COURTESY NOTICE
STATE REQUIRED
2401 SPRUCE CT

From: [REDACTED]
To: [Citizen Letters](#)
Subject: Joe Chiles carport ZC24-023
Date: Tuesday, November 5, 2024 12:38:14 PM

To the City of Colleyville,

I received your letter regarding Joe Chiles' car port (ZC24-023). I live directly behind him and view it daily. This note is to inform you that I do not have a problem with his carport or your issuance of a Special Use Permit.

Respectfully,

Kathi Marrs
2400 Poplar Ct E, Colleyville, TX 76034

Please acknowledge receipt of this email and submit it for the hearing.

From: [REDACTED]
To: [Citizen Letters; Kristopher Potts](#)
Subject: Special Use Permit for Case ZC24-023
Date: Tuesday, November 5, 2024 3:07:22 PM

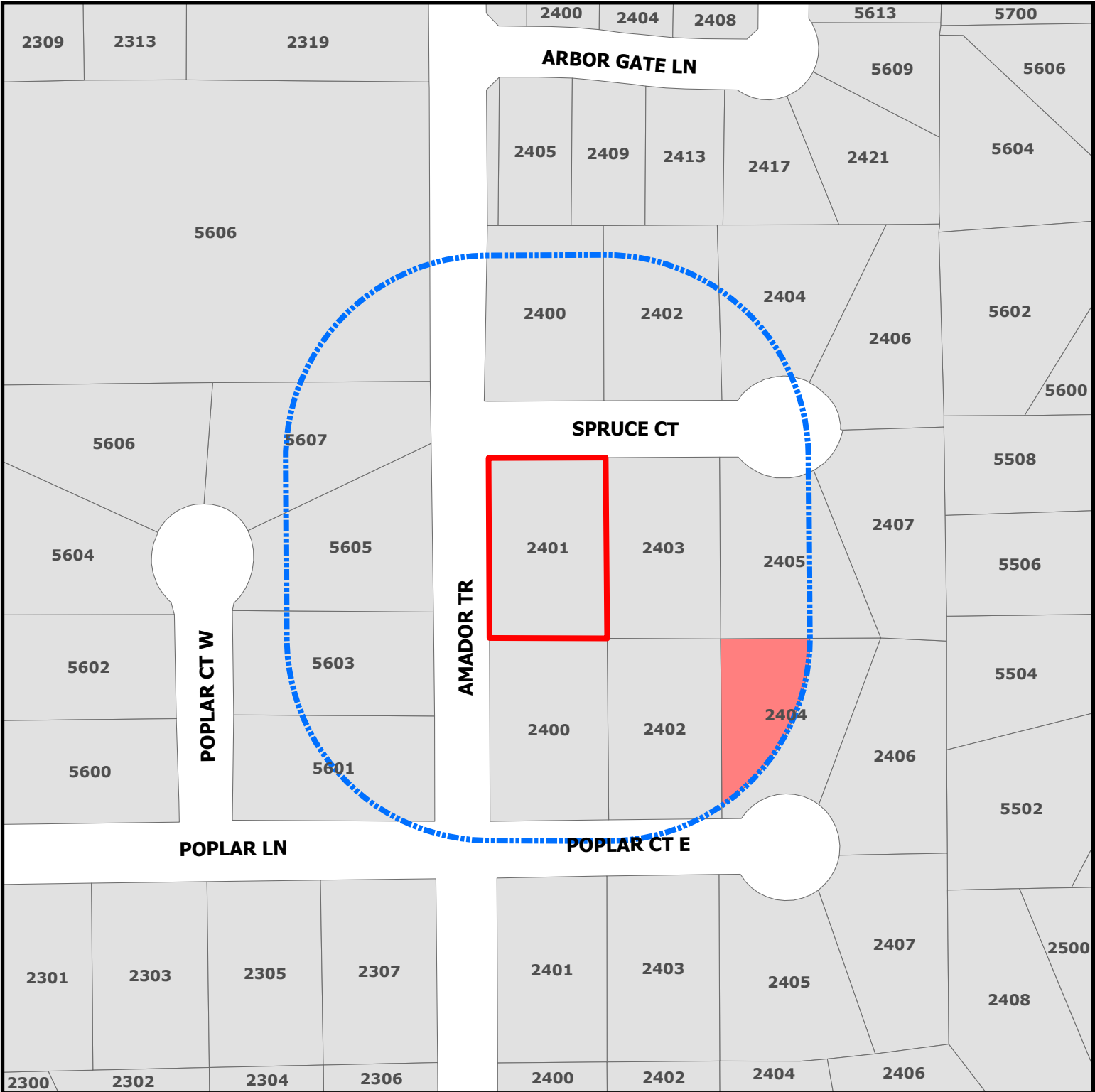
Dear Planning and Zoning Commissioners,

I received a letter from the City of Colleyville regarding a request for a Special Use Permit for Lot 8, Block 1 in the Arbor Estates Addition. While I recognize and appreciate the owner's attempt to make such a huge structure as visually appealing as possible, I am nonetheless opposed to a Special Use Permit because it sets an untenable precedent.

If this property owner is given an after the fact Special Use Permit, what happens when the next neighbor wants to build a similar structure to protect a boat or RV? While a slap-on-the-wrist fine may serve as some measure of punishment, the structure remains a visible testament to others that it is okay to "ask for forgiveness rather than permission" when they want to make additions to their property.

Thank you for your consideration,
Daniel and Norma Jackson
2404 Poplar Ct E, Colleyville, TX 76034

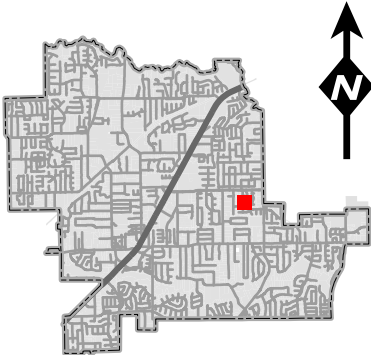
Opposition Map



ZC24-023

2401 Spruce Ct

-  Subject Property
-  Opposing
-  Buffer_Protest



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List of Opposing Properties

Address	Owner's Name	Percentage
2404 POPLAR CT E	JACKSON, DANIEL	4.16%

Address Count : 1

Total Percentage: 4.16%

ORDINANCE O-24-

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.44 ACRES, BEING LOT 8, BLOCK 1, ARBOR ESTATES ADDITION, LOCATED AT 2401 SPRUCE COURT, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A RESIDENTIAL CARPORT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for a Carport under Case No. ZC24-023; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a Residential Carport on 0.44 acres, being Lot 8, Block 1, Arbor Estates Addition, located at 2401 Spruce Court, as depicted on the attached as Exhibit "A".
- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive

Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

1. GENERAL

- a. The Special Use Permit shall allow a carport being 40 feet in length; 1,000 square feet in area; 20 feet in height; encroaching into the street yard 15 feet; no all-weather surface; and posts with no masonry stone or brick 50% of the height.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of December 2024.

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

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

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

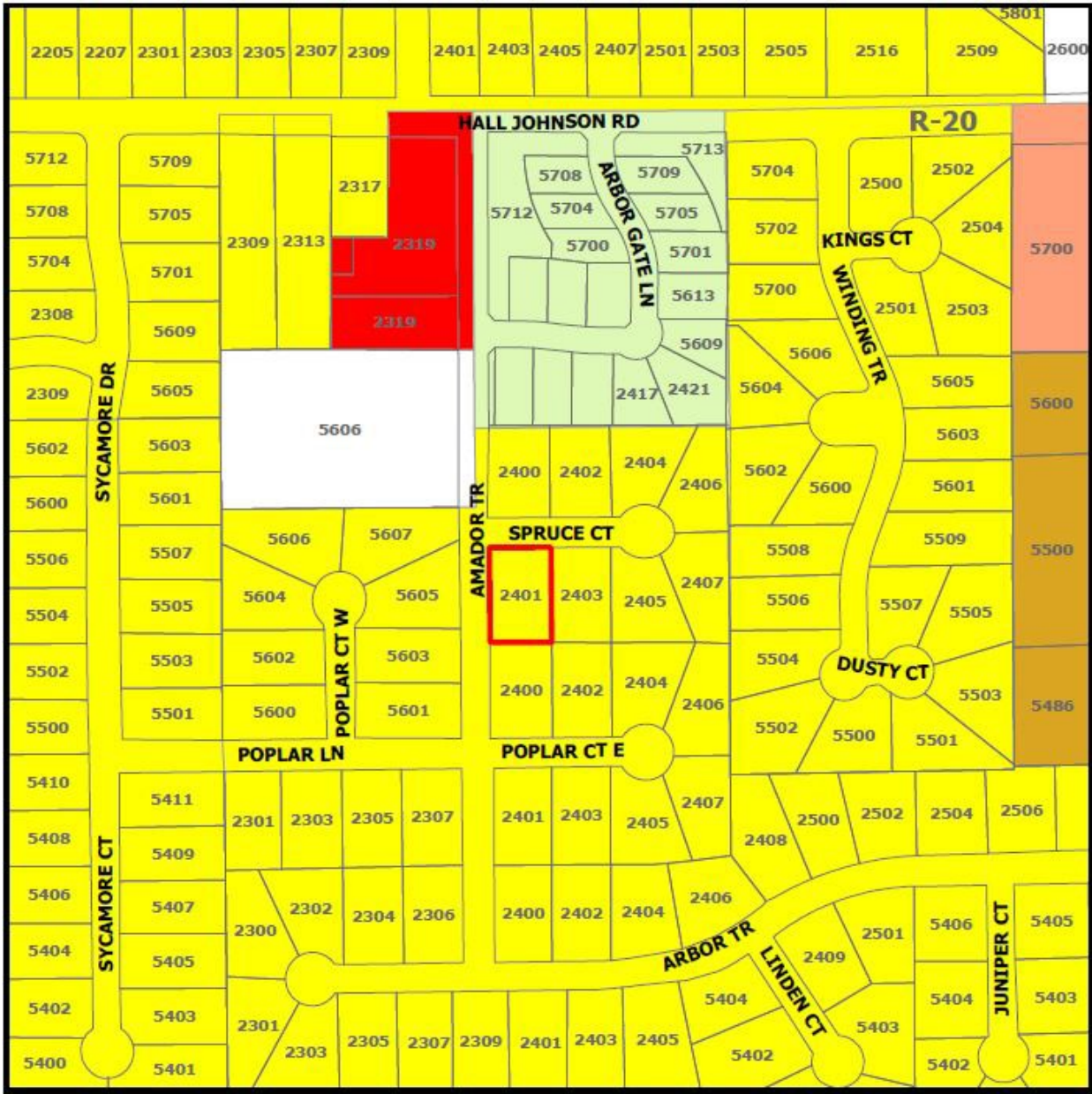
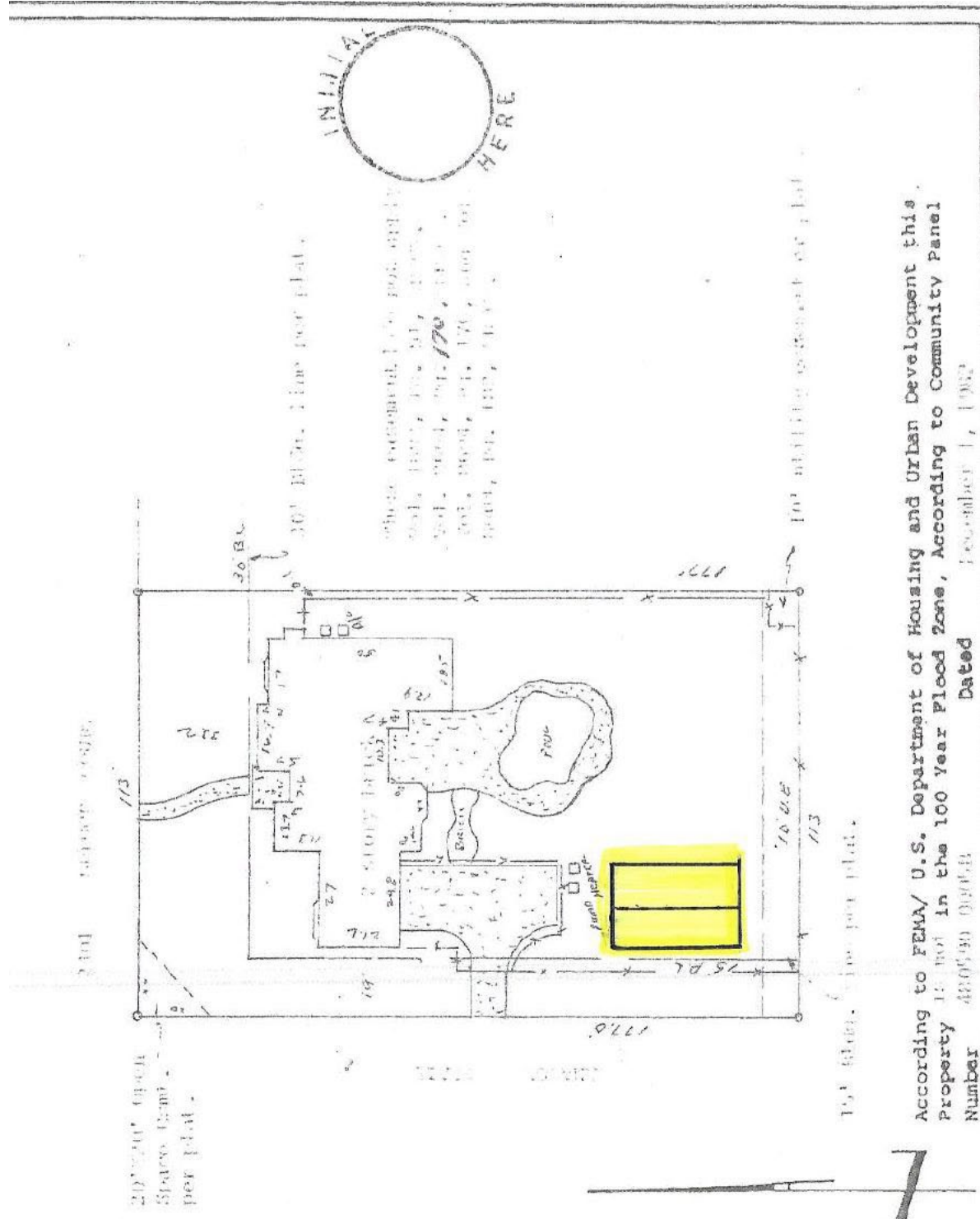


Exhibit "B" – Carport Exhibit







CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2g

Agenda Date 11/12/2024

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of an amendment to the Planned Unit Development - Commercial district for The Village at Colleyville for consideration of a specific use to be allowed on Lot 27 of the Village at Colleyville Addition, being located at 55 Main Street, Suite 100, Case ZC24-024

Explanation

Alvaro Matehuala, the applicant, has submitted a request for an amendment to the existing Village at Colleyville PUD-C Planned Unit Development – Commercial ordinance to allow for ministry, consulting, and Bible study activities, being Lot 27, Village at Colleyville Addition, and approximately 0.08 acres. The purpose is to amend the PUD-C's ordinance in order to allow for the Colleyville Prayer Room to be located in the Village.

Existing Conditions/Background: The subject property, 55 Main Street, is developed with a three-story mixed-use building. The property is a part of the Village at Colleyville Planned Unit Development, and the property has commercial suites on the 1st and 2nd floor and residences on the 3rd floor. There is an underground garage that is used by residences for parking. The Village at Colleyville ordinance was first approved and most recently amended in 2012.

Proposed Amendment: The applicant requests to change the PUD Ordinance to allow for ministry, religious consulting, and bible study use.

Analysis: The requested PUD-C amendment is to allow the Colleyville Prayer Room to relocate to a suite in the Village at Colleyville. The previous ordinance was approved in 2012 and does not allow for religious institutional use. To make any changes to the list of permitted uses, a PUD-C Amendment must be approved.

Plat Status: The property is platted as Lot 27 of the Village at Colleyville Addition.

DRC Review: The DRC reviewed the request during their October 21, 2024 meeting and determined that the request could be scheduled for the next available Planning and Zoning Commission Meeting.

Drainage: NA

Surrounding Development: The properties to the north are zoned AG Agricultural and

RE Residential 'Estate' Single Family and the AG lot is improved with an accessory building. The properties to the west are zoned AG Agricultural and are City Park facilities. The properties to the east are zoned CC-1 Village Retail and PUD-C Planned Unit Development – Commercial, and are improved with mixed-use, retail, and office buildings. The properties to the south are zoned CC-1 Village Retail, AG Agricultural, and CC-2 Shopping Center. The CC-1 lot is improved as a city-owned parking lot, the CC-2 lot is improved with the Walmart Shopping Center, and the AG lot is improved with a single family home.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development and is located in the Colleyville Boulevard Corridor. The proposed change to the PUD-C ordinance does not conflict with any portion of the comprehensive plan.

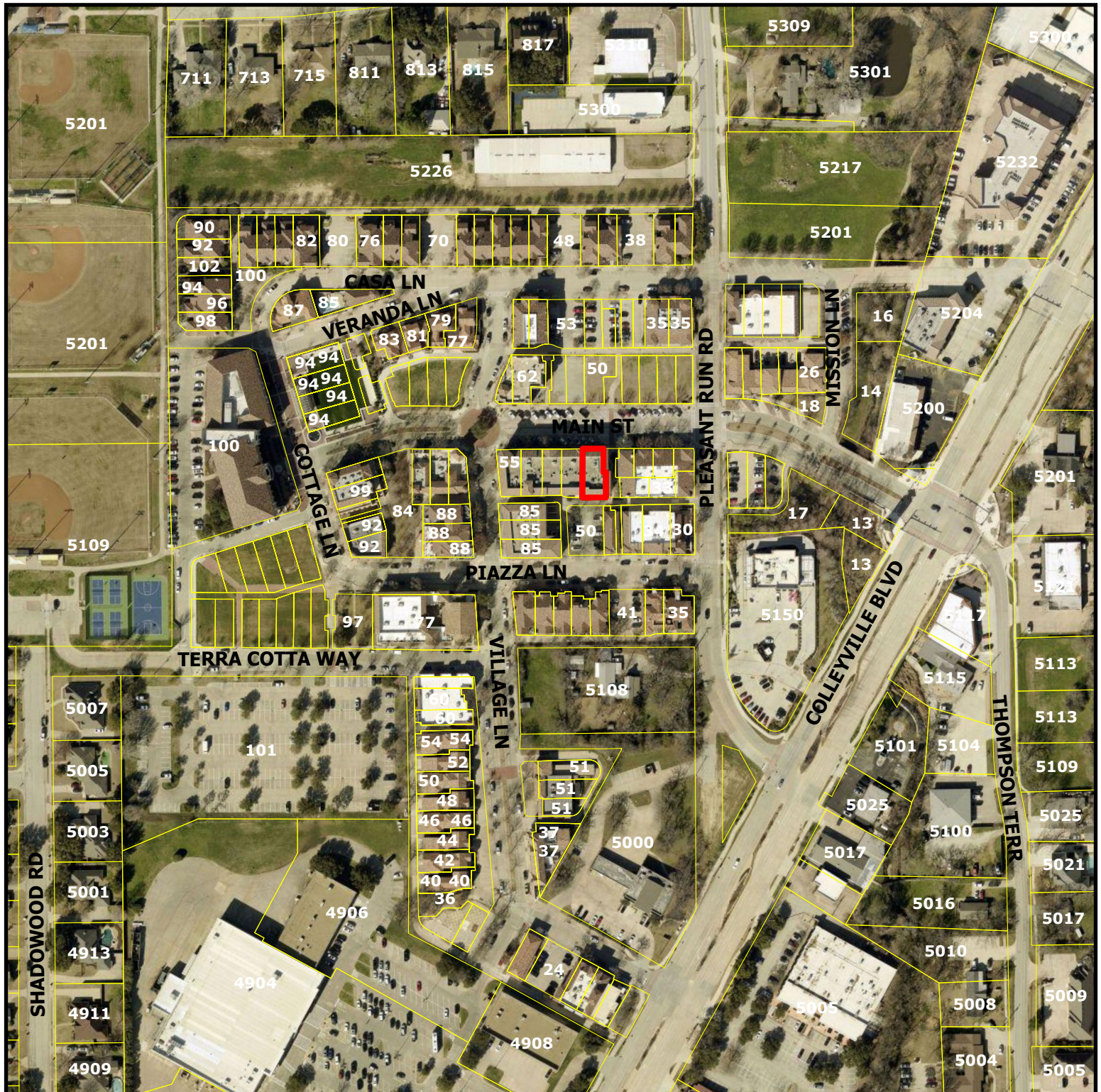
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval on this request.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Exhibit
6. Notification Map
7. Notification Letter
8. Notification List
9. Letters Received
10. Opposition Map
11. Opposition Report
12. Draft Ordinance

Aerial Map

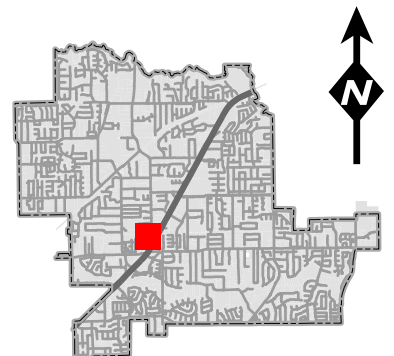


ZC24-024

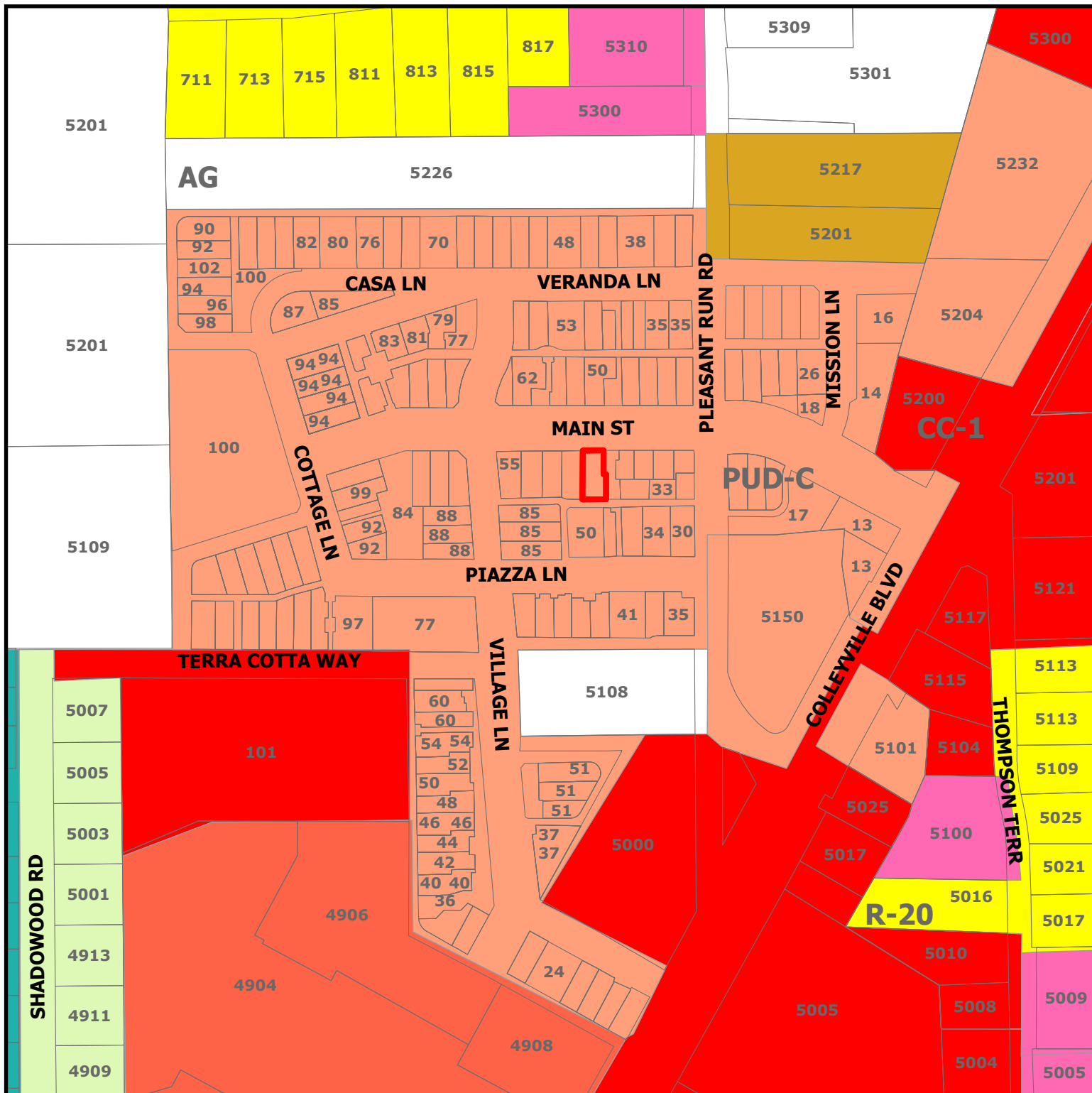
55 Main St

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 Subject Property



Zoning Map



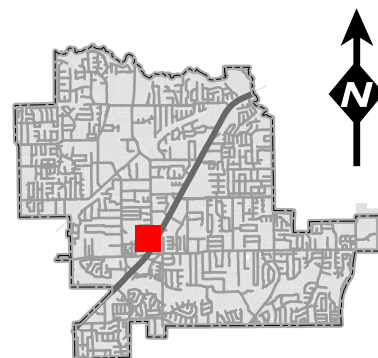
ZC24-024

55 Main St

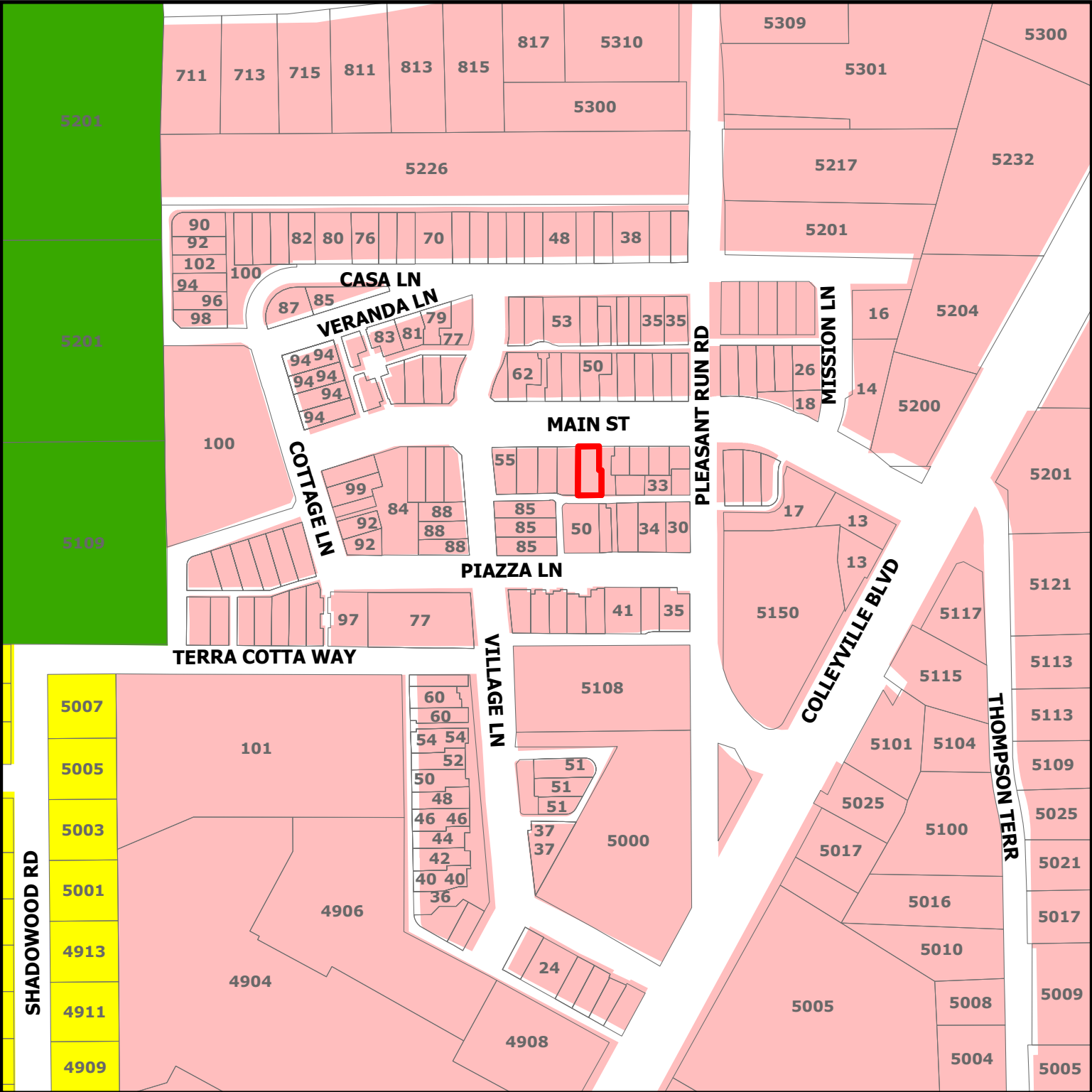
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☐ Subject Property



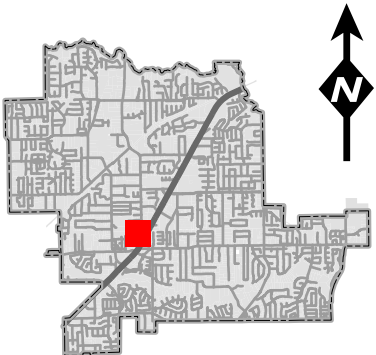
Future Land Use Map



ZC24-024

55 Main St

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



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Avaro Matehuala
5121 Thompson Terrace Suite A
Colleyville, TX 76034
alvaro.matehuala@loli.org
817-995-7398



October 1 2024

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

Dear Ben Bryner and Colleyville City Council,

I hope this letter finds you well. I am writing to respectfully request a modification to the existing city code to allow for a ministry, consulting, and Bible study activities to be conducted at the property located at 55 Main Street, Suite 100 Colleyville.

The Colleyville Prayer Room, which I represent since February 9, 2010 aims to serve as a community space where individuals and groups can gather for prayer, spiritual growth, and personal consultation. We believe this aligns with the values of our city, fostering a sense of unity, peace, and support for those in need of guidance and spiritual enrichment.

Currently, the city code does not appear to accommodate the multifaceted nature of our vision for the space at 55 Main Street Suite 100. Our ministry includes hosting Bible studies, offering consulting services for personal and spiritual growth, and providing a place of prayer for community members. We feel that this type of ministry serves an important role in the wellbeing of our community.

We are committed to ensuring that our activities will not disturb the surrounding businesses, family properties and will comply with any regulations the city may establish to maintain a harmonious environment. We respectfully request that the city consider a modification to the current zoning or land use regulations to allow the Colleyville Prayer Room to operate in full capacity in this location.

We would greatly appreciate the opportunity to meet with city officials to discuss this request further. Please let us know of any additional steps we may need to take to facilitate this process. We are committed to working closely with the City of Colleyville to ensure that our presence at 55 Main Street Suite 100 is both beneficial to the community and compliant with all city requirements.

Thank you for your time and consideration of our request. We look forward to your guidance and hope to keep serving the Colleyville community in this expanded capacity.

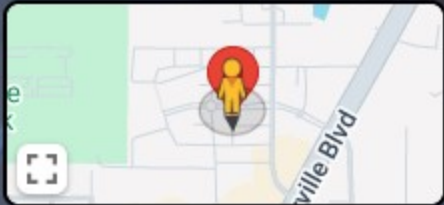
Sincerely,

On behalf of the board members of the Colleyville Prayer Room
Pastor Alvaro Matehuala
President of Christian International House of Prayer
We are a Non-profit organization with 501(c)(3) status

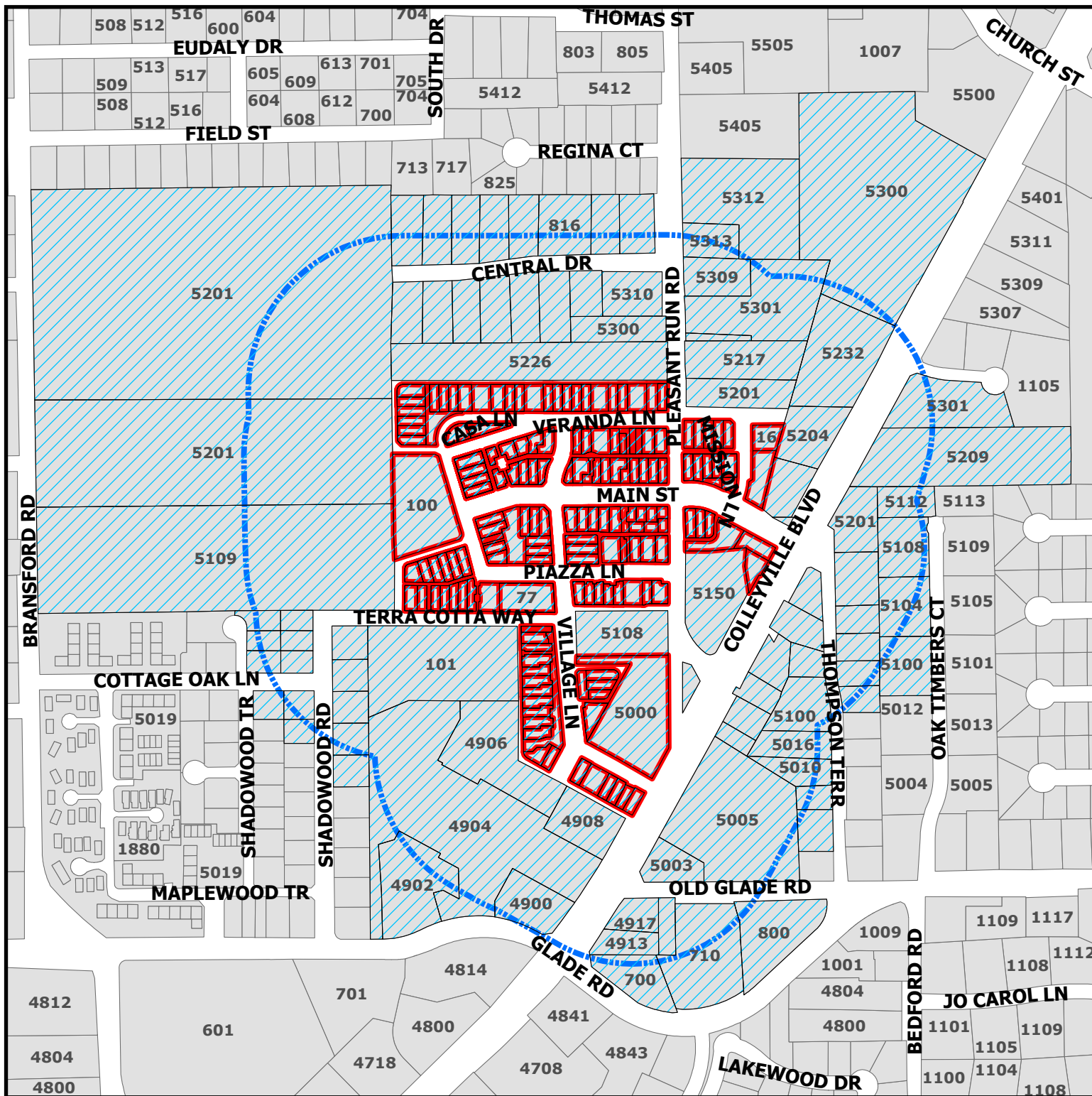
55 Main St
Colleyville, Texas

Google Street View

Oct 2018 [See more dates](#)



Notification Map

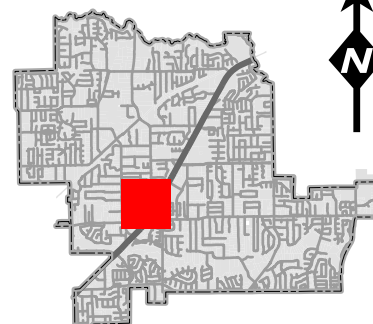


ZC24-024

55 Main St Suite 100

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-  Parcels to be notified
-  Buffer
-  Subject Property





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Tuesday, November 12, 2024 at 7:00 p.m.

**City Council Meetings: Tuesday, December 3, 2024 & Tuesday, December 17, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of an amendment to the Planned Unit Development – Commercial district for The Village at Colleyville for consideration of a specific use to be allowed on Lot 27 of the Village at Colleyville Addition. The amendment is to allow for ministry, consulting, and Bible study activities associated with The Colleyville Prayer Room to be added as a permitted use to the Village at Colleyville PUD.

Zoning Case: ZC24-024

Applicant: Alvaro Matehuala

Owner: 55 Main Holdings LLC

Location: 55 Main Street, Suite 100

Property Description: Lot 27 of the Village at Colleyville Addition

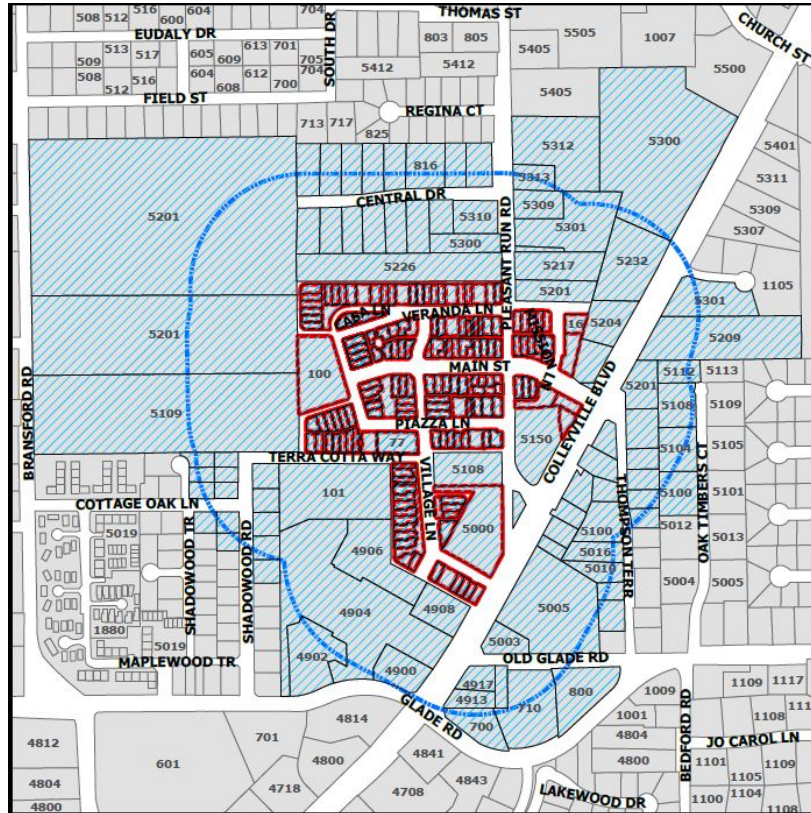
Present Zoning: PUD-C Planned Unit Development – Commercial

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

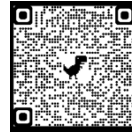
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com**

NOTICE OF PUBLIC HEARING



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

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



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

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
COLLEYVILLE LOFTS VENTURE LLC	5232 COLLEYVILLE BLVD
FIRST BAPTIST CH COLLEYVILLE	5300 COLLEYVILLE BLVD
BEAM REAL ESTATE LLC	5200 COLLEYVILLE BLVD
REDEEMED CHRISTIAN CHURCH OF GOD GLORY HOUSE	5300 PLEASANT RUN RD
PROPER TEA HOLDINGS LLC	4917 COLLEYVILLE BLVD
WAL-MART REAL ESTATE BUS TRUST	4904 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	4906 COLLEYVILLE BLVD
COCANOUGH ASSET NO 3 LTD	5005 COLLEYVILLE BLVD
NORTH, MARK	5108 OAK TIMBERS CT
BARNARD PARTNERS XIII LTD	5301 COLLEYVILLE BLVD
ISELL, STEVE E	5112 OAK TIMBERS CT
BETHEL METHODIST CHURCH OF NORTH TEXAS	5310 PLEASANT RUN RD
FIGUEROA FAMILY REVOCABLE TRUST	817 CENTRAL DR
GROFFMAN, STEVEN	815 CENTRAL DR
GABLE, MICHAEL	813 CENTRAL DR
YOUNG, CLINT	811 CENTRAL DR
BANKS, JAMES	715 CENTRAL DR
TURNER, CHRISTINE	713 CENTRAL DR
HALEY, KIMBERLY	711 CENTRAL DR
DS & RS PROPERTIES LLC	5320 Pleasant Run RD
EARTH TO MOON REALTY LLC	820 CENTRAL DR
LALA FAMILY TRUST	816 CENTRAL DR
MCDONALD, CEACY SAMANTHA	814 CENTRAL DR
DUKE, JAMES	812 CENTRAL DR
MISKO, SUSAN R	716 CENTRAL DR
REYNOLDS, GILES	714 CENTRAL DR
BRUNKEN, JOHN E. JR.	712 CENTRAL DR
Y2KITCHEN PROPERTIES LLC	710 GLADE RD
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD
FEGAN, DENNIS JOHN	5309 PLEASANT RUN RD
MODERN HOLDINGS LLC	5100 THOMPSON TERR
RYAN WAYNE PROPERTIES LLC - SERIES 6 5016 THOMP	5016 THOMPSON TERR
DUNN, REX A	5010 THOMPSON TERR
O'BRIEN, PETE	5004 THOMPSON TERR
TMI INTERNATIONAL LLC	5013 COLLEYVILLE BLVD
BUCHWALD, RUDOLPH W	5025 COLLEYVILLE BLVD
GIBSON, NORMAN C EST	5115 COLLEYVILLE BLVD
GIBSON, NORMAN C	5104 THOMPSON TERR
ELLA PROPERTY HOLDINGS LLC	5113 THOMPSON TERR
JRSR PROPERTIES LLC	5121 THOMPSON TERR
SUNDER HOLDINGS LLC	5201 COLLEYVILLE BLVD
SOUMPHONPHAKDY, ANOULONE	5025 THOMPSON TERR
SPICER TAMARA REVOCABLE TRUST	90 CASA LN
TORRES, GUSTAVO	92 CASA LN
CHATTHA, HARMIT	94 CASA LN
KITTINGER, BRIAN	96 CASA LN
SCHMIDT, JUDITH	96 CASA LN
DULANEY, BOB	98 CASA LN
GUNNIP, MATTHEW	87 CASA LN
BURDETTE, DONNA E	77 VERANDA LN
KREIDER, LORRAINE	79 VERANDA LN
VOLLMER, JAMES A	81 VERANDA LN
BROOKS, ADAM	83 VERANDA LN
PREWITT LEASING INC	97 VILLAGE LN
TAP REALTY LLC	23 MISSION LN
SALA LIFE TRUST	35 VERANDA LN
VILLAGE OWNERS ASSOCIATION INC	35 VERANDA LN
HESLAND LLC	26 MAIN ST
SC VILLAGE MAIN STREET LLC	34 MAIN ST

BOCALEON TEXAS LLC	62 MAIN ST
62 MAIN STREET LLC	62 MAIN ST
FERGUSON & ASSOCIATES LLC	62 MAIN ST
LFA PROPERTIES LLC	62 MAIN ST
EQUITY TRUST COMPANY CUSTODIAN FBO GARY PANN	76 MAIN ST
TMAAC LLC	33 MAIN ST
REED, JANET LEE	33 MAIN ST
CARDINI, ANTOINETTE	33 MAIN ST
XU, SHENG	33 MAIN ST
BROWN FABIO, RITA	33 MAIN ST
WADLEY FAMILY HOLDING INC	33 MAIN ST
NGUYEN, DIEM THUY	33 MAIN ST
FARRAR, NANCY KAREN	33 MAIN ST
PILGRIM, DEBBIE K	33 MAIN ST
CASEY, CONNOR	33 MAIN ST
55 MAIN HOLDINGS LLC	55 MAIN ST
GILLILAND, DOUGLAS H	55 MAIN ST
JORDAN FAMILY TRUST	55 MAIN ST
BROOKS, FRANCES B	55 MAIN ST
PETERSDORF, SANDRA	55 MAIN ST
HARTIGAN FAMILY TRUST	55 MAIN ST
MATYAS, YIRI	55 MAIN ST
G & B COLLEYVILLE LLC	75 MAIN ST
COLLEYVILLE MAIN PARTNERS LTD	75 MAIN ST
WILLIAMS, DAVID H	75 MAIN ST
TRINITY COLLEVILLE RE LLC	88 VILLAGE LN
PETER AND LORENA OBRIEN FAMILY TRUST	88 VILLAGE LN
GREENLAND ASSETS LLC	88 VILLAGE LN
ROWLAND, DANIEL	88 VILLAGE LN
SCHERFF, BRADLEY	88 VILLAGE LN
HANDLEY, RICHARD	88 VILLAGE LN
RRSN COLLEYVILLE REALTY LLC	99 MAIN ST
COLLEYVILLE REALTY HOLDINGS	92 PIAZZA LN
FULCRUM COMMERCIAL PROPERTIES LLC	85 VILLAGE LN
NEBULA ONE LLC	85 VILLAGE LN
JUST2CAN LLC	85 VILLAGE LN
REALTY CAPITAL VILLAGE #1 LP	85 VILLAGE LN
PARKER, JAMES	46 PIAZZA LN
NEWLIN, TAMRA	46 PIAZZA LN
ROGERS, J ANDREW	30 PIAZZA LN
PETERSON, ANNE	34 PIAZZA LN
NIEWOLNY, DEAN	38 PIAZZA LN
RICKS, MARGARET	35 PIAZZA LN
LANDNUT LLC	37 PIAZZA LN
LAKE, WILLIAM D	53 PIAZZA LN
KEVIN AND DONNA ALLEN FAMILY TRUST	55 PIAZZA LN
KETRINA & PATRICK DUNAGAN LIVING TRUST	57 PIAZZA LN
FADDEN, MARK	59 PIAZZA LN
KSW HOLDING MANSFIELD LP	77 PIAZZA LN
SC COLLEYVILLE-60 VILLAGE LANE LLC	60 VILLAGE LN
JAMES, JESSIE	40 VILLAGE LN
HARWELL, GREGORY	40 VILLAGE LN
VADYSIRISACK, PANG	42 VILLAGE LN
ATKINSON, ERIC	44 VILLAGE LN
STALEY, JENNIFER	46 VILLAGE LN
JORDAN, JENNIFER	48 VILLAGE LN
WEESE, DENNIS	50 VILLAGE LN
52 VILLAGE LANE LLC	52 VILLAGE LN
ZIMMERMAN, PETER	54 VILLAGE LN
HEA21 LLC	28 VILLAGE LN

SLANEY, RICHARD	37 VILLAGE LN
THE WISDOM CENTER INC	51 VILLAGE LN
SHEMAKER, SIMON	32 VERANDA LN
SHEWMAKER, SIMON	32 VERANDA LN
JOHN MCNEEL & SYLVIE MCNEEL REVOCABLE LIVING TR	34 VERANDA LN
GIUSTINIANO CHERYL ANNE	42 VERANDA LN
RUDOLPH, CHRIS	44 VERANDA LN
BELL, WILLIAM M	60 VERANDA LN
ZRB CAPITAL PARTNERS LLC - SERIES 2 VERANDA	62 VERANDA LN
ANDREW LIVING TRUST	64 VERANDA LN
REX AND MELANIE PITTS REVOCABLE TRUST	66 VERANDA LN
NORWOOD, TODD	68 VERANDA LN
PURDY, DONALD	72 CASA LN
DREILING PROPERTIES LP	72 CASA LN
JERNIGAN, ALAN	74 CASA LN
HOLTSHOUSER LONDON LIVING TRUST	74 CASA LN
HU, KENPAN	76 CASA LN
ZAVODNICK, TODD	76 CASA LN
DAVIS, RHONDA	82 CASA LN
SHERWOOD, LESLIE	84 CASA LN
LIVINGSTON, MARISA	86 CASA LN
TAMLYN PROPERTIES LLC	88 CASA LN
JPMORGAN CHASE BANK	5000 COLLEYVILLE BLVD
SPICER, TAMARA	5217 PLEASANT RUN RD
DDK REAL ESTATE INV LLC	5204 COLLEYVILLE BLVD
VILLAGE MONTICELLO PRTNS LTD	14 MAIN ST
RVF REALTY TRUST LLC	700 GLADE RD
NOBEL SOURCE COMPANY LLC	800 GLADE RD
NOBLIT, DON	4913 COLLEYVILLE BLVD
BAJRAM & RUZDI INVESTMENTS LLC	5150 COLLEYVILLE BLVD
WHITTEN FAMILY TRUST	5002 SHADOWOOD RD
SCHLATTMAN FAMILY TRUST	5005 SHADOWOOD TR
CHARNICKY, KEVIN	5004 SHADOWOOD RD
DILLARD, LISA G	5104 SHADOWOOD RD
KHERANI, MOHAMMED	5102 SHADOWOOD RD
HERRMANN, JESSICA	5100 SHADOWOOD RD
TUULING, ERIC	5101 INDIAN TRAIL CT
JACKSON, JENNIFER	5103 INDIAN TRAIL CT
FRANCO, CLAUDIA	5105 INDIAN TRAIL CT
MOZINGO FAMILY LIVING TRUST	5007 SHADOWOOD RD
BOYD, PATRICIA	4913 SHADOWOOD RD
IRVIN, RODNEY L	5001 SHADOWOOD RD
FAUGHT, SAMUEL	5003 SHADOWOOD RD
BROWN, RICHARD	5005 SHADOWOOD RD
ANTHONY & VIVIAN MCNOSKY REVOCABLE TRUST	5108 PLEASANT RUN RD
THOMPSON, NELDA E	905 OLD GLADE RD
D & V WALKER PROPERTIES LLC	5226 PLEASANT RUN RD
GHISLERI, LEOCIR	5100 OAK TIMBERS CT
HUANG, YAN	5104 OAK TIMBERS CT
LAKESWOOD ESTATES	COURTESY NOTICE
RIVERWALK AT COLLEYVILLE	COURTESY NOTICE
SHADOWOOD TRAIL CONDOMINIUMS	COURTESY NOTICE
COLLEYVILLE HEIGHTS	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
MATEHUALA, ALVARO	

From: [REDACTED]
To: [Citizen Letters](#)
Subject: Zoning case ZC24-024
Date: Monday, November 4, 2024 8:58:15 AM

We own property at 5309 Pleasant Run. We think this would be a great use of the property. We are **in favor** of the zoning change

John Fegan
CCIM, CPM
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Citizen Letters](#)
Subject: Zoning case # ZC24-024
Date: Tuesday, November 5, 2024 3:15:10 PM

Hello,

I have some concerns about Colleyville Prayer Room expanding to 55 Main St. Ste 100.

I wonder about adequate parking for residents, the school, businesses & their clientele. There is already a shortage of spaces. It would be a shame for businesses to suffer losses if there is no parking.

The other aspect is the hours of operation. Hopefully that would be addressed at the meeting. A 5am seems very early for folks that reside here. I know there has been concern from residents regarding noise from Chic Fil a & trucks when they are sleeping.

Respectfully,

Toni Cardini
Sent from my iPhone

From: [REDACTED]
To: [Citizen Letters](#)
Subject: Zoning Case ZC24-024
Date: Tuesday, November 5, 2024 7:19:08 PM

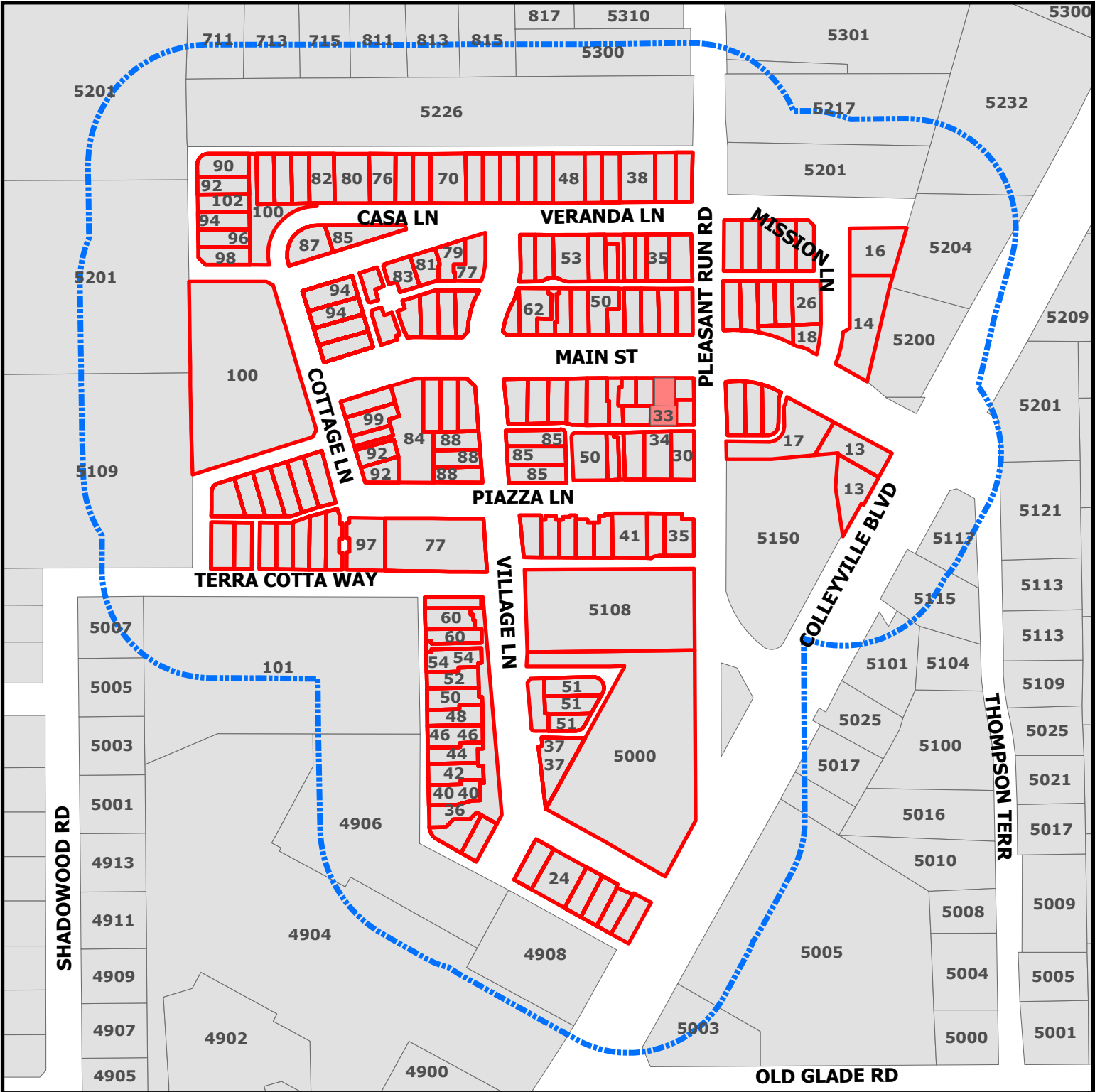
This is my notice of opposition to the amendment to allow The Colleyville Prayer Room to occupy 55 Main Street, Suite 100.

The entrance does not face a parking lot and will require too much foot traffic within many residences. In fact, the entrance is directly across from the entrance to the residences at 33 Main Street. Also, this will cause additional traffic to an already busy area, especially certain times of the day due to the school at 55 Main Street.

In addition, there was no information regarding the operating hours of this business, which is also of concern.

Regards,
Debbie Pilgrim
33 Main St Ste 240

Opposition Map

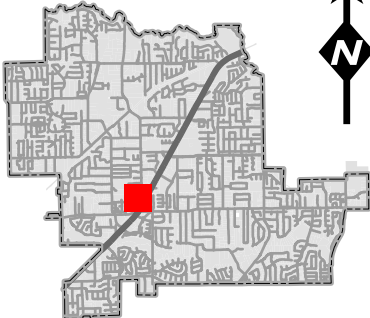


ZC24-024

55 Main St

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- Subject Property
- Opposing
- Buffer_Protest



List of Opposing Properties

Address	Owner's Name	Percentage
33 MAIN ST	CARDINI, ANTOINETTE	0.08%
33 MAIN ST	PILGRIM, DEBBIE K	0.07%

Address Count : 2

Total Percentage: 0.15%

ORDINANCE O-24-

AMENDING ORDINANCE O-12-1859 CONDITIONS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance O-12-1859 on December 18, 2012 to grant a rezoning request from the PUD – C Planned Unit Development – Commercial district to the PUD-C Planned Unit Development – Commercial district on 26 acres located in the Village at Colleyville Addition and Lots 3A and 3B, Village Front Door Addition, under Cases O-99-1141, O-02-1337.4, O-06-1560, and O-08-1680; and

WHEREAS, the applicant has requested an amendment to Ordinance O-12-1859 to amend Exhibit “B” as referenced in Section 1 to allow for a ministry, religious consulting, and Bible studies activities; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 26 acres in the Village at Colleyville Addition and Lots 3A and 3B, Block 1, Village Front Door Addition by amending the existing Planned Unit Development-Commercial Zoning district to allow for ministry, religious consulting, and Bible study activities as depicted in the attached Exhibits “B”.

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

General

The following amendments to Ordinance O-12-1859 are hereby authorized:

- Exhibit "B" as referenced in 1 of Ordinance O-12-1859 is hereby amended to allow for a ministry, religious consulting, and Bible studies attached as Exhibit "B" in this ordinance.
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of December 2024.

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

PASSED AND APPROVED BY A VOTE OF _____AYES, _____NAYS, AND _____ABSTENTIONS ON THIS THE 17TH DAY OF DECEMBER 2024.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit “B”- Village Ordinance Permitted Uses

A. DEVELOPMENT STANDARDS

Buildings or structures containing any combination of single- family residences and business use listed herein shall be allowed in accordance with the following Development Standards:

1. Permitted Uses - the following permitted uses shall be allowed within this planned unit development:
 - a. *Single-family Residences*: Residential units may be either detached or attached, and more than one residence may be located per building site. A building site may also have one ancillary residential structure. An ancillary unit is a residential unit that is accessory to the primary residential unit allowed by this section. Ancillary units shall not be sold separate from the primary unit to which they are connected. For the purpose of this ordinance, a building site is defined as a single building site as identified on the Condominium Exhibit of The Village at Colleyville. The habitable area of the ancillary structure shall not exceed 600 square feet. Within each neighborhood area, the maximum number of residential units on the ground floor shall not exceed the following maximum residential densities:
 - (1) NC Area: A maximum of 14 of the building sites in the Neighborhood Center area may contain a single-family residence use on the first floor of its building.
 - (2) NG Area: A maximum of 61 of the building sites in the Neighborhood General area may contain a single-family residence use on the first floor of its building.
 - (3) A maximum of 75 of the building sites within the boundaries of this PUD-C may contain a single-family residence use on the first floor of its building.
 - (4) Work/Live Units: A work/live unit is defined as a single unit consisting of both a commercial/office and a residential component that is occupied by the same resident. The work/live unit shall be the primary dwelling of the occupant. Provided compliance with sections 1 through 3 above are met, all lots within this development may contain a work/live unit. Work areas are encouraged to be placed on the ground floor while the living area is encouraged to be placed on upper floor above the work unit.
 - (5) Not including ancillary units or the units described in subsection 6 below, all residential units shall have a minimum of 1,500 square feet of climate controlled area.

- (6) No more than a total of twenty-four (24) residential units may be built with a minimum square footage of 1,000 square feet. Units allowed by this subsection shall not be located on the ground floor of any building.
 - (7) The method of calculating the square footage of a residential unit within this PUD-C shall not include floor areas used as common area hallways and stairwells, but shall include the climate controlled space of the dwelling unit.
 - (8) There shall be no residential units located on the ground floor of any building located along Main Street between Cottage Lane and SH26.
 - (9) Not including ancillary units, defined above, there shall be no more than 200 residential units constructed within this PUD.
- b. *Retail:* Retail specialty shops including, but not limited to, the sale of clothing, gifts, antiques, flowers and plants, books, jewelry, music, electronic equipment, computers and software, tobacco and related supplies, crafts, toys, cameras, souvenirs, greeting cards, artwork, furniture, hardware, sporting goods, house and garden supplies, office supplies, leather goods and periodicals.
 - c. *Service:* Personal service shops including, but not limited to, travel agency, banks, airline ticket office, tailor, barber, beauty salon, spa, health club/fitness center, shoe repair, food catering, dry cleaners, studios for dance, art, music, photography, radio, and television, or similar service uses.
 - d. *Food and Lodging:* Boutique hotels, bed and breakfast inns, restaurants, cafes, coffee shops, bakeries, butchers, fish markets, delicatessens, ice cream parlors, cookie stores, grocery stores, drug stores, bagel or doughnut shops, and soda fountain shops.

- e. *Entertainment:* Entertainment venues including movie theatres, provided the total number of all movie screens does not exceed four; playhouses, comedy clubs, and jazz/music clubs.
- f. *Office:* Business offices including, but not limited to, software design firms, business consulting, security and commodity brokerage, general business offices, real estate sales, insurance sales, advertising, mailing and stenographic services, professional offices for lawyers, engineers, architects, doctors, dentists, psychiatrists, accountants, investment advisors, orthodontists, or other office related businesses.
- g. *Educational:* Private schools, and day-care centers.
- h. *Religious:* Religious institution use including, but not limited to, ministry, Bible studies, and religious consulting.
- i. *Mixed-use:* buildings or structures containing any combination of single-family residences and other uses listed herein.
- j. *Public/Semi-public:* Buildings or structures owned or operated by the City of Colleyville or The Village Owner's Association. Semi-public uses such as a neighborhood center, pool and related recreational facilities. The lots bounded by Cottage Lane, Village Lane, Veranda Lane and Main Street may be used, either all or in part, as a public plaza including the installation of permanent public amenities such as a fountain and seating area. The purpose of the plaza would be for public gatherings and events.
- k. Parking lots.
- l. Accessory buildings or uses as defined herein.
- m. Any use of a nature similar to the above when granted a Special Use Permit by the Colleyville City Council.
- n. Outside sales on the sidewalk of art, antiques, fruit, vegetables, flowers, plants, gifts, and souvenirs.
- o. Outdoor seating areas for food, lodging, or entertainment uses.
- p. Above ground parking garages containing fourteen (14) or fewer parking spaces, underground parking garages, basements, and cellars.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2h

Agenda Date 11/12/2024

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit for a reduction in Parking on Lot 1, Block 1, Gonzalez Addition, being located at 6609 Colleyville Boulevard, Case ZC24-026

Explanation

Russell Motz, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for a reduction in parking on Lot 1, Block 1, Gonzalez Addition, being approximately 0.42 acres, and zoned ML Light Industrial. A reduction in parking is allowed in the ML Light Industrial district with the approval of an SUP.

Existing Conditions/Background: The subject property, 6609 Colleyville Boulevard, is zoned ML and generally located on the east side of Colleyville Boulevard, north of Tarrant Lane. The subject property is a platted lot and is currently undeveloped.

SUP Request: The applicant is requesting approval of an SUP to allow for a reduction in parking at this location.

Ordinance – Land Development Code, Chapter 3, Section 3.29 Parking Requirements I. Supplemental Parking Space Requirements 5:

Special Use Permit Provision: A reduction may be authorized after approval of a Special Use Permit by the City Council when associated with new development or a significant change in use of an existing building or site. A parking analysis report justifying the reduction shall be provided as part of the request for parking reduction.

Analysis: The applicant is requesting the SUP for a reduction in parking. The parking ratio for the use is 1 space per 200 SF. The applicant is requesting a reduction in parking to allow for a new 5,497 square foot training and baseball facility to be allowed 18 spots rather than the required 27 spots. The applicant states the training facility will not need the amount of required parking as it is highly specialized one-on-one training. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

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

DRC Review: The DRC reviewed the request during their October 21, 2024 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north and south are zoned ML Light Industrial district and developed with a mixture of retail and automotive uses. The properties to the east are zoned PUD-C and improved with automotive uses. The property to the west is Colleyville Boulevard.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property as "Colleyville Boulevard Corridor" and located within a Sales Tax Preferred Intersection. The proposed SUP does not conflict with any portion of the comprehensive plan.

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

Staff Recommendation: Staff recommends approval of this request.

Attachments

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

Aerial Map

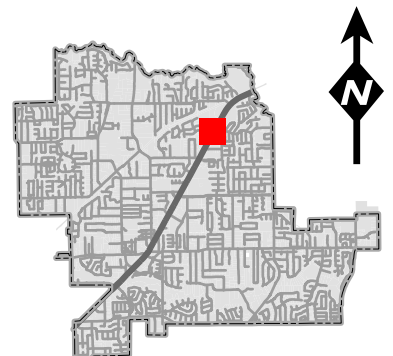


ZC24-026

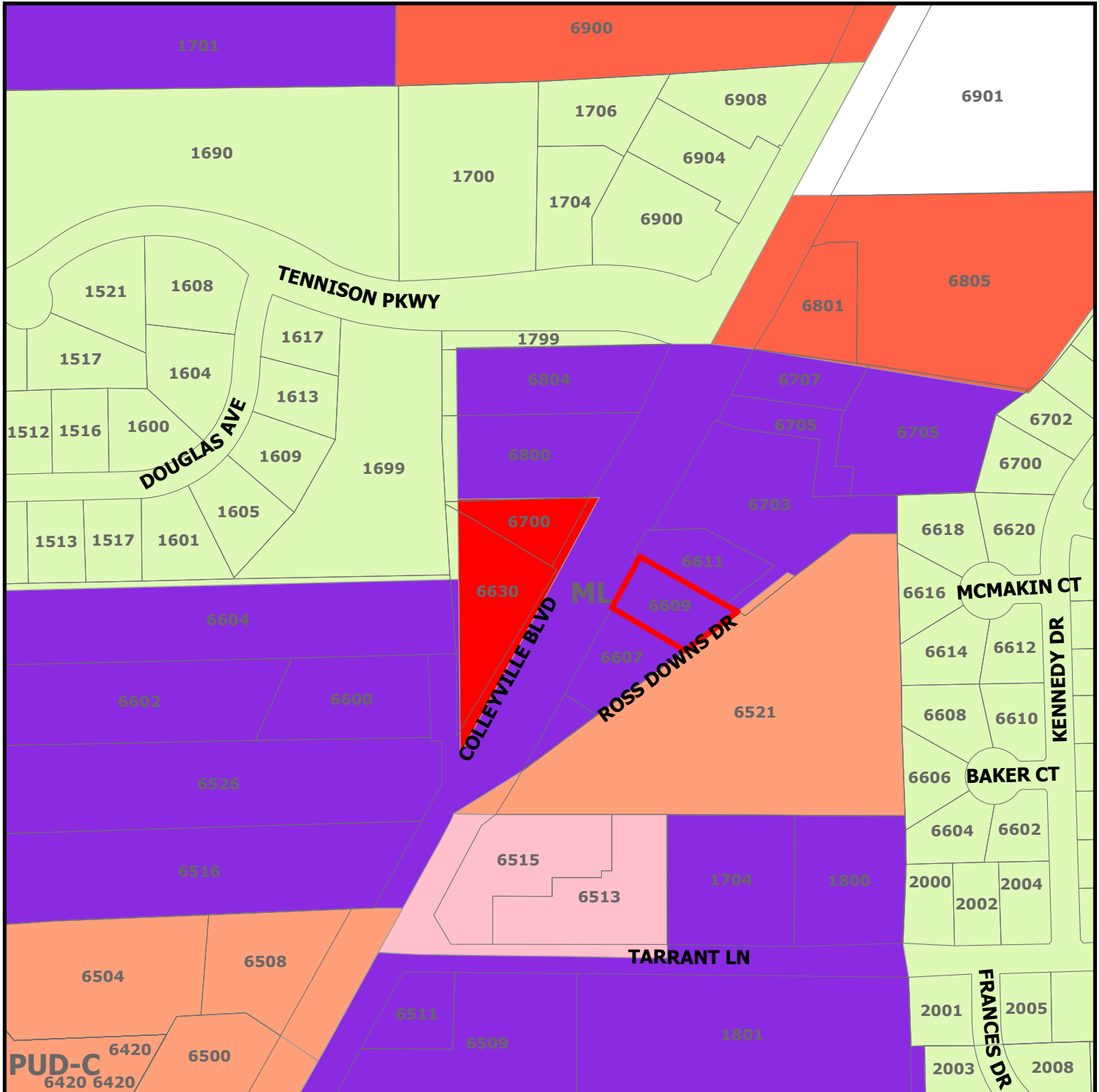
6609 Colleyville Blvd

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 Subject Property



Zoning Map

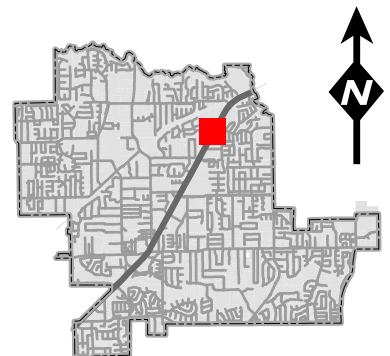


ZC24-026

6609 Colleyville Blvd



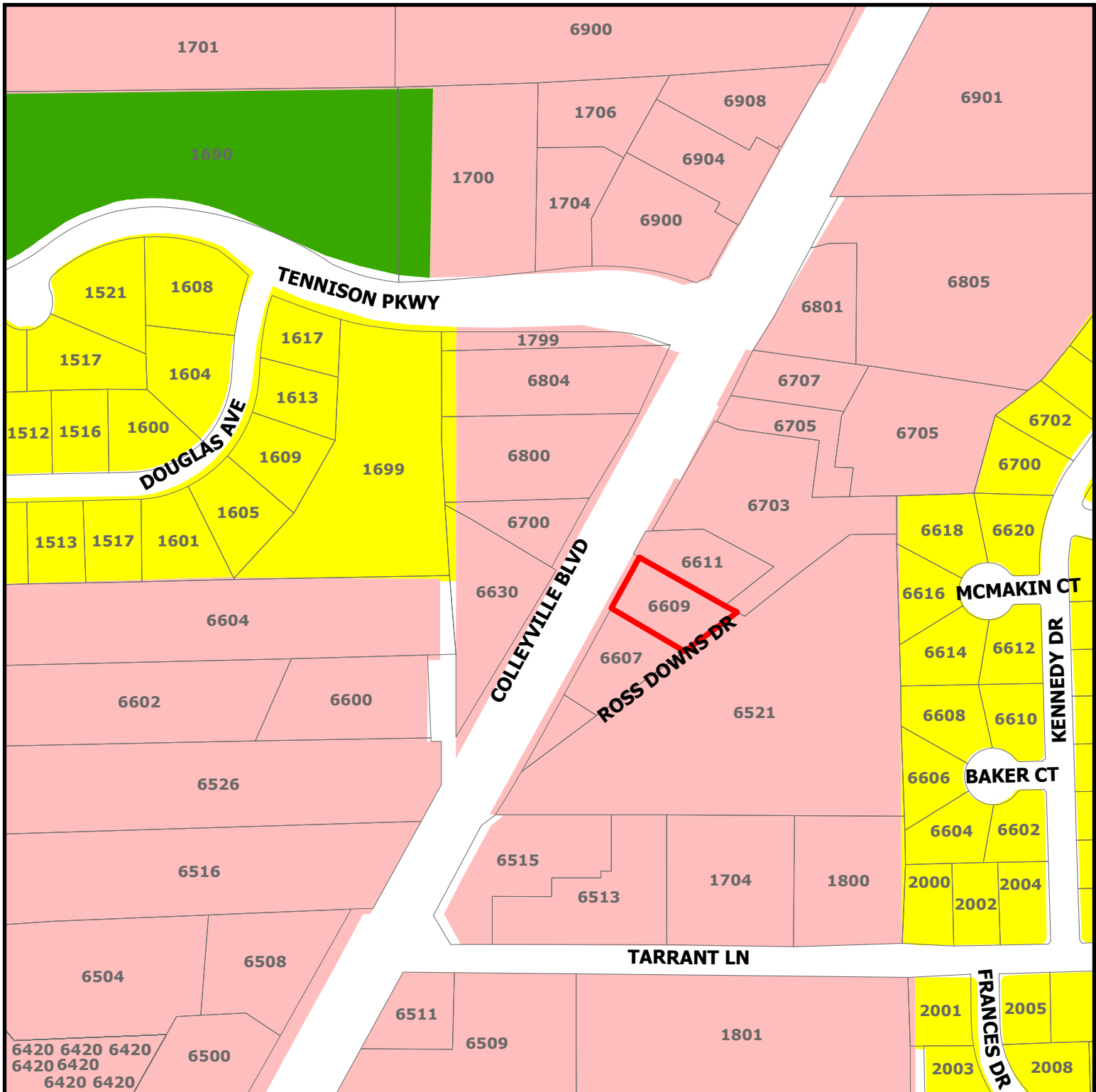
Subject Property



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Future Land Use Map

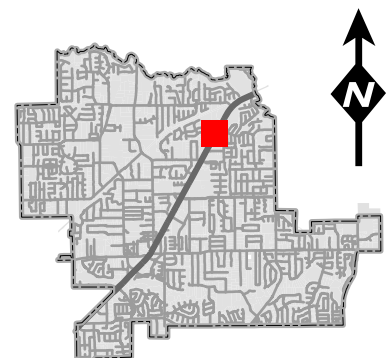


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ZC24-026

6609 Colleyville Blvd

-  Residential
 Colleyville Blvd Corridor
 Open Space; Parks
 Subject Property



Kaizen Sports Performance

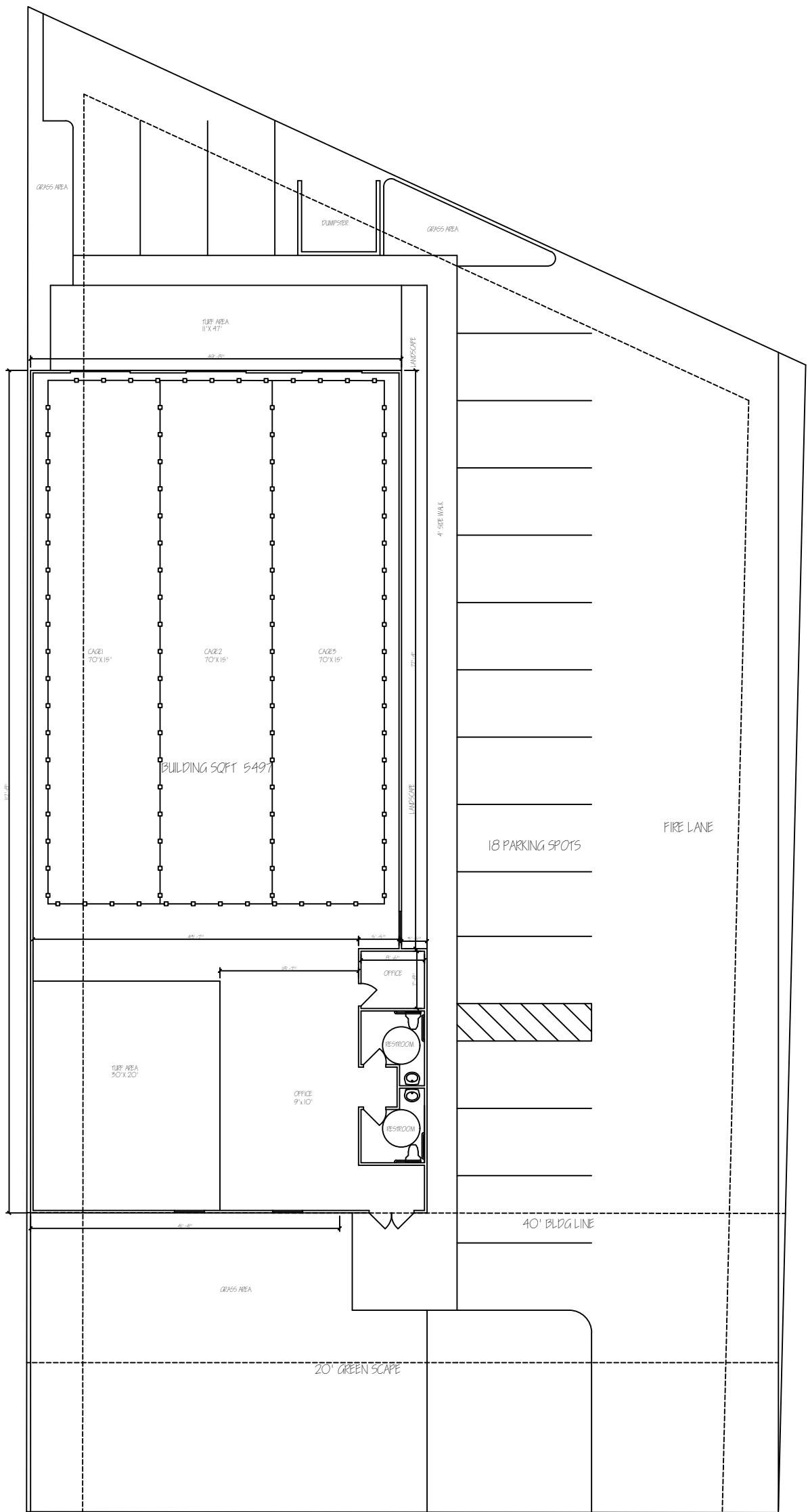
Kaizen Sports Performance is a baseball and softball training facility for individual instruction. Preston Motz is the business owner and grew up in Colleyville playing baseball through CBA and eventually playing for Colleyville Heritage High School during the time when they won the state championship. Baseball had an incredible impact on his life and now after graduating college with an entrepreneurship and marketing degree he is excited to take his life passion and start a business where he grew up. His father will be the landowner and lease the business to his son. This training facility will bring Colleyville tax dollars to the community, keeping residents from having to drive to Southlake and Grapevine for their instructional needs. This will be a top-level training facility with the latest in technology to drive true results on the field. This facility will have 3 training lanes and expect no more than 3 coaches and 3 students in the lanes with possibly 3 more in the waiting area. Our expected parking needs are a max of 9 spots and have 18 built in.

There is a potential project that is going in behind us that has requested us to give them access for a water line and if possible, a road they can use to get to their project cutting through our property. We are building that into our plans and with that they will grant us lifetime use of their parking should the need ever occur. This is more for planning for potential uses for this facility in the future should we outgrow it over time.

We are very excited about this opportunity and know this will be a great compliment to Colleyville and their residents.

Thank you,

Preston Motz



ADDRESS:

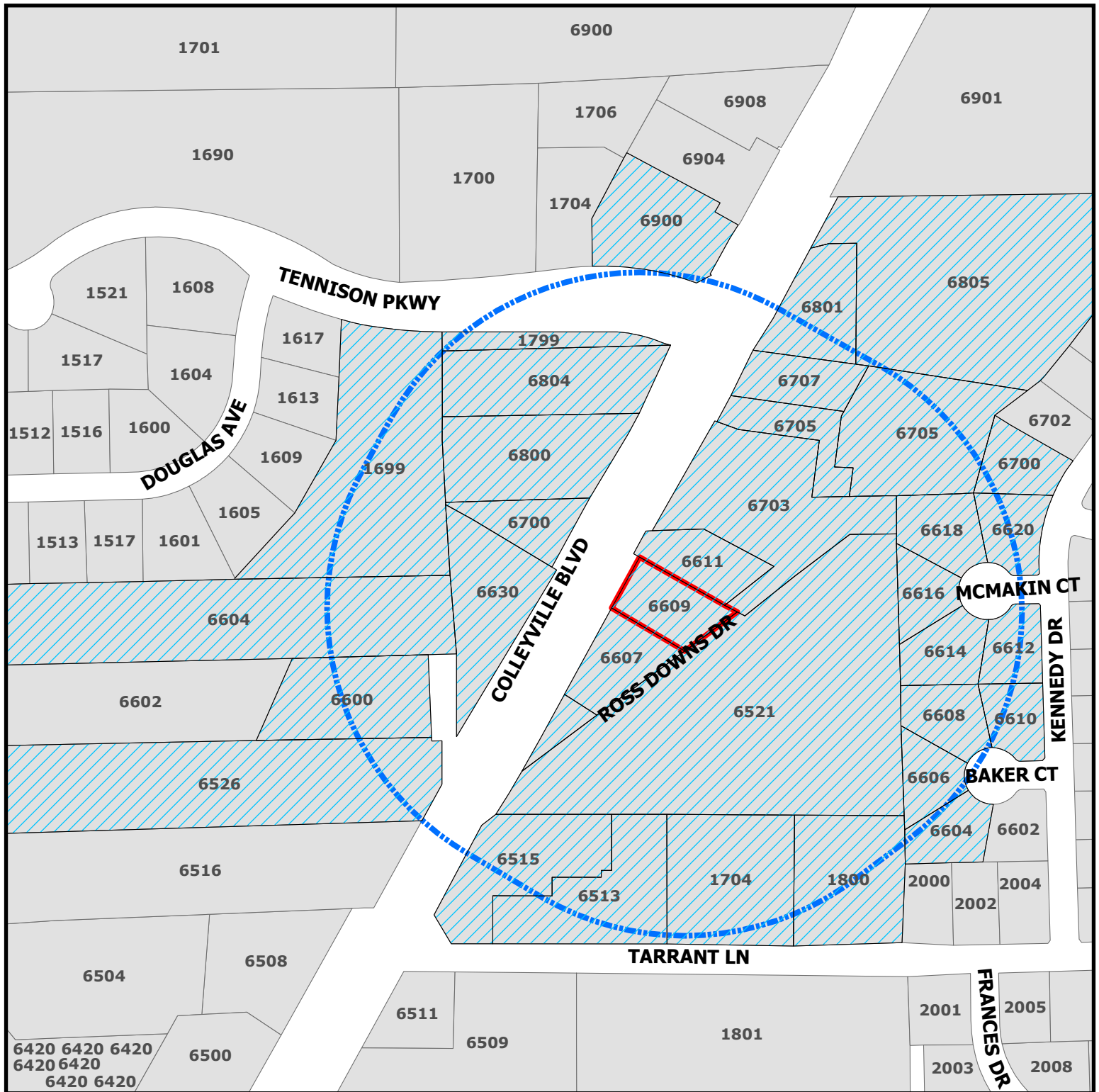


Robert Johnson Designs

845 ENTERPRISE PL, STE B 76092 SOUTHLAKE TX
(817) 251-4646

These plans are the property of Robert Johnson Residential Design, and are not to be reproduced, traced or reused for construction without the written permission of Robert Johnson Residential Design. These plans are intended to provide the construction information necessary to build this structure. Builder/Owner shall verify and check all dimensions prior to construction. Limit of designers not to exceed fee paid for plans.

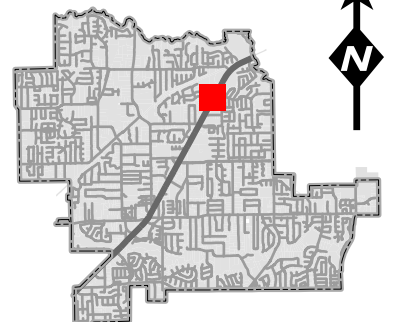
Notification Map



ZC24-026

6609 Colleyville Blvd

-  Parcels to be notified
-  Buffer
-  Subject Property



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



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Addr»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Tuesday, November 12, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, December 3, 2024 & Tuesday, December 17, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Reduction in Parking on Lot 1, Block 1, Gonzalez Addition. The request is to allow for a new 5,497 square foot training and baseball batting facility to be allowed 18 parking spots rather than the required 27 spots.

Zoning Case: ZC24-026

Applicant: Russell Motz

Owner: Eric Jose Gonzalez & Cori Michelle Gonzalez Family Trust

Location: 6609 Colleyville Boulevard

Property Description: Lot 1, Block 1, Gonzalez Addition

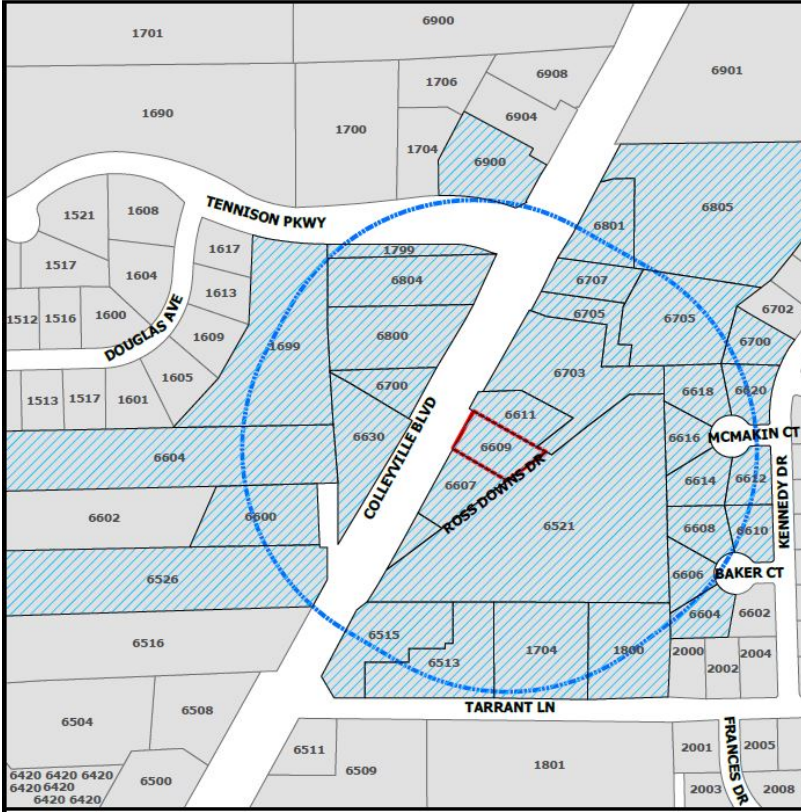
Present Zoning: ML Light Industrial

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

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

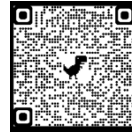
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com

NOTICE OF PUBLIC HEARING



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

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



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

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
ERIC JOSE GONZALEZ & CORI MICHELLE GONZALEZ FAMI	6609 COLLEYVILLE BLVD
COLLEYVILLE JHCC LLC	6804 COLLEYVILLE BLVD
MONTERRA HOME OWNER'S ASSOC	1699 TENNISON PKWY
FELLER-DAVIS ENTERPRISES LLC	6900 COLLEYVILLE BLVD
TX14 COLLEYVILLE LLC	6805 COLLEYVILLE BLVD
COLLEYVILLE CREME DE LA CREME	6801 COLLEYVILLE BLVD
SBJ RESCH FAMILY LTD	1800 TARRANT LN
AMERICA'S STORAGE	1704 TARRANT LN
FLOWERS, GREGG W	6614 MCKIN CT
JEWEL, MIRZA	6616 MCKIN CT
MCDERMOTT, COLIN	6618 MCKIN CT
WILEY, PAUL	6620 MCKIN CT
BERGER, ANDREW	6700 KENNEDY DR
MENDIOLA, DAWN RENEE	6604 BAKER CT
FABIAN, SAVANNAH	6606 BAKER CT
MCENTIRE, KENNETH	6608 BAKER CT
FERRIS, DARRELL K	6610 BAKER CT
STEVENS, MICHAEL	6612 MCKIN CT
HART, NEIL J	6703 COLLEYVILLE BLVD
IKENOUE LLC	6705 COLLEYVILLE BLVD
LANI PROPERTIES LLC	6707 COLLEYVILLE BLVD
6515 COLLEYVILLE LLC	6513 TARRANT LN
DD MOORE LLC	6700 COLLEYVILLE BLVD
3 J GREEN LIMITED PARTNERSHIP	6630 COLLEYVILLE BLVD
STRATEGY REAL ESTATE HOLDING	6800 COLLEYVILLE BLVD
J&C SERVICE GROUP LLC	6521 COLLEYVILLE BLVD
REYNOLDS, JOHN C	6604 COLLEYVILLE BLVD
TRES ROSAS LTD	6526 COLLEYVILLE BLVD
COMBINED ENTERPRISES INC	6607 COLLEYVILLE BLVD
GARDNER, DAVID	6611 COLLEYVILLE BLVD
SELECT ROOFING LLC	6605 COLLEYVILLE BLVD
ROSS DOWNS ESTATES	COURTESY NOTICE
MONTERRA ADDITION	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
MOTZ, RUSSELL	

ORDINANCE O-24

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.42 ACRES, BEING LOT 1, BLOCK 1, OF THE GONZALEZ ADDITION, LOCATED AT 6609 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR A REDUCTION IN PARKING; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a reduction in parking, Case ZC24-026; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a reduction in parking on 0.42 acres, being Lot 1, Block 1, Gonzalez Addition, located at 6609 Colleyville Boulevard, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

- a. The Special Use Permit shall apply to a reduction in parking.
- b. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- c. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of December 2024.

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

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

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

[illegible]

Exhibit "B" – Site Plan

