



**CITY OF COLLEYVILLE
PLANNING AND ZONING
COMMISSION AGENDA**

100 Main Street Colleyville, Texas 76034

MONDAY, DECEMBER 9, 2024

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

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

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

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

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

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

1. APPROVAL OF MINUTES

- 1a** November 12, 2024 Planning and Zoning Commission Meeting
November 25, 2024 Planning and Zoning Commission Worksession

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Replat for Lot 1, Block A, Alverson Addition, being located at 605 Beverly Drive, Case PC24-014
- 2b** Consideration of an amendment to the Planned Unit Development - Commercial district for The Village at Colleyville for consideration of a specific use to be allowed on Lot 27 of the Village at Colleyville

Addition, being located at 55 Main Street, Suite 100, Case ZC24-024
TABLED FROM THE NOVEMBER 12th PLANNING AND ZONING
COMMISSION MEETING

- 2c** Consideration 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
- 2d** Consideration 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
- 2e** Consideration 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. CITIZEN COMMENTS

4. ADJOURNMENT

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

Jacquelyn Reyff
Planning Manager

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 1a

Agenda Date 12/9/2024

Number -

Type Approval of Minutes

Department Community Development

Title

November 12, 2024 Planning and Zoning Commission Meeting

November 25, 2024 Planning and Zoning Commission Worksession

Explanation

Approval of the minutes from the November 12, 2024 Planning and Zoning Commission Meeting and the November 25, 2024 Planning and Zoning Commission Worksession.

Recommendation

Approve

Attachments

1. November 12, 2024 Planning and Zoning Meeting Minutes
2. November 25, 2024 Planning and Zoning Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

TUESDAY, NOVEMBER 12, 2024

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

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

Roll Call

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

Absent: Sayeda Syed

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

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

City staff briefed the Commission on the items that would be presented on tonight's agenda. There was general discussion regarding the cases the commission would be voting on at the public meeting.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:44 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on November 12, 2024, at 7:00 p.m.

Roll Call

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

Absent: Sayeda Syed

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

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

1. APPROVAL OF MINUTES

1a October 14, 2024 Planning and Zoning Commission Meeting Minutes

October 28, 2024 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Savoie made a motion to approve the October 14, 2024 Planning and Zoning Commission Meeting Minutes and the October 28, 2024 Planning and Zoning Worksession meeting minutes.

Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

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

Christopher Pham presented case PC24-012 and briefed the Commission. The property meets all R-40 zoning requirements, and the zoning change was recently approved. Staff advised the commission we have received updated drainage plans for this property as well.

Clayton Redinger, Southlake, TX, the applicant spoke to the commission and stated he was available to answer any questions.

The commission did not have any questions for Mr. Redinger.

The public hearing was opened at 7:06 p.m.

Grady Walker, 7301 & 7309 John McCain Road, spoke in support of the case. Mr. Walker spoke highly of the applicant and his efforts to clean up the land.

With no one else wishing to speak, the public hearing was closed at 7:08 p.m.

Commissioner Obinabo made a motion to approve Case PC24-012.

Commissioner Arnold seconded the motion.

The motion was carried by the following vote:

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

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

Christopher Pham presented case PC24-013 and briefed the Commission. The property meets all R-40 zoning requirements, and the zoning change was recently approved.

Clayton Redinger, Southlake, TX, the applicant spoke to the commission and stated he was available to answer any questions.

There was discussion regarding the open space lots and the tree preservation easement.

The public hearing was opened at 7:12 p.m.

Bob Egan, 2410 Twelve Oaks Lane, spoke in support of the case, thanking city staff and the commission for their work on the property.

With no one else wishing to speak, the public hearing was closed at 7:14 p.m.

Vice-Chair Groves made a motion to approve Case PC24-013.

Commissioner Savoie seconded the motion.

The motion was carried by the following vote:

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

Nay:

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

Kristopher Potts presented case ZC24-020 and briefed the Commission on the request. There is an existing fence that has existed in the location of the proposed fence, the applicant wishes to replace a wood fence with a new wood fence, being a corner lot the wood material does not meet the land development codes 25% opaque regulations. The SUP request is to allow the wood material instead of an opaque material such as iron.

The applicant, Innocent Olengue, 5000 Chelsea Drive, addressed the Commission and gave his reasoning for the SUP request.

The public hearing was opened at 7:18 p.m.

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

Commissioner Obinabo made a motion to approve case ZC24-020.

Vice-Chair Groves seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

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

Kristopher Potts presented case ZC24-021 and briefed the Commission on the rezoning request.

Zach Towery, 2504 Independence Road, the applicant, spoke on the case and stated they would address any questions the commission may have.

The commission did not have any questions for the rezoning request.

The public hearing was opened at 7:24 p.m.

With no one wishing to speak, the public hearing was closed at 7:24 p.m.

Commissioner Arnold made a motion to approve case ZC24-021.

Commissioner Remley seconded the motion.

The motion was carried by the following vote:

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

Nay: 0 –

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

Kristopher Potts presented case ZC24-022 and briefed the Commission on the SUP request. This fence is already built as they did receive a permit in error from the city. The fence does not meet the required side yard setback of 10 feet. The fence currently sits roughly 3 feet off the property line, the applicant is requesting the SUP

to allow the fence to remain in the current location.

Sam Hanna, P.O. Box 1603, Colleyville TX, the applicant spoke on the case and gave their reasoning to allow the fence to remain. The property owner gave 18 feet of ROW to the city which allows room for any future sidewalk improvements along Bransford Rd.

The Commission had questions regarding a piece of fabric/vinyl material that was placed over the fence to provide more privacy. This fabric being on the fence would make the fence not meet the 25 % opaque regulation required by the code. Vice-Chair Groves stated if the material was removed the fence would be allowed to stay; if additional privacy is wanted the Commission asked the home owner to plant live screening behind the fence.

Osama Hanna, 405 Oak Valley Drive, the property owner addressed the Commission and stated he was willing to make those changes to the fence.

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

With no one wishing to speak, the public hearing was closed at 7:31 p.m.

Commissioner Savoie made a motion to approve case ZC24-022 with the condition that the vinyl material be removed from the fence, and if additional privacy is wanted to install shrubs or plant material for screening.

Vice-Chair Groves seconded the motion.

The motion was carried by the following vote:

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

Nay: 0 –

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

Jacquelyn Reyff presented case ZC24-023 and briefed the Commission on the proposed carport. Specifically regarding the design of the carport and the city's land development code standards. This carport was built without a permit and does not meet the majority of the city's requirements.

Joe Chiles, 2401 Spruce Court, the applicant, thanked the commission and city staff for being here and their hard work. He stated he has served on commissions and he understands what commissions do and go through. He apologized for building the carport without a permit; He was unaware he needed one. He is aware the carport is too large, too long, and too tall.

The applicant was confused by his plat which did show a 15 foot build line, hence why he built it at that setback. He is more than willing to change the carport however possible to get it approved, including modifications to the design to make it meet code requirements.

The public hearing was opened at 7:41 p.m.

Keith Coburn, 5505 Sycamore Drive, spoke in opposition of the case. Mr. Coburn had concerns with the carport stating we cannot know the structural integrity of the carport as it was not permitted or inspected by City Staff.

Fred Mills, 5400 Linden Court, spoke in opposition of the case. Mr. Mills thanked the commission for their efforts and work. There was discussion over this setting a precedent in their neighborhood as this is the second carport they have seen recently. There were also concerns over this carport not meeting city code.

Janet Suedmeier, 2301 Mulberry Court, spoke in opposition of the case. Mrs. Suedmeier also had concerns about this setting a precedent in the neighborhood. Mrs. Suedmeier also stated there has been an increase in crime lately, and open air carports are not ideal as vehicles are more accessible than an enclosed garage.

Eric Holland, 5500 Sycamore Drive, spoke in support of the case. Mr. Holland stated that Mr. Chiles has been making several upgrades to his property, all of which have increased the aesthetic value of the property. He also stated that the carport is mostly hidden behind the fence and that this could benefit the neighborhood by removing cars that would otherwise be parked in the street.

Joe Chiles, 2401 Spruce Court, addressed the commission again thanking Eric Holland for his kind words for his case. He stated he would do anything required by the city to bring the carport into compliance. He is more than willing to bring it into compliance but has stopped for the time being waiting on approvals before doing any additional work.

With no one else wishing to speak, the public hearing was closed at 7:57 p.m.

There was discussion with the Commission that there was not malicious intent from

the applicant and it was an honest mistake. It is deficient in so many ways that the commission does not feel comfortable approving it as it stands. There are too many deviations from the land development code regulations. There was also discussion if the city would be able to verify structural integrity if the case was approved. Ben Bryner stated our construction inspectors would inspect the structure and confirm integrity if it were to be approved.

Vice-Chair Groves made a motion to deny case ZC24-023.

Commissioner Savoie seconded the motion.

The motion was carried by the following vote:

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

Nay: 0 -

Case ZC24-023 was denied 6-0

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

Jacquelyn Reyff presented case ZC24-024 and briefed the Commission on the currently allowed uses in the village per the existing PUD, and the proposed amendment of allowing religious institutions within the PUD.

The commission asked if the applicant was present to answer a few questions, the applicant was not present.

There was little discussion as the commission mainly had questions for the applicant.

The public hearing was opened at 8:08 p.m.

Janet Reed, 33 Main Street, spoke in opposition of the case. She specifically spoke about how this could increase the need for parking within the village as it is already limited.

Debbie Pilgrim, 33 Main Street, spoke in opposition of the case, specifically regarding the entrance to the building, as it does not face a street and faces a walkway that is mainly residential. People visiting the Prayer Room will be walking by residences at

all hours according to the current hours of operation.

With no one else wishing to speak, the public hearing was closed at 8:14 p.m.

The Commission stated it doesn't make sense for the city to deny occupancy to the property due to parking as any business that would come into the village would be required to use the same existing parking.

There was discussion amongst the commission about the applicant not being present, therefore the commission would not be able to support this case without the answers to their questions.

Commissioner Savoie made a motion to table case ZC24-024 to the December 9th Planning and Zoning Commission meeting.

Vice-Chair Groves seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

2h Consideration of a Special Use Permit for a reduction in Parking on Lot 1, Block 1, Gonzalez Addition, being located at 6609 Colleyville Boulevard, Case ZC24-026

Jacquelyn Reyff presented case ZC24-026 and briefed the Commission on the SUP request for a parking reduction.

The applicants, Russell and Preston Motz, 605 Clariden Ranch Road, spoke about their proposed business and provided an idea of how much parking would be required. The business would be a private baseball training facility. They are not anticipating requiring more than 9 people in the business at one point, and have worked out an agreement with an adjacent developer to receive additional parking in the future.

The public hearing was opened at 8:21 p.m.

Alka Mosy, 6607 Colleyville Boulevard did not wish to speak, but wanted to voice her support for the case.

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

Commissioner Obinabo made a motion to approve case ZC24-024.

Commissioner Savoie seconded the motion.

The motion was carried by the following vote:

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

Nay: 0 -

4. CITIZEN COMMENTS

The public forum opened at 8:25 p.m.

With no one wishing to speak, the public forum closed at 8:26 p.m.

5. ADJOURNMENT

The meeting adjourned at 8:26 p.m.

The minutes were written and prepared by:

Kristopher Potts

Kristopher Potts
Planner

The meeting minutes were approved on December 9, 2024 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

NOVEMBER 25, 2024

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on November 25, 2024, at 6:15 p.m.

Roll Call

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

Absent: Sayeda Syed

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

Also Present: Fire Marshal, Rob Mckeown, Attorney, Sarah Ross, and City Engineer Larry Wright

2. WORKSESSION AGENDA ITMES

- 2a** Presentation and discussion of a Replat for Lot 1, Block A, Alverson Addition, being located at 605 Beverly Drive, Case PC24-014

Jacquelyn Reyff briefed the Commission on the proposed Replat. There was discussion regarding why the plat was needed, and staff explained it is intended to clean up property lines.

- 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

Chris Pham briefed the Commission on the proposed PUD Amendment. There was discussion regarding the existing home on the property and what the applicant intends to do with the 2 existing buildings. There was also discussion regarding the applicant's request to lower the masonry requirement from 90% to 63%.

- 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

Kris Potts briefed the Commission on the proposed Special Use Permit request. There was discussion regarding the minimum distances required between a liquor store located at the corner of Brown Trail and Colleyville Boulevard and the proposed daycare. The commission had questions regarding ownership of the common Access Easement and the proposed drive lanes connecting with nearby businesses.

- 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

Jacquelyn Reyff briefed the Commission on the rezoning request. There was discussion regarding if there was a potential use and or tenant for the proposed development yet. Larry Wright also spoke on the case regarding the drainage and some of the development challenges that the property has; The Army Corps of Engineers must be contacted to approve the work being done due to the blue line stream stream going through the property.

3. ADJOURMENT

The meeting adjourned at 6:57 p.m.

The minutes were written and prepared by:

Kris Potts

Kris Potts
Planner

The meeting minutes were approved on December 9th, 2024 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a

Agenda Date 12/9/2024

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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 request for a Replat with a waiver for Lot Width on Lot 1, Block A, Alverson Addition, located at 605 Beverly Drive, being approximately 0.979 acres, and zoned R-40 Single Family Residential district. The purpose of the plat is to plat the property individually from Block B of the Pleasant Oaks Addition.

Existing Conditions/Background: The subject property, 605 Beverly Drive, resides east of the intersection of Bransford Road and Beverly Drive. The property currently has an existing home and accessory building.

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

Minimum Lot Size	None	
Minimum Lot Width	150 feet	126 feet
Minimum Lot Depth	150 feet	322 feet
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The replat meets almost all the requirements of the R-40 zoning and the City's Master Plan. The property has been in this configuration from approximately the 1970s. The lot width is deficient from the required 150 feet. It is 126 feet in width and thus requires a plat waiver.

Plat Status: The property is currently described as Lot AIG, Block 2, Pleasant Oaks Estates Addition.

DRC Review: The DRC reviewed the request during their November 18, 2024 meeting

and determined the replat may be scheduled for the next Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, south, east, and west have R-40 Single Family Residential district zoning and are improved with single-family homes and accessory buildings.

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

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

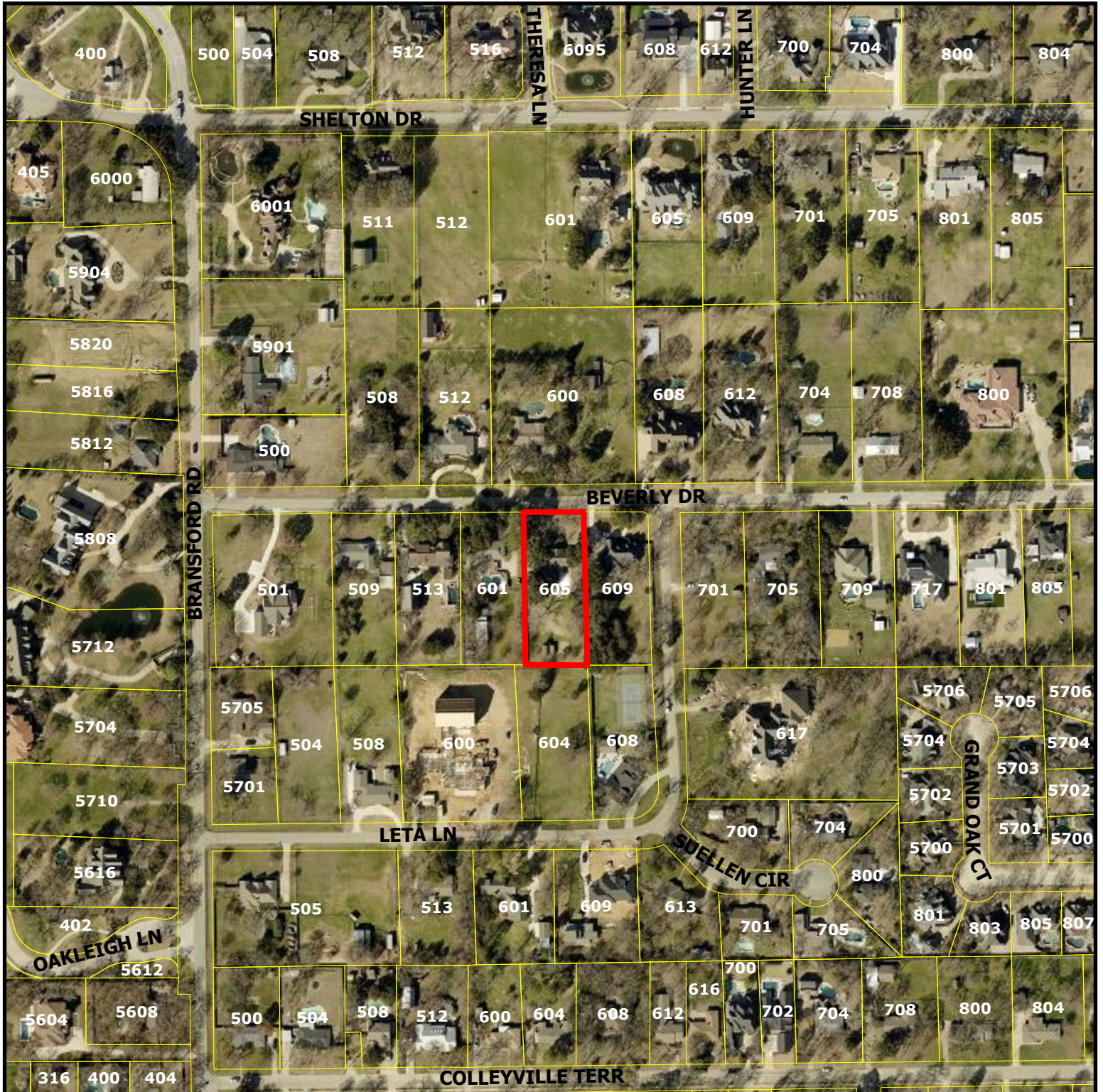
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published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

Staff Recommendation: Staff recommends approval of the replat.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Topographic Survey
6. Notification Map
7. Notification Letter
8. Notification List
9. Draft Resolution

Aerial Map

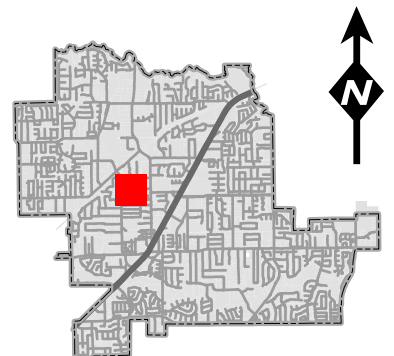


PC24-014

605 Beverly Drive

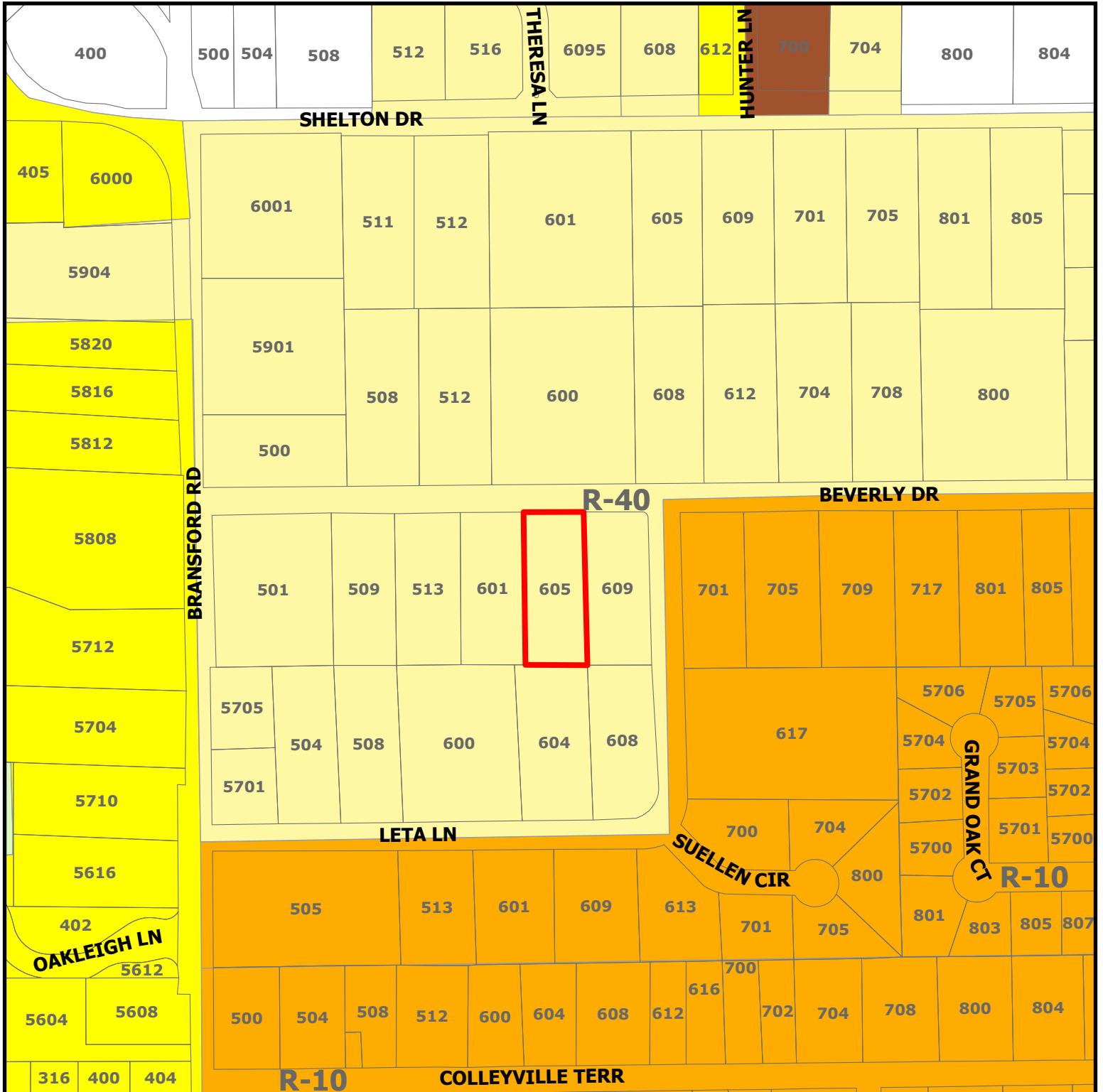


Subject Property



DISCLAIMER:
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Zoning Map

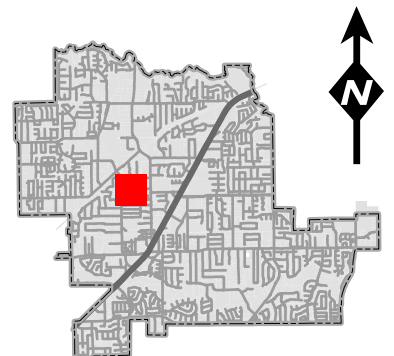


PC24-014

605 Beverly Drive

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 Subject Property



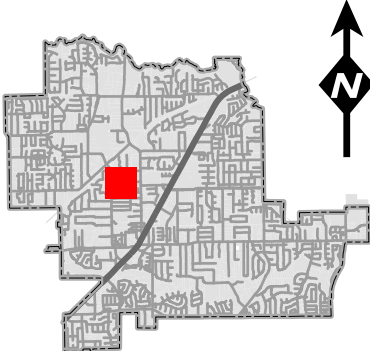
Future Land Use Map



PC24-014
605 Beverly Drive

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-  Residential
-  Open Space; Parks
-  Subject Property



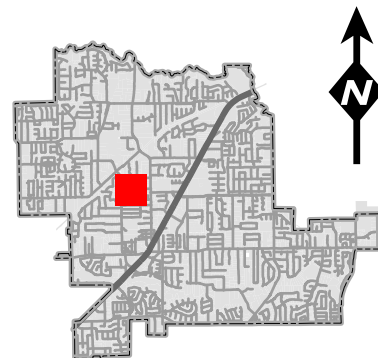
Notification Map



PC24-014

605 Beverly Drive

-  Parcels to be notified
-  Buffer
-  Subject Property



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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Addr»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, December 9, 2024 at 7:00 p.m.

City Council Meeting: Tuesday, January 7, 2025 at 7:00 p.m.

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

Request: Consideration of a Replat for Lot 1, Block A, Alverson Addition, being located at 605 Beverly Drive. 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. A plat waiver for lot width is needed. The zoning requires 150 feet and the lot is approximately 132 feet wide.

Zoning Case: PC24-014

Applicant: David Lewis

Owner: Luke Edward Alverson

Location: 605 Beverly Drive

Property Description: Lot 1, Block A, Alverson Addition

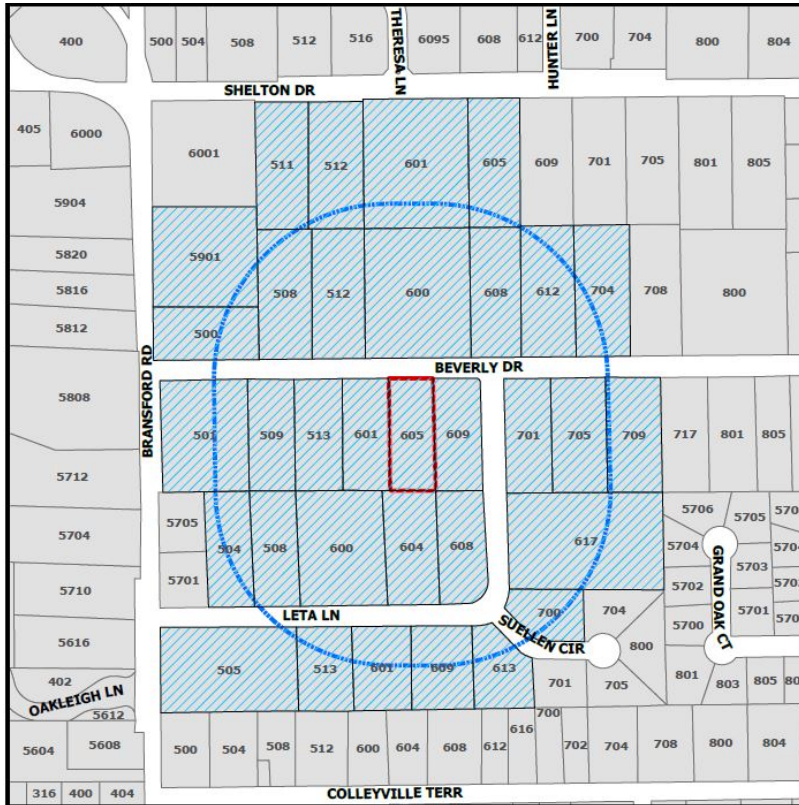
Present Zoning: R-40 Single Family Residential

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

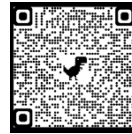
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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

NOTICE OF PUBLIC HEARING



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



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

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
PETERSON, LOWELL E	700 SUELLEN CIR
DWYER, JOHN J	613 SUELLEN CIR
THE PANNO LIVING TRUST	5901 BRANSFORD RD
WEST, NICHOLAS	500 BEVERLY DR
CHILDRESS, JOHN	512 BEVERLY DR
RIMMER, HARRY L	508 BEVERLY DR
MACAULAY, ANDREW	511 SHELTON DR
GLEASON, JAMES T	600 BEVERLY DR
VANDERPOOL, JEFFREY	601 SHELTON DR
CAMA, KARL	605 SHELTON DR
EDWARD, TIM A	608 BEVERLY DR
CLEFF, DAVID M	612 BEVERLY DR
DAVIS, SHARON	704 BEVERLY DR
BURNETT, JOHN P	601 BEVERLY DR
WEBB, JOHN P	609 BEVERLY DR
SHEILA A CROSS FAMILY TRUST	705 BEVERLY DR
MCGRATH, PAUL E	709 BEVERLY DR
LOPEZ, CLAIRE LOUISE	701 BEVERLY DR
DE JONG, MICHAEL	605 BEVERLY DR
GRAY, JAMES M	505 LETA LN
MICKLE, CLINTON	617 LETA LN
SCOTT, ANDREW	609 LETA LN
OREGAN, BRIAN	509 BEVERLY DR
CROWSON, RODNEY	601 LETA LN
LINES, JAMES K	508 LETA LN
WEST, GARY R	504 LETA LN
NELSON, ROBERT	608 LETA LN
WALLER, EDWIN	513 LETA LN
BRISTOL, DAVID E	501 BEVERLY DR
LAUREL OAKS ESTATES	COURTESY NOTICE
ALIANNE ESTATES	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
DAVID LEWIS	APPLICANT

RESOLUTION R-25-XXXX

**A RESOLUTION APPROVING A REPLAT FOR LOT 1, BLOCK A,
ALVERSON ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lot 1, Block A, Alverson Addition on December 9, 2024.

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

Sec. 1. THAT the Replat for Lot 1, Block A, Alverson Addition on approximately 0.979 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 7th DAY OF JANUARY 2025.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Bobby Lindamood
Mayor

[illegible]



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b

Agenda Date 12/9/2024

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

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

TABLED FROM THE NOVEMBER 12th PLANNING AND ZONING COMMISSION MEETING

Explanation

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

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

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

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

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

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

Drainage: NA

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

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

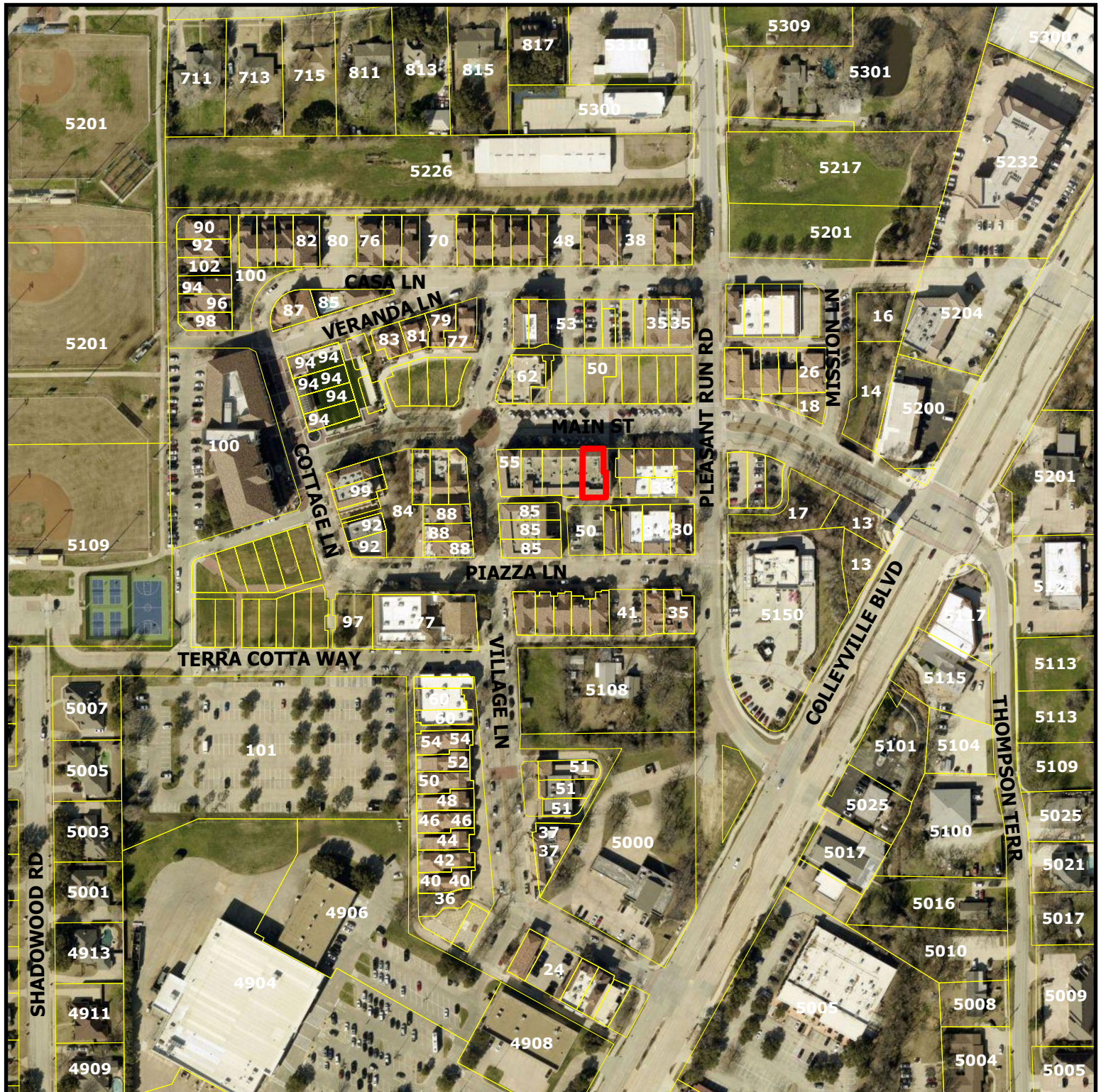
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published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

Staff Recommendation: Staff recommends approval on this request.

Attachments

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

Aerial Map

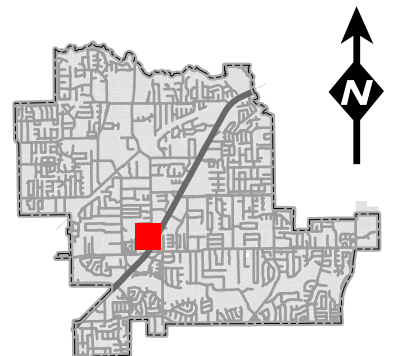


ZC24-024

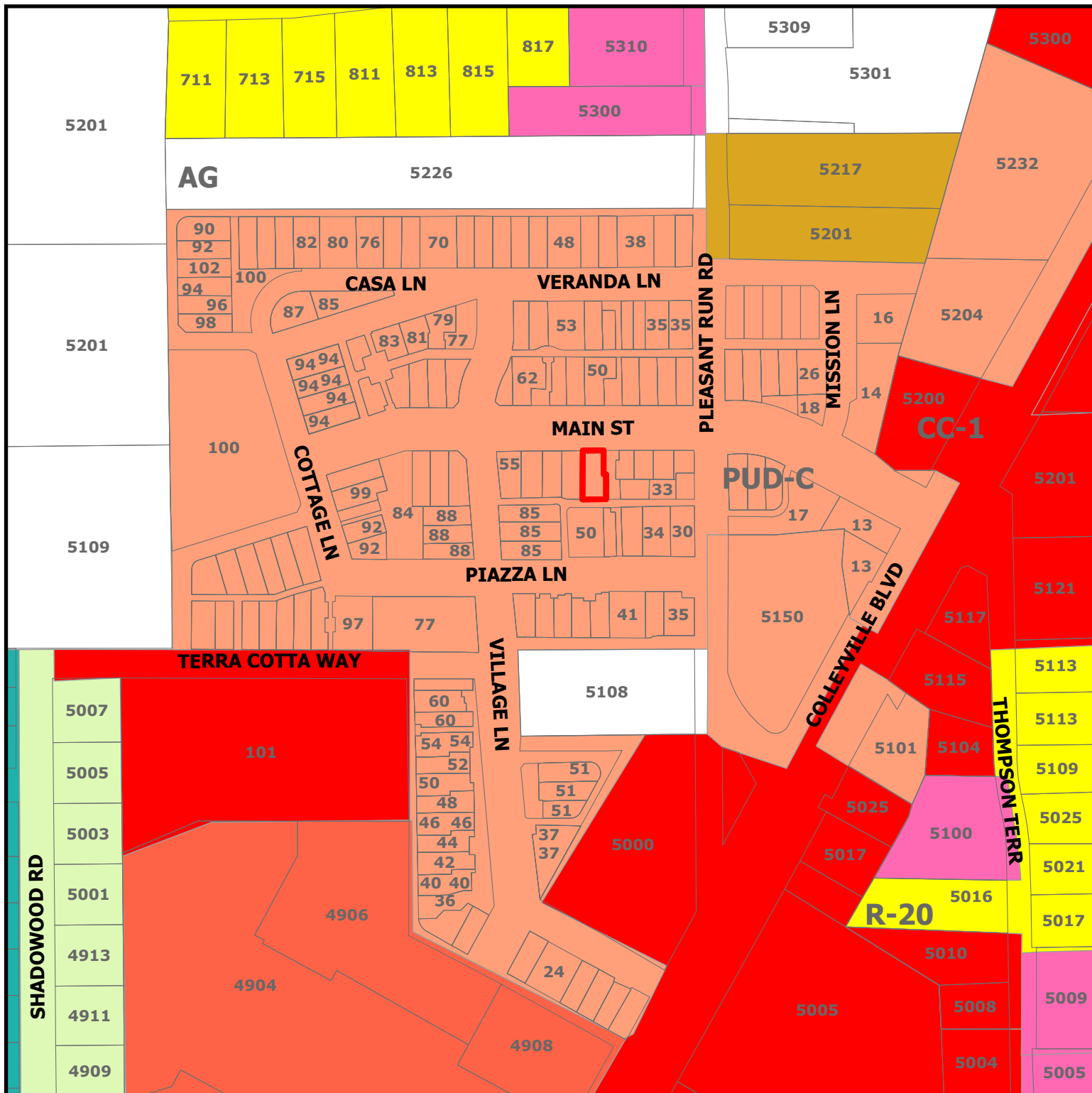
55 Main St

DISCLAIMER:
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 Subject Property



Zoning Map



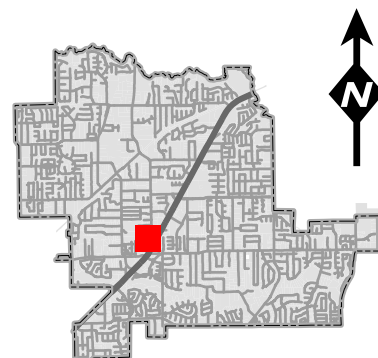
ZC24-024

55 Main St

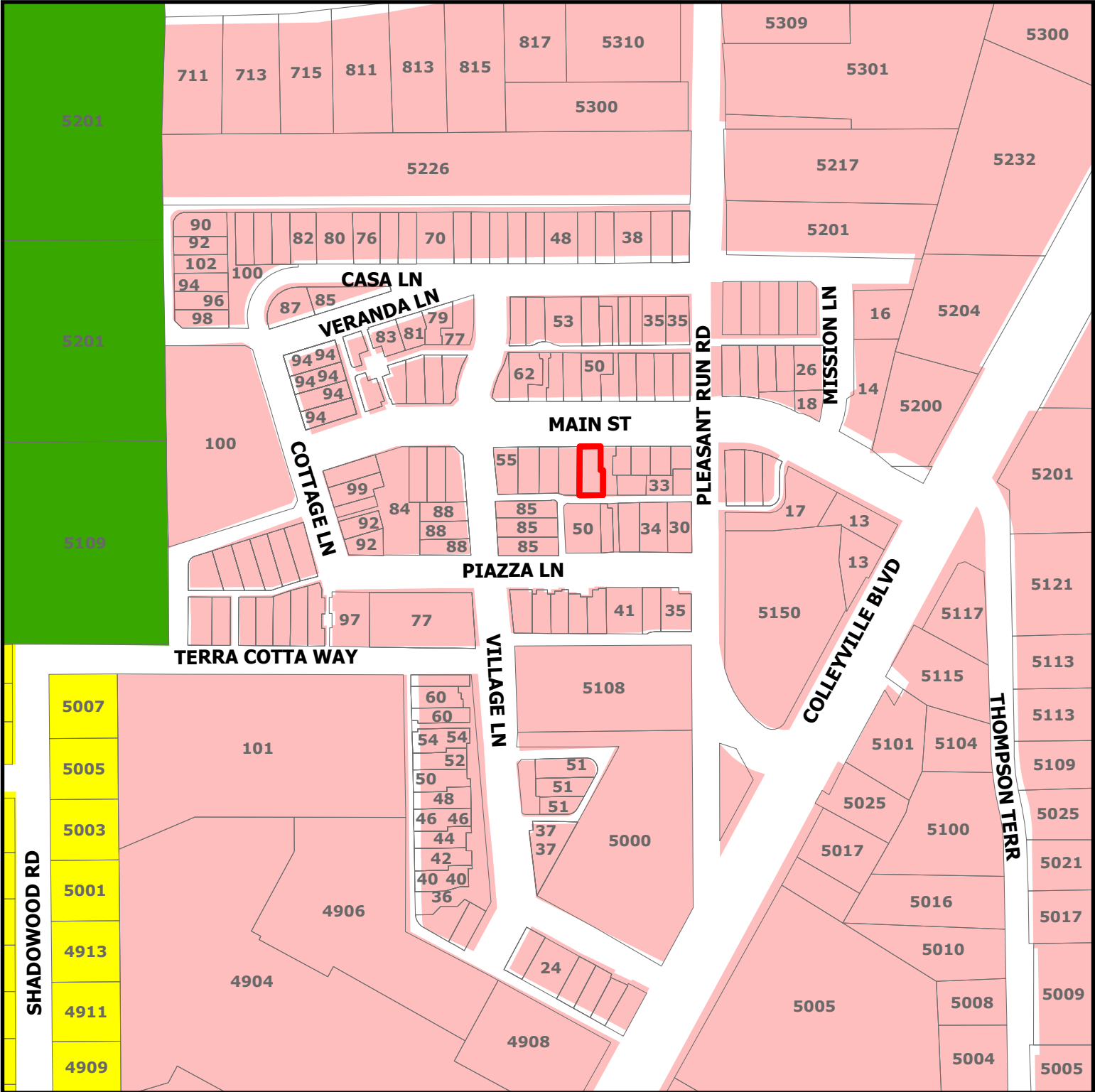
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☐ Subject Property



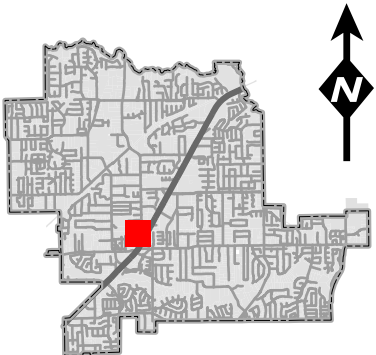
Future Land Use Map



ZC24-024

55 Main St

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



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



October 1 2024

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

Dear Ben Bryner and Colleyville City Council,

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

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

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

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

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

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

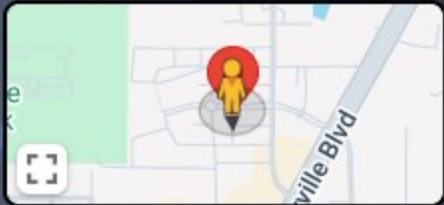
Sincerely,

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

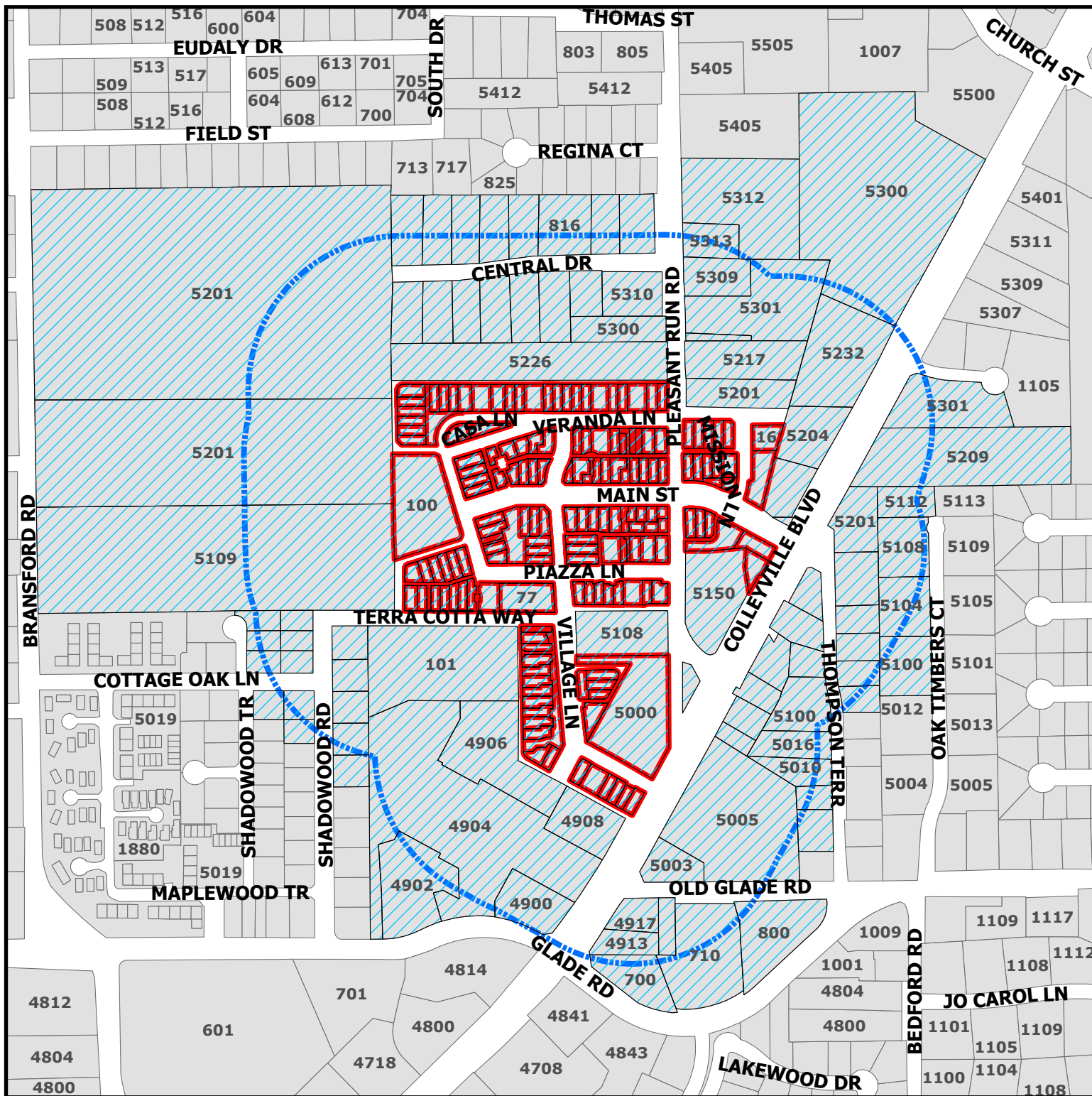
55 Main St
Colleyville, Texas

Google Street View

Oct 2018 [See more dates](#)



Notification Map

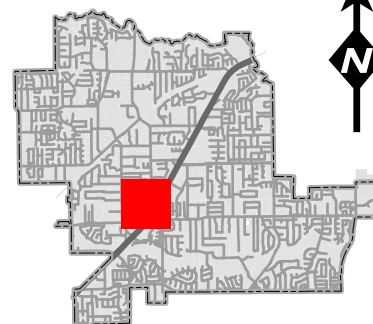


ZC24-024

55 Main St Suite 100

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-  Parcels to be notified
-  Buffer
-  Subject Property





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

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

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

Zoning Case: ZC24-024

Applicant: Alvaro Matehuala

Owner: 55 Main Holdings LLC

Location: 55 Main Street, Suite 100

Property Description: Lot 27 of the Village at Colleyville Addition

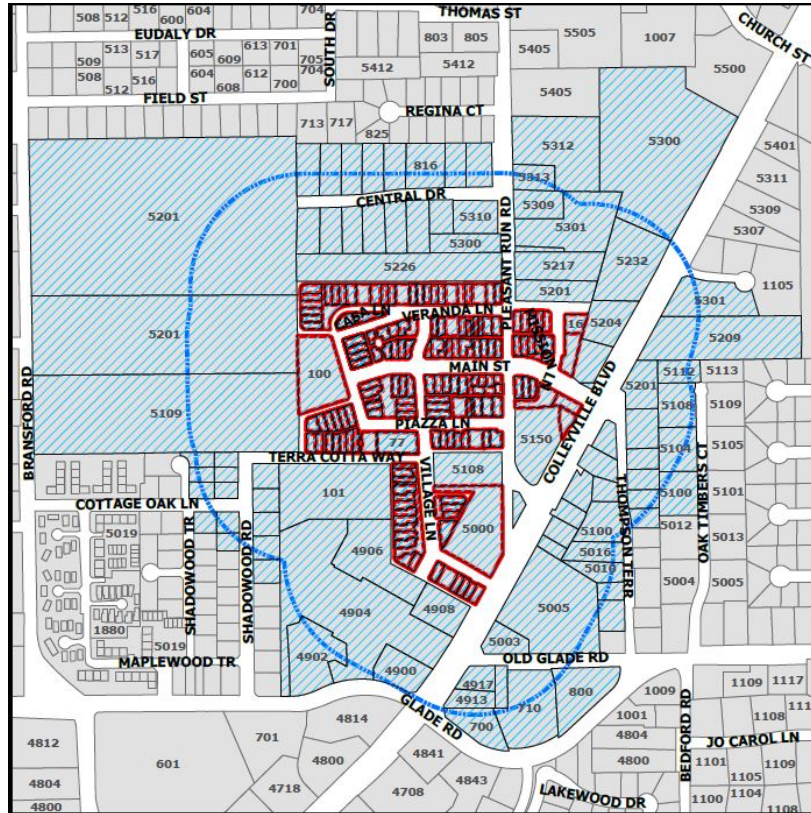
Present Zoning: PUD-C Planned Unit Development – Commercial

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

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

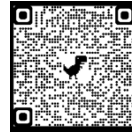
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com**

NOTICE OF PUBLIC HEARING



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

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



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

Christopher Pham

Christopher Pham
Planner

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

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

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

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

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

John Fegan
CCIM, CPM
[REDACTED]
[REDACTED]

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

Hello,

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

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

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

Respectfully,

Toni Cardini
Sent from my iPhone

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

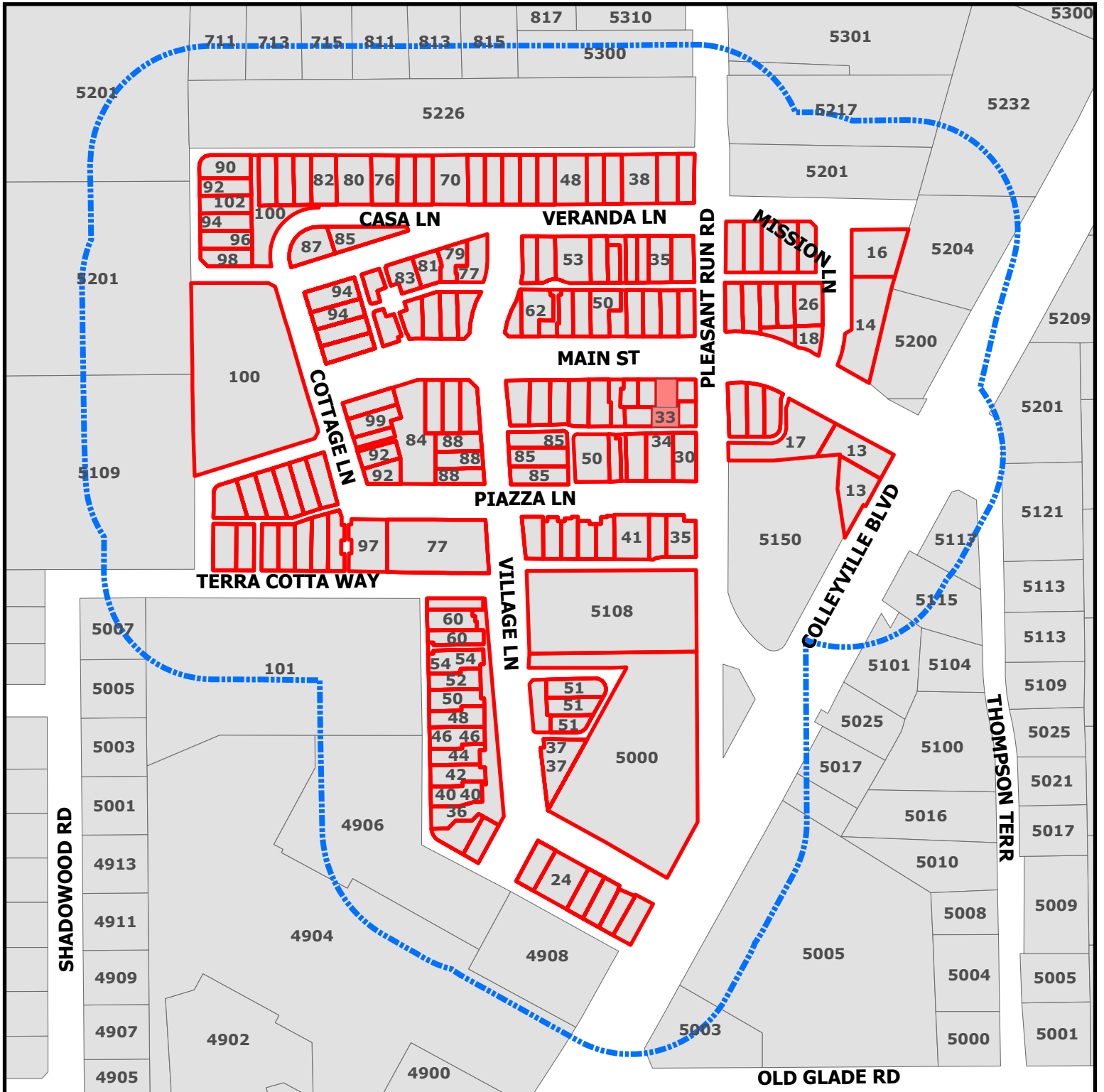
This is my notice of opposition to the amendment to allow The Colleyville Prayer Room to occupy 55 Main Street, Suite 100.

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

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

Regards,
Debbie Pilgrim
33 Main St Ste 240

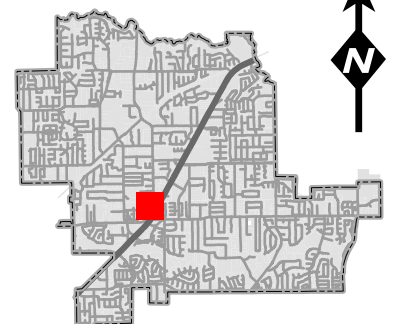
Opposition Map



ZC24-024

55 Main St

-  Subject Property
 Opposing
 Buffer_Protest



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List of Opposing Properties

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

Address Count : 2

Total Percentage: 0.15%

ORDINANCE O-24-

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

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

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

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

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

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

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

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

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

General

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 7th day of January 2025.

The second reading and public hearing being conducted on the 22nd day of January 2025.

PASSED AND APPROVED BY A VOTE OF _____AYES, _____NAYS, AND _____ABSTENTIONS ON THIS THE 22ND DAY OF JANUARY 2025.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

[illegible]

Exhibit “B”- Village Ordinance Permitted Uses

A. DEVELOPMENT STANDARDS

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

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

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c

Agenda Date 12/9/2024

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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 an existing PUD-C Planned Unit Development – Commercial ordinance to allow for office and medical office use, being Tract 1, Abstract 1154, R H McEwing Survey, and approximately 2.98 acres. The purpose is to amend the PUD-C's ordinance in order to allow for the development of three office and medical office buildings.

Existing Conditions/Background: The subject property, 8060 Precinct Line Road, is zoned PUD-C Planned Unit Development – Commercial and is located north of the intersection of West L D Lockett Road and Precinct Line Road. The property is unplatted and is currently developed with two single-family homes. The property was rezoned to the PUD-C Planned Unit Development – Commercial district in 2018 to allow for the development and operation of a self-storage building on Tract 1 of the property and the future development of three (3) retail and restaurant pad sites on Tract 2 of the property.

Proposed Amendment: The applicant requests to change the PUD Ordinance O-18-2065 to allow for office and medical office use and to make modifications to the site plan for Tract 2.

Analysis: This property has zoning that was approved in 2018 and it allows for the development of three (3) retail and restaurant pad sites. The property was intended to be developed to promote retail development, with the conceptual site plan showing two drive-through restaurants and a retail building. The plan showed the property as three (3) separate tracts.

The proposed amendment would modify the site plan, as well as allow for the development of office and medical office buildings. The plan would split the property into four (4) separate tracts. There will be three (3) office and medical office pad sites, as well as one (1) drive-through restaurant site on the southernmost portion of the property. As a part of the development, the northern home will be removed. The south home is currently occupied, with the intent being to develop the drive-thru restaurant at a later point in time. As part of the PUD amendment request, the applicant is requesting

to reduce the masonry materials of the elevations from ninety (90%) percent to sixty-three (63%) percent.

Plat Status: The property is unplatted as Tract 1, Abstract 1154, R H McEwing Survey.

DRC Review: The DRC reviewed the request during their November 18, 2024 meeting provided the following comments:

1. Zoning in Site Data Table change to PUD-C Planned Unit Development Commercial
2. Informational Note: Reduction in masonry materials from 90% to 63% is being requested as part of the PUD Amendment.
3. Provide horizontal dimensions on elevations to determine articulation.

The applicant provided updated exhibits on November 20, 2024.

Drainage: Drainage will be directed towards an existing 4 foot Y-Inlet that was built as part of the development of the Advantage Self-Storage building.

Surrounding Development: The property to the north is zoned CC-2 and improved with office development. The property to the east is zoned PUD-C Planned Unit Development – Commercial and is improved with a self-storage facility. The property to the south is zoned PUD-C Planned Unit Development – Commercial and is currently undeveloped. To the west is Precinct Line Road and a residential subdivision located in North Richland Hills.

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

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

Staff Recommendation: Staff is neutral on this request.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Letter from Property Owner
6. Original Ordinance O-18-2065

7. Architectural Site Plan Exhibit
8. Site Plan Exhibit (Full Layout)
9. Elevations Exhibits
10. Topographic Exhibit
11. Drainage and Grading Exhibits
12. Utility Plan
13. Urban Forestry Exhibit
14. Landscape Plan
15. Notification Map
16. Notification Letter
17. Notification List
18. Draft Ordinance

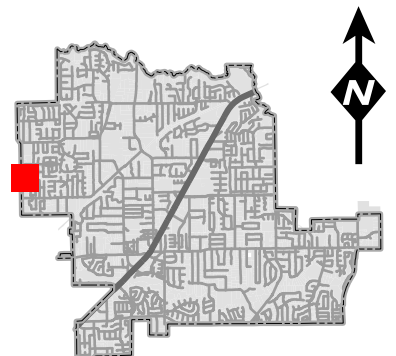
Aerial Map



ZC24-027

8060 Precinct Line Road

Subject Property



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

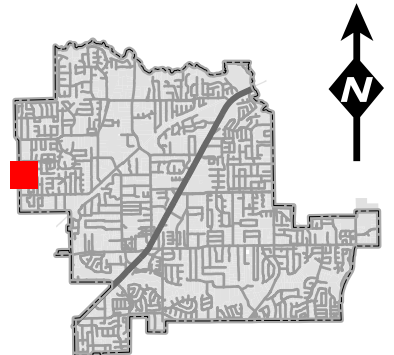
Zoning Map



ZC24-027

8060 Precinct Line Road

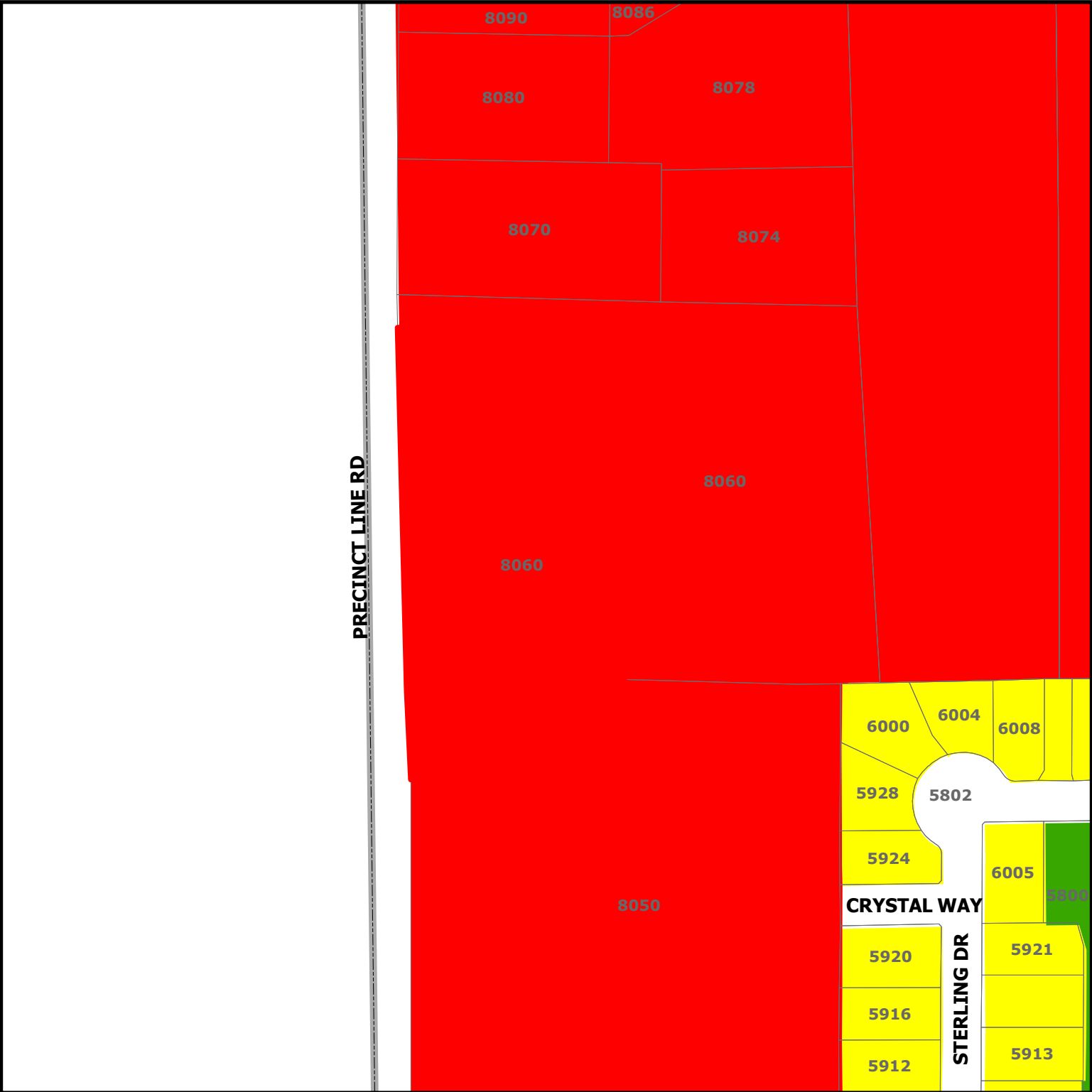
Subject Property



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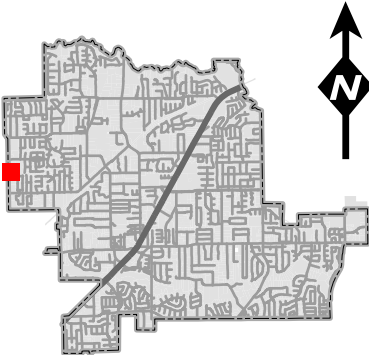
Future Land Use Map



ZC24-027

8060 Precinct Line Road

-  Residential
-  Commercial
-  Open Space; Parks
-  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

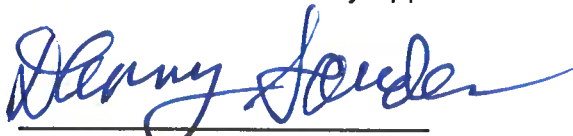
November 27, 2024

Jacquelyn Reyff, AICP
Planning Manager
CITY OF COLLEYVILLE

Dear Ms. Reyff:

My name is Danny Souder. I am the owner of the property consisting of 0.933 acres. My property is south of the property under contract with TAK Enterprises Inc. or Assigns. The property under contract consisting of 1.985 acres is owned by Billye Fowler and Dixie Marshall. Included on my property are two buildings. I have contracted with a demolition company for the removal of the small building. This demolition should occur within the next two weeks. The large house is not to be demolished as this is my homestead. I do not intend to sell my land at this time.

I understand that the City needs my approval of the site plan filed with the City on 9/25/2018 that shows the development of my property for a proposed restaurant. This letter shall constitute my approval of this site plan.



DANNY SOUDER
8050 PRECINCT LINE ROAD
COLLEYVILLE, TX 76034
dsouder3@gmail.com
214-394-5250

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

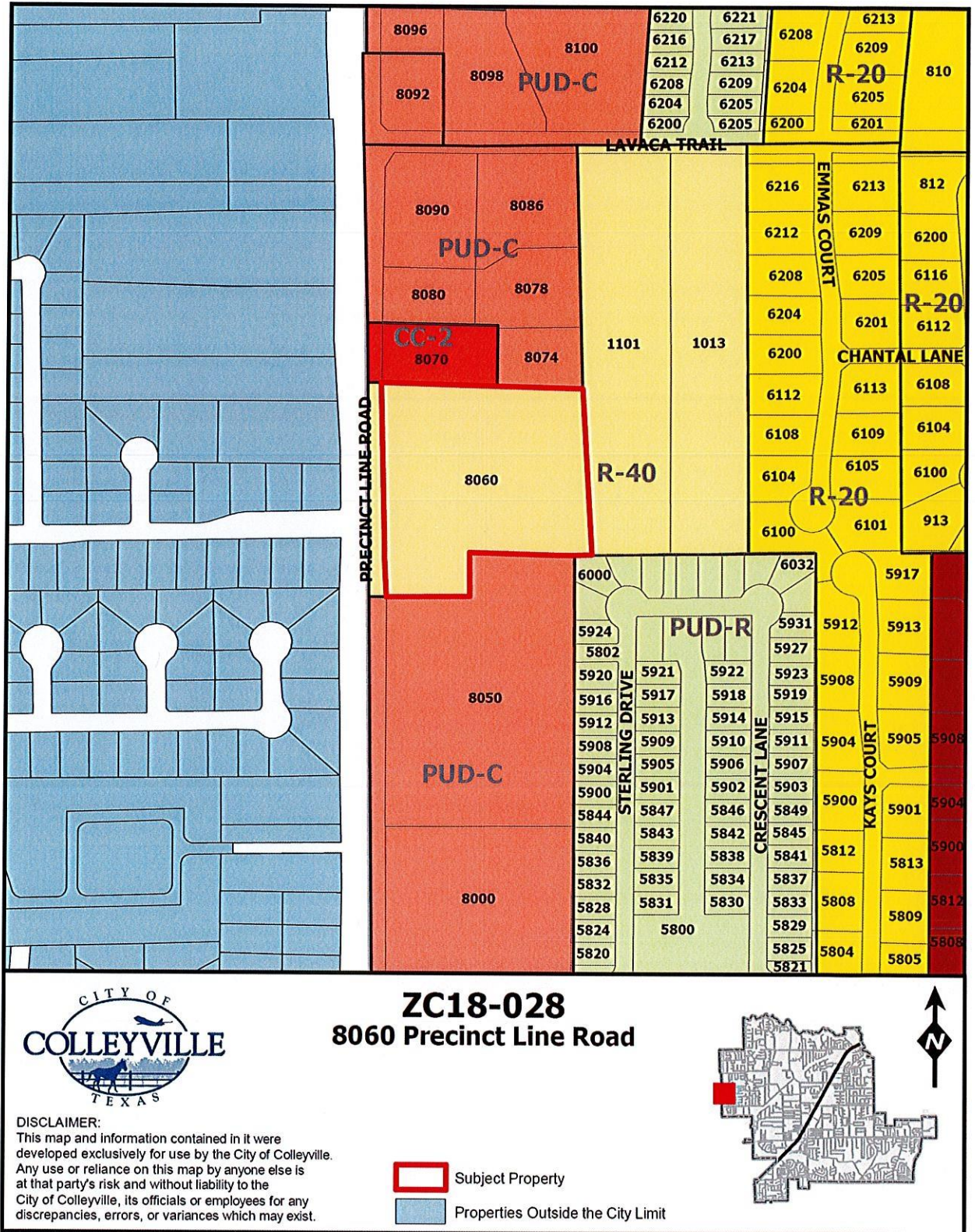


Exhibit "B" – Statement of Planning Objectives

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

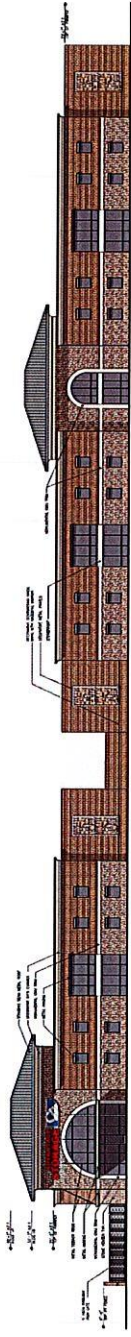
Attachment: Draft PD Ordinance

[illegible]

REVISIONS	DATE	BY	DESCRIPTION

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"



STONE VENEER
 1/2" x 10" x 10"
 1/2" x 10" x 10"



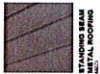
BRICK VENEER
 1/2" x 10" x 10"
 1/2" x 10" x 10"



BRICK ACCENTS
 1/2" x 10" x 10"
 1/2" x 10" x 10"



**MONUMENTAL
 CMU BLOCK**
 1/2" x 10" x 10"
 1/2" x 10" x 10"



**STAINLESS STEEL
 METAL ROOFING**
 1/2" x 10" x 10"
 1/2" x 10" x 10"



TIMBER FRAME
 1/2" x 10" x 10"
 1/2" x 10" x 10"



EAVE CORNICE
 1/2" x 10" x 10"
 1/2" x 10" x 10"



COLLEYVILLE SITE MONUMENT SIGN

1. Materials to match building
 2. Sign to be installed on building facade
 3. Sign to be installed on building facade
 4. Sign to be installed on building facade



REV	NOV/05/03	DN
CNCUSIA2M		

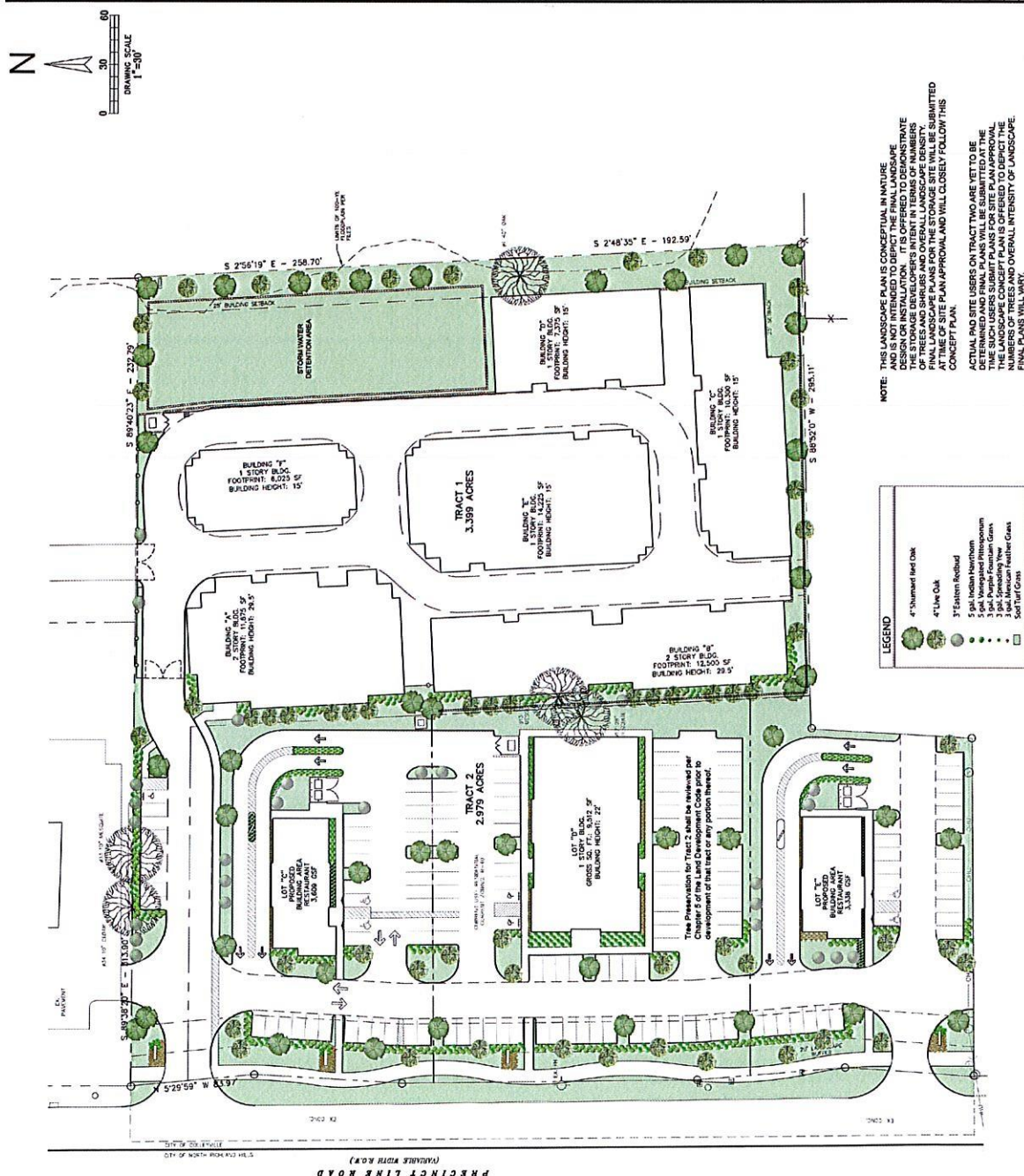
PROJECT NUMBER
1735
DATE
09.07.18
SHEET NUMBER
A1.0

NOTE:
The Concept Elevations shown are solely intended as examples of how the envisioned architectural language of the development may be executed. Final and actual elevations shall be submitted for review and approval at such time when the property is developed.



TRACT 2, LOT C CONCEPT ELEVATIONS

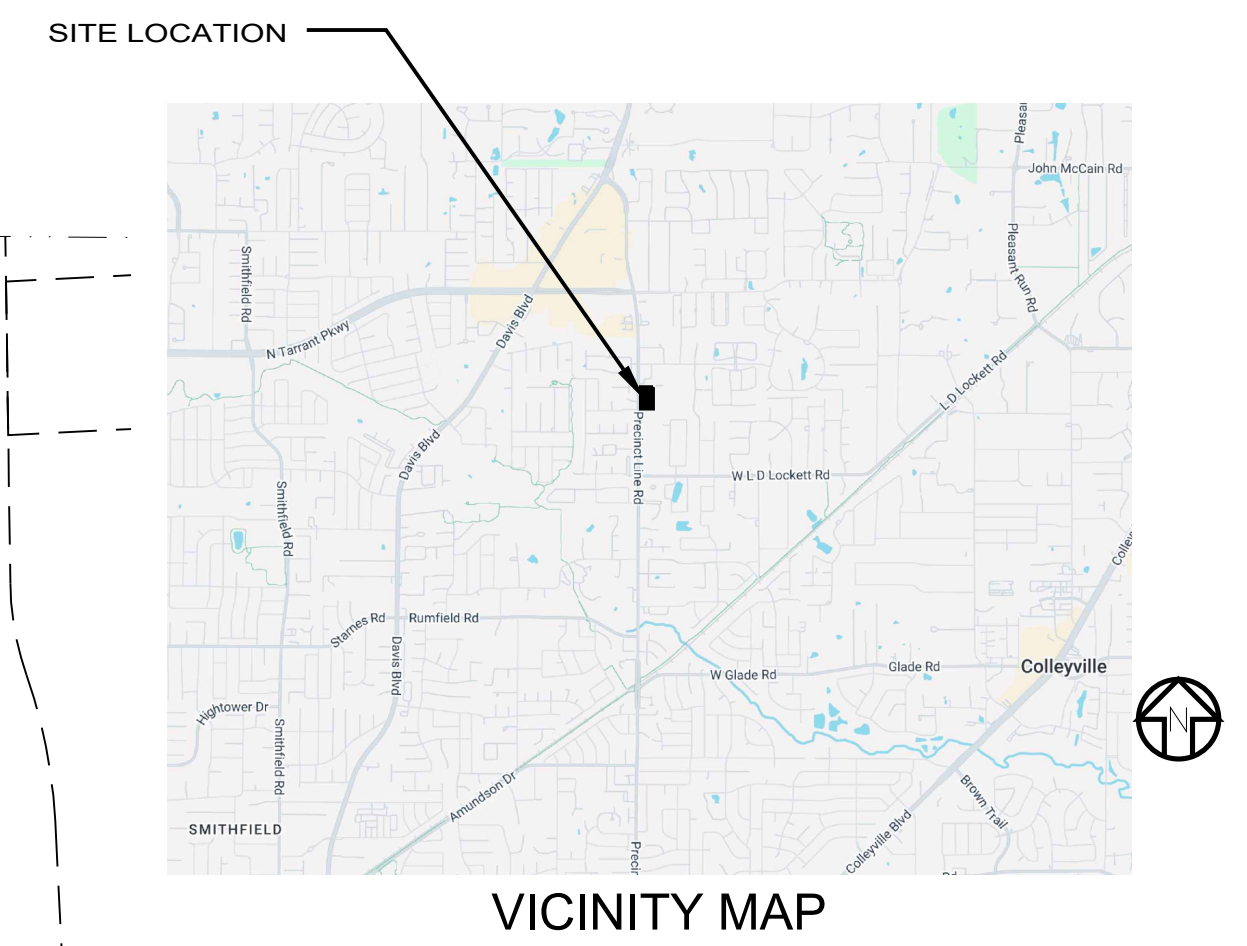
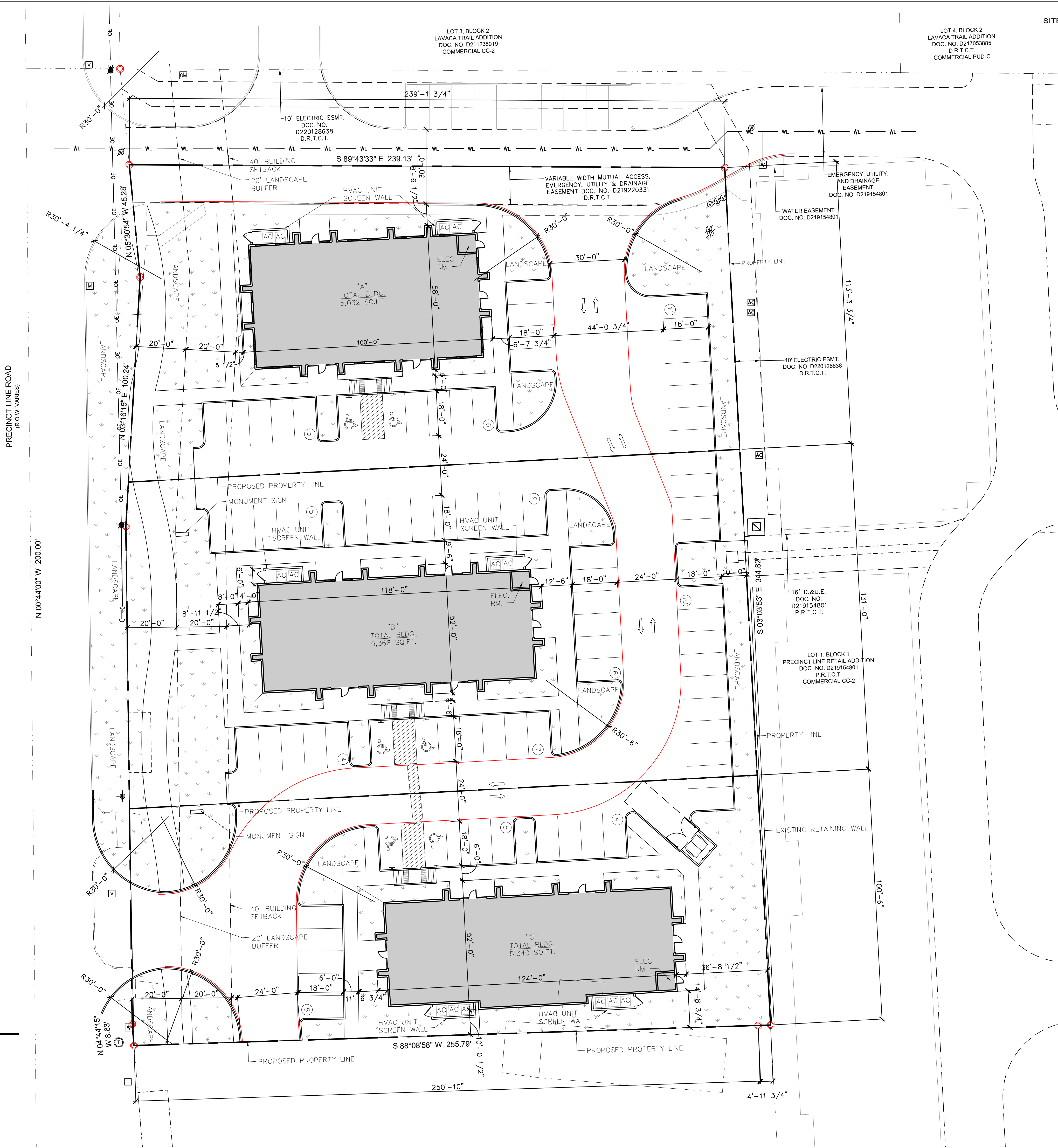
CONCEPTUAL LANDSCAPE PLAN 8060 PRECINCT LINE ROAD ±6.38 ACRES OF R. H. McEWING AND W. C. NEWTON SURVEYS CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS		PLOT DATE	09/06/18
		DRAWING SCALE	1" = 30'
		PROJECT NUMBER	
		SHEET NUMBER	



NOTE: THE LANDSCAPE PLAN IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO DEPICT THE FINAL LANDSCAPE DESIGN OR INSTALLATION. IT IS OFFERED TO DEMONSTRATE THE STORAGE DEVELOPERS' INTENT IN TERMS OF NUMBERS AND TYPES OF STORAGE TO BE PROVIDED. THE FINAL LANDSCAPE PLANS FOR THE STORAGE SITE WILL BE SUBMITTED AT THE TIME OF SITE PLAN APPROVAL AND WILL CLOSELY FOLLOW THIS CONCEPT PLAN.

ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM R-10 TO PUD-C.

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



SITE DATA	
ZONED:	PUD-C PLANNED UNIT DEVELOPMENT COMMERCIAL
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:	24,883 SQ. FT. / 0.571 ACRES

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

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CONSTRUCTION

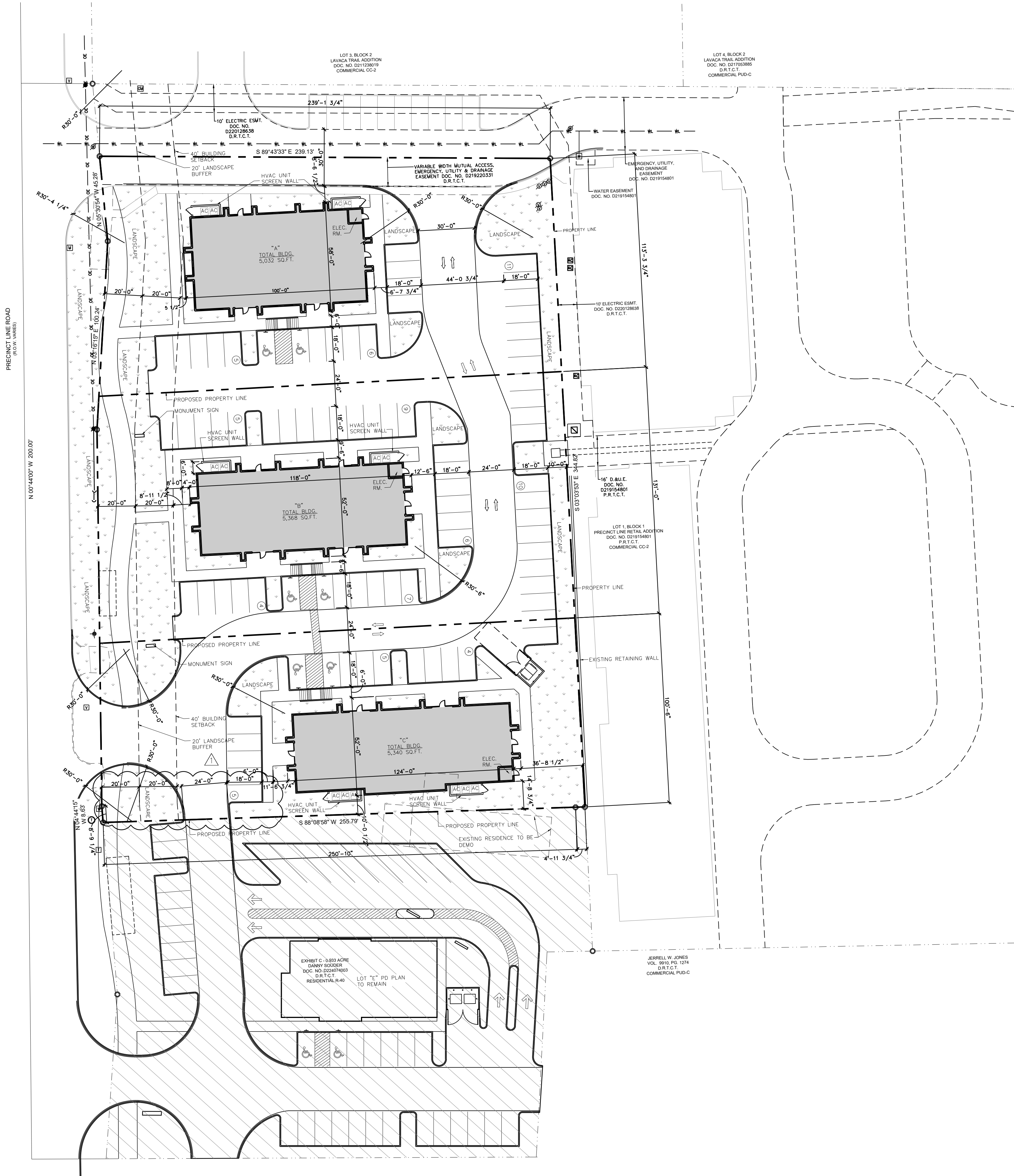


PROFESSIONAL OFFICE PARK
TBD PRECINCT LN RD
COLLEYVILLE, TEXAS 76034

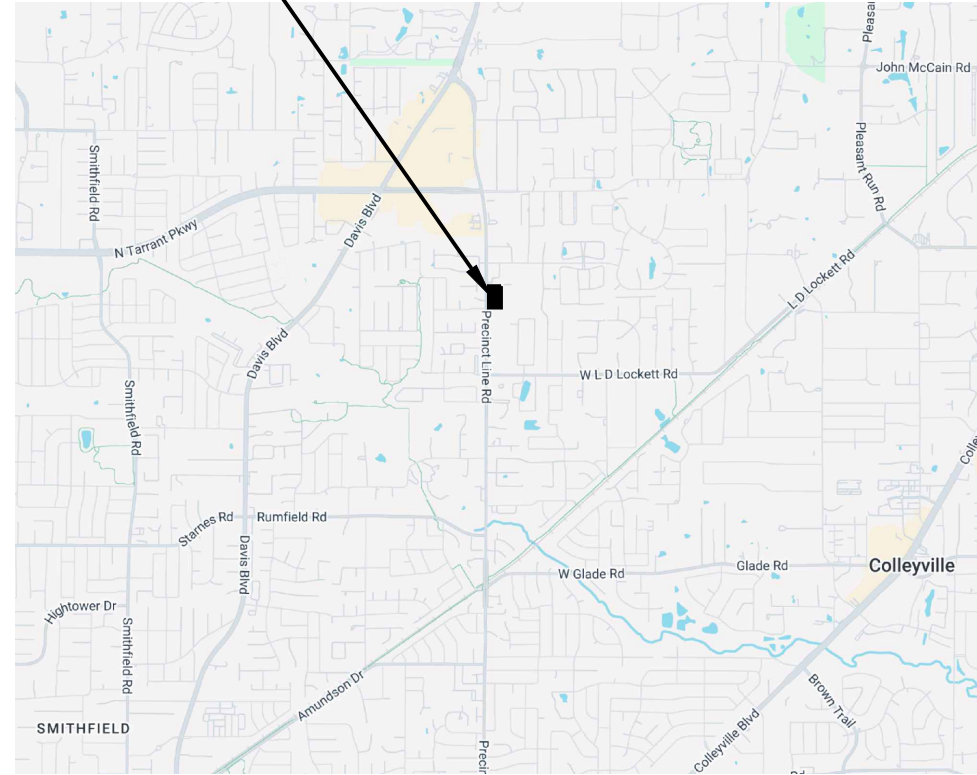
Revisions:

File Name:	24260---A0.1
Project No:	24260
Date:	11/19/24
Drawn By:	PR
Checked By:	TI

SHEET
A0.1
SITE PLAN



SITE LOCATION

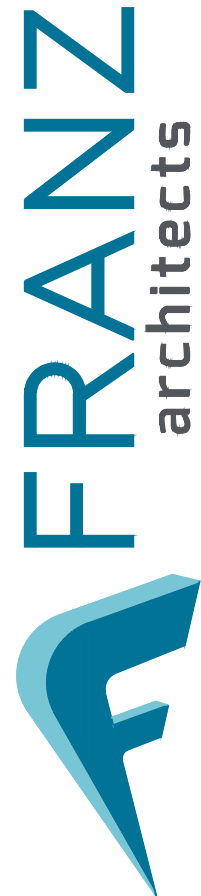


VICINITY MAP

SITE DATA	
ZONED:	PUD-C PLANNED UNIT DEVELOPMENT COMMERCIAL
PROPOSED USE:	OFFICE
TOTAL APPROXIMATE LAND SIZE:	86,478 SQ. FT. / 1.985 ACRES
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NOTE:
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REQUEST FROM CURRENT PD ZONING
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Revisions: REVISION 1/ 01.27.2024 / BY PR / CITY COMMENTS

File Name: 24260--A0.1
Project No: 24260
Date: 11/19/24
Drawn By: PR
Checked By: TI

SHEET

A0.1
SITE PLAN

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.
EFS BAND	2%	67 SQ.FT.	EFS BAND	2%	23 SQ.FT.	EFS BAND	2%	10 SQ.FT.	EFS BAND	2.0%	19 SQ.FT.	EFS BAND	3%	15 SQ.FT.



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

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



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

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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: 11/19/24
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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Revisions:

File Name: 24260 - A2.0
Project No: 24260
Date: 11/19/24
Drawn By: PR
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A2.1
EXTERIOR
ELEVATIONS



1 BUILDING A - SOUTHWEST PERSPECTIVE



2 BUILDING A - NORTHEAST PERSPECTIVE

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BUILDING A
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Revisions:				

File Name: 24260 - A2.0	Project No: 24260	Date: 11/19/24	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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Revisions:

File Name: 24260 - A3.0
Project No: 24260
Date: 11/19/24
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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"

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Revisions:

File Name: 24260 - A3.0	Project No: 24260	Date: 11/19/24	Drawn By: PR	Checked By: TI
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SHEET
A3.1
EXTERIOR
ELEVATIONS



1 BUILDING B - SOUTHWEST PERSPECTIVE



2 BUILDING B - NORTHEAST PERSPECTIVE

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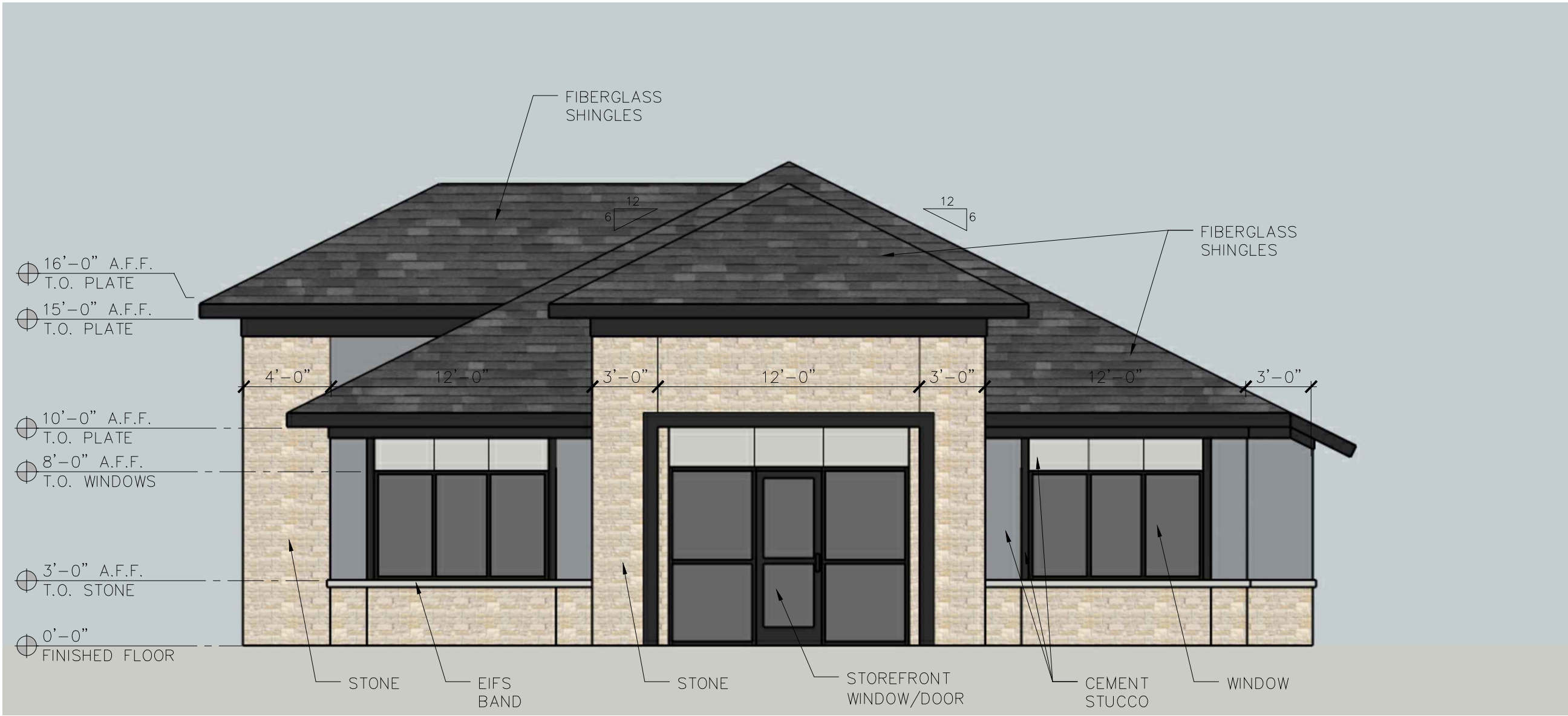
Revisions:

File Name: 24260 - A3.0	Project No: 24260	Date: 11/19/24	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"

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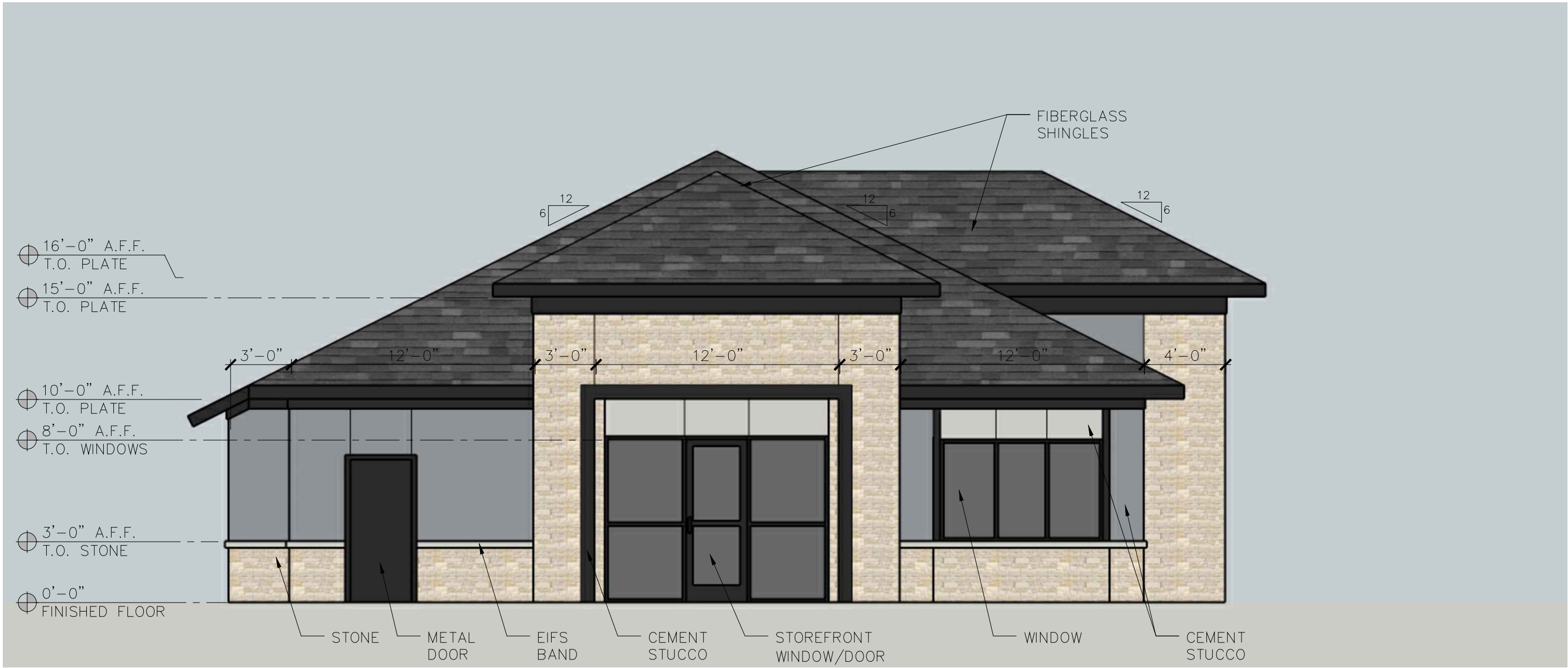
PROFESSIONAL OFFICE PARK
BUILDING C
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Revisions:

File Name: 24260 - A4.0
Project No: 24260
Date: 11/19/24
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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"

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SHEET
A4.1
EXTERIOR
ELEVATIONS



1 BUILDING C - NORTHEAST PERSPECTIVE



2 BUILDING C - SOUTHWEST PERSPECTIVE

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PERMITTING OR
CONSTRUCTION

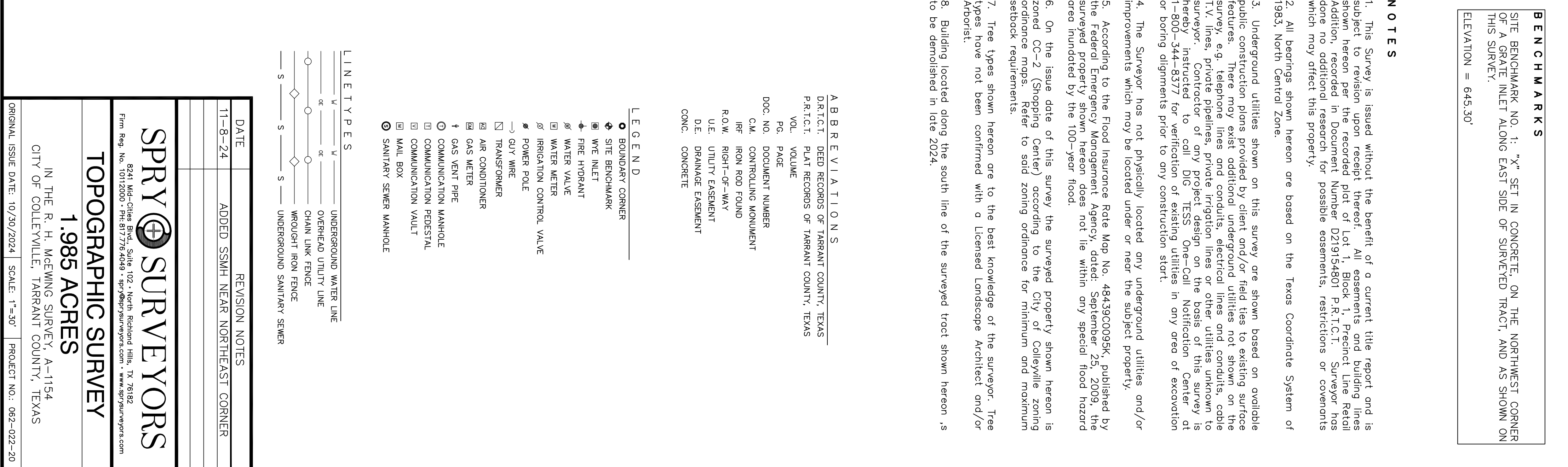


PROFESSIONAL OFFICE PARK
BUILDING C
TBD PRECINCT LN RD
COLLEYVILLE, TEXAS 76034

Revisions:

File Name: 24260 - A4.0	Project No: 24260	Date: 11/19/24	Drawn By: PR	Checked By: TBD
-------------------------	-------------------	----------------	--------------	-----------------

SHEET
A4.2
PERSPECTIVE
VIEW



BENCHMARKS

SITE BENCHMARK NO. 1: "x" SET IN CONCRETE ON THE NORTHWEST CORNER OF A GRADE INLET ALONG EAST SIDE OF SURETIED TRACT, AND AS SHOWN ON THIS SURETY.

ELEVATION = 645.30'

PROPOSED OFFICE DEVELOPMENT

8060 PRECINCT LINE ROAD
CITY OF COLLEYVILLE, TEXAS

POST DEVELOPED DRAINAGE AREA MAP

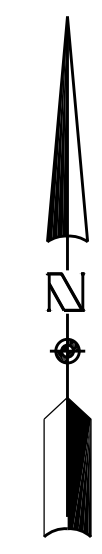
PRELIMINARY
FOR REVIEW ONLY

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							F-5260

SHEET

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.

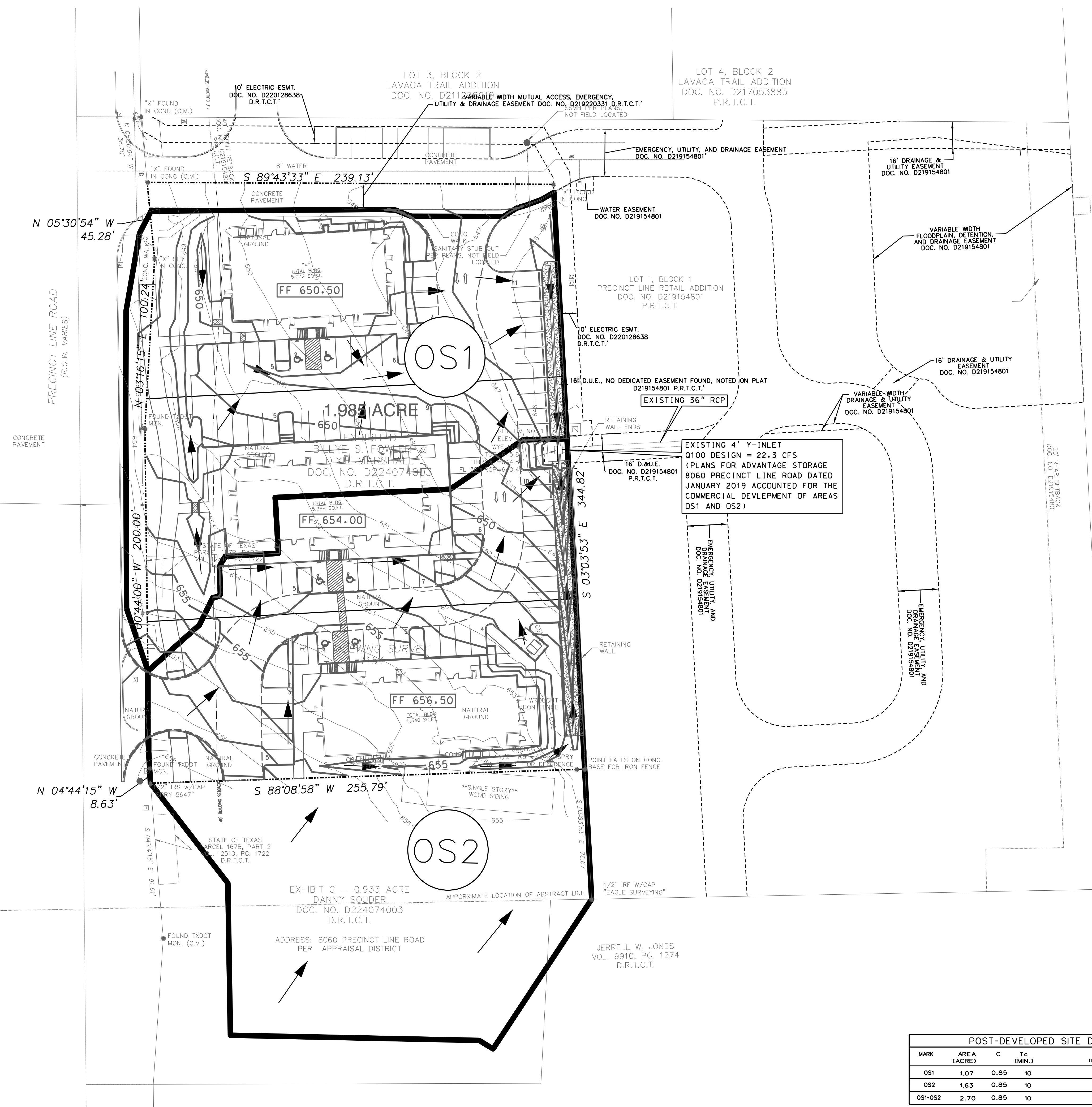
_____, P.E.

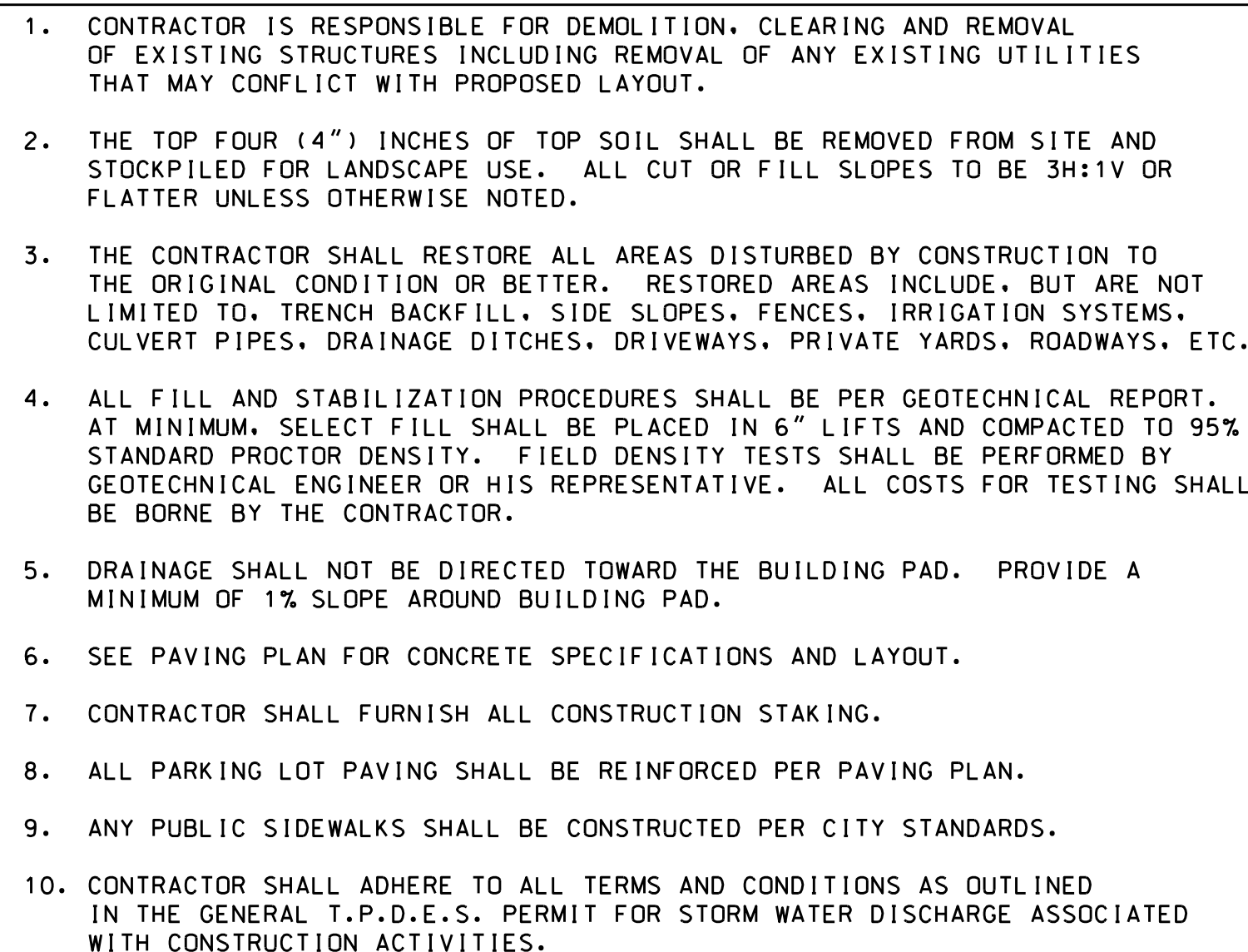
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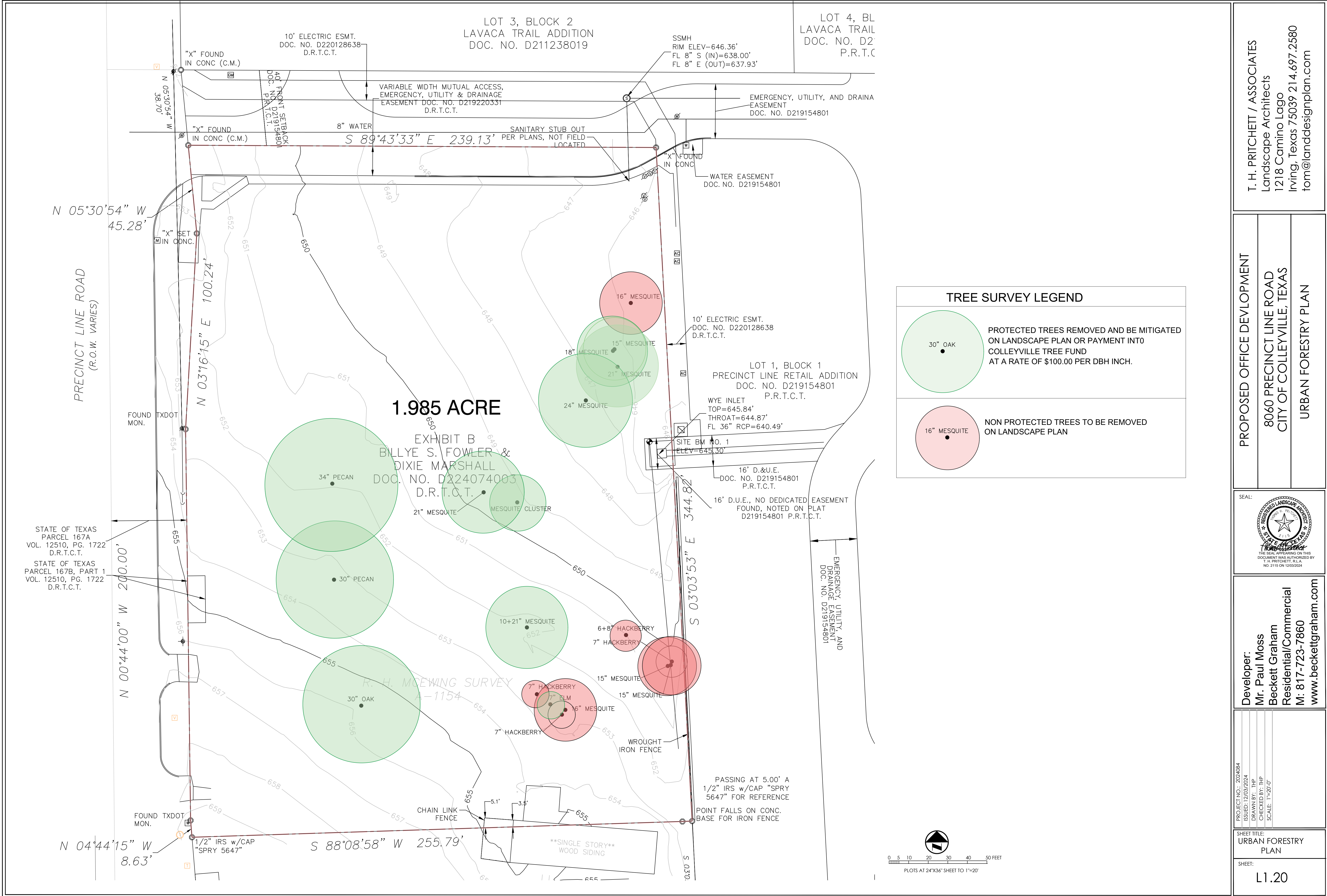
KEITH M. HAMILTON 87384 DATE
PE NO. DATE

POST-DEVELOPED SITE DRAINAGE DATA (CITY OF COLLEYVILLE DRAINAGE CRITERIA)												
MARK	AREA (ACRE)	C	T _c (MIN.)	I _s (IN/HR)	I ₂ (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		



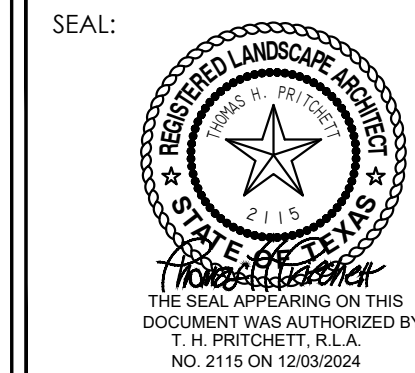






T. H. PRITCHETT / ASSOCIATES
Landscape Architects
1218 Camino Lago
Irving, Texas 75039 214.697.2580
tom@landdesignplan.com

PROPOSED OFFICE DEVELOPMENT
8060 PRECINCT LINE ROAD
CITY OF COLLEYVILLE, TEXAS
URBAN FORESTRY PLAN



Developer:
Mr. Paul Moss
Beckett Graham
Residential/Commercial
M: 817-723-7860
www.beckettgraham.com

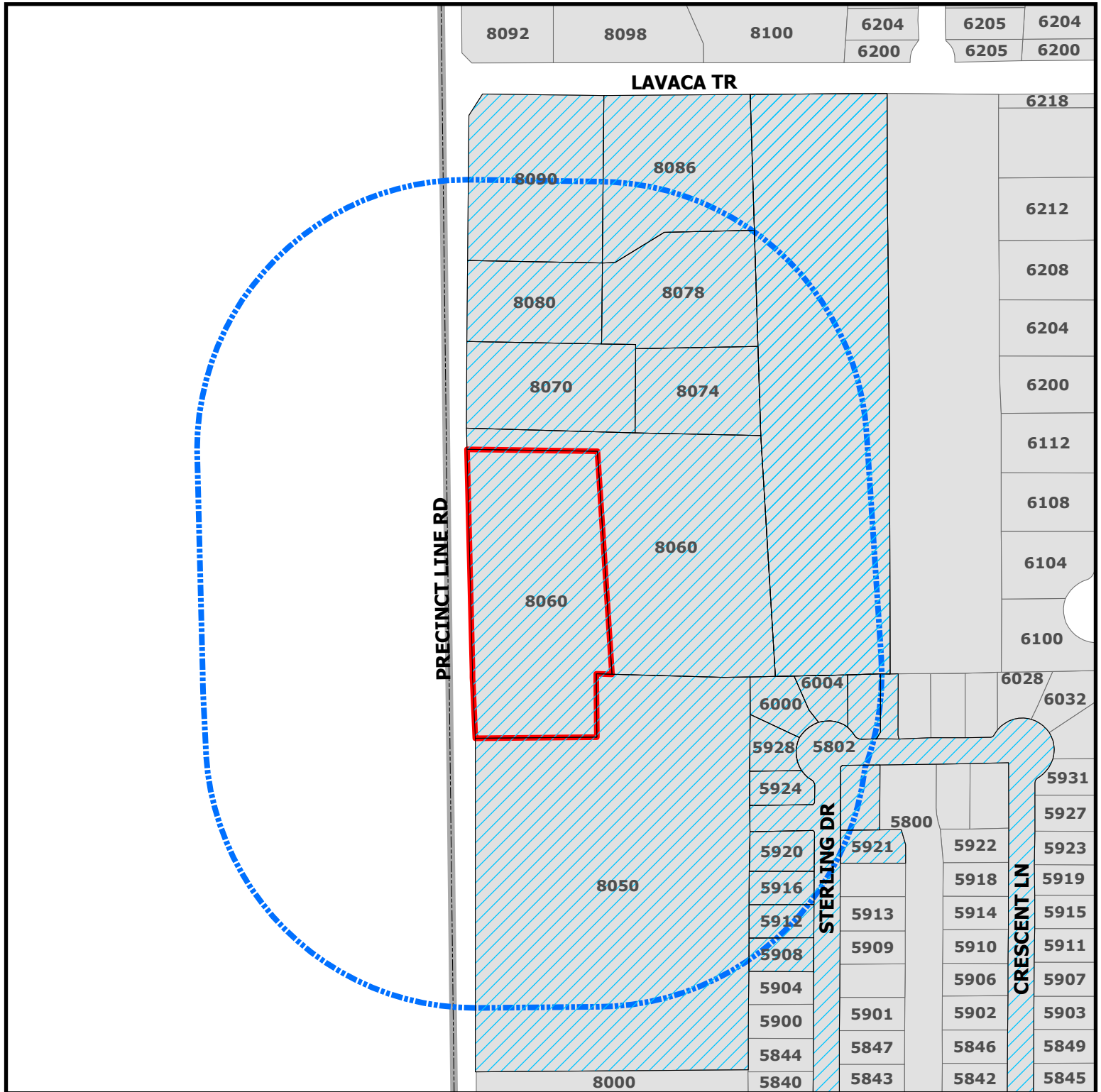
PROJECT NO.: 2024084
ISSUED: 12/03/2024
DRAWN BY: THP
CHECKED BY: THP
SCALE: 1"=50'-0"

SHEET TITLE:
URBAN FORESTRY
PLAN

SHEET:
L1.20

L1.10

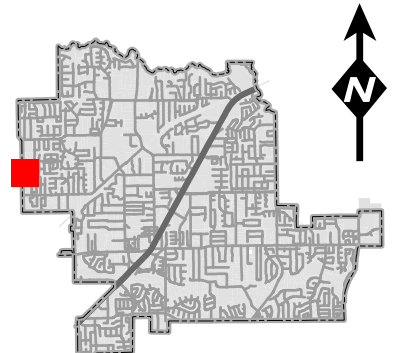
Notification Map



ZC24-027

8060 Precinct Line Road

-  Parcels to be notified
-  Buffer
-  Subject Property



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



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Addr»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, December 9, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, January 7, 2025 & Wednesday, January 22, 2025 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration 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. The request is to allow for a new three building development to have medical office and office uses, rather than the required retail and restaurant uses.

Zoning Case: ZC24-027

Applicant: Paul Moss

Owner: Billye S Fowler

Location: 8060 Precinct Line Road

Property Description: Tract 1, Abstract 1154, R H McEwing Survey

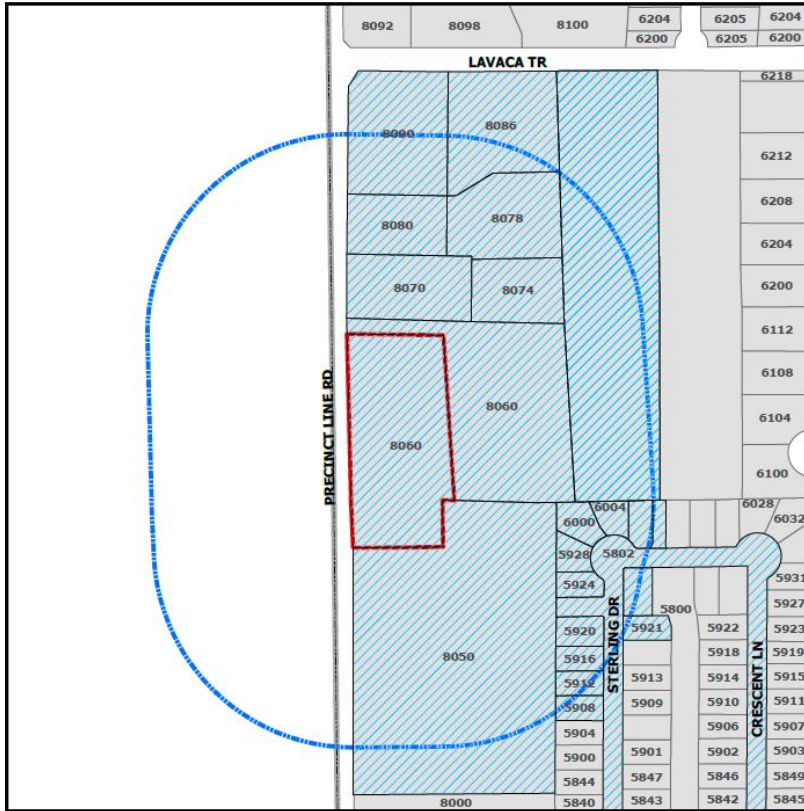
Present Zoning: PUD-C Planned Unit Development - Commercial

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

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

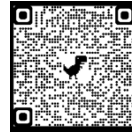
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com

NOTICE OF PUBLIC HEARING



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

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



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

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
MOREL, MICHAEL	5920 STERLING DR
PIETROBON, JOHN	5916 STERLING DR
MADDAH, SAMI FAYEZ	5912 STERLING DR
VU, DON C	5908 STERLING DR
SIMMONS, DAVID	5924 STERLING DR
KWUN, SUN T	5928 STERLING DR
BRADLEY, JUANYTA	6000 STERLING DR
CARRINGTON, WADE	6004 STERLING DR
GENE AND JUDY ASHLOCK REVOCABLE TRUST	6008 STERLING DR
TISSERA, SHIMAL A	5921 STERLING DR
MORI, JANA	6005 STERLING DR
EMERALD PARK H A INC	5802 CRESCENT LN
STANLEY, LARRY J EST	1101 LAVACA TR
LINLES PROPERTIES LTD	8090 PRECINCT LINE RD
SL2 SALON SUITES LLC	8080 PRECINCT LINE RD
TOV VENTURE LTD	8070 PRECINCT LINE RD
RAVENWOOD DEVELOPMENT LLC	8074 PRECINCT LINE RD
HPI SELF STORAGE COLLEYVILLE LLC	8060 PRECINCT LINE RD
FOWLER, BILLYE S	8060 PRECINCT LINE RD
WAY BELOW RETAIL LLC	8050 PRECINCT LINE RD
EMERALD PARK ADDITION -COLLEY	COURTESY NOTICE
LAVACA TRAIL ESTATES	COURTESY NOTICE
VILLAS OF COLLEYVILLE	COURTESY NOTICE
KELLER ISD	STATE REQUIRED
PAUL MOSS	APPLICANT

ORDINANCE O-24-

AMENDING ORDINANCE O-18-2065 CONDITIONS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance O-18-2065 on November 18, 2018 to grant a rezoning request from the R-40 Single Family Residential district to the PUD-C Planned Unit Development – Commercial district on 6.378 acres on Tract 1, Abstract 1154, in the R H McEwing Survey, located at 8060 Precinct Line Road, under Case O-18-2065; and

WHEREAS, the applicant has requested an amendment to Ordinance O-18-2065 to amend Exhibit "B" as referenced in Section 1 to allow for office and medical office use; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 6.378 acres on Tract 1, Abstract 1154, in the R H McEwing Survey, located at 8060 Precinct Line Road, by amending the existing Planned Unit Development-Commercial Zoning district to allow for office and medical office use as depicted in the attached Exhibits "B" and "C".

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

General

The following amendments to Ordinance O-18-2065 are hereby authorized:

- Exhibit "B" and "C" as referenced in Ordinance O-18-2065 is hereby amended to allow for office and medical office use attached as Exhibit "B" in this ordinance.
 - The development shall consist of three (3) buildings to be used as retail, restaurant, office, or medical office use and one (1) building to be used as a drive through restaurant as depicted in Exhibit "C".
 - A reduction in masonry materials from 90% to 63% will be authorized by this ordinance for the office and medical office buildings only.
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 7th day of January 2025.

The second reading and public hearing being conducted on the 23rd day of January 2025.

PASSED AND APPROVED BY A VOTE OF _____AYES, _____NAYS, AND _____ABSTENTIONS ON THIS THE 23RD DAY OF JANUARY 2025.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit “A”- Zoning Map

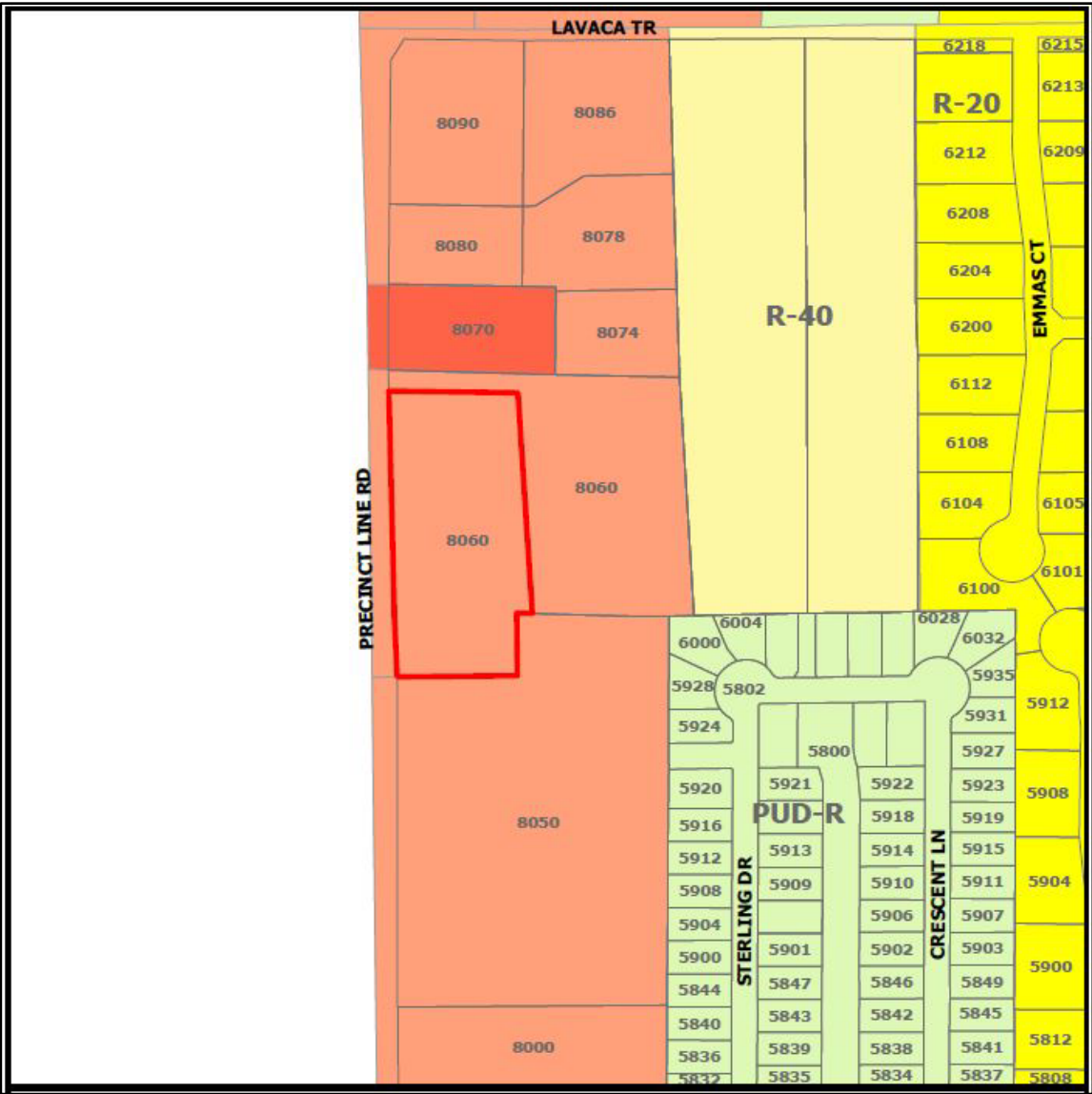


Exhibit “B”- Statement of Planning Objectives

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

[illegible]



1 BUILDING A - SOUTHWEST PERSPECTIVE



2 BUILDING A - NORTHEAST PERSPECTIVE

ELEVATION MATERIAL CALCULATIONS - BUILDING B

ELEVATION MATERIAL SUMMARY											
WEST						EAST					
T/E	S	FT	T/E	S	FT	T/E	S	FT	T/E	S	FT
40.00	10	40.00	40.00	10	40.00	40.00	10	40.00	40.00	10	40.00
40.00	10	40.00	40.00	10	40.00	40.00	10	40.00	40.00	10	40.00
40.00	10	40.00	40.00	10	40.00	40.00	10	40.00	40.00	10	40.00
40.00	10	40.00	40.00	10	40.00	40.00	10	40.00	40.00	10	40.00
40.00	10	40.00	40.00	10	40.00	40.00	10	40.00	40.00	10	40.00
40.00	10	40.00	40.00	10	40.00	40.00	10	40.00	40.00	10	40.00
40.00	10	40.00	40.00	10	40.00	40.00	10	40.00	40.00	10	40.00
40.00	10	40.00	40.00	10	40.00	40.00	10	40.00	40.00	10	40.00
40.00	10	40.00	40.00	10	40.00	40.00	10	40.00	40.00	10	40.00
40.00	10	40.00	40.00	10	40.00	40.00	10	40.00	40.00	10	40.00
40.00	10	40.00	40.00	10	40.00	40.00	10	40.00	40.00	10	40.00

EXTERIOR FINISH LEGEND

1	2	3	4
5	6	7	8



1 BUILDING B - WEST ELEVATION



2 BUILDING B - SOUTH ELEVATION



1 BUILDING B - EAST ELEVATION



2 BUILDING B - NORTH ELEVATION



1 BUILDING B - SOUTHWEST PERSPECTIVE



2 BUILDING B - NORTHEAST PERSPECTIVE

FOR USE ONLY
NOT TO BE USED
FOR ANY
PERMITTING OR
CONSTRUCTION



PROFESSIONAL OFFICE PARK
BUILDING B
TBD PRECINCT 14 RD
COLLEVILLE, TEXAS 76004



FOR USE ONLY
NOT TO BE USED
FOR ANY
PERMITTING OR
CONSTRUCTION



PROFESSIONAL OFFICE PARK
BUILDING B
TBD PRECINCT 14 RD
COLLEVILLE, TEXAS 76004



ELEVATION MATERIAL CALCULATIONS - BUILDING C

DATE 14, SUMMER			NORTH			EAST			SOUTH			WEST		
TIME	S	PT	TIME	S	PT	TIME	S	PT	TIME	S	PT	TIME	S	PT
4:00-4:15	100	100	4:00-4:15	100	100	4:00-4:15	100	100	4:00-4:15	100	100	4:00-4:15	100	100
4:15-4:30	100	100	4:15-4:30	100	100	4:15-4:30	100	100	4:15-4:30	100	100	4:15-4:30	100	100
4:30-4:45	100	100	4:30-4:45	100	100	4:30-4:45	100	100	4:30-4:45	100	100	4:30-4:45	100	100
4:45-5:00	100	100	4:45-5:00	100	100	4:45-5:00	100	100	4:45-5:00	100	100	4:45-5:00	100	100
5:00-5:15	100	100	5:00-5:15	100	100	5:00-5:15	100	100	5:00-5:15	100	100	5:00-5:15	100	100
5:15-5:30	100	100	5:15-5:30	100	100	5:15-5:30	100	100	5:15-5:30	100	100	5:15-5:30	100	100
5:30-5:45	100	100	5:30-5:45	100	100	5:30-5:45	100	100	5:30-5:45	100	100	5:30-5:45	100	100
5:45-6:00	100	100	5:45-6:00	100	100	5:45-6:00	100	100	5:45-6:00	100	100	5:45-6:00	100	100
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6:45-7:00	100	100	6:45-7:00	100	100	6:45-7:00	100	100	6:45-7:00	100	100	6:45-7:00	100	100
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7:45-8:00	100	100	7:45-8:00	100	100	7:45-8:00	100	100	7:45-8:00	100	100	7:45-8:00	100	100
8:00-8:15	100	100	8:00-8:15	100	100	8:00-8:15	100	100	8:00-8:15	100	100	8:00-8:15	100	100
8:15-8:30	100	100	8:15-8:30	100	100	8:15-8:30	100	100	8:15-8:30	100	100	8:15-8:30	100	100
8:30-8:45	100	100	8:30-8:45	100	100	8:30-8:45	100	100	8:30-8:45	100	100	8:30-8:45	100	100
8:45-9:00	100	100	8:45-9:00	100	100	8:45-9:00	100	100	8:45-9:00	100	100	8:45-9:00	100	100
9:00-9:15	100	100	9:00-9:15	100	100	9:00-9:15	100	100	9:00-9:15	100	100	9:00-9:15	100	100
9:15-9:30	100	100	9:15-9:30	100	100	9:15-9:30	100	100	9:15-9:30	100	100	9:15-9:30	100	100
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9:45-10:00	100	100	9:45-10:00	100	100	9:45-10:00	100	100	9:45-10:00	100	100	9:45-10:00	100	100
10:00-10:15	100	100	10:00-10:15	100	100	10:00-10:15	100	100	10:00-10:15	100	100	10:00-10:15	100	100
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10:30-10:45	100	100	10:30-10:45	100	100	10:30-10:45	100	100	10:30-10:45	100	100	10:30-10:45	100	100
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11:00-11:15	100	100	11:00-11:15	100	100	11:00-11:15	100	100	11:00-11:15	100	100	11:00-11:15	100	100
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11:30-11:45	100	100	11											



1 BUILDING C - WEST ELEVATION
Scale: 1/8" = 1'-0"



2 BUILDING C - NORTH ELEVATION



FRANZ
architects
1000 Lakeside Parkway
Boulder, Texas 75001
(817) 737-4822
www.franzarch.com

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REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

**PROFESSIONAL OFFICE PARK
BUILDING C**
TBD PRECINCT LN RD
COLLEVILLE, TEXAS 76034

Pub No: 24200-00-000 Volume: 24200 Issue: 11/2002 Page: 10 File: 24200-00-000	000000
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1 BUILDING C - EAST ELEVATION



2 BUILDING C - SOUTH ELEVATION

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architects

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1000 Lakeside Parkway
Berkeley, Texas 75015
(817) 737-4602
www.franzarchitects.com

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

[illegible]

A4.1



1 BUILDING C - NORTHEAST PERSPECTIVE



2 BUILDING C - SOUTHWEST PERSPECTIVE

THESE PLANS ARE PREPARED FOR THE CITY OF COLLEGE STATION, TEXAS, FOR THE PURPOSE OF PERMITTING OR CONSTRUCTION.



PROFESSIONAL OFFICE PARK
BUILDING C
1000 COLLEGE STATION, TEXAS 76804



NET
A4.2
C-EST



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2d

Agenda Date 12/9/2024

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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 (SUP) for a Day Care Center on a portion of Lot 1, Block 1, Towne Center Animal Hospital Addition, being approximately 4.75 acres, and zoned CC-2 Shopping Center. Day Care Centers are only allowed in the CC-2 Shopping Center zoning district with the approval of a Special Use Permit (SUP). The request is to allow for a day care center known as Kiddie Academy.

Existing Conditions/Background: The subject property, 4313 Colleyville Boulevard, is zoned CC-2 Shopping Center and is located on the south side of the intersection of Brown Trail and Colleyville Boulevard. A mutual access easement runs across the lot. The property is a platted lot and is currently used as a soccer field.

SUP Request: The applicant is requesting approval of an SUP to allow for a day care center. The property is zoned CC-2 Shopping Center which allows for a Day Care Center with approval of an SUP. The day care is proposed on the portion of the lot adjacent to Colleyville Boulevard.

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

Analysis: Per the Statement of Planning Objectives, the proposed building will offer a new day care facility known as Kiddie Academy. The daycare center will occupy a 1.487-acre parcel of land and will be designed to accommodate up to 191 children ranging from infants to school-age. The proposed development features an 11,877 s.f. play area, a 3,346 s.f. Pre-K play area, and a 1,517 s.f. infant/toddler play area. The development will provide 44 parking spaces.

The property will be replatted at a later point in time to become two lots. The portion of the lot with frontage to Colleyville Boulevard will be replatted to be its own lot, with a property line that ends at the mutual access easement.

Plat Status: The property is platted as Lot 1, Block 1, Towne Center Animal Hospital Addition.

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

1. Provide a 30" low solid wall along Colleyville Boulevard
2. The elevations need to meet the requirements of Chapter 6 regarding horizontal and vertical articulation.
3. Any signage shown on the plans are not approved as part of the SUP and will need to be done as a separate sign permit.
4. Provide an elevation and materials for the dumpster and fencing.
5. See attached pdf for Engineering Comments in red font.

The applicant provided updated exhibits on November 25, 2024.

Drainage:

Surrounding Development: The property to the northwest is Colleyville Boulevard. The property to the northeast is zoned CC-2 Shopping Center and improved with a vet clinic. The property to the southwest is zoned CC-2 Shopping Center and improved with a church. The property to the southeast is zoned PUD-R Planned Unit Development – Residential and improved with single-family homes.

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

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

Staff Recommendation: Staff is neutral on this request.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Building Elevations and Plans
7. Floor Plan Exhibit

8. Dumpster Elevation
9. Grading Plan
10. Existing Drainage Exhibit
11. Drainage Plan Exhibit
12. Utility Plan
13. Tree Preservation Plan
14. Landscape Plan
15. Notification Map
16. Notification Letter
17. Notification List
18. Draft Ordinance

Aerial Map

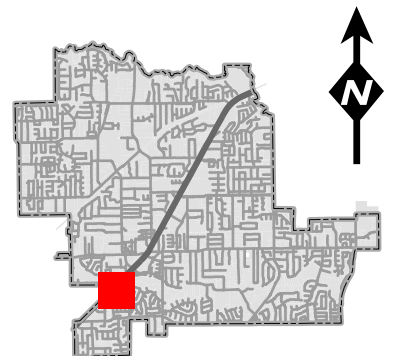


ZC24-028

4313 Colleyville Blvd

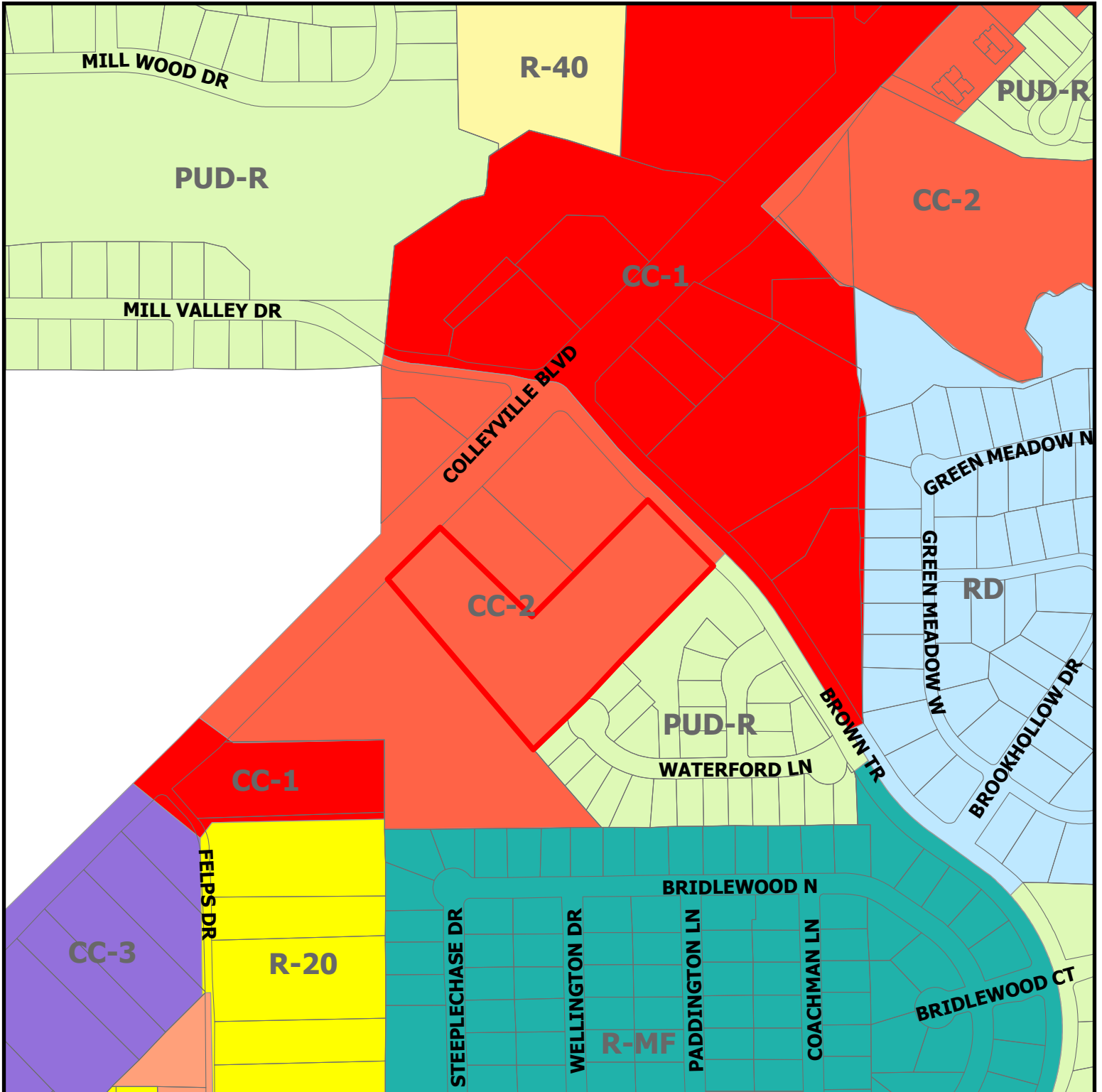


Subject Property



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.

Zoning Map

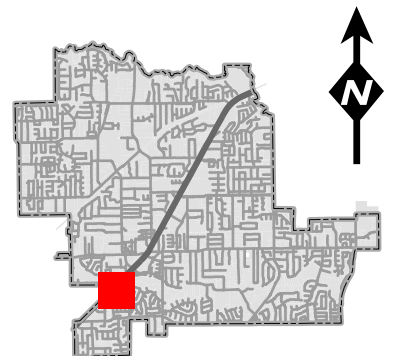


ZC24-028

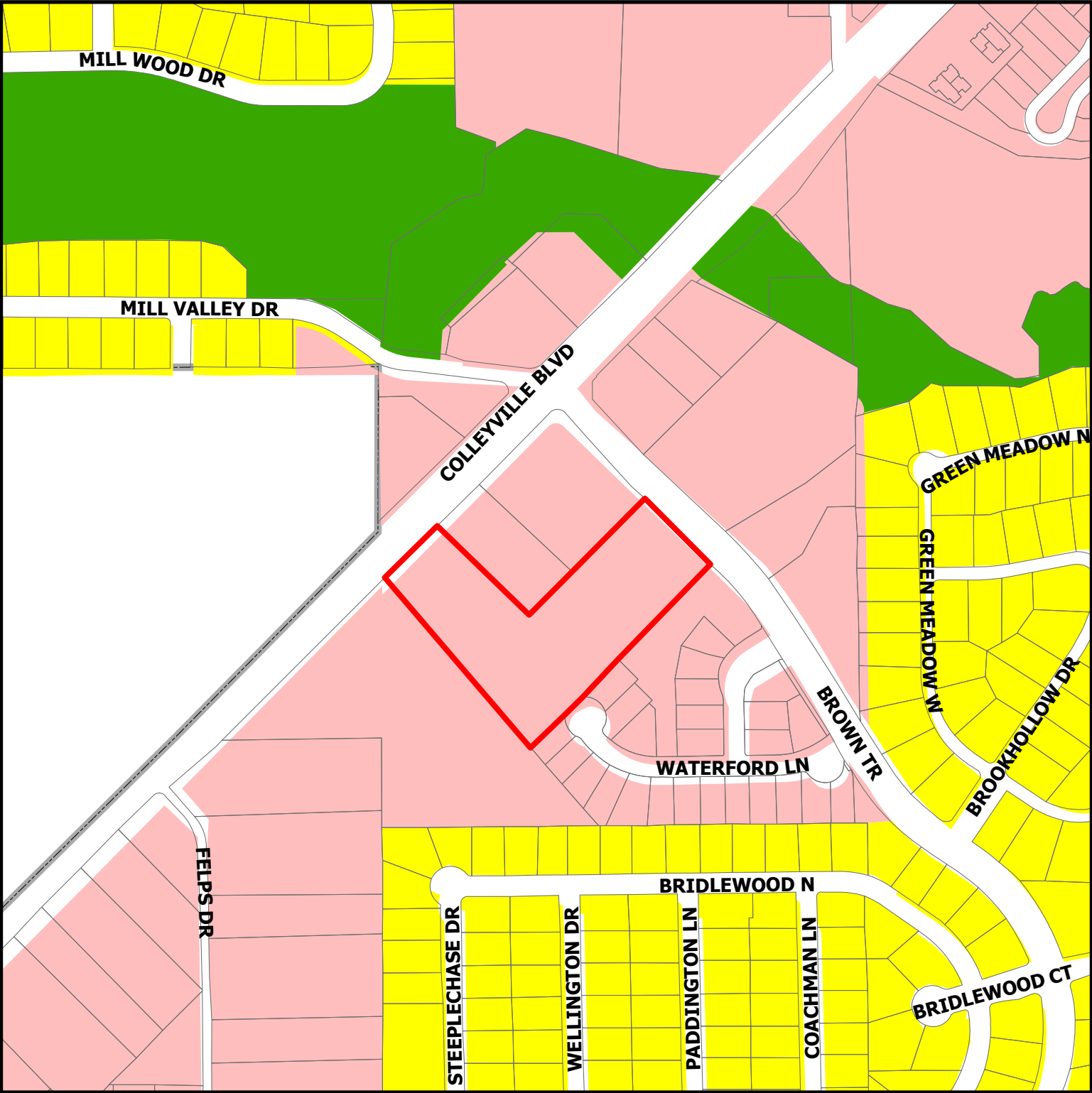
4313 Colleyville Blvd

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 Subject Property



Future Land Use Map

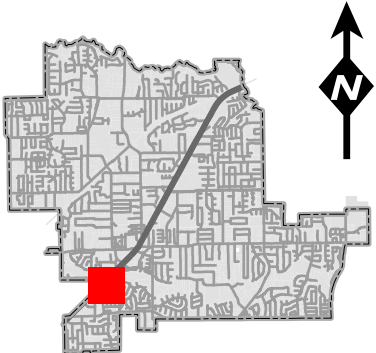


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ZC24-028

4313 Colleyville Blvd

-  Residential
-  Colleyville Blvd Corridor
-  Open Space; Parks
-  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:

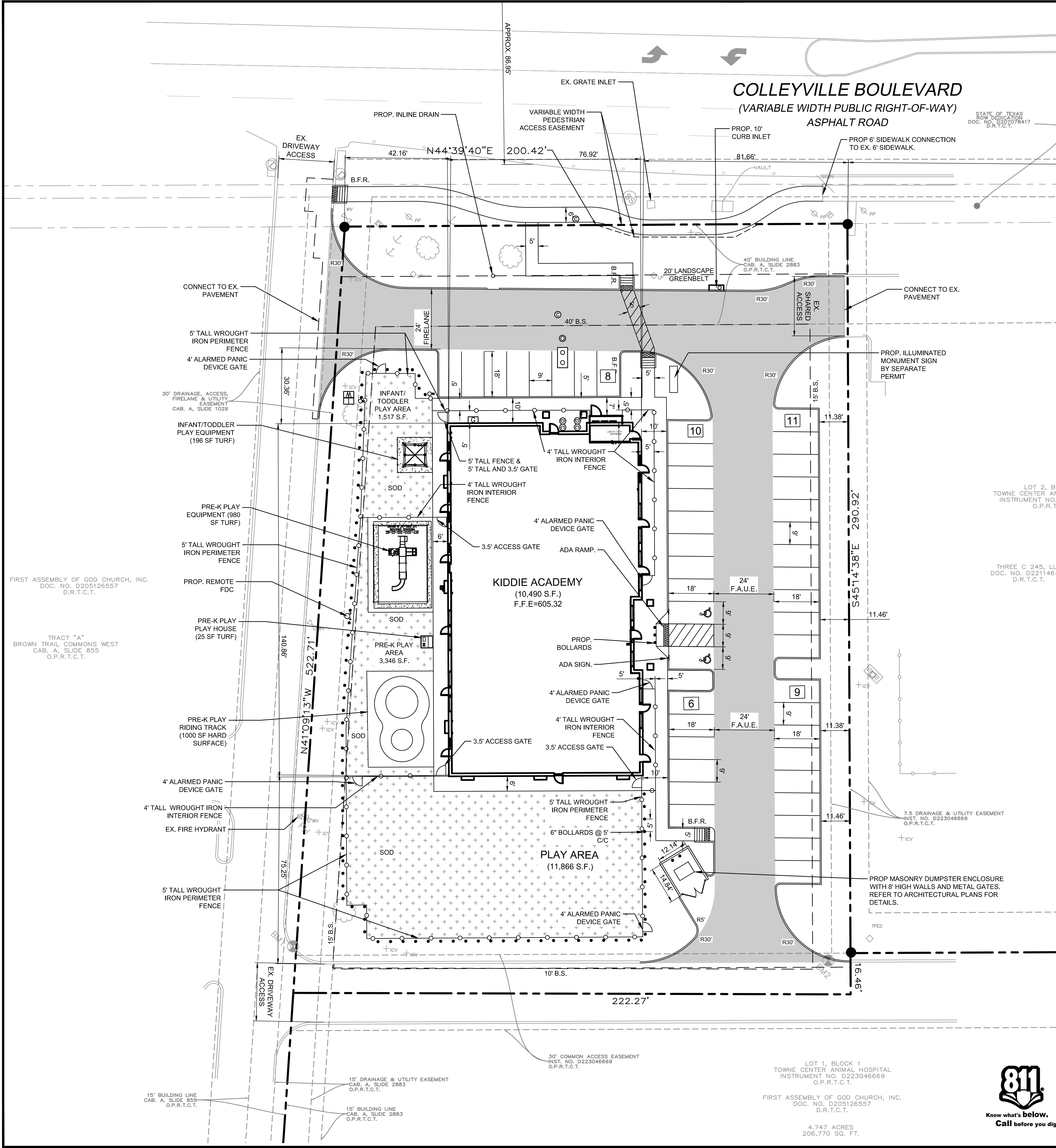
1. Providing a safe, nurturing, and stimulating learning environment for children:
 - The building and outdoor spaces will be designed with age-appropriate play equipment, educational resources, and activity zones to foster cognitive, social, and physical development.
 - Abundant natural light, ventilation, 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



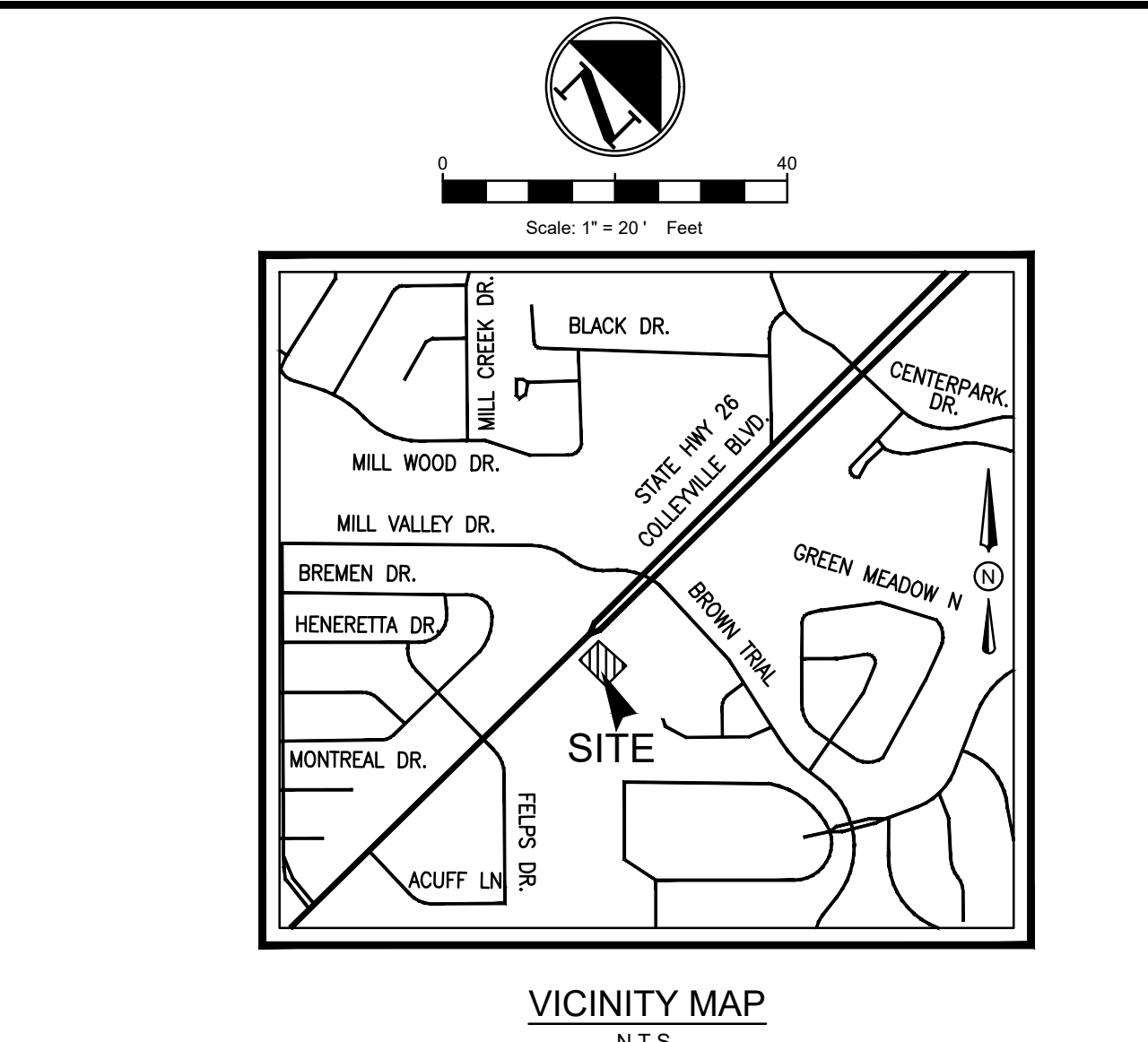
EXISTING LEGEND		
1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR. VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
1" IR FOUND	GAS MARKER	EASEMENT
1" IP FOUND	OVERHEAD UTILITY LINE	BOUNDARY
POINT FOR CORNER	GUY WIRE ANCHOR	HIGHBANK LINE
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE
3/4" IP FOUND	IRON FENCE	HANDICAP SPACE
TELE. BOX	CHAINLINK FENCE	
CABLE BOX	WOOD FENCE	
ELECTRIC BOX	PIPE RAIL FENCE	
BRICK COLUMN	COVERED AREA	
STONE COLUMN	ASPHALT	
STORM DRAIN MH.	FIRE LANE STRIPE	
SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH.		

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.487 ACRES (64,773 S.F.)
ZONING:	CC-2
PROPOSED USE:	DAYCARE
BUILDING AREA:	10,490 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	30'-0"
BUILDING COVERAGE:	16.19%
FLOOR AREA RATIO:	0.16
IMPERVIOUS AREA:	49,696 S.F. (76.73%)
PERVIOUS/LANDSCAPE AREA:	15,077 S.F. (23.27%)
NO. OF PUPILS	191
REGULAR PARKING REQUIRED: 1 SPACE PER 5 PUPILS	39 SPACES
REGULAR PARKING PROVIDED:	42 SPACES
HANDICAP PARKING REQUIRED:	02 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	02 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	44 SPACES

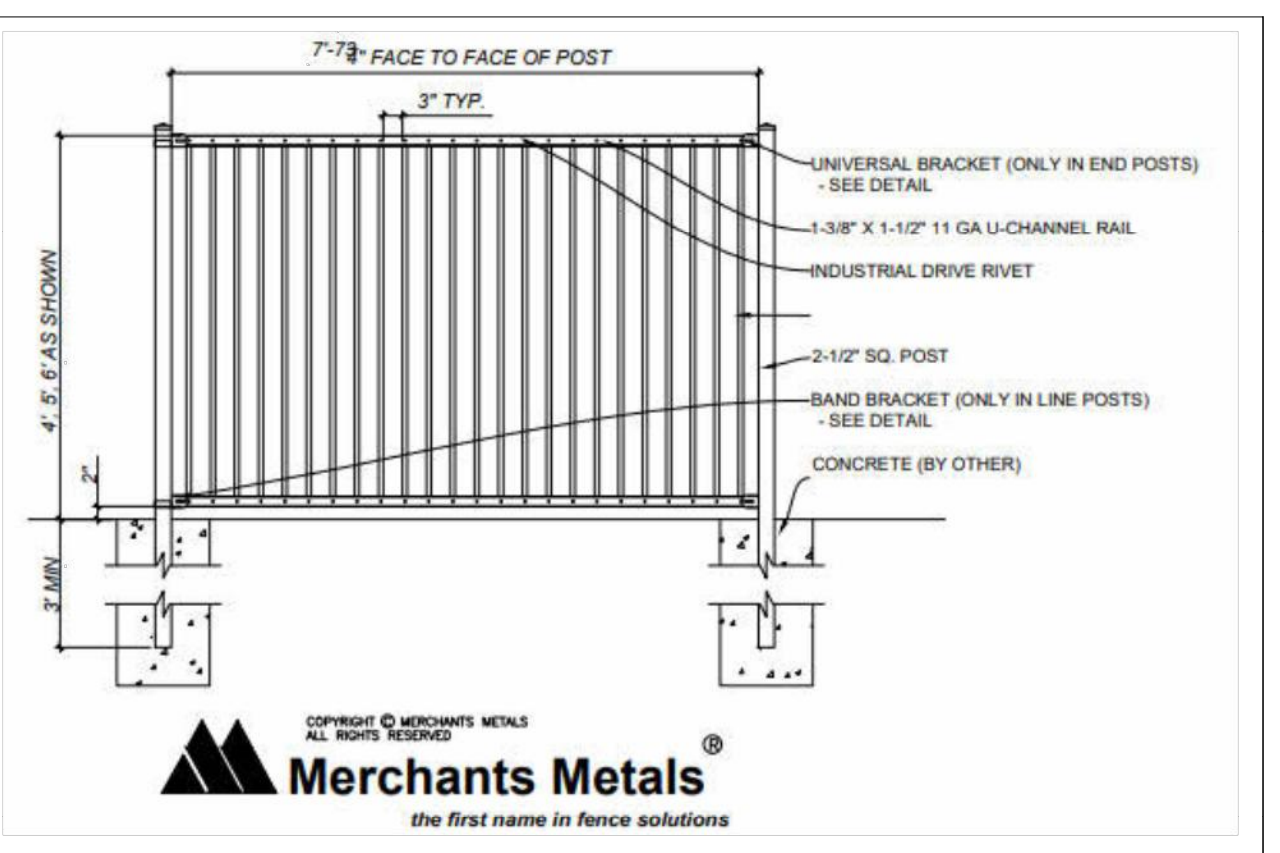
SITE LEGEND	
CONCRETE CURB	SAW-CUT LINE
FENCE	FIRE LANE
STRIPING	SOD AREA
PARKING SPACES	MONUMENT/PYLON SIGN
WHEEL STOPS	HANDICAP LOGO
HANDICAP SIGN	RAMP
BOLLARD	TRAFFIC ARROW
FIRE HYDRANT	DUMPSTER
SANITARY SEWER MANHOLE	SANITARY SEWER CLEANOUT
SANITARY SEWER DOUBLE CLEANOUT	SANITARY SEWER SAMPLE PORT
GREASE TRAP	DOMESTIC WATER METER
IRRIGATION METER	GAS METER
TRANSFORMER	LIGHT POLE
POWER POLE	

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA S. PATEL, P.E. PHONE: 469-331-8566	OWNER/DEVELOPER TRIANGLE DEVELOPMENT AND MANAGEMENT SERVICES LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 KEVIN PATEL 469-331-8566
SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75224 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321	ARCHITECT SOHO CONSTRUCTION 17774 PRESTON ROAD DALLAS, TEXAS 75232 DAVID HOFF EMAIL: david.hoff@soho-construction.com

NO.	DATE	DESCRIPTION	BY
1	11-11-24	1st SUP SUBMITTAL	KP
2	11-25-24	2ND SUP SUBMITTAL	KP
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- ### SITE GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.



ZCP24-028

SUP SITE PLAN

KIDDIE ACADEMY

4401 COLLEYVILLE BLVD.

CITY OF COLLEYVILLE

TARRANT COUNTY, TEXAS 76034

TOWNE CENTER ANIMAL HOSPITAL, BLOCK 1, LOT 1

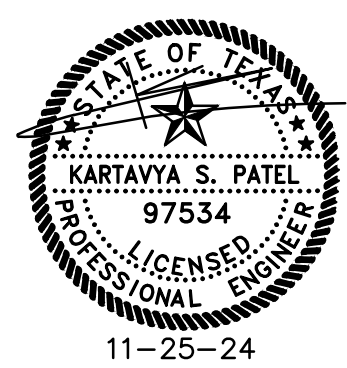
TRIANGLE ENGINEERING LLC

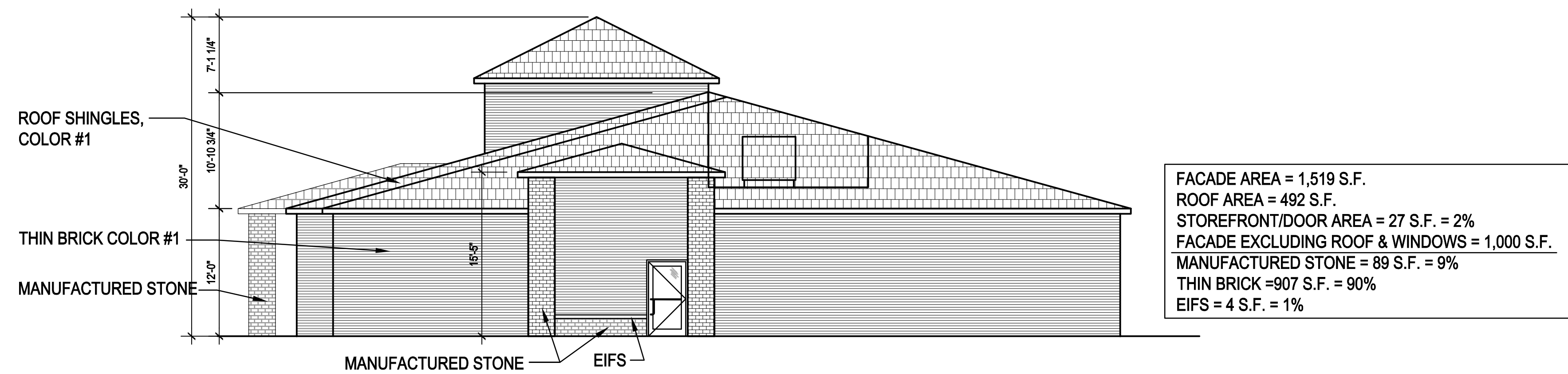
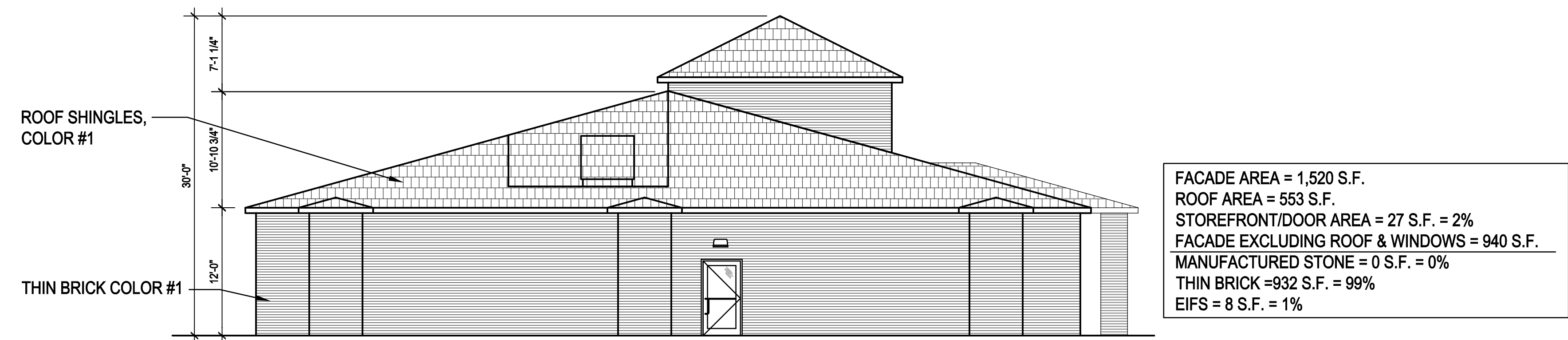
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	IA	10-29-24	SCALE BAR	111-24	C-3.0

TX. P.E. FIRM #11525





- ### STANDARD NOTES
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.
 2. 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.
 3. WHEN PERMITTED EXPOSED UTILITY BOXES & CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTIONS DIVISION.
 5. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBILITY REFLECTIVITY OF TEN (10) PERCENT.
 6. ANY DEVIATIONS FROM THE APPROVED FACADE PLAN WILL REQUIRE A RE-APPROVAL BY THE TOWN OF COLLEYVILLE.

KIDDIE ACADEMY AT COLLEYVILLE, TX

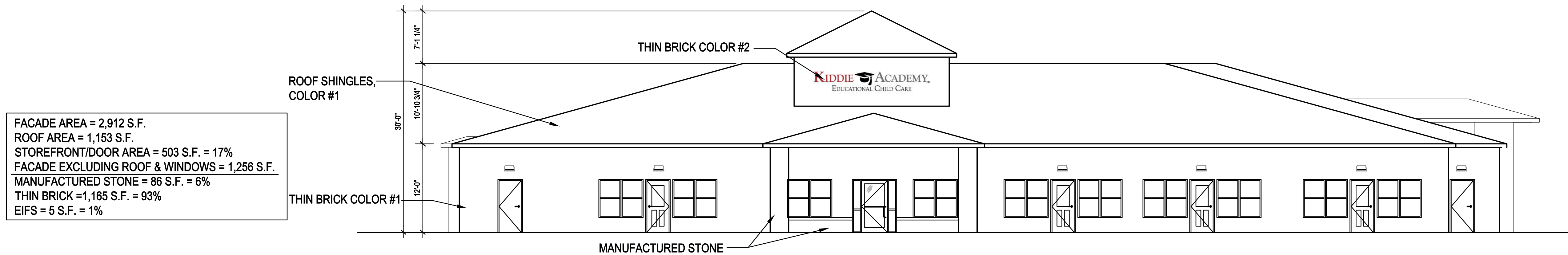
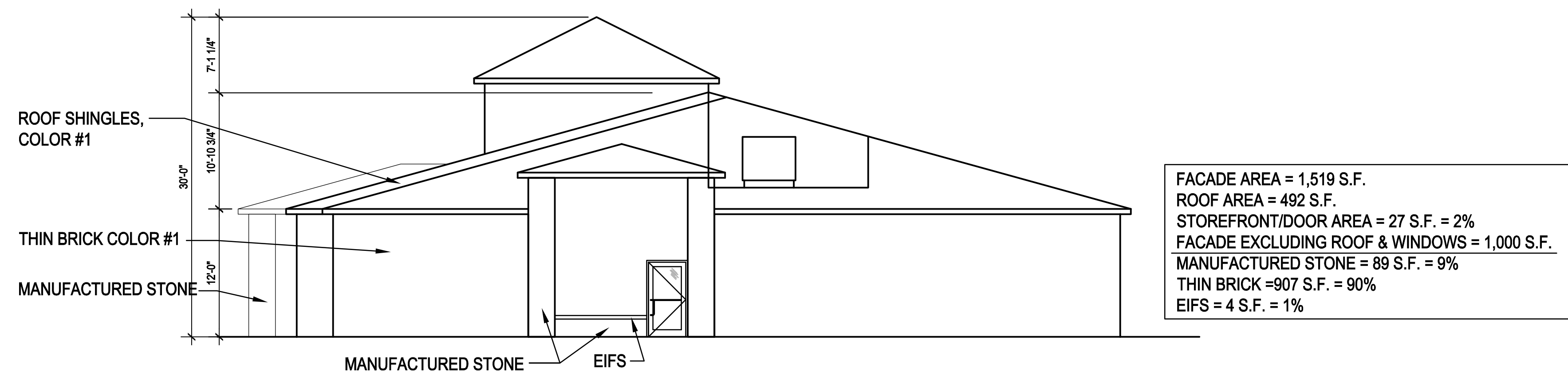
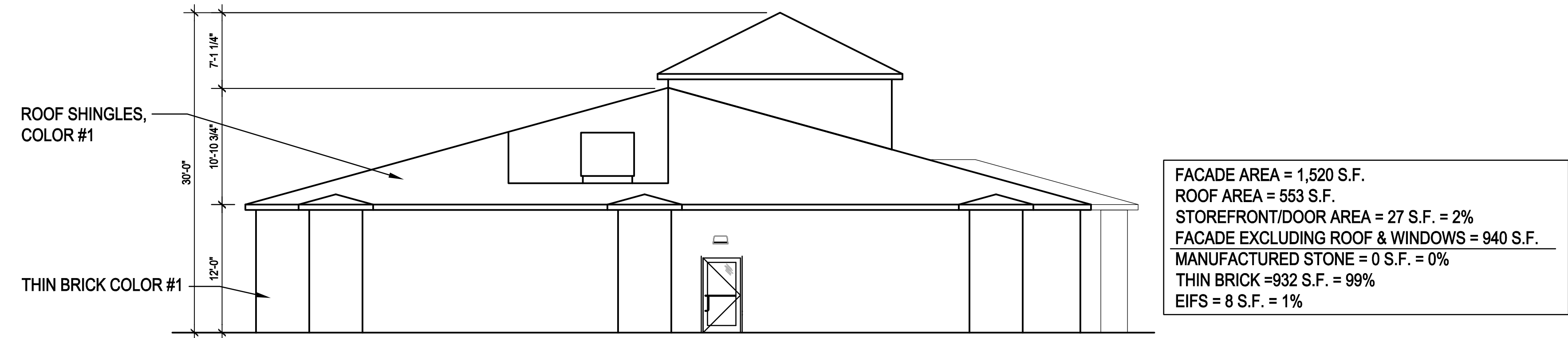
KIDDIE ACADEMY.
EDUCATIONAL CHILD CARE

ELEVATIONS 02.1

SCALE: 1/16"=1'-0" ■ JOB#: 24044 ■ ISSUE DATE: 11/21/2024
APPROVED BY: _____ DATE: _____

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- NATURAL ALUMINUM FINISH WALL
PACKS LIGHTS
- EIFS - DRYVIT
#113 AMARILLO WHITE
SANDPEBBLE FINE
FINISH
- ASPHALT SHINGLE
ROOFING GAF
WEATHERED WOOD
- THIN BRICK
GENERIC LIGHT TAN
- STONE ACCENT
GENERIC BROWN
- DOORS & WINDOWS
WHITE

STANDARD NOTES

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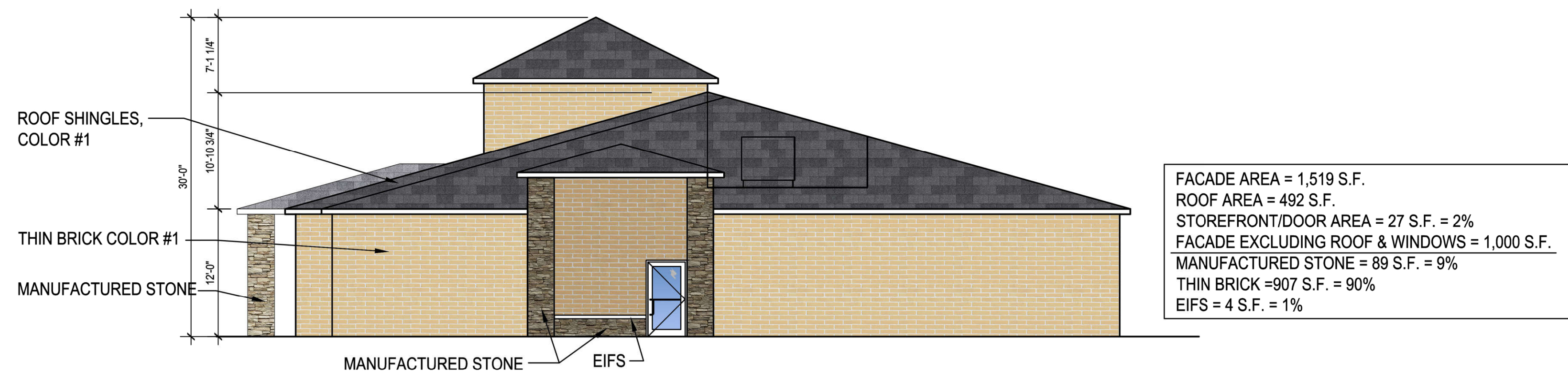
KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

ELEVATIONS 02.2

SCALE: 1/16"=1'-0" ■ JOB#: 24044 ■ ISSUE DATE: 11/21/2024
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NATURAL ALUMINUM FINISH WALL PACKS LIGHTS

EIFS - DRYVIT #113 AMARILLO WHITE SANDPEBBLE FINE FINISH

ASPHALT SHINGLE ROOFING GAF WEATHERED WOOD

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DOORS & WINDOWS WHITE

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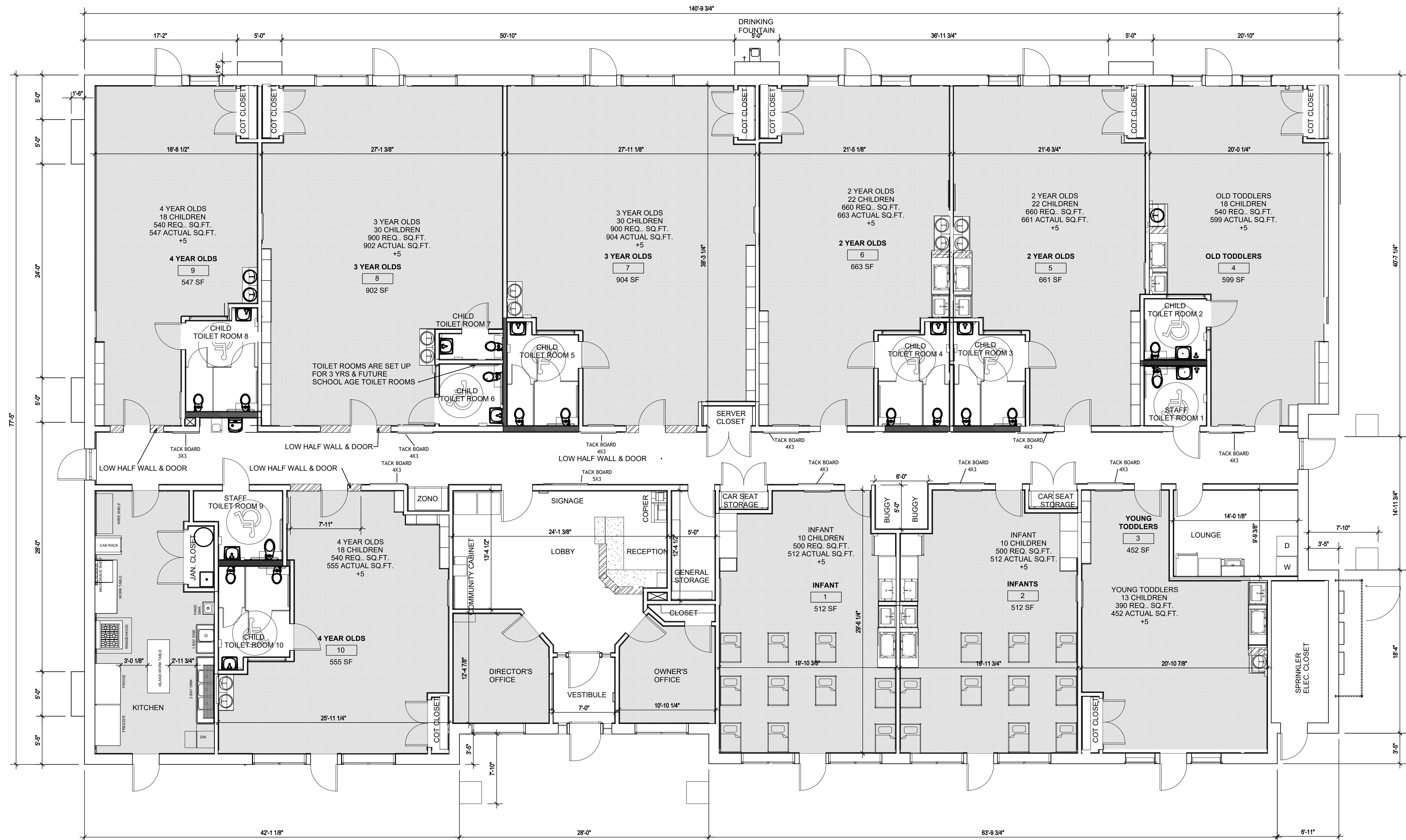
KIDDIE ACADEMY AT COLLEYVILLE, TX

KIDDIE ACADEMY.
EDUCATIONAL CHILD CARE

ELEVATIONS 02.2
SCALE: 1/16"=1'-0" ■ JOB#: 24044 ■ ISSUE DATE: 11/21/2024
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KIDDIE ACADEMY AT COLLEYVILLE, TX

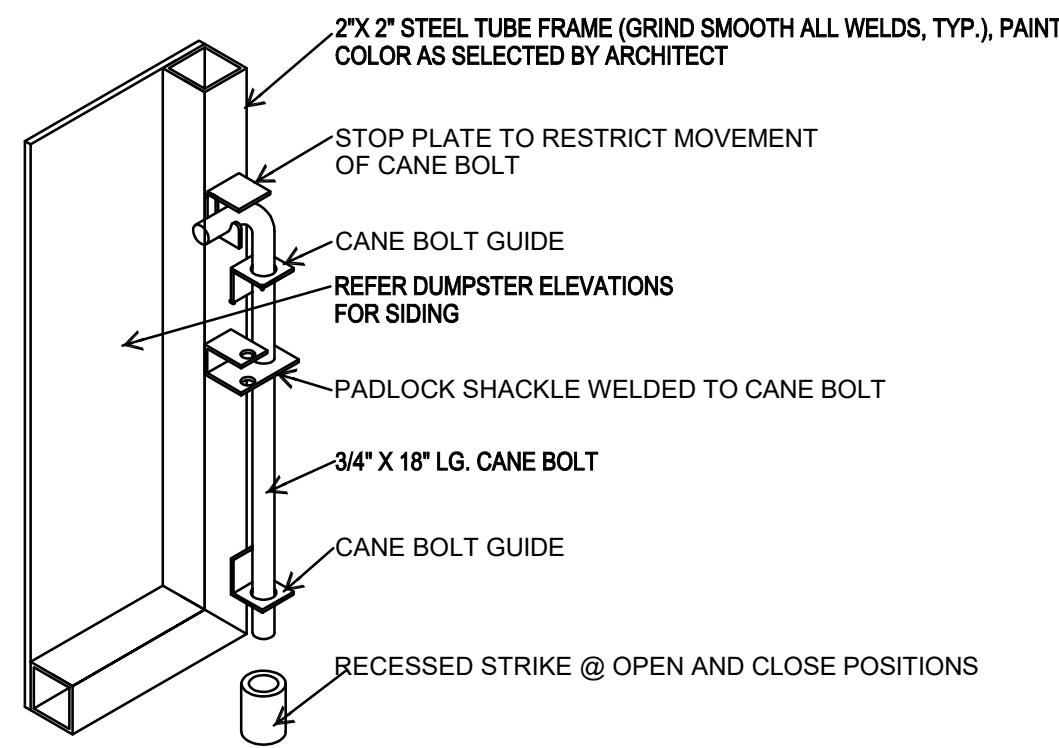


FLOOR PLAN 02

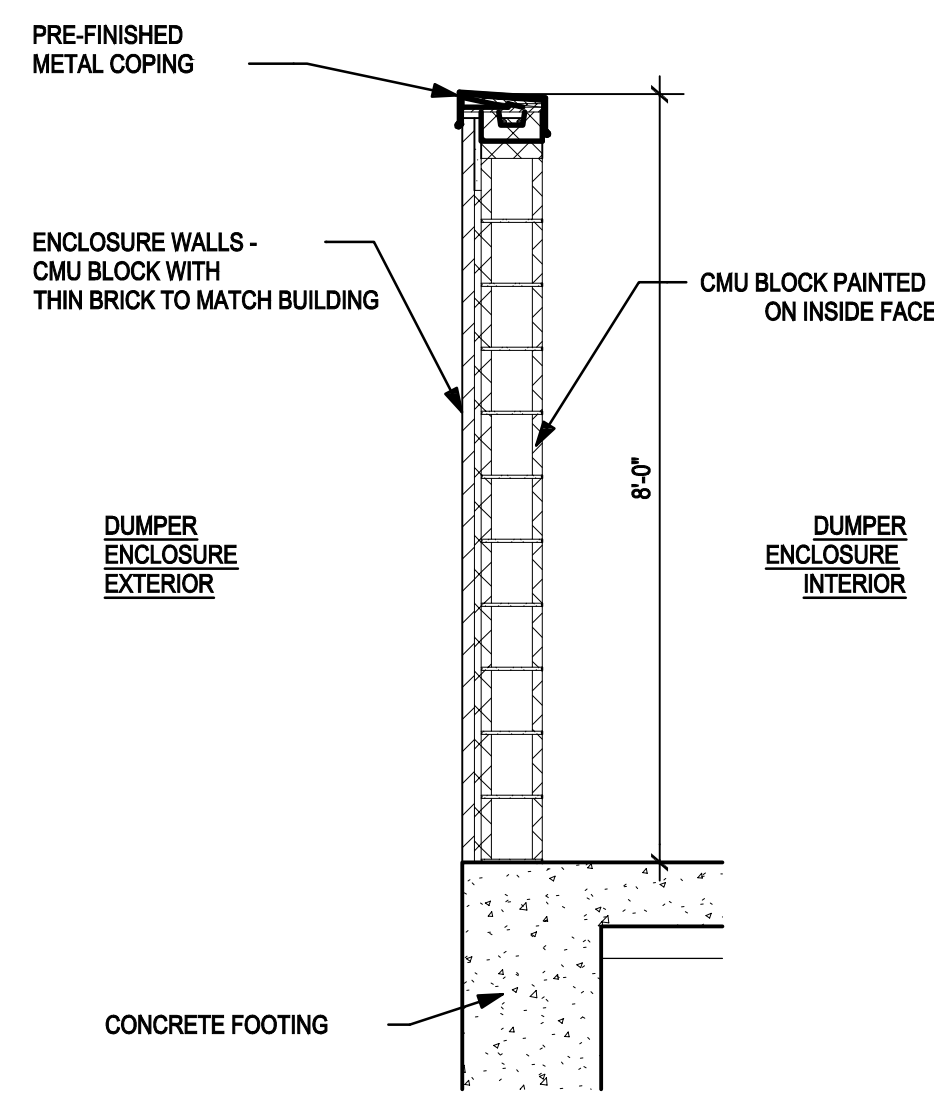
SCALE: 3/16"=1'-0" ■ JOB#: 24044 ■ ISSUE DATE: 11/21/2024
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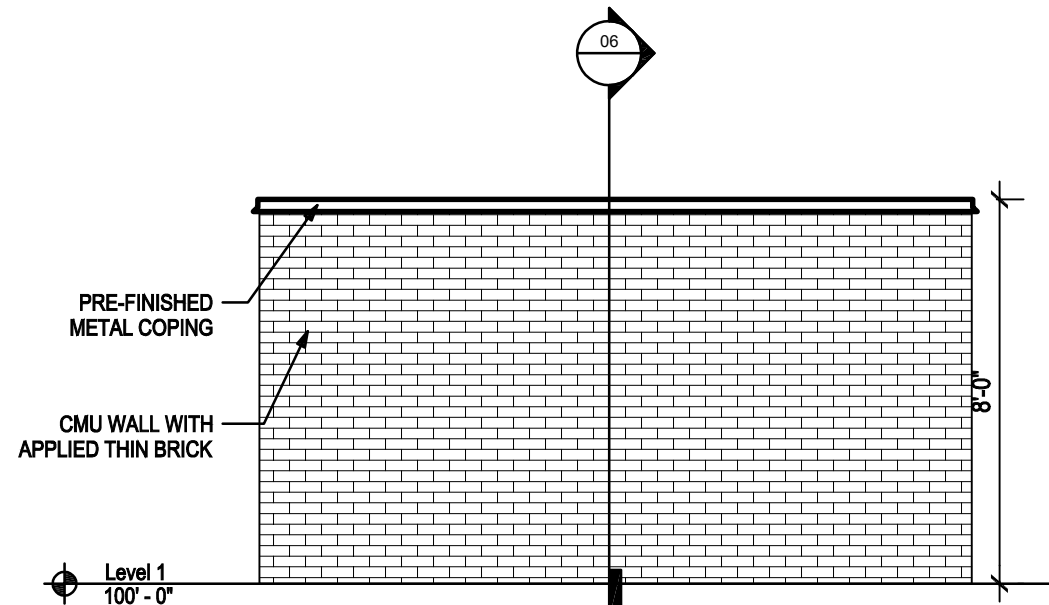




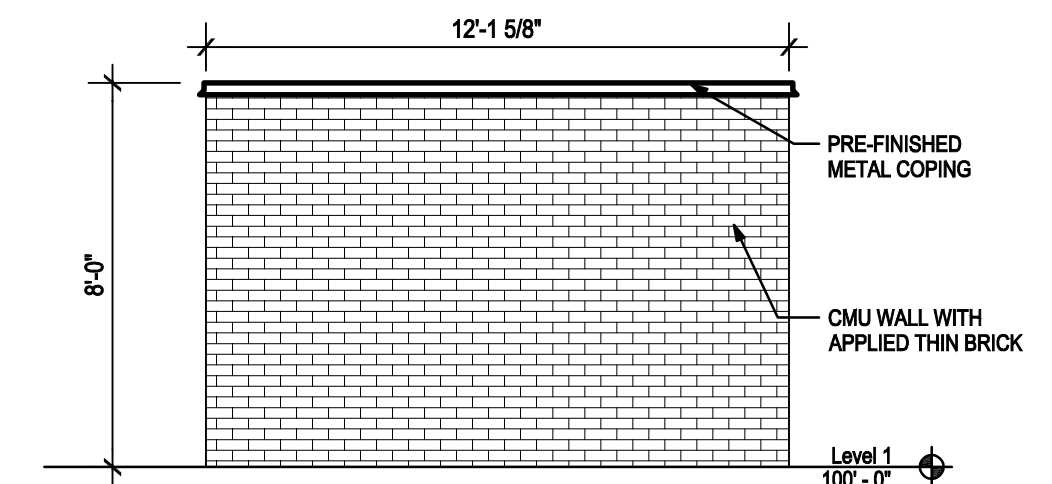
07 CANE BOLT DETAIL
NOT TO SCALE



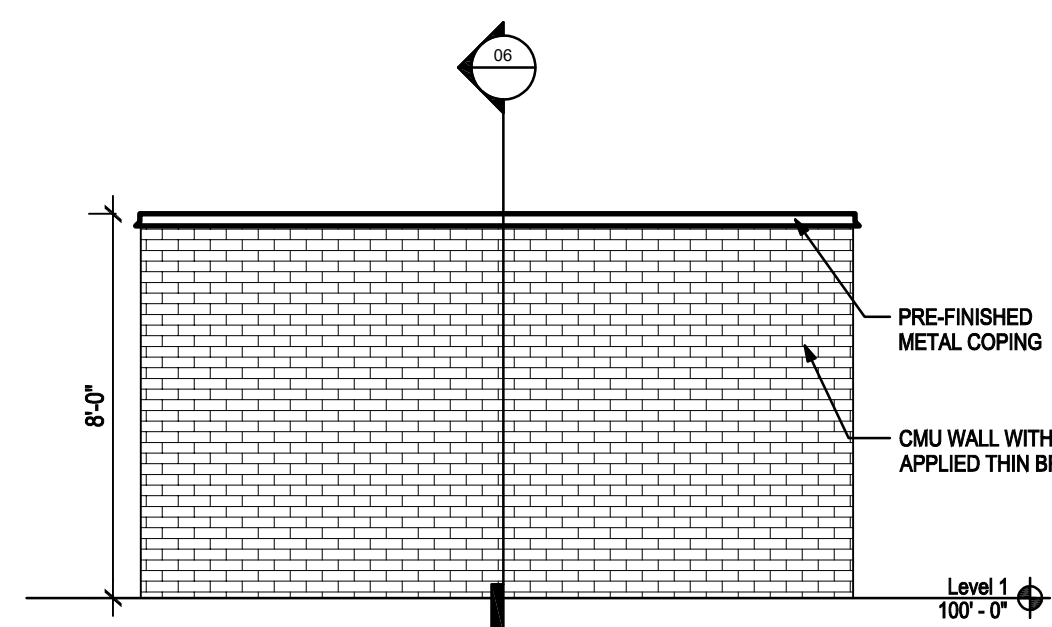
06 WALL SECTION
1/2" = 1'-0"



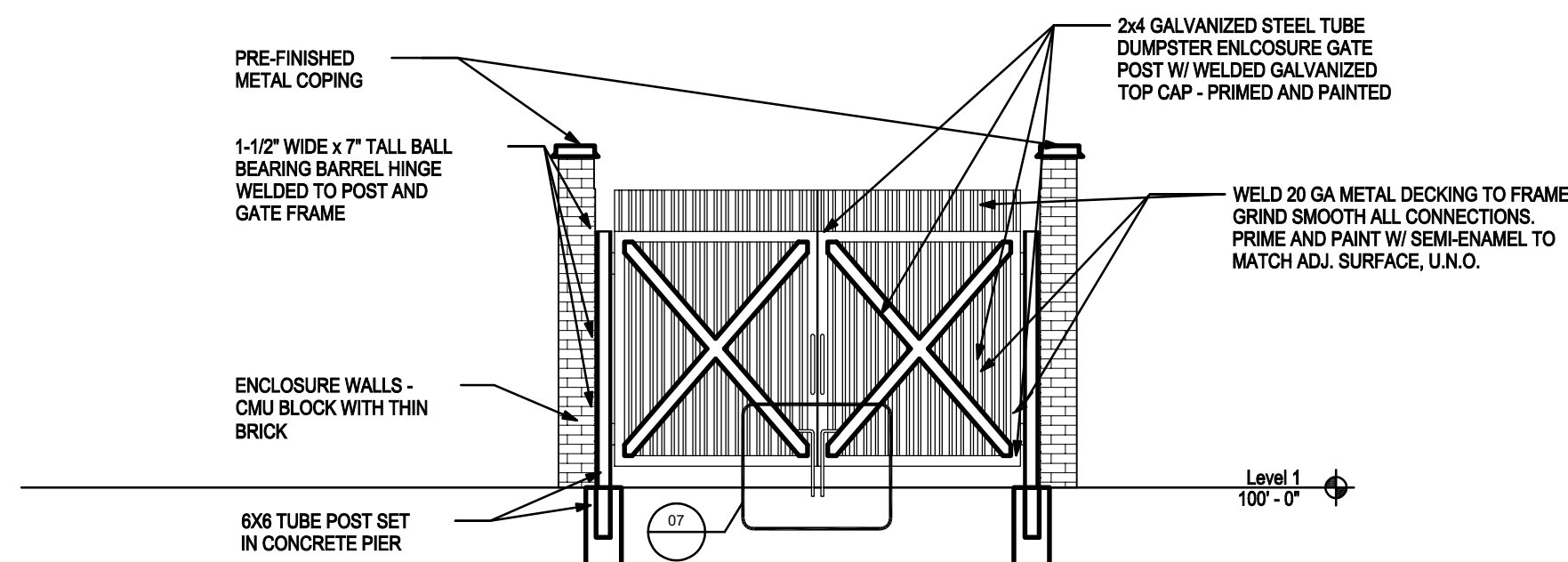
05 DUMPSTER ELEVATION
1/4" = 1'-0"



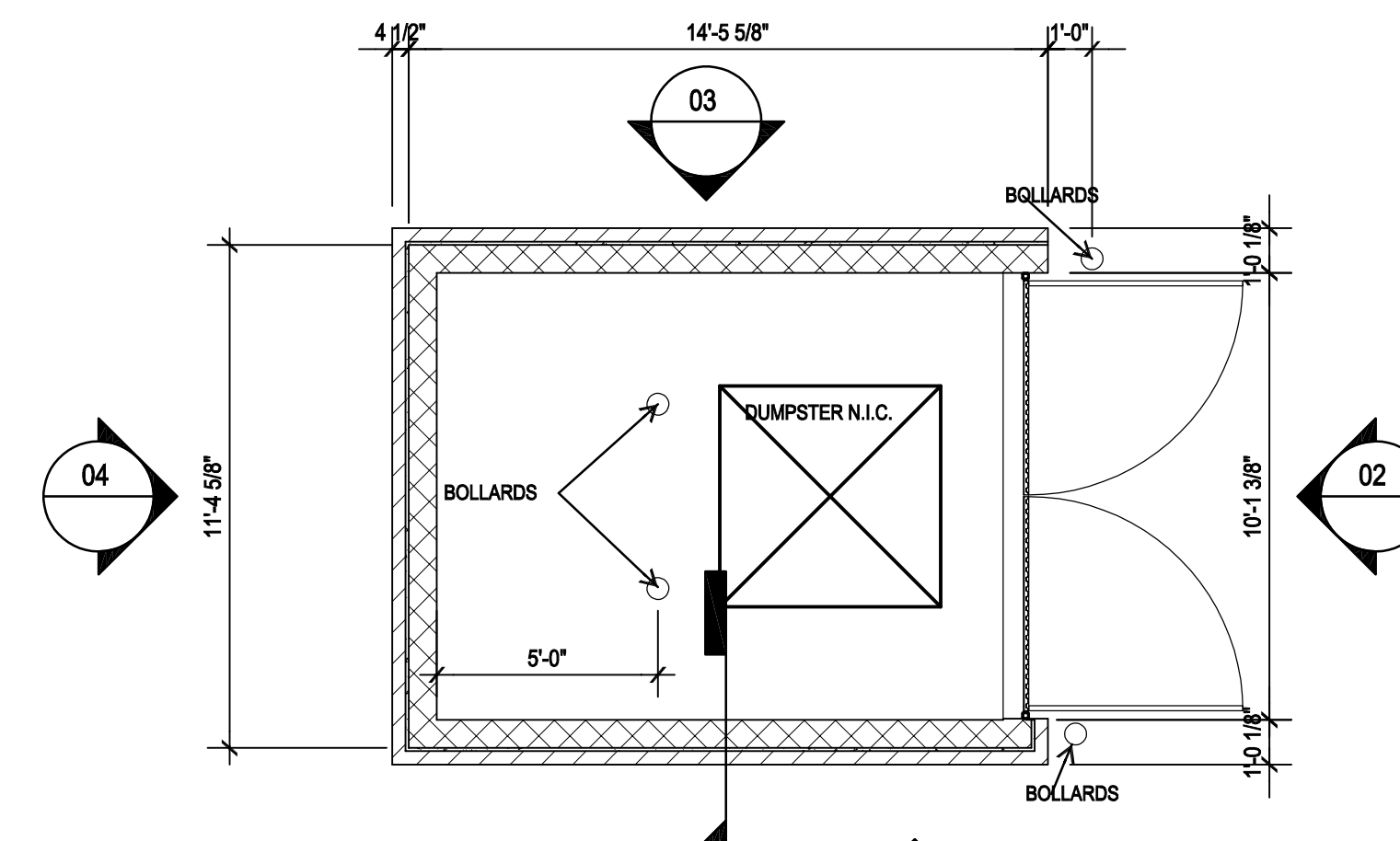
04 DUMPSTER ELEVATION
1/4" = 1'-0"



03 DUMPSTER ELEVATION
1/4" = 1'-0"



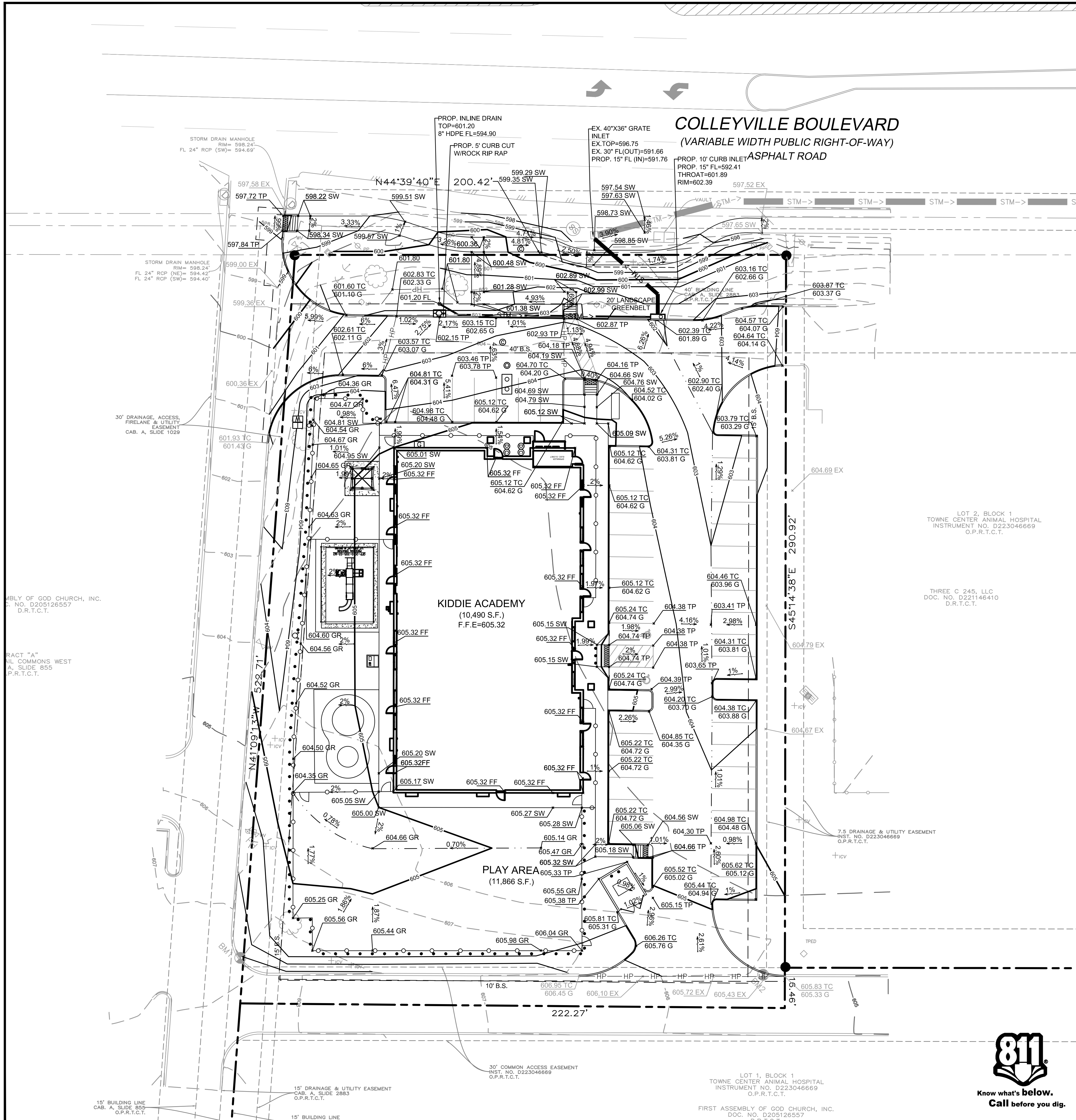
02 DUMPSTER ELEVATION
1/4" = 1'-0"



01 DUMPSTER PLAN
1/4" = 1'-0"

STANDARD NOTES

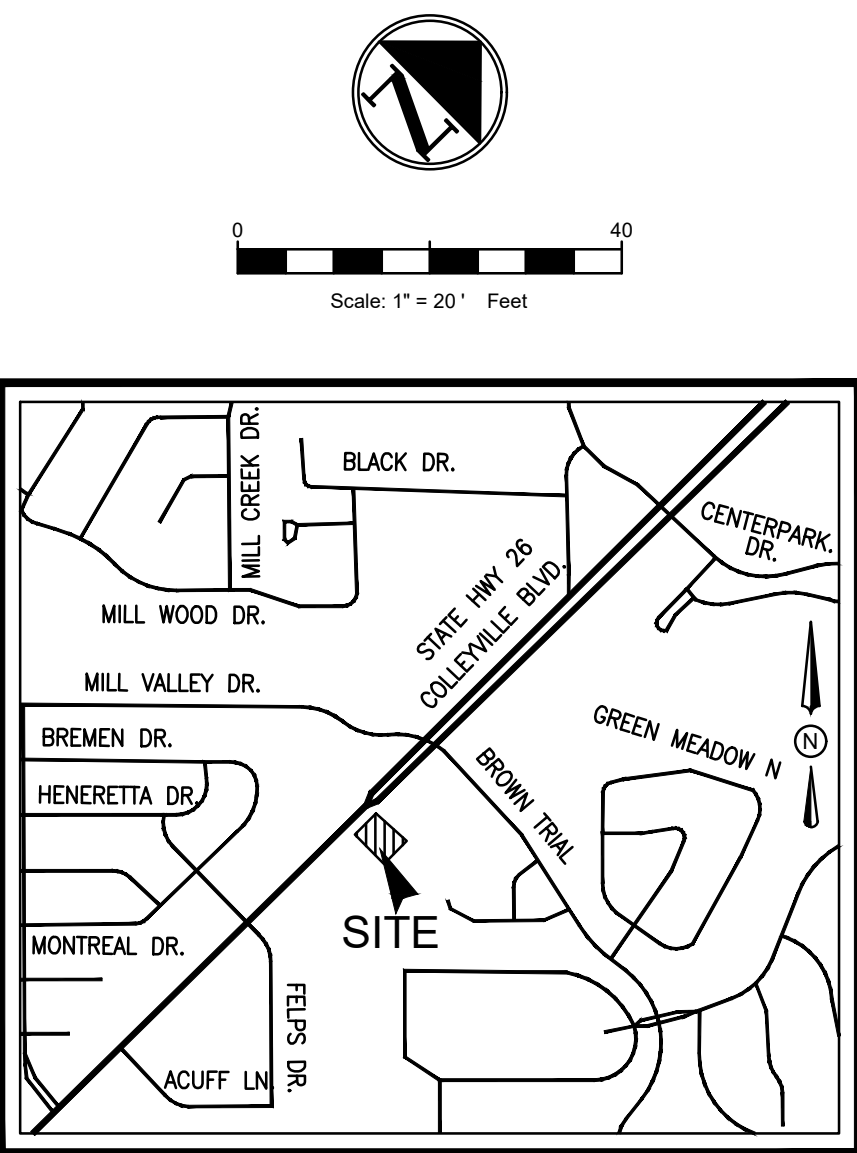
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EXISTING LEGEND		
● 1/2" IR FOUND	○ 1/2" IR SET	○ 5/8" IR FOUND
○ 3/8" IR FOUND	○ 60-D NAIL FOUND	○ PK NAIL SET
○ 12" IP FOUND	○ X-FOUND	○ 1" IR FOUND
○ 1" IP FOUND	○ POINT FOR CORNER	■ CON. MONUMENT
○ 3/4" IP FOUND	■ TELE. BOX	■ CABLE BOX
○ ELECTRIC BOX	■ BRICK COLUMN	■ STONE COLUMN
○ STORM DRAIN MH.	○ SAN. SEW. CO.	○ BOLLARD POST
○ LIGHT POLE	○ SAN. SEW. MH.	
○ IRRIGATION VALVE	○ WATER VALVE	○ FIRE HYDRANT
○ IR. VALVE	○ UTILITY POLE	○ WATER METER
○ GAS METER	○ A.C. PAD	○ TRANS. BOX
○ GAS MARKER	○ GUY WIRE ANCHOR	○ BARBED WIRE FENCE
○ IRON FENCE	○ CHAINLINK FENCE	○ PIPE RAIL FENCE
○ COVERED AREA	○ ASPHALT	○ FIRE LANE STRIPE
○ BRICK RET. WALL	○ STONE RET. WALL	○ CON. RET. WALL
○ NO PARKING	○ CONCRETE	○ GRAVEL
○ BRICK	○ STONE	○ WOOD DECK
○ BUILDING WALL	○ TILE	○ BUILDING LINE
○ EASEMENT	○ BOUNDARY	○ HIGHBANK LINE
○ PARKING STRIPE	○ HANDICAP SPACE	

GRADING LEGEND	
EXISTING ELEVATION	464.00 EX
EXISTING MINOR CONTOURS	464
EXISTING MAJOR CONTOURS	465
MINOR CONTOURS	464
MAJOR CONTOURS	465
SWALE	HP
HIGH POINT	HP
STORM PIPE	STM-->
RETAINING WALL	
RIP RAP	
FINISH FLOOR ELEVATION	467.00 FF
TOP OF CURB ELEVATION	466.00 TC
GUTTER ELEVATION	465.50 G
SIDEWALK ELEVATION	465.00 SW
TOP OF PAVEMENT	464.00 TP
GROUND ELEVATION	463.00 GR
DRAINAGE FLOW DIRECTION	1%
CURB INLET	
STORM MANHOLE	
STORM CLEANOUT	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	

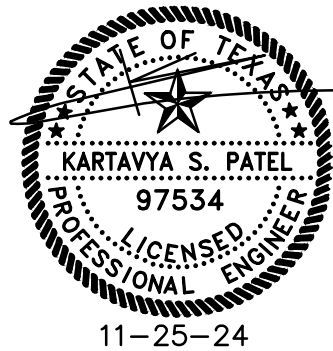
BENCHMARKS	
THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH THE ALLTERRA RTK NETWORK.	
SHOT CITY BENCHMARKS:	
CITY BENCHMARK ALUMINUM MONUMENT 8 = 596218	
CITY BENCHMARK ALUMINUM MONUMENT 69 = 611.394	
BENCHMARK NO. 1	
FROM THE MOST SOUTHERLY CORNER NORTH 175.92 FEET THENCE WEST 155.75 FEET TO 0" SQUARE CUT X" IN CONCRETE. ELEVATION: 608.11'	
BENCHMARK NO. 2	
FROM THE NORTHERN INTERIOR LOT CORNER SOUTH 8.33 FEET THENCE WEST 4.26 FEET TO 0" SQUARE CUT X" IN CONCRETE. ELEVATION: 605.94'	



- GRADING GENERAL NOTES**
- ALL SURPLUS EXCAVATION AND WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO REMOVE SUCH SURPLUS EXCAVATION AND WASTE MATERIAL FROM THE SITE TO A PUBLIC DUMP SITE APPROVED FOR THE DISPOSAL OF SUCH MATERIALS. IF SURPLUS EXCAVATION IS REMOVED FROM THIS SITE TO ANOTHER PROPERTY, IT SHALL BE PLACED ON SUCH PROPERTY WITH THE WRITTEN CONSENT OF THE OWNER(S) OF SUCH PROPERTY. A COPY OF SUCH WRITTEN CONSENT SHALL BE PROVIDED TO THE OWNER. IF THE CONTRACTOR WISHES TO DISPOSE OF SURPLUS EXCAVATION ON-SITE, IT SHALL BE ONLY WITH THE PRIOR APPROVAL OF THE OWNERS PROJECT REPRESENTATIVE AND CARE SHOULD BE TAKEN TO AVOID BLOCKING NATURAL DRAINAGE AND INCREASING STEEP SLOPES. THE CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN STAKING AND TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL ALIGNMENT.
 - THE CONTRACTOR SHALL PREPARE ALL LANDSCAPE AREAS INCLUDING STREET RIGHT-OF-WAY AREAS TO AN ACCEPTABLE SUBGRADE CONDITION IN ACCORDANCE WITH THE LANDSCAPE PLANS. IF THE CONTRACTOR IS NOT EMPLOYED TO PROVIDE AND INSTALL LANDSCAPING, HE SHALL PREPARE A FINISHED AND COMPACTED SUB-GRADE IN THE LANDSCAPING AREAS.
 - NO SLOPES TO EXCEED 3H:1V WITHOUT SLOPE STABILIZATION.



NO.	DATE	DESCRIPTION	BY
1	11-11-24	1st SUP SUBMITTAL	KP
2	11-25-24	2ND SUP SUBMITTAL	KP
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ZCP24-028

GRADING PLAN

KIDDIE ACADEMY

4401 COLLEYVILLE BLVD.

CITY OF COLLEYVILLE

TARRANT COUNTY, TEXAS 76034

TOWNE CENTER ANIMAL HOSPITAL, BLOCK 1, LOT 1

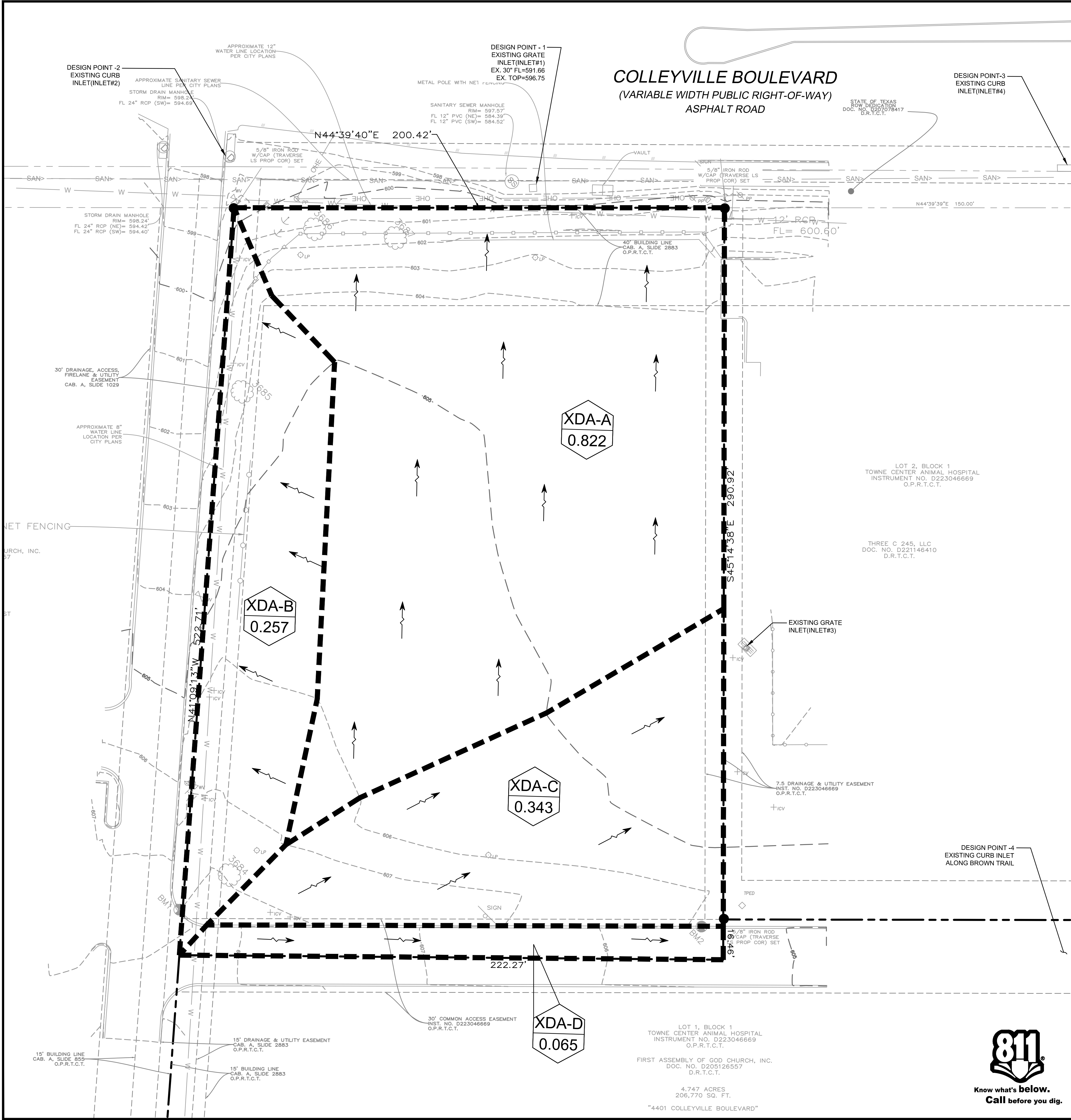
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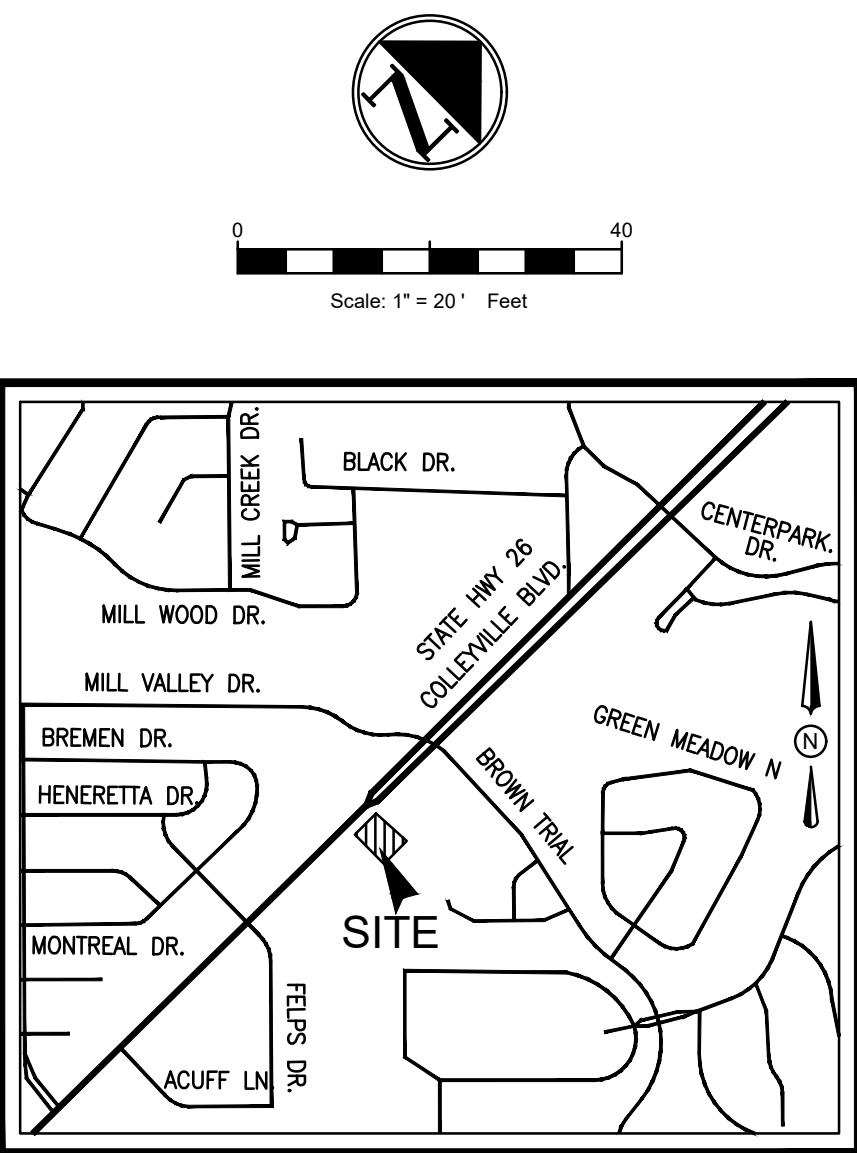
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	IA	10-29-24	SCALE BAR	111-24	C-4.0

TX. P.E. FIRM #11525



EXISTING LEGEND		
● 1/2" IR FOUND	○ 1/2" IR SET	○ 5/8" IR FOUND
○ 5/8" IR FOUND	○ 3/8" IR FOUND	○ 60-D NAIL FOUND
○ PK NAIL SET	○ 1/2" IP FOUND	○ X-FOUND
○ X-SET	○ 1" IR FOUND	○ 1" IP FOUND
○ POINT FOR CORNER	■ CON. MONUMENT	○ 3/4" IP FOUND
○ TELE. BOX	○ CABLE BOX	○ BRICK COLUMN
○ STORM DRAIN M.H.	○ SAN. SEW. CO.	○ SAN. SEW. M.H.
○ LIGHT POLE	○ SAN. SEW. M.H.	
○ IRRIGATION VALVE	○ WATER VALVE	○ FIRE HYDRANT
○ IR. VALVE	○ UTILITY POLE	○ GAS METER
○ A.C. PAD	○ TRANS. BOX	○ GAS MARKER
○ OVERHEAD UTILITY LINE	○ GUY WIRE ANCHOR	○ BARBED WIRE FENCE
○ IRON FENCE	○ CHAINLINK FENCE	○ WOOD FENCE
○ PIPE RAIL FENCE	○ COVERED AREA	○ ASPHALT
○ FIRE LANE STRIPE	○ BRICK RET. WALL	○ STONE RET. WALL
○ CON. RET. WALL		
○ NO PARKING	○ CONCRETE	○ GRAVEL
○ BRICK	○ STONE	○ WOOD DECK
○ BUILDING WALL	○ TILE	
○ BUILDING LINE	○ EASEMENT	○ BOUNDARY
○ HIGHBANK LINE	○ PARKING STRIPE	○ HANDICAP SPACE

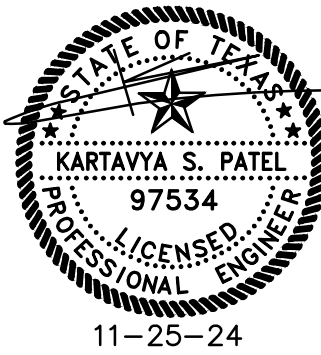


PRE-DRAINAGE LEGEND	
EXISTING MINOR CONTOURS	464
EXISTING MAJOR CONTOURS	465
DRAINAGE DIVIDE	
DRAINAGE AREA NO.	XDA-X
DRAINAGE AREA ACREAGE	X.XX
DRAINAGE FLOW DIRECTION	

FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0210K, DATED SEPTEMBER 25, 2009. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

BASIN ID	OVERALL AREA (ac)	Tc (min)	PRE-DRAINAGE AREAS												REMARKS	
			2-YR STORM		5-YR STORM		25-YR STORM		50-YR STORM		100-YR STORM					
			C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)		
XDA-A	0.822	10	0.30	4.71	1.16	0.30	5.74	1.42	0.30	7.55	1.86	0.30	8.34	2.06	0.30	SHEET FLOWS TO COLLEYVILLE BLVD. AND DRAINS TO EX. CURB INLET (INLET#1)
IMPERVIOUS	0.000		0.90			0.90			0.90			0.90			0.90	
PERVIOUS	0.822		0.30			0.30			0.30			0.30			0.30	
XDA-B	0.257	10	0.30	4.71	0.36	0.30	5.74	0.44	0.30	7.55	0.58	0.30	8.34	0.64	0.30	SHEET FLOWS TO EXISTING CURB INLET (INLET#2)
IMPERVIOUS	0.000		0.90			0.90			0.90			0.90			0.90	
PERVIOUS	0.257		0.30			0.30			0.30			0.30			0.30	
XDA-C	0.343	10	0.30	4.71	0.48	0.30	5.74	0.59	0.30	7.55	0.78	0.30	8.34	0.86	0.30	SHEET FLOWS TO EXISTING GRATE INLET (INLET#3) AND EVENTUALLY DRAINS TO COLLEYVILLE BLVD TO EX. CURB INLET (INLET#4)
IMPERVIOUS	0.000		0.90			0.90			0.90			0.90			0.90	
PERVIOUS	0.343		0.30			0.30			0.30			0.30			0.30	
XDA-D	0.065	10	0.90	4.71	0.28	0.90	5.74	0.34	0.90	7.55	0.44	0.90	8.34	0.49	0.90	SHEET FLOWS TO NORTH EAST TO EX. CURB INLET ALONG BROWN TRAIL
IMPERVIOUS	0.065		0.90			0.90			0.90			0.90			0.90	
PERVIOUS	0.000		0.30			0.30			0.30			0.30			0.30	
SUM TOTAL	1.487				2.285			2.78			3.66			4.05		4.48



ZCP24-028

PRE-DRAINAGE PLAN

KIDDIE ACADEMY

4401 COLLEYVILLE BLVD.

CITY OF COLLEYVILLE

TARRANT COUNTY, TEXAS 76034

TOWNE CENTER ANIMAL HOSPITAL, BLOCK 1, LOT 1

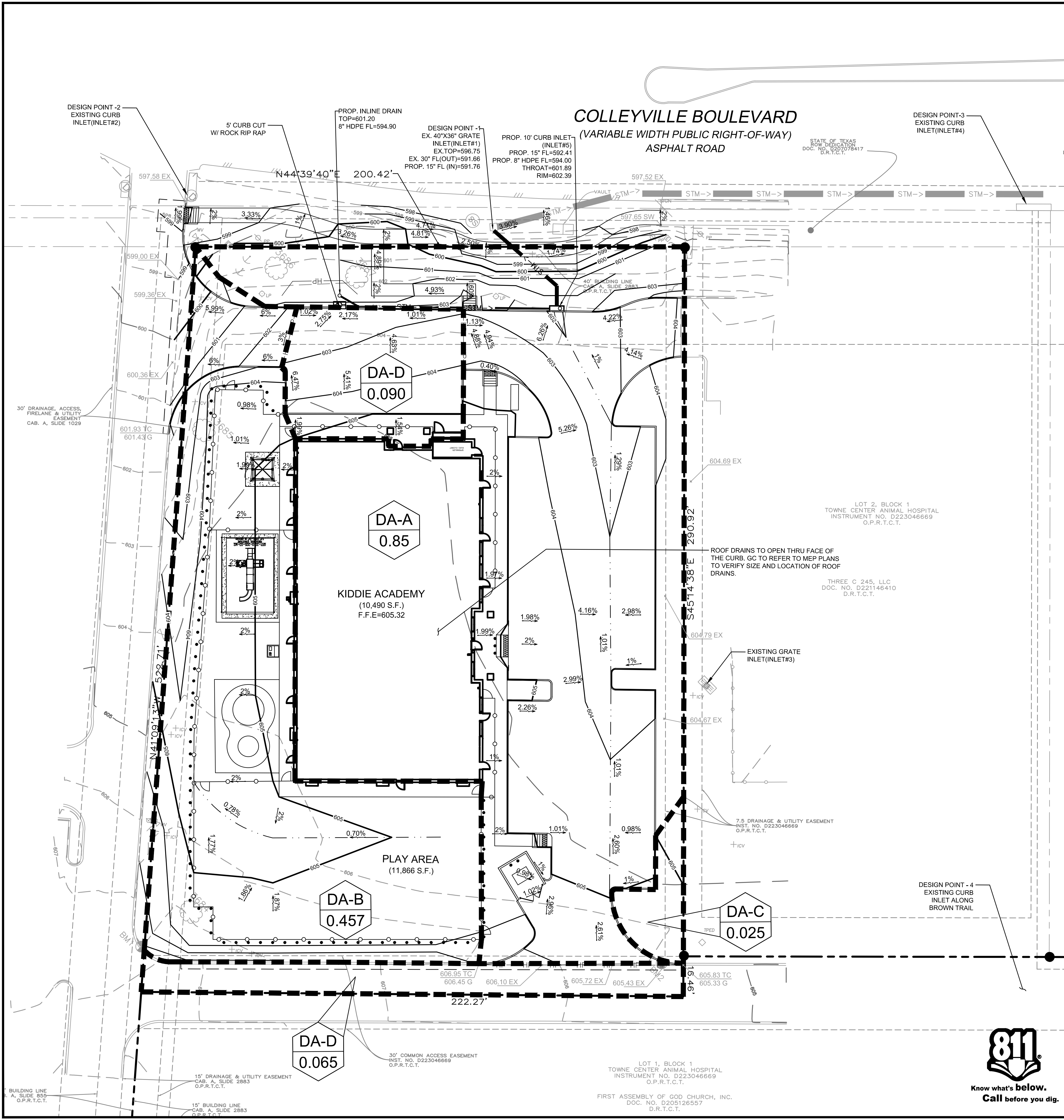
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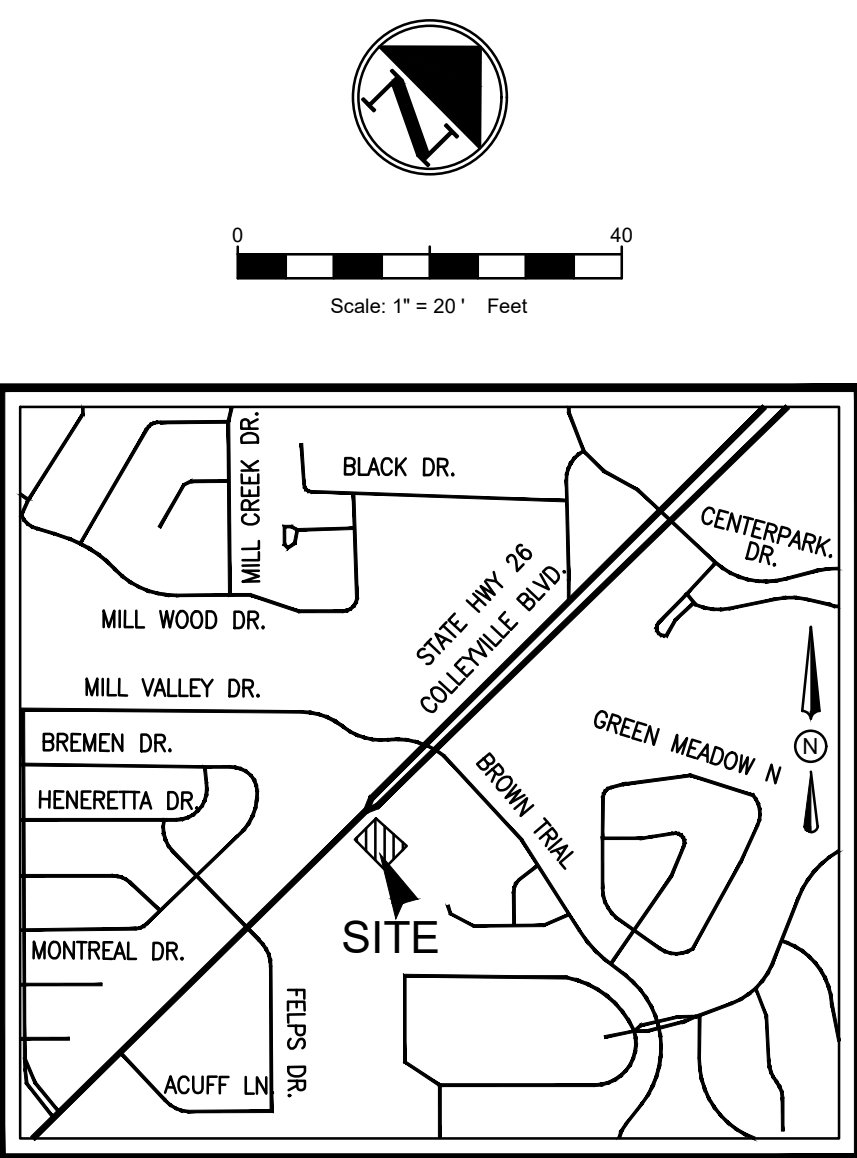
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TX. P.E. FIRM #11525



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○ 3/8" IR FOUND	○ 60-D NAIL FOUND	○ PK NAIL SET
○ 1/2" IP FOUND	○ X-FOUND	○ 1" IR FOUND
○ 1" IP FOUND	○ POINT FOR CORNER	■ CON. MONUMENT
■ TELE. BOX	■ CABLE BOX	■ ELECTRIC BOX
■ BRICK COLUMN	■ STONE COLUMN	■ STORM DRAIN MH.
■ SAN. SEW. CO.	■ BOLLARD POST	■ LIGHT POLE
■ SAN. SEW. MH.	○ IRRIGATION VALVE	○ WATER VALVE
○ FIRE HYDRANT	○ IR. VALVE	○ UTILITY POLE
○ WATER METER	○ GAS METER	○ A.C. PAD
○ TRANS. BOX	○ GAS MARKER	○ OVERHEAD UTILITY LINE
○ GUY WIRE ANCHOR	○ BARBED WIRE FENCE	○ IRON FENCE
○ CHAINLINK FENCE	○ WOOD FENCE	○ PIPE RAIL FENCE
○ COVERED AREA	○ ASPHALT	○ FIRE LANE STRIPE
○ BRICK RET. WALL	○ STONE RET. WALL	○ CON. RET. WALL
○ NO PARKING	○ CONCRETE	○ GRAVEL
○ BRICK	○ STONE	○ WOOD DECK
○ BUILDING WALL	○ TILE	○ BUILDING LINE
○ EASEMENT	○ BOUNDARY	○ HIGHBANK LINE
○ PARKING STRIPE	○ HANDICAP SPACE	



POST-DRAINAGE LEGEND		
EXISTING MINOR CONTOURS	---	464
EXISTING MAJOR CONTOURS	---	465
MINOR CONTOURS	---	464
MAJOR CONTOURS	---	465
DRAINAGE DIVIDE	---	HP
HIGH POINT	HP	HP
DRAINAGE AREA NO.	DA-X	
DRAINAGE AREA ACREAGE	X.XX	
DRAINAGE FLOW DIRECTION	1%	

FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0210K, DATED SEPTEMBER 25, 2009. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

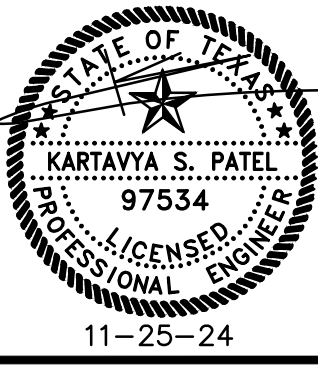
BASIN ID	OVERALL AREA (ac)	Tc (min)	2-YR STORM			5-YR STORM			25-YR STORM			50-YR STORM			100-YR STORM			REMARKS
			C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	
DA-A	0.85	10	0.76	4.71	3.05	0.76	5.74	3.72	0.76	7.55	4.89	0.76	8.34	5.40	0.76	9.24	5.98	SHEET FLOWS TO PROP. CURB INLET(INLET#3) AND DRAINS TO EX. GRATE INLET(INLET#1)
PERVIOUS	0.090				0.90									0.90				
PERVIOUS	0.196			0.30	0.30			0.30		0.30			0.30		0.30		0.30	
DA-B	0.457	10	0.44	4.71	0.95	0.44	5.74	1.16	0.44	7.55	1.53	0.44	8.34	1.69	0.44	9.24	1.87	SHEET FLOWS TO EXISTING CURB INLET (INLET#2)
PERVIOUS	0.090				0.90			0.90		0.90			0.90		0.90		0.90	
PERVIOUS	0.025			0.30	0.30			0.30		0.30			0.30		0.30		0.30	
DA-C	0.348	10	0.30	4.71	0.04	0.30	5.74	0.04	0.30	7.55	0.06	0.30	8.34	0.06	0.30	9.24	0.07	SHEET FLOWS TO EXISTING GRATE INLET (INLET#3) AND EVENTUALLY DRAINS TO COLLEYVILLE BLVD TO EX. CURB INLET (INLET#4)
PERVIOUS	0.090				0.90			0.90		0.90			0.90		0.90		0.90	
PERVIOUS	0.025			0.30	0.30			0.30		0.30			0.30		0.30		0.30	
DA-D	0.065	10	0.90	4.71	0.28	0.90	5.74	0.34	0.90	7.55	0.44	0.90	8.34	0.49	0.90	9.24	0.54	SHEET FLOWS TO NORTH EAST TO EX. CURB INLET ALONG BROWN TRAIL
PERVIOUS	0.090				0.90			0.90		0.90			0.90		0.90		0.90	
PERVIOUS	0.090			0.30	0.30			0.30		0.30			0.30		0.30		0.30	
DA-E	0.090	10	0.90	4.71	0.38	0.90	5.74	0.46	0.90	7.55	0.61	0.90	8.34	0.68	0.90	9.24	0.75	SHEET FLOWS TO PROP. INLINE DRAIN AND EVENTUALLY DRAINS TO EX. GRATE INLET(INLET#1)
PERVIOUS	0.065				0.90			0.90		0.90			0.90		0.90		0.90	
PERVIOUS	0.090			0.30	0.30			0.30		0.30			0.30		0.30		0.30	
SUM TOTAL	1.487				4.60			5.72		7.33			8.31		9.21			

STORM SYSTEM				
DESIGN POINT	DOWNSTREAM DESCRIPTION	PIPE CAPACITY (CFS)	EXISTING RUNOFF IN THE PIPE SYSTEM(CFS)	EXISTING 100 YR FLOW FROM SITE (CFS)
1	30" RCP @0.90%	42	29	2.28
2	36" RCP @1.23%	73.97	51	0.95
3	24" RCP			0.71
4	EX. CURB INLET ALONG BROWN TRAIL			0.54

NOTE: REFERENCE STATE PROJECT NO. STP 2014(154)TE, ETC. CSJ — 0363—01—139 SH 26. PLANS OF PROPOSED STATE HIGHWAY IMPROVEMENT SH26, DATED 11/20/2015 FOR THE EXISTING STORM DRAIN. SEE SHEETS 334, 341, 352, 360 AND 381 FOR APPLICABLE INFORMATION ON LINE "C-2". THE EXISTING SYSTEM HAS CAPACITY FOR THE PROPOSED DEVELOPMENT USING 100 YR TXDOT DRAINAGE CRITERIA.



NO.	DATE	DESCRIPTION	BY
1	11-11-24	1st SUP SUBMITTAL	KP
2	11-25-24	2ND SUP SUBMITTAL	KP
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POST-DRAINAGE PLAN

KIDDIE ACADEMY

4401 COLLEYVILLE BLVD.

CITY OF COLLEYVILLE

TARRANT COUNTY, TEXAS 76034

TOWNE CENTER ANIMAL HOSPITAL, BLOCK 1, LOT 1

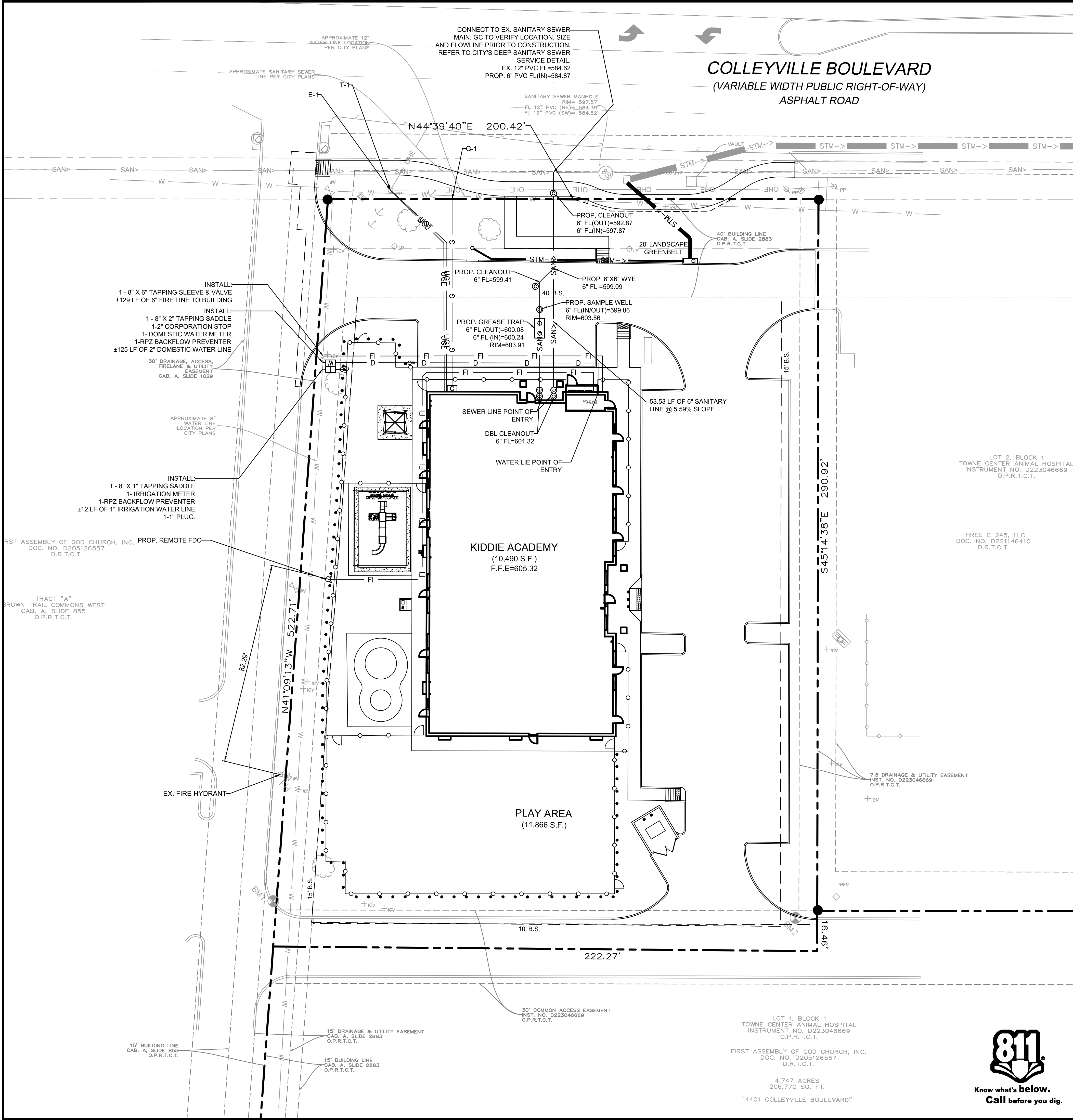
TRIANGLE ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	IA	10-29-24	SCALE BAR	111-24	C-6.0

TX. P.E. FIRM #11525



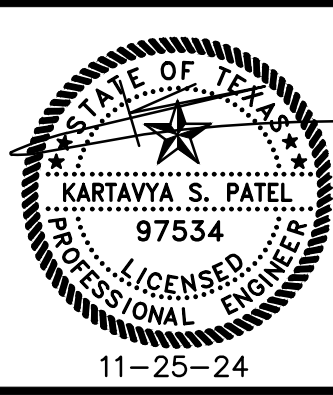
EXISTING LEGEND		
● 1/2" IR FOUND	○ 1/2" IR SET	○ 5/8" IR FOUND
○ 3/8" IR FOUND	○ 60-D NAIL FOUND	○ PK NAIL SET
○ 1/2" IP FOUND	○ X-FOUND	○ 1" IR FOUND
○ 1" IP FOUND	○ POINT FOR CORNER	○ CON. MONUMENT
○ 3/4" IP FOUND	○ TELE. BOX	○ CABLE BOX
○ ELECTRIC BOX	○ BRICK COLUMN	○ STONE COLUMN
○ STORM DRAIN MH.	○ SAN. SEW. CO.	○ BOLLARD POST
○ LIGHT POLE	○ SAN. SEW. MH.	○ IRRIGATION VALVE
○ WATER VALVE	○ FIRE HYDRANT	○ IR. VALVE
○ UTILITY POLE	○ WATER METER	○ GAS METER
○ A.C. PAD	○ TRANS. BOX	○ GAS MARKER
○ GUY WIRE ANCHOR	○ BARBED WIRE FENCE	○ IRON FENCE
○ CHAINLINK FENCE	○ WOOD FENCE	○ PIPE RAIL FENCE
○ COVERED AREA	○ ASPHALT	○ FIRE LANE STRIPE
○ BRICK RET. WALL	○ STONE RET. WALL	○ CON. RET. WALL
○ NO PARKING	○ CONCRETE	○ GRAVEL
○ BRICK	○ STONE	○ WOOD DECK
○ BUILDING WALL	○ TILE	○ BUILDING LINE
○ EASEMENT	○ BOUNDARY	○ HIGHBANK LINE
○ PARKING STRIPE	○ HANDICAP SPACE	

UTILITY LEGEND		
UNDERGROUND TELEPHONE LINE	UGT	
UNDERGROUND ELECTRIC LINE	UGE	
GAS LINE	G	G
SANITARY SEWER LINE	SAN>	
WATER MAIN	W	W
DOMESTIC WATER LINE	D	D
STORM LINE	STM->	
STORM SEWER MANHOLE		
STORM SEWER CLEANOUT		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
SANITARY SEWER DOUBLE CLEANOUT		
SANITARY SEWER SAMPLE PORT		
GREASE TRAP		
DOMESTIC WATER METER		
IRRIGATION METER		
GAS METER		
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION-FDC		
TRANSFORMER		
LIGHT POLE		
POWER POLE		

WATER METER & SANITARY SEWER SCHEDULE			
ID	TYPE	SIZE	NO.
(D)	DOMESTIC	2"	1
(I)	IRRIGATION	1"	1
	SANITARY SEWER	6"	

PROPOSED DRY UTILITY CALLOUTS	
LABEL	CALLOUT
E1	POLE MOUNTED TRANSFORMER & PRIMARY ELECTRIC SERVICE BY SERVICE PROVIDER. GC TO INSTALL (1)-4" CONDUIT AND SECONDARY WIRE FROM TRANSFORMER TO THE BUILDING. GC TO COORDINATE WITH LOCAL SERVICE PROVIDER FOR EXACT LOCATION.
T1	PRIMARY UNDERGROUND TELEPHONE SERVICE BY SERVICE PROVIDER. GC TO INSTALL 2-4" CONDUITS FROM BUILDING TO PROPERTY LINE & COORDINATE WITH LOCAL TELEPHONE SERVICE PROVIDER FOR EXACT LOCATION.
G1	PROP. PRIMARY GAS SERVICE LINE EXTENSION TO GAS METER BY FRANCHISE UTILITY COMPANY. GC TO COORDINATE WITH SERVICE PROVIDER FOR PRIMARY GAS SERVICE LINE & GAS METER LOCATION.GC TO REFER TO MEP PLANS FOR GAS LINE SIZE.

NO.	DATE	DESCRIPTION	BY
1	11-11-24	1st SUP SUBMITTAL	KP
2	11-25-24	2ND SUP SUBMITTAL	KP
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0 40
Scale: 1" = 20' Feet

VICINITY MAP
N.T.S.

UTILITY GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY/UTILITY COMPANY STANDARDS.
- FIELD VERIFY LOCATION OF EXISTING WATER MAIN, SEWER MAIN, GAS, TELEPHONE AND ELECTRICAL LINE. POT HOLE RECOMMENDED PRIOR TO CONSTRUCTION BEGIN. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH UTILITY SERVICE PROVIDERS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERE TO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

ZCP24-028

PRELIMINARY UTILITY PLAN

KIDDIE ACADEMY

4401 COLLEYVILLE BLVD.

CITY OF COLLEYVILLE

TARRANT COUNTY, TEXAS 76034

TOWNE CENTER ANIMAL HOSPITAL, BLOCK 1, LOT 1

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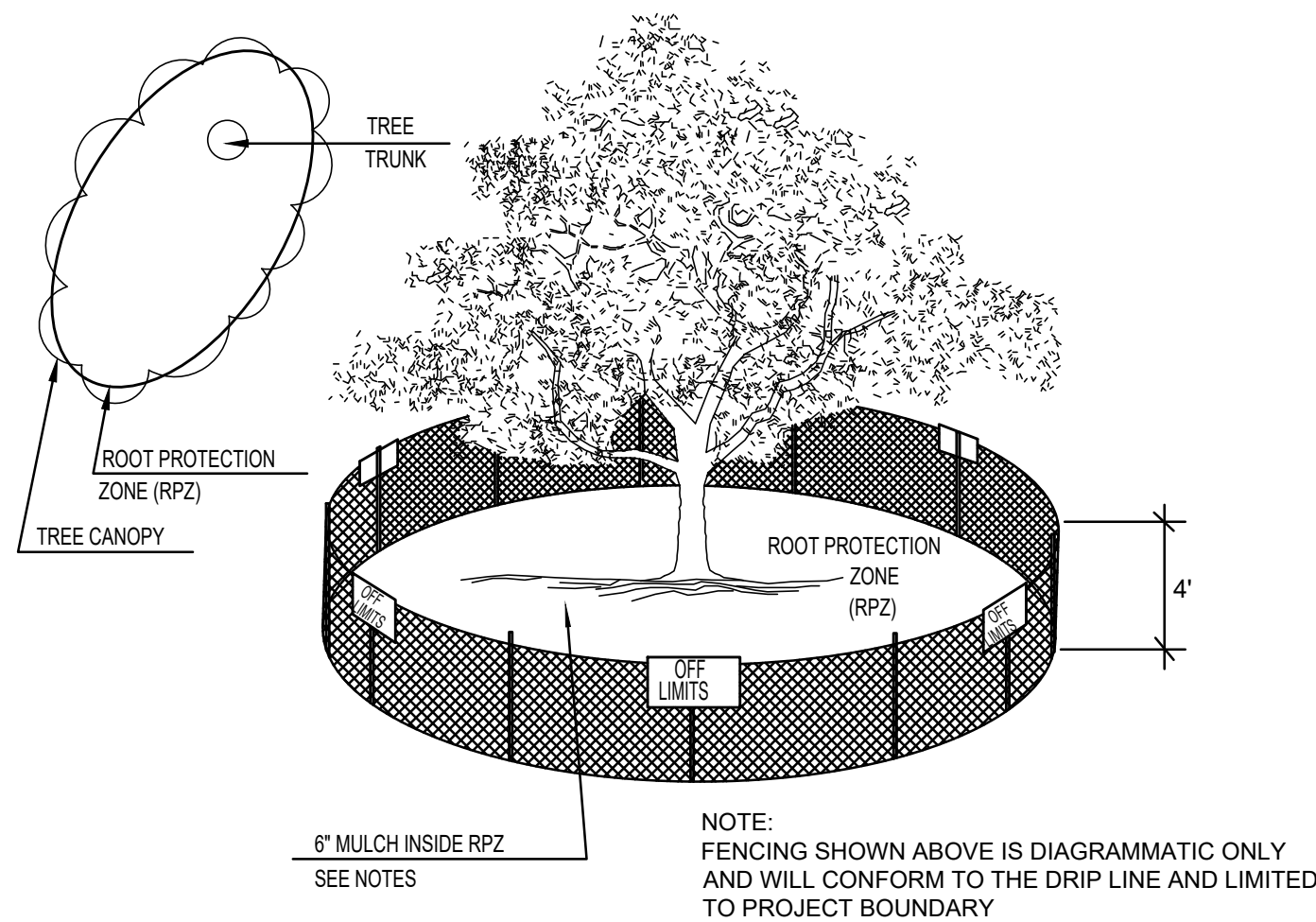
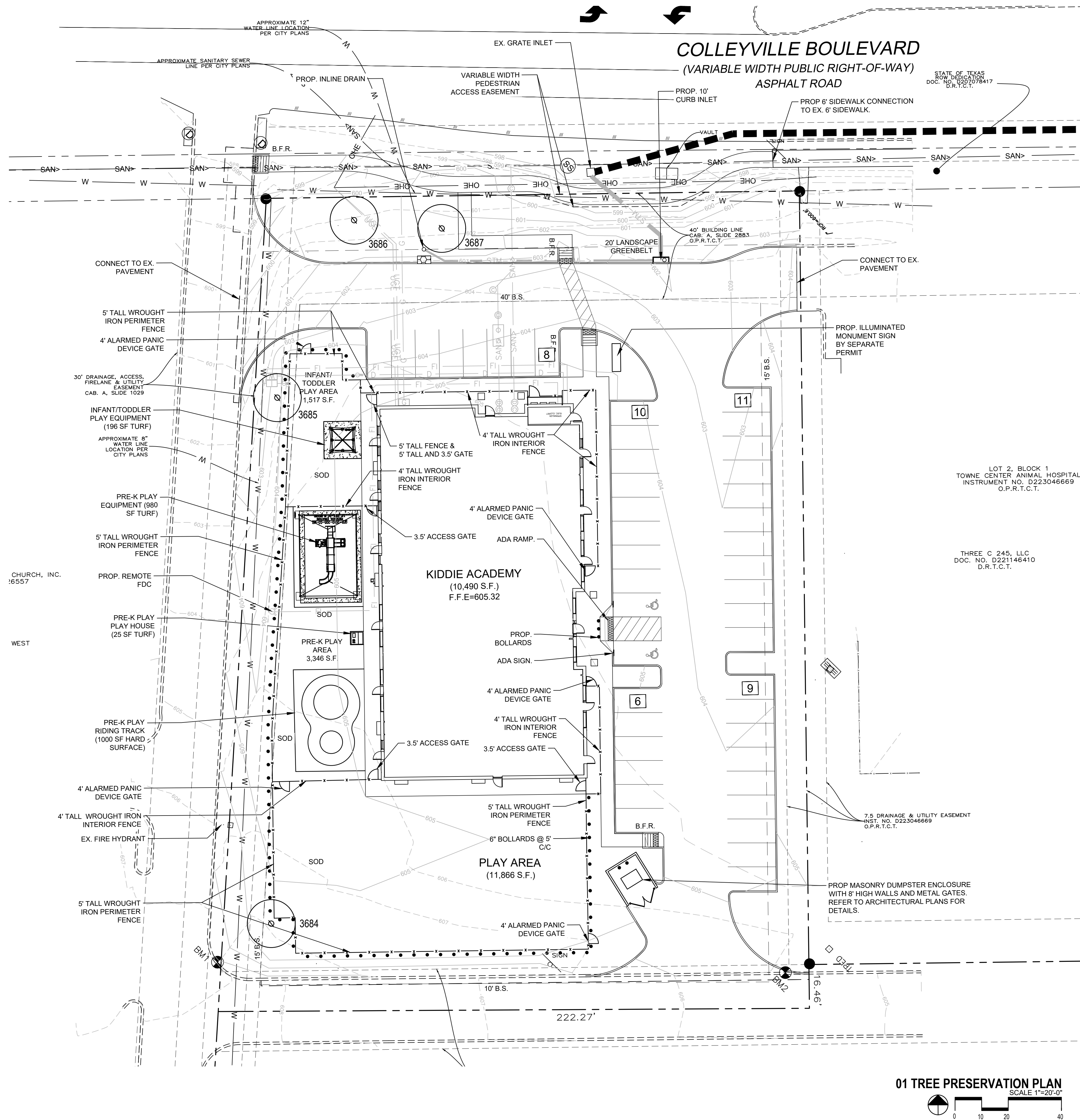
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	IA	10-29-24	SCALE BAR	111-24	C-9.0

TX. P.E. FIRM #11525

11-25-24





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

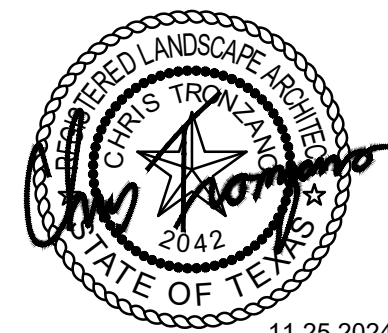
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION
REFER TO 01L1.00

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	



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
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ALLEN, TEXAS 75013
(469) 369-4448
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11.25.2024

KIDDIE ACADEMY
COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS

ISSUE:

FOR APPROVAL 11.07.2024
FOR APPROVAL 11.25.2024

DATE:

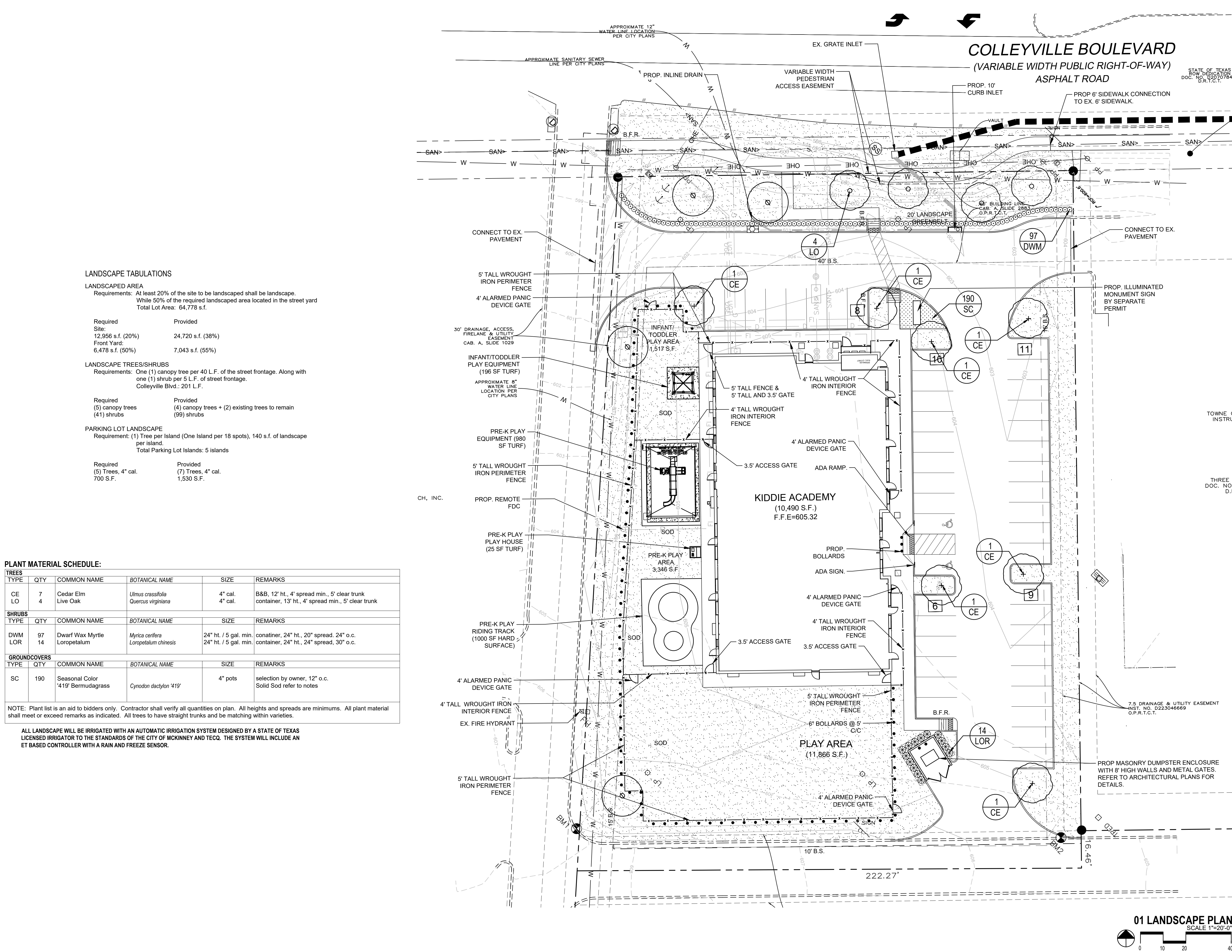
11.25.2024

SHEET NAME:

TREE PRESERVATION PLAN

SHEET NUMBER:

L.1



LANDSCAPE TABULATIONS

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:	
12,958 s.f. (20%)	24,720 s.f. (38%)
Front Yard:	
6,478 s.f. (50%)	7,043 s.f. (55%)

LANDSCAPE TREES/SHRUBS
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

PARKING LOT LANDSCAPE
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.

PLANT MATERIAL SCHEDULE:

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.	
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.

LANDSCAPE NOTES

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

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 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.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- 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.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

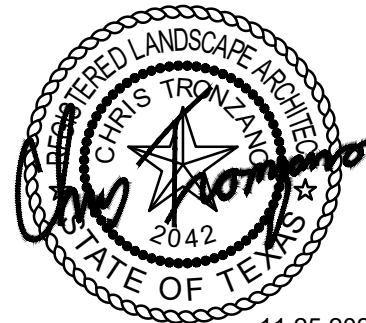
SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 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.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 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.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.



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11.25.2024

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COLLEYVILLE, TEXAS

ISSUE:

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CITY COMMENTS 11.25.2024

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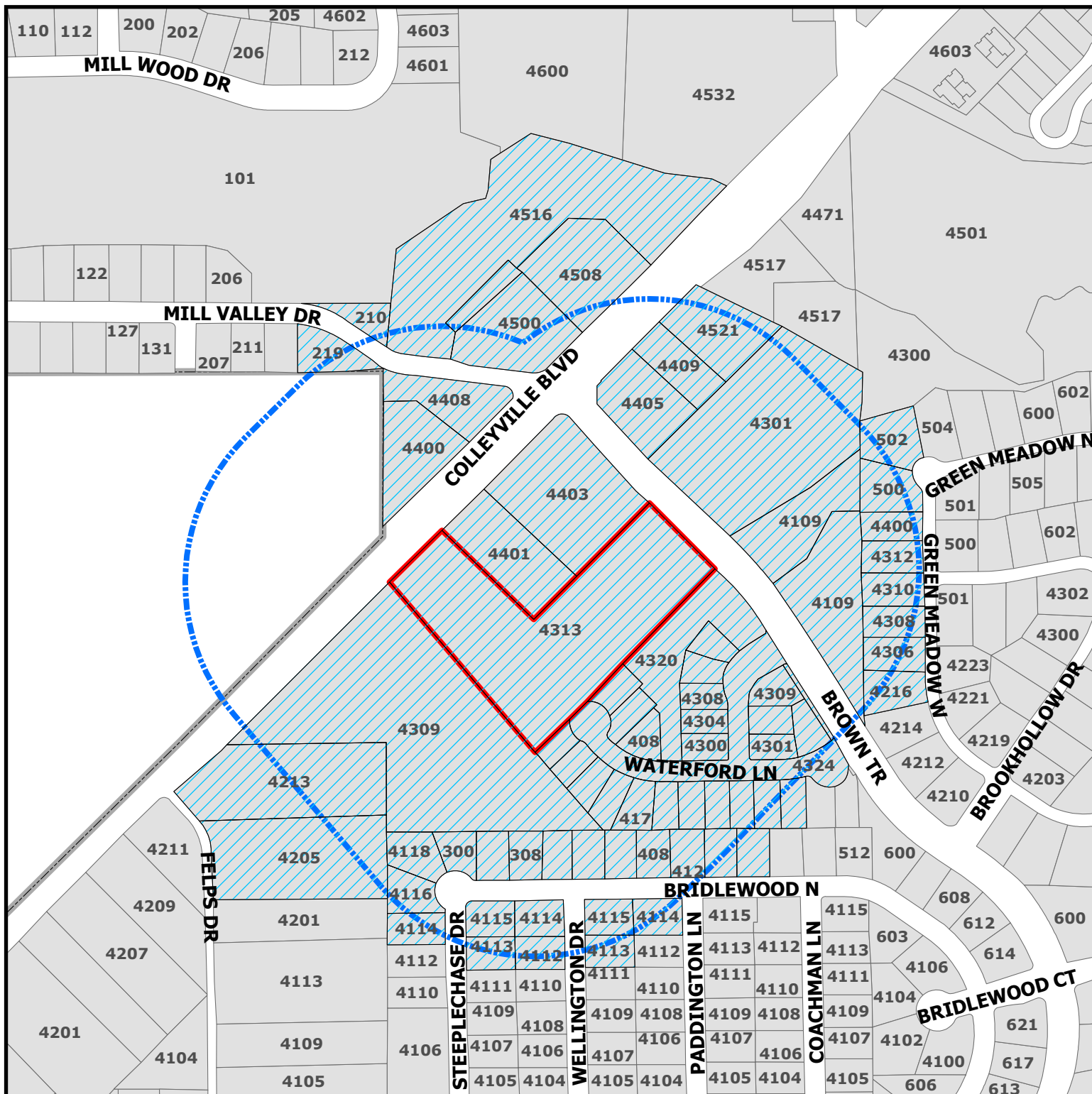
SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

L.2

Notification Map

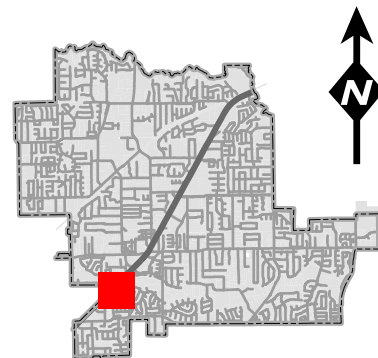


ZC24-028

4313 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.

-  Parcels to be notified
-  Buffer
-  Subject Property





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Addr»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, December 9, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, January 7, 2025 & Wednesday, January 22, 2025 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit to allow for a Daycare Center on a portion of Lot 1, Block 1, Towne Center Animal Hospital. The request is to allow for a new daycare business known as Kiddie Academy.

Zoning Case: ZC24-028

Applicant: Isha Adhikari

Owner: First Assembly of God CH Inc.

Location: 4313 Colleyville Boulevard

Property Description: Lot 1, Block 1, Towne Center

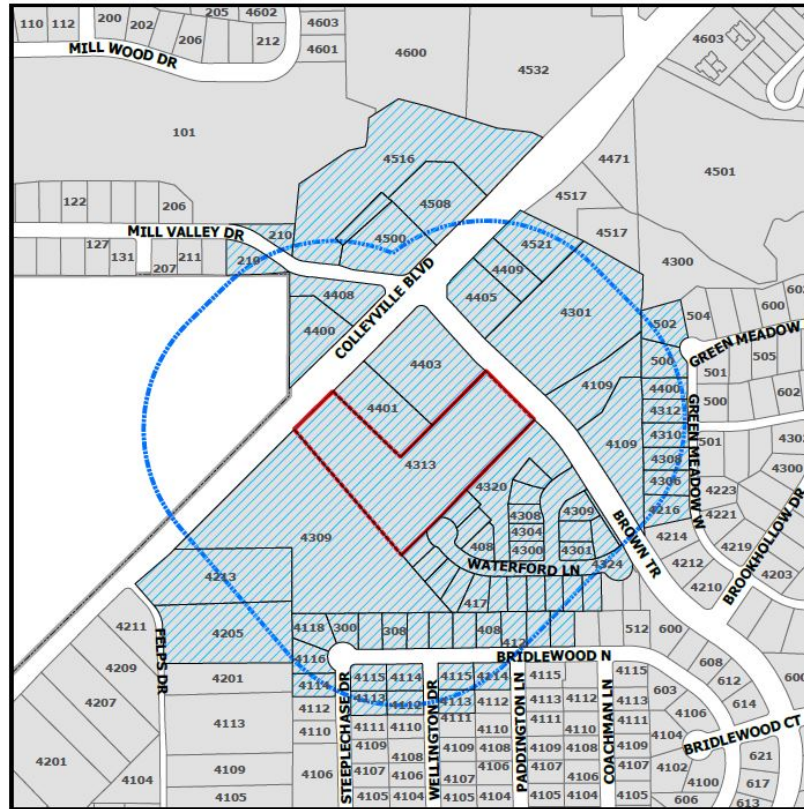
Present Zoning: CC-2 Shopping Center

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

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

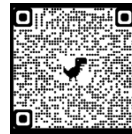
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com

NOTICE OF PUBLIC HEARING



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

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



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

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
PAACASI LLC	4408 COLLEYVILLE BLVD
AAIRYA REALITY LLC	4400 COLLEYVILLE BLVD
BENCHMARK AMERICAN HOMES LLC	4213 COLLEYVILLE BLVD
KNIGHT, STEVEN	4205 FELPS DR
FIRST ASSEMBLY OF GOD CH INC	4309 COLLEYVILLE BLVD
JOHNSON, RANDAL D	219 MILL VALLEY DR
RETAIL BUILDINGS INC	4500 COLLEYVILLE BLVD
2102 EMPIRE CENTRAL LLC	4508 COLLEYVILLE BLVD
BRANSFORD PARKLAND TRUST	4516 COLLEYVILLE BLVD
PUCKETT, TERRY	4114 STEEPLECHASE DR
HOELSCHER, KEVIN	4116 STEEPLECHASE DR
WIEGMANN, PAULA L	4118 STEEPLECHASE DR
TOWNE, JEFFREY	300 BRIDLEWOOD N
MICHAEL D PHELPS AND KAREN D PHELPS REVOCABLE	304 BRIDLEWOOD N
SMART, ROBERT	308 BRIDLEWOOD N
BALLARD, JASON	312 BRIDLEWOOD N
SPRANG, CHRIS I	400 BRIDLEWOOD N
ELLIS, EVA F	404 BRIDLEWOOD N
DUFF, JOEL B	408 BRIDLEWOOD N
ERENCE, JULIE	412 BRIDLEWOOD N
KANDIMALLA, RAM	416 BRIDLEWOOD N
HENARY, ATEF H	500 BRIDLEWOOD N
SHAIKH, SAJID	4112 WELLINGTON DR
SNELL, MATTHEW	4113 STEEPLECHASE DR
REID, JAMES R	4115 STEEPLECHASE DR
HOBBS, REASHA	4114 WELLINGTON DR
MINGENBACK, MATTHEW	4113 WELLINGTON DR
SANTOSA, TERESA	4115 WELLINGTON DR
MERKLE, MARILEONE	4114 PADDINGTON LN
SCHRIMSHER, FREDERICK	500 GREEN MEADOW N
GHORMLEY, JAMES G	502 GREEN MEADOW N
SCHWEITZER, JON W	4216 GREEN MEADOW W
WHITE FAMILY TRUST	4306 GREEN MEADOW W
FOSTER, JON K	4308 GREEN MEADOW W
MCGARRY, TRACY	4310 GREEN MEADOW W
SMITH, JAROD	4312 GREEN MEADOW W
DUNLAP, ALDEN	4400 GREEN MEADOW W
ELISA KLEIN EXEMPT MARITAL TRUST	4403 COLLEYVILLE BLVD
THE BRUCE WISHARD AND DALIA WISHARD TRUST	4109 BROWN TR
UVL INVESTMENTS LLC	4301 BROWN TR
M L US HOLDINGS LTD & C HEPFER	4521 COLLEYVILLE BLVD
LIM LEE INC	4409 COLLEYVILLE BLVD
3M INVESTMENT GROUP LLC	4405 COLLEYVILLE BLVD
BAUMANN, DIRK	413 WATERFORD LN
GAUNTT, TURNER	409 WATERFORD LN
IMTIAZI, VASIF	405 WATERFORD LN
BUYS MICHELA PROTECTION TRUST	401 WATERFORD LN
CHERNOFF, ALAN SCOTT	400 WATERFORD LN
RASMUSSEN, RICK	404 WATERFORD LN
JOHNSON, JOHNNY W	408 WATERFORD LN
FOERTSCH, ROBERT J	4300 TIFFANY PARK LN
JOHNSON, GEORGE	4304 TIFFANY PARK LN
GERABAGI, SAFAR	4308 TIFFANY PARK LN
ASHQEEEN, MUHAMMAD	4312 TIFFANY PARK LN
BURRI, ALFRED	4316 TIFFANY PARK LN
TIFFANY PARK HA INC	4324 TIFFANY PARK LN
VALTMAN LIVING TRUST	509 WATERFORD LN

TAYLOR, MARK
TABONE, FRANK G
LEBAILLIF, LAURENT J
KLEISER, SUSAN
MYERS BRIAN
GORE, FRANK
PRINS, CATHY
ESCAMILLA, ERNESTO
ANTONISSE, HENDRIK
LINDSAY, PATRICIA
THREE C 245 LLC
SADDLEBROOK ADDITION
BRIDLEWOOD ESTATES
TIFFANY PARK
CAMBRIDGE PLACE - COLLEYVILLE
MILL CREEK ADDN-COLLEYVILLE
GRAPEVINE COLLEYVILLE ISD
ISHA ADHIKARI

505 WATERFORD LN
501 WATERFORD LN
429 WATERFORD LN
425 WATERFORD LN
421 WATERFORD LN
417 WATERFORD LN
4309 TIFFANY PARK LN
4305 TIFFANY PARK LN
4301 TIFFANY PARK LN
516 WATERFORD LN
4401 COLLEYVILLE BLVD
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COURTESY NOTICE
STATE REQUIRED
APPLICANT

ORDINANCE O-24-

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 4.75 ACRES, BEING LOT 1, BLOCK 1, TOWNE CENTER ANIMAL HOSPITAL ADDITION, LOCATED AT 4313 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR A DAY CARE CENTER; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a Day Care Center Case No. ZC24-028; 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 amend the City's zoning ordinance; and

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a Day Care Center on 4.75 acres, being Lot 1, Block 1, of the Towne Center Animal Hospital Addition, located at 4313 Colleyville Boulevard, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

- a. The Special Use Permit shall apply to the business known as Kiddie Academy.
- b. The development shall be generally consistent with the Site Plan and Building Elevations attached in Exhibits "B" and "C".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- d. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 7th day of January 2025.

The second reading and public hearing being conducted on the 23rd day of January 2025.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 23RD DAY OF JANUARY 2025.

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

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

ATTEST:

CITY OF COLLEYVILLE

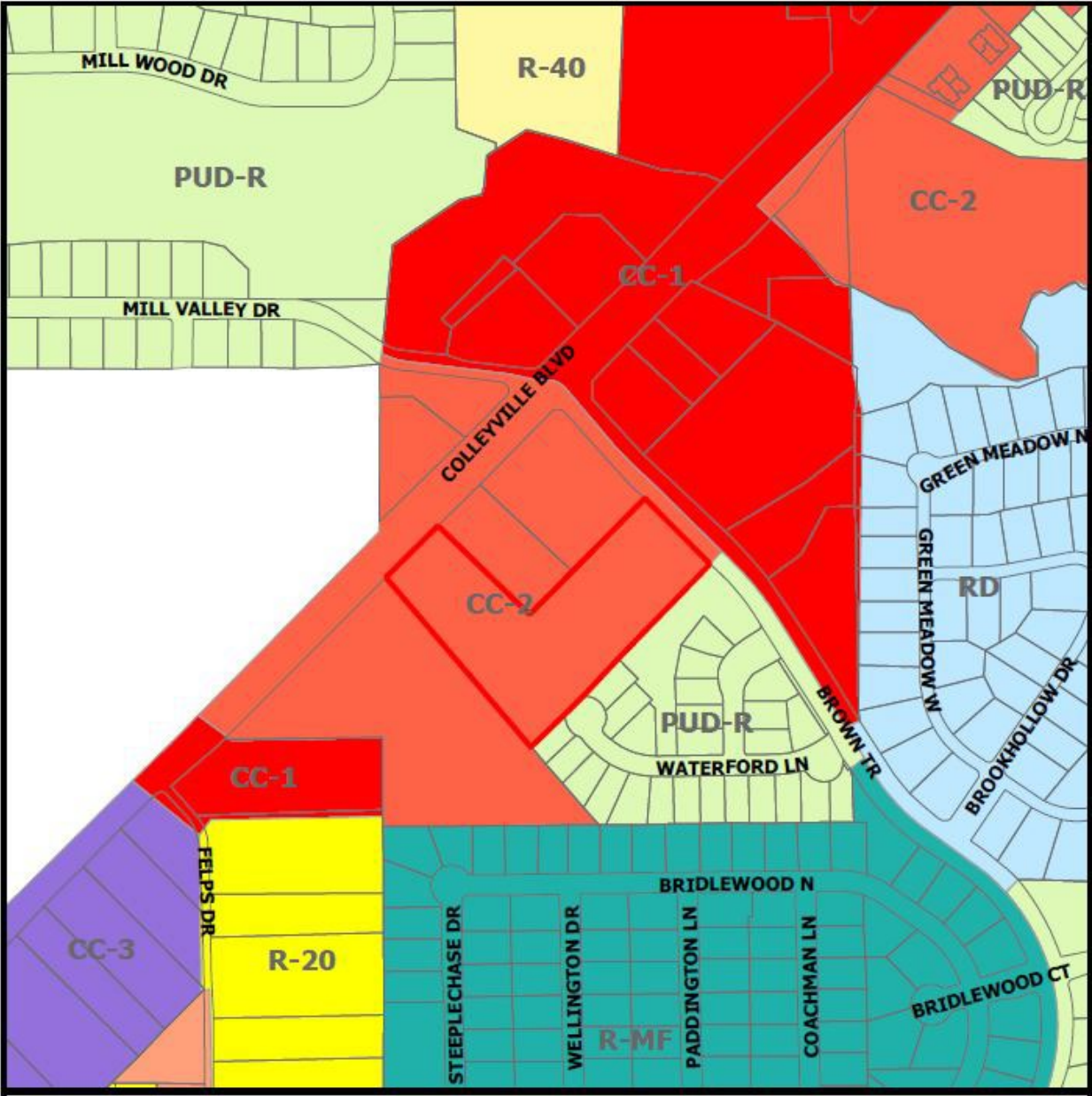
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



COLLEYVILLE BOULEVARD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
ASPHALT ROAD

KIDRIE ACADEMY
(6,666 S.F.)
(17,466 S.F.)

PLAY AREA
(11,666 S.F.)

EXISTING LEGEND

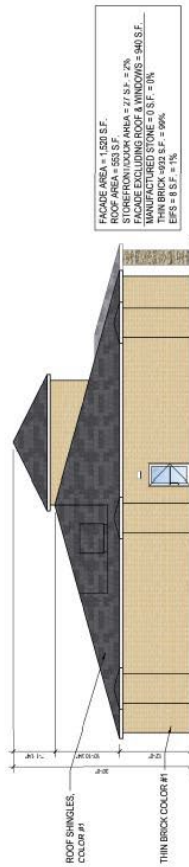
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- 2. EXISTING CONCRETE
- 3. EXISTING GRAVEL
- 4. EXISTING DIRT
- 5. EXISTING SAND
- 6. EXISTING ROCK
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- 13. EXISTING UTILITY
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- 17. EXISTING FLORAL
- 18. EXISTING LANDSCAPE
- 19. EXISTING PAVEMENT
- 20. EXISTING DRIVEWAY
- 21. EXISTING ACCESS
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- 23. EXISTING RIGHT-OF-WAY
- 24. EXISTING ZONING
- 25. EXISTING DEED
- 26. EXISTING PLAT
- 27. EXISTING MAP
- 28. EXISTING RECORD
- 29. EXISTING SURVEY
- 30. EXISTING ENGINEERING
- 31. EXISTING ARCHITECT
- 32. EXISTING LANDSCAPE
- 33. EXISTING CIVIL
- 34. EXISTING MECHANICAL
- 35. EXISTING ELECTRICAL
- 36. EXISTING PLUMBING
- 37. EXISTING HEATING
- 38. EXISTING COOLING
- 39. EXISTING INSULATION
- 40. EXISTING ROOFING
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ALL LANDSCAPE WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY A STATE OF TEXAS

LICENSED ASSAULT TO THE STANDARDS OF THE CITY OF WASHINGTON AND THE STATE OF MARYLAND. THE SYSTEM WILL INCLUDE AN IT BASED CONTROLLED WITH A RAIN AND FLOOD SENSOR.



- ### STANDARD NOTES
1. ALL ELEVATIONS ARE TO BE CONSIDERED AS APPROXIMATE.
 2. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT.
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 6. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT.

- ROOF SHINGLES, COLOR #1
- THIN BRICK COLOR #1
- THIN BRICK COLOR #2
- MANUFACTURED STONE
- MECHANICAL WELL HIDDEN BEHIND ROOF
- FACE AREA = 1,528 S.F.
- ROOF AREA = 553 S.F.
- STOREFRONT DOOR AREA = 27 S.F. = 2%
- FACADE EXCLUDING ROOF & WINDOWS = 940 S.F.
- THIN BRICK = 1,165 S.F. = 99%
- EPS = 8 S.F. = 1%

KIDDIE ACADEMY.
EDUCATIONAL CHILD CARE

KIDDIE ACADEMY AT COLLEYVILLE, TX

ELEVATIONS 02.2
SCALE: 1/8" = 1'-0"
DATE: 10/20/2024



APPROVED BY: [Signature]



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2e

Agenda Date 12/9/2024

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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 on Tract 2P, Abstract 963, Absalom J Lott Survey, being approximately 2.80 acres, and zoned AG Agricultural. The purpose of the rezoning is to allow for the future development of a retail center.

Existing Conditions/Background: The subject property, 6312 Colleyville Boulevard, is zoned AG Agricultural. It is located on the north side of the intersection of Colleyville Boulevard and Tinker Road. The property is currently improved with an abandoned single-family home. A blue line stream cuts across the property and sections of the lot are in flood plain.

Proposed Zoning Change: The request is to rezone from the AG Agricultural district to the CC-1 Village Retail district.

Analysis: Per the proposed, the applicant is requesting to rezone the property to allow for a new commercial retail center to be developed in the future. The conceptual plan provided shows two retail buildings 9,268 square feet and 15,118 square feet in size.

The site plan shows the required 20' landscape buffers from adjacent residential properties and from Colleyville Boulevard. The site plan satisfies the required parking minimum and provides for 127 parking spaces. The site plan complies with the standards of the CC-1 Village Retail zoning district.

As per the applicant's drainage plan, the property's floodplain will be redirected using 3-10'x6' reinforced concrete box culverts. A 50' drainage easement has been provided in the front of the property to account for these culverts. Additionally, the applicant has provided a letter from a consultant stating that the development impact on the wetlands is feasible. The city will require approval from the Army Corps of Engineers prior to the site plan being approved.

Plat Status: The subject property is unplatted as Tract 2P, Abstract 963, Absalom J Lott Survey.

DRC Review: The DRC reviewed the request during their November 18, 2024 meeting and provided the following comments.

1. On the Site Plan, dimension the setback of the landscape area from the parking along Colleyville Boulevard, the landscape buffer adjacent to the residences, and the setback of the buildings to the property lines.
2. Show the horizontal dimensions on the elevations to determine the articulation.
3. Provide elevations of the 8' masonry screening wall adjacent to the residential area and the dumpster enclosure.
4. Provide a landscaping plan and urban forestry plan.
5. See attached pdf for Engineering Comments in red font.

The applicant provided updated exhibits on November 26, 2024.

Drainage: Awaiting wetland remediation documents.

Surrounding Development: The property to the east is Colleyville Boulevard. The properties to the west are zoned R-20 Single Family Residential and improved with single-family homes. The properties to the north are zoned PUD-C Planned Unit Development – Commercial and are improved with office and medical office space. The property to the south is zoned AG Agricultural and improved with a single family home.

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

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

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

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

Staff Recommendation: Staff is neutral on this request.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Building Elevations Exhibit
7. Renderings Provided by Applicant
8. Drainage Plan
9. Wetlands Species Impact Study
10. Wetlands Environment Impact Study
11. Development Schedule
12. Tree Preservation Plan
13. Landscape Plan
14. Notification Map
15. Notification Letter
16. Notification List
17. Draft Ordinance

Aerial Map

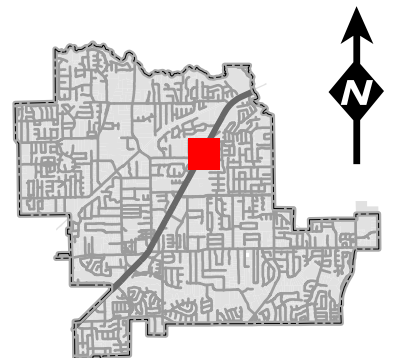


ZC24-029

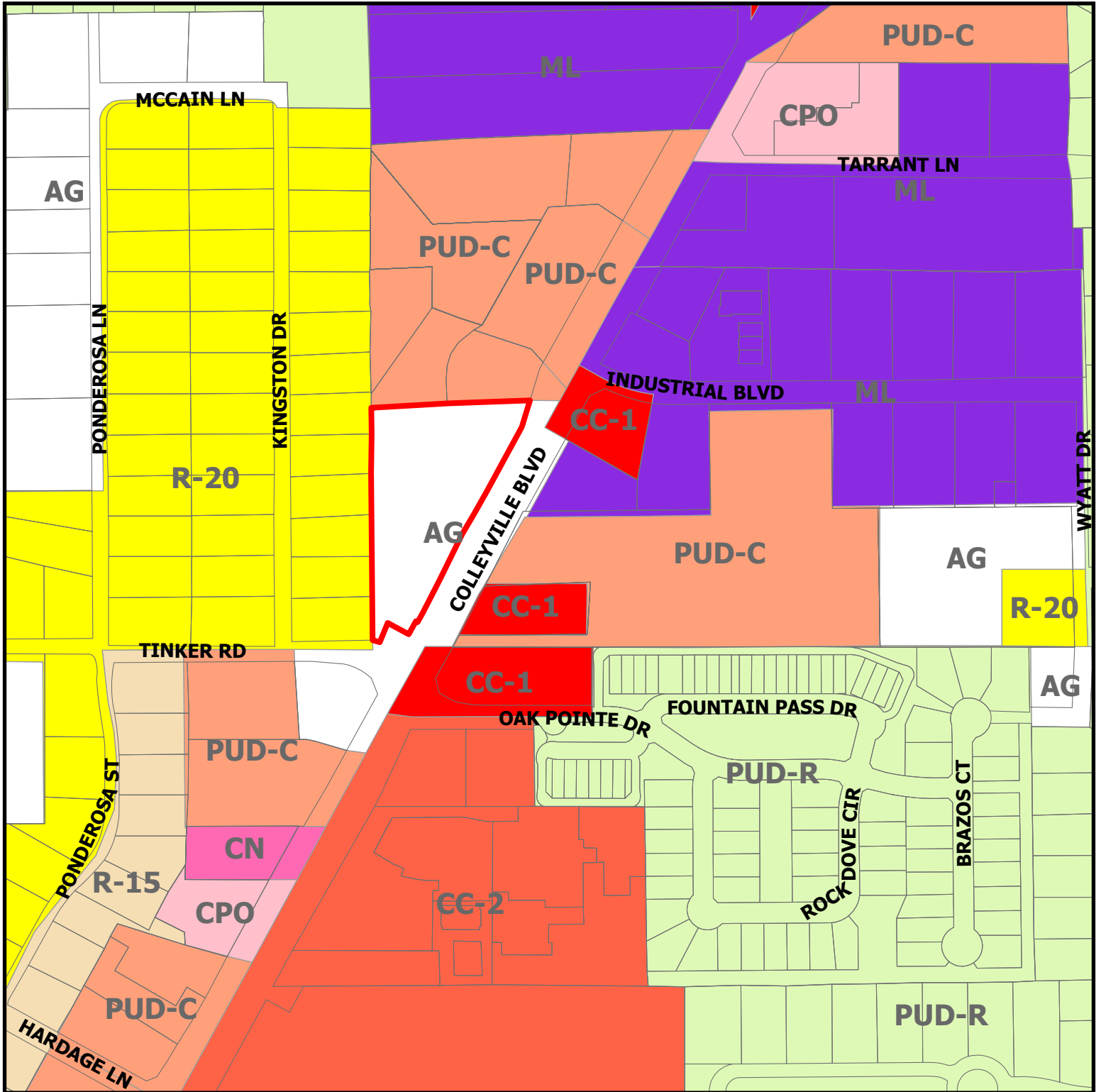
6312 Colleyville Blvd

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

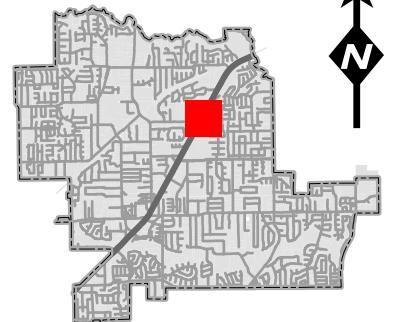


ZC24-029

6312 Colleyville Blvd

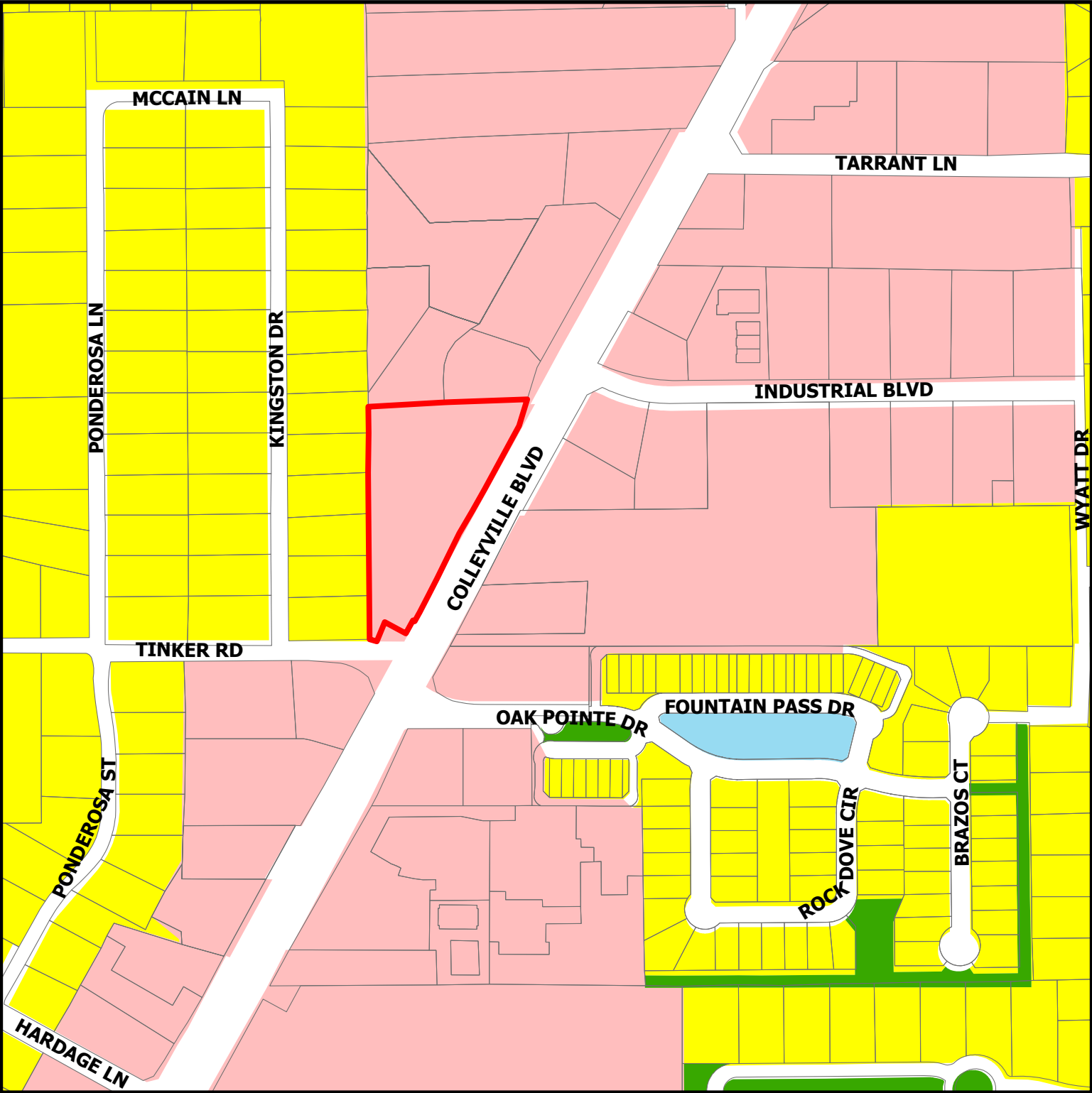


Subject Property



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Future Land Use Map

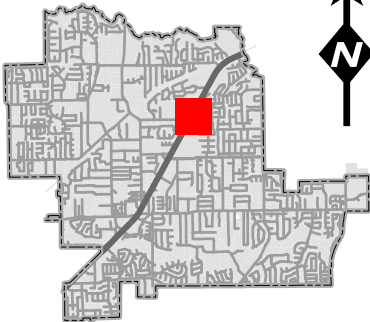


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ZC24-029

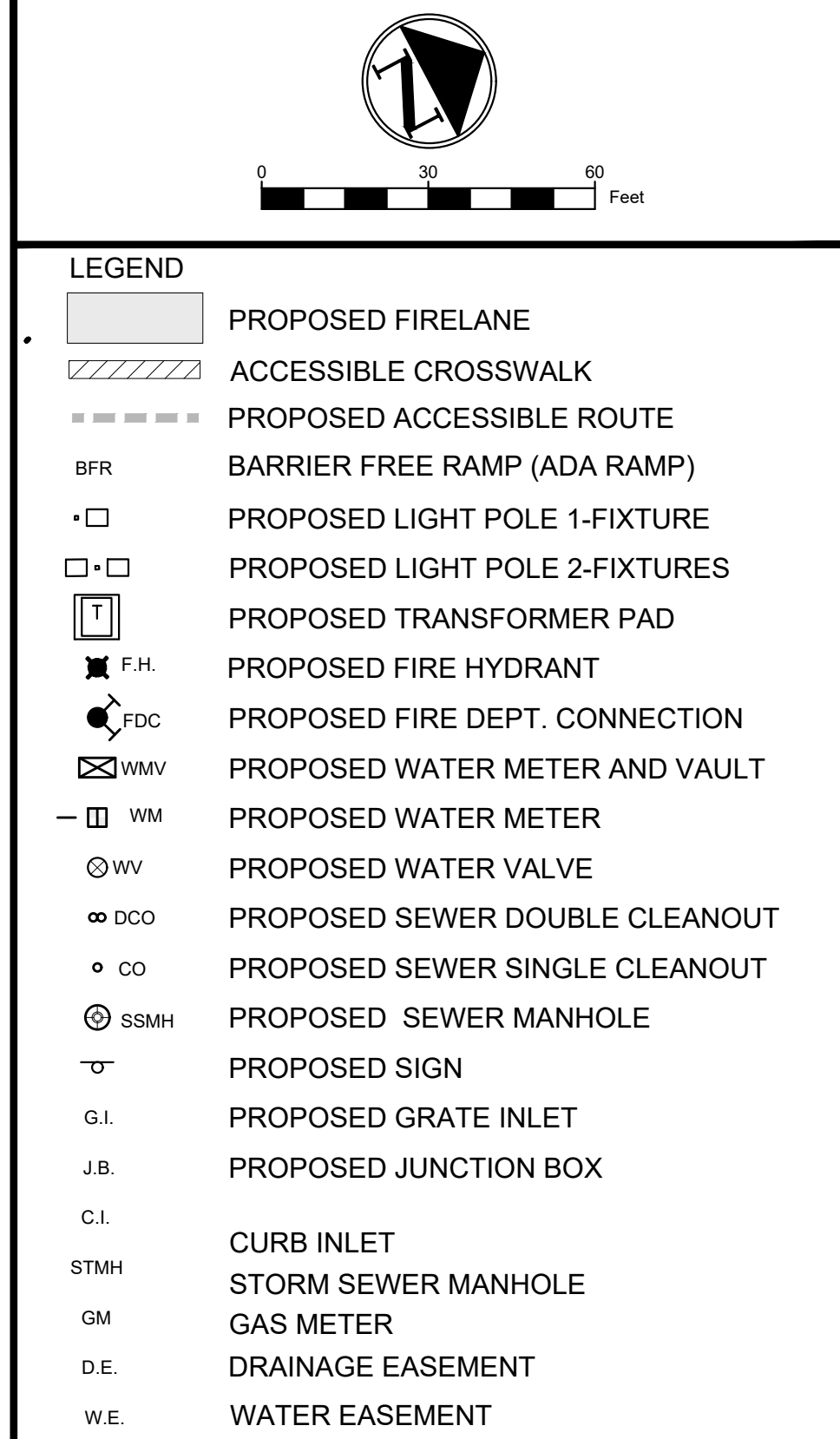
6312 Colleyville Blvd

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



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.



- | | |
|---|--|
| <h1>BENCHMARK</h1> | |
| BM-1: SET "X"
----- | |
| ELEVATION=XXXXXX
N: XXXXXXXXXX
E: XXXXXXXXXX | |
| TBM-2: SET "X"----- | |
| ELEVATION=XXXXXX
N: XXXXXXXXXX
E: XXXXXXXXXX | |
| <div><div><div>PRELIMINARY</div><div>-FOR REVIEW ONLY-</div></div><div>THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:</div><div><div>ARTURAN MCGEE147091</div><div>TYPE OR PRINT NAMEFE #</div><div>XXXXXX</div><div>DATE</div></div></div> | |

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%)

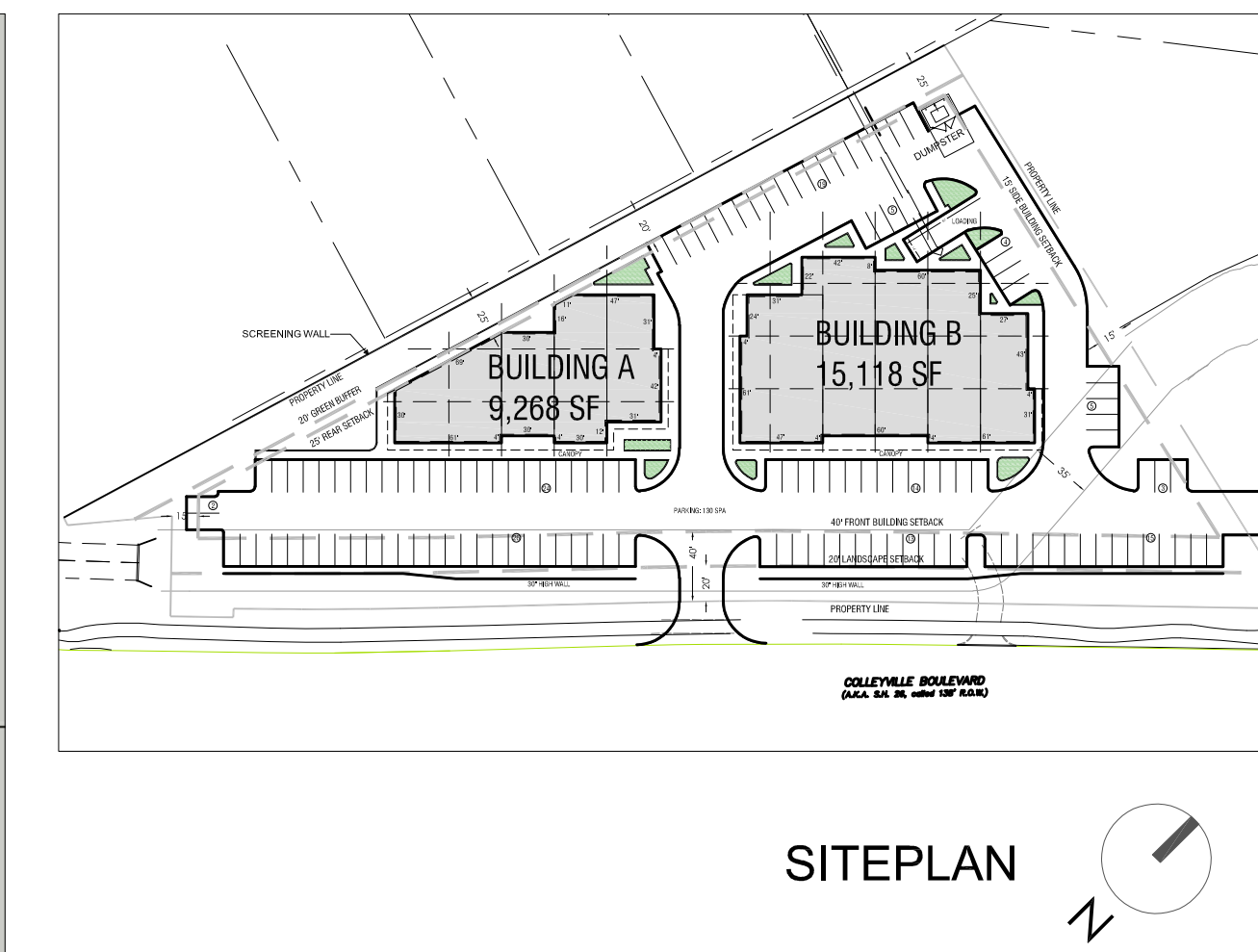
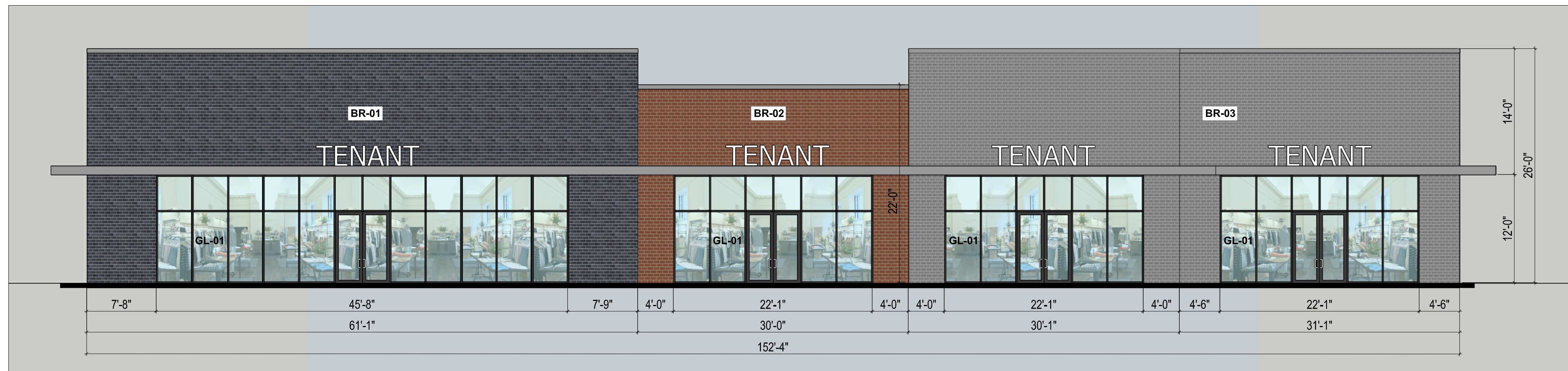
NO.	DATE	REVISION
-	-	
-	-	
-	-	
-	-	

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

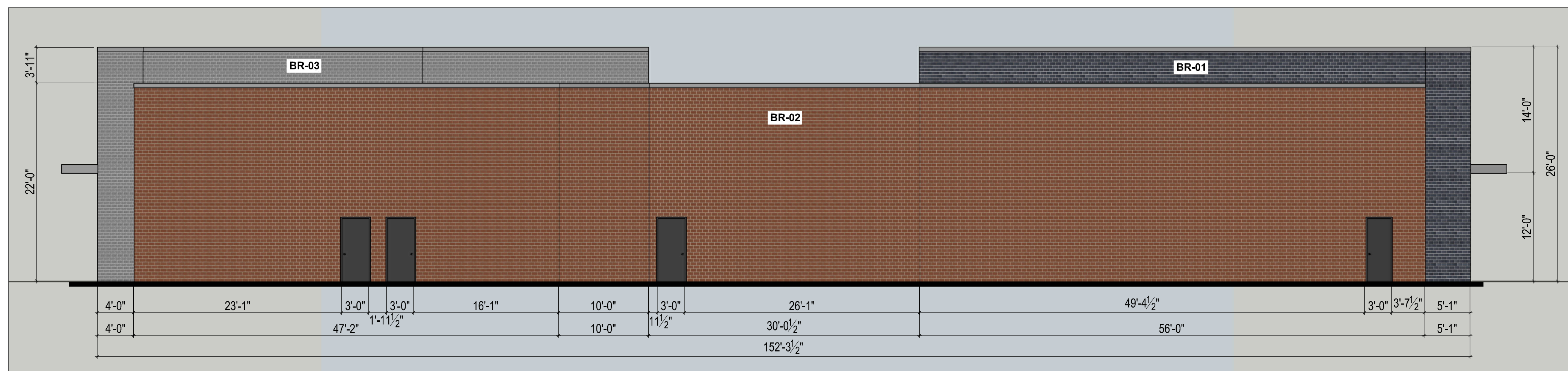
SITE PLAN



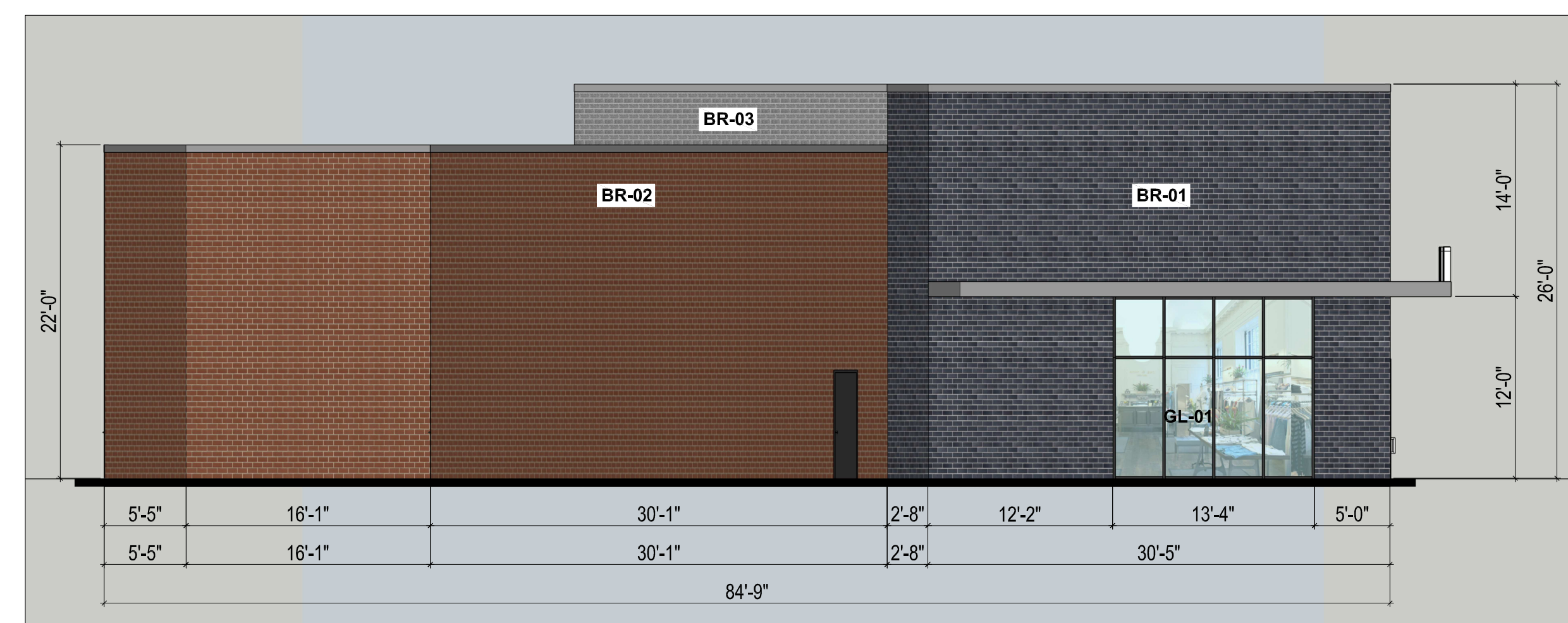
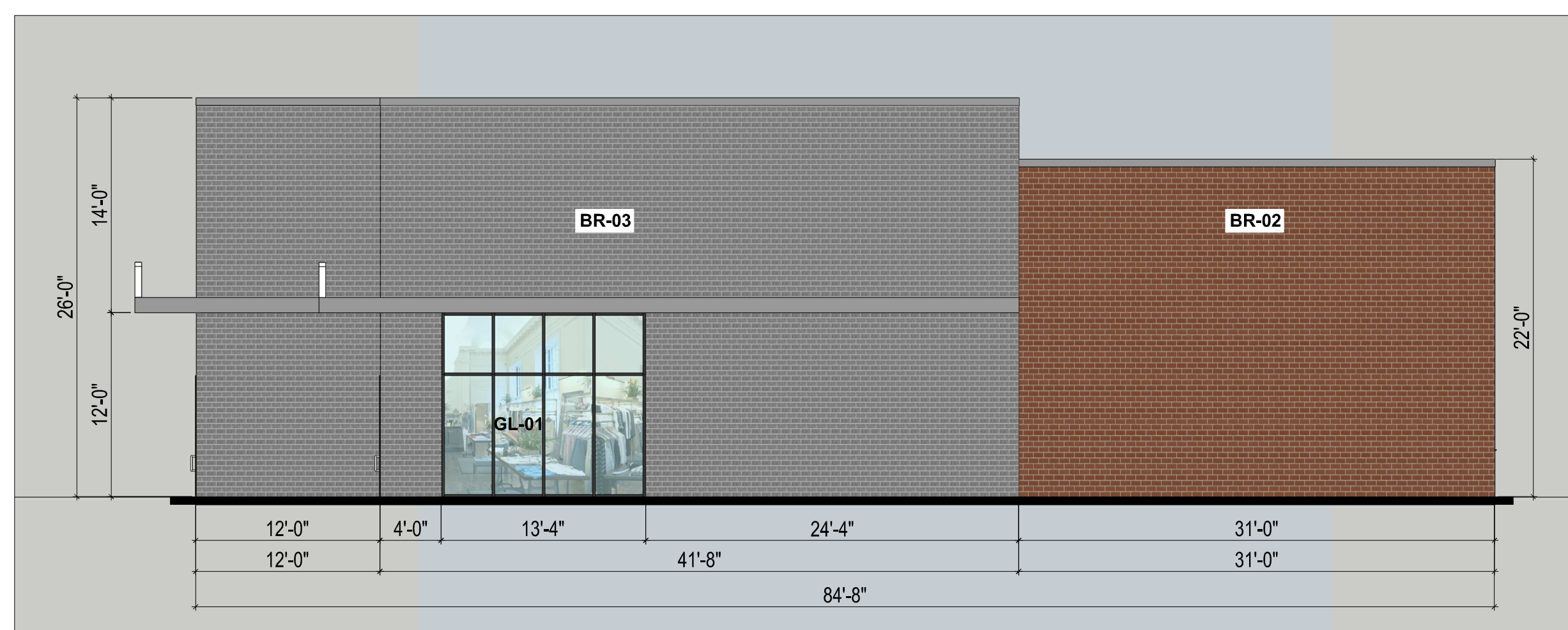
DESIGNED: AM	DATE	PROJECT #	SHEET
DRAWN: AM	11/25/2024	2023015	----
REVIEWER: SR			



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 (79%)	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		880 SF (33%)	1234 SF (59%)	160 SF (6%)		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%)



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.	ACUITY



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.

10/30/24

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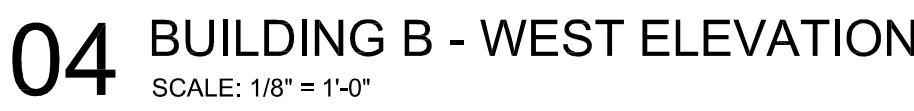
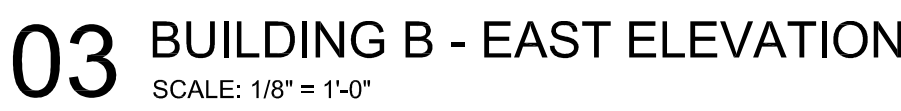
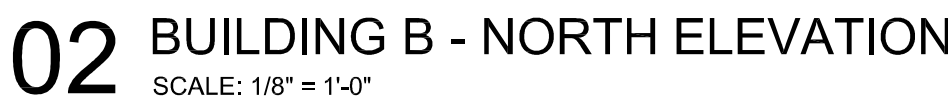
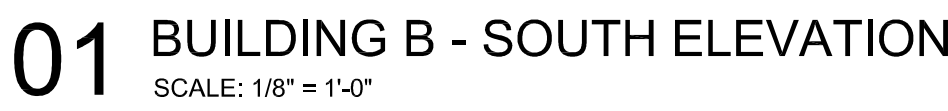
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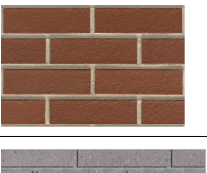
BUILDING A - ELEVATION

NOT FOR CONSTRUCTION

11/21/2024

A2-01

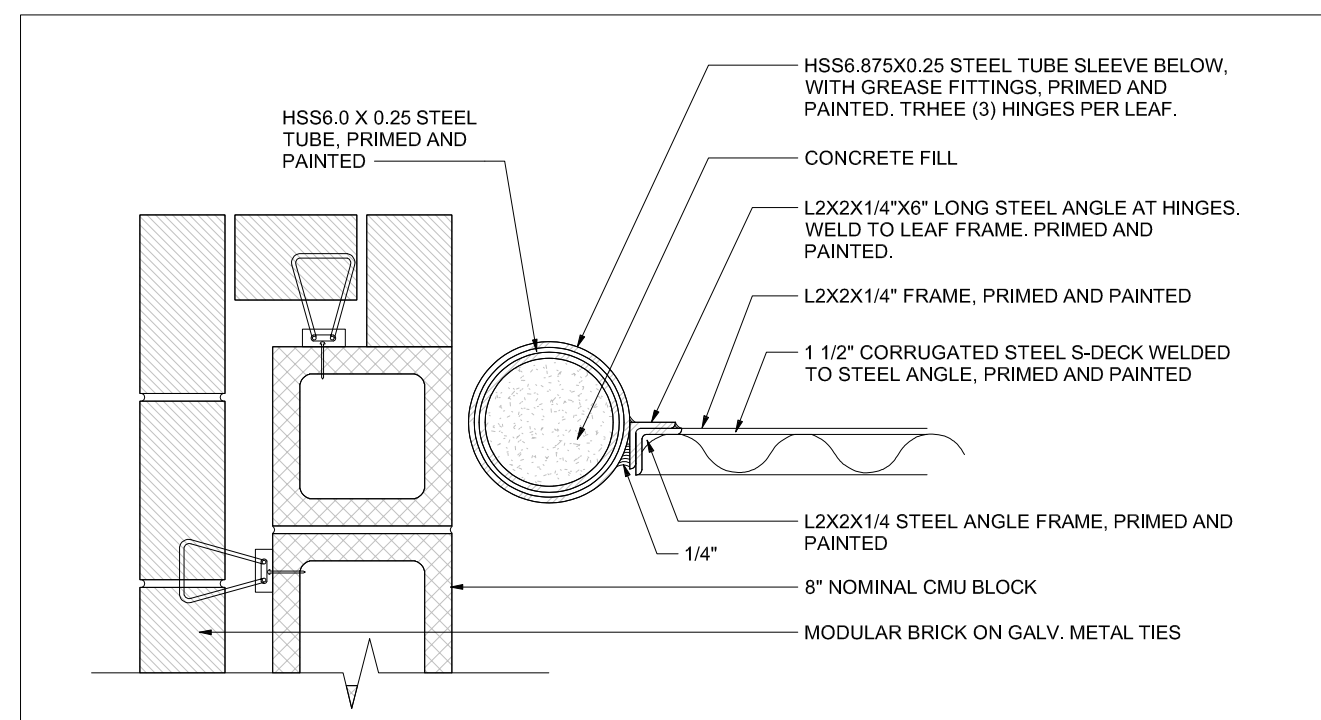
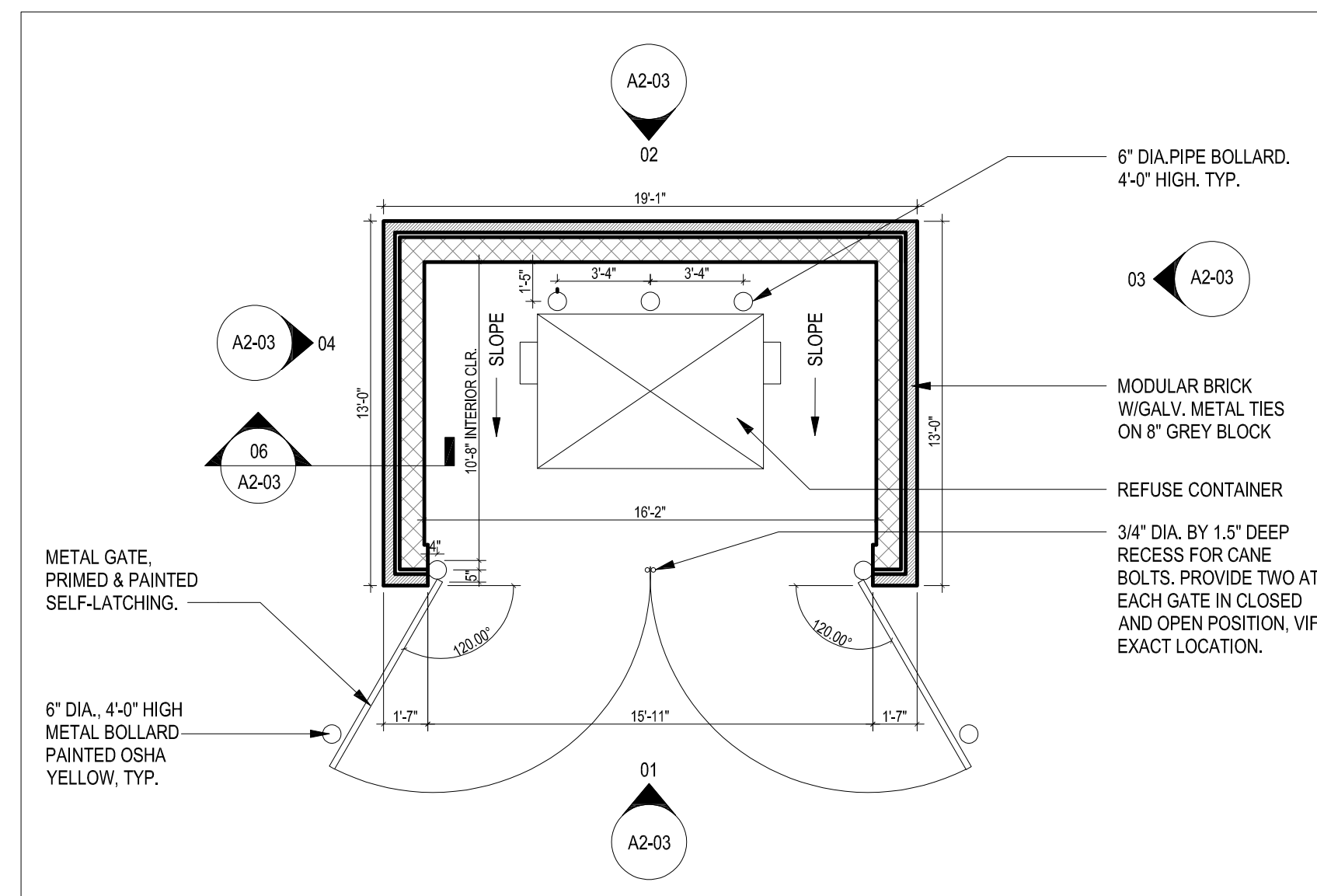
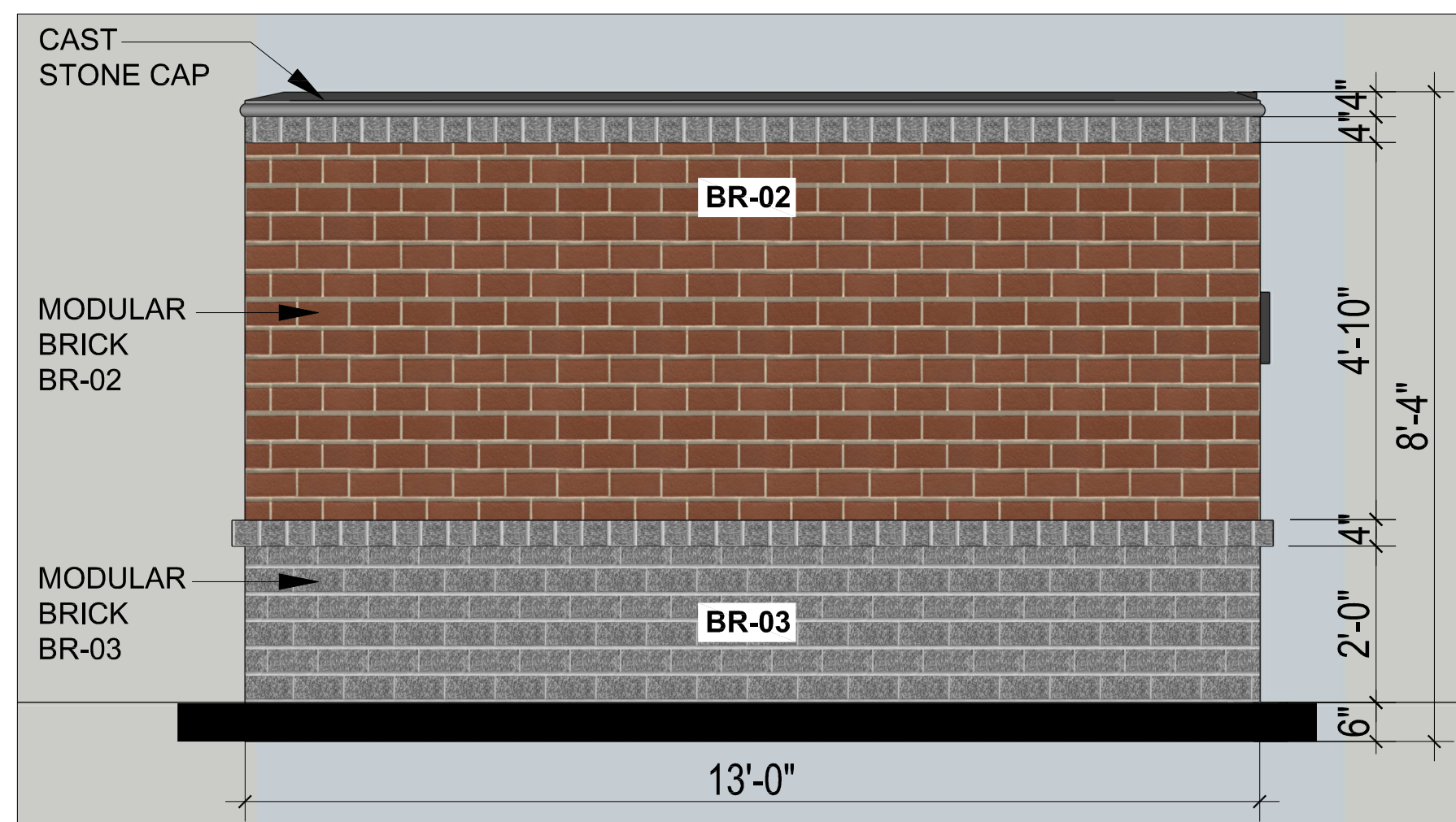
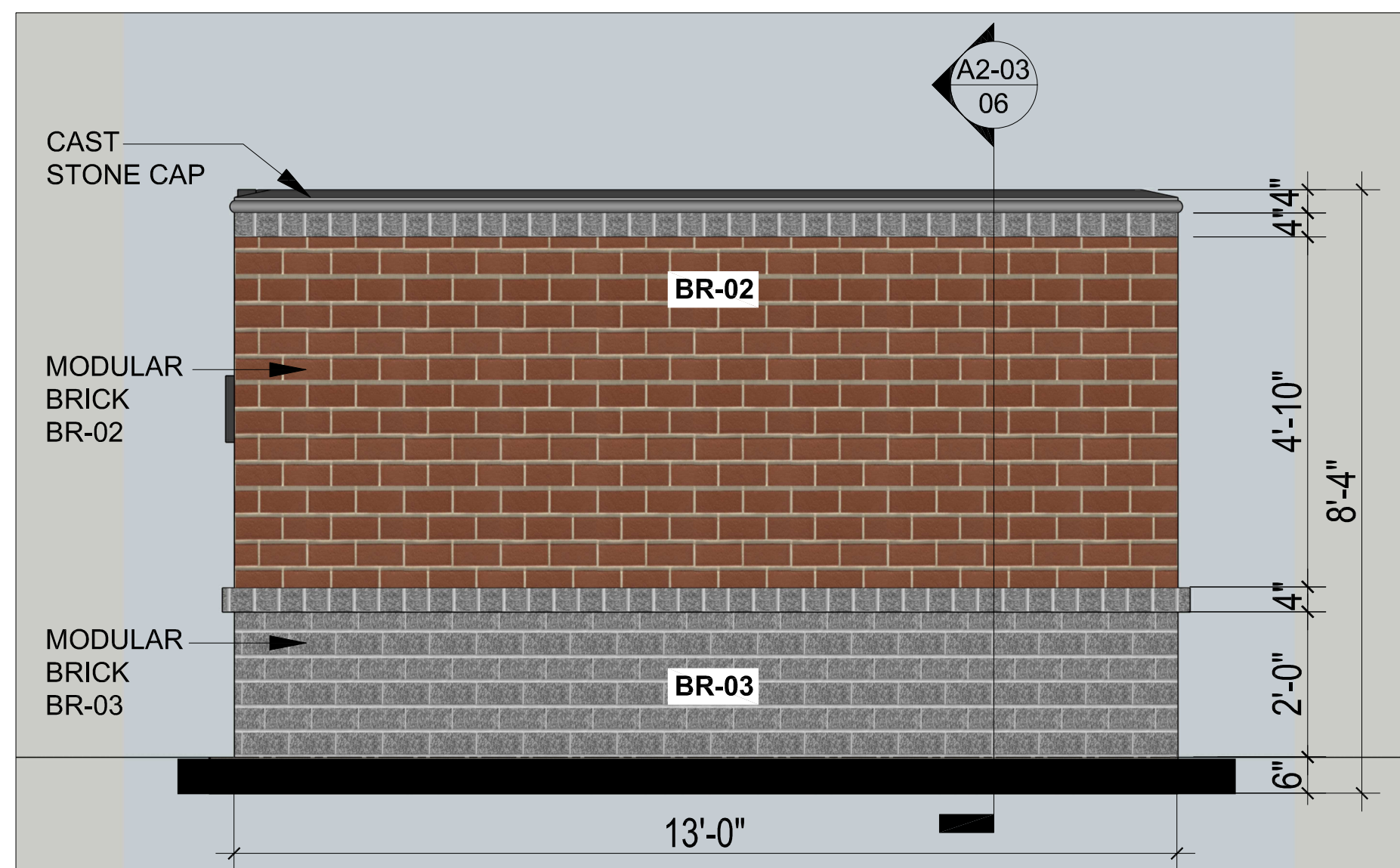
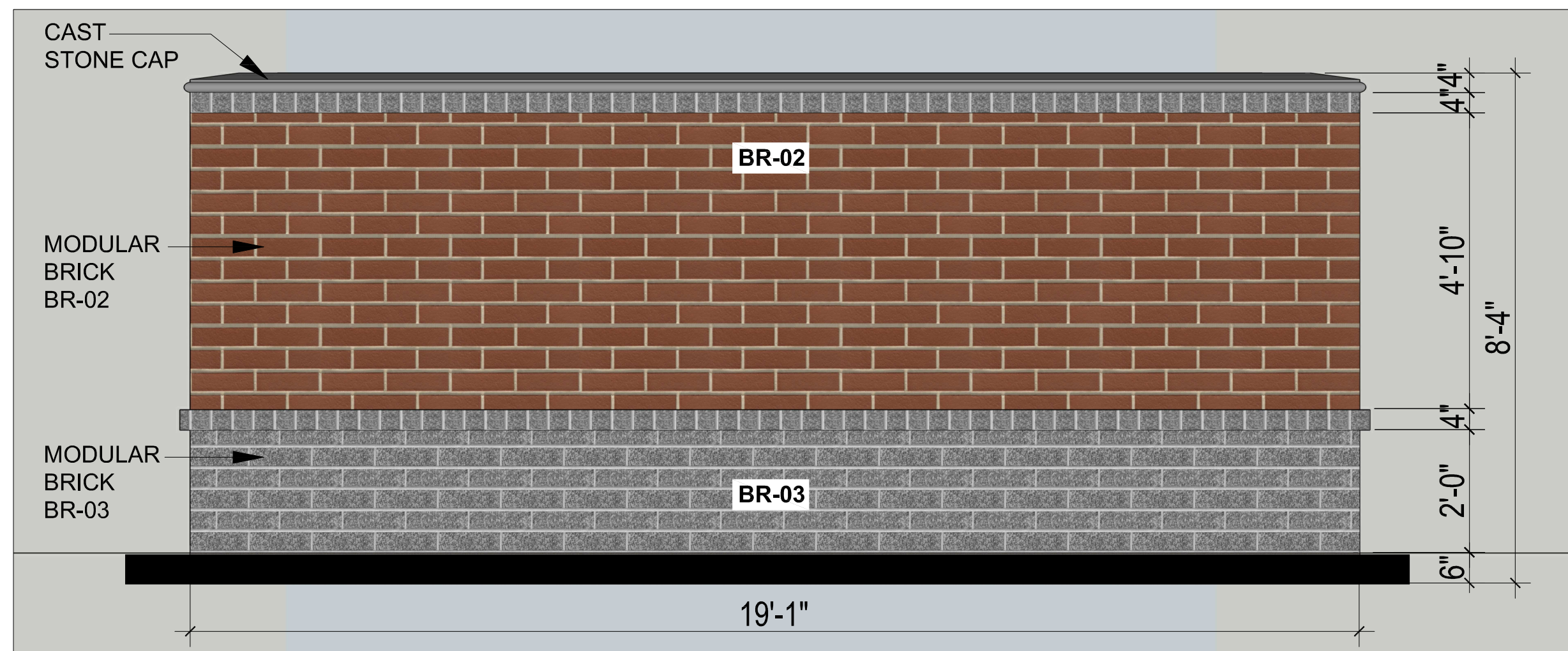
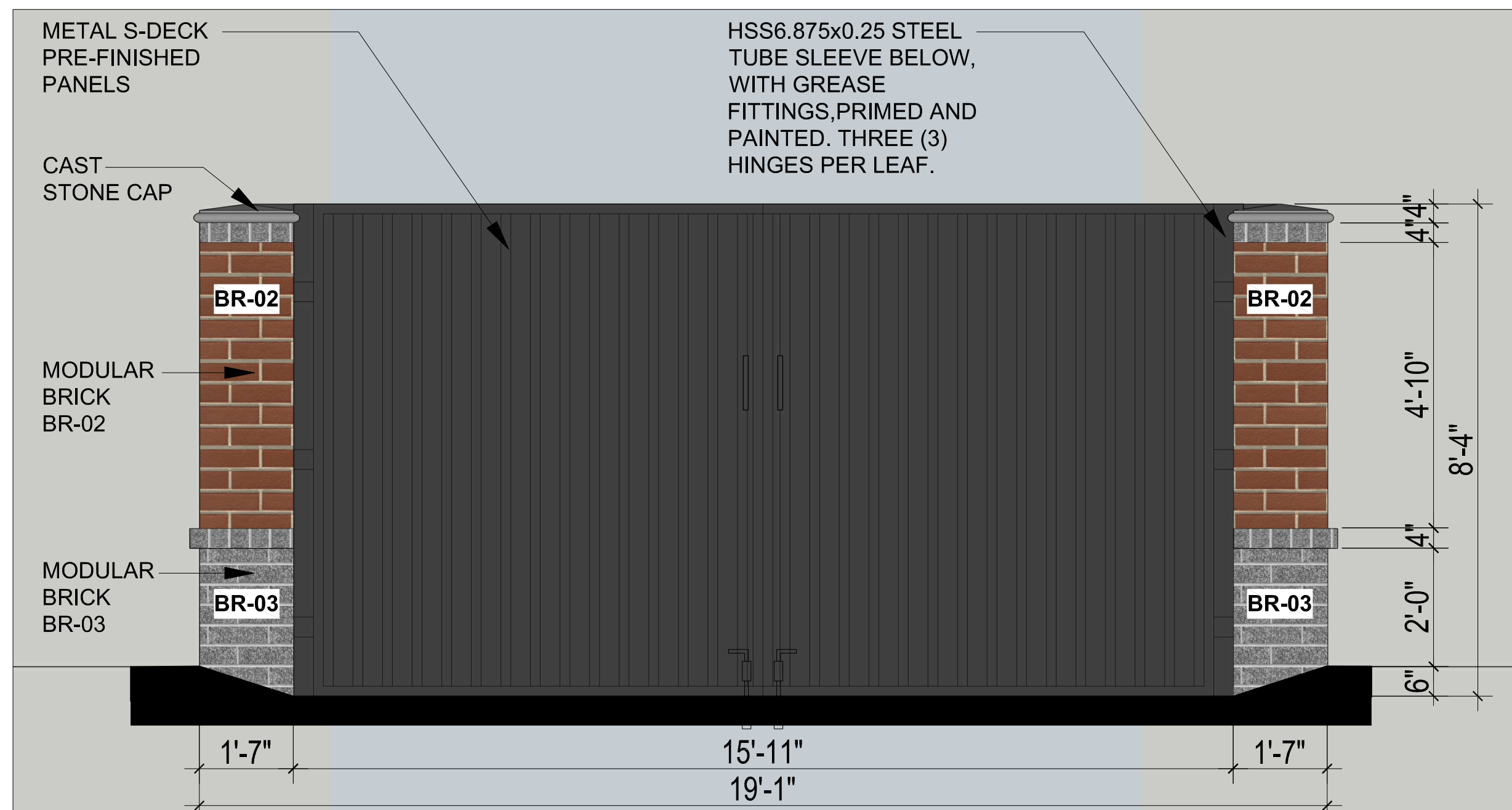


SYM.	MATERIAL	MFR	DESCRIPTION	SIZE	STYLE
BR-01		ENDICOTT	MANGANESE IRONSPOT	MODULAR	SMOOTH
BR-02		ACME	CRIMSON BLEND TUP003	MODULAR	SMOOTH
BR-03		ACME	SAN SIMEON PACIFIC CLAY	MODULAR	VELOUR
GL-01		VITRO	SOLARBAN 90	PER ELEV.	ACUITY

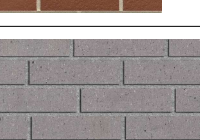
10/30/24

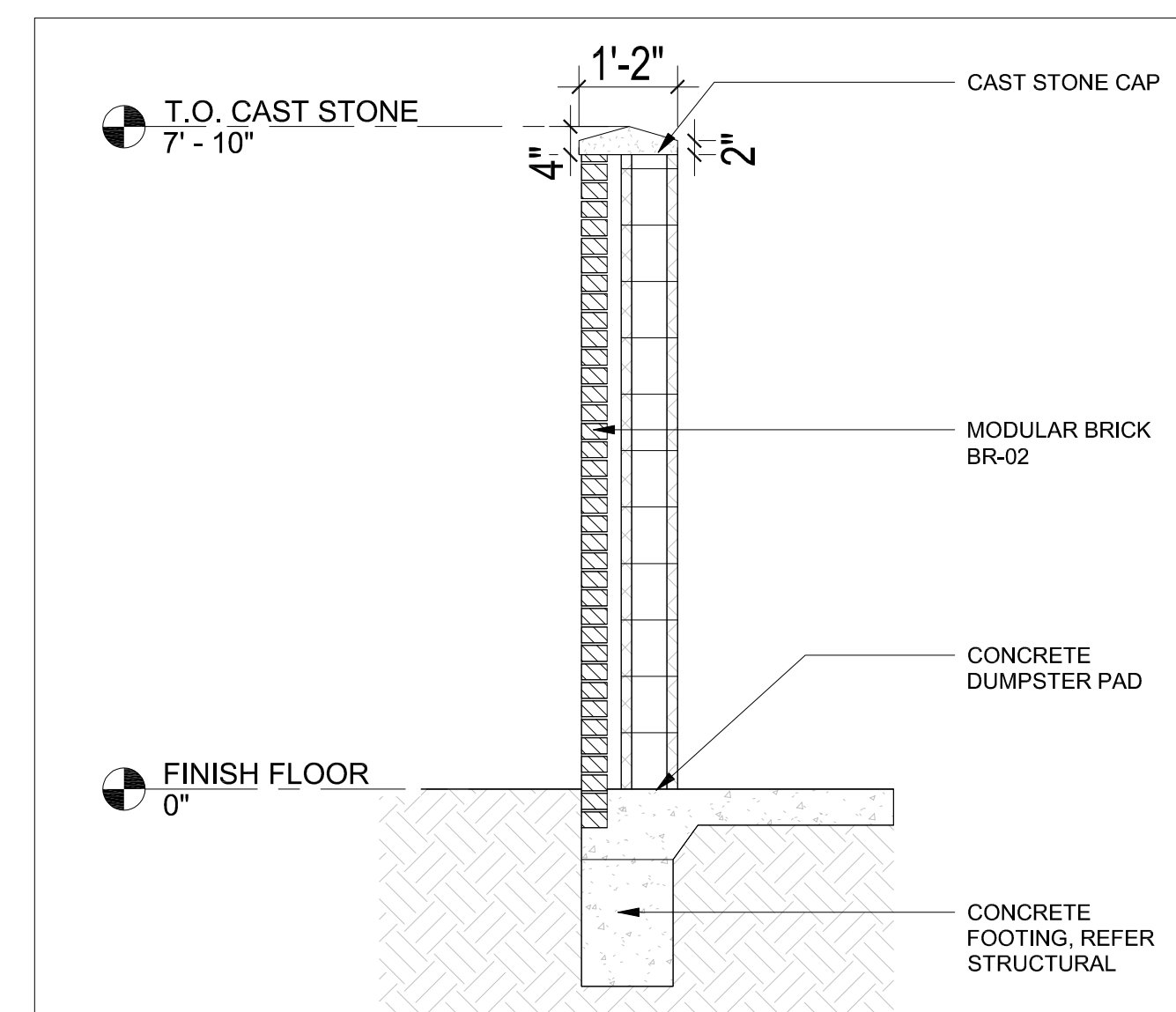
PROJECT NO: 324024

A2-02



MATERIAL CALCULATIONS TABLE					
ELEVATION	BRICK BR-02	BRICK BR-03	CAST STONE CAP	DOORS	TOTAL AREA
DUMPSTER NORTH ELEVATION	63 SF (62%)	35 SF (34%)	4 SF (4%)		102 SF (100%)
DUMPSTER SOUTH ELEVATION	63 SF (62%)	35 SF (34%)	4 SF (4%)		102 SF (100%)
DUMPSTER WEST ELEVATION	92 SF (62%)	51 SF (34%)	6 SF (4%)		149 SF (100%)
DUMPSTER EAST ELEVATION	15 SF (9%)	9 SF (6%)	1 SF (1%)	133 SF (84%)	158 SF (100%)

MATERIAL TABLE					
SYM.	MATERIAL	MFR	DESCRIPTION	SIZE	STYLE
BR-02		ACME	CRIMSON BLEND TUP003	MODULAR	SMOOTH
BR-03		ACME	SAN SIMEON PACIFIC CLAY	MODULAR	VELOUR

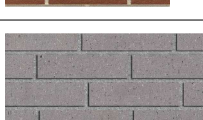
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10440 E NORTHWEST HWY
SUITE 301
DALLAS, TX 75238
214-669-4684

PROJECT ADDRESS
312 COLLEYVILLE BLVD,
COLLEYVILLE, TX 76034.



MATERIAL TABLE					
SYM.	MATERIAL	MFR	DESCRIPTION	SIZE	STYLE
BR-02		ACME	CRIMSON BLEND TUP003	MODULAR	SMOOTH
BR-03		ACME	SAN SIMEON PACIFIC CLAY	MODULAR	VELOUR

PROJECT NO: 324024

SCREENING WALL - ELEVATION

NOT FOR CONSTRUCTION

11/21/2024

A2-04

COLLEYVILLE RETAIL

NOVEMBER 01, 2024





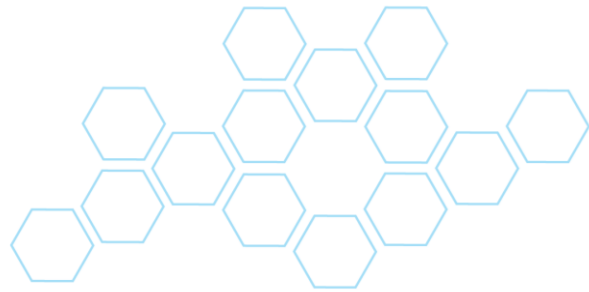












November 21, 2024

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 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 which is shown in **Exhibit 4** of this report. **Table 1** presents a summary of hydrology parameters, and **Table 2** presents the comparison of 100-yr flows. **Exhibit 4** illustrates the overall drainage area map.

The proposed flow at the point of analysis "J-2" is 882.5 cfs which is less than the existing flows which is 883 cfs. The hydrological analysis confirms that the proposed development will not increase the peak flows at the point of analysis which is immediate downstream of project sites. Therefore, no detention is required for the proposed development of the site.

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 Prop-Ex	Comment
	Existing	Proposed	Existing	Proposed		
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 Comparaison

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 point of analysis which is “J-2” is the point immediate downstream of project site. From **Table 2** in the hydrology section, proposed flow at J-2 is 882.5 cfs which is less than the existing flow of 883 cfs. Hydrology analysis confirms that the detention pond is not required for the proposed development. Therefore, proposed development will not cause any increase in peak flows to Pecan Creek thereby causing any adverse effects downstream.

The hydraulic impact analyses indicate that the proposed development does 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.

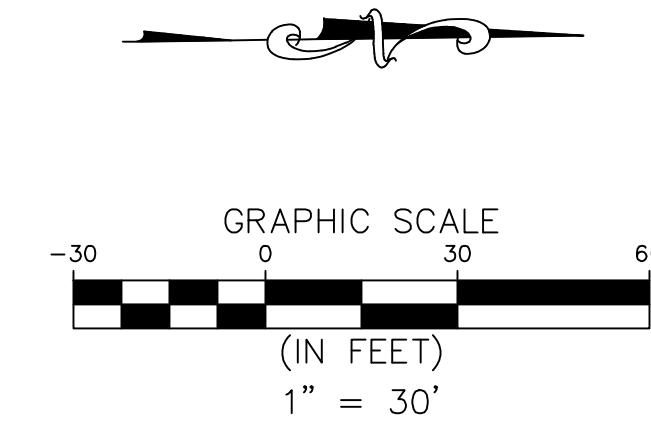
Sincerely,

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

Attachments:

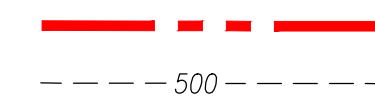
- Existing Site Conditions
- Current Effective FIRM
- Preliminary Effective FIRM
- Overall Drainage Area Map
- Floodplain Workmap
- Hydrology Parameters

EXHIBIT 1
EXISTING SITE CONDITIONS



LEGEND

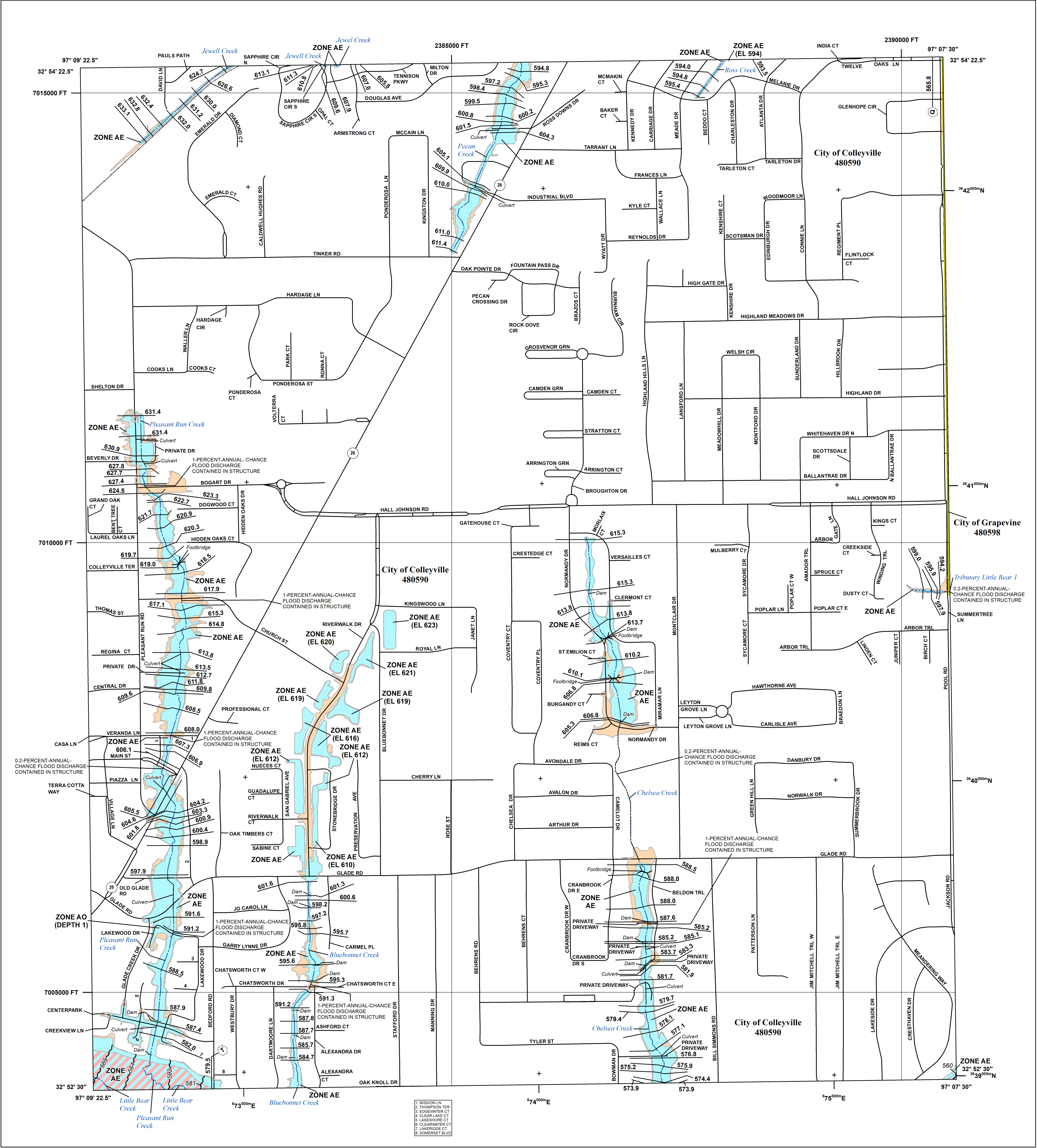
PROPERTY BOUNDARY
EXISTING CONTOUR



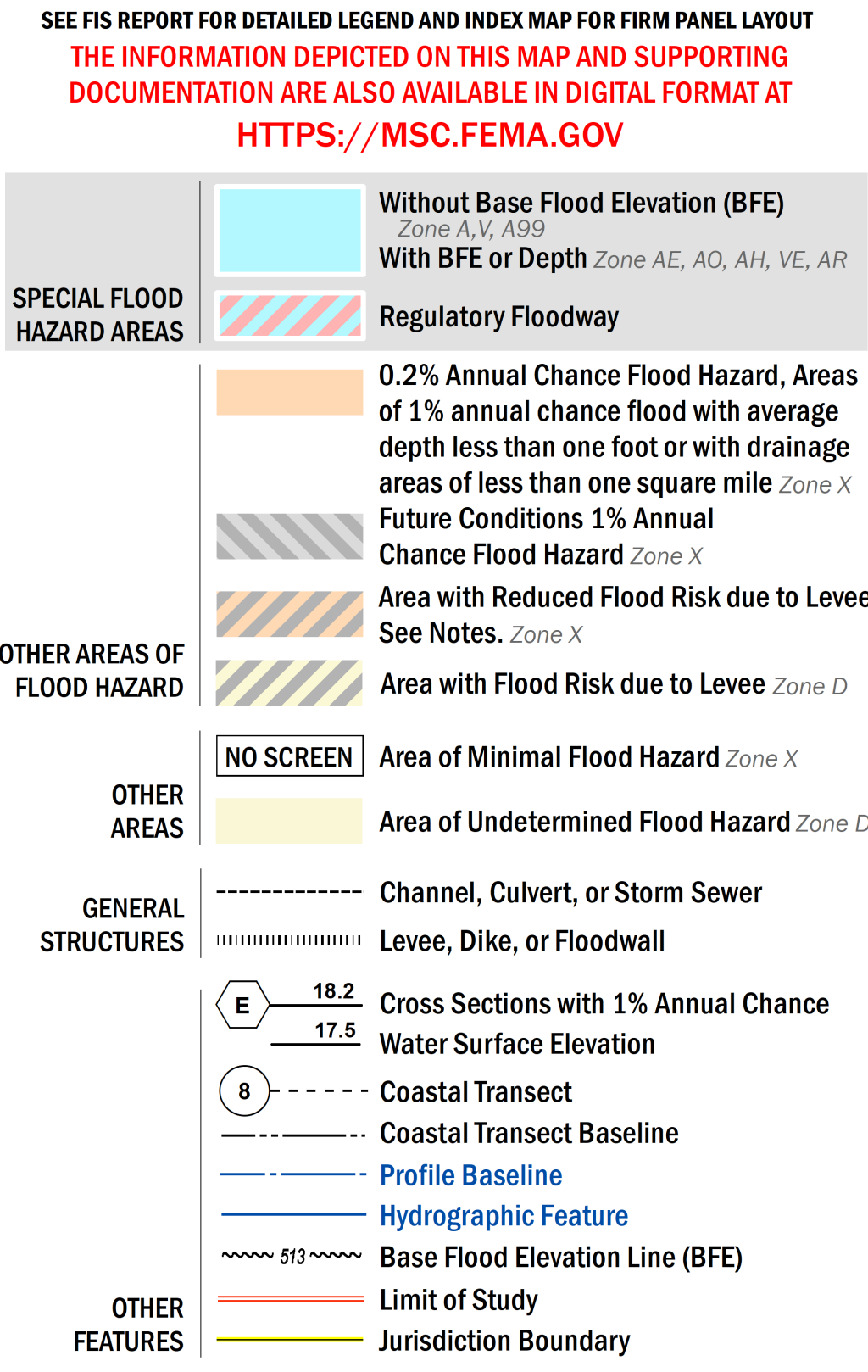
EXISTING SITE CONDITIONS		6312 COLLEYVILLE BLVD. COLLEYVILLE, TEXAS 76034				 evolving® Civil Engineering • Planning 2570 River Park Plaza, Ste. 100, Fort Worth, TX 76116 817-528-2700 evolvingtx.com		TYPE NO. F-12462	
DRAWN BY:	RK			NO.	DATE:			REVISIONS	
DESIGNED BY:	RK							COMMENTS	
CHECKED BY:	MW								
PROJECT NO.	20230115								
DATE:	10/29/2024								
SHEET:									
EXHIBIT 1									

EXHIBIT 2
CURRENT EFFECTIVE FIRM

EXHIBIT 3
PRELIMINAR EFFECTIVE FIRM



FLOOD HAZARD INFORMATION



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.

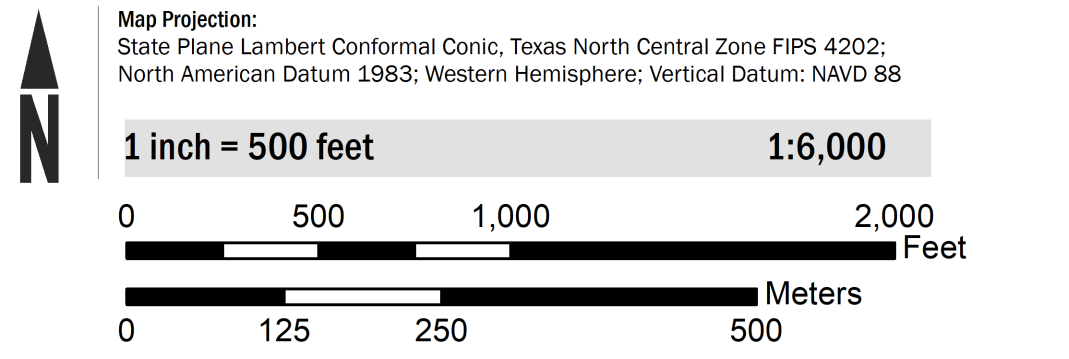
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

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

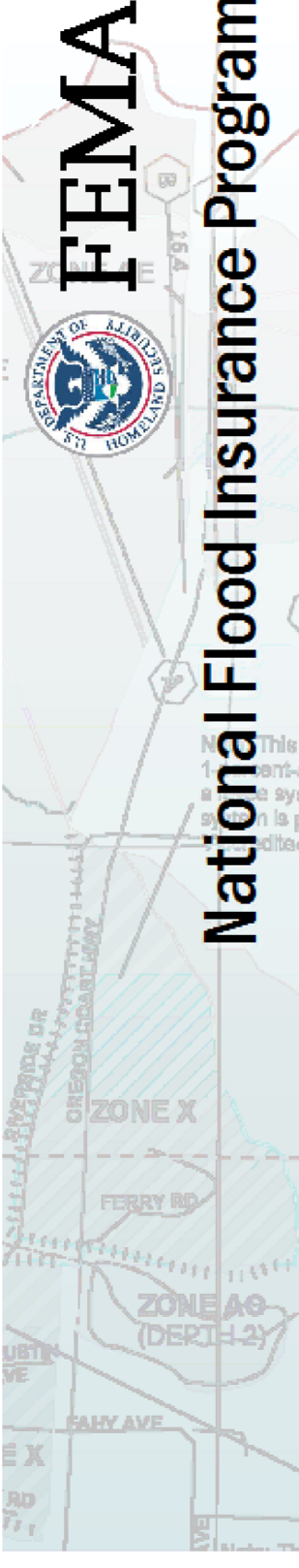
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

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
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.
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LAG TIME	24.86 Min.
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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.
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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 Lengt 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

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	Pasture or range land: good condition	20081.1600	CrB	D	80	1606493
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

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



07 November 2024

Mr. Sam Shmaisani
Mr. Artuan McGee
Shmaisani 26 Holding, LLC
c/o Evolving Texas, LP
2570 River Park Plaza, Suite 100
Fort Worth, Texas 76116

Re: 6312 Colleyville Blvd- Protected Species Habitat Assessment
Approximately 2.7 acres located at 6312 Colleyville Boulevard in the City of Fort Worth, Tarrant County, Texas.

Dear Mr. Shmaisani and Mr. McGee,

Integrated Environmental Solutions, LLC (IES) performed a protected species habitat assessment on approximately 2.7 acres located at 6312 Colleyville Boulevard in the City of Fort Worth, Tarrant County, Texas (**Attachment A, Figure 1**) to satisfy Endangered Species Act (ESA) requirements. The following report includes a list of the federally and state protected species for Tarrant County, their preferred vegetation assemblages, a summary of vegetation communities identified on the site, an evaluation of whether the vegetation communities present on the site could support a protected species, and whether future proposed actions would affect listed species.

INTRODUCTION

Federally Protected Species

Endangered Species Act

The ESA of 1973 (Public Law [P.L.] 93-205) and amendments of 1988 (P.L. 100-578) were enacted to provide a program of preservation for endangered and threatened species and to provide protection for ecosystems upon which these species depend for their survival. The ESA requires all federal agencies to implement protection programs for designated species and to use their authorities to further the purposes of the Act. Responsibility for all or a significant portion of its range. Proposed species are defined as those that have been formally submitted to Congress for official listing as endangered or threatened.

The USFWS has identified species that are candidates for possible addition to the list of Endangered and Threatened Wildlife and Plants (50 Code of Federal Regulations [CFR] 17.11 and 17.12) under the ESA. The USFWS maintains a candidate list to: (1) provide advance knowledge of potential listings that could affect land planning decisions, (2) solicit input to identify candidate species that may require protection under the ESA, and (3) solicit information needed to prioritize the order in which species will be proposed for listing. Candidate species have no legal protection under the ESA.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 (MBTA) states that it is unlawful to kill, capture, collect, possess, buy, sell, trade, or transport any migratory bird, nest, young, feather, or egg in part or in whole, without a federal permit issued in accordance with the Act's policies and regulations. The USFWS maintains a list of migratory birds (50 CFR 10.13), which includes, as of the date of this report, over 1,000 species. Under Director's Order 225 (05 October 2021), the USFWS interprets the MBTA to prohibit the incidental take of migratory bird and will enforce the statute accordingly, which went into effect 03 December 2021. In this order incidental take means, "the taking or killing of migratory birds that results from, but is not the purpose of, an activity." The USFWS acknowledges that a wide range of activities may result in incidental take of migratory birds, as such, they have developed a priority list for those actions that would require enforcement activities.

- a) The following types of conduct are not a priority for enforcement.
 - (1) A member of the general public conducting otherwise legal activities that incidentally take migratory birds;
 - (2) A federal agency conducting activities in accordance with a signed memorandum of understanding with the USFWS developed under Executive Order (EO) 13186 for conservation of migratory birds; or
 - (3) A public or private sector entity conducting activities in accordance with applicable beneficial practices for avoiding and minimizing incidental take.
- b) The USFWS prioritizes the following types of conduct for enforcement.
 - (1) Incidental take that is the result of an otherwise illegal activity; or
 - (2) Incidental take that:
 - a. Results from activities by a public or private sector entity that are otherwise legal;
 - b. Is foreseeable; and
 - c. Occurs where known general or activity-specific beneficial practices were not implemented.

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (BGEPA) (16 U.S. Code [USC] 668-668d) prohibits anyone, without a permit issued by the Secretary of the Interior, from "taking" bald or golden eagles, including their parts (including feathers), nests, or eggs. Under the BGEPA, there are criminal penalties for persons who, "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part (including feathers), nests, or egg thereof." The BGEPA defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest, or disturb." Disturb is further defined as, "to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) decrease its productivity, by substantially interfering with normal breeding, feeding, or sheltering behaviors, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behaviors" (50 CFR 22.6). In addition to immediate actions, the BGEPA definition also covers the effects from human-induced alterations around previously used nest sites during a time when eagles are not present, if, upon the eagle's return, such alterations agitate or bother an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death, or nest abandonment. Revisions to the BGEPA went into effect on 12 April 2024, that included new specific and general permits for unavoidable nest taking for species protection and incidental take permits associated with disturbance, wind energy, and power lines. Additionally, mitigation credits for incidental eagle takings have been created and could be required for certain incidental take permits (e.g., wind energy).

State Protected Species

The Texas Parks and Wildlife Department (TPWD) Wildlife Diversity Program (WDP) maintains a list of threatened and endangered species by county. The State of Texas does not list threatened and endangered species using the same criteria as the federal government. When the USFWS lists a plant species, the State of Texas then lists that plant. Thus, the list of threatened and endangered plants in Texas directly reflects the federal list. However, the state has separate laws governing the listing of wildlife species as threatened or endangered. In Texas, wildlife species are designated as threatened or endangered according to Chapters 67 and 68 of the Texas Parks and Wildlife Code and Section 65.171 - 65.184 of Title 31 of the Texas Administrative Code. Species that are not currently listed by the Federal government may be listed as threatened or endangered by the TPWD.

METHODOLOGY

Prior to conducting fieldwork, the list of Endangered and Threatened Wildlife and Plants under the ESA was obtained through the USFWS Information, Planning, and Conservation System (IPaC), the TPWD WDP, and the Texas Natural Diversity Database (TXNDD). Information on the vegetation communities used by each wildlife species is detailed below. During the field survey, vegetation composition within and adjacent to the project site was noted to determine whether there was potential for protected species habitat. This survey was not designed to identify the presence of protected species; however, if species were observed, they were recorded. Photographs were taken at representative points, illustrating common vegetation communities within the survey area (**Attachment B**).

RESULTS

Literature Review

According to the USFWS, three species; Piping Plover (*Charadrius melodus*), Red Knot (*Calidris canutus rufa*), and Whooping Crane (*Grus americana*) are listed as federally protected (i.e., threatened or endangered) with the potential to occur within Tarrant County. Two of these species are conditionally listed as threatened within Tarrant County on the basis that the proposed project is for wind energy production, Red Knot and Piping Plover. The tricolored bat (*Perimyotis subflavus*) is listed as proposed endangered. The alligator snapping turtle (*Macrochelys temminckii*) is listed as proposed threatened. The monarch butterfly (*Danaus plexippus*) is listed as a candidate species. No federally listed critical habitat for these species is located within the vicinity of the survey area.

The TPWD lists 12 state protected species that could occur within Tarrant County, five of which are also federally listed avian species. The TPWD lists the following protected species for Tarrant County, black bear (*Ursus americanus*), Black Rail (*Laterallus jamaicensis*), Interior Least Tern (*Sternula antillarum* athalassos), Piping Plover, Red Knot, White-faced Ibis (*Plegadis chihi*), Whooping Crane, alligator snapping turtle, Texas horned lizard (*Phrynosoma cornutum*), Louisiana pigtoe (*Pleurobema riddellii*), sandbank pocketbook (*Lampsilis satura*), and Texas heelsplitter (*Potamilus amphichaenus*). The review of the TXNDD files did not indicate any unique vegetation communities, parks, or natural managed areas within the survey area.

Attachment C identifies the state and federally protected species that could potentially occur within Tarrant County from the IPaC and Rare and Threatened Endangered Species of Texas (RTEST) lists.

Site Survey

Mr. Seth Carr and Ms. Kylie Hughes of IES evaluated the survey corridor on 28 October 2024. This survey was designed to provide a habitat evaluation of the overall survey corridor with the primary focus on the vegetation communities.

The survey area was characterized by two distinct vegetation communities, **urban grassland** and **forested riparian corridor**. The **urban grassland** was dominated by herbaceous species including Bermudagrass (*Dactylon cynodon*), straggler daisy (*Calyptocarpus vialis*) and some woody species; post oak (*Quercus stellata*), sugarberry (*Celtis laevigata*), and American elm (*Ulmus americana*). The urban grassland community was largely maintained along Colleyville Boulevard.

The **forested riparian corridor** was dominated by woody species such as American elm, black willow (*Salix nigra*), boxelder (*Acer negundo*), Callery pear (*Pyrus calleryana*), Chinaberry (*Melia azedarach*), Chinese tallow (*Triadica sebifera*), eastern red cedar (*Juniperus virginiana*), green ash (*Fraxinus pennsylvanica*), Osage orange (*Maclera pomifera*), pecan (*Carya illinoensis*), post oak, and sugarberry were observed within the forested riparian corridor. Grasses and forbs including broadleaf cattail (*Typha latifolia*), climbing hempvine (*Mikania scandens*), common spikerush (*Eleocharis palustris*), curly dock (*Rumex crispus*), daffodil (*Narcissus pseudonarcissus*), Great Plains flatsedge (*Cyperus lupulinus*), herb of grace (*Bacopa monnieri*), Johnsongrass (*Sorghum halepense*), poison ivy (*Toxicodendron radicans*), western ragweed (*Ambrosia psilostachya*), sumpweed (*Iva annua*), swamp smartweed (*Polygonum hydropiperoides*), and Virginia creeper (*Parthenocissus quinquefolia*).

CONCLUSIONS

Preferred Habitat for Federally Protected Species

Table 1 provides a summary of the federally and state listed species that could potentially occur within Tarrant County, as well as a brief description of their habitat, if their habitat is present within the survey area, and whether the proposed project would potentially affect the listed species.

- Piping Plover and Red Knot are protected conditionally on the basis that a proposed project involves the production of wind energy. Because this project does not meet that condition, no further consideration was required for these species.
- Whooping Cranes occur only in North America with the only known habitats in three locations, Wood Buffalo National Park, Canada; Aransas National Wildlife Refuge, Texas; and a non-migratory population in central Florida. Whooping Cranes utilize estuaries, prairie marshes, savannah, grasslands, croplands, pastures; they also use large wetland areas associated with lakes for roosting and feeding. The site does not contain adequate structure for this species. USFWS has determined that Whooping Cranes generally prefer croplands and grassland interspersed with wetlands that are generally shallow (less than 20 inches). As such, it is not likely that Whooping Cranes would occupy the site as the conditions present do not meet the parameters of their habitat.
- The tricolored bat in the Southern United States, hibernates in caves, mines, and potentially in culverts, tree cavities, and abandoned water wells, where caves or mines are scarce. In the Spring, Summer, and Fall, the bat is usually found in forests, primarily roosting among deciduous hardwood tree leaves, but also has been found in Spanish moss (*Tillandsia usneoides*), pines, eastern red cedar, and occasionally artificial roosts like barns, beneath porch roofs, bridges, and concrete bunkers. The forested riparian corridor vegetation community could provide roosting habitat for this species. However, the tricolored bat maintains the status of proposed endangered. It is not currently afforded protection under the ESA, at the time of this report, and no further consideration is required for this species.
- The alligator snapping turtle prefers perennial water bodies including rivers, canals, lakes, and oxbows as well as swamps, bayous, and ponds near running water. It sometimes enters brackish coastal waters. The unnamed tributary, crossing the survey corridor, was identified as potential habitat. However, the alligator snapping turtle maintains the status of proposed threatened. It is not currently afforded protection under the ESA, at the time of this report, and no further consideration is required for this species.
- Monarch butterflies are found in a variety of habitats including native prairies, pastures, open woodlands and savannas, desert scrub, roadsides, and other habitats with abundant nectar plants, including urbanized areas. The urban matrix community identified within the site may comprise a suitable habitat for this species. However, the monarch butterfly is a candidate species. It is not currently afforded protection under the ESA, at the time of this report, and no further consideration is required for this species.

The habitats present within the survey area were not suitable for any of the federally listed threatened or endangered species. Nor were the habitats suitable for nesting, feeding, or stopover migration for these species.

Preferred Habitat for State Protected Species

There were 12 threatened and endangered species listed for Tarrant County, including four federally listed avian species.

- Any occurrence of migration, Plover, Red Knot, White-faced Ibis, and Whooping Crane would be in relation to stopover during migration; however, no suitable stopover habitat was observed within the survey corridor.

Table 1. Federally and State listed Threatened and Endangered
Species Occurring or Potentially Occurring in Tarrant County, Texas

Species	Federal Status	State Status	Description of Habitat	Habitat Present ¹	Species Effect ²
MAMMALS					
Tricolored Bat (<i>Perimyotis subflavus</i>)	PE	---	Forest, woodland, and riparian areas are important. Caves are very important to this species.	Yes	**
Black bear (<i>Ursus americanus</i>)	---	T	Generalist. Historically found throughout Texas. In Chisos, prefers higher elevations where pinyon-oaks predominate; also occasionally sighted in desert scrub of Trans-Pecos (Black Gap Wildlife Management Area) and Edwards Plateau in juniper-oak habitat. For ssp. luteolus, bottomland hardwoods, floodplain forests, upland hardwoods with mixed pine; marsh. Bottomland hardwoods and large tracts of inaccessible forested areas.	No	No
BIRDS					
Piping Plover (<i>Charadrius melodus</i>)	LT	T	Beaches, sandflats, and dunes along Gulf Coast beaches and adjacent offshore islands. Also spoil islands in the Intracoastal Waterway. Optimal site characteristics appear to be large in area, sparsely vegetated, continuously available or near secondary habitat, and with limited human disturbance.	No	No
Red Knot (<i>Calidris canutus rufa</i>)	LT	T	Red Knots migrate long distances in flocks northward through the contiguous U.S. mainly April-June, southward July-October. Prefers shorelines of coast and bays, uses mudflats during rare inland encounters. Primary habitats include seacoasts on tidal flats and shores, beaches, and herbaceous wetland.	No	No
White-faced Ibis (<i>Plegadis chihi</i>)	---	T	The county distribution for this species includes geographic areas that the species may use during migration. Time of year should be factored into evaluations to determine potential presence of this species in a specific county. Prefers freshwater marshes, sloughs, and irrigated rice fields, but will attend brackish and saltwater habitats; currently confined to near-coastal rookeries in so-called hog-wallow prairies. Nests in marshes, in low trees, on the ground in bulrushes or reeds, or on floating mats.	No	No
Whooping Crane (<i>Grus americana</i>)	LE	E	Potential migrants via plains throughout most of the state to the coast. Winters in coastal marshes of Aransas, Calhoun, and Refugio counties. Utilizes small ponds, marshes, and flooded grain fields for roosting and foraging.	No	No
REPTILES					
Alligator Snapping Turtle (<i>Macrochelys temminckii</i>)	PT	T	Aquatic: Perennial water bodies; rivers, canals, lakes, and oxbows; also swamps, bayous, and ponds near running water; sometimes enters brackish coastal waters. Females emerge to lay eggs close to the water's edge.	Yes	**
Texas Horned Lizard (<i>Phrynosoma cornutum</i>)	---	T	Terrestrial: Open habitats with sparse vegetation, including grass, prairie, cactus, scattered brush or scrubby trees; soil may vary in texture from sandy to rocky; burrows into soil, enters rodent burrows, or hides under rock when inactive. Occurs to 6000 feet, but largely limited below the pinyon-juniper zone on mountains in the Big Bend area.	No	No
INSECTS					
Monarch Butterfly (<i>Danaus plexippus</i>)	C	---	Adult monarch butterflies are large and conspicuous, with bright orange wings surrounded by a black border and covered with black veins. During the breeding season, monarchs lay their eggs on their obligate milkweed host plant (primarily <i>Asclepias</i> spp.), and larvae emerge after 2 to 5 days. Larvae develop through five larval instars (intervals between molts) over a period of 9 to 18 days, feeding on milkweed and sequestering toxic chemicals (cardenolides) as a defense against predators. The larva then pupates into a chrysalis before emerging 6 to 14 days later as an adult butterfly. There are multiple generations of monarchs produced during the breeding season, with most adult butterflies living approximately 2 to 5 weeks; overwintering adults enter into reproductive diapause (suspended reproduction) and live 6 to 9 months. Individual monarchs in temperate climates, such as	Yes	**

Species	Federal Status	State Status	Description of Habitat	Habitat Present ¹	Species Effect ²
			eastern and western North America, undergo long-distance migration, and live for an extended period of time. In the fall, in both eastern and western North America, monarchs begin migrating to their respective overwintering sites.		
Mollusks					
Louisiana pigtoe (<i>Pleurobema riddellii</i>)	PT	T	Occurs in small streams to large rivers in slow to moderate currents in substrates of clay, mud, sand, and gravel. Not known from impoundments (Howells 2010f; Randklev et al. 2013b; Troia et al. 2015). [Mussels of Texas 2019]	Yes	No
Sandbank pocketbook (<i>Lampsilis satura</i>)	---	T	Occurs in small streams to large rivers in slow to moderate current in sandy mud to sand and gravel substrate. Can occur in a variety of habitats but most common in littoral habitats such as banks or backwaters or in protected areas along point bars (Randklev et al. 2013b; Randklev et al. 2014a; Troia et al. 2015). [Mussels of Texas 2019]	Yes	No
Texas heelsplitter (<i>Potamilus amphichaenus</i>)	PE	T	Occurs in small streams to large rivers in standing to slow-flowing water; most common in banks, backwaters and quiet pools; adapts to some reservoirs. Often found in soft substrates such as mud, silt or sand (Howells et al. 1996; Randklev et al. 2017a). [Mussels of Texas 2019]	Yes	No

LE – Federally Listed Endangered, LT – Federally Listed Threatened, PE – Federally Proposed Endangered, PT – Federally Proposed Threatened, C – Federally Listed Candidate, E – State Listed Endangered, T – State Listed Threatened

** - This species is not currently afforded federal protection as of the date of this report

¹Habitat Present – Does the habitat located within the survey corridor match the habitat requirements for that particular protected species?

²Species Effect – Will the proposed project potentially affect a protected species?

Data Sources: USFWS IPaC (published and accessed 29 October 2024), TPWD (published and accessed 30 October 2024), and field survey of the project site

- Louisiana pigtoe, sandbank pocketbook, Texas heelsplitter, and alligator snapping turtle occur in small streams and large rivers. An unnamed tributary with flowing water and soft substrate was identified crossing the survey corridor. Suitable habitat for these species is present within the survey corridor, however, TXNDD EOR did not indicate known habitation by these species in the survey area.

Migratory Birds

Migratory birds are located throughout Tarrant County in a variety of preferred and non-preferred habitats. The USFWS has developed a basic set of nationwide standard conservation measures to reduce impacts to migratory birds and their habitats. These conservation measures can reduce the potential for incidental take of migratory birds. USFWS does not currently have an incidental take permitting process for migratory birds. As such, conservation measures should be utilized, if practicable, to reduce the potential for incidental take.

There are three general areas of conservation measures – (1) General, (2) Habitat Protection, and (3) Stressor Management.

1) General Measures

- Educate all employees, contractors, and site visitors of relevant rules and regulations that protect wildlife in the State of Texas.
- Prior to removal of an inactive nest, ensure that the nest is not protected under the ESA or BGEPA.
- Do not collect birds, their parts, or nests without a valid permit.
- Provide enclosed solid waste receptacles at all project areas. Non-hazardous and solid wastes should be collected and deposited in on-site receptacles, which is then disposed of in accordance with all local regulations.

2) Habitat Protection

- Minimize project creep by clearly delineating and maintaining project boundaries.
- Maintain appropriate buffer distance between development activities and any wetlands or waterways protected under Clean Water Act Sections 401 and 404.
- Maximize the use of disturbed land for all project activities.
- Implement standard soil erosion and dust control measures.

3) Stressor Management

- a) Avoid direct take of adults, chicks, or eggs by scheduling vegetation removal, trimming, and grading outside of peak bird breeding season to the maximum extent practicable. If activities cannot be conducted outside of breeding season, a nest survey should be undertaken to identify active nests and remove fully documented inactive/abandoned nests. Nest removal should follow USFWS guidance, Destruction and Relocation of Migratory Bird Nest Contents (14 June 2018). Active nests should be buffered from construction activities with species-specific conditions.
- b) Avoid the introduction of invasive plants.
- c) Prevent increased lighting of native habitats during bird breeding season. Limit construction activities to the maximum extent practicable between dawn and dusk to avoid illuminating adjacent habitat areas. Avoid the use of bright white lights.
- d) Minimize prolonged human presence near nesting birds during construction and maintenance activities.
- e) Minimize collision risk with project infrastructure and vehicles.
- f) Prevent birds from becoming trapped in project structures or perching and nesting in project areas that may endanger them.
- g) Prevent the increase in noise above ambient levels during the nesting bird breeding season.
- h) Prevent the introduction of chemical contaminants into the environment.
- i) Minimize fire potential from project-related activities.

Bald and Golden Eagles

The USFWS IPaC indicated that Bald and Golden Eagles could be located within the project corridor; this is likely due to the proximity of water features including Grapevine Lake and Big Bear Creek. The project corridor showed no indication of use by Bald or Golden Eagles at the time of evaluation. The closest confirmed Bald Eagle observation recorded on iNaturalist occurred approximately 1.2 miles to the northeast along Big Bear Creek. The TXNDD Elements of Occurrence Records did not indicate past use or knowledge of occurrence of these species in the project vicinity. The likelihood of these species occurring in the project vicinity would be considered low.

VEGETATION COMMUNITIES

None of the vegetation observed within the survey areas would be considered unique or compose a unique vegetation type for the region. The vegetation communities described were composed of species that are common to grassland and forested areas, as well as the Cross Timbers and Blackland Prairie ecoregions of North Central Texas. It is IES' professional opinion that the proposed project will not have an effect on any unique vegetation, vegetation communities, or habitat types.

POTENTIAL TO AFFECT PROTECTED SPECIES

No habitat for any of the currently federally listed species was present within the survey area. As previously noted, potential habitat meeting the characteristics for the tricolored bat, Louisiana pigtoe, sandbank pocketbook, Texas heelsplitter, alligator snapping turtle, and monarch butterfly was identified within the survey corridor. However, these species are currently federally listed as proposed endangered, proposed threatened, or candidate species, and are not currently afforded protection under the ESA. The proposed development is a retail project consisting of two buildings, associated parking lots, and a connecting bridge that will cross the unnamed tributary. The development encroaches onto a FEMA floodplain, which will be reclaimed and directed through a box culvert underneath the bridge crossing. Potential habitat for several state-listed species was present within the survey corridor. Based on the current site plans, and no known occurrences of listed species near the project site, it is IES's professional opinion that the project's construction would not result in a species effect.

IES appreciates the opportunity to work with you and Shmaisani 26 Holding, LLC and Evolving Texas, LP on this project and hopes we may be of assistance to you in the future. If you have any comments, questions, or concerns, please do not hesitate to contact me at (972) 562-7672 or scarr@intenvsol.com, or Executive Vice President Rudi Reinecke at rreinecke@intenvsol.com.

Sincerely,

Integrated Environmental Solutions, LLC.

A handwritten signature in black ink, appearing to read "Seth Carr". The signature is fluid and cursive, with the first name "Seth" and last name "Carr" clearly distinguishable.

Mr. Seth Carr

Biologist

File ref: 04.287.004

ATTACHMENT A
Figures



Figure 1.
General Location Map

6312 Colleyville Boulevard
City of Colleyville
Tarrant County, Texas

1 in = 375 ft

0 375

File Ref. 04.287.004
Date: 10/30/2024

N
W E
S

 Survey Area

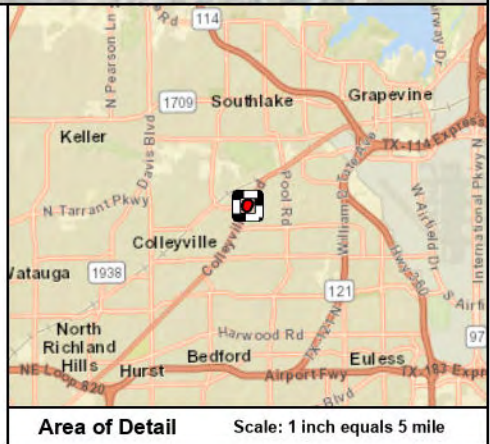
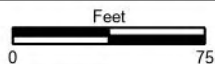




Figure 2.
Vegetation Communities

6312 Colleyville Blvd
City of Colleyville
Tarrant County, Texas

1 in = 75 ft



File Ref. 04.287.004
Date: 10/30/2024

 Survey Area

Vegetation Community

 Forested Riparian Corridor

 Maintained Urban Grassland

ATTACHMENT B
Site Photographs



Photograph Location Map

6312 Colleyville Boulevard
City of Colleyville
Tarrant County, Texas



Survey Area



Photograph Location

Vegetation Community

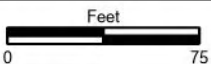


Maintained Urban Grassland



Forested Riparian Corridor

1 in = 75 ft



File Ref. 04.287.004
Date: 10/30/2024



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



Photograph 24



Photograph 25



Photograph 26



Photograph 27



Photograph 28



Photograph 29



Photograph 30



Photograph 31



Photograph 32

ATTACHMENT C
Protected Species Lists



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Arlington Ecological Services Field Office
17629 El Camino Real, Suite 211
Houston, TX 77058-3051
Phone: (817) 277-1100 Fax: (817) 277-1129
Email Address: arles@fws.gov

In Reply Refer To:

10/28/2024 18:41:11 UTC

Project Code: 2025-0011989

Project Name: 6312 Colleyville Boulevard

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, which may occur within the boundary of your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under section 7(a)(1) of the Act, Federal agencies are directed to utilize their authorities to carry out programs for the conservation of threatened and endangered species. Under and 7(a)(2) and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to determine whether their actions may affect threatened and endangered species and/or designated critical habitat. A Federal action is an activity or program authorized, funded, or carried out, in whole or in part, by a Federal agency (50 CFR 402.02).

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For Federal actions other than major construction activities, the Service suggests that a biological evaluation (similar to a Biological Assessment) be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

After evaluating the potential effects of a proposed action on federally listed species, one of the following determinations should be made by the Federal agency:

1. *No effect* - the appropriate determination when a project, as proposed, is anticipated to have no effects to listed species or critical habitat. A "no effect" determination does not require section 7 consultation and no coordination or contact with the Service is necessary. However, the action agency should maintain a complete record of their evaluation, including the steps leading to the determination of affect, the qualified personnel conducting the evaluation, habitat conditions, site photographs, and any other related information.
2. *May affect, but is not likely to adversely affect* - the appropriate determination when a proposed action's anticipated effects to listed species or critical habitat are insignificant, discountable, or completely beneficial. Insignificant effects relate to the size of the impact and should never reach the scale where "take" of a listed species occurs. Discountable effects are those extremely unlikely to occur. Based on best judgment, a person would not be able to meaningfully measure, detect, or evaluate insignificant effects, or expect discountable effects to occur. This determination requires written concurrence from the Service. A biological evaluation or other supporting information justifying this determination should be submitted with a request for written concurrence.
3. *May affect, is likely to adversely affect* - the appropriate determination if any adverse effect to listed species or critical habitat may occur as a consequence of the proposed action, and

the effect is not discountable or insignificant. This determination requires formal section 7 consultation.

The Service has performed up-front analysis for certain project types and species in your project area. These analyses have been compiled into *determination keys*, which allows an action agency, or its designated non-federal representative, to initiate a streamlined process for determining a proposed project's potential effects on federally listed species. The determination keys can be accessed through IPaC.

The Service recommends that candidate species, proposed species, and proposed critical habitat be addressed should consultation be necessary. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found at: <https://www.fws.gov/service/section-7-consultations>

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.), and projects affecting these species may require development of an eagle conservation plan (<https://www.fws.gov/library/collections/bald-and-golden-eagle-management>). Additionally, wind energy projects should follow the wind energy guidelines (<https://www.fws.gov/media/land-based-wind-energy-guidelines>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <https://www.fws.gov/media/recommended-best-practices-communication-tower-design-siting-construction-operation>. The Federal Aviation Administration (FAA) released specifications for and made mandatory flashing L-810 lights on new towers 150-350 feet AGL, and the elimination of L-810 steady-burning side lights on towers above 350 feet AGL. While the FAA made these changes to reduce the number of migratory bird collisions (by as much as 70%), extinguishing steady-burning side lights also reduces maintenance costs to tower owners. For additional information concerning migratory birds and eagle conservation plans, please contact the Service's Migratory Bird Office at 505-248-7882.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in

the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Arlington Ecological Services Field Office

17629 El Camino Real, Suite 211

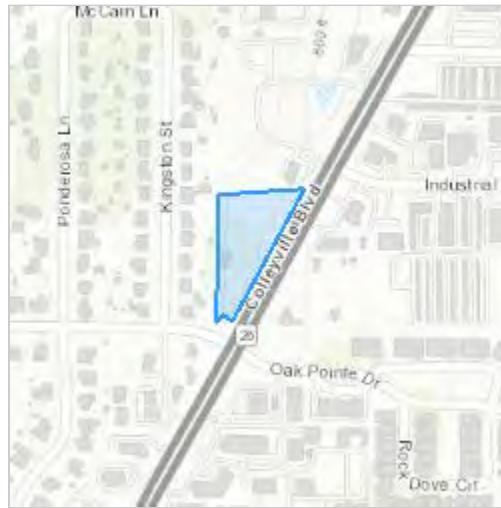
Houston, TX 77058-3051

(817) 277-1100

PROJECT SUMMARY

Project Code: 2025-0011989
Project Name: 6312 Colleyville Boulevard
Project Type: Commercial Development
Project Description: 04.287.004
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@32.9012126,-97.14261950903366,14z>



Counties: Tarrant County, Texas

ENDANGERED SPECIES ACT SPECIES

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 2 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Piping Plover <i>Charadrius melodus</i> Population: [Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered. There is final critical habitat for this species. Your location does not overlap the critical habitat. This species only needs to be considered under the following conditions: ▪ Wind Energy Projects Species profile: https://ecos.fws.gov/ecp/species/6039	Threatened
Rufa Red Knot <i>Calidris canutus rufa</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. This species only needs to be considered under the following conditions: ▪ Wind Energy Projects Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened
Whooping Crane <i>Grus americana</i> Population: Wherever found, except where listed as an experimental population There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/758	Endangered

REPTILES

NAME	STATUS
Alligator Snapping Turtle <i>Macrochelys temminckii</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4658	Proposed Threatened

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

-
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

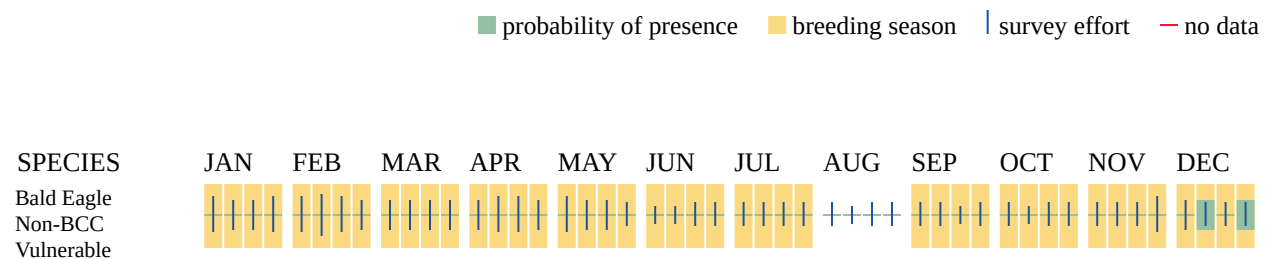
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Golden-plover <i>Pluvialis dominica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10561	Breeds elsewhere
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Least Tern <i>Sternula antillarum antillarum</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/11919	Breeds Apr 25 to Sep 5
Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere

NAME	BREEDING SEASON
Little Blue Heron <i>Egretta caerulea</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9477	Breeds Mar 10 to Oct 15
Pectoral Sandpiper <i>Calidris melanotos</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9561	Breeds elsewhere
Prairie Loggerhead Shrike <i>Lanius ludovicianus excubitorides</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8833	Breeds Feb 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

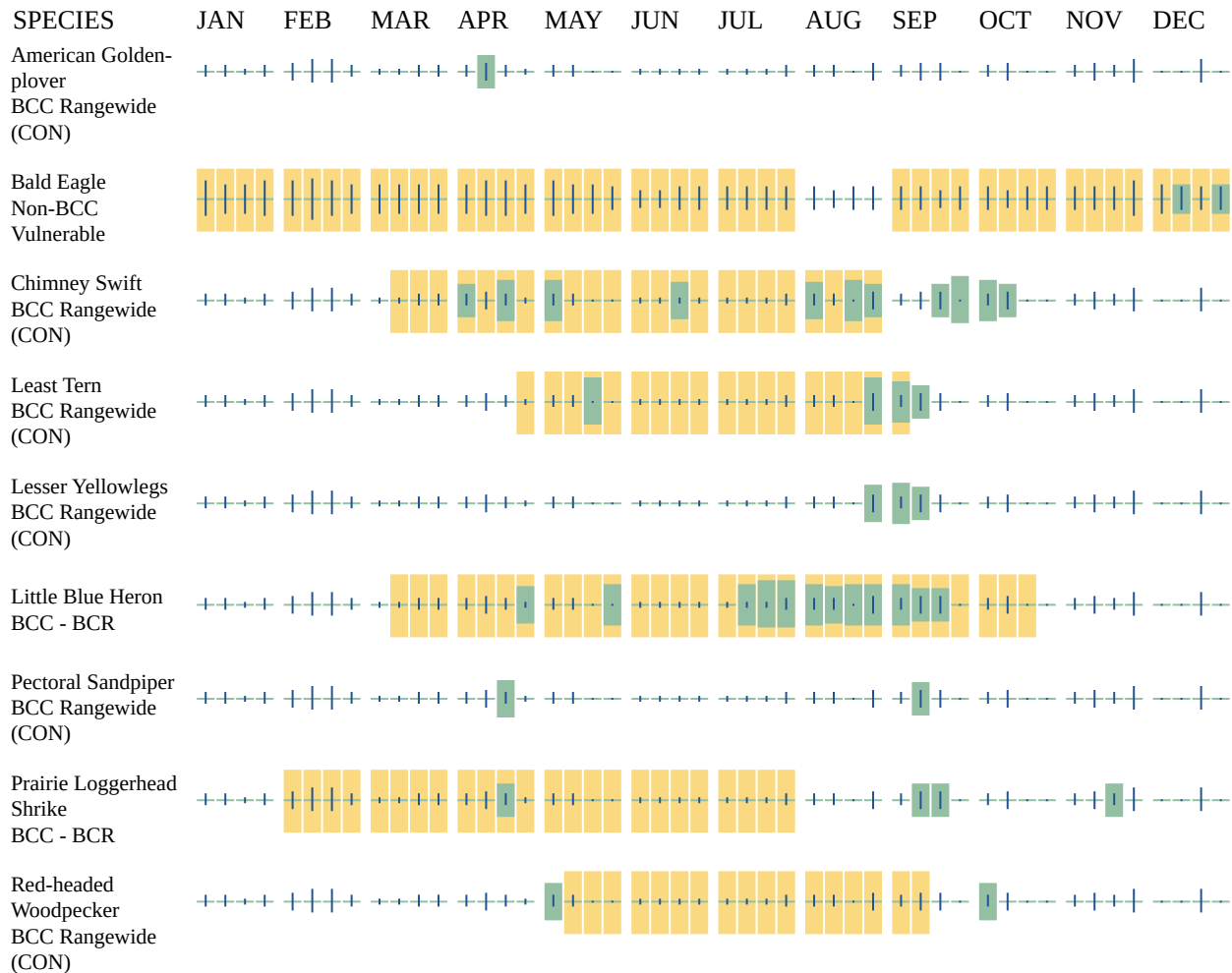
Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

■ probability of presence ■ breeding season | survey effort — no data



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

RIVERINE

- R4SBC

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Seth Carr
Address: 301 W Eldorado Parkway, Ste. 101
City: Mckinney
State: TX
Zip: 75069
Email: scarr@intenvsol.com
Phone: 4697241644



07 November 2024

Mr. Sam Shmaisani
Mr. Artuan McGee
Shmaisani 26 Holding, LLC
c/o Evolving Texas, LP
2570 River Park Plaza, Suite 100
Fort Worth, Texas 76116

Re: 6312 Colleyville Boulevard - Waters of the United States Delineation
Approximately 2.7 acres located at 6312 Colleyville Boulevard in the City of Colleyville, Texas.

Dear Mr. Shmaisani and Mr. McGee,

Integrated Environmental Solutions, LLC (IES) performed a site survey to identify any aquatic features that meet a definition of a water of the United States on approximately 2.7 acres located at 6312 Colleyville Boulevard in the City of Colleyville, Texas (**Attachment A, Figure 1**). This report will ultimately assess and delineate potentially jurisdictional aquatic features to ensure compliance with Clean Water Act (CWA) Sections 401 and 404.

INTRODUCTION

Waters of the United States are protected under guidelines outlined in CWA Sections 401 and 404, in Executive Order (EO) 11990 (Protection of Wetlands), and by the review process of the Texas Commission on Environmental Quality (TCEQ). Agencies that regulate impacts to the nation's water resources within Texas include the U.S. Army Corps of Engineers (USACE), the U.S. Environmental Protection Agency (USEPA), the U.S. Fish and Wildlife Service (USFWS), and the TCEQ. The USACE has the primary regulatory authority for enforcing CWA Section 404 requirements for waters of the United States.

The decision for whether a CWA Section 404 permit is required on a property is determined if there are waters of the United States present and the extent of losses of those features. The USACE and USEPA have gone through rulemaking to define what is a water of the United States, independently and jointly, several times since the initial CWA. The longest standing definitions of waters of the United States were those published in 1986; however, these definitions were challenged in 2001, 2007, and 2023 U.S. Supreme Court (SCOTUS) decisions. In addition to this, the Obama, Trump, and Biden administrations completed rulemaking to modify the definitions of waters of the United States. The 2023 SCOTUS decision defined a water of the United States as "a relatively permanent body of water connected to traditional interstate navigable waters." The SCOTUS also included wetlands that have a continuous surface connection with that water, in the definition of a water of the United States. This wetland connection was described as the boundary where it was difficult to determine where the 'water' ends, and the 'wetland' begins.

This 2023 SCOTUS decision is consistent with the relatively permanent water (RPW) standard identified in the previous 2007 SCOTUS decision. Until further guidance is published from the USACE or USEPA, the 2007 USACE and USEPA guidance defining a "relatively permanent water" will be used. According to this guidance, RPW are non-navigable tributaries of traditional navigable waters (TNW) that flow year-round or have continuous flow at least seasonally (e.g., typically 3 months). In addition to this, the guidance also stipulated regulation over wetlands that directly abut such tributaries.

DEFINITIONS USED WITHIN THIS REPORT

Seasonal (intermittent) streams – The USEPA (<https://www.epa.gov/cwa-404/learn-about-streams>) has defined seasonal or intermittent streams as those that flow during certain times of the year when smaller upstream waters are flowing and when groundwater provides enough water for stream flow. Runoff from rainfall or other precipitation supplements the flow of seasonal stream. During dry periods, seasonal streams may not have flowing surface water. Larger seasonal streams are more common in dry areas.

Rain-dependent (ephemeral) streams – the USEPA defines rain-dependent streams as those that flow only after precipitation. Runoff from rainfall is the primary source of water for these streams. Like seasonal streams, they can be found anywhere but are most prevalent in arid areas.

Year-round (perennial) streams – the USEPA defines year-round streams as those that typically have water flowing in them year-round. Most of the water comes from smaller upstream waters or groundwater while runoff from rainfall or other precipitation is supplemental.

Pre-2015 Regulatory Framework under 33 CFR 328.3 (01 July 2014) (<https://www.govinfo.gov/content/pkg/CFR-2014-title33-vol3/pdf/CFR-2014-title33-vol3-sec328-3.pdf>).

(a)(1) *Traditional Navigable Waters (TNW)* – Waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide.

(a)(2) *Interstate Waters* including wetlands

(a)(3) *Other Waters* – All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters: (i) Which are or could be used by interstate or foreign travelers for recreational or other purposes; or (ii) From which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or (iii) Which are used or could be used for industrial purpose by industries in interstate commerce;”

(a)(4) *Impoundments* – impoundments of waters otherwise identified as waters of the United States.

(a)(5) *Tributaries* – tributaries of waters identified in paragraphs (a)(1) through (a)(4)

(a)(6) *Territorial Seas*

(a)(7) *Adjacent Wetlands* – wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a) (1) through (6).

USEPA Updates for Tribes and States on “Waters of the United States” 15 November 2023 – Pre-2015 Regulatory Regime Terminology (https://www.epa.gov/system/files/documents/2023-11/wotus-overview_tribes-and-states_11-15-23_508.pdf).

Relatively Permanent Waters – include tributaries that typically have flowing or standing water year-round or continuously at least seasonally (e.g., typically 3 months). The duration of seasonal flowing or standing water may vary regionally, but the tributary must have predictable flowing or standing water seasonally.

Non-Relatively Permanent Waters – include tributaries that have flowing or standing water only in response to precipitation or that do not have continuously flowing or standing water at least seasonally.

Continuous Surface Connection

Under the *Rapanos* guidance (<https://usace.contentdm.oclc.org/utls/getfile/collection/p16021coll5/id/1411>), a continuous surface connection per the plurality opinion required a physical connection. In the case of wetlands, a continuous surface connection would exist between a RPW tributary and a wetland that directly abuts, that being not separated by uplands, a berm, dike, or other similar features. It is noted that per 33 CFR 328.3 (b), wetlands are defined as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted

for life in saturated soil conditions, which does not require surface water to be continuously present between the wetland and the tributary.

The Sixth Circuit U.S. Court of Appeals in *United States v. Cundiff* (05-5469, 05-5905, 07-5630, 04 February 2009) (<https://caselaw.findlaw.com/court/us-6th-circuit/1098928.html>) determined that, “Although the term continuous surface connection clearly requires surface flow, it does not mean that only perpetually flowing creeks satisfy the (Rapanos) plurality test.” Given that wetlands, by definition are inundated or saturated soils that can support under normal circumstances a prevalence of vegetation typically adapted to those soil conditions, then the “... connection requires some kind of dampness such that polluting a wetland would have a proportionate effect on the traditional waterway.” Additionally, Cundiff created a continuous surface connection through the excavation of ditches with “largely uninterrupted permanent surface water flow” that rerouted flow away from the wetland directly into the adjacent creeks. The Court found that there was no difference whether the channel that provides the relatively permanent flow was man-made or naturally formed.

Sackett (https://www.supremecourt.gov/opinions/22pdf/21-454_4g15.pdf) reinforced this definition by clearly indicating that a continuous surface connection must be established at the point where it is difficult to determine where the ‘water’ (RPW) and ‘wetland’ begins. The Fifth Circuit U.S. Court of Appeals in *Lewis vs. United States* (21-30163, 18 December 2023) (<https://cases.justia.com/federal/appellate-courts/ca5/21-30163/21-30163-2023-12-18.pdf?ts=1702945817>) further identified that a continuous surface connection from wetlands to a RPW tributary could not be established through non-waters of the United States with a distant and speculative connection to a RPW, then a TNW, following the Sackett definition that the CWA “extends to only those wetlands with a continuous surface connection to bodies that are waters of the United States in their own right, so that they are indistinguishable from those waters.”

METHODOLOGY

Prior to conducting fieldwork, the U.S. Geological Survey (USGS) topographic map (**Attachment A, Figures 2A and 2B**), the *Soil Survey of Tarrant County, Texas*, and the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) digital soil databases for Tarrant County (**Attachment A, Figure 3**), the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) (**Attachment A, Figure 4**), and recent and historic aerial photographs of the proposed survey area were studied to identify possible aquatic features that could meet the definition of waters of the United States and areas prone to wetland development. Mr. Seth Carr and Ms. Kylie Hughes of IES conducted the delineation in the field in accordance with the USACE procedures on 28 October 2024.

Wetland determinations and delineations were performed on location using the methodology outlined in the 1987 Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineer Wetland Delineation Manual: Great Plains Region (Version 2.0). The presence of a wetland is determined by the positive indication of three criteria (i.e., hydrophytic vegetation, hydrology, and hydric soils). Potential jurisdictional boundaries for other water features (i.e., non-wetland) were delineated in the field at the ordinary high-water mark (OHWM). The 33 CFR 328.3 (c)(7) defines OHWM as the line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

Water feature boundaries were recorded on a Juniper Systems Geode GNS3S Global Positioning System (GPS) unit capable of sub-meter accuracy. Photographs were also taken at representative points within the survey area (**Attachment B**). Tributary flow evaluation data forms are included in **Attachment C**. Climatological data, from Weather Underground Wunderground.com, was used to determine the current climate conditions, are included in **Attachment D**.

RESULTS

Background Review

Topographic Setting

The USGS topographic maps Colleyville 7.5' Quadrangle 1959, revised 1982 illustrates a blue line feature, entering the survey area in the south and flowing north (see **Attachment A, Figure 2A**). The 2022 Colleyville 7.5' Quadrangle illustrates the blue line feature in the same position (see **Attachment A, Figure 2B**). The overall site topography was illustrated with slopes-oriented south-to-north in the south, west-to-east in the west, and east-to-west in the eastern survey area. The maximum site elevation was approximately 610 feet above mean sea level (amsl) with a minimum site elevation of approximately 610 feet amsl. The watershed area is approximately 215 acres.

Soils

The USDA NRCS Web Soil Survey identified four soil map units within the survey area, Silstid loamy fine sand, 1 to 5 percent slopes (66.5 percent coverage); Crosstell fine sandy loam, 1 to 3 percent slopes; Gasil fine sandy loam, 3 to 8 percent slopes; and Rader-Urban land complex, 0 to 3 percent slopes. Silstid loamy fine sand occurs within most of the survey area from the northwest to southwestern portions. This complex consists of loamy fine sand soils that are well drained, with moderate permeability, very low runoff, and moderate water availability capacity. None of these soil map units were listed as hydric soil on the Hydric Soils of Texas list prepared by the National Technical Committee for Hydric Soils (accessed 04 November 2024, Tarrant County, Texas) (see **Attachment A, Figure 3**). Hydric soils are described as soils that are sufficiently wet in the upper part to develop anaerobic conditions during the growing season.

FEMA FIRM

The FEMA FIRM (Tarrant County; Map Panel 48439C0095K; effective 25 September 2009) shows most of the survey area is within Shaded Zone X (Areas of 0.2 percent annual chance flood; areas of 1 percent 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 percent annual chance flood) (see **Attachment A, Figure 4**). The western and northeastern edges were located in Zone X (Areas determined to be outside the 0.2 percent annual chance flood).

Weather History

The weather history for Wunderground.com Brooke's weather station (KTXCOLLE573) recorded no precipitation during the 30 days prior to the site visit (**Attachment D**). The Antecedent Precipitation Tool (APT) indicated that the conditions on-site at the time of the evaluation were considered hydrologically "Drier than normal" based on the 30-year climactic average (32.9013597N, -97.1425537W) (see **Attachment D**).

Field Investigation

The survey area was characterized by two distinct vegetation communities, **forested riparian corridor** and **urban grassland**. The **forested riparian corridor** was primarily in the north, northeast, and western regions. This vegetation community was dominated by woody species including American elm (*Ulmus americana*), black willow (*Salix nigra*), boxelder (*Acer negundo*), Callery pear (*Pyrus calleryana*), Chinaberry (*Melia azedarach*), Chinese tallow (*Triadica sebifera*), eastern red cedar (*Juniperus virginiana*), green ash (*Fraxinus pennsylvanica*), Osage orange (*Maclera pomifera*), pecan (*Carya illinoensis*), post oak (*Quercus stellata*), and sugarberry (*Celtis laevigata*). Grasses and forbs including broadleaf cattail (*Typha latifolia*), climbing hempvine (*Mikania scandens*), common spikerush (*Eleocharis palustris*), curly dock (*Rumex crispus*), daffodil (*Narcissus pseudonarcissus*), Great Plains flatsedge (*Cyperus lupulinus*), herb of grace (*Bacopa monnieri*), Johnsongrass (*Sorghum halepense*), poison ivy (*Toxicodendron radicans*), western ragweed (*Ambrosia psilostachya*), sumpweed (*Iva annua*), swamp smartweed (*Polygonum hydropiperoides*), and Virginia creeper (*Parthenocissus quinquefolia*). The **urban grassland** was dominated by herbaceous species including Bermudagrass (*Dactylon cynodon*), straggler daisy (*Calypocarpus vialis*) and some woody species; post oak, sugarberry, and American elm. The urban grassland community was largely maintained on the northeastern survey area boundary along Colleyville Boulevard.

Water from the survey area flows north and northeast through an unnamed tributary. The unnamed tributary flows into Big Bear Creek. Big Bear Creek flows into Bear Creek, which flows into the West Fork Trinity River, which ultimately flows into the Trinity River, a TNW. **Table 1** and the following paragraphs detail the aquatic features identified within the survey area at the time of evaluation (**Attachment A, Figure 5**).

Table 1. Aquatic Feature Identified within the Survey Area

Water Identification	Hydrology Characteristics	Area (Acre)	Length (Linear Feet)	Water Classification
Tributary 1	Intermittent	0.11	659	RPW

**Actual acreage less than 0.01 acre*

Tributary 1 was a continuous channel entering the survey area through a culvert in the south and flowing north. This tributary had pooled and flowing water throughout the length of the channel, despite climatological conditions being drier than normal and with no precipitation 30 days prior to the site visit. Tributary 1 was identified by OHWM characteristics that included the destruction of terrestrial vegetation, change in soil characteristics, sediment sorting, water staining, pooled/flowing water, and a bed and bank. The tributary was incised into the landscape 2 to 5 feet with an average OHWM width of 3 to 11 feet and contained flowing water, with pooled sections. Given the tributary's relatively low location in the watershed, pooled and flowing water, it is IES's professional opinion that Tributary 1 would be considered to be an intermittent feature.

POTENTIAL JURISDICTIONAL ASSESSMENT

The 2023 SCOTUS decision defined a water of the United States as "a relatively permanent body of water connected to traditional interstate navigable waters." The SCOTUS also included wetlands that have a continuous surface connection with that water, in the definition of a water of the United States. This wetland connection was described as the boundary where it was difficult to determine where the 'water' ends, and the 'wetland' begins.

This 2023 SCOTUS decision is consistent with the RPW standard identified in the previous 2007 SCOTUS decision. Until further guidance is published from the USACE or USEPA, the 05 June 2007 USACE and USEPA guidance defining a "relatively permanent water" will be used. According to this guidance, RPW are non-navigable tributaries of TNW that flow year-round or have continuous flow at least seasonally (e.g., typically 3 months). In addition to this, the guidance also stipulated regulation over wetlands that directly abut such tributaries.

All terms, definitions, and conclusions regarding the jurisdictional nature of the aquatic features used within this report are derived directly, as they are practiced, from the 2007 USACE and USEPA guidance. The following outlines the applicable interpretations of the guidance appropriate for this situation. **Table 1** provides an overview of the jurisdictional assessment of the aquatic features under the 2023 SCOTUS decision and the applicable 2007 USACE and USEPA guidance (see **Attachment A, Figure 6**).

Jurisdictional Features – Tributary 1

Tributary 1 was identified with at least seasonal, intermittent flow due to observed flowing water at the time of the field investigation. Tributary 1 flows northeast from the survey area into Big Bear Creek, which flows into Bear Creek, leading into the West Fork Trinity River, and finally the Trinity River, a TNW. As such, this feature would be considered a RPW and would meet a definition of a water of the United States. Therefore, this feature would be regulated under CWA Section 404.

CONCLUSIONS

To summarize the delineation, a tributary was identified and delineated within the survey area. **Tributary 1** would be considered jurisdictional as a RPW and would be regulated under CWA Section 404.

This delineation is based on professional experience in the approved methodology and from experience with the USACE Fort Worth District regulators; however, this delineation does not constitute a jurisdictional determination of waters of the United States. This delineation has been based on the professional experience of IES staff and our interpretation of the 2023 SCOTUS decision, USACE regulations at 33 CFR 328.3, the joint USACE/USEPA guidance relating to the definition of an RPW and the Regulatory Guidance Letter (RGL) 08-02. While IES believes our delineation to be accurate, final authority to interpret the regulations lies solely with the USACE and USEPA. The

USACE Headquarters in association with the USEPA often issue guidance that changes the interpretation of published regulations. USACE/USEPA guidance issued after the date of this report has the potential to invalidate the report conclusions and/or recommendations, which may create the need to reevaluate the report conclusions. IES has no regulatory authority, as such, proceeding based solely upon this report does not protect the Client from potential sanction or fines from the USACE/USEPA. The Client acknowledges that they can submit this report to the USACE for a preliminary jurisdictional determination for concurrence prior to proceeding with any work within aquatic features located on the survey area. If the Client elects not to do so, then the Client proceeds at their sole risk.

IES appreciates the opportunity to work with you and Shmaisani 26 Holding, LLC and Evolving Texas, LP on this project, and we hope we may be of assistance to you in the future. If you have any comments, questions, or concerns, please do not hesitate to contact myself or Rudi Reinecke at 972-562-7672 (scarr@intenvsol.com or rreinecke@intenvsol.com).

Sincerely,

Integrated Environmental Solutions, LLC.

A handwritten signature in black ink that reads "Seth Carr". The signature is written in a cursive, flowing style.

Mr. Seth Carr
Biologist

Attachments

File ref: 04.287.004

ATTACHMENT A
Figures



Figure 1.
General Location Map

6312 Colleyville Boulevard
City of Colleyville
Tarrant County, Texas

1 in = 375 ft

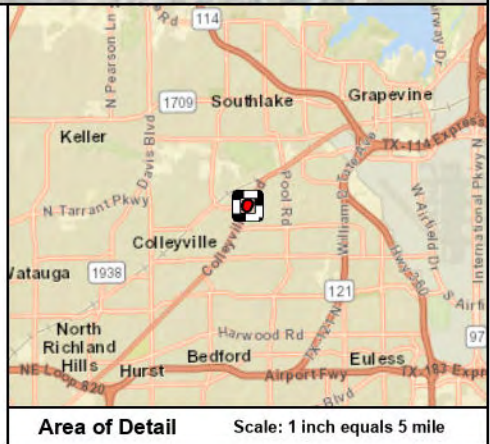
0 375

File Ref. 04.287.004
Date: 10/30/2024

N
W E
S



Survey Area





USGS Colleyville 7.5' Quad 1959 revised 1982

Figure 2A. Topographic Setting	
6312 Colleyville Boulevard City of Colleyville Tarrant County, Texas	
1 in = 250 ft 0 250 Feet	N W S E
File Ref. 04.287.004 Date: 11/4/2024	

 Survey Area

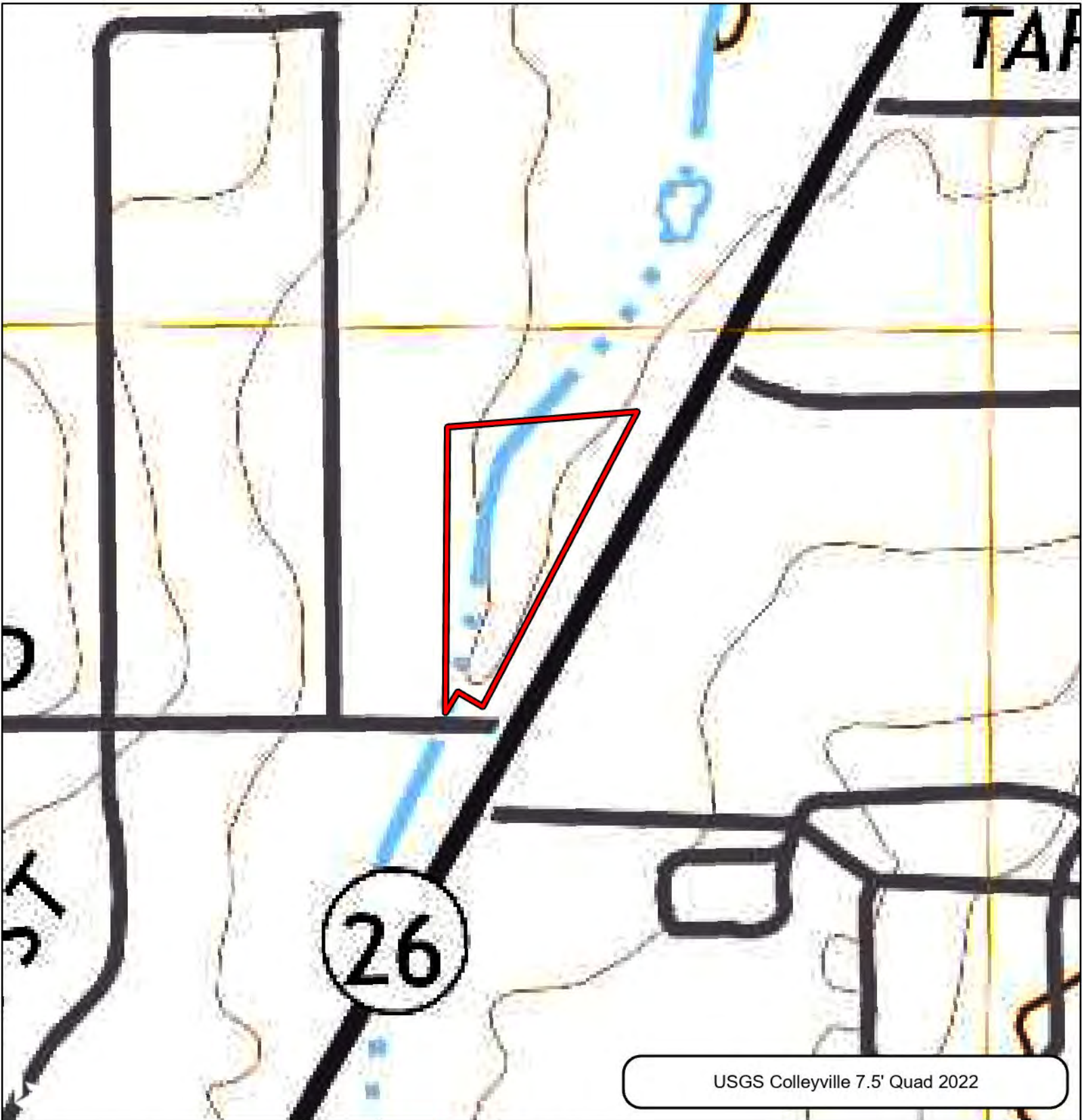


Figure 2B.
Topographic Setting

6312 Colleyville Blvd
City of Colleyville
Tarrant County, Texas

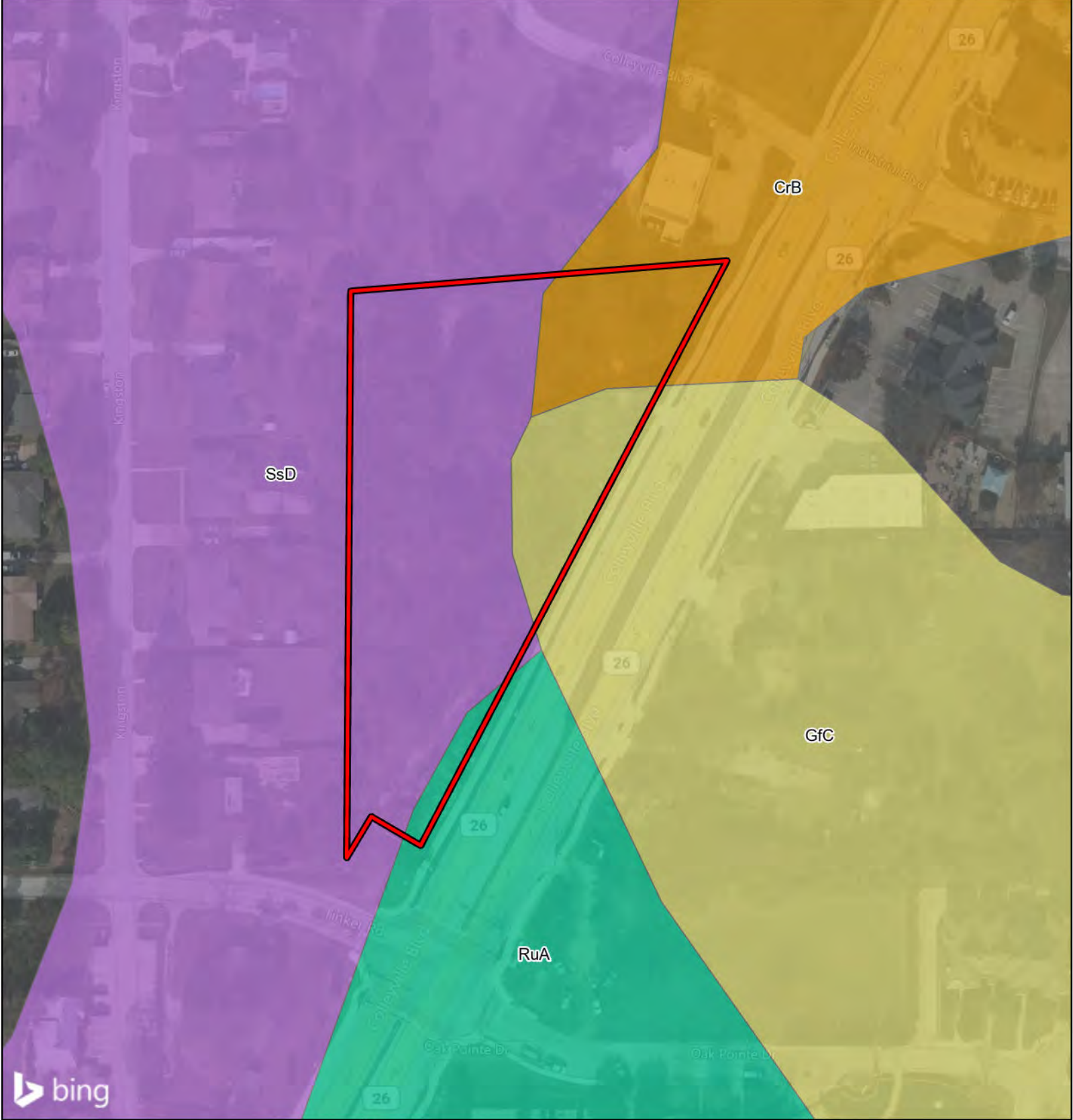
1 in = 250 ft
0 250
Feet



File Ref. 04.287.004
Date: 11/4/2024

 Survey Area

USGS Colleyville 7.5' Quad 2022



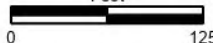
**Figure 3.
Soils Map**

6312 Colleyville Blvd
City of Colleyville
Tarrant County, Texas

 Survey Area

Soil Map Units

-  CrB - Crosstell fine sandy loam, 1 to 3 percent slopes
-  GfC - Gasil fine sandy loam, 3 to 8 percent slopes
-  RuA - Rader-Urban land complex, 0 to 3 percent slopes
-  SsD - Silstid loamy fine sand, 1 to 5 percent slopes
-  Soil map unuts outside survey area

1 in = 125 ft 



File Ref. 04.287.004
Date: 10/31/2024



PANEL
48439C0095K
eff. 9/25/2009

Figure 4.
Federal Emergency
Management Agency
Flood Insurance Rate Map

6312 Colleyville Boulevard
City of Colleyville
Tarrant County, Texas

1 in = 125 ft
Feet
0 125



File Ref. 04.287.004
Date: 10/31/2024



Survey Area

FEMA FIRM Zone Descriptions



Zone X - Areas determined to be outside the 0.2% annual chance floodplain



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



Zone A - Special Flood Hazard Areas subject to inundation by the 1% annual chance flood; No base flood elevations determined



Zone AE - Special Flood Hazard Areas subject to inundation by the 1% annual chance flood; Base flood elevations determined



Zone AE - Floodway areas in Zone AE

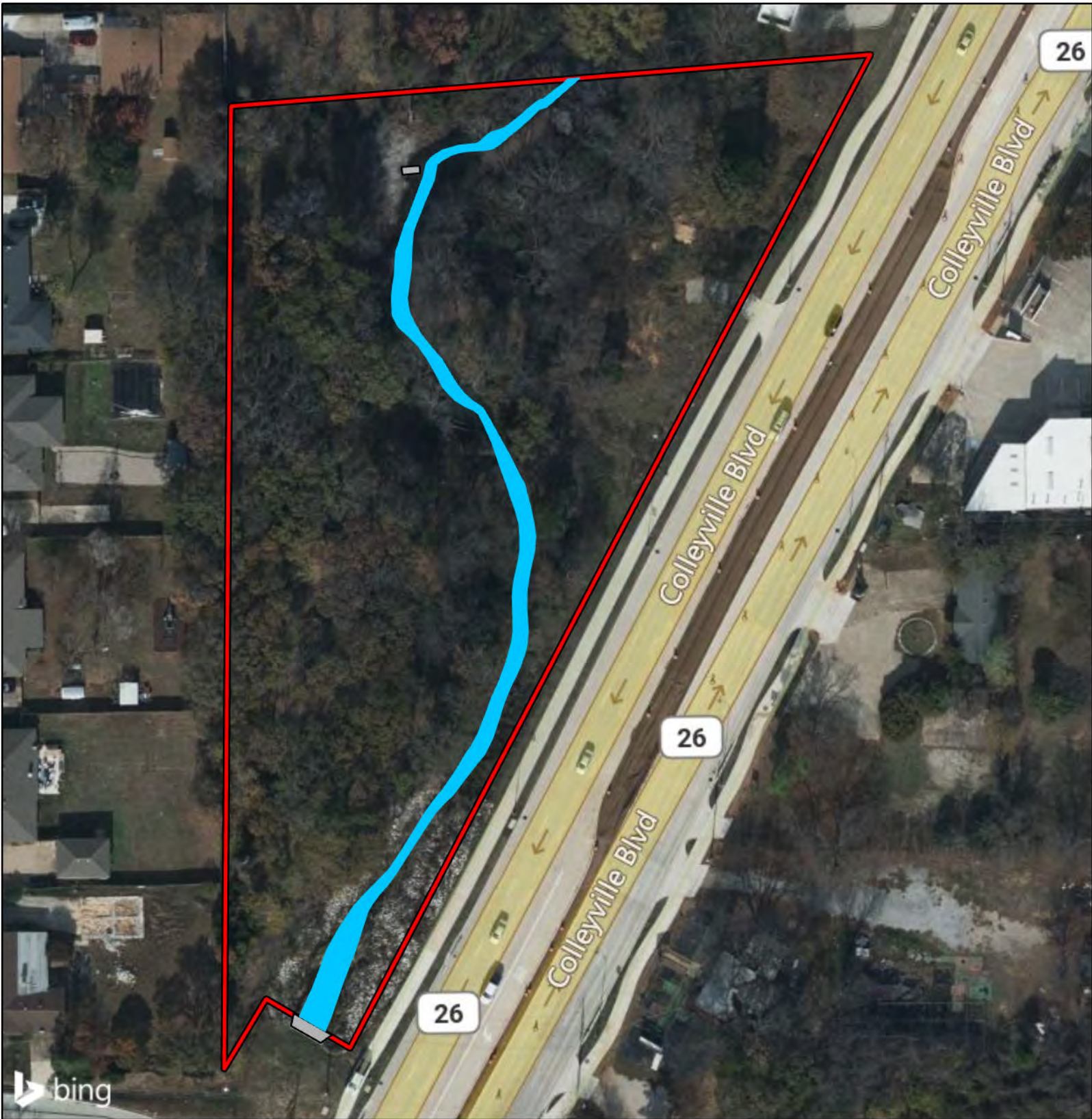
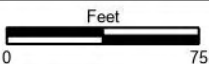


Figure 5.
Aquatic Features Identified
within the Survey Area

6312 Colleyville Boulevard
 City of Colleyville
 Tarrant County, Texas

1 in = 75 ft



File Ref. 04.287.004
 Date: 10/31/2024

- Survey Area
- Culvert

Aquatic Features

- Tributary, Intermittent

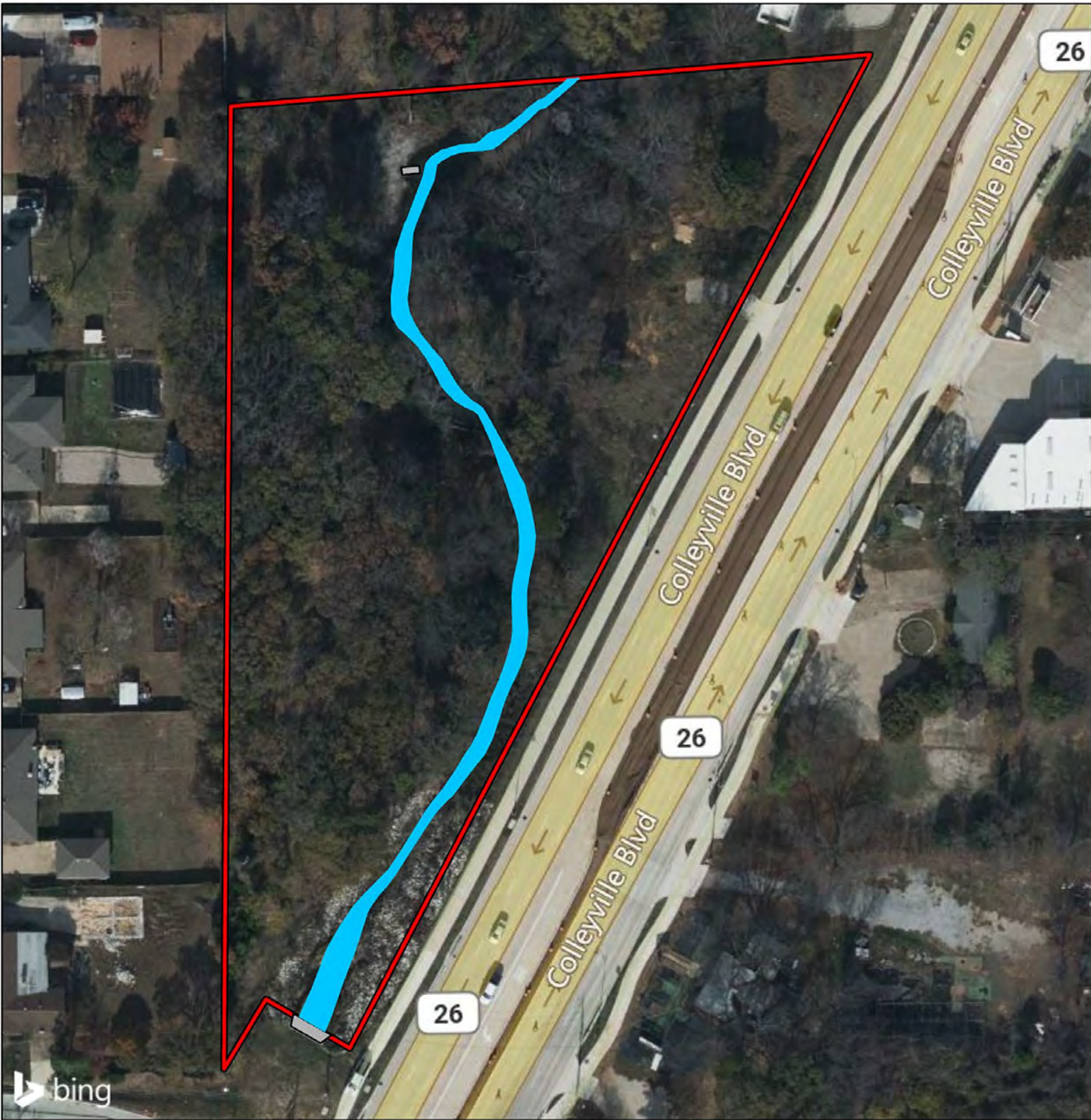


Figure 6.
Jurisdictional Assessment

6312 Colleyville Boulevard
City of Colleyville
Tarrant County, Texas

1 in = 75 ft



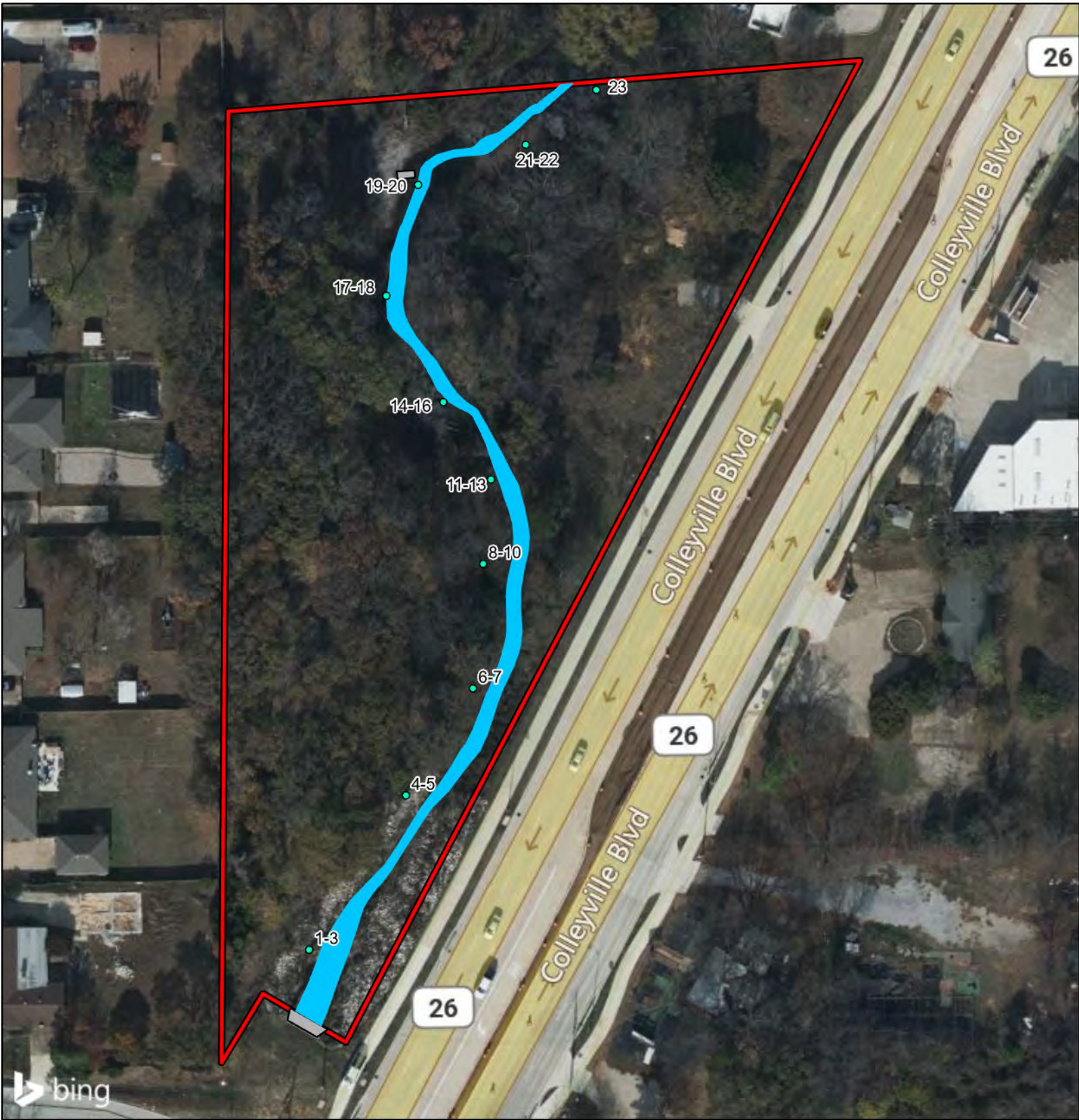
File Ref. 04 287.004
Date: 10/31/2024

- Survey Area
- Culvert

Aquatic Features that Meet a Definition of a Water of the United States

- Tributary, RPW

ATTACHMENT B
Site Photographs



Photograph Location Map

6312 Colleyville Boulevard
City of Colleyville
Tarrant County, Texas



Survey Area



Photograph Location



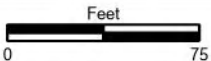
Culvert

Aquatic Features that Meet a Definition of a Water of the United States



Tributary, Intermittent

1 in = 75 ft



File Ref. 04.287.004
Date: 11/4/2024



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23

ATTACHMENT C

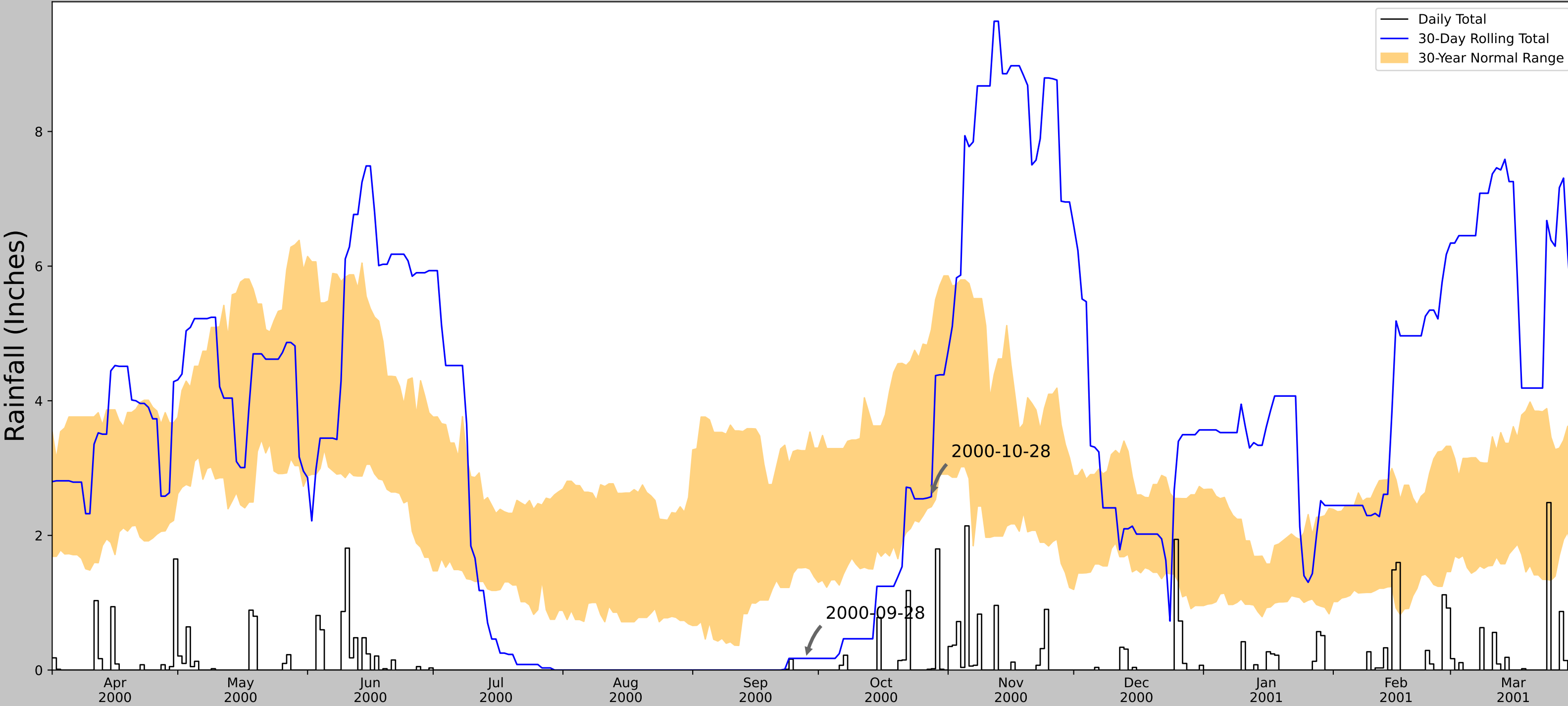
Tributary Flow Evaluation Data Forms

Tributary Evaluation Data Form

Project: 6312 Colleyville Boulevard		Date: 10/28/2024	
Feature ID: Tributary 1		Investigator(s): Seth Carr, Kylie Hughes	
Antecedent Precipitation Tool (APT)			
Season:	Wet ☒ Dry ☐	Precipitation in the last 30 days (Inches): 0.0 inch	
Results:	Wetter than Normal ☐ Normal ☐ Drier than Normal ☒		
Observed Flow:	Yes ☒ No ☐		
Observed Pools:	Yes ☒ No ☐		
Stream Order: 1			
Soil Adjacent to Tributary (Web Soil Survey): Silstid loamy fine sand 1 to 5 percent slopes			
Hydric Soil:	Yes ☐ No ☒	Depth to Water Table (Centimeters): <60 cm	
Channel Geometry			
OHWM Width (Feet): 4-11		OHWM Depth (Feet): 2-4	
Bank Width (Feet): 8-15		Bank Depth (Feet): 2-5	
Ordinary High Water Mark Characteristics			
Bed and Bank ☒ Change in Soil Characteristics ☐ Deposition ☐ Destruction of Terrestrial Vegetation ☒			
Natural Line Impressed in Bank ☒ Presence of Litter and Debris ☐ Scours ☐ Sediment Sorting ☒			
Vegetation Matted Down along Bank ☒ Water Staining ☒			
Substrate			
Bedrock ☐ Boulder ☐ Cobble ☐ Gravel ☒ Sand ☒ Fines (Silt, Clay, Muck) ☒			
Redox or Depleted Characteristics in Stream Bed Soil Profile:		Yes ☒ No ☐	
Seeps:	Near or along Runs ☐ Near or along Pools ☐ None Observed ☒		
Adjacent Vegetation Community			
Cultivated Field ☐ Forest ☒ Grassland ☐ Scrub / Shrub ☐ Urban ☒			
Hydrophytic Vegetation (FACW or OBL) along Banks:		Runs ☒ Pools ☒ None Observed ☐	
Algae:	On Water Surface ☐ Algal Crust on Rocks / Stream Substrate ☒ None Observed ☐		
Wildlife / Biota: Fish, Frogs, and aquatic turtles.			
Conclusion:		RPW ☒ Non-RPW ☐	
Notes: Water flow is due to the connection of subterranean culverts and ditches to a large pond south of the survey area. Saturation and pooled water are visible year-round in the tributary on aerial imagery.			

ATTACHMENT D
Climatological Data

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	32.9013597, -97.1425537
Observation Date	2000-10-28
Elevation (ft)	605.908
Drought Index (PDSI)	Normal
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2000-10-28	2.425984	5.055118	2.574803	Normal	2	3	6
2000-09-28	1.524016	3.259055	0.173228	Dry	1	2	2
2000-08-29	0.736614	2.425591	0.0	Dry	1	1	1
Result							Drier than Normal - 9



**US Army Corps
of Engineers®**



ERDC
U.S. Army Corps of Engineers Research and Development Center

Figures and tables made by the
Antecedent Precipitation Tool
Version 2.0

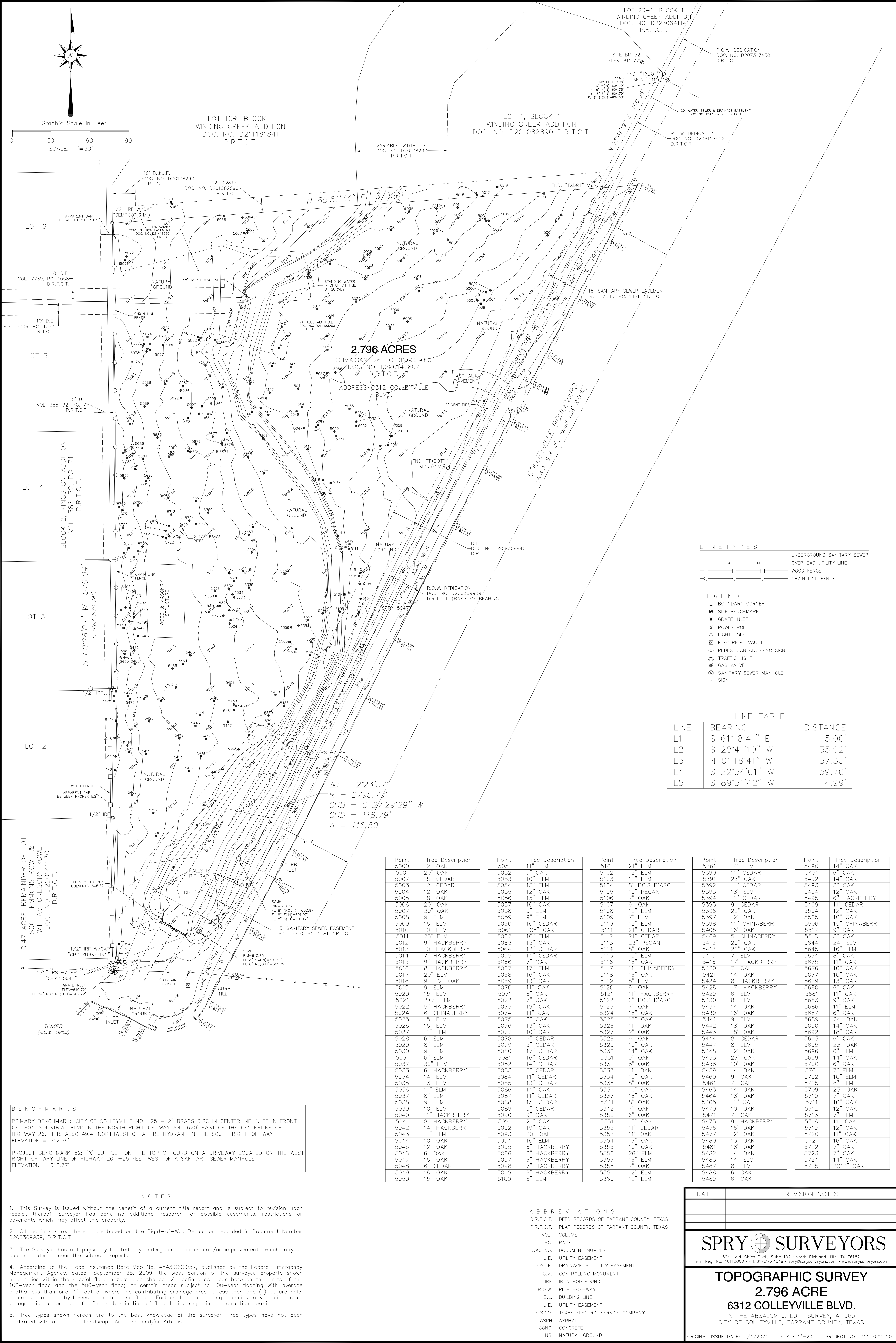
Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and
Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
DAL-FTW WSCMO AP	32.8975, -97.0219	543.963	7.005	61.945	3.586	11353	90

Date	Temperature			Dew Point			Humidity			Speed			Pressure		Precip. Accum.
	High	Avg	Low	High	Avg	Low	High	Avg	Low	High	Avg	Low	High	Low	Sum
9/28/2024	95.4 °F	74.1 °F	61.0 °F	60.8 °F	58.0 °F	55.0 °F	86 %	61 %	28 %	7.2 mph	0.6 mph	0.0 mph	29.95 in	29.82 in	0.00 in
9/29/2024	97.2 °F	74.4 °F	61.2 °F	66.4 °F	60.4 °F	55.4 °F	85 %	64 %	32 %	6.7 mph	0.3 mph	0.0 mph	29.99 in	29.85 in	0.00 in
9/30/2024	100.6 °F	75.9 °F	60.8 °F	66.9 °F	61.8 °F	57.6 °F	97 %	67 %	27 %	4.0 mph	0.2 mph	0.0 mph	29.95 in	29.84 in	0.00 in
10/1/2024	95.5 °F	77.9 °F	63.3 °F	66.7 °F	62.4 °F	57.2 °F	93 %	63 %	36 %	5.4 mph	0.5 mph	0.0 mph	30.10 in	29.94 in	0.00 in
10/2/2024	99.1 °F	76.7 °F	62.6 °F	66.0 °F	59.5 °F	52.5 °F	77 %	57 %	31 %	4.0 mph	0.3 mph	0.0 mph	30.09 in	29.86 in	0.00 in
10/3/2024	100.0 °F	79.8 °F	65.3 °F	69.4 °F	65.1 °F	62.4 °F	94 %	64 %	33 %	4.0 mph	0.2 mph	0.0 mph	29.97 in	29.83 in	0.00 in
10/4/2024	95.7 °F	77.3 °F	64.0 °F	66.4 °F	60.5 °F	53.4 °F	95 %	60 %	30 %	5.1 mph	0.2 mph	0.0 mph	30.08 in	29.95 in	0.00 in
10/5/2024	99.3 °F	76.1 °F	62.2 °F	67.1 °F	62.9 °F	57.2 °F	93 %	67 %	32 %	3.4 mph	0.2 mph	0.0 mph	30.09 in	29.93 in	0.00 in
10/6/2024	96.8 °F	77.6 °F	66.4 °F	71.2 °F	65.5 °F	60.3 °F	97 %	70 %	36 %	4.3 mph	0.2 mph	0.0 mph	30.08 in	29.97 in	0.00 in
10/7/2024	96.3 °F	76.3 °F	65.3 °F	65.8 °F	62.8 °F	61.0 °F	90 %	66 %	35 %	5.8 mph	0.3 mph	0.0 mph	30.07 in	29.92 in	0.00 in
10/8/2024	92.7 °F	73.0 °F	60.8 °F	62.1 °F	54.4 °F	50.2 °F	87 %	55 %	29 %	4.7 mph	0.2 mph	0.0 mph	30.03 in	29.90 in	0.00 in
10/9/2024	95.2 °F	73.0 °F	58.8 °F	59.0 °F	54.1 °F	49.8 °F	87 %	55 %	27 %	4.5 mph	0.2 mph	0.0 mph	30.07 in	29.92 in	0.00 in
10/10/2024	95.9 °F	76.5 °F	62.6 °F	61.3 °F	56.2 °F	50.5 °F	81 %	52 %	29 %	3.4 mph	0.2 mph	0.0 mph	30.08 in	29.97 in	0.00 in
10/11/2024	97.5 °F	77.3 °F	63.9 °F	64.9 °F	56.7 °F	50.4 °F	71 %	50 %	32 %	4.5 mph	0.2 mph	0.0 mph	30.15 in	30.00 in	0.00 in
10/12/2024	99.1 °F	79.7 °F	68.4 °F	65.5 °F	59.0 °F	54.3 °F	71 %	51 %	29 %	5.4 mph	0.4 mph	0.0 mph	30.06 in	29.88 in	0.00 in
10/13/2024	101.5 °F	78.5 °F	61.9 °F	59.4 °F	56.0 °F	49.6 °F	83 %	50 %	21 %	5.4 mph	0.4 mph	0.0 mph	30.04 in	29.90 in	0.00 in
10/14/2024	88.5 °F	72.3 °F	62.4 °F	55.9 °F	47.2 °F	38.5 °F	68 %	42 %	27 %	6.3 mph	0.6 mph	0.0 mph	30.18 in	30.02 in	0.00 in
10/15/2024	98.6 °F	73.0 °F	56.3 °F	62.2 °F	54.2 °F	38.8 °F	92 %	57 %	25 %	6.0 mph	0.7 mph	0.0 mph	30.16 in	29.89 in	0.00 in
10/16/2024	74.7 °F	59.4 °F	47.7 °F	45.0 °F	36.3 °F	31.8 °F	69 %	43 %	24 %	6.5 mph	0.9 mph	0.0 mph	30.43 in	30.15 in	0.00 in
10/17/2024	78.1 °F	57.6 °F	43.9 °F	41.4 °F	37.5 °F	33.8 °F	77 %	50 %	25 %	4.3 mph	0.3 mph	0.0 mph	30.30 in	30.10 in	0.00 in
10/18/2024	82.4 °F	65.0 °F	51.1 °F	55.9 °F	46.4 °F	38.3 °F	74 %	52 %	38 %	4.7 mph	0.4 mph	0.0 mph	30.24 in	30.13 in	0.00 in
10/19/2024	86.0 °F	66.4 °F	56.5 °F	53.4 °F	46.8 °F	41.2 °F	71 %	50 %	29 %	5.4 mph	0.3 mph	0.0 mph	30.35 in	30.23 in	0.00 in
10/20/2024	88.9 °F	64.8 °F	50.2 °F	56.8 °F	50.9 °F	47.5 °F	96 %	64 %	29 %	4.0 mph	0.2 mph	0.0 mph	30.35 in	30.18 in	0.00 in
10/21/2024	88.5 °F	67.7 °F	53.2 °F	59.0 °F	52.6 °F	47.3 °F	91 %	61 %	32 %	3.8 mph	0.3 mph	0.0 mph	30.20 in	29.99 in	0.00 in
10/22/2024	92.7 °F	75.4 °F	65.7 °F	70.3 °F	64.1 °F	53.8 °F	90 %	69 %	46 %	6.9 mph	0.5 mph	0.0 mph	30.10 in	29.96 in	0.00 in
10/23/2024	97.9 °F	76.9 °F	64.2 °F	70.3 °F	65.1 °F	61.0 °F	91 %	69 %	38 %	4.5 mph	0.2 mph	0.0 mph	30.10 in	29.98 in	0.00 in
10/24/2024	92.5 °F	77.0 °F	64.6 °F	68.5 °F	63.5 °F	59.0 °F	91 %	65 %	39 %	6.0 mph	0.4 mph	0.0 mph	30.01 in	29.84 in	0.00 in
10/25/2024	95.7 °F	76.7 °F	67.1 °F	70.2 °F	63.9 °F	58.3 °F	92 %	66 %	41 %	6.9 mph	0.5 mph	0.0 mph	30.12 in	29.89 in	0.00 in
10/26/2024	86.7 °F	72.1 °F	64.2 °F	63.7 °F	59.8 °F	54.7 °F	84 %	67 %	44 %	5.4 mph	0.5 mph	0.0 mph	30.24 in	30.10 in	0.00 in
10/27/2024	90.7 °F	71.7 °F	58.8 °F	67.5 °F	61.5 °F	55.9 °F	93 %	72 %	43 %	4.9 mph	0.2 mph	0.0 mph	30.19 in	29.99 in	0.00 in

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.



LINE TYPES

---	UNDERGROUND SANITARY SEWER
---	OVERHEAD UTILITY LINE
---	WOOD FENCE
---	CHAIN LINK FENCE

LEGEND

○	BOUNDARY CORNER
●	SITE BENCHMARK
⬤	GRATE INLET
⬤	POWER POLE
⬤	LIGHT POLE
⬤	ELECTRICAL VAULT
⬤	PEDESTRIAN CROSSING SIGN
⬤	TRAFFIC LIGHT
⬤	GAS VALVE
⬤	SANITARY SEWER MANHOLE
⬤	SIGN

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 61°18'41" E	5.00'
L2	S 28°41'19" W	35.92'
L3	N 61°18'41" W	57.35'
L4	S 22°34'01" W	59.70'
L5	S 89°31'42" W	4.99'

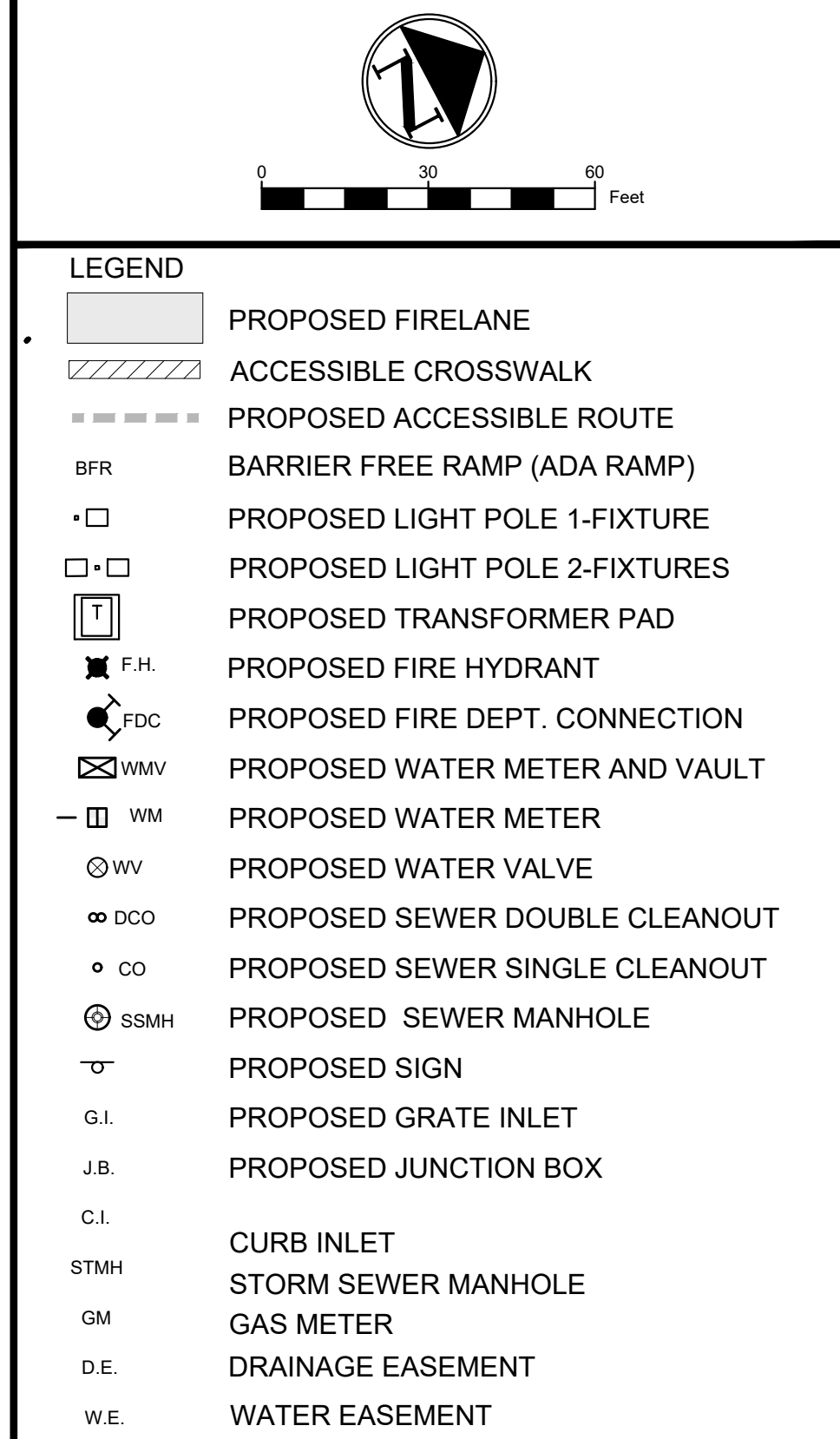
Point	Tree Description
5000	12" OAK
5001	20" OAK
5002	15" CEDAR
5003	12" CEDAR
5004	12" OAK
5005	18" OAK
5006	20" OAK
5007	30" OAK
5008	9" ELM
5009	16" ELM
5010	10" ELM
5011	25" ELM
5012	9" HACKBERRY
5013	10" HACKBERRY
5014	7" HACKBERRY
5015	9" HACKBERRY
5016	8" HACKBERRY
5017	20" ELM
5018	9" LIVE OAK
5019	9" ELM
5020	15" ELM
5021	2X7" ELM
5022	5" HACKBERRY
5024	6" CHINABERRY
5025	15" ELM
5026	16" ELM
5027	11" ELM
5028	6" ELM
5029	8" ELM
5030	9" ELM
5031	6" ELM
5032	39" ELM
5033	6" HACKBERRY
5034	14" ELM
5035	13" ELM
5036	11" ELM
5037	8" ELM
5038	9" ELM
5039	10" ELM
5040	11" HACKBERRY
5041	8" HACKBERRY
5042	14" HACKBERRY
5043	11" ELM
5044	10" OAK
5045	12" OAK
5046	6" OAK
5047	16" OAK
5048	6" CEDAR
5049	16" OAK
5050	15" OAK

Point	Tree Description
5051	11" ELM
5052	9" OAK
5053	10" ELM
5054	13" ELM
5055	12" OAK
5056	15" ELM
5057	10" OAK
5058	9" ELM
5059	9" ELM
5060	10" CEDAR
5061	2X8" OAK
5062	10" ELM
5063	15" OAK
5064	12" CEDAR
5065	14" CEDAR
5066	7" OAK
5067	17" ELM
5068	16" OAK
5069	13" OAK
5070	11" OAK
5071	8" OAK
5072	7" OAK
5073	19" OAK
5074	11" OAK
5075	6" OAK
5076	13" OAK
5077	10" OAK
5078	6" CEDAR
5079	5" CEDAR
5080	17" CEDAR
5081	16" CEDAR
5082	14" CEDAR
5083	5" CEDAR
5084	13" CEDAR
5085	13" CEDAR
5086	14" OAK
5087	11" CEDAR
5088	15" CEDAR
5089	9" CEDAR
5090	9" OAK
5091	13" OAK
5092	19" OAK
5093	20" OAK
5094	10" ELM
5095	6" HACKBERRY
5096	6" HACKBERRY
5097	6" HACKBERRY
5098	7" HACKBERRY
5099	8" HACKBERRY
5100	8" ELM

Point	Tree Description
5101	21" ELM
5102	12" ELM
5103	12" ELM
5104	8" BOIS D'ARC
5105	10" PECAN
5106	7" OAK
5107	9" OAK
5108	12" ELM
5109	7" ELM
5110	12" ELM
5111	21" CEDAR
5112	21" CEDAR
5113	23" PECAN
5114	8" OAK
5115	15" ELM
5116	18" OAK
5117	11" CHINABERRY
5118	16" OAK
5119	8" ELM
5120	9" OAK
5121	11" HACKBERRY
5122	6" BOIS D'ARC
5123	7" OAK
5124	18" OAK
5125	13" OAK
5126	11" OAK
5127	9" OAK
5128	9" OAK
5129	10" OAK
5130	14" OAK
5131	9" OAK
5132	8" OAK
5133	11" OAK
5134	12" OAK
5135	8" OAK
5136	10" OAK
5137	18" OAK
5141	8" OAK
5142	7" OAK
5143	10" OAK
5144	10" OAK
5145	10" OAK
5146	10" OAK
5147	10" OAK
5148	10" OAK
5149	10" OAK
5150	10" OAK
5151	10" OAK
5152	10" OAK
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5215	10" OAK
5216	10" OAK
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5218	10" OAK
5219	10" OAK
5220	10" OAK
5221	10" OAK
5222	10" OAK
5223	10" OAK
5224	10" OAK
5225	10" OAK
5226	10" OAK
5227	10" OAK
5228	10" OAK
5229	10" OAK
5230	10" OAK
5231	10" OAK
5232	10" OAK
5233	10" OAK
5234	10" OAK
5235	10" OAK
5236	10" OAK
5237	10" OAK
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5260	10" OAK
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5264	10" OAK
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5267	10" OAK
5268	10" OAK
5269	10" OAK
5270	10" OAK
5271	10" OAK
5272	10" OAK
5273	10" OAK
5274	10" OAK
5275	10" OAK
5276	10" OAK
5277	10" OAK
5278	10" OAK
5279	10" OAK
5280	10" OAK
5281	10" OAK
5282	10" OAK
5283	10" OAK
5284	10" OAK
5285	10" OAK
5286	10" OAK
5287	10" OAK
5288	10" OAK
5289	10" OAK
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5292	10" OAK
5293	10" OAK
5294	10" OAK
5295	10" OAK
5296	10" OAK
5297	10" OAK
5298	10" OAK
5299	10" OAK
5300	10" OAK
5301	10" OAK
5302	10" OAK
5303	10" OAK
5304	10" OAK
5305	10" OAK
5306	10" OAK
5307	10" OAK
5308	10" OAK
5309	10" OAK
5310	10" OAK
5311	10" OAK
5312	10" OAK
5313	10" OAK
5314	10" OAK
5315	10" OAK
5316	10" OAK
5317	10" OAK
5318	10" OAK
5319	10" OAK
5320	10" OAK
5321	10" OAK
5322	10" OAK
5323	10" OAK
5324	10" OAK
5325	10" OAK
5326	10" OAK
5327	10" OAK
5328	10" OAK
5329	10" OAK
5330	10" OAK
5331	10" OAK
5332	10" OAK
5333	10" OAK
5334	10" OAK
5335	10" OAK
5336	10" OAK
5337	10" OAK
5338	10" OAK
5339	10" OAK
5340	10" OAK
5341	10" OAK
5342	10" OAK
5343	10" OAK
5344	10" OAK
5345	10" OAK
5346	10" OAK
5347	10" OAK
5348	10" OAK
5349	10" OAK
5350	10" OAK
5351	10" OAK
5352	10" OAK
5353	10" OAK
5354	10" OAK
5355	10" OAK
5356	10" OAK
5357	10" OAK
5358	10" OAK
5359	10" OAK
5360	10" OAK

Point	Tree Description
5361	14" ELM
5390	11" CEDAR
5391	23" OAK
5392	11" CEDAR
5393	18" ELM
5394	11" CEDAR
5395	9" CEDAR
5396	22" OAK
5397	12" OAK
5398	11" CHINABERRY
5405	16" OAK
5409	5" CHINABERRY
5412	20" OAK
5413	20" OAK
5415	7" ELM
5416	17" HACKBERRY
5420	7" OAK
5421	14" OAK
5422	8" HACKBERRY
5428	17" HACKBERRY
5429	6" ELM
5430	8" ELM
5437	14" OAK
5439	16" OAK
5441	9" ELM
5442	18" OAK
5443	18" OAK
5444	8" CEDAR
5447	8" ELM
5448	12" OAK
5453	27" OAK
5458	10" OAK
5459	14" OAK
5460	9" OAK
5461	7" OAK
5463	14" OAK
5464	18" OAK
5465	11" OAK
5470	10" OAK
5471	7" OAK
5475	9" HACKBERRY
5476	16" OAK
5477	12" OAK
5480	13" OAK
5481	18" OAK
5482	14" OAK
5483	14" ELM
5487	8" ELM
5488	6" OAK
5489	6" OAK

Point	Tree Description
5490	14" OAK
5491	6" OAK
5492	14" OAK
5493	8" OAK
5494	12" OAK
5495	6" HACKBERRY
5499	11" CEDAR
5504	12" OAK
5505	10" OAK
5506	15" CHINABERRY
5517	9" OAK
5518	8" OAK
5544	24" ELM
5545	16" ELM
5546	8" OAK
5547	11" OAK
5548	16" OAK
5549	10" OAK
5550	10" OAK
5551	10" OAK
5552	10" OAK
5553	10" OAK
5554	10" OAK
5555	10" OAK
5556	10" OAK
5557	10" OAK
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5559	10" OAK
5560	10" OAK
5561	10" OAK
5562	10" OAK
5563	10" OAK
5564	10" OAK
5565	10" OAK
5566	10" OAK
5567	10" OAK
5568	10" OAK
5569	10" OAK
5570	10" OAK
5571	10" OAK
5572	10" OAK
5573	10" OAK
5574	10" OAK
5575	10" OAK
5576	10" OAK
5577	10" OAK
5578	10" OAK
5579	10" OAK
5580	10" OAK
5581	10" OAK
5582	10" OAK
5583	10" OAK
5584	10" OAK
5585	10" OAK
5586	10" OAK
5587	10" OAK
5588	10" OAK
5589	10" OAK
5590	10" OAK
5591	10" OAK
5592	10" OAK
5593	10" OAK
5594	10" OAK
5595	10" OAK
5596	10" OAK
5597	10" OAK
5598	10" OAK
5599	10" OAK
5600	10" OAK
5601	10" OAK
5602	10" OAK
5603	10



- ## NOTES
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).

BM-1: SET "X"

ELEVATION=XXX.XX

```
ELEVATION=XXX.XX
N: XXXXXXXXXXXXXXX
E: XXXXXXXXXXXXXXX
```

TBM-2: SET "X"-----

[illegible]

N: XXXXXXXXXXXXX
E: XXXXXXXXXXXXX

THESE DOCUMENTS ARE FOR DESIGN
REVIEW ONLY AND NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

ARTUAN MCGEE	147091
TYPE OR PRINT NAME	PE #
XX/XX/XX	
DATE	

NO.	DATE	REVISION
-	-	
-	-	
-	-	
-	-	

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

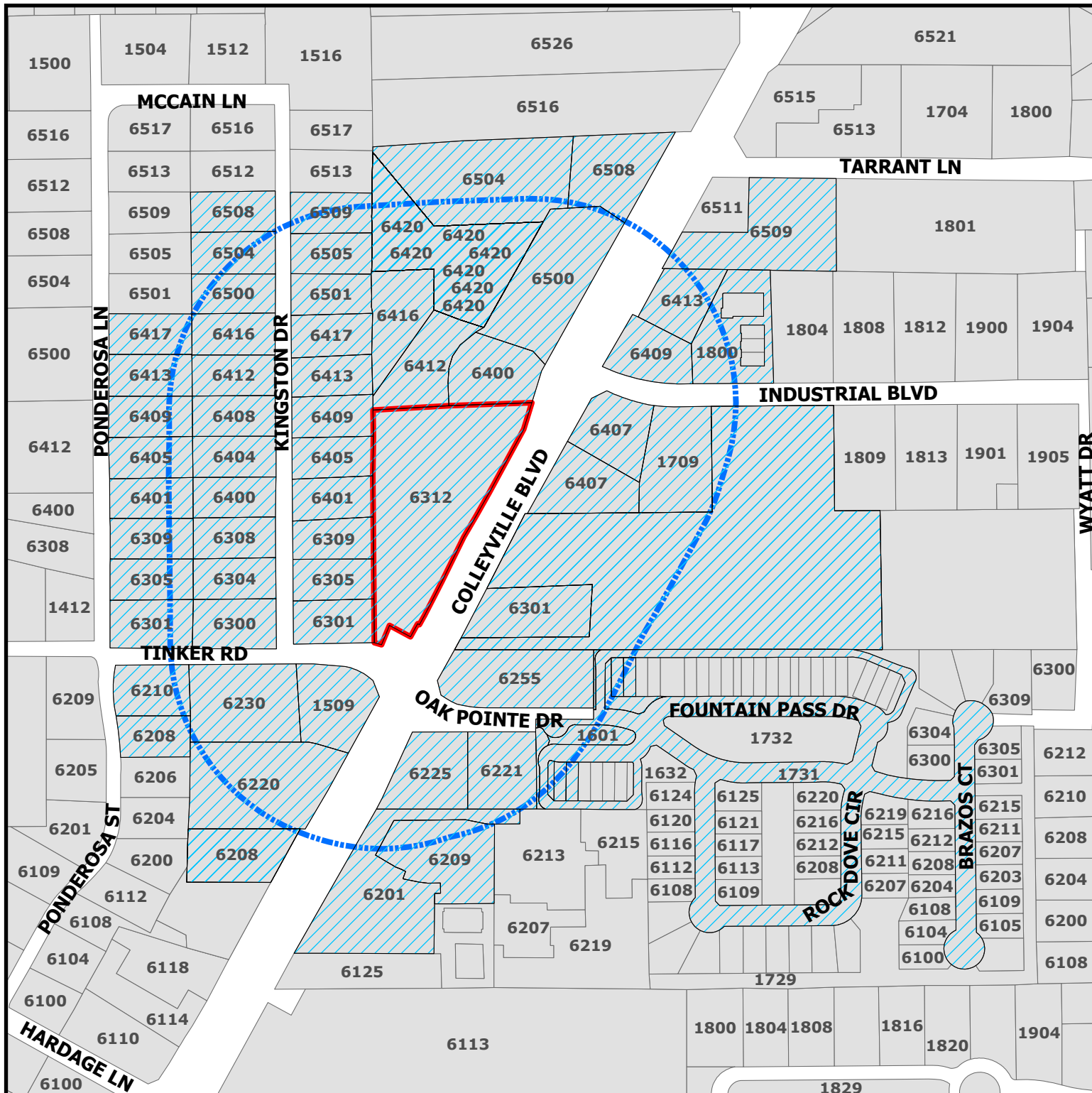
CONCEPT LANDSCAPE PLAN



DESIGNED: AM	DATE	PROJECT #	SHEET
DRAWN: AM	11/26/2024	2023015	----
REVIEWER: SR			

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 QTY:	125
PARKING PROVIDED:	127
ACCESSIBLE PARKING REQUIRED:	5
PARKING PROVIDED:	5
PAVED AREA (%)	63,038 S.F. (52%)
OPEN AREA (%)	33,745 S.F. (27%)

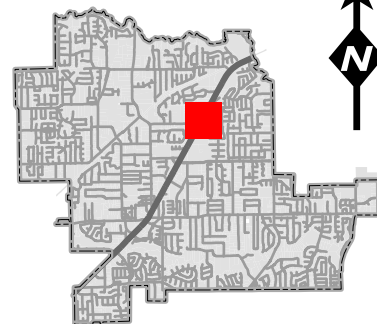
Notification Map



ZC24-029

6312 Colleyville Blvd

-  Parcels to be notified
-  Buffer
-  Subject Property



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



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Addr»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, December 9, 2024 at 7:00 p.m.

**City Council Meetings: Tuesday, January 7, 2025 & Wednesday, January 22, 2025 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a change of zoning from AG Agricultural to CC-1 Village Retail, being Tract 2P, Abstract 973, Absalom J Lott Survey. The request is to rezone the property to allow development of a two building retail center.

Zoning Case: ZC24-029

Applicant: Artuan McGee

Owner: Sam Shmaisani

Location: 6312 Colleyville Boulevard

Property Description: Tract 2P, Abstract 963, Absalom J Lott Survey

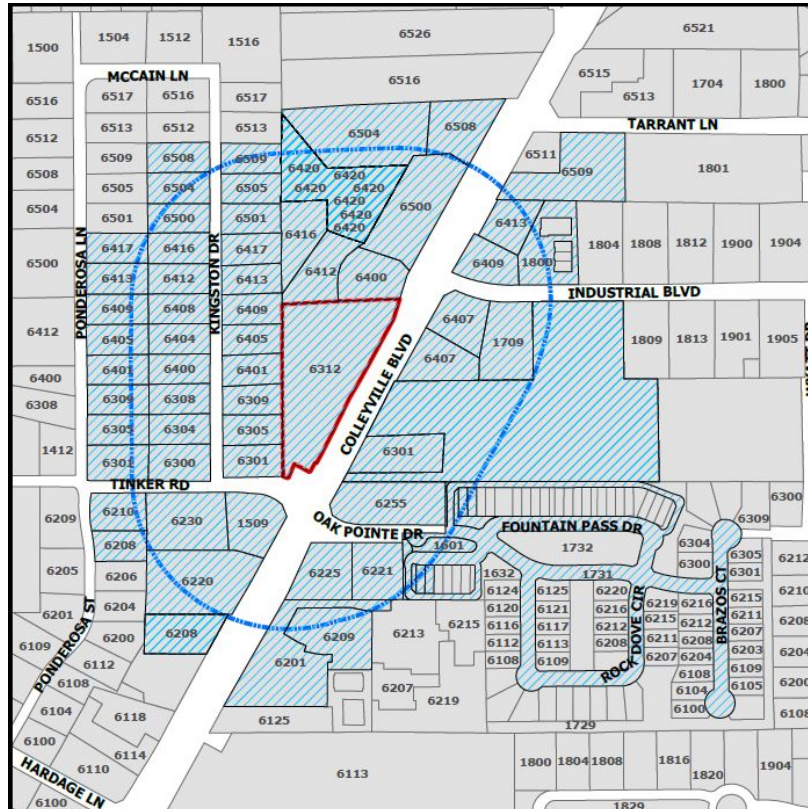
Present Zoning: AG Agricultural

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

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

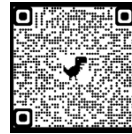
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com**

NOTICE OF PUBLIC HEARING



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

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



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

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
JENNINGS, JEFF L	6301 PONDEROSA LN
HANZELKA, FRANCES	6508 KINGSTON DR
SHEARS, THOMAS T TR EST	6504 KINGSTON DR
CROCKER, RHONDA	6500 KINGSTON DR
BURK AND GLORIA COLLINS TRUST	6416 KINGSTON DR
TEMPLE, ERIC	6305 PONDEROSA LN
GABLE, STEPHAN D	6412 KINGSTON DR
LACZNY FAMILY LIVING TRUST	6408 KINGSTON DR
ROSENJACK, MACKENZIE	6404 KINGSTON DR
BRASHEAR, H C	6400 KINGSTON DR
DOUGLAS, SCOTT E	6308 KINGSTON DR
GLASS, THOMAS	6304 KINGSTON DR
WOOD, ROSY MARTINEZ	6300 KINGSTON DR
JUNGMAN, JAMES EDWARD	6309 PONDEROSA LN
JOHNSON, WHITNEY	6401 PONDEROSA LN
FLIPPIN, LINDA M	6405 PONDEROSA LN
RICHARDSON, BOBANNE	6409 PONDEROSA LN
FRANKLIN, THOMAS C	6413 PONDEROSA LN
BROCK SMITH, LANDON	6417 PONDEROSA LN
ROWE, SCOTT	6301 KINGSTON DR
SIMS, REX A	6505 KINGSTON DR
DIMITROV, LACHEZAR P	6509 KINGSTON DR
WILSON, ROBERT	6305 KINGSTON DR
SNEED, FRANK	6309 KINGSTON DR
FISH, ROBERT	6401 KINGSTON DR
BITTICK, EDWARD D	6405 KINGSTON DR
HILDRETH, BRADLEY E	6409 KINGSTON DR
AGARWAL, AKSHAY	6413 KINGSTON DR
GRIFFIN, JONATHAN	6417 KINGSTON DR
PULLEN, TIMOTHY B	6501 KINGSTON DR
COMBINED ENTERPRISES INC	1800 INDUSTRIAL BLVD
PECAN TINKER LP	6230 COLLEYVILLE BLVD
PECAN GARDENS ESTATES LP	6220 COLLEYVILLE BLVD
DE BERARD, LAWRENCE L	6210 PONDEROSA ST
TOUCHSTONE, GARY	6208 PONDEROSA ST
AMERICA'S STORAGE	6509 COLLEYVILLE BLVD
JACE PROPERTIES LLC	6208 COLLEYVILLE BLVD
STRICKLAND & SON LLC	6208 COLLEYVILLE BLVD
TACCONI, EUGENIO	1617 FOUNTAIN PASS DR
VESTAL, TANYA	1621 FOUNTAIN PASS DR
THOMPSON, GWENDELL	1542 PECAN CROSSING DR
SADLER, SCOTT	1600 PECAN CROSSING DR
VILLAS AT OAK POINTE HOA INC	1601 PECAN CROSSING DR
SUNNY DAY HOLDNGS LLC	6420 COLLEYVILLE BLVD
IMPROVER GROUP LLC	6420 COLLEYVILLE BLVD
CADDY, GREGORY	6420 COLLEYVILLE BLVD
BLY AND COMPANY LLC	6420 COLLEYVILLE BLVD
GODLEY ENTERPRISES LLC	6420 COLLEYVILLE BLVD
3 J GREEN LIMITED PARTNERSHIP	6508 COLLEYVILLE BLVD
JAMZ AVB HOLDINGS LLC	6504 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	6416 COLLEYVILLE BLVD
GCD LAND HOLDINGS LLC	6500 COLLEYVILLE BLVD
TIERNEY, THOMAS A	1709 INDUSTRIAL BLVD
SAMIDON HOLDING LLC	6407 COLLEYVILLE BLVD
YARD ART P&F LTD	6407 COLLEYVILLE BLVD
NELLAHOUND HOLDINGS LLC	6413 COLLEYVILLE BLVD
INGRAM, BEVERLY	6409 COLLEYVILLE BLVD

ADDITIONAL SELF STORAGE LP
COLLEYVILLE MEDICAL PROPERTIES LP
ONE LEGACY PROPERTY GROUP LLC
THE BENEFIT LINK INC
LI, LI
SHMAISANI 26 HOLDINGS LLC
VILLAS AT OAK POINTE, THE
GRAPEVINE COLLEYVILLE ISD
ARTUAN MCGEE

1801 INDUSTRIAL BLVD
6225 COLLEYVILLE BLVD
6201 COLLEYVILLE BLVD
6209 COLLEYVILLE BLVD
1509 TINKER RD
6312 COLLEYVILLE BLVD
COURTESY NOTICE
STATE REQUIRED
APPLICANT

ORDINANCE O-24-

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 2.80 ACRES, BEING TRACT 2P, ABSTRACT 963, ABSALOM J LOTT SURVEY, BY AUTHORIZING A REZONING FROM AG AGRICULTURAL TO CC-1 VILLAGE RETAIL; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning from AG Agricultural to CC-1 Village Retail under Case No. ZC24-029; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a rezoning from AG Agricultural to CC-1 Village Retail on 2.80 acres, being Tract 2P, Abstract 963, Absalom J Lott Survey,

located at 6312 Colleyville Boulevard, as depicted on the attached as Exhibit "A".

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

1. GENERAL

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 7th day of January 2025.

The second reading and public hearing being conducted on the 23rd day of January 2025.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _
ABSTENTIONS ON THIS THE 23RD DAY OF JANUARY 2025.

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

ATTEST:

CITY OF COLLEYVILLE

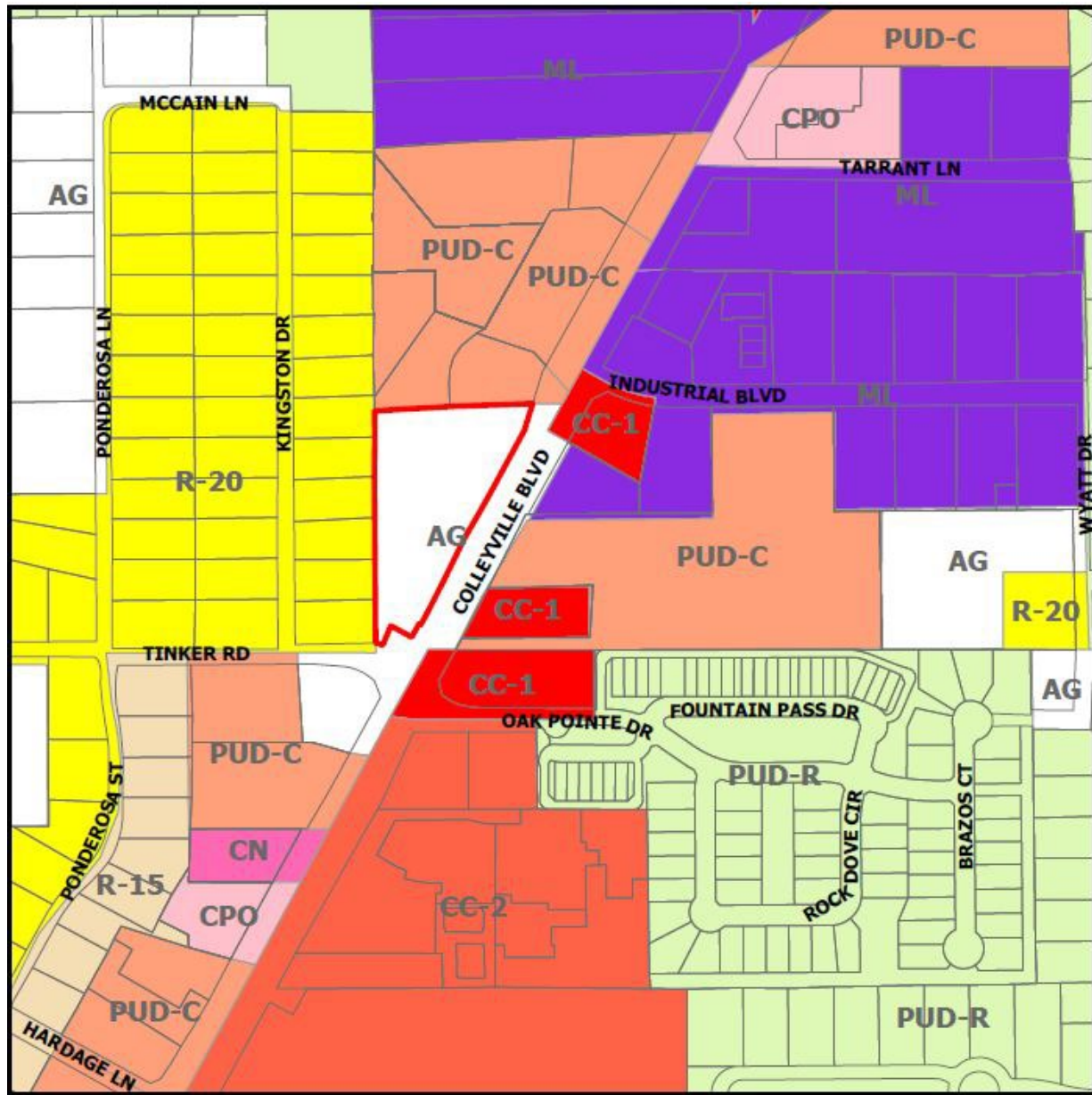
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



[illegible]