



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, NOVEMBER 25, 2024

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

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Replat for Lot 1, Block A, Alverson Addition, being located at 605 Beverly Drive, Case PC24-014
- 2b** Presentation and discussion of an amendment to a Planned Unit Development – Commercial Ordinance to allow for office and medical office buildings, being Tract 1, Abstract 1154, R H McEwing Survey, located at 8060 Precinct Line Road, Case ZC24-027
- 2c** Presentation and discussion of a Special Use Permit to allow for a Daycare Center on a portion of Lot 1, Block 1, Towne Center Animal Hospital, located at 4313 Colleyville Boulevard, Case ZC24-028
- 2d** Presentation and discussion of a change of zoning from AG Agricultural to CC-1 Village Retail, being Tract 2P, Abstract 973, Absalom J Lott Survey, located at 6312 Colleyville Boulevard, Case ZC24-029

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, November 21, 2024* by 5:00 p.m.

Jacquelyn Reyff
Planning Manager

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2a

Agenda Date 11/25/2024

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Replat for Lot 1, Block A, Alverson Addition, being located at 605 Beverly Drive, Case PC24-014

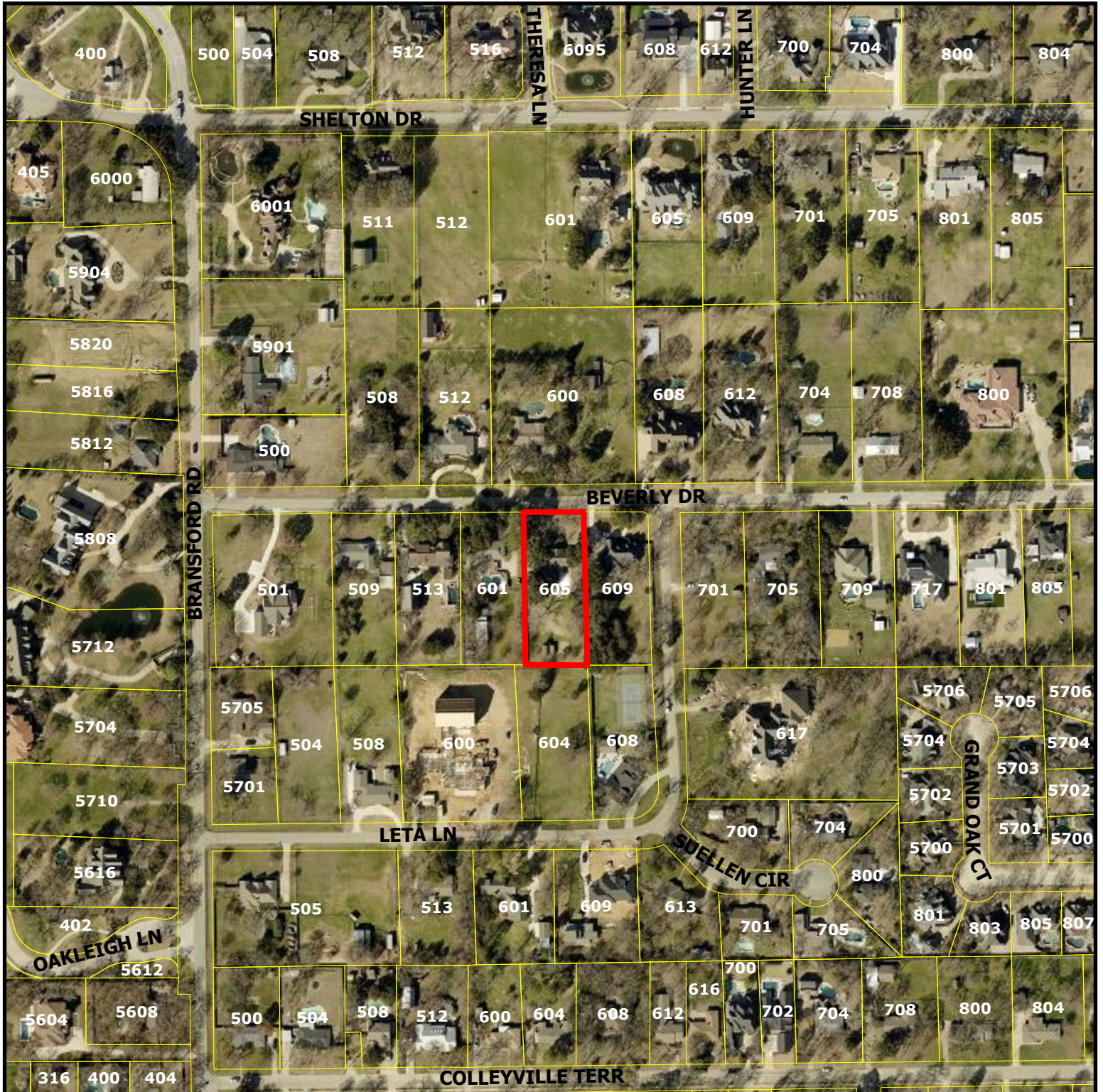
Explanation

David Lewis, the applicant, has submitted a Replat for Lot 1, Block A, Alverson Addition, approximately 0.979 acres, and zoned R-40 Single Family Residential. The request is to plat the property. The property is currently a remainder of Block B of the Pleasant Oak Estates and has never been platted individually.

Attachments

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

Aerial Map

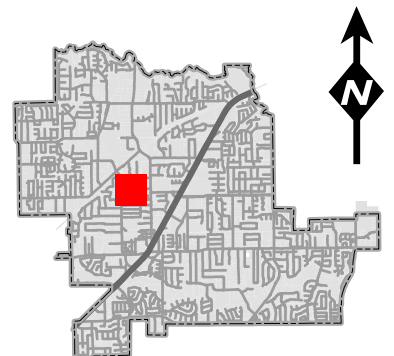


PC24-014

605 Beverly Drive

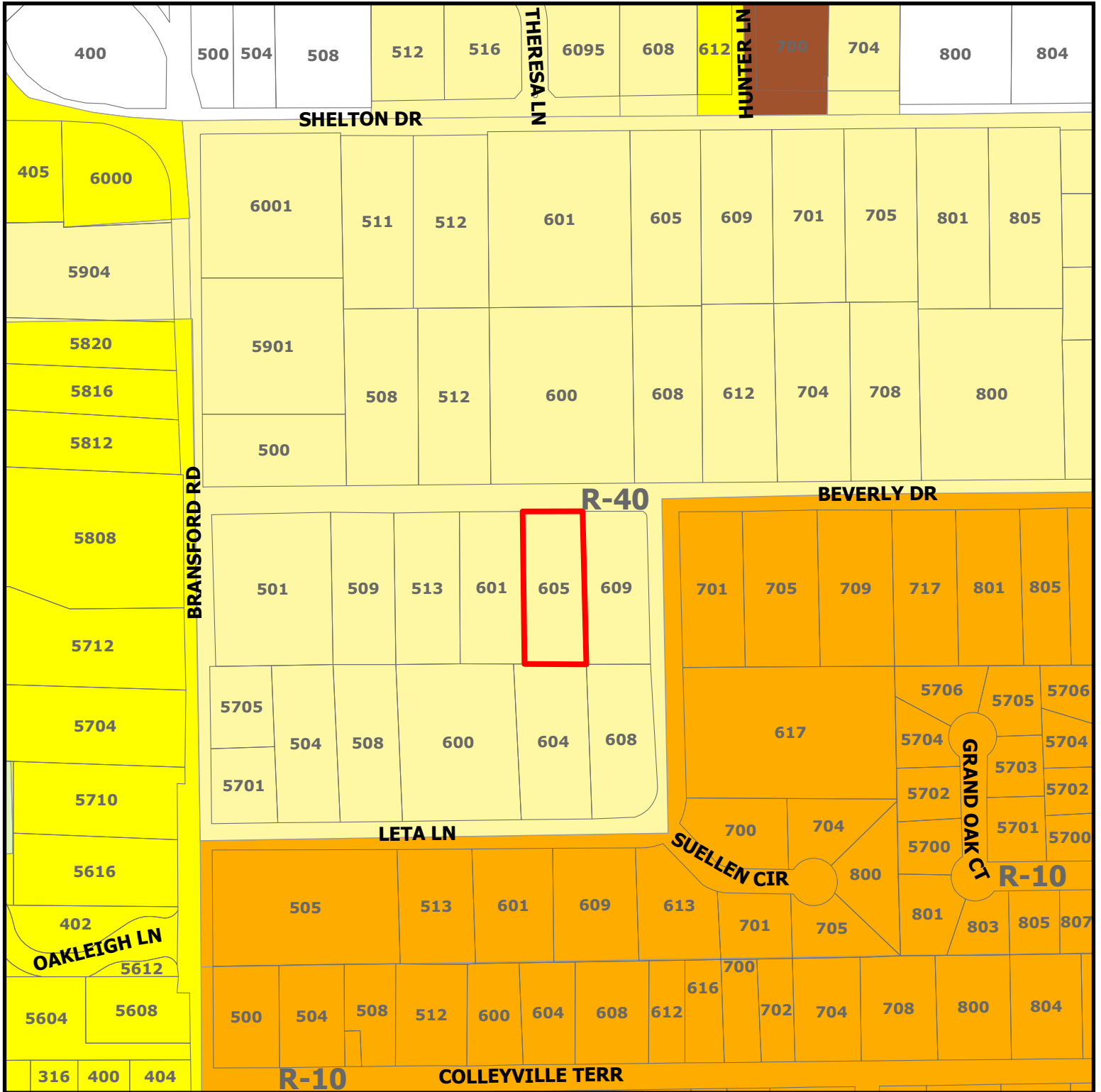


Subject Property



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

Zoning Map

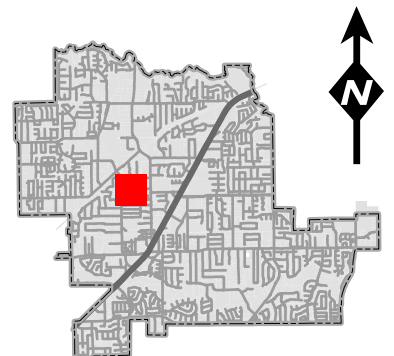


PC24-014

605 Beverly Drive

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 Subject Property





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2b

Agenda Date 11/25/2024

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of an amendment to a Planned Unit Development – Commercial Ordinance to allow for office and medical office buildings, being Tract 1, Abstract 1154, R H McEwing Survey, located at 8060 Precinct Line Road, Case ZC24-027

Explanation

Paul Moss, the applicant, has submitted a request for an amendment to a Planned Unit Development - Commercial Ordinance, being Tract 1, Abstract 1154, R H McEwing Survey, approximately 2.98 acres, and zoned PUD-C Planned Unit Development - Commercial. The purpose of the request is to allow for office and medical office buildings, rather than retail and restaurant uses.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Site Exhibit
5. Original Ordinance O-18-2065

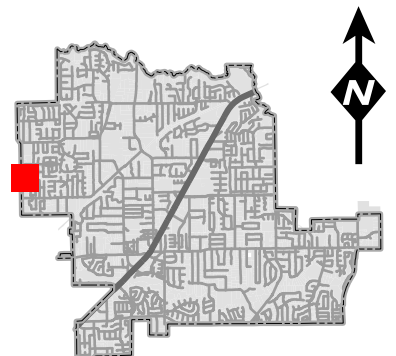
Aerial Map



ZC24-027

8060 Precinct Line Road

Subject Property



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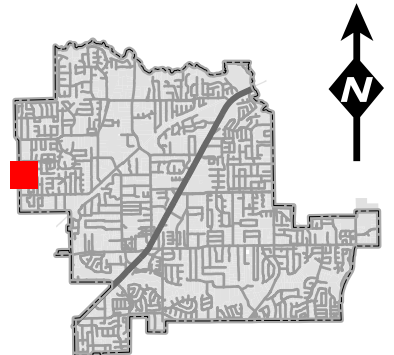
Zoning Map



ZC24-027

8060 Precinct Line Road

Subject Property



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TAK ENTERPRISES INC

8821 Davis Blvd., #220
Keller, Texas 76248
paul@marinabayhomes.net
817-431-5626

11/8/2024

City of Colleyville

Planning Dept.
100 Main Street
Colleyville, Texas 76034

Re: Proposed PD Amendment and Site Plan for 1.985 Acre Property

Dear Chris Pham

I am writing to provide details regarding the proposed amendment to the PD zoning ordinance O-18-2065 for the 1.985-acre property located at 8060 Precinct Line Rd. Currently, the PD site plan includes a restaurant of 3,609 square feet with 31 parking spaces and a professional office building of approximately 9,512 square feet with 79 parking spaces. Each building is planned to be situated on its own lot for ownership purposes, with each lot providing the required parking as specified by the zoning ordinance.

The proposed amendment, as outlined in this application, would modify the site plan to include three lots. Each lot would be designated for medical or professional office use. The proposed buildings are as follows:

- **Building A:** 5,032 square feet
- **Building B:** 5,368 square feet
- **Building C:** 5,340 square feet

A shared fire lane and access drive will connect the three lots. Parking will be provided based on the standard of 1 parking space per 200 square feet for medical or dental use, resulting in a total of 82 parking spaces. We plan to implement a shared parking agreement between the three lots.

The architectural materials proposed for the buildings will include native stone, cement stucco, aluminum storefront windows and doors, with pitched fiberglass shingle roofs in a hip style. Trim will consist of painted cement fiberboard.

Landscaping will meet or exceed the requirements of the current PD site plan. A serpentine city sidewalk will be installed along Precinct Line Road, and the landscape buffer along the road will exceed the 20-foot minimum requirement. The parking lot will be landscaped in accordance with city planning ordinances, and a 10-foot landscape buffer will be provided along the south and

east property lines. Maintenance of the landscaping will be managed by a Property Owners Association (POA), which will be established by our company.

To ensure aesthetic and functional quality, ground-mounted AC units will be screened with masonry walls, steel access gates, and landscaped features. Additionally, two monument signs will be installed along the Precinct Line Road landscape buffer.

Development of the property will occur in phases, starting with the northernmost lot. Once the first building is fully leased or occupied, development of the second lot will begin, followed by the third. The buildings may be leased to multiple tenants or sold to a single occupant.

Please do not hesitate to contact me with any questions or for further clarification regarding this proposal. We look forward to moving forward with this development and appreciate your consideration.

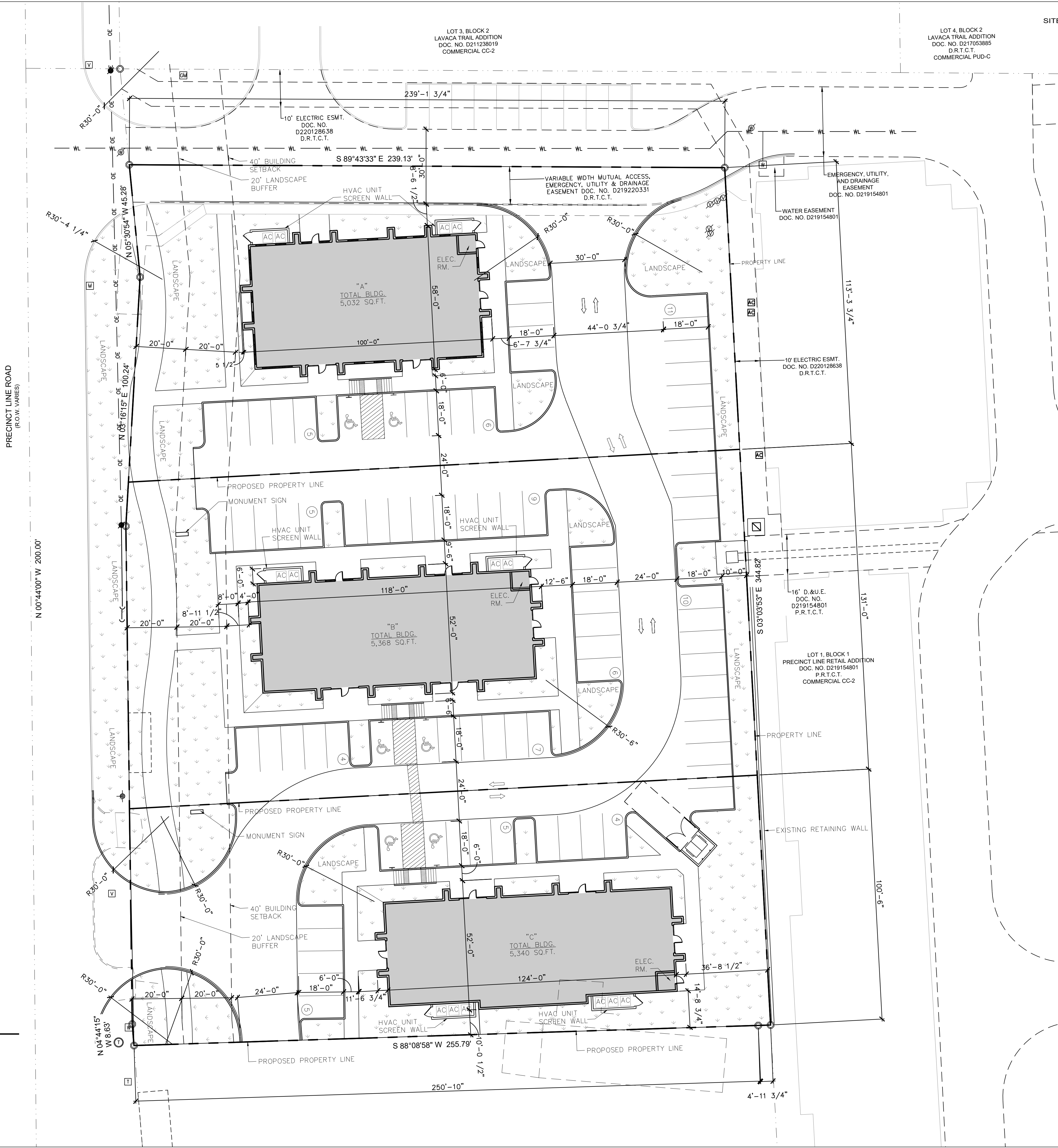
Sincerely,

Paul Moss

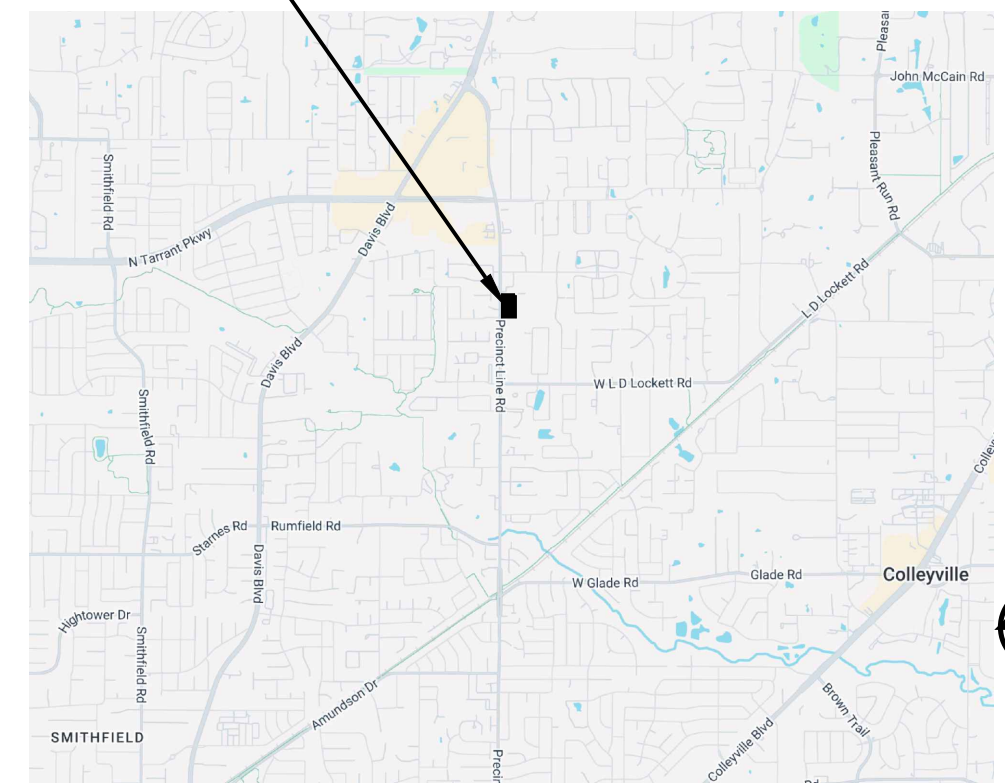
Paul Moss



1 SITE PLAN
SCALE: 1" = 20'-0"



SITE LOCATION



VICINITY MAP

SITE DATA	
ZONED:	CC-2
PROPOSED USE:	OFFICE
TOTAL APPROXIMATE LAND SIZE:	86,478 SQ. FT. / 1.985 ACRES
BUILDING GROSS SQ. FT.:	(1) 5,032 SQ. FT. + (1) 5,368 + (1) 5,340 SQ. FT.
PARKING CALCULATIONS:	5 SPACES PER 1,000 SQ. FT. 79 SPACES
PARKING PROVIDED:	82 SPACES
BUILDING "A" GROSS AREA:	5,032 S.F./5.81% OF TOTAL AREA
BUILDING "B" GROSS AREA:	5,368 S.F./6.21% OF TOTAL AREA
BUILDING "C" GROSS AREA:	5,340 S.F./6.18% OF TOTAL AREA
DRIVE LANE, PARKING AND FLATWORK AREA:	48,915 S.F./56.56% OF TOTAL AREA
OPEN SPACE:	21,823 S.F./25.24% OF TOTAL AREA
PROPOSED LOT "A" SIZE:	28,884 SQ. FT. / 0.663 ACRES
PROPOSED LOT "C" SIZE:	32,712 SQ. FT. / 0.751 ACRES
PROPOSED LOT "B" SIZE:	24,853 SQ. FT. / 0.571 ACRES

NOTE:
ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM CURRENT PD ZONING
ORDINANCE O-18-2065 TO AMENDED PD

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

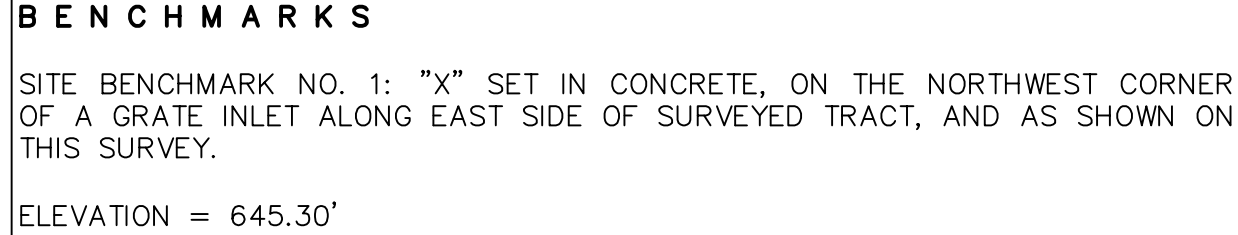


PROFESSIONAL OFFICE PARK
TBD PRECINCT LN RD
COLLEYVILLE, TEXAS 76034

Revisions:

File Name:	24260---A0.1
Project No:	24260
Date:	11/08/24
Drawn By:	PR
Checked By:	TI

SHEET
A0.1
SITE PLAN



This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. All easements and building lines shown hereon per the recorded plat of Lot 1, Block 1, Precinct Line Retail addition, recorded in Document Number D219154801 P.R.T.C.T. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.

1. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.

2. Underground utilities shown on this survey are shown based on available public construction plans provided by client and/or field ties to existing surface features. There may exist additional underground utilities not shown on the survey, e.g. telephone lines and conduits, electrical lines and conduits, cable T.V. lines, private pipelines, private irrigation lines or other utilities unknown to surveyor. Contractor of any project design on the basis of this survey is hereby instructed to call DIG TESS One-Call Notification Center at 1-800-344-8377 for verification of existing utilities in any area of excavation or boring alignments prior to any construction start.

3. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.

4. According to the Flood Insurance Rate Map No. 48439C0095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.

5. On the issue date of this survey the surveyed property shown hereon is zoned CC-2 (Shopping Center) according to the City of Colleyville zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.

6. Tree types shown hereon are to the best knowledge of the surveyor. Tree types have not been confirmed with a Licensed Landscape Architect and/or arborist.

7. Building located along the south line of the surveyed tract shown hereon, is to be demolished in late 2024.

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
CONC.	CONCRETE

- BOUNDARY CORNER
- SITE BENCHMARK
- WYE INLET
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- POWER POLE
- GUY WIRE
- TRANSFORMER
- AIR CONDITIONER
- GAS METER
- † GAS VENT PIPE
- COMMUNICATION MANHOLE
- COMMUNICATION PEDESTAL
- COMMUNICATION VAULT
- MAIL BOX
- SANITARY SEWER MANHOLE

- W W UNDERGROUND WATER LINE
- OE OE OVERHEAD UTILITY LINE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- S S S UNDERGROUND SANITARY SEWER

Oct 31, 2024 - 2:47pm
C:\Users\David Lewis\Spr

PROPOSED OFFICE DEVELOPMENT

8060 PRECINCT LINE ROAD
CITY OF COLLEYVILLE, TEXAS

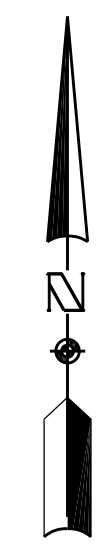
POST DEVELOPED DRAINAGE AREA MAP

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW
AND NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. THEY WERE
PREPARED BY, OR UNDER SUPERVISION OF:
KEITH M. HAMILTON PE NO. 87384

NO.	REVISION	DATE	BY	DATE	JOB NO.	DATE	DESIGNED	DATE	DRAWN	CHECKED	DATE	TEXAS FIRM REG. NO.
					028-122				K.M.H.	K.M.H.	K.M.H.	F-5260

SCALE 1" = 30'



LEGEND

- 654 EXISTING ELEVATION CONTOUR
- 650 PROPOSED ELEVATION CONTOUR
- FLOW DIRECTION
- DRAINAGE DIVIDE

- DRAINAGE NOTES:**
- ALL DRAINAGE DESIGN TO BE IN ACCORDANCE WITH CITY OF COLLEYVILLE STANDARDS.
 - PER CITY REQUIREMENTS, DETENTION SHALL BE PROVIDED SUCH THAT DEVELOPED RUNOFF FROM THE PROPERTY LEAVES AT THE SAME RATE OR LESS THAN DURING PRE-DEVELOPED CONDITIONS.

DRAINAGE AREA COMPUTATIONS

BASIS:

- Q = CIA (Rational Method)
- Q = Storm discharge (cubic feet per second)
- C = runoff coefficient, based on land use
- I = average rainfall intensity for time of concentration (inches per hour) (per ISWM)
- A = area contributing runoff (acres)

RUNOFF COEFFICIENT:

- C = 0.30 Parks and Open Areas
- C = 0.40 Developed Park Sites
- C = 0.70 Office/Neighborhood Commercial
- C = 0.85 Commercial/Industrial

STORM FREQUENCY:

- 5 Years - Enclosed Pipe System
- 100 Years - Combined Enclosed Pipe System • Street • R.O.W.

TIME OF CONCENTRATION:

Combination of inlet time and time of flow in the drain being the time for water to flow over the surface of the ground to the storm drain inlet (onsite • offsite, if applicable)

MINIMUM INLET TIME OF CONCENTRATION:

Parks, Open Areas, Single Family	15 minutes
Multi-Family, Commercial, Schools, Business	10 minutes

I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study and/or plan in compliance with the latest published requirements and criteria of the City of Colleyville, and have verified that the topographic information used in this study and/or plan is in compliance with said requirements and is otherwise suitable for developing this workable plan of drainage which can be implemented through proper subsequent detailed construction planning.

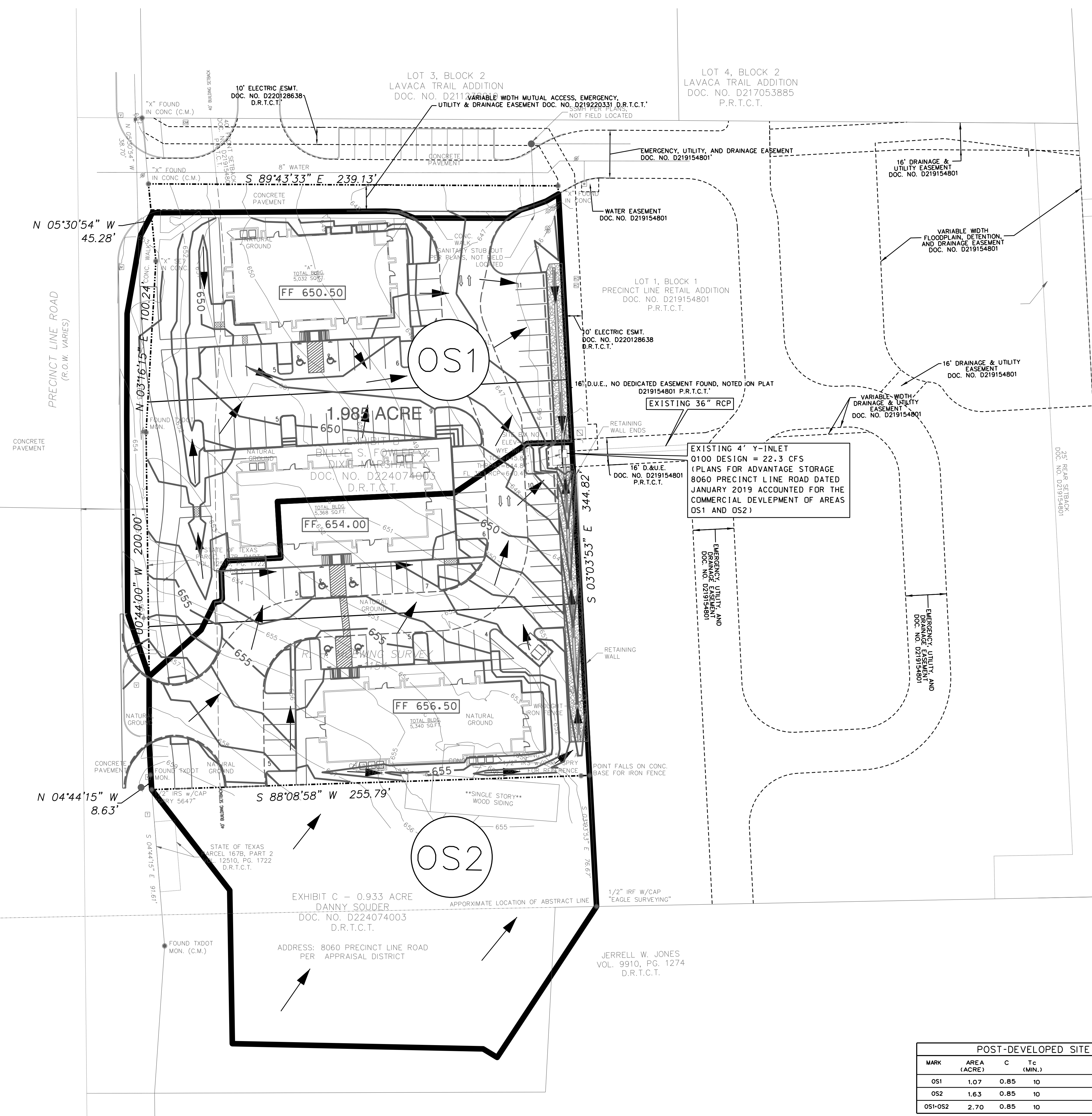
Signed this _____ day of _____, 2024. _____ P.E.

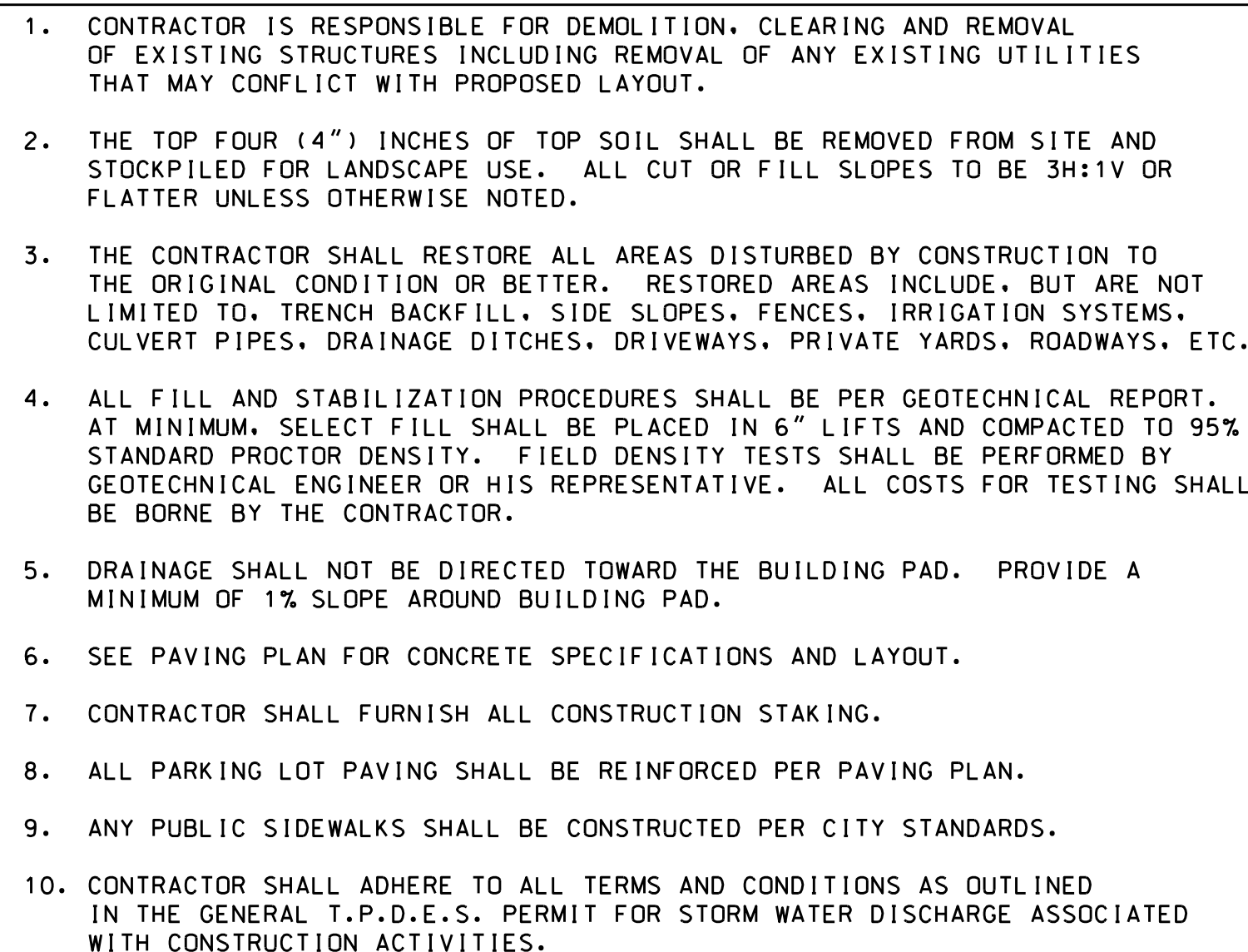
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KEITH M. HAMILTON 87384 DATE
PE NO. DATE

POST-DEVELOPED SITE DRAINAGE DATA (CITY OF COLLEYVILLE DRAINAGE CRITERIA)												
MARK	AREA (ACRE)	C	Tc (MIN.)	I _s (IN/HR)	I ₁₀ (IN/HR)	I ₁₀₀ (IN/HR)	Q _s (CFS)	Q ₁₀ (CFS)	Q ₁₀₀ (CFS)	COMMENTS		
OS1	1.07	0.85	10	5.74	6.51	9.24	5.2	5.9	8.4	TO CONC. PILOT CHANNEL (TO 4' Y-INLET)		
OS2	1.63	0.85	10	5.74	6.51	9.24	8.0	9.0	12.8	TO CONC. PILOT CHANNEL (TO 4' Y-INLET)		
OS1-OS2	2.70	0.85	10	5.74	6.51	9.24	13.2	14.9	21.2	TOTAL TO 4' Y-INLET		





ELEVATION MATERIAL CALCULATIONS – BUILDING A														
ELEVATION MATERIAL SUMMARY ALL ELEVATIONS			NORTH			EAST			SOUTH			WEST		
TYPE	%	SQ.FT.	TYPE	%	SQ.FT.	TYPE	%	SQ.FT.	TYPE	%	SQ.FT.	TYPE	%	SQ.FT.
GROSS WALL AREA	100 %	4,060 SQ.FT.	GROSS WALL AREA	100 %	1,275 SQ.FT.	GROSS WALL AREA	100 %	758 SQ.FT.	GROSS WALL AREA	100 %	1,275 SQ.FT.	GROSS WALL AREA	100 %	752 SQ.FT.
DOOR / WINDOW AREA	23%	918 SQ.FT.	DOOR / WINDOW AREA	18%	229 SQ.FT.	DOOR / WINDOW AREA	25%	191 SQ.FT.	DOOR / WINDOW AREA	27%	341 SQ.FT.	DOOR / WINDOW AREA	21%	157 SQ.FT.
NET WALL AREA	100%	3,142 SQ.FT.	NET WALL AREA	100%	1,046 SQ.FT.	NET WALL AREA	100%	567 SQ.FT.	NET WALL AREA	100%	934 SQ.FT.	NET WALL AREA	100%	595 SQ.FT.
NATURAL STONE	63%	1,976 SQ.FT.	NATURAL STONE	62%	645 SQ.FT.	NATURAL STONE	60%	339 SQ.FT.	NATURAL STONE	62%	576 SQ.FT.	NATURAL STONE	70%	416 SQ.FT.
CEMENT STUCCO 1	27%	857 SQ.FT.	CEMENT STUCCO 1	30%	316 SQ.FT.	CEMENT STUCCO 1	31%	174 SQ.FT.	CEMENT STUCCO 1	27%	250 SQ.FT.	CEMENT STUCCO 1	20%	117 SQ.FT.
CEMENT STUCCO 2	8%	242 SQ.FT.	CEMENT STUCCO 2	6%	62 SQ.FT.	CEMENT STUCCO 2	8%	44 SQ.FT.	CEMENT STUCCO 2	10%	89 SQ.FT.	CEMENT STUCCO 2	8%	47 SQ.FT.
EIFS BAND	2%	67 SQ.FT.	EIFS BAND	2%	23 SQ.FT.	EIFS BAND	2%	10 SQ.FT.	EIFS BAND	2.0%	19 SQ.FT.	EIFS BAND	3%	15 SQ.FT.

EXTERIOR FINISH LEGEND			
NATURAL STONE	CEMENT STUCCO 1	CEMENT STUCCO 2	EIFS BAND
			



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



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

PRELIMINARY
NOT TO BE USED
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APPROVAL,
PERMITTING OR
CONSTRUCTION



PROFESSIONAL OFFICE PARK
BUILDING A
TBD PRECINCT LN RD
COLLEYVILLE, TEXAS 76034

Revisions:

File Name: 24260 - A2.0
Project No: 24260
Date: 11/08/24
Drawn By: PR
Checked By: TI

SHEET

A2.0
EXTERIOR
ELEVATIONS



1 BUILDING A - EAST ELEVATION

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



2 BUILDING A - NORTH ELEVATION

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

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7608 Benbrook Parkway
Benbrook, Texas 76126
(817) 737-9922
www.Franzarchitects.com

PROFESSIONAL OFFICE PARK
BUILDING A
TBD PRECINCT LN RD
COLLEYVILLE, TEXAS 76034

Revisions:

File Name: 24260 - A2.0	Project No: 24260	Date: 11/08/24	Drawn By: PR	Checked By: TI
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SHEET

A2.1
EXTERIOR
ELEVATIONS



1 BUILDING A - SOUTHWEST PERSPECTIVE



2 BUILDING A - NORTHEAST PERSPECTIVE

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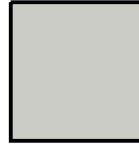
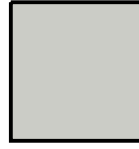
PROFESSIONAL OFFICE PARK
BUILDING A
TBD PRECINCT LN RD
COLLEYVILLE, TEXAS 76034

Revisions:

File Name: 24260 - A2.0	Project No: 24260	Date: 11/08/24	Drawn By: PR	Checked By: TI
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SHEET
A2.2
PERSPECTIVE
VIEW

ELEVATION MATERIAL CALCULATIONS – BUILDING B														
ELEVATION MATERIAL SUMMARY ALL ELEVATIONS			NORTH			EAST			SOUTH			WEST		
TYPE	%	SQ.FT.	TYPE	%	SQ.FT.	TYPE	%	SQ.FT.	TYPE	%	SQ.FT.	TYPE	%	SQ.FT.
GROSS WALL AREA	100%	4,269 SQ.FT.	GROSS WALL AREA	100%	1,453 SQ.FT.	GROSS WALL AREA	100%	682 SQ.FT.	GROSS WALL AREA	100%	1,453 SQ.FT.	GROSS WALL AREA	100%	681 SQ.FT.
DOOR / WINDOW AREA	23%	965 SQ.FT.	DOOR / WINDOW AREA	23%	341 SQ.FT.	DOOR / WINDOW AREA	23%	156 SQ.FT.	DOOR / WINDOW AREA	23%	341 SQ.FT.	DOOR / WINDOW AREA	19%	127 SQ.FT.
NET WALL AREA	100%	3,304 SQ.FT.	NET WALL AREA	100%	1,112 SQ.FT.	NET WALL AREA	100%	526 SQ.FT.	NET WALL AREA	100%	1,112 SQ.FT.	NET WALL AREA	100%	554 SQ.FT.
NATURAL STONE	59%	1,957 SQ.FT.	NATURAL STONE	56%	625 SQ.FT.	NATURAL STONE	60%	315 SQ.FT.	NATURAL STONE	56%	625 SQ.FT.	NATURAL STONE	71%	392 SQ.FT.
CEMENT STUCCO 1	31%	1,026 SQ.FT.	CEMENT STUCCO 1	34%	373 SQ.FT.	CEMENT STUCCO 1	32%	169 SQ.FT.	CEMENT STUCCO 1	34%	373 SQ.FT.	CEMENT STUCCO 1	20%	111 SQ.FT.
CEMENT STUCCO 2	8%	250 SQ.FT.	CEMENT STUCCO 2	8%	89 SQ.FT.	CEMENT STUCCO 2	6%	34 SQ.FT.	CEMENT STUCCO 2	8%	89 SQ.FT.	CEMENT STUCCO 2	7%	38 SQ.FT.
EIFS BAND	2%	71 SQ.FT.	EIFS BAND	2%	25 SQ.FT.	EIFS BAND	2%	8 SQ.FT.	EIFS BAND	2%	25 SQ.FT.	EIFS BAND	2%	13 SQ.FT.

EXTERIOR FINISH LEGEND			
NATURAL STONE	CEMENT STUCCO 1	CEMENT STUCCO 2	EIFS BAND
			



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



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

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PROFESSIONAL OFFICE PARK
BUILDING B
TBD PRECINCT LN RD
COLLEYVILLE, TEXAS 76034

Revisions:

File Name: 24260 - A3.0
Project No: 24260
Date: 11/08/24
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SHEET

A3.0
EXTERIOR
ELEVATIONS



1 BUILDING B - EAST ELEVATION

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



2 BUILDING B - NORTH ELEVATION

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

PRELIMINARY
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FRANZ
architects

7608 Benbrook Parkway
Benbrook, Texas 76126
(817) 737-9922
www.franzarchitects.com

PROFESSIONAL OFFICE PARK
BUILDING B
TBD PRECINCT LN RD
COLLEYVILLE, TEXAS 76034

Revisions:

File Name: 24260 - A3.0
Project No: 24260
Date: 11/08/24
Drawn By: PR
Checked By: TI

SHEET

A3.1
EXTERIOR
ELEVATIONS



1 BUILDING B - SOUTHWEST PERSPECTIVE



2 BUILDING B - NORTHEAST PERSPECTIVE

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



PROFESSIONAL OFFICE PARK
BUILDING B
TBD PRECINCT LN RD
COLLEYVILLE, TEXAS 76034

Revisions:

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File Name: 24260 - A3.0	Project No: 24260	Date: 11/08/24	Drawn By: PR	Checked By: TI
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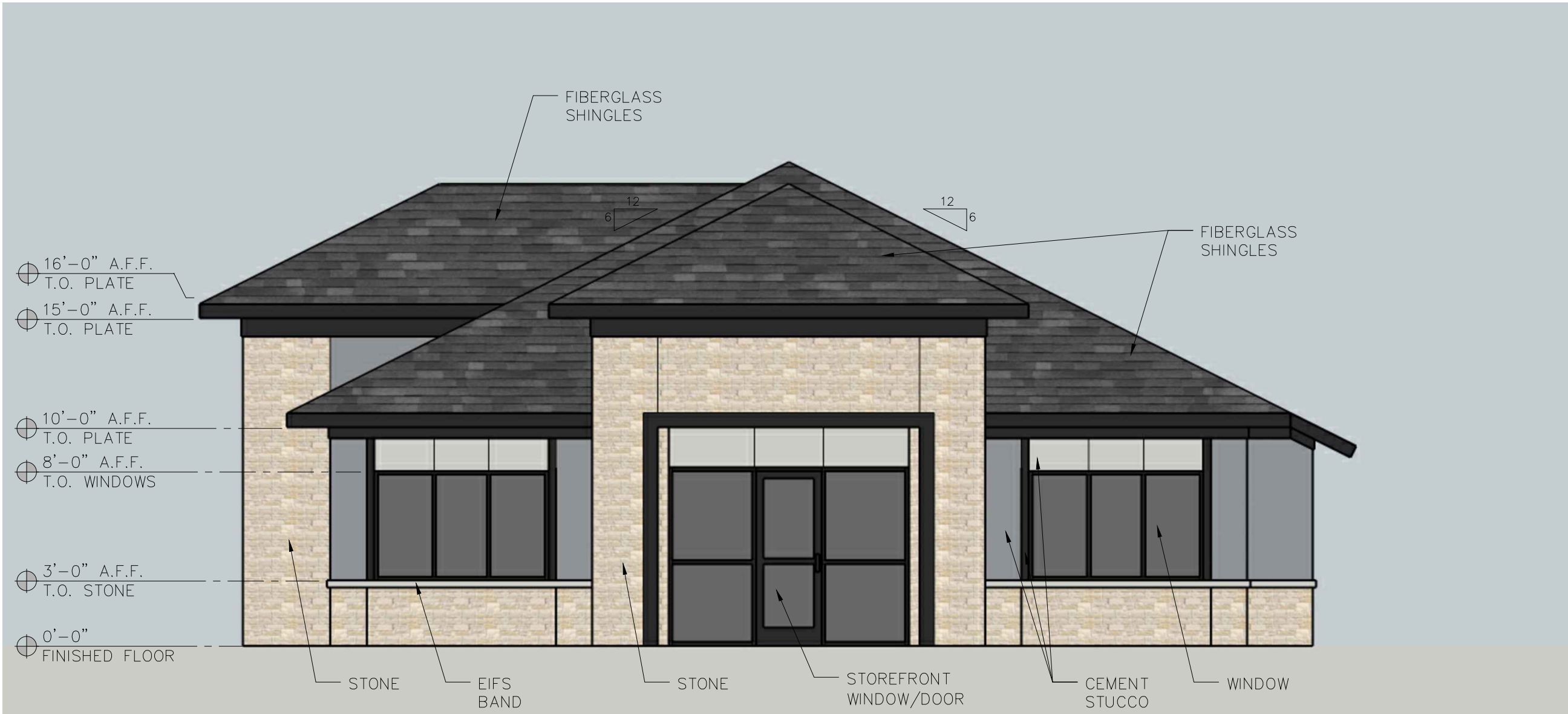
SHEET

A3.2

PERSPECTIVE
VIEW

ELEVATION MATERIAL CALCULATIONS – BUILDING C														
ELEVATION MATERIAL SUMMARY ALL ELEVATIONS			NORTH			EAST			SOUTH			WEST		
TYPE	%	SQ.FT.	TYPE	%	SQ.FT.	TYPE	%	SQ.FT.	TYPE	%	SQ.FT.	TYPE	%	SQ.FT.
GROSS WALL AREA	100%	3,930 SQ.FT.	GROSS WALL AREA	100%	1,479 SQ.FT.	GROSS WALL AREA	100%	608 SQ.FT.	GROSS WALL AREA	100%	1,235 SQ.FT.	GROSS WALL AREA	100%	608 SQ.FT.
DOOR / WINDOW AREA	20%	784 SQ.FT.	DOOR / WINDOW AREA	23%	340 SQ.FT.	DOOR / WINDOW AREA	25%	151 SQ.FT.	DOOR / WINDOW AREA	10%	123 SQ.FT.	DOOR / WINDOW AREA	28%	170 SQ.FT.
NET WALL AREA	100%	3,146 SQ.FT.	NET WALL AREA	100%	1,139 SQ.FT.	NET WALL AREA	100%	457 SQ.FT.	NET WALL AREA	100%	1,112 SQ.FT.	NET WALL AREA	100%	438 SQ.FT.
NATURAL STONE	49%	1,556 SQ.FT.	NATURAL STONE	53%	605 SQ.FT.	NATURAL STONE	57%	259 SQ.FT.	NATURAL STONE	38%	425 SQ.FT.	NATURAL STONE	61%	267 SQ.FT.
CEMENT STUCCO 1	42%	1,312 SQ.FT.	CEMENT STUCCO 1	37%	418 SQ.FT.	CEMENT STUCCO 1	35%	158 SQ.FT.	CEMENT STUCCO 1	56%	618 SQ.FT.	CEMENT STUCCO 1	27%	118 SQ.FT.
CEMENT STUCCO 2	6%	195 SQ.FT.	CEMENT STUCCO 2	8%	89 SQ.FT.	CEMENT STUCCO 2	7%	32 SQ.FT.	CEMENT STUCCO 2	3%	30 SQ.FT.	CEMENT STUCCO 2	10%	44 SQ.FT.
EFS BAND	3%	83 SQ.FT.	EFS BAND	2%	27 SQ.FT.	EFS BAND	2%	8 SQ.FT.	EFS BAND	4%	39 SQ.FT.	EFS BAND	2%	9 SQ.FT.

EXTERIOR FINISH LEGEND			
NATURAL STONE	CEMENT STUCCO 1	CEMENT STUCCO 2	EFS BAND
			



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



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

PRELIMINARY
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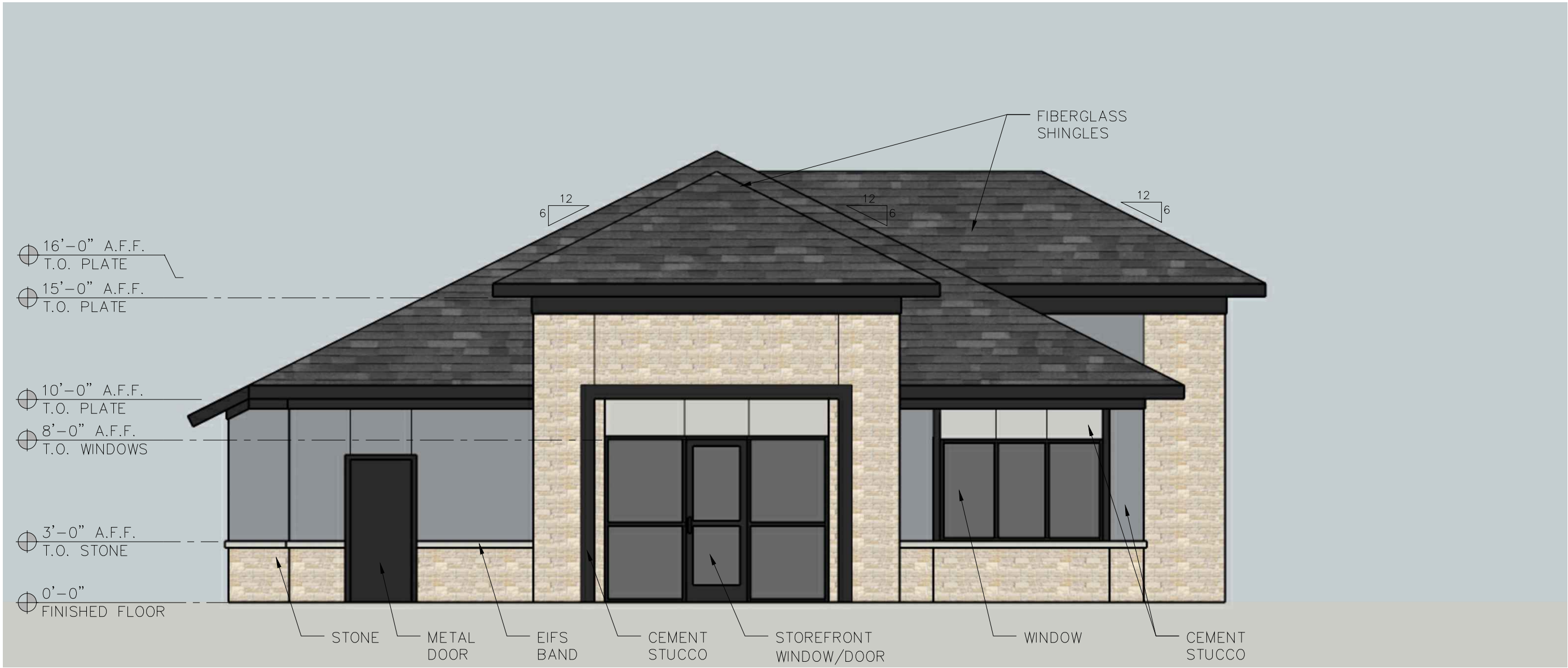
PROFESSIONAL OFFICE PARK
BUILDING C
TBD PRECINCT LN RD
COLLEYVILLE, TEXAS 76034

Revisions:

File Name: 24260 - A4.0
Project No: 24260
Date: 11/08/24
Drawn By: PR
Checked By: TI

SHEET

A4.0
EXTERIOR
ELEVATIONS



1 BUILDING C - EAST ELEVATION

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



2 BUILDING C - SOUTH ELEVATION

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



1 BUILDING C - NORTHEAST PERSPECTIVE



2 BUILDING C - SOUTHWEST PERSPECTIVE

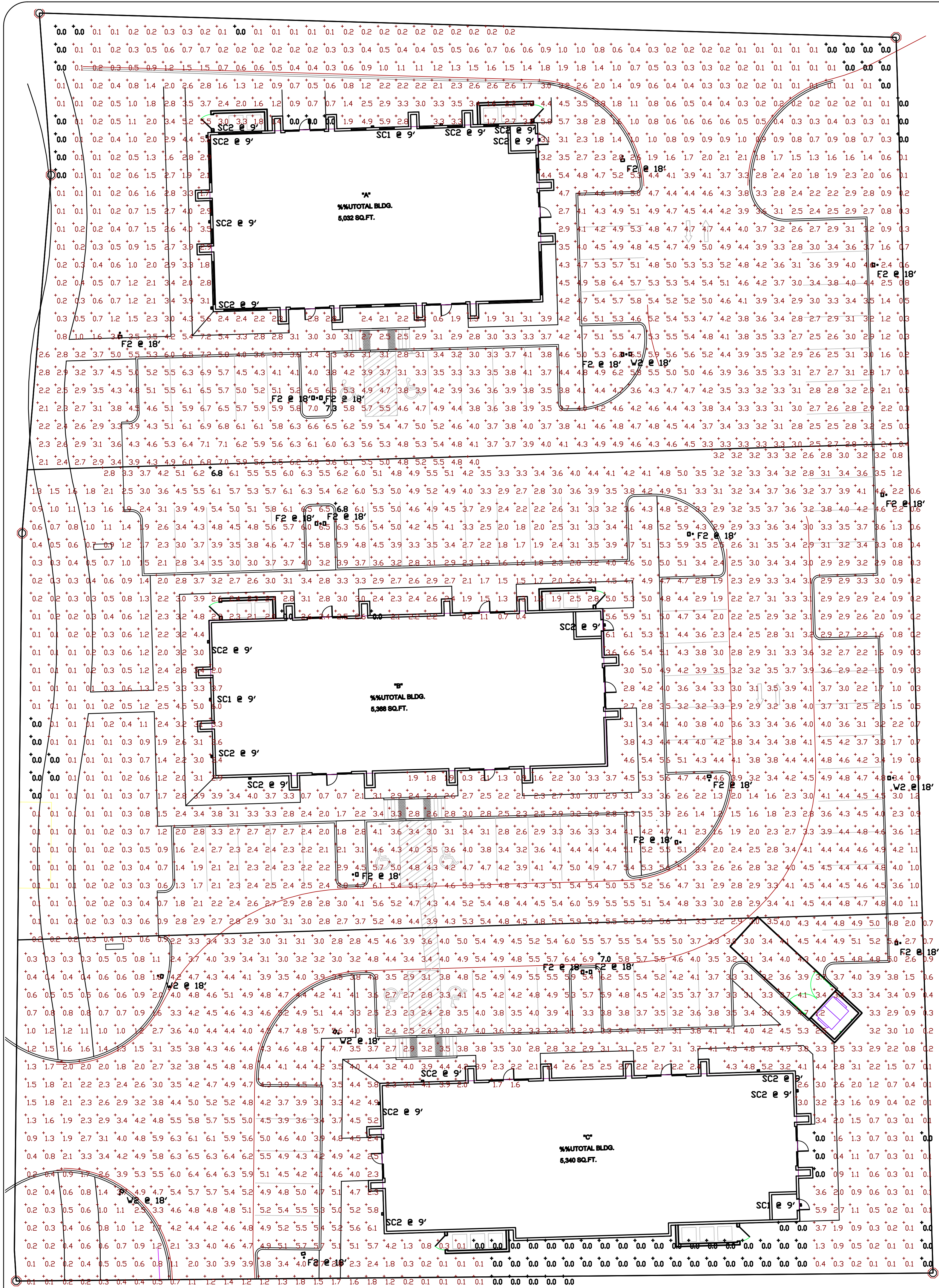
PRELIMINARY
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PROFESSIONAL OFFICE PARK
BUILDING C
TBD PRECINCT LN RD
COLLEYVILLE, TEXAS 76034

Revisions:

File Name: 24260 - A4.0	Project No: 24260	Date: 11/08/24	Drawn By: PR	Checked By: TI
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1 SITE AND DRIVE THRU PHOTOMETRIC PLAN

Scale: 1/16" = 1'-0"



PHOTOMETRIC NOTES

ALL FIXTURE HEIGHTS ASSUME A BASELINE ELEVATION OF 0" A.F.F. AT THE CONSTRUCTED BUILDING'S FINISHED FLOOR SLAB. FIXTURE HEIGHTS GIVEN WHEN MOUNTED TO THE BUILDING ARE FOR THE CENTERLINE MOUNTING HEIGHT. FIXTURE HEIGHTS GIVEN WHERE POLE MOUNTED OR RECESSED ARE GIVEN FOR THE BOTTOM OF THE LENS OF THE LUMINAIRE AND DO NOT REFLECT THE HEIGHT OF THE POLE, BASE OR THE FIXTURE ITSELF.

LIGHTING SHOWN IS DESIGNED BASED ON THE WRITTEN LANDLORD'S CONTRACTOR LETTER TO DETERMINE FIXTURE OUTPUTS AND DISTRIBUTION AS TO MEET THE WRITTEN FOOT-CANDLE LEVELS REQUIRED. FIXTURES PER THE SCHEDULE MUST BE SEPARATELY APPROVED BY THE LANDLORD'S CONTRACTOR AND TENANT PRIOR TO PURCHASE AND INSTALLATION. ALTERNATIVE FIXTURES SHALL BE PROVIDED AS A SUBMITTAL TO THE ENGINEER FOR REVIEW. SUBMITTAL FOR THEIR PROPOSED ALTERNATIVE FIXTURE SHALL INCLUDE A PRODUCT DATA SHEET AND PHOTOMETRIC STUDY FOR COMPARISON TO THE PHOTOMETRIC STUDY PROVIDED HERE IN AS THE BASIS OF DESIGN. .

PHOTOMETRIC CALCULATIONS AS DRAWN FACTOR THE SHELL CONSTRUCTION ONLY AND ASSUME NO TOPIARY, FOLIAGE, TREES OR OTHER BOUNDARIES, BARRIERS OR OBSTRUCTIONS THAT MAY BE PRESENT. LIGHT LEVELS SHOWN DO NOT REFLECT ADDITIONAL BOUNDARIES, OBSTRUCTIONS, TENANT CONSTRUCTION, ELEVATION CHANGES, OR EXISTING FIXTURES OR LIGHTING PROVIDED AWAY FROM THE SITE, AND MAY NOT FULLY REFLECT FINAL CONDITIONS OR CONSTRUCTION.

POLE MOUNTING NOTES

POLE LIGHT FIXTURES AS DESIGNED FOR USE WITH HUBBELL SSS-H-40-A POLE, NO GREATER THAN 18'-0" TALL.

THESE ARE DESIGNED AROUND AN ESTIMATED 90 MPH WIND SPEED PER THE AASHTO WIND MAP DATA AND LOCALLY AMENDED IBC INSTRUCTIONS.

Schedule

Symbol	Label	Quantity	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Wattage
	SC1	3	WDGE2 LED P1 30K 90CRI VF	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 90CRI, VISUAL COMFORT FORWARD OPTIC	1	1166	9.81
	W2	5	ALT1-28L-85-3k7-3	ALTITUDE 2.0	1	9161	86
	F2	17	ALT1-28L-85-3k7-4	ALTITUDE 2.0	1	9170	86
	SC2	16	WDGE2 LED P2 30K 90CRI T3M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 90CRI, TYPE 3 MEDIUM OPTIC	1	2087	18.9815

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North Property (5118 Sqft Structure)	+	2.8 fc	7.3 fc	0.0 fc	N/A	N/A
South Property (5466 Sqft)	+	2.9 fc	7.0 fc	0.0 fc	N/A	N/A
Middle Property (5432 Sqft)	+	2.9 fc	6.8 fc	0.0 fc	N/A	N/A

CASE
Engineering Inc.

796 Merus Court
St. Louis, MO 63026
CERTIFICATE OF AUTHORITY NO. F-20080

T 636.349.1600
F 636.349.1730

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



PROFESSIONAL OFFICE PARK
TBD PRECINCT LN RD
COLLEYVILLE, TEXAS 76034

Revisions:
1.

File Name: 24260-E302
Project No: 24260
Date: 11/06/24
Drawn By: TBD
Checked By:

SHEET

PH-1.0

PHOTOMETRIC PLAN

ORDINANCE O-18-2065

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 6.378 ACRES ON TRACT 1, ABSTRACT 1154, IN THE R H MCEWING SURVEY, LOCATED AT 8060 PRECINCT LINE ROAD FROM THE R-40 SINGLE FAMILY RESIDENTIAL DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC18-028; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 6.378 acres on Tract 1, Abstract 1154, in the R H McEwing Survey, located at 8060 Precinct Line Road from the R-40 Single Family Residential zoning district to the PUD-C Planned Unit Development – Commercial zoning district, as depicted in the attached Exhibit "A" and Exhibit "C", and as described in Exhibit "B".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is to allow for a self-storage facility totaling approximately 87,375 square feet and to provide development regulations for the future development of three (3) retail/restaurant lots on Tract 2.
- b. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit "B".
- c. The proposed development is subject to CC-2 Shopping Center zoning district and all the associated regulations

contained in the Land Development Code, except as amended by this Ordinance.

2. DEVELOPMENT PLAN

- a. The development shall be generally consistent with the conceptual site plan and landscaping plan, Exhibit "C", and the Site Plan and Building Elevations, Exhibit "C".
- b. The development of Tract 2 shall be generally consistent with the requirements of CC-2 Shopping Center zoning district and all the associated regulations contained in the Land Development Code, except as amended by this Ordinance.

3. PERMITTED USES

- a. Uses shall be those allowed in the CC-2 Shopping Center zoning district.
- b. The self-storage use as depicted in the attached exhibits shall be a permitted use on Tract 1.
- c. There shall be no outside storage allowed per this PUD to include RV's, boats, materials, etc.
- d. No commercial truck rentals on Tract 1 shall be allowed per this PUD.

4. Lot Width

- a. The minimum lot width allowed for Tract 1 shall be ± 38 feet at the property line.

5. BUILDING DESIGN

- a. The storage facility on Tract 1 shall be generally consistent with the building elevations and specified material depicted in Exhibit "C".

- b. Development on Tract 2 shall be generally consistent with the requirements of the Land Development Code of the City of Colleyville and the following design standards:
 - i. At least fifty percent (50) of the exterior wall surface area shall be natural stone.

6. FENCING AND BUFFER YARDS

- a. The buffer yard along the rear (east) property line shall be a minimum of twenty-five feet.
- b. On Tract 1, in lieu of an eight (8) foot masonry wall along the east and south property lines adjacent to residential zoning, the rear of the buildings and connecting eight (8) foot masonry walls shall be permitted per the fence exhibit, Exhibit "D".

7. Tree Preservation Standards

- a. On Tract 1, minimum tree preservation standards will not be met per this PUD.
- b. Tree Preservation for Tract 2 shall be reviewed per Chapter 5 of the Land Development Code prior to development of this tract. This conceptual site plan and associated civil plans are not an approval of the layout as it pertains to tree preservation on Tract 2.

8. LANDSCAPING

- a. Tract 1: The requirement for fifty (50) percent of the required landscaping to be located in the street yard(s) as described in chapter 4.6 of the Land Development Code for the City of Colleyville shall be waived for Tract 1. On Tract 1, the landscape area shall be provided as generally depicted in Exhibit "D".
- b. Tract 2: Landscaping on Tract 2 shall conform to the CC-2 Shopping Center zoning district and all the associated regulations contained in the Land Development Code, except as amended as follows:

- i. There shall be a minimum twenty (20) foot wide green belt of "live plant material of the evergreen variety" along Precinct Line Road, exclusive of access drives. This area may be planted with trees shrubs required at the front of the site. Landscape planting shall not be erected or installed in such a manner as to interfere with traffic view or impose a safety hazard. When Tract 1 develops, full landscaping along the north one-hundred feet (100') of Precinct Line Road shall be installed.
- ii. In addition to the requirements of locating 50% of required landscaping in the street yard(s) as described in Section 4.6 of the Land Development Code for the City of Colleyville, developments on Tract 2 shall be required to provide landscaped areas immediately adjacent to each building equal to ten (10) percent of the footprint area of the building, with fifty (50) percent of that amount being located in the street yard.
- iii. Parking lots shall contain a minimum of one hundred forty (140) square feet of landscaped island per each nine (9) contiguous parking spaces required. This landscape island is to include one (1) three (3) inch caliper tree.

9. PARKING

- a. A total of nine (9) parking spaces shall be required for the storage facility on Tract 1.
- b. Parking requirements for Tract 2 shall conform to the CC-2 Shopping Center zoning district and all the associated regulations contained in the Land Development Code.
- c. No commercial truck rentals on Tract 1 shall be allowed per this PUD.
- d. Any vehicle associated with the operation of the self-storage use on Tract 1 shall be parked/stored interior of

the development and shall not be utilized for any additional advertising.

10. MONUMENT SIGN

- a. All monument signs will conform to Exhibit "C" except for the copy on the face of the sign which will be customized for each user on Tract 2. The face of all signs will be the same material and color or anodized aluminum, and sign copy will be uniformly white Lexan.

11. OTHER

- a. The applicant shall obtain an agreement with the adjacent property owner to the east for off-site drainage improvements to handle the discharge from the site.

- Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public

interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

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

The second reading and public hearing being conducted on the 20th day of November 2018.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 20th day of November 2018.

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

ATTEST:

CITY OF COLLEYVILLE



Christine Loven, TRMC
City Secretary



Richard Newton
Mayor

APPROVED AS TO FORM:



Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

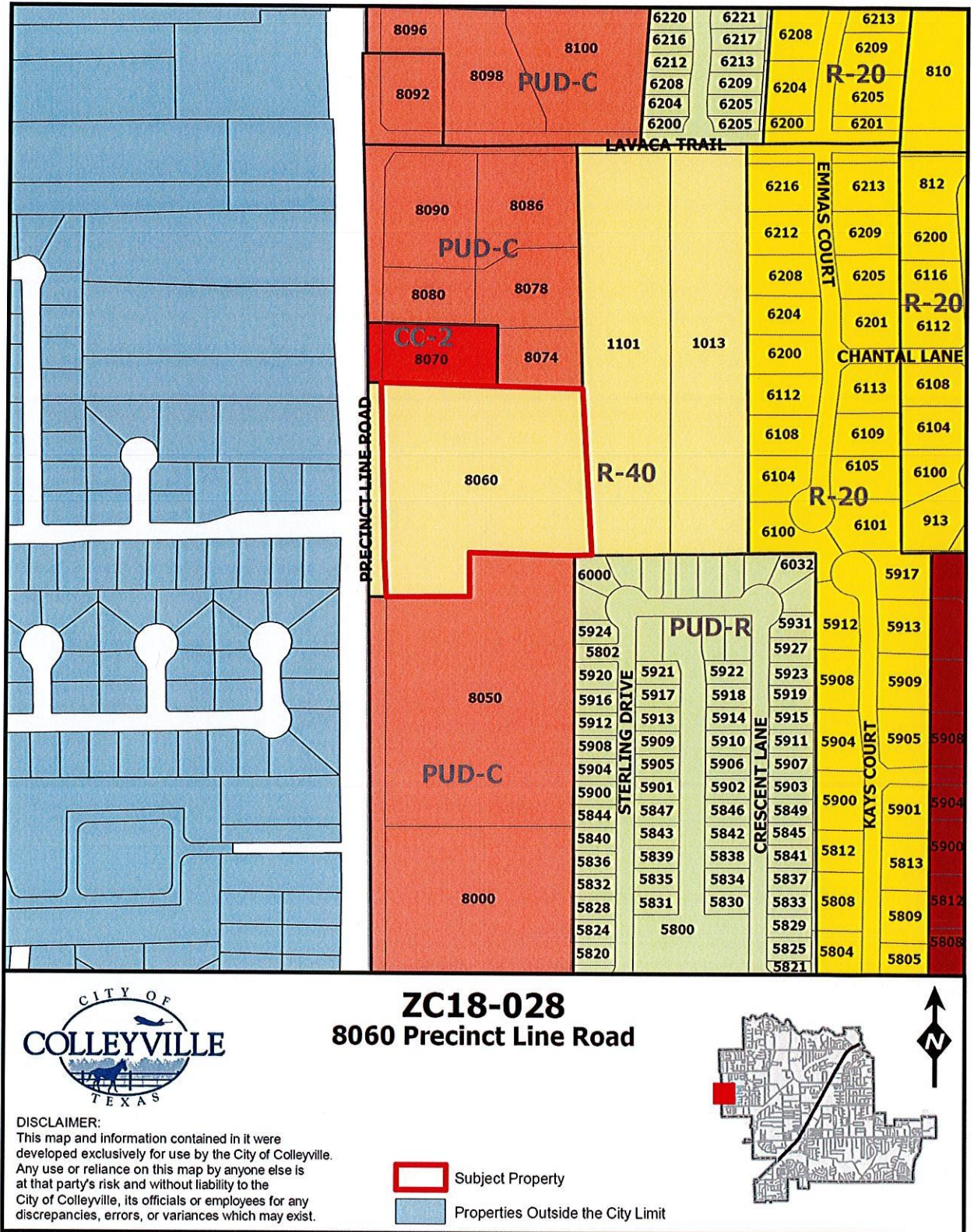


Exhibit "B" – Statement of Planning Objectives

Statement of Planning Objectives

Advantage Storage
2600 Eldorado Parkway, Suite 110
McKinney, Texas 75070
972-547-0236
rjones@AdvantageStorage.net



7 September 2018

Mr. Ben Bryner, AICP
Director of Community Development
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Re: Zoning Application
Proposed Self Storage Development
8060 North Precinct Line Road

Dear Mr. Bryner,

Please accept this letter in fulfillment of the zoning application provision for Statement of Planning Objectives, Development Schedule, Proposed Ownership and Economic Information.

STATEMENT OF PLANNING OBJECTIVES:

The project consists of 6.378 acres located along North Precinct Line Road and is configured in two tracts. Tract One contains 148,047 square feet (3.399 acres) and Tract Two contains 129,781 square feet (2.979 acres).

TRACT ONE:

The planning objective for Tract One is to develop a high quality self-storage facility. Storage facilities have changed significantly over the past 20 years reflecting the evolution of the asset type from a low-quality light industrial use to very high-quality retail service business. Whereas many early self-storage customers used storage for short term, transitory reasons, the majority of contemporary storage customers secure storage space for ongoing, space making reasons. These customers as well as others desire well located facilities near where they work and live. Storage use is much higher per capita today than twenty years ago. Storage development has changed to meet this market demand by providing higher quality facilities with architecture compatible with the high-end retail locations in which they reside. Advantage has since 1996 been on the leading edge of this evolution, developing state-of-the-art facilities in very high profile, retail locations.

The characteristics of the storage project are proposed to be:

- The project will be situated on a 3.399 acre site with 38' of North Precinct Line Road frontage.
- The project consists of two, two-story building and four single story buildings containing approximately 87,225 gross SF configured to provide approximately 71,175 net rentable square feet of storage consisting of approximately 625 individual storage units containing between 25 and 300 square feet.
- Approximately 65% of the net rentable area will be climate controlled, appealing to the higher household income in which the project resides.

Statement of Planning Objectives

- The buildings fronting North Precinct Line Road will be two-story with maximum 29.5' height. This allows the architecture of the building to replicate typical retail scale and incorporate interesting architectural features.
- All remaining buildings will be single story and will be oriented toward interior drives and will not exceed 15' in height. Drive visibility from North Precinct Line Road will be minimal, and no door openings will be oriented toward the perimeter of the project.
- The rental office for the facility will be in the front building.
- There will be no resident manager living on site
- The project will include state-of-the-art security features including CCV cameras and tenant only access via digital gate and building controls.
- Project signage will be a combination of masonry monument sign and building signage conforming to ordinance.
- Landscaping will conform to or exceed ordinance requirements, and will be concentrated on the project perimeters, most visible to the neighboring properties and the public.
- Adequate space has been provided for engineered storm water detention and public utility extensions as may be required.

TRACT TWO:

Tract Two contains 2.979 acres and will be zoned to provide for CC-2 Shopping Center uses. The tract is approximately 250' deep which is ideal for small commercial and retail users. Although the actual users have not yet been identified and therefore the precise building layout cannot be determined, the Conceptual Development Plan depicts the likely configuration of three pad sites for retail and restaurant users. The planning objective for Tract Two is to provide ideal lot depth to promote retail development and to provide an access and utility plan to fully develop the tract. Additionally, the planning objective is to provide construction standards to insure uniform, high quality development. Standards include the following:

- Requirement for increased use of natural stone in building facades.
- Enhanced requirement for landscape buffer along North Precinct Line Road.
- Enhanced requirement for landscaping adjacent to retail buildings.
- Enhanced requirement for landscaping in parking areas.
- Enhanced requirement for uniform monument signs.

DEVELOPMENT SCHEDULE:

- Platting and Site Plan Approval will commence immediately upon zoning approval.
- Storage building permit will occur approximately 120 days following zoning approval.
- Storage completion will occur approximately 14 months following zoning approval.
- Market demand will determine retail pad site development.

PROPOSED OWNERSHIP:

The storage project will be owned by a single asset limited liability company managed and controlled by Advantage Self Storage Advisors, LLC, a Texas limited liability company owned by Rick Jones and Davis Deadman.

ECONOMIC INFORMATION:

The proposed project will provide the following positive economic impact:

- Property tax valuation will likely increase from the current level of \$357,550 to approximately \$7,500,000 upon completion of the facility. The increase in property value will provide approximately \$167,000 in additional tax revenue, most of which stays in the local community via the city, school system and county.

Statement of Planning Objectives

- The configuration of the proposed site is strategically conceived to promote retail and commercial development on the pad-depth property remaining in front of the facility. The current 6-acre parcel of which the storage facility is a portion is 545' deep. This is a size and depth that is awkward for small to mid-size business who would typically locate on this mid-block commercial corridor and does not promote development. The site plan provides remaining retail parcels with +/- 250' depth, near ideal for small business and pad-site development. The property owner is understandably very hesitant to sell front parcels currently because of the limited use and marketability of the back portion of the land. With the storage development taking mainly the back portion, front parcels will likely be quickly developed placing the entire six acres into economic production.
- The storage facility will provide limited sales tax revenue via the sale of packing and moving supplies.
- The storage facility will have approximately 2-3 employees.

Kindest Regards,



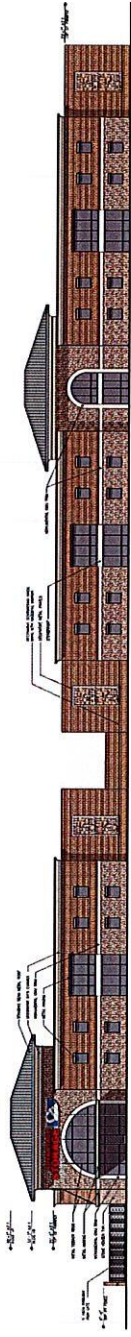
Rick Jones

Attachment: Draft PD Ordinance

[illegible]

REVISIONS	DATE	DESCRIPTION
1		INITIAL DESIGN
2		REVISIONS
3		REVISIONS
4		REVISIONS
5		REVISIONS
6		REVISIONS
7		REVISIONS
8		REVISIONS
9		REVISIONS
10		REVISIONS

Advantage Storage - Colleyville
 exterior elevations; REVISED 09.25.18



WEST (PROJECT LINE ROAD) ELEVATION
 SCALE: 1/8" = 1'-0"



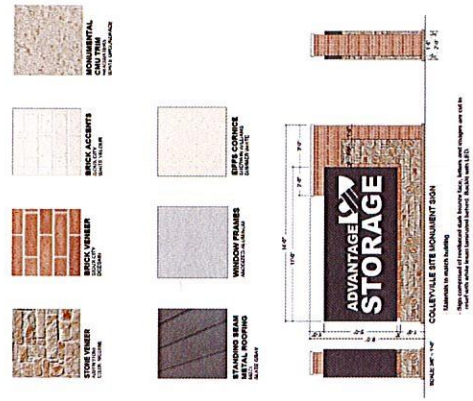
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

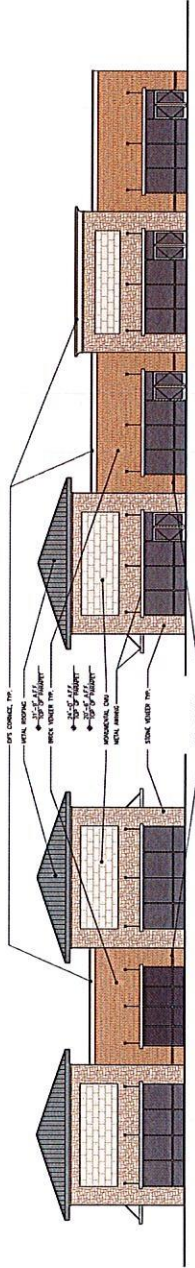


SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



EAST (BACK) ELEVATION
 SCALE: 1/8" = 1'-0"

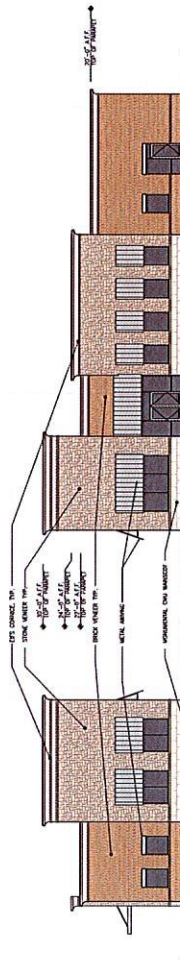




WEST PRECINCT LINE ROAD ELEVATION
SCALE: 1/4" = 10'-0"

RIGHT SIDE ELEVATION
SCALE: 1/4" = 10'-0"

TRACT 2, LOT B CONCEPT ELEVATIONS



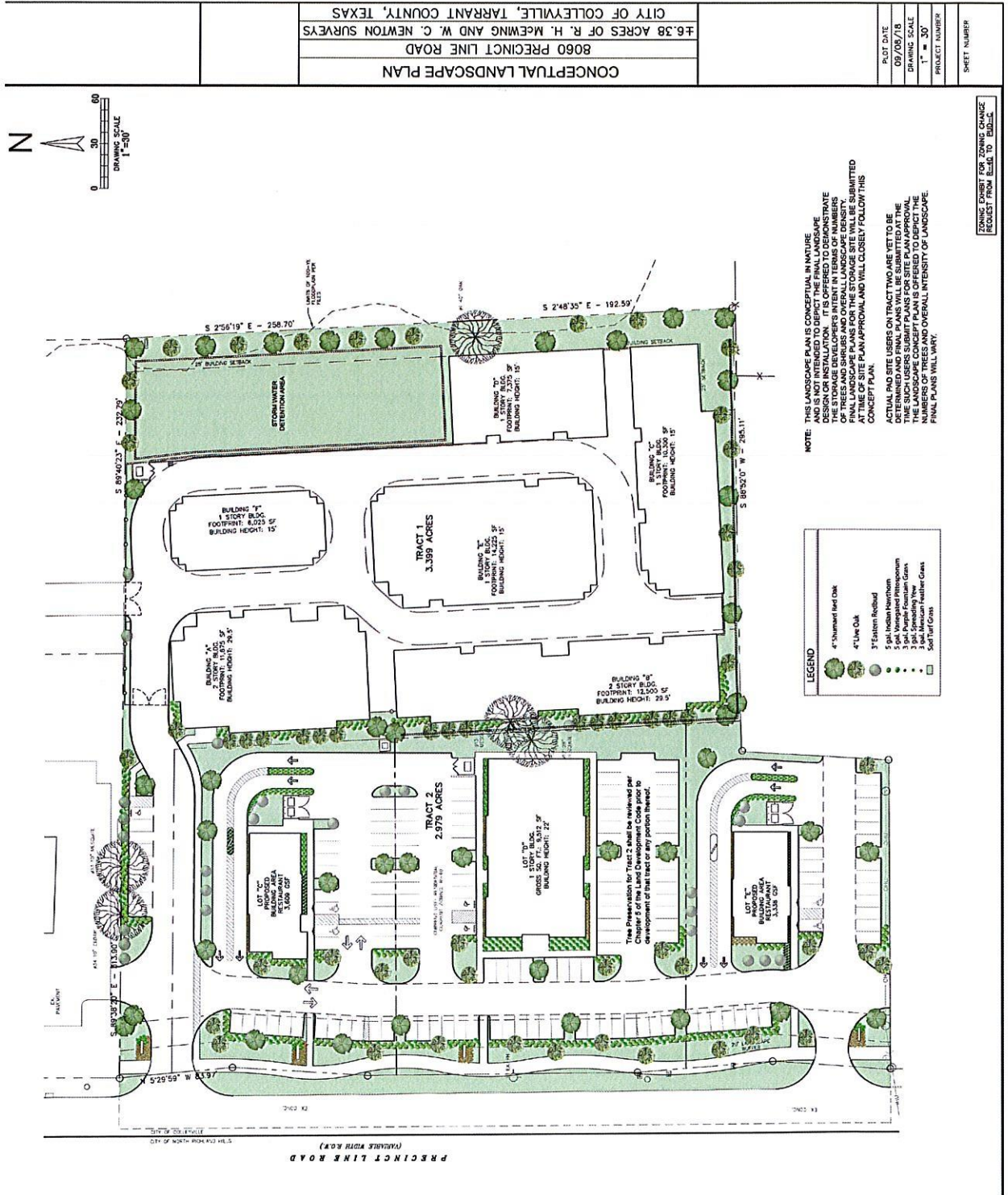
WEST (PRECINCT LINE ROAD) ELEVATION
SCALE: 1/4" = 10'-0"

RIGHT SIDE ELEVATION
SCALE: 1/4" = 10'-0"

TRACT 2, LOT C CONCEPT ELEVATIONS

- NOTE:**
The Concept Elevations shown are solely intended as examples of how the envisioned architectural language of the development may be executed. The final design and construction shall be submitted for review and approval at such time when the property is developed.
- STONE VENEER**
STONE VENEER
STONE VENEER
 - BRICK VENEER**
BRICK VENEER
BRICK VENEER
 - BRICK ACCENTS**
BRICK ACCENTS
BRICK ACCENTS
 - MONUMENTAL GRAY TON**
MONUMENTAL GRAY TON
MONUMENTAL GRAY TON
 - STAINLESS STEEL METAL ROOFING**
STAINLESS STEEL METAL ROOFING
STAINLESS STEEL METAL ROOFING
 - WOODWORK FRAMES**
WOODWORK FRAMES
WOODWORK FRAMES
 - SPFA CORNICE**
SPFA CORNICE
SPFA CORNICE

Exhibit "D" - Landscape Plan





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2c

Agenda Date 11/25/2024

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit to allow for a Daycare Center on a portion of Lot 1, Block 1, Towne Center Animal Hospital, located at 4313 Colleyville Boulevard, Case ZC24-028

Explanation

Isha Adhikari, the applicant, has submitted a request for a Special Use Permit for Lot 1, Block 1, Towne Center Animal Hospital, approximately 4.747 acres, and zoned CC-2 Shopping Center. The request is to allow the construction of a new daycare center known as Kiddie Academy.

Attachments

1. Aerial Map
2. Zoning Map
3. Site Plan
4. Statement of Planning Objectives
5. Building Elevations and Plans
6. Landscape Plan
7. Utility Plan
8. Tree Protection Plan

Aerial Map

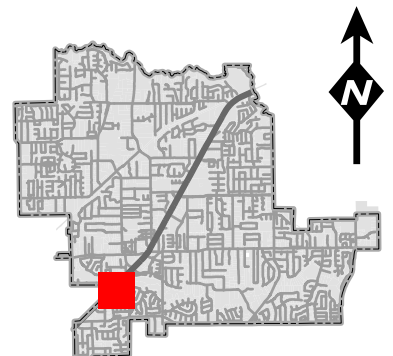


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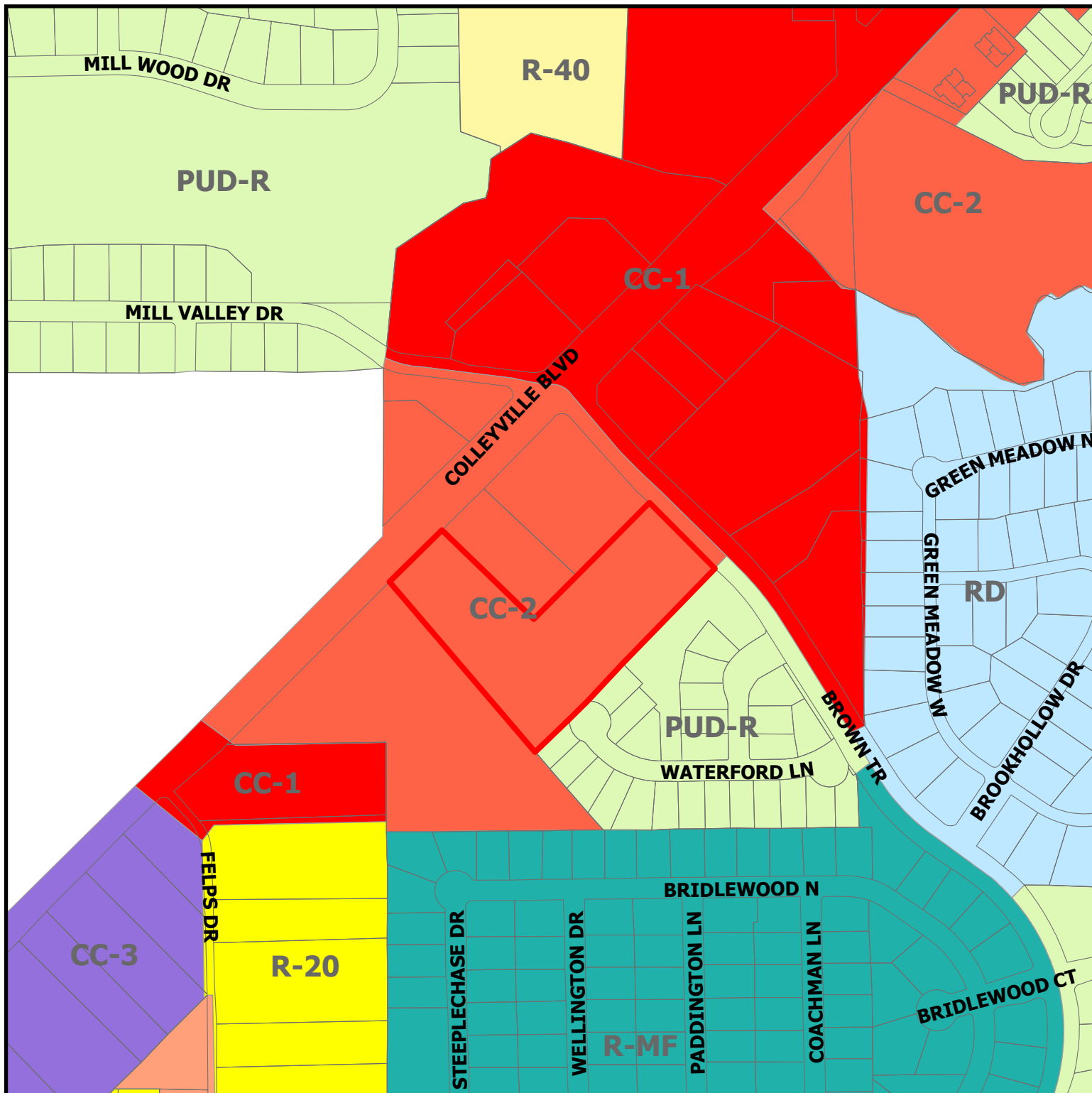
4313 Colleyville Blvd

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 Subject Property



Zoning Map

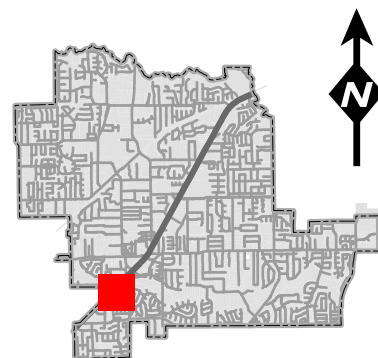


ZC24-028

4313 Colleyville Blvd

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 Subject Property



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

Subject: Kiddie Academy Daycare Development Proposal

The intent of this development proposal is to create a high-quality, purpose-built childcare facility that will serve the local community and provide an exceptional early learning environment for young children. The proposed Kiddie Academy daycare center will occupy a 1.487-acre parcel of land and be designed to accommodate up to 191 children ranging from infants to school-age.

The key objectives guiding the planning and design of this facility are:

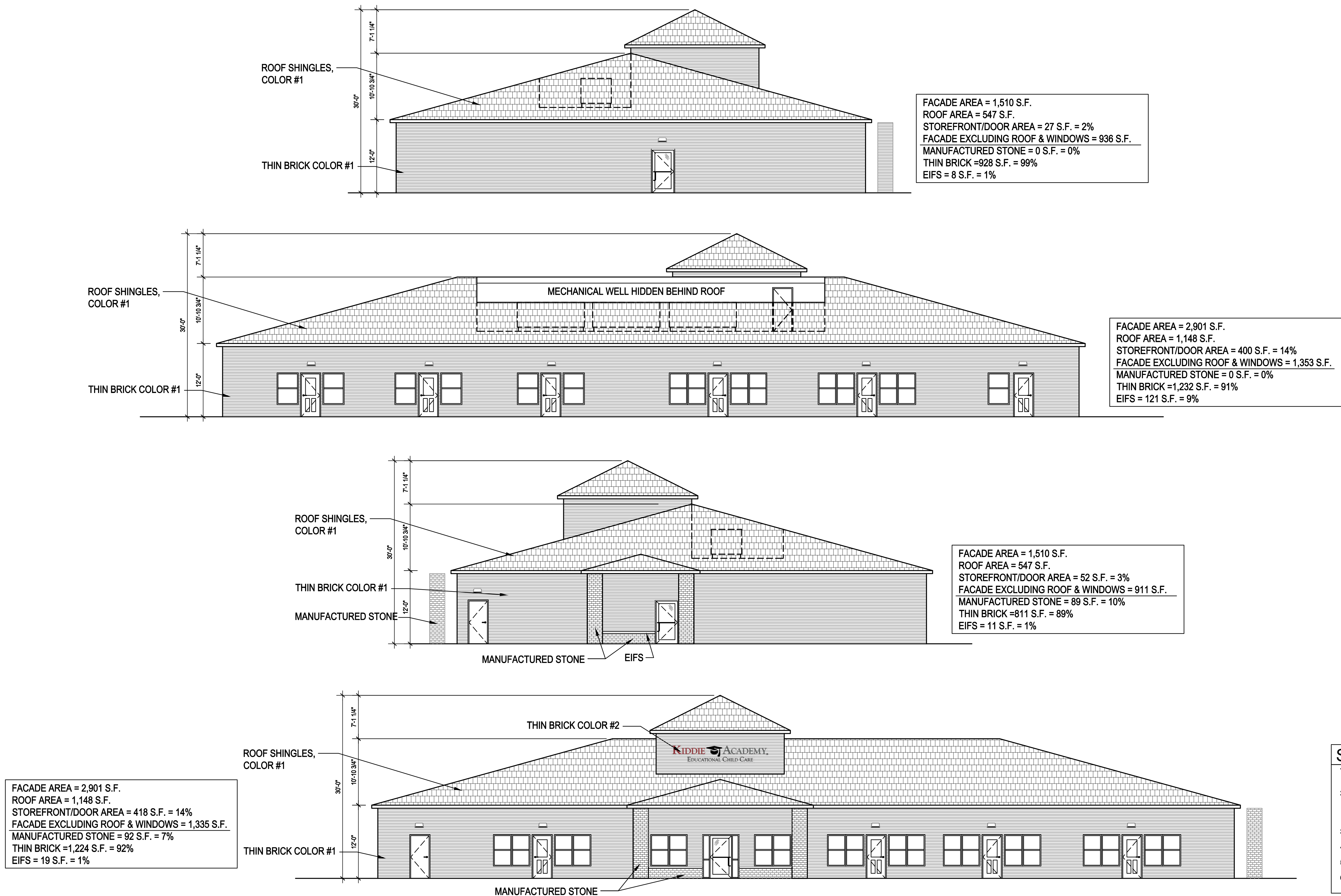
1. Providing a safe, nurturing, and stimulating learning environment for children:
 - The building and outdoor spaces will be designed with age-appropriate play equipment, educational resources, and activity zones to foster cognitive, social, and physical development.
 - Abundant natural light, ventilation, and connections to the outdoors will create a bright, healthy, and engaging atmosphere.
 - Secure access controls, age-segregated classrooms, and comprehensive safety/security measures will ensure the wellbeing of all children.
2. Supporting working families with high-quality, accessible childcare services:
 - Convenient location near major residential areas and transportation hubs will make the daycare easily accessible for families.
 - Flexible schedules, competitive tuition rates, and need-based financial assistance will help accommodate the diverse childcare needs of the community.
3. Delivering a sustainable, community-integrated facility design:
 - Generous outdoor play spaces, common gathering areas, and community event hosting capabilities will transform the daycare into a neighborhood hub.
 - Thoughtful landscaping and site planning will preserve and enhance natural features, promoting biodiversity and stormwater management.
4. Establishing a trusted, high-quality childcare operator:
 - Kiddie Academy is an established, nationally accredited childcare provider with a track record of excellence.
 - The center will be led by experienced, credentialed early childhood educators who uphold rigorous teaching standards and foster a nurturing, stimulating learning environment.

- Ongoing staff training, family engagement initiatives, and community outreach will ensure the daycare remains responsive to local needs.

By considering the needs of young children, working families, and the broader community, this Kiddie Academy daycare development will become a valuable asset that enriches the lives of local residents for years to come.

Thank you for your consideration of our Special Use Permit request.

Kartavya Patel
Triangle Development and Management Services LLC
469-331-8566



KIDDIE ACADEMY AT COLLEYVILLE, TX

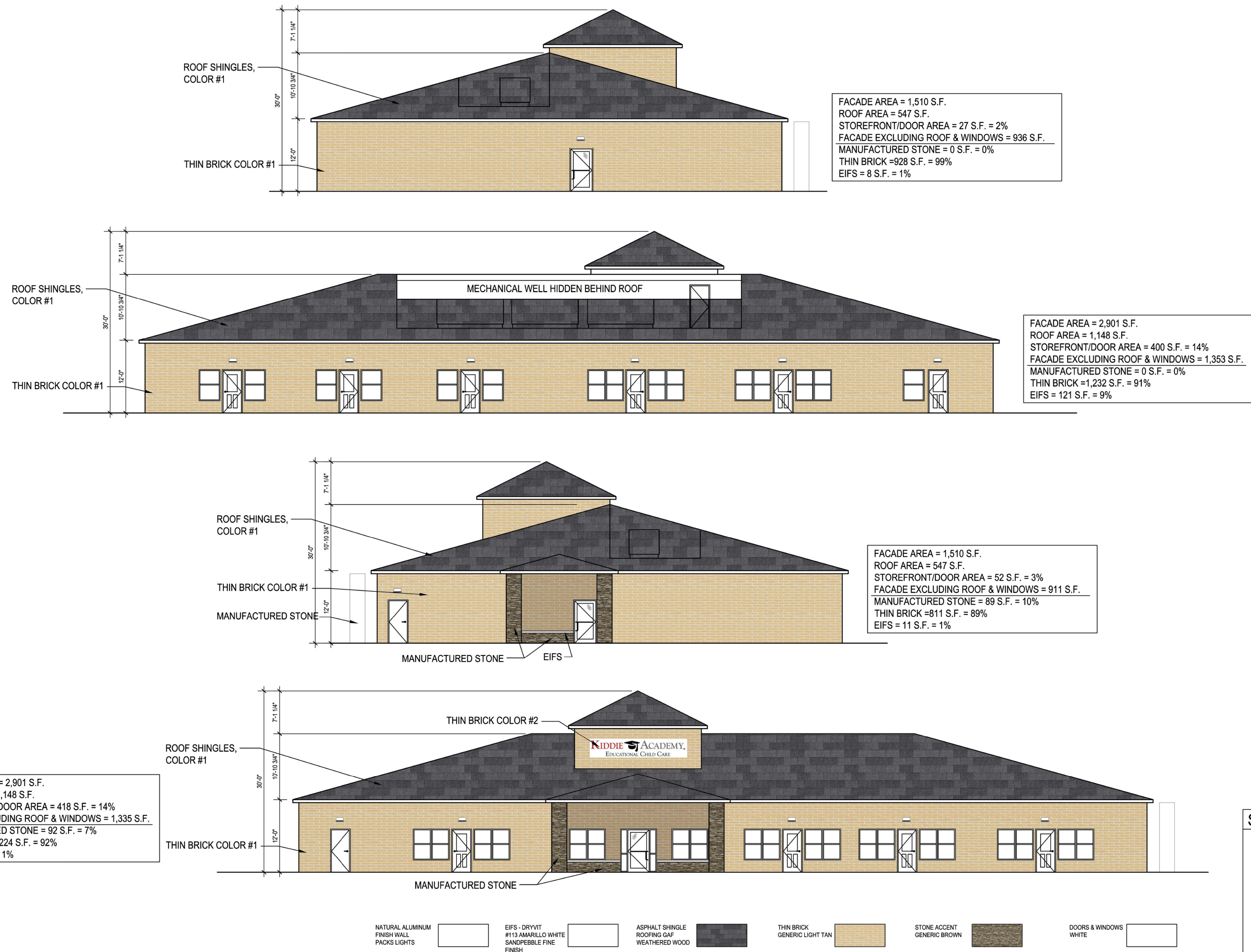


ELEVATIONS 01C

SCALE: 1/16"=1'-0" ■ JOB#: 24044 ■ ISSUE DATE: 11/04/2024
APPROVED BY: _____ DATE: _____

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- STANDARD NOTES**
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOF TOP MOUNTED EQUIPMENT SHALL BE SCREENED BY PARAPET WALL OR SCREENING WALL. SCREENING WALL SHALL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.
 - WHEN PERMITTED EXPOSED UTILITY BOXES & CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 - ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTIONS DIVISION.
 - WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBILITY REFLECTIVITY OF TEN (10) PERCENT.
 - ANY DEVIATIONS FROM THE APPROVED FACADE PLAN WILL REQUIRE A RE-APPROVAL BY THE TOWN OF COLLEYVILLE.

KIDDIE ACADEMY AT COLLEYVILLE, TX

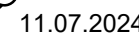
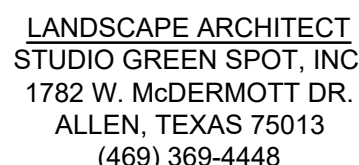
KIDDIE ACADEMY.
EDUCATIONAL CHILD CARE

ELEVATIONS 01C.2

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1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM FINISHING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED. AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOSPOIL. 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AROUND BUILDINGS. PROVIDE UNIFORM ROUNDED AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOSPOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOSPOIL TO FILL Voids.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL TURF AREAS TO BE OVER-SEED WITH WINTER RyEGRASS AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPED AREA
 Requirements: At least 20% of the site to be landscaped shall be landscape.
 While 50% of the required landscaped area located in the street yard
 Total Lot Area: 64,778 s.f.

Required	Provided
Site:	
12,956 s.f. (20%)	24,720 s.f. (38%)
Front Yard:	
6,478 s.f. (50%)	7,043 s.f. (55%)

Requirements: One (1) canopy tree per 40 L.F. of the street frontage. Along with one (1) shrub per 5 L.F. of street frontage.
Colleyville Blvd.: 201 L.F.

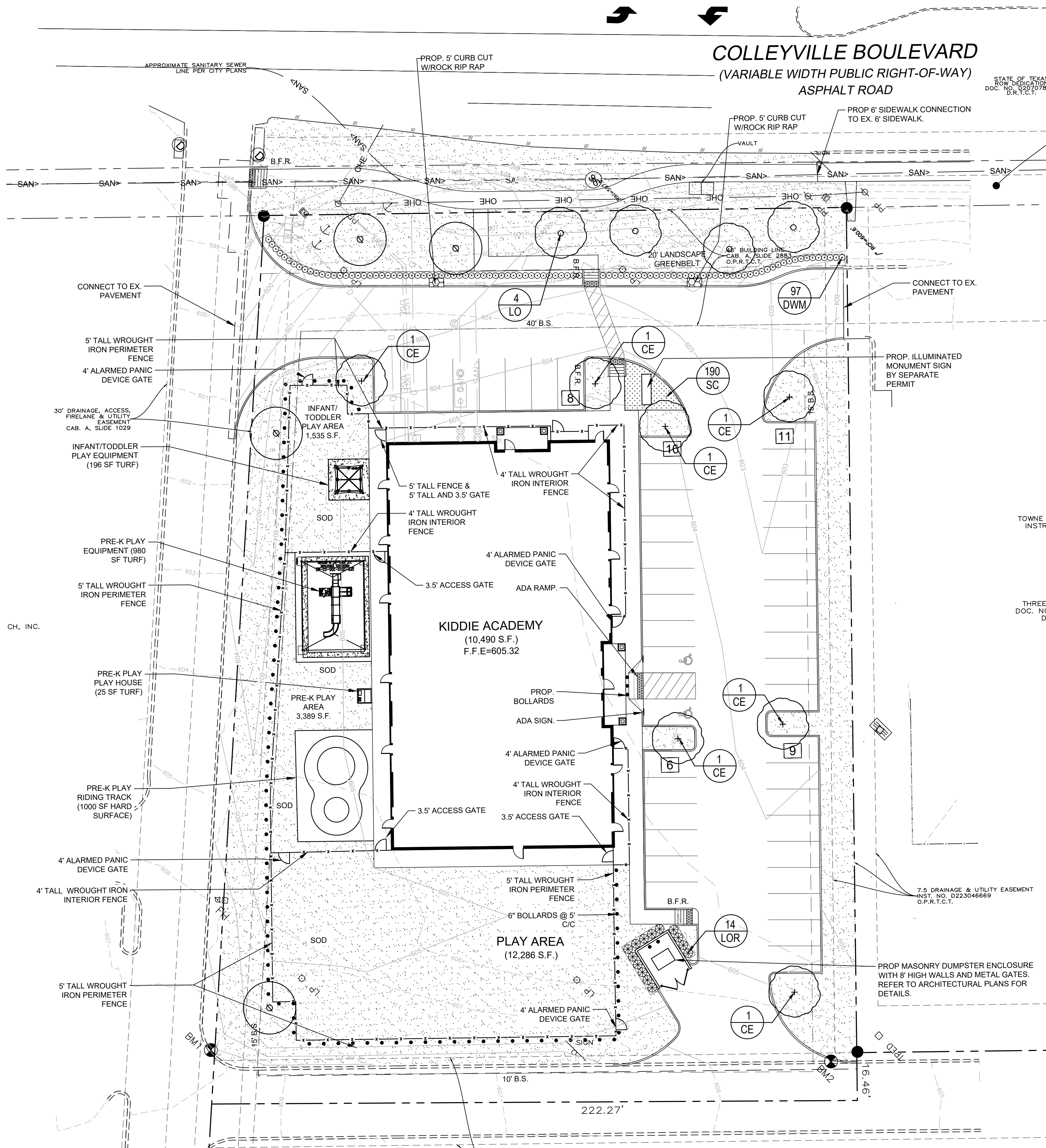
Required	Provided
(5) canopy trees	(4) canopy trees + (2) existing trees to remain
(41) shrubs	(99) shrubs

Requirement: (1) Tree per Island (One Island per 18 spots), 140 s.f. of landscape per island.
Total Parking Lot Islands: 5 islands

Required	Provided
(5) Trees, 4" cal.	(7) Trees, 4" cal.
700 S.F.	1,530 S.F.

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	7	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 12' ht., 4" spread min., 5' clear trunk
LO	4	Live Oak	<i>Quercus virginiana</i>	4" cal.	container, 13' ht., 4" spread min., 5' clear trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	97	Dwarf Wax Myrtle	<i>Myrica cerifera</i>	24" ht. / 5 gal. min.	container, 24" ht., 20" spread, 24" o.c.
LOR	14	Loropetalum	<i>Loropetalum chinensis</i>	24" ht. / 5 gal. min.	container, 24" ht., 24" spread, 30" o.c.
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	190	Seasonal Color '419' Bermudagrass	<i>Cynodon dactylon</i> '419'	4" pots	selection by owner, 12" o.c. Solid Sod refer to notes
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.					

ALL LANDSCAPE WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY A STATE OF TEXAS LICENSED IRRIGATOR TO THE STANDARDS OF THE CITY OF MCKINNEY AND TECQ. THE SYSTEM WILL INCLUDE AN ET BASED CONTROLLER WITH A RAIN AND FREEZE SENSOR.



01 LANDSCAPE PLAN
SCALE 1"=20'-0"

KIDDIE ACADEMY
COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS

ISSUE:
FOR APPROVAL 11.07.2024

DATE:
11.07.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER

L.2

SECTION 02800 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- Product Data: Submit complete product data and specifications on all other specified materials.
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- File Certificates of inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4 x 8' batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, moving of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:
 - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
- Remove rejected plant material immediately from site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

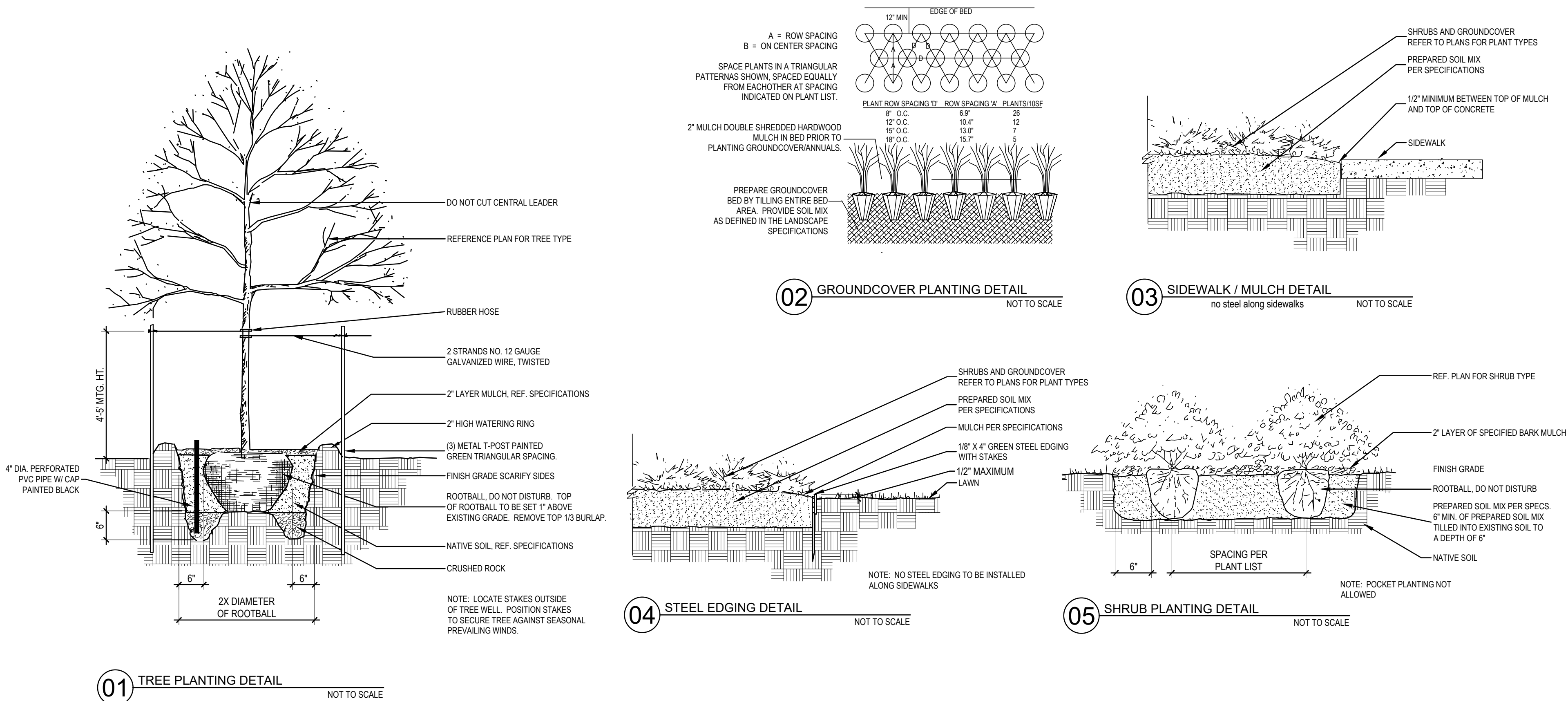
- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
- Organic matter shall be 3%-10% of total dry weight.
- If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

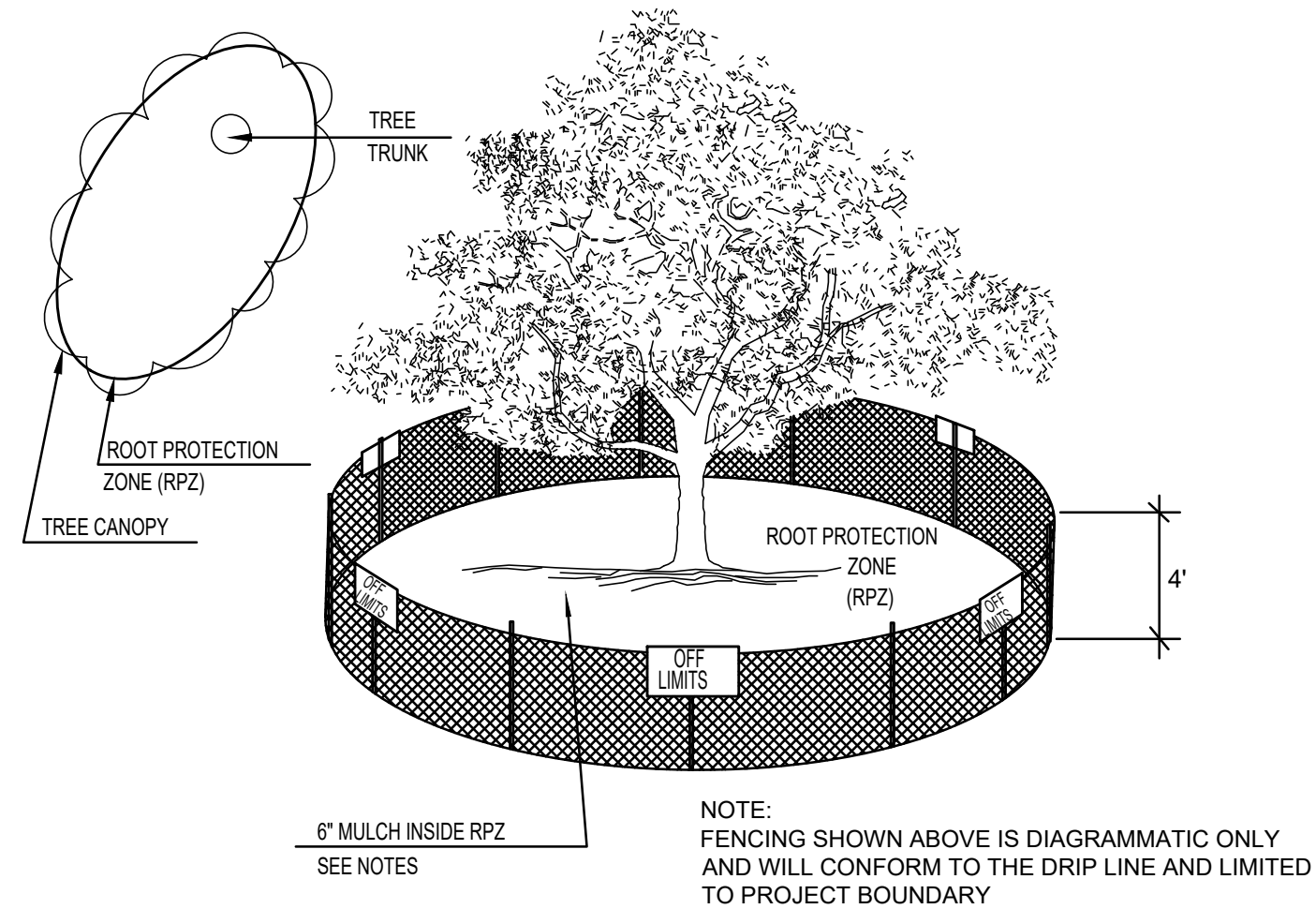
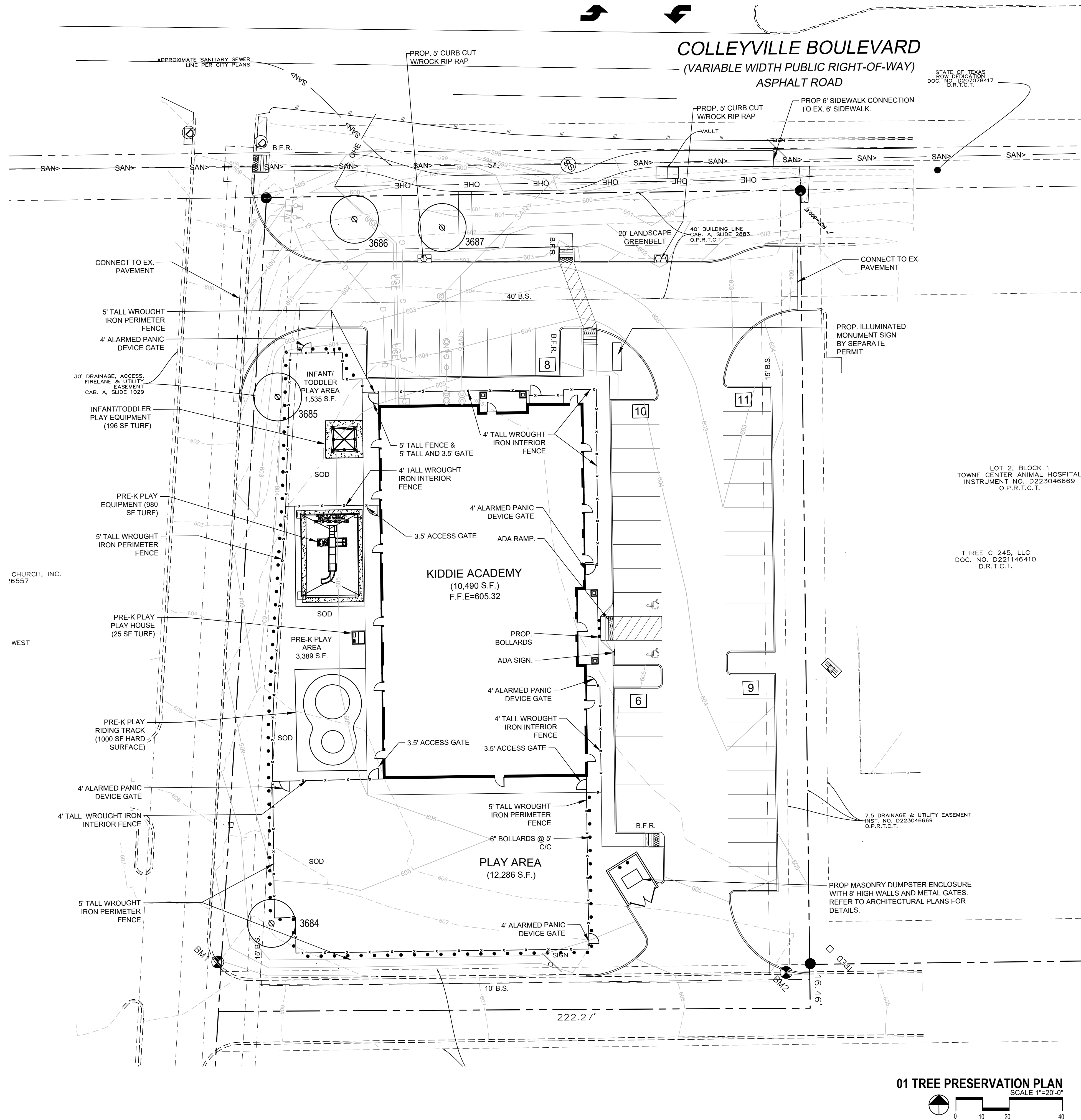
- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- Staking Material for Shade Trees:
 - Post: Studded T-Post, #1 Armo-co with anchor plate; 6'-0" length; paint green.
 - Wire: 1/2 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Mirafl 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIUGREENSPOT.COM



11.07.2024

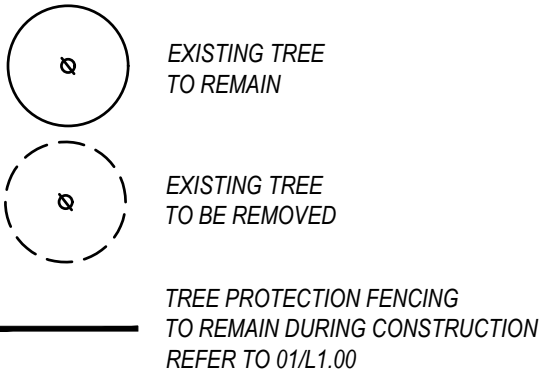


01 TREE PROTECTION FENCE A
NOT TO SCALE

EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

EXISTING TREE LEGEND



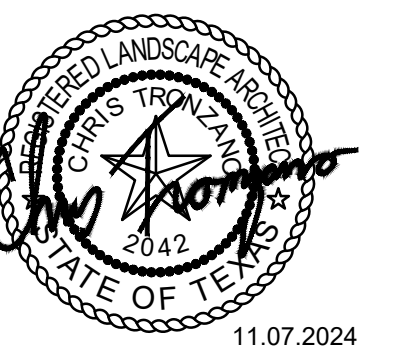
TREE MITIGATION SCHEDULE

TREE NO.	DIA "	SPECIES	PROTECTED/UNPROTECTED	PRESERVATION/REMOVAL	CONDITION	MITIGATION
3684	8	Oak	PROTECTED	To Remain	HEALTHY	
3685	20	Bradford Pear	PROTECTED	To Remain	HEALTHY	
3686	12	Oak	PROTECTED	To Remain	HEALTHY	
3687	18	Bradford Pear	PROTECTED	To Remain	HEALTHY	

01 TREE PRESERVATION PLAN
SCALE: 1"=20'-0"



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



KIDDIE ACADEMY
COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS

ISSUE:
FOR APPROVAL 11.07.2024

DATE:
11.07.2024

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:
L.1



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2d

Agenda Date 11/25/2024

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a change of zoning from AG Agricultural to CC-1 Village Retail, being Tract 2P, Abstract 973, Absalom J Lott Survey, located at 6312 Colleyville Boulevard, Case ZC24-029

Explanation

Artuan McGee, the applicant, has submitted a request for a rezoning from AG Agricultural to CC-1 Village Retail for Tract 2P, Abstract 963, Absalom J Lott Survey, being approximately 2.798 acres, and zoned AG Agricultural. The request is to rezone the property to allow development of a two building retail center.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Site Plan
5. Building Elevations
6. Drainage Plan
7. Renderings Provided by Applicant
8. Development Schedule

Aerial Map

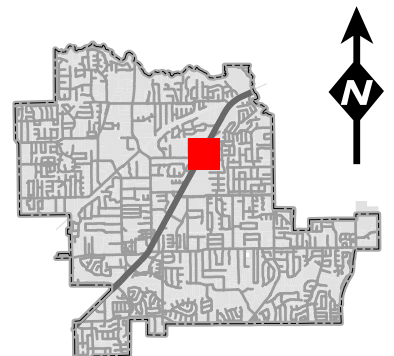


ZC24-029

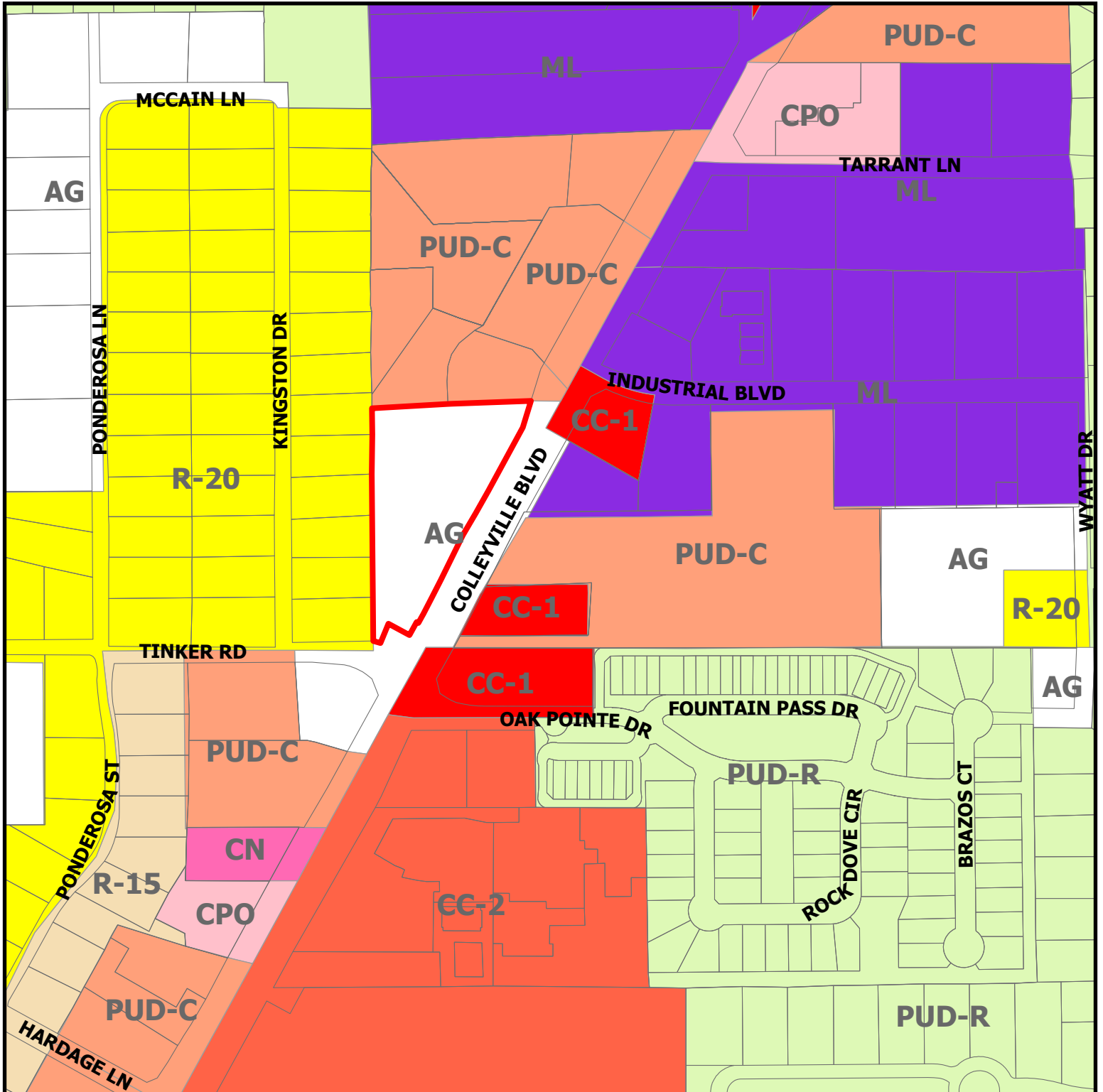
6312 Colleyville Blvd

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

 Subject Property



Zoning Map

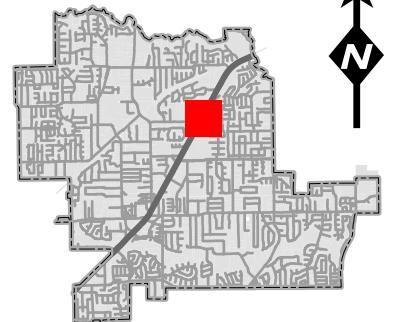


ZC24-029

6312 Colleyville Blvd



Subject Property



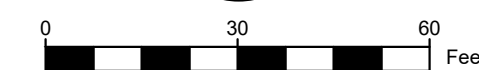
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

STATEMENT OF PLANNING OBJECTIVES

The intent of this project is to develop a retail center on a 2.8 acre site located at 6312 Colleyville Boulevard, Colleyville, Texas. The existing zoning of the site is AG. The site is currently developed but not in use. The proposed zoning change would designate the land as CC-1 or CC-2.



SITE DATA	
LOT AREA	121,794 S.F. (2.796 AC.)
BUILDING A AREA (%)	±9,268 S.F. (8%)
BUILDING B AREA (%)	±15,118 S.F. (13%)
BUILDING HEIGHT	±22'-26'
ZONING:	"AG" (AGRICULTURE)
PLANNED ZONING:	"CC-1" (VILLAGE RETAIL)
PARKING REQUIRED BY CITY:	125
PARKING PROVIDED:	127
ACCESSIBLE PARKING REQUIRED:	5
ACCESSIBLE PARKING PROVIDED:	5
PAVED AREA (%)	63,038 S.F. (52%)
OPEN AREA (%)	33,745 S.F. (27%)



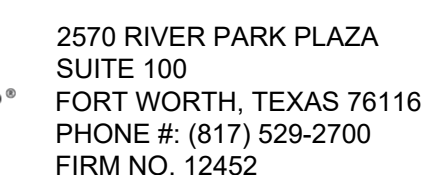
	PROPOSED FIRELANE
	ACCESSIBLE CROWSCWALK
	PROPOSED ACCESSIBLE ROUTE
BFR	BARRIER FREE RAMP (ADA RAMP)
	PROPOSED LIGHT POLE 1-FIXTURE
	PROPOSED LIGHT POLE 2-FIXTURES
	PROPOSED TRANSFORMER PAD
F.H.	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPT. CONNECTION
	PROPOSED WATER METER AND VAULT
	PROPOSED WATER METER
	PROPOSED WATER VALVE
DCO	PROPOSED SEWER DOUBLE CLEANOUT
CO	PROPOSED SEWER SINGLE CLEANOUT
	PROPOSED SEWER MANHOLE
	PROPOSED SIGN
G.I.	PROPOSED GRATE INLET
J.B.	PROPOSED JUNCTION BOX
C.I.	CURB INLET
STMH	STORM SEWER MANHOLE
GM	GAS METER
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT

1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
3. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
4. ALL SIGNAGE IS APPROVED VIA A SEPARATE PERMIT THROUGH THE BUILDING SAFETY DIVISION.
5. ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
6. ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
7. ANY ALTERATION TO THE SITE PLAN, INCLUDING BUILDING ELEVATION AND LANDSCAPE SUBSTITUTIONS, REQUIRE TOWN APPROVAL THROUGH A REVISED PLAN, STAMPED BY STAFF.
8. ALL STRIPING WITHIN DEVELOPMENT TO BE PAINTED WHITE.
9. ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).

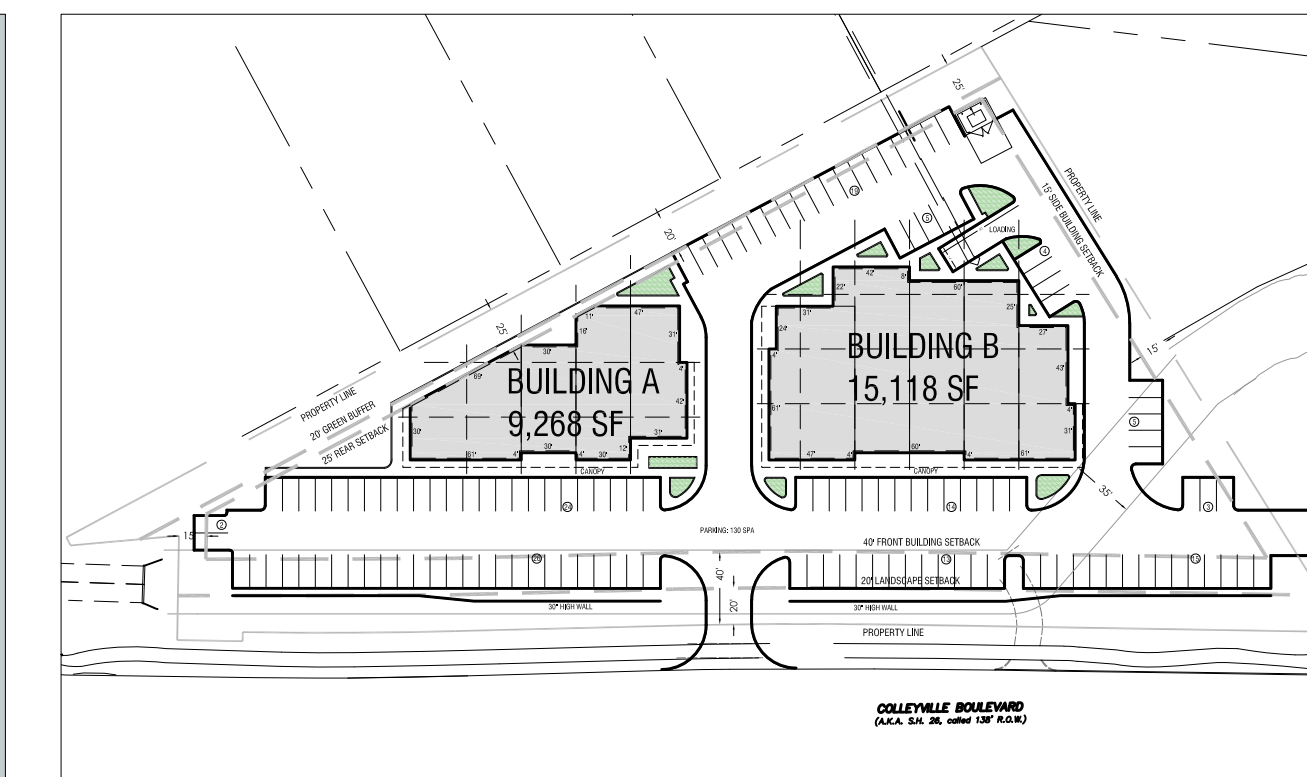
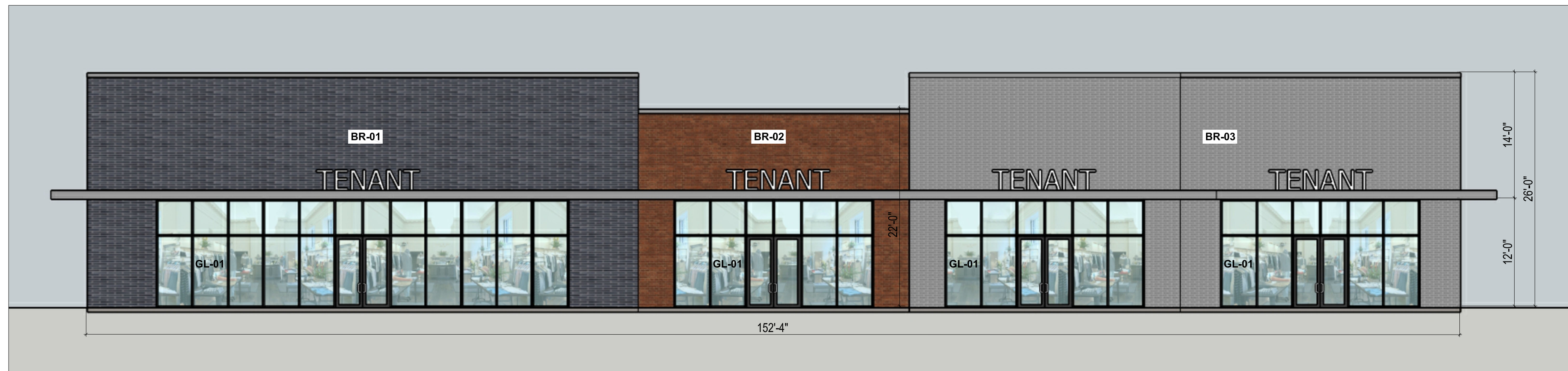
NO.	DATE	REVISION
-	-	
-	-	
-	-	

COLLEYVILLE RETAIL
6312 COLLEYVILLE BLVD.
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

SITE PLAN

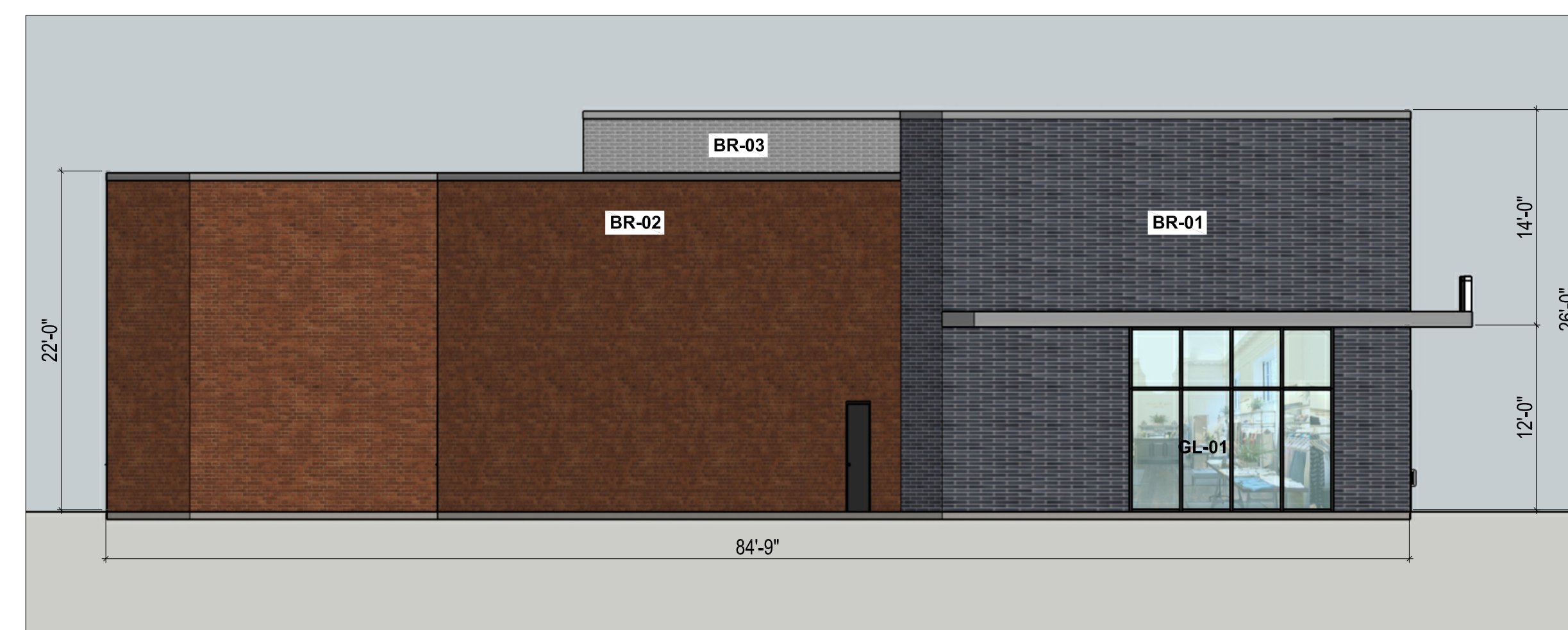
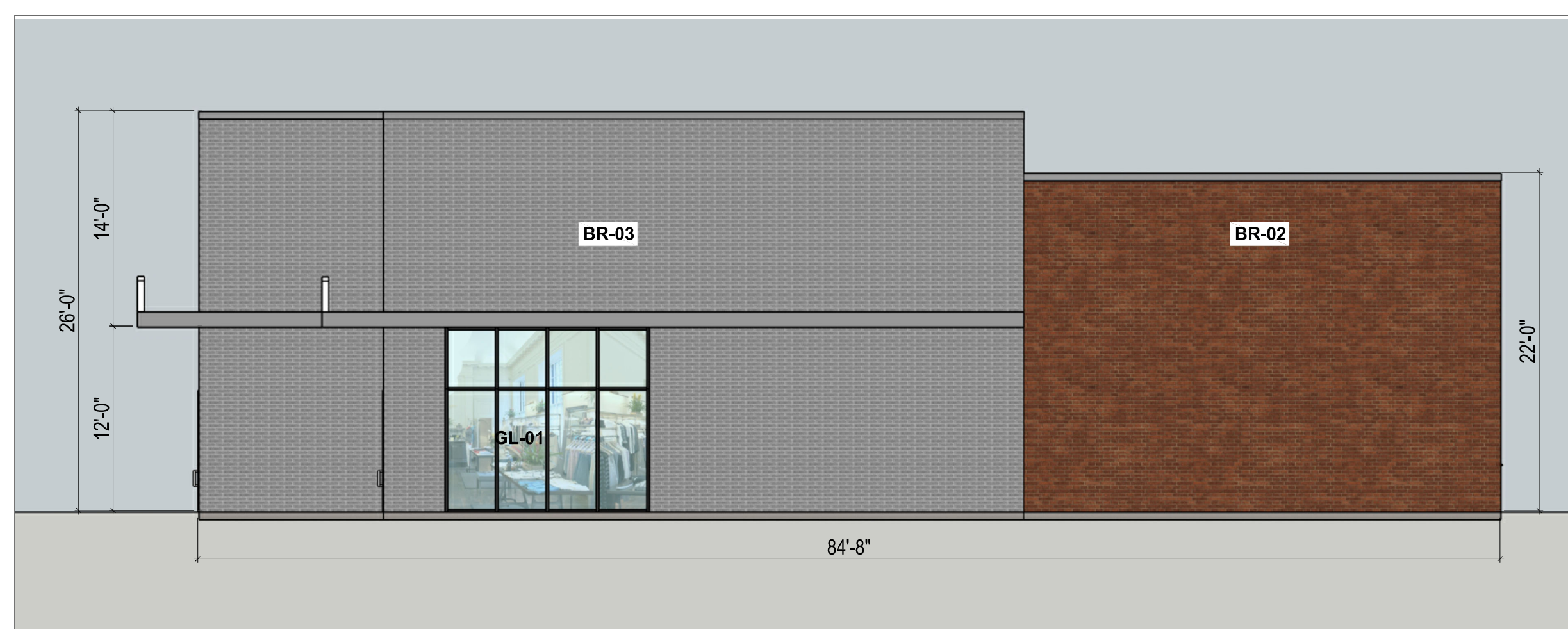
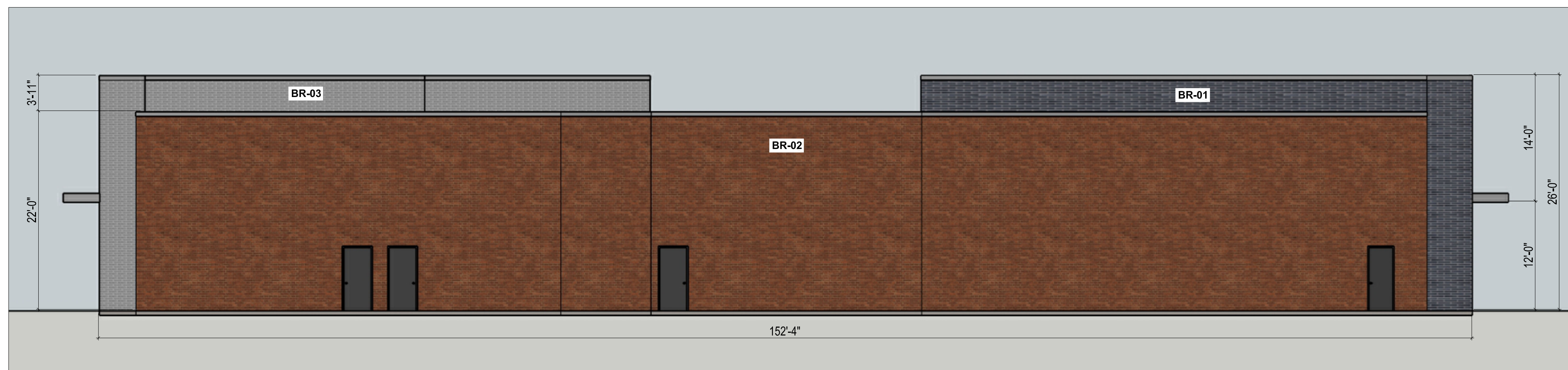


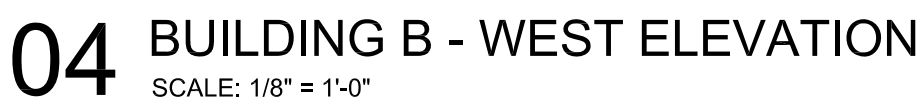
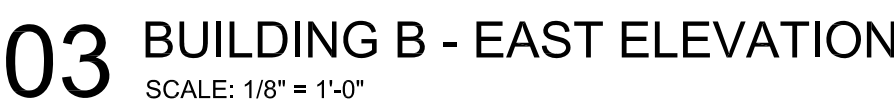
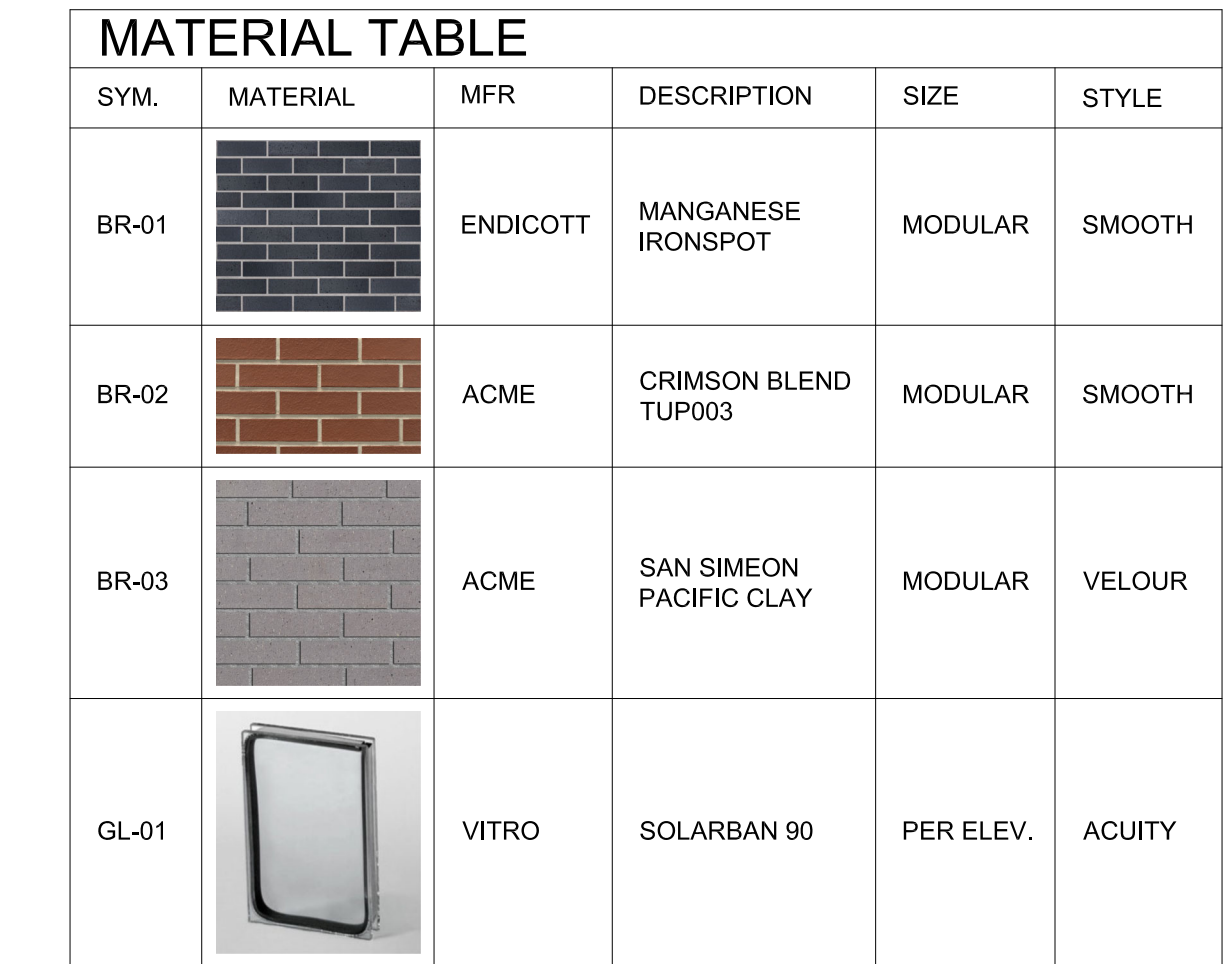
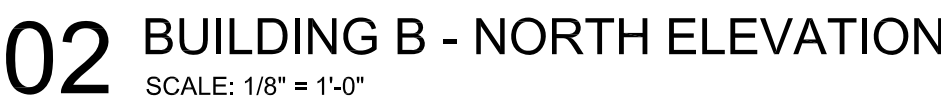
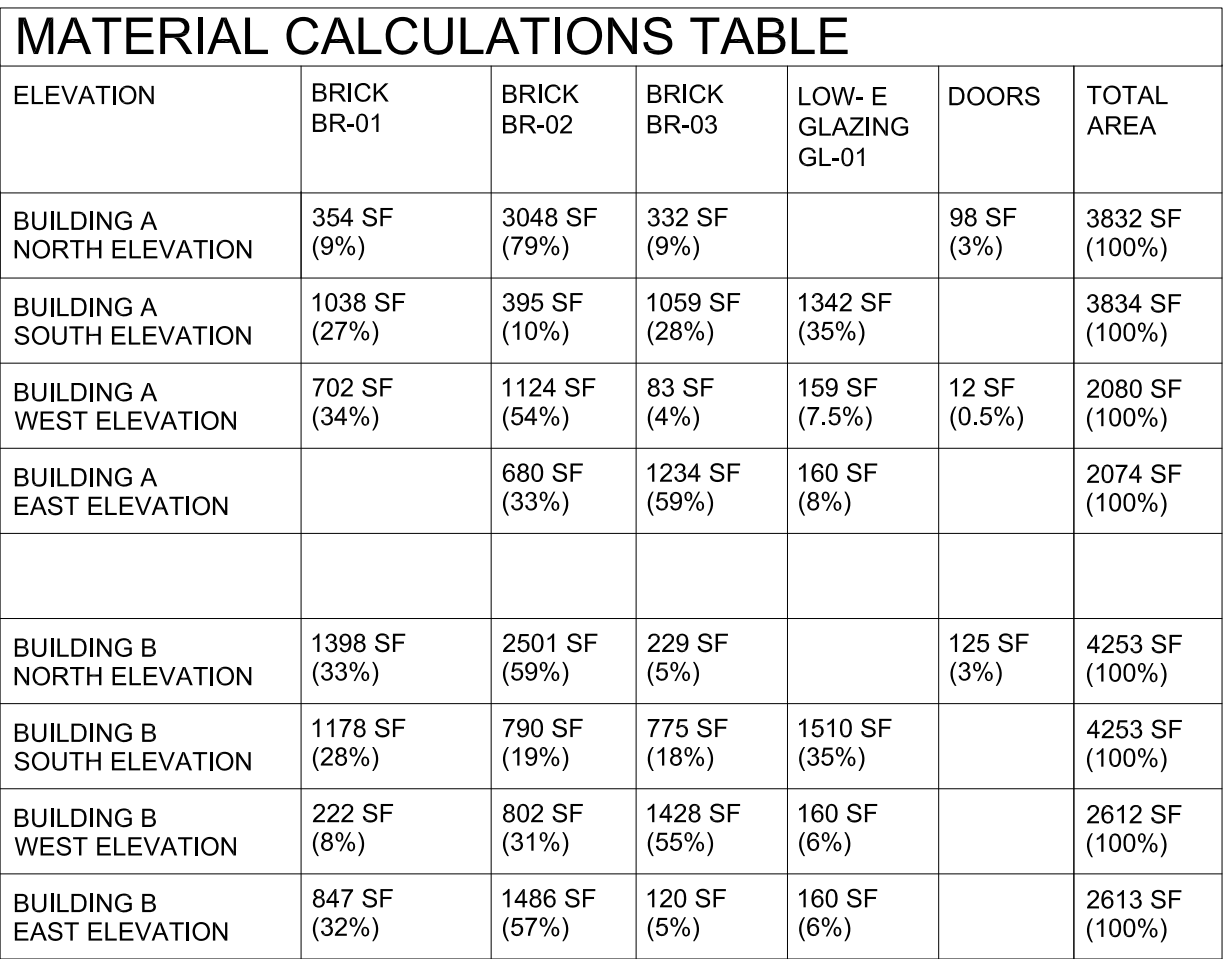
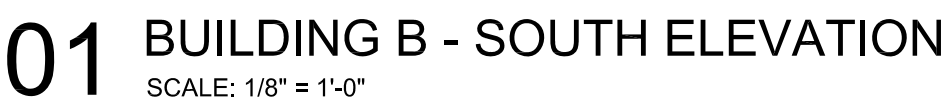
DESIGNED: AM	DATE	PROJECT #	SHEET
DRAWN: AM	10/29/2024	2023015	----
REVIEWER: SR			



MATERIAL CALCULATIONS TABLE						
ELEVATION	BRICK BR-01	BRICK BR-02	BRICK BR-03	LOW-E GLAZING GL-01	DOORS	TOTAL AREA
BUILDING A NORTH ELEVATION	354 SF (9%)	3048 SF (73%)	332 SF (9%)		98 SF (3%)	3832 SF (100%)
BUILDING A SOUTH ELEVATION	1038 SF (27%)	395 SF (10%)	1059 SF (28%)	1342 SF (35%)		3834 SF (100%)
BUILDING A WEST ELEVATION	702 SF (34%)	1124 SF (54%)	83 SF (4%)	159 SF (7.5%)	12 SF (0.5%)	2080 SF (100%)
BUILDING A EAST ELEVATION		680 SF (33%)	1234 SF (59%)	160 SF (8%)		2074 SF (100%)
BUILDING B NORTH ELEVATION	1398 SF (33%)	2501 SF (59%)	229 SF (5%)		125 SF (3%)	4253 SF (100%)
BUILDING B SOUTH ELEVATION	1178 SF (28%)	790 SF (19%)	775 SF (18%)	1510 SF (35%)		4253 SF (100%)
BUILDING B WEST ELEVATION	222 SF (8%)	802 SF (31%)	1428 SF (55%)	160 SF (6%)		2612 SF (100%)
BUILDING B EAST ELEVATION	847 SF (32%)	1486 SF (57%)	120 SF (5%)	160 SF (6%)		2613 SF (100%)

MATERIAL TABLE					
SYM.	MATERIAL	MFR	DESCRIPTION	SIZE	STYLE
BR-01		ENDICOTT	MANGANESE IRONSPOT	MODULAR	SMOOTH
BR-02		ACME	CRIMSON BLEND TUP003	MODULAR	SMOOTH
BR-03		ACME	SAN SIMEON PACIFIC CLAY	MODULAR	VELOUR
GL-01		VITRO	SOLARBAN 90	PER ELEV.	ACUT

[illegible]



STUDIO
MAS+
ARCHITECTS

ARCHITECTURE • PLANNING • INTERIORS

10440 E NORTHWEST HWY
SUITE 301
DALLAS, TX 75238
214-669-4684

PROJECT COLLEYVILLE RETAIL

PROJECT ADDRESS
6312 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034.

0/30/24

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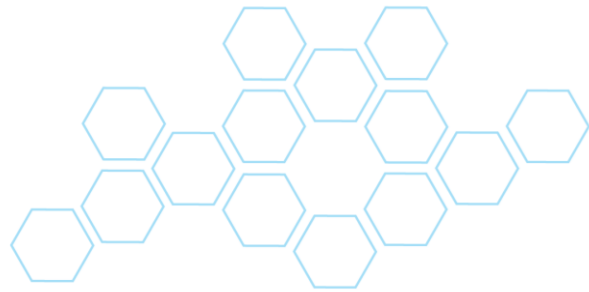
PROJECT NO: 324024

BUILDING B - ELEVATION

NOT FOR CONSTRUCTION

11/07/2024

A2-02



October 29, 2024

City Engineer
City of Colleyville, Texas
100 Main Street
Colleyville, Texas 76034

RE: Colleyville Mixed Use Drainage Study and Floodplain Study
Colleyville, Texas
ET 2023015

To Whom it May Concern:

This memo summarizes the Drainage Study and Floodplain Study prepared by Evolving Texas ("Evolving Texas") for a proposed Colleyville Mixed Use project located at the northwest corner of Colleyville Blvd and Tinker Rd. in Colleyville, Texas. The purpose of this report is to document no adverse impact due to the proposed development as defined by the City of Colleyville in support of zoning change request.

The property comprises approximately 2.8-acres in the Pecan Creek watershed and is currently undeveloped. The tract geometry is roughly triangular, bounded on the west by single family residential, on the north by commercial tracts and on the south and east by Colleyville Boulevard. Pecan Creek enters the site at the southern tip, winds through the site and exits along the north boundary. **Exhibit 1** illustrates the existing site conditions.

Existing flows in Pecan Creek will be conveyed through the property via a box culvert system sized for a 100-yr storm, following a shifted alignment that allows for a viable and efficient site layout.

Per revised Panel 48439C0095K of the FEMA Flood Insurance Rate Maps, dated September 25, 2009, the site is located in Zone X, special flood hazard. However, the preliminary current effective FEMA Flood Insurance Rate Map for this area is panel 48439C0094L, dated November 13, 2020. It shows the site mapped as Zone AE, subject to the studied 100-yr floodplain for Pecan Creek. The current effective FEMA floodplain and the preliminary FEMA Panel are shown in the attachments as **Exhibit 2 and 3**.

HYDROLOGIC ANALYSIS

Evolving Texas developed a hydrology model to assess the hydrologic impact due to the proposed development. The U.S. Army Corps of Engineers (USACE) HEC-HMS program, version 4.11, was used to perform the hydrologic analysis. The Natural Resources Conservation Service's (NRCS) SCS TR-55 methodology has been used to calculate the hydrologic parameters.

Curve Numbers (CN) were computed based on a composite percentage of soil types within each new sub-basin as part of this study. Soil data was obtained from the Soil Survey data from USDA web soil survey. Precipitation values for 100-year 24-hour storm events were obtained from North Central Texas Council of Governments (NCTCOG) Hydrology iSWM Manual for Tarrant County.

The hydrologic analysis was accomplished to identify existing and proposed discharges from the drainage areas affected by the proposed Colleyville mixed use development. The existing conditions consider the site, which is an undeveloped area. The proposed condition analysis considers the site as developed, with offsite contributing watershed areas remaining under existing conditions. The point of analysis was downstream of the proposed site, identified as junction "J-2" in HEC-HMS. **Table 1** presents a summary of hydrology parameters, and **Table 2** presents the comparison of 100-yr flows. Exhibit KK illustrates the overall drainage area map.

Table 1: Hydrology Parameters

Hydrology Parameters						
Subbasin	Area (ac.)	Area (sq. mi.)	Existing Curve Number	Existing Tc (min)	Proposed Curve Number	Proposed Tc (min)
ON-1	3.08	0.0048	64.87	19.18	92.611	10.00
OS-1	203.36	0.3178	80.71	41.43	80.712	41.43
OS-2	24.82	0.0388	71.86	25.90	71.862	25.90
OS-3	3.77	0.0059	93.90	10.42	93.901	10.42

Table 2: HEC-HMS 100-yr Flow Comparison

HEC-HMS FLOW COMPARISON						
Colleyville Flood Study, Colleyville, Texas						
ID	TOTAL AREA (ac.)		Q ₁₀₀ (cfs)		Difference	Comment
	Existing	Proposed	Existing	Proposed	Prop-Ex	
ON-1	2.88	2.88	12.70	24.2	11.50	
OS-1	203.39	203.39	793.40	793.4	0.00	
OS-2	24.83	24.83	105.00	105	0.00	
OS-3	3.78	3.78	30.00	30	0.00	
J-1	203.39	203.39	793.40	793.4	0.00	
J-2	234.88	234.88	883.00	882.5	-0.50	POA

HYDRAULIC ANALYSIS

The U.S. Army Corps of Engineers (USACE) HEC-RAS program, version 5.0.7 was used to perform the hydraulic analysis. As stated above, the subject property lies within the 100-yr floodplain of Pecan Valley per the Preliminary FEMA FIRM map. FEMA does not have a finalized model for this Preliminary study. As such, Evolving Texas developed a HEC-RAS hydraulic model for Pecan Creek to study the hydraulic impacts.

For this analysis the locations of the effective cross sections were obtained off the FEMA website. Modeling was then performed for both the existing and proposed conditions. Under proposed conditions, the portion of Pecan Creek running through the site is to be realigned. A 3-10'X6' box culvert is proposed to convey existing flows through the site from offsite areas.

Velocity and 100-yr water surface elevation comparisons are shown in **Table 3** below.

Table 3 - HEC-RAS 100-yr WSEL Comparison

2023015-Hydraulic Comparison									
For the 100-yr Storm Event									
River	River Station	Q _{Existing}	Q _{proposed}	Storm Freq.	Existing WSEL	Existing Vel.	Proposed WSEL	Proposed Vel.	Difference (Proposed-Existing) WSEL
					(ft)	(ft/s)	(ft)	(ft/s)	(ft)
Reach 1	7281	793.4	793.4	100 YR	611.35	3.8	608.07	9.5	-3.28
Reach 1	7203	793.4	793.4	100 YR	611.06	4.7	607.91	8.8	-3.15
Reach 1	7131	793.4	793.4	100 YR	609.84	8.6	607.99	7.5	-1.85
Reach 1	6988	793.4	793.4	100 YR	608.84	6.5	608.05	5.9	-0.79
Reach 1	6883	-	793.4	100 YR	-	-	608.06	5.2	-
Reach 1	6803	883	882.5	100 YR	608.27	4.1	607.96	5.5	-0.31
Reach 1	6675	-	882.5	100 YR	-	-	607.96	5.0	-
Reach 1	6649	-	882.5	100 YR	-	-	607.95	4.9	-
Reach 1	6645	883	-	100 YR	608.24	3.0	-	-	-
Reach 1	6580	883	882.5	100 YR	606.93	8.8	606.93	8.8	0.00
Reach 1	6524	883	882.5	100 YR	606.07	9.1	606.06	9.1	-0.01
Reach 1	6470	883	882.5	100 YR	605.82	7.2	605.82	7.2	0.00

CONCLUSION

The hydrologic and hydraulic impact analyses indicate that the proposed development will not increase peak flow to Pecan Creek and will not increase water surface elevations upstream, downstream, or through the site. Therefore, the proposed site would have no adverse impact on the adjacent and downstream properties.

Evolving Texas requests the City's concurrence that the approach outlined above would be acceptable to the city. If you have any questions or comments on the contents of this memo, please contact me at samantha@evolvingtexas.com or by phone at 817-529-2700.

Sincerely,

Samantha Renz, P.E., C.F.M.

Attachments:

- Existing Site Conditions
- Current Effective FIRM
- Preliminary Effective FIRM
- Overall Drainage Area Map
- Floodplain Workmap
- Hydrology Parameters

EXHIBIT 1
EXISTING SITE CONDITIONS

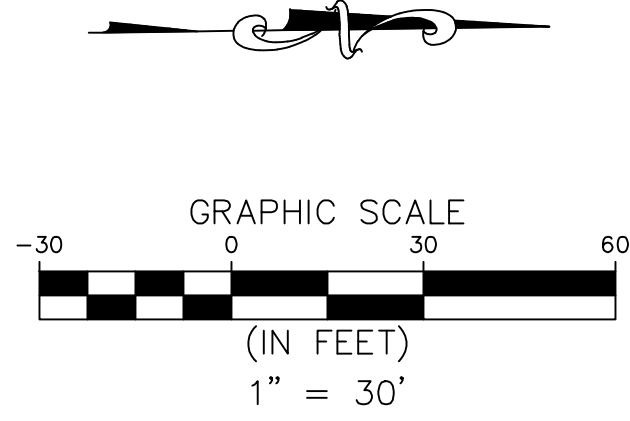
Z:\Projects\2023\2023015 - Colleyville Mixed Use and Flood Study - Thru Road (Removal) (Eco Hiding)\8_Links\COMMENTS\2023015 Exhibit 1-Existing Site Conditions.dwg : 2024-10-29, 2:47 PM : rourkase



LEGEND

PROPERTY BOUNDARY

EXISTING CONTOUR



DRAWN BY:	RK
DESIGNED BY:	RK
CHECKED BY:	MW
PROJECT NO:	2023015
DATE:	10/29/2024
SHEET:	

EXHIBIT 1

EXISTING SITE
CONDITIONS

6312 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

TYPE NO F-1242

evolving[®]

Civil Engineering • Planning

2570 River Park Plaza, Suite 100, Fort Worth, TX 76116

817-226-2700 www.evolveinc.com

REVISIONS

COMMENTS

NO.

DATE:

EXHIBIT 2
CURRENT EFFECTIVE FIRM

NOTES TO USERS

use in administering the National Flood Insurance Program. It only identifies areas subject to flooding, particularly from local sources. The community map repository should be used to obtain the most current information.

Additional information in areas where Base Flood Elevations have been determined, users are encouraged to consult the Floodway Data and/or Summary of Salinities Elevations within the Flood Insurance Study (FIS) report that accompanies the map. These data are intended for flood insurance purposes only and should not be used as the sole source of flood information. Accordingly, flood elevation data presented in the FIS should be utilized in conjunction with the FIS for purposes of floodplain management.

Flood Elevations shown on this map apply only to the American Vertical Datum of 1988 (NAVD 88). Users of this map should be aware that flood elevations are also provided in the Flood Insurance Study (FIS) report that accompanies the map. These data are intended for flood insurance purposes only and should not be used as the sole source of flood information. Accordingly, flood elevation data presented in the FIS should be utilized in conjunction with the FIS for purposes of floodplain management.

Floodways were computed at cross sections and interpolated sections. The floodways were based on hydraulic considerations and the requirements of the National Flood Insurance Program. Floodway boundaries are provided in the Flood Insurance Study report.

Special Flood Hazard Areas may be protected by flood insurance. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures and other flood protection measures.

Used in the preparation of this map was Texas State data (FIRM/ZONE 4202). The horizontal datum was NAD83. The vertical datum was NAVD 88. The map was prepared by the production of FIRM for adjacent jurisdictions may result in differences in map features across jurisdiction boundaries. The map does not affect the accuracy of the FIRM.

on this map are referenced to the North American Vertical Datum of 1988 (NAVD 88). These flood elevations must be compared to structure and other flood protection measures. For information on the American Vertical Datum of 1988, visit the National Geographic at <http://www.ngs.noaa.gov> or contact the National Geographic at the following address:

Services
Survey
Highway
20910-3282

elevation, description, and/or location information for bench marks on map, please contact the Information Services Branch of the Survey at (301) 713-3242, or visit its website at www.ngs.noaa.gov.

ation shown on this FIRM was provided in digital format by NCTCOG. This data was digitized at a scale of at least 1:12,000 from aerial photography.

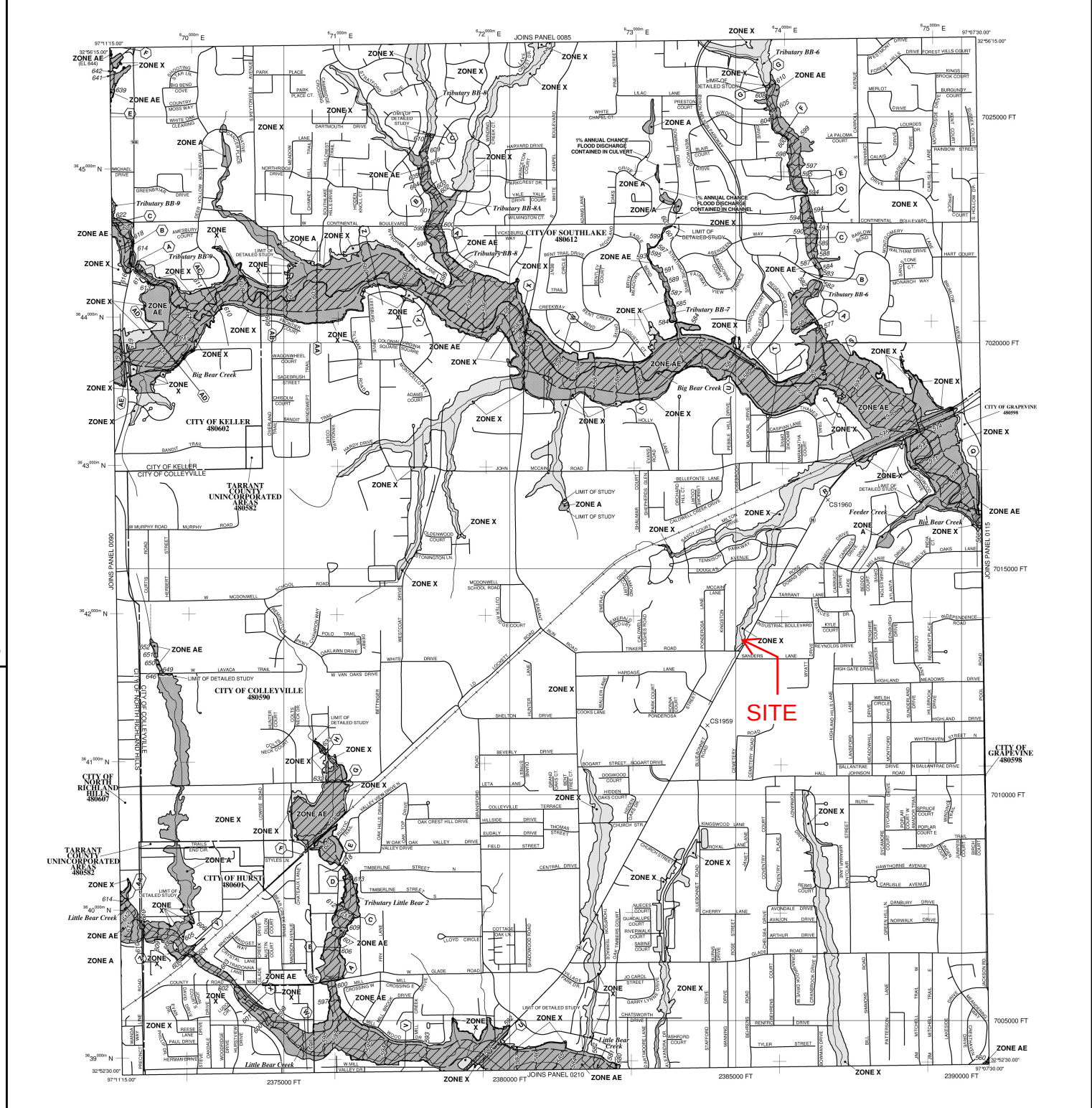
more detailed and up-to-date stream channel configurations than on the previous FIRM for this jurisdiction. The floodplains that were transferred from the previous FIRM may have been transferred to these new stream channel configurations. As a result, the floodplains and floodway data tables in the Flood Insurance Study report may not contain authoritative hydraulic data that may reflect stream channel changes that differ from what is shown on this map.

is shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may occur after this map was published, map users should contact their community officials to verify current corporate limit locations.

The separately printed Map Index for an overview map of the community map repository addresses. Communities table containing National Flood Insurance Program community as well as a listing of the panels on which each community is located.

MA Map Service Center at 1-800-358-9616 for information on the community map repository. Available products may include the Letters of Map Change, a Flood Insurance Study report, and the FISMA Map Service Center may also be contacted at 1-800-358-9620 and its website at <http://www.msc.fema.gov>.

Questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2527) or visit its website at <http://www.fema.gov>.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone X, Zone AE, Zone A, Zone AR, Zone A99, Zone V, and Zone VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined; Base Flood Elevations determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently determined. Zone AR indicates that the former flood control system is being retained to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance 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 areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

ZONE 0 Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary
Floodway boundary
Zone D boundary
Zone boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations. Flood depths or flood velocities.
Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet*
* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

Cross section line
Transit line
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
1000-meter Universal Transverse Mercator grid ticks, zone 14
5000-foot grid values: Texas State Plane coordinate system, north central zone (FIPS/ZONE 4202), Lambert Conformal Conic
Bench mark (see explanation in Notes to Users section of this FIRM panel)
River Mile
MAP REPOSITORIES
Refer to Map Repository list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
January 6, 1993
EFFECTIVE DATES OF REVISIONS TO THIS PANEL
August 02, 1995 August 23, 2009
September 25, 2009 - to incorporate previously issued Letters of Map Revision, and to reflect updated topographic information.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-358-9600.

MAP SCALE 1" = 1000'
0 1000 2000 FEET
0 300 600 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0095K

FIRM FLOOD INSURANCE RATE MAP TARRANT COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 95 OF 495
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

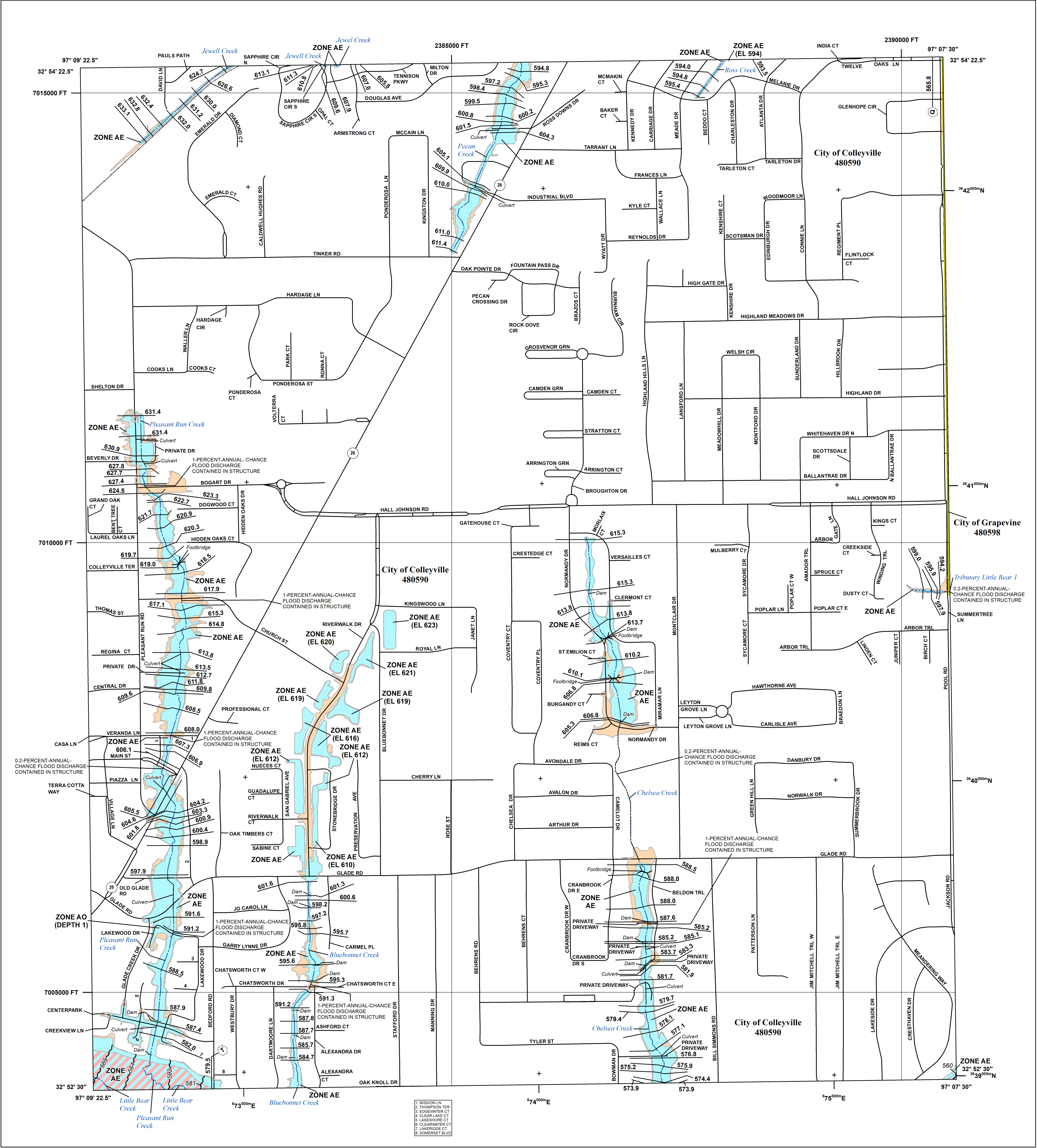
CONTAINS:	COMMUNITY NUMBER	PANEL NUMBER	SUFFIX
TARRANT COUNTY	480002	0005	K
COLLEYVILLE, CITY OF	480080	0005	K
GRAPEVINE, CITY OF	480088	0005	K
HURST, CITY OF	480001	0005	K
KELLER, CITY OF	480002	0005	K
NORTH RICHLAND HILLS, CITY OF	480007	0005	K
SOUTHLAKE, CITY OF	480012	0005	K

Notes to User: The Map Number shown below should be used when placing map orders. The Community Number shown below should be used on insurance applications for the subject community.

MAP NUMBER 48439C0095K
MAP REVISED SEPTEMBER 25, 2009

Federal Emergency Management Agency

EXHIBIT 3
PRELIMINAR EFFECTIVE FIRM



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

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

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Service Center website at <https://mssc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

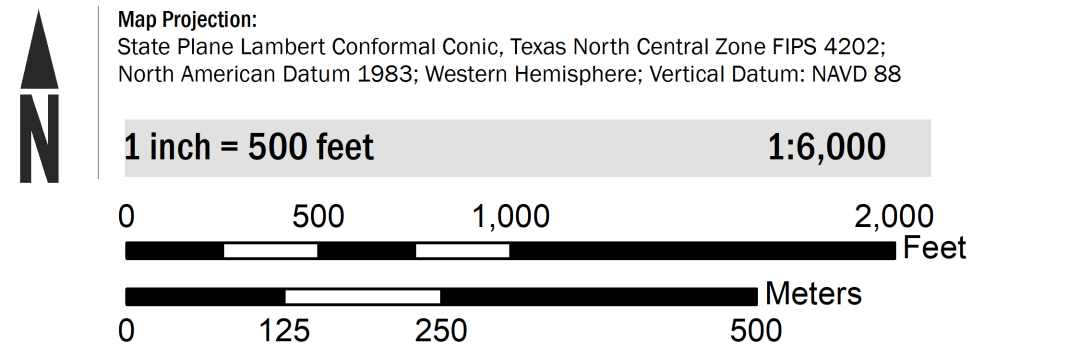
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from multiple sources. The Texas Natural Resources Information System (TNRIS) provided the Texas Department of Transportation (TxDOT) county boundaries and transportation layers dated 2015. The North Central Texas Council of Governments (NCTCOG) provided transportation layers and community boundaries dated 2019. Base map data for community boundaries was also provided by local communities dated 2019.

SCALE



PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

TARRANT COUNTY, TEXAS
and Incorporated Areas

PANEL 94 of 495

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
COLLEYVILLE, CITY OF	480590	0094	L
GRAPEVINE, CITY OF	480598	0094	L

PRELIMINARY
11/13/2020

VERSION NUMBER
2.6.4.6

MAP NUMBER
48439C0094L

MAP REVISED

EXHIBIT 4

OVERALL DRAINAGE AREA MAP

EXHIBIT 5
FLOODPLAIN WORKMAP

HYDROLOGY PARAMETERS

**TIME OF CONCENTRATION
CALCULATIONS**

EXISTING AREA - OS-1

For Sheet Flow of less than 300 feet (Manning's)

$$T_t = (0.007 * (n * L)^{0.8} / P_2 * 0.5 * S^{0.4}) * 60$$

Travel Time	T_t	5.61 min
Manning's 'n'	n	0.150
Length	L	100 feet
2-year, 24-hour rainfall	P ₂	3.9 inches
Slope	S	0.0650 ft/ft

Shallow Concentrated Flow

Unpaved	$V = 16.13 * (S)^{0.5}$
Paved	$V = 20.33 * (S)^{0.5}$

Average Velocity	V	2.47 (ft/s)
Slope	S	0.023 (ft/ft)

Average Velocity	V	1.57 (ft/s)
Slope	S	0.006 (ft/ft)

Time	t	34.88 min
Distance	d	3296 feet
Velocity	v	1.57 ft/s

Channel Flow

$$V = (1.49/n) * (R)^{0.67} * (S)^{1/2}$$

$$T_t = L/3600V$$

{COFW Manual 1.3.6. 1.13 1.9}

Travel time		0.015625 hour	
Flow Length	L	225	feet
Ave. Velocity	V	4	ft/sec
Mannings	n	0.03	
Hydraulic	R	9.345794	A/P _w
Slope	S	0.035556	ft/ft
Cross Section Area	A	1000	ft ²
Wetted Perimeter	P _w	107	ft

0.9375 min.

see chart on Mannings Tab

Total Travel Time

Sheet Flow	5.61 Min.
Shallow Concentrated Flow	34.88 Min.
Channel Flow	0.9375 Min.

TOTAL TIME **41.43 Min.**

LAG TIME 24.86 Min.

EXISTING AREA - OS-2

For Sheet Flow of less than 300 feet (Manning's)

$T_t = (0.007 \cdot (n \cdot L)^{0.8} / P_2 \cdot 0.5 \cdot S^{0.4}) \cdot 60$

Travel Tim T_t	13.68 min
Manning's n	0.150
Length L	100 feet
2-year, 24- P_2	3.9 inches
Slope S	0.0070 ft/ft

Shallow Concentrated Flow

Unpaved $V = 16.13 \cdot (S)^{0.5}$

Paved $V = 20.33 \cdot (S)^{0.5}$

Unpaved	Average V	3.02 (ft/s)
	Slope S	0.035 (ft/ft)
Paved	Average V	1.57 (ft/s)
	Slope S	0.006 (ft/ft)

Time t	11.41 min
Distance d	1078 feet
Velocity v	1.57 ft/s

Channel Flow

$V = (1.49/n) \cdot (R)^{0.67} \cdot (S)^{1/2}$

$T_t = L/3600V$

{COFW Manual 1.3.6. 1.13 1.9}

Travel time	0.013472	hour
Flow Lengt L	194	feet
Ave. Veloc V	4	ft/sec
Mannings n	0.03	
Hydraulic R	9.345794	A/ P_w
Slope S	0.004	ft/ft
Cross Sect A	1000	ft ²
Wetted Pe/ P_w	107	ft

0.808333 min.

see chart on Mannings Tab

Total Travel Time

Sheet Flow	13.68 Min.
Shallow Concentrated	11.41 Min.
Channel Flow	0.808333 Min.

TOTAL TIME	25.90 Min.
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LAG TIME	15.5378 Min.
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EXISTING AREA - OS-3

For Sheet Flow of less than 300 feet (Manning's)

T_t = (0.007*(n*L)^{0.8} / P₂*0.5*S^{0.4})*60

Travel Time T _t	5.79 min
Manning's n	0.150
Length L	100 feet
2-year, 24-hr P ₂	3.9 inches
Slope S	0.0600 ft/ft

Shallow Concentrated Flow

Unpaved V = 16.13*(S)^{0.5}
Paved V = 20.33*(S)^{0.5}

Unpaved	Average Velocity V	2.18 (ft/s)
	Slope S	0.018 (ft/ft)
Paved	Average Velocity V	1.57 (ft/s)
	Slope S	0.006 (ft/ft)

Time t	4.63 min
Distance d	437 feet
Velocity v	1.57 ft/s

Channel Flow

V = (1.49/n)*(R)^{0.67} * (S)^{1/2}

T_t = L/3600V

{COFW Manual 1.3.6. 1.13 1.9}

Travel time	0	hour
Flow Length L	0	feet
Ave. Velocity V	4	ft/sec
Mannings n	0.03	
Hydraulic Radius R	9.345794	A/P _w
Slope S	0.004	ft/ft
Cross Section Area A	1000	ft ²
Wetted Perimeter P _w	107	ft

0 min.

see chart on Mannings Tab

Total Travel Time

Sheet Flow	5.79 Min.
Shallow Concentrated	4.63 Min.
Channel Flow	0 Min.

TOTAL TIME	10.42 Min.
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LAG TIME 6.250224 Min.

EXISTING AREA - ON-1

For Sheet Flow of less than 300 feet (Manning's)

$$T_t = (0.007 * (n * L)^{0.8} / P_2 * 0.5 * S^{0.4}) * 60$$

Travel Time T_t	15.75 min
Manning's n	0.400
Length L	100 feet
2-year, 24-hr P_2	3.9 inches
Slope S	0.0350 ft/ft

Shallow Concentrated Flow

$$\text{Unpaved } V = 16.13 * (S)^{0.5}$$

$$\text{Paved } V = 20.33 * (S)^{0.5}$$

Unpaved	Average Velocity V	2.01 (ft/s)	
	Slope S	0.016 (ft/ft)	0.030435

Paved	Average Velocity V	1.57 (ft/s)	
	Slope S	0.006 (ft/ft)	

Time t	1.86 min
Distance d	225 feet
Velocity v	2.01 ft/s

Channel Flow

$$V = (1.49/n) * (R)^{0.67} * (S)^{1/2}$$

$$T_t = L / 3600V$$

{COFW Manual 1.3.6. 1.13 1.9}

Travel time	0.026111	hour
Flow Length L	376	feet
Ave. Velocity V	4	ft/sec
Manning's n	0.03	
Hydraulic Radius R	9.345794	A/P _w
Slope S	0.004	ft/ft
Cross Section Area A	1000	ft ²
Wetted Perimeter P_w	107	ft

1.566667 min.

see chart on Mannings Tab

Total Travel Time

Sheet Flow	15.75 Min.
Shallow Concentrated	1.86 Min.
Channel Flow	1.566667 Min.
TOTAL TIME	19.18 Min.
LAG TIME	11.50744 Min.

PROPOSED AREA - ON-1

For Sheet Flow of less than 300 feet (Manning's)

$$T_t = (0.007 * (n * L)^{0.8} / P_2 * 0.5 * S^{0.4}) * 60$$

Travel Tim T_t	1.16 min
Manning's n	0.010
Length L	100 feet
2-year, 24- P_2	3.9 inches
Slope S	0.0150 ft/ft

Shallow Concentrated Flow

$$\text{Unpaved } V = 16.13 * (S)^{0.5}$$

$$\text{Paved } V = 20.33 * (S)^{0.5}$$

Unpaved	Average V	2.98 (ft/s)
	Slope S	0.034 (ft/ft)

Paved	Average V	1.57 (ft/s)
	Slope S	0.006 (ft/ft)

Time t	2.48 min
Distance d	234 feet
Velocity v	1.57 ft/s

Channel Flow

$$V = (1.49/n) * (R)^{0.67} * (S)^{1/2}$$

$$T_t = L / 3600V$$

{COFW Manual 1.3.6. 1.13 1.9}

Travel time	0.023194	hour
Flow Leng t L	334	feet
Ave. Veloc V	4	ft/sec
Mannings n	0.03	
Hydraulic R	9.345794	A/P_w
Slope S	0.004	ft/ft
Cross Sect A	1000	ft^2
Wetted Per P_w	107	ft

1.391667 min.

see chart on Mannings Tab

Total Travel Time

Sheet Flow	1.16 Min.
Shallow Concentrated	2.48 Min.
Channel Flow	1.391667 Min.

TOTAL TIME	5.02 Min.
Min time=	10 Min.
LAG TIME	6 Min.

**COMPOSITE CN NUMBER
CALCULATIONS**

EXISTING COMPOSITE CN CALCULATIONS

AREA NAME	LandUse	Area	MUSYM	Soil_Group	CN	CN*Area
OS-1	Residential districts: 1/4 acre	43.5600	BmC	C	83	3615.48
OS-1	Urban districts: Commercial and business	609.8400	BmC	C	94	57324.96
OS-1	Urban districts: Commercial and business	0.0000	BmC	C	94	0
OS-1	Impervious areas: Paved; curbs and storm drains	7100.2800	BmC	C	98	695827.4
OS-1	Open space: Good condition	550772.6400	BmC	C	74	40757175
OS-3	Urban districts: Commercial and business	3528.3600	RaA	C	94	331665.8
OS-1	Residential districts: 1/4 acre	87.1200	CrD	D	87	7579.44
OS-1	Impervious areas: Paved; curbs and storm drains	0.0000	CrD	D	98	0
OS-1	Impervious areas: Paved; curbs and storm drains	130.6800	CrD	D	98	12806.64
OS-1	Impervious areas: Paved; curbs and storm drains	35457.8400	CrD	D	98	3474868
OS-1	Open space: Good condition	61332.4800	CrD	D	80	4906598
OS-1	Urban districts: Commercial and business	32321.5200	GuC	B	92	2973580
OS-1	Residential districts: 1/2 acre	16901.2800	GuC	B	70	1183090
OS-1	Urban districts: Commercial and business	68302.0800	GuC	B	92	6283791
OS-1	Residential districts: 1/4 acre	230563.0800	GuC	B	75	17292231
OS-1	Pasture or range land: good condition	177463.4400	GuC	B	61	10825270
OS-1	Urban districts: Commercial and business	40205.8800	GuC	B	92	3698941
OS-1	Impervious areas: Paved; curbs and storm drains	188484.1200	GuC	B	98	18471444
OS-1	Pasture or range land: good condition	696.9600	GfB	B	61	42514.56
OS-1	Residential districts: 1 acre	46391.4000	GfB	B	68	3154615
OS-1	Residential districts: 1/2 acre	82720.4400	GfB	B	70	5790431
OS-1	Residential districts: 1/2 acre	91345.3200	GfB	B	70	6394172
OS-1	Residential districts: 1/2 acre	82371.9600	GfB	B	70	5766037
OS-1	Impervious areas: Paved; curbs and storm drains	53622.3600	GfB	B	98	5254991
OS-1	Pasture or range land: good condition	1437.4800	RuA	C	74	106373.5
ON-1	Pasture or range land: good condition	5009.4000	RuA	C	74	370695.6
OS-3	Pasture or range land: good condition	43.5600	RuA	C	74	3223.44
OS-1	Pasture or range land: good condition	0.0000	RuA	C	74	0
OS-1	Residential districts: 1/3 acre	0.0000	RuA	C	81	0
OS-1	Urban districts: Commercial and business	97138.8000	RuA	C	94	9131047
OS-1	Pasture or range land: good condition	392.0400	RuA	C	74	29010.96
OS-3	Urban districts: Commercial and business	1176.1200	RuA	C	94	110555.3
OS-1	Urban districts: Commercial and business	25787.5200	RuA	C	94	2424027
OS-1	Residential districts: 1/4 acre	8232.8400	RuA	C	83	683325.7
OS-1	Residential districts: 1/4 acre	2787.8400	RuA	C	83	231390.7
OS-1	Residential districts: 1/4 acre	7318.0800	RuA	C	83	607400.6
OS-1	Residential districts: 1/4 acre	0.0000	RuA	C	83	0
OS-1	Impervious areas: Paved; curbs and storm drains	7927.9200	RuA	C	98	776936.2
OS-1	Urban districts: Commercial and business	207911.8800	RuA	C	94	19543717
OS-1	Urban districts: Commercial and business	641900.1600	RuA	C	94	60338615
ON-1	Impervious areas: Paved; curbs and storm drains	43.5600	RuA	C	98	4268.88
OS-3	Impervious areas: Paved; curbs and storm drains	15725.1600	RuA	C	98	1541066
OS-1	Impervious areas: Paved; curbs and storm drains	291198.6000	RuA	C	98	28537463
OS-1	Open space: Good condition	823850.2800	RuA	C	74	60964921
OS-1	Residential districts: 1/4 acre	26963.6400	GgC	B	75	2022273
OS-1	Residential districts: 1/4 acre	109030.6800	GgC	B	75	8177301
OS-1	Impervious areas: Paved; curbs and storm drains	26876.5200	GgC	B	98	2633899
OS-1	Residential districts: 1/4 acre	2570.0400	SsD	B	75	192753
OS-1	Residential districts: 1/4 acre	827.6400	SsD	B	75	62073
OS-1	Residential districts: 1/4 acre	84288.6000	SsD	B	75	6321645
OS-1	Impervious areas: Paved; curbs and storm drains	31537.4400	SsD	B	98	3090669
OS-1	Impervious areas: Paved; curbs and storm drains	0.0000	SsD	B	98	0
OS-1	Residential districts: 1/2 acre	92565.0000	GfB	B	70	6479550
OS-1	Residential districts: 1/2 acre	224072.6400	GfB	B	70	15685085
OS-1	Residential districts: 1/2 acre	19471.3200	GfB	B	70	1362992
OS-1	Residential districts: 1/3 acre	32495.7600	GfB	B	72	2339695
OS-1	Residential districts: 1/3 acre	9931.6800	GfB	B	72	715081
OS-1	Urban districts: Commercial and business	8145.7200	GfB	B	92	749406.2
OS-1	Residential districts: 1/4 acre	6838.9200	GfB	B	75	512919
OS-1	Impervious areas: Paved; curbs and storm drains	86902.2000	GfB	B	98	8516416
OS-1	Pasture or range land: good condition	31973.0400	SsD	B	61	1950355
OS-1	Pasture or range land: good condition	43167.9600	SsD	B	61	2633246
ON-1	Pasture or range land: good condition	81675.0000	SsD	B	61	4982175
OS-2	Pasture or range land: good condition	653.4000	SsD	B	61	39857.4
OS-2	Residential districts: 1/2 acre	255566.5200	SsD	B	70	17889656
OS-1	Residential districts: 1/2 acre	3005.6400	SsD	B	70	210394.8
OS-2	Residential districts: 1/2 acre	168010.9200	SsD	B	70	11760764
OS-1	Residential districts: 1/2 acre	9147.6000	SsD	B	70	640332
OS-2	Urban districts: Commercial and business	44039.1600	SsD	B	92	4051603
OS-2	Pasture or range land: good condition	100797.8400	SsD	B	61	6148668
OS-1	Pasture or range land: good condition	130984.9200	SsD	B	61	7990080
OS-1	Residential districts: 1/2 acre	653.4000	SsD	B	70	45738
OS-1	Residential districts: 1/2 acre	228428.6400	SsD	B	70	15990005
OS-1	Residential districts: 1/3 acre	92521.4400	SsD	B	72	6661544
OS-1	Urban districts: Commercial and business	225945.7200	SsD	B	92	20787006
OS-1	Residential districts: 1/2 acre	45912.2400	SsD	B	70	3213857
ON-1	Impervious areas: Paved; curbs and storm drains	43.5600	SsD	B	98	4268.88
OS-3	Impervious areas: Paved; curbs and storm drains	87.1200	SsD	B	98	8537.76
OS-2	Impervious areas: Paved; curbs and storm drains	64599.4800	SsD	B	98	6330749
OS-1	Impervious areas: Paved; curbs and storm drains	110860.2000	SsD	B	98	10864300
OS-1	Residential districts: 1/4 acre	827.6400	GfC	B	75	62073
OS-1	Residential districts: 1/4 acre	46565.6400	GfC	B	75	3492423
ON-1	Pasture or range land: good condition	18208.0800	GfC	B	61	1110693
OS-3	Urban districts: Commercial and business	108856.4400	GfC	B	92	10014792
OS-1	Urban districts: Commercial and business	46609.2000	GfC	B	92	4288046
OS-1	Residential districts: 1/4 acre	11586.9600	GfC	B	75	869022
OS-1	Residential districts: 1/4 acre	8102.1600	GfC	B	75	607662
OS-1	Residential districts: 1/4 acre	95309.2800	GfC	B	75	7148196
OS-1	Residential districts: 1/4 acre	92782.8000	GfC	B	75	6958710
OS-1	Residential districts: 1/4 acre	50355.3600	GfC	B	75	3776652
OS-1	Residential districts: 1/4 acre	27355.6800	GfC	B	75	2051676
OS-1	Residential districts: 1/4 acre	37418.0400	GfC	B	75	2806353
OS-1	Impervious areas: Paved; curbs and storm drains	159037.5600	GfC	B	98	15585681
OS-1	Urban districts: Commercial and business	8232.8400	GfC	B	92	757421.3
ON-1	Impervious areas: Paved; curbs and storm drains	914.7600	GfC	B	98	89646.48
OS-3	Impervious areas: Paved; curbs and storm drains	31929.4800	GfC	B	98	3129089
OS-1	Impervious areas: Paved; curbs and storm drains	3920.4000	GfC	B	98	384199.2
OS-1	Residential districts: 1/2 acre	6577.5600	CrB	D	85	559092.6
OS-1	Residential districts: 1/3 acre	41991.8400	CrB	D	86	3611298
OS-1	Residential districts: 1/3 acre	8232.8400	CrB	D	86	708024.2

[illegible]

PROPOSED COMPOSITE CN CALCULATIONS

AREA NAME	LandUse	Area	MUSYM	Soil_Group	CN	CN*Area
OS-1	Residential districts: 1/4 acre	43.5600	BmC	C	83	3615.48
OS-1	Urban districts: Commercial and business	609.8400	BmC	C	94	57324.96
OS-1	Urban districts: Commercial and business	0.0000	BmC	C	94	0
OS-1	Impervious areas: Paved; curbs and storm drains	7100.2800	BmC	C	98	695827.4
OS-1	Open space: Good condition	550772.6400	BmC	C	74	40757175
OS-3	Urban districts: Commercial and business	3528.3600	RaA	C	94	331665.8
OS-1	Residential districts: 1/4 acre	87.1200	CrD	D	87	7579.44
OS-1	Impervious areas: Paved; curbs and storm drains	0.0000	CrD	D	98	0
OS-1	Impervious areas: Paved; curbs and storm drains	130.6800	CrD	D	98	12806.64
OS-1	Impervious areas: Paved; curbs and storm drains	35457.8400	CrD	D	98	3474868
OS-1	Open space: Good condition	61332.4800	CrD	D	80	4906598
OS-1	Urban districts: Commercial and business	32321.5200	GuC	B	92	2973580
OS-1	Residential districts: 1/2 acre	16901.2800	GuC	B	70	1183090
OS-1	Urban districts: Commercial and business	68302.0800	GuC	B	92	6283791
OS-1	Residential districts: 1/4 acre	230563.0800	GuC	B	75	17292231
OS-1	Pasture or range land: good condition	177463.4400	GuC	B	61	10825270
OS-1	Urban districts: Commercial and business	40205.8800	GuC	B	92	3698941
OS-1	Impervious areas: Paved; curbs and storm drains	188484.1200	GuC	B	98	18471444
OS-1	Pasture or range land: good condition	696.9600	GfB	B	61	42514.56
OS-1	Residential districts: 1 acre	46391.4000	GfB	B	68	3154615
OS-1	Residential districts: 1/2 acre	82720.4400	GfB	B	70	5790431
OS-1	Residential districts: 1/2 acre	91345.3200	GfB	B	70	6394172
OS-1	Residential districts: 1/2 acre	82371.9600	GfB	B	70	5766037
OS-1	Impervious areas: Paved; curbs and storm drains	53622.3600	GfB	B	98	5254991
OS-1	Pasture or range land: good condition	1437.4800	RuA	C	74	106373.5
ON-1	Urban districts: Commercial and business	5009.4000	RuA	C	94	470883.6
OS-3	Pasture or range land: good condition	43.5600	RuA	C	74	3223.44
OS-1	Pasture or range land: good condition	0.0000	RuA	C	74	0
OS-1	Residential districts: 1/3 acre	0.0000	RuA	C	81	0
OS-1	Urban districts: Commercial and business	97138.8000	RuA	C	94	9131047
OS-1	Pasture or range land: good condition	392.0400	RuA	C	74	29010.96
OS-3	Urban districts: Commercial and business	1176.1200	RuA	C	94	110555.3
OS-1	Urban districts: Commercial and business	25787.5200	RuA	C	94	2424027
OS-1	Residential districts: 1/4 acre	8232.8400	RuA	C	83	683325.7
OS-1	Residential districts: 1/4 acre	2787.8400	RuA	C	83	231390.7
OS-1	Residential districts: 1/4 acre	7318.0800	RuA	C	83	607400.6
OS-1	Residential districts: 1/4 acre	0.0000	RuA	C	83	0
OS-1	Impervious areas: Paved; curbs and storm drains	7927.9200	RuA	C	98	776936.2
OS-1	Urban districts: Commercial and business	207911.8800	RuA	C	94	19543717
OS-1	Urban districts: Commercial and business	641900.1600	RuA	C	94	60338615
ON-1	Impervious areas: Paved; curbs and storm drains	43.5600	RuA	C	98	4268.88
OS-3	Impervious areas: Paved; curbs and storm drains	15725.1600	RuA	C	98	1541066
OS-1	Impervious areas: Paved; curbs and storm drains	291198.6000	RuA	C	98	28537463
OS-1	Open space: Good condition	823850.2800	RuA	C	74	60964921
OS-1	Residential districts: 1/4 acre	26963.6400	GgC	B	75	2022273
OS-1	Residential districts: 1/4 acre	109030.6800	GgC	B	75	8177301
OS-1	Impervious areas: Paved; curbs and storm drains	26876.5200	GgC	B	98	2633899
OS-1	Residential districts: 1/4 acre	2570.0400	SsD	B	75	192753
OS-1	Residential districts: 1/4 acre	827.6400	SsD	B	75	62073
OS-1	Residential districts: 1/4 acre	84288.6000	SsD	B	75	6321645
OS-1	Impervious areas: Paved; curbs and storm drains	31537.4400	SsD	B	98	3090669
OS-1	Impervious areas: Paved; curbs and storm drains	0.0000	SsD	B	98	0
OS-1	Residential districts: 1/2 acre	92565.0000	GfB	B	70	6479550
OS-1	Residential districts: 1/2 acre	224072.6400	GfB	B	70	15685085
OS-1	Residential districts: 1/2 acre	19471.3200	GfB	B	70	1362992
OS-1	Residential districts: 1/3 acre	32495.7600	GfB	B	72	2339695
OS-1	Residential districts: 1/3 acre	9931.6800	GfB	B	72	715081
OS-1	Urban districts: Commercial and business	8145.7200	GfB	B	92	749406.2
OS-1	Residential districts: 1/4 acre	6838.9200	GfB	B	75	512919
OS-1	Impervious areas: Paved; curbs and storm drains	86902.2000	GfB	B	98	8516416
OS-1	Pasture or range land: good condition	31973.0400	SsD	B	61	1950355
OS-1	Pasture or range land: good condition	43167.9600	SsD	B	61	2633246
ON-1	Urban districts: Commercial and business	81675.0000	SsD	B	92	7514100
OS-2	Pasture or range land: good condition	653.4000	SsD	B	61	39857.4
OS-2	Residential districts: 1/2 acre	255566.5200	SsD	B	70	17889656
OS-1	Residential districts: 1/2 acre	3005.6400	SsD	B	70	210394.8
OS-2	Residential districts: 1/2 acre	168010.9200	SsD	B	70	11760764
OS-1	Residential districts: 1/2 acre	9147.6000	SsD	B	70	640332
OS-2	Urban districts: Commercial and business	44039.1600	SsD	B	92	4051603
OS-2	Pasture or range land: good condition	100797.8400	SsD	B	61	6148668
OS-1	Pasture or range land: good condition	130984.9200	SsD	B	61	7990080
OS-1	Residential districts: 1/2 acre	653.4000	SsD	B	70	45738
OS-1	Residential districts: 1/2 acre	228428.6400	SsD	B	70	15990005
OS-1	Residential districts: 1/3 acre	92521.4400	SsD	B	72	6661544
OS-1	Urban districts: Commercial and business	225945.7200	SsD	B	92	20787006
OS-1	Residential districts: 1/2 acre	45912.2400	SsD	B	70	3213857
ON-1	Impervious areas: Paved; curbs and storm drains	43.5600	SsD	B	98	4268.88
OS-3	Impervious areas: Paved; curbs and storm drains	87.1200	SsD	B	98	8537.76
OS-2	Impervious areas: Paved; curbs and storm drains	64599.4800	SsD	B	98	6330749
OS-1	Impervious areas: Paved; curbs and storm drains	110860.2000	SsD	B	98	10864300
OS-1	Residential districts: 1/4 acre	827.6400	GfC	B	75	62073
OS-1	Residential districts: 1/4 acre	46565.6400	GfC	B	75	3492423
ON-1	Urban districts: Commercial and business	18208.0800	GfC	B	92	1675143
OS-3	Urban districts: Commercial and business	108856.4400	GfC	B	92	10014792
OS-1	Urban districts: Commercial and business	46609.2000	GfC	B	92	4288046
OS-1	Residential districts: 1/4 acre	11586.9600	GfC	B	75	869022
OS-1	Residential districts: 1/4 acre	8102.1600	GfC	B	75	607662
OS-1	Residential districts: 1/4 acre	95309.2800	GfC	B	75	7148196
OS-1	Residential districts: 1/4 acre	92782.8000	GfC	B	75	6958710
OS-1	Residential districts: 1/4 acre	50355.3600	GfC	B	75	3776652
OS-1	Residential districts: 1/4 acre	27355.6800	GfC	B	75	2051676
OS-1	Residential districts: 1/4 acre	37418.0400	GfC	B	75	2806353
OS-1	Impervious areas: Paved; curbs and storm drains	159037.5600	GfC	B	98	15585681
OS-1	Urban districts: Commercial and business	8232.8400	GfC	B	92	757421.3
ON-1	Impervious areas: Paved; curbs and storm drains	914.7600	GfC	B	98	89646.48
OS-3	Impervious areas: Paved; curbs and storm drains	31929.4800	GfC	B	98	3129089
OS-1	Impervious areas: Paved; curbs and storm drains	3920.4000	GfC	B	98	384199.2
OS-1	Residential districts: 1/2 acre	6577.5600	CrB	D	85	559092.6
OS-1	Residential districts: 1/3 acre	41991.8400	CrB	D	86	3611298
OS-1	Residential districts: 1/3 acre	8232.8400	CrB	D	86	708024.2

OS-1	Urban districts: Commercial and business	65732.0400	CrB	D	95	6244544
OS-1	Urban districts: Commercial and business	26658.7200	CrB	D	95	2532578
OS-1	Impervious areas: Paved; curbs and storm drains	41033.5200	CrB	D	98	4021285
ON-1	Urban districts: Commercial and business	20081.1600	CrB	D	95	1907710
OS-2	Pasture or range land: good condition	174.2400	CrB	D	80	13939.2
OS-3	Urban districts: Commercial and business	130.6800	CrB	D	95	12414.6
OS-2	Urban districts: Commercial and business	20734.5600	CrB	D	95	1969783
ON-1	Impervious areas: Paved; curbs and storm drains	130.6800	CrB	D	98	12806.64
OS-3	Impervious areas: Paved; curbs and storm drains	2787.8400	CrB	D	98	273208.3
OS-2	Impervious areas: Paved; curbs and storm drains	1306.8000	CrB	D	98	128066.4
OS-1	Residential districts: 1/2 acre	3354.1200	BmC	C	80	268329.6
OS-2	Pasture or range land: good condition	83504.5200	BmC	C	74	6179334
OS-1	Pasture or range land: good condition	43080.8400	BmC	C	74	3187982
OS-2	Residential districts: 1/2 acre	2047.3200	BmC	C	80	163785.6
OS-1	Residential districts: 1/2 acre	72396.7200	BmC	C	80	5791738
OS-2	Residential districts: 1/2 acre	740.5200	BmC	C	80	59241.6
OS-1	Impervious areas: Paved; curbs and storm drains	12283.9200	BmC	C	98	1203824
OS-1	Residential districts: 1/4 acre	5445.0000	GfB	B	75	408375
OS-1	Residential districts: 1/4 acre	4138.2000	GfB	B	75	310365
OS-1	Residential districts: 1/4 acre	141003.7200	GfB	B	75	10575279
OS-1	Urban districts: Commercial and business	615023.6400	GfB	B	92	56582175
OS-1	Impervious areas: Paved; curbs and storm drains	9844.5600	GfB	B	98	964766.9
OS-1	Open space: Good condition	106460.6400	GfB	B	61	6494099
OS-1	Impervious areas: Paved; curbs and storm drains	1785.9600	GfB	B	98	175024.1
OS-1	Pasture or range land: good condition	11282.0400	GfC	B	61	688204.4
OS-2	Residential districts: 1/2 acre	169012.8000	GfC	B	70	11830896
OS-1	Residential districts: 1/2 acre	80193.9600	GfC	B	70	5613577
OS-2	Pasture or range land: good condition	146971.4400	GfC	B	61	8965258
OS-1	Pasture or range land: good condition	43.5600	GfC	B	61	2657.16
OS-2	Residential districts: 1/2 acre	1916.6400	GfC	B	70	134164.8
OS-1	Residential districts: 1/2 acre	5140.0800	GfC	B	70	359805.6
OS-1	Residential districts: 1/2 acre	35065.8000	GfC	B	70	2454606
OS-1	Residential districts: 1/3 acre	52794.7200	GfC	B	72	3801220
OS-1	Urban districts: Commercial and business	26005.3200	GfC	B	92	2392489
OS-2	Impervious areas: Paved; curbs and storm drains	19819.8000	GfC	B	98	1942340
OS-1	Impervious areas: Paved; curbs and storm drains	34891.5600	GfC	B	98	3419373
OS-2	Pasture or range land: good condition	130.6800	GfC	B	61	7971.48
OS-1	Pasture or range land: good condition	4791.6000	GfC	B	61	292287.6
OS-1	Residential districts: 1 acre	34848.0000	GfC	B	68	2369664
OS-1	Residential districts: 1/2 acre	116610.1200	GfC	B	70	8162708
OS-1	Residential districts: 1/2 acre	572334.8400	GfC	B	70	40063439
OS-1	Residential districts: 1/2 acre	163916.2800	GfC	B	70	11474140
OS-2	Residential districts: 1/2 acre	1437.4800	GfC	B	70	100623.6
OS-1	Residential districts: 1/2 acre	65514.2400	GfC	B	70	4585997
OS-1	Impervious areas: Paved; curbs and storm drains	112254.1200	GfC	B	98	11000904
OS-1	Residential districts: 1/2 acre	75141.0000	CuC	D	85	6386985
OS-1	Residential districts: 1/4 acre	52794.7200	CuC	D	87	4593141
OS-1	Pasture or range land: good condition	37984.3200	CuC	D	80	3038746
OS-1	Impervious areas: Paved; curbs and storm drains	17946.7200	CuC	D	98	1758779
	Total	10232461.8				
Subbasins	Area	CN*Area	Composite CN			
Name	(sf)	(ac)				
ON-1	126106.2	11678828	92.61			
OS-1	8860626.72	715155360	80.71			
OS-2	1081464.12	77716702.8	71.86			
OS-3	164264.76	15424552.4	93.90			

HEC-RAS HYDRAULIC TABLES

2023015-Hydraulic Comparison

For the 100-yr Storm Event

River	River Station	Q _{Existing}	Q _{proposed}	Storm Freq.	Existing WSEL	Existing Vel.	Proposed WSEL	Proposed Vel.	Difference (Proposed-Existing) WSEL
					(ft)	(ft/s)	(ft)	(ft/s)	(ft)
Reach 1	7281	793.4	793.4	100 YR	611.35	3.8	608.07	9.5	-3.28
Reach 1	7203	793.4	793.4	100 YR	611.06	4.7	607.91	8.8	-3.15
Reach 1	7131	793.4	793.4	100 YR	609.84	8.6	607.99	7.5	-1.85
Reach 1	6988	793.4	793.4	100 YR	608.84	6.5	608.05	5.9	-0.79
Reach 1	6883	-	793.4	100 YR	-	-	608.06	5.2	-
Reach 1	6803	883	882.5	100 YR	608.27	4.1	607.96	5.5	-0.31
Reach 1	6675	-	882.5	100 YR	-	-	607.96	5.0	-
Reach 1	6649	-	882.5	100 YR	-	-	607.95	4.9	-
Reach 1	6645	883	-	100 YR	608.24	3.0	-	-	-
Reach 1	6580	883	882.5	100 YR	606.93	8.8	606.93	8.8	0.00
Reach 1	6524	883	882.5	100 YR	606.07	9.1	606.06	9.1	-0.01
Reach 1	6470	883	882.5	100 YR	605.82	7.2	605.82	7.2	0.00

COLLEYVILLE RETAIL

NOVEMBER 01, 2024















DEVELOPMENT SCHEDULE

The proposed development will follow the time frame allowed by the City of Colleyville after the CLOMR has been approved by FEMA, all applicable construction plans have been approved, and all applicable forms and documents have been received by the City of Colleyville to begin and complete construction in a timely manner. The plan is to have the construction begin some time in 2025 and be completed some time in 2026.