



CITY OF COLLEYVILLE CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, JANUARY 7, 2025

**WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

- WS-1** Discussion of residential carport regulations
- WS-2** Discussion of updated branding on street signs
- WS-3** Discussion of the Colleyville Business Center relocating to The Village
- WS-4** Discussion of the January 7, 2025, City Council regular agenda items

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

Section 771.072 - Personnel - deliberate the appointment, employment, evaluation, or duties of a Finance Director

Section 551.087 - Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

**REGULAR MEETING
7:00 P.M.
CITY COUNCIL CHAMBERS**

**INVOCATION
PLEDGE OF ALLEGIANCE: City Attorney Nicole Corr**

- 2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-25-5001**
- 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
- 4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-25-5002**
 - 4a** Approval of the minutes of the regular City Council meeting of December 17, 2024
- 5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**
 - 5a Ordinance O-25-2312**

Consideration of an amendment to the Planned Unit Development - Commercial district for The Village at Colleyville for consideration of a specific use of a prayer room to be allowed within The Village at Colleyville Addition, Case ZC24-024
 - 5b Ordinance O-25-2313**

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
 - 5c Ordinance O-25-2314**

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
 - 5d Ordinance O-25-2315**

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
 - 5e Ordinance O-25-2316**

Amending the City's fee schedule by amending and restating Section 2-26 of the Colleyville, Texas, Code of Ordinances, establishing fees and charges for City services
 - 5f Ordinance O-25-2317**

Amending Chapter 18 of the Code of Ordinances by adopting the 2024 International Codes and the 2023 National Electric Code

6. RESOLUTION(S): READING AND PUBLIC HEARING

6a Resolution R-25-5003

Consideration of a replat with a waiver for lot width for Lot 1, Block A, Alverson Addition, being located at 605 Beverly Drive, Case PC24-014

7. CITIZEN COMMENTS

8. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JANUARY 7, 2025 - READING AND PUBLIC HEARING - RESOLUTION R-25-5004

9. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Tuesday, *December 31, 2024* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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 817.503.1130, and reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-1

Agenda Date 1/7/2025

Type Worksession

Department Community Development

Title

Discussion of residential carport regulations

Explanation

Currently, all residential carports require approval of a Special Use Permit (SUP) by the City Council. The Land Development Code (LDC) contains regulations requiring setback, size, roof, and exterior material standards. Staff will present a potential amendment to the LDC which eliminates the need for the SUP approval when in compliance with the minimum standards. Part of the discussion will focus on the differences between carports and other accessory buildings, such as garages and patio covers.

Attachments

1. Residential Carport Regulations Presentation
2. Ch. 03 Accessory Building and Accessory Dwelling Amendments



Residential Carport Regulations

January 7, 2025
Council Worksession



Land Development Code – Definitions



Accessory Building. A subordinate building enclosed on three or more sides, but not a carport, having a use customarily incident to and located on the same lot occupied by the principal building, or a use customarily incident to the main or principal use of the property. A building housing an accessory use is considered an integral part of the principal building when it has any part of a wall in common with the principal building, or is under an extension of the main roof and designed as an integral part of the main building.

Accessory Structure. A subordinate building that is detached from the primary on-site building and is clearly secondary and incidental to the main use.

Carport. A structure or part thereof, but not an accessory building, either detached or attached to a principal building, and which is open on two or more sides, consisting of a roof and either walls or columns for the purpose of temporary parking of vehicles, boats or trailers.

Garage, Private. A detached accessory building or portion of a dwelling that is designed or used for the sheltering of a private motor vehicle and storage of household equipment incidental to the residential occupancy and which is fully enclosed and roofed. The term does not include carport.



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

1. *Permit Required:*

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

2. Maximum Size and Number of Buildings:

- a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. Exemption: Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

- c. For the purpose of this Section, the size of an accessory building shall be the square footage of each floor, mezzanine, covered porch, or shade structure.

- d. An application to exceed the total square footage authorized above may be approved as a Special Use Permit (SUP).

3. *Setbacks:*

- a. No accessory building shall be allowed, erected, or located forward of the front façade of the primary dwelling. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from this requirement.
- b. No accessory building shall be erected in any required yard, as defined in Chapter 2 – *Definitions*, except as set forth herein.
- c. Attached accessory buildings – Accessory buildings erected ten (10) feet or closer to the principal building shall be considered attached, and shall comply with the setback lines established for the applicable zoning district. For the purpose of this regulation, the distance between buildings shall be measured between the nearest wall surfaces. **Exception:** Open structures (open on at least 2 $\frac{3}{4}$ sides), such as patio covers, shall be allowed to extend into the required rear yard setback a maximum of 10 feet.
- d. Detached accessory buildings – A detached accessory building shall comply with the setback lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line.

4. *Maximum Height:* No accessory building shall penetrate a vertical height envelope defined as being a point five feet from a side or rear lot line and extending vertically 8 feet to a point, then extending at a 45-degree angle to the allowed height of the zoning district. For clarification, structures shall be measured at grade and shall not exceed the maximum height of the zoning district.
5. *Permitted Uses:* The use of an accessory building shall be consistent with the permitted uses of the applicable zoning district. No accessory building shall be used for dwelling purposes (the act of occupying a structure – with or without a kitchen) other than for an accessory dwelling, where permitted by the district regulations or Special Use Permit. No accessory building or accessory dwelling shall be rented.
6. *Special Use Permit Provision:* Any request for a building permit for an accessory building which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

- C. Residential Carport Regulations – Carports located in zoning districts which permit single family residential dwellings shall comply with the regulations contained in this section.
1. ~~Approval by Special Use Permit Only: In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.~~ *Special Use Permit Provision: Any request for a building permit for a carport which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code. If all criteria is met then a Special Use Permit is not required.*

2. Carport Standards: A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other requirements necessary in the particular case to protect the public interests.
 - a. *Size:* A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.
 - b. *Height:* A carport shall not exceed a maximum height of 15 feet. The height shall be measured from the finished grade to the highest point of the roof.
 - c. *Setbacks:*
 - i. A carport located within ten (10) feet of the principal building shall comply with the ~~front~~, side and rear yard setbacks of the zoning district, **be located completely to the rear of the house, and not visible from the street**. The distance shall be measured between the two closest points of the carport and principal building.
 - ii. A carport located 10 feet or more from a principal building may extend into a required side yard, provided all of the following conditions are satisfied:
 - (1) every part of such carport is unenclosed except for necessary structural supports;
 - (2) no part of the carport is less than five (5) feet from a side or rear lot line;
 - (3) the carport is located completely within the rear yard area as defined in these zoning regulations; and,
 - (4) The carport shall not be visible from the street. {added to match above for 'attached' carports}**
 - d. *Maximum Number Per Lot:* one

e. *Paving and Street Access:*

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

f. *Design Criteria:*

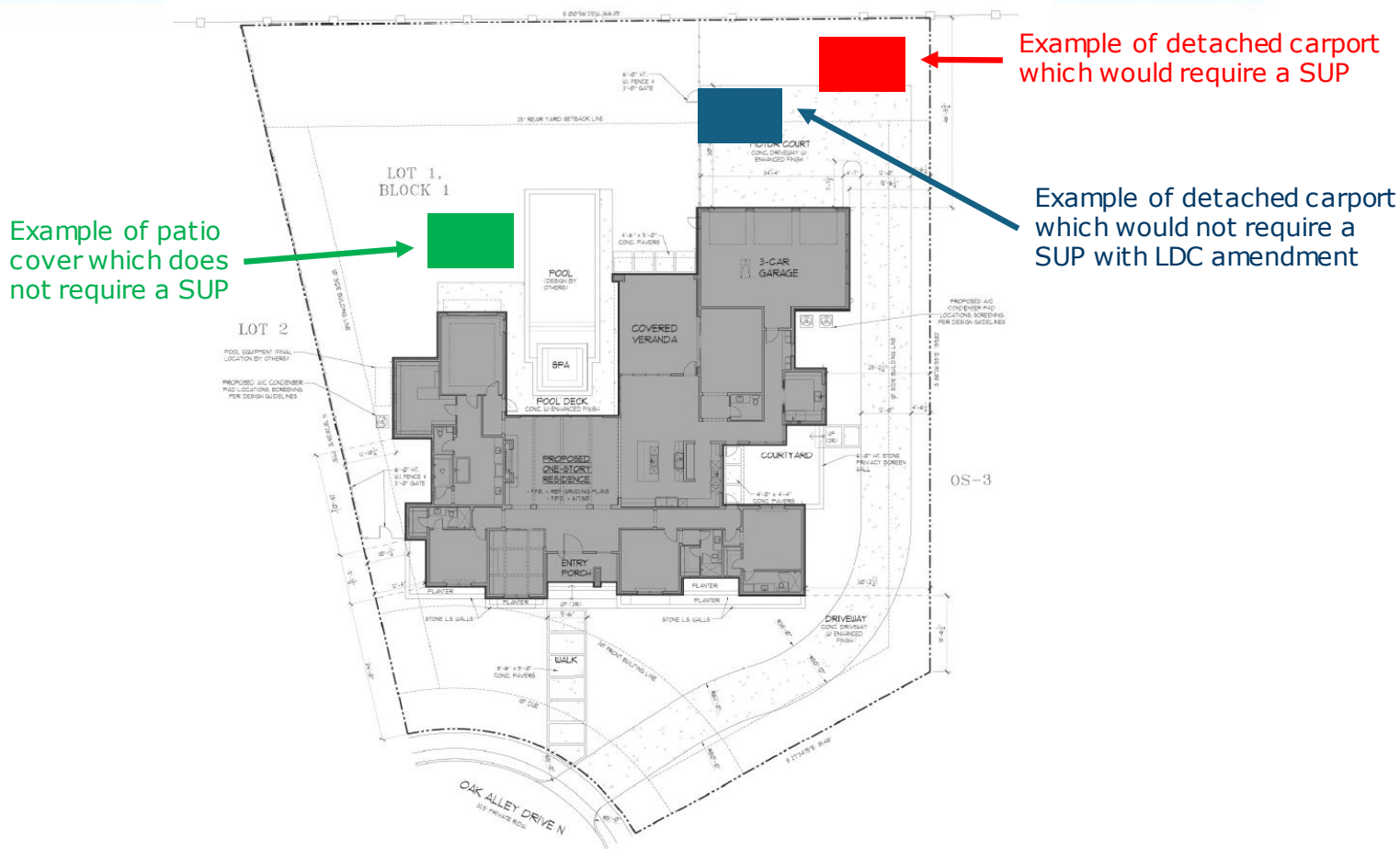
- i. Roof – Carports shall have a pitched roof of at least 2:12. Flat roofs shall be prohibited.
- ii. Posts – Posts shall be clad or finished of brick, stone, cedar or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than eight inches (8") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Cedar posts shall be wrapped using masonry stone or brick from the base to at least 50% of the post height. The exposed portion of the cedar post shall be a minimum of 8 inches.

iii. Add additional design criteria for visible façade(s)?

g. *Adequacy of Plans and Specifications:*

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

Example Site Exhibit



Example Site Exhibit



As Carport:

Max Height: 15 ft < 17 ft overall, 10 ft at eaves

Max Dimension: 24 ft < 40 ft

Max Size: 480 sq ft < 1,000 sq ft

Required Street Side Yard Setback: 30 ft > ±16.5 ft

Required Rear Yard Setback: 14 ft = 14 ft

Max Lot Coverage: 30% > 23.5%

Max Impervious Coverage: 60% > ~42.7%

Max Accessory Building Size: 4% < 5%

Additional Regulations:

- Requires brick, stone, cedar or decorative metal on the posts
- Pitched roof of at least 2:12. Flat roofs shall be prohibited.
- Paving and street access required

Example Site Exhibit



As Patio Cover or enclosed garage:

Max Size: 800 sq ft $< 1,000$ sq ft (5%)
(4% of 20,001 sq ft = 800 sq ft)

Req'd Street Side Yard Setback: 30 ft $> \pm 16.5$ ft
Req'd Rear Yard Setback: 14 ft = 14 ft
(due to 17 ft roof height)

Max Lot Coverage: 30% $> 23.5\%$
Max Impervious Coverage: 60% $> \sim 42.7\%$
Max Accessory Building Size: 4% $< 5\%$

No building material requirements

Example Site Exhibit



As Carport:

Max Height: 15 ft > 10 ft overall, 8 ft at eaves

Max Dimension: 24 ft > 20 ft

Max Size: 480 sq ft > 200 sq ft

Required Side Yard Setback: 5 ft < 6 ft

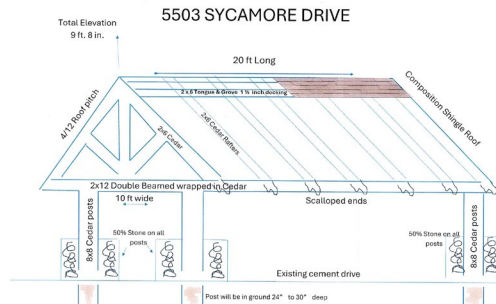
Max Lot Coverage: 30%

Max Impervious Coverage: 60%

Max Accessory Building Size: 4% > 1%

Additional Regulations:

- Requires brick, stone, cedar or decorative metal on the posts
- Pitched roof of at least 2:12. Flat roofs shall be prohibited.
- Paving and street access required



Example Site Exhibit



As Patio Cover or enclosed garage:

Max Size: 800 sq ft > 200 sq ft (1%)
(4% of 20,001 sq ft = 800 sq ft)

Req'd Side Yard Setback: 5 ft = 6 ft
(due to 8 ft eave height)

Max Lot Coverage: 30%

Max Impervious Coverage: 60%

Max Accessory Building Size: 4% > 1%

No building material requirements

- (?) Situations where SUP not required?
- (?) Visibility, especially on corner lots
 - increased material requirement on visible façade(s)
- (?) Screening

Questions/Comments

Section 3.27 Accessory Buildings and Residential Carport Regulations

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

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

1. *Permit Required:*

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

2. *Maximum Size and Number of Buildings:*

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

3. *Setbacks:*

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

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

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

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

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

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

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

~~by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.~~ *Special Use Permit Provision:* Any request for a building permit for a carport which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code. If all criteria is met then a Special Use Permit is not required.

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

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

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

c. *Setbacks:*

i. A carport located within ten (10) feet of the principal building shall comply with the ~~front~~, side and rear yard setbacks of the zoning district, **be located completely to the rear of the house, and not visible from the street.** The distance shall be measured between the two closest points of the carport and principal building.

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

(1) every part of such carport is unenclosed except for necessary structural supports;

(2) no part of the carport is less than five (5) feet from a side or rear lot line;

(3) the carport is located completely within the rear yard area as defined in these zoning regulations; **and**

(4) the carport shall not be visible from the street.

d. *Maximum Number Per Lot:* one

e. *Paving and Street Access:*

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

f. *Design Criteria:*

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

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

iii. **Add additional design criteria for visible façade(s)?**

g. *Adequacy of Plans and Specifications:*

The applicant requesting a Special Use Permit to construct a carport shall submit plans and

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



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-2

Agenda Date 1/7/2025

Type Worksession

Department City Manager

Title

Discussion of updated branding on street signs

Explanation

This agenda item provides for discussion of updated branding on street signs to incorporate the new CV monogram.

Attachments

1. CV Branding on Street Signs Presentation



Branding Extension: Street Signs

City Council Worksession
January 7, 2025



At the City Council's Priorities Workshop this year, one of the priorities identified was...

Continue Branding / Community Spirit

Action Item:

One opportunity specifically mentioned was adding the CV monogram to street signs.

➤ **Where to begin?**

One approach would be to begin with replacing all of the street signs at signalized intersections.

➤ **How to phase in?**

Street signs within neighborhoods could then be considered over time, with annual funding allocated to replace all over several years.

➤ **How many?**

Currently there are 12 signalized intersections in Colleyville. At these intersections there are 47 proposed illuminated street signs.

Signalized Intersections

1. SH26 & Longwood Drive
2. SH26 & John McCain (3 signs currently, add 1)
3. SH26 & Tinker Road
4. SH26 & Hall-Johnson Road
5. SH26 & Church Street
6. SH26 & Mission Lane (no signs currently, add 4)
7. SH26 & Main Street / Thompson Terrace
8. SH26 & Glade Road
9. SH26 & Centerpark Drive
10. SH26 & Brown Trail / Mill Valley Drive
11. Cheek-Sparger & Brown Trail
12. Glade Road & Heritage Avenue





► How much for Phase I at signalized intersections?

Estimate of \$38,500

Total of 47 illuminated street name signs (42 are replacements)



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-3

Agenda Date 1/7/2025

Type Worksession

Department City Secretary

Title

Discussion of the Colleyville Business Center relocating to The Village

Explanation

This item will provide for discussion of the Colleyville Business Center relocation.

Attachments



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-4

Agenda Date 1/7/2025

Type Worksession

Department City Secretary

Title

Discussion of the January 7, 2025, City Council regular agenda items



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 1

Agenda Date 1/7/2025

Type Executive Session

Department City Secretary

Title

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

Section 771.072 - Personnel - deliberate the appointment, employment, evaluation, or duties of a Finance Director

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

Attachments

RESOLUTION R-25-5001

**A RESOLUTION APPROVING COUNCIL ACTION REGARDING
EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL
MEETING OF JANUARY 7, 2025**

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety, and welfare of the public.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 7TH DAY OF JANUARY 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven
City Secretary, TRMC

Bobby Lindamood
Mayor

RESOLUTION R-25-5002

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF JANUARY 7, 2025**

WHEREAS, City Council has taken action on certain items on the agenda under Consent Items.

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the regular City Council meeting of December 17, 2024

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 7TH DAY OF JANUARY 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven
City Secretary, TRMC

Bobby Lindamood
Mayor



CITY OF COLLEYVILLE
CITY COUNCIL MINUTES
100 Main Street, Colleyville, Texas, 76034

TUESDAY, DECEMBER 17, 2024

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, December 17, 2024, at 5:30 p.m.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Parks and Recreation Director Lisa Escobedo, Library Director Jack Pawlowski, Community Relations and Event Specialist Hailey Waldon, City Attorney Nicole Corr, and City Secretary Christine Loven.

WS-1 Discussion of Heroes Park nomination criteria and process

Assistant City Manager Adrienne Lothery presented this item and provided a recap of the Heroes Park Design Committee work on the criteria and process for nomination and selection of heroes who will be recognized in Heroes Park. Manager Lothery stated each criteria also requires a Colleyville connection.

City Council reviewed and discussed the criteria the Committee recommended. Mayor Lindamood thanked the Committee for all their work and directed staff to bring a resolution to the City Council which will accept the criteria and transition the Heroes Park Design Committee to a standing Heroes Park Committee, appointing members, and establishing terms.

WS-2 Discussion of the Recreation Center expansion

Assistant City Manager Mark Wood presented the drawings and description of the planned 8,900 square foot Colleyville Recreation Center expansion. Manager Wood reviewed planned health equipment, room layouts, and costs.

There was general discussion of the staffing and maintenance of the Recreation Center. Manager Wood noted there would be two items on the consent agenda for service agreements for legal services and bond counsel associated with calling a bond election for the expansion.

WS-3 Discussion of the December 17, 2024, City Council regular agenda items

There was no discussion of this item and Mayor Lindamood closed the Worksession at 6:27 p.m. and called the Executive Session to order.

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

Section 551.087 - Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

There was no action taken and Mayor Lindamood adjourned Executive Session at 7:05 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:12 p.m. and called the roll.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

INVOCATION: Pastor Mayor Bobby Lindamood
PLEDGE OF ALLEGIANCE: City Attorney Nicole Corr

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-24-4998

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Mayor Lindamood and the City Council provided announcements regarding community news and upcoming events.

Announcement of the Community Christmas Tree winners

Mayor Lindamood and Community Relations and Event Specialist Hailey Waldon showed a video of the decorated Community Christmas Trees and announced the winners.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-24-4999

- 4a** Approval of the minutes of the regular City Council meeting of December 3, 2024
- 4b** Approval of an Advisory Services Agreement with Specialized Public Finance Inc. for financial advisory services related to the issuance of debt and authorizing the City Manager to execute the agreement
- 4c** Approval of a Bond Counsel Services Engagement Agreement with Norton Rose Fulbright and authorizing the City Manager to execute the agreement

Mayor Lindamood read Resolution R-24-4999 in its entirety.

Assistant City Manager Mark Wood presented items 4b and 4c together, noting both agreements were for financial and legal counsel for the bond election regarding the Colleyville Recreation Center.

Mayor Lindamood opened and closed the public hearing without any speakers.

Mayor Pro Tem Elder made a motion to approve Resolution R-24-4999, seconded by Councilmember Holt Gunderson.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

5. ITEMS NOT FOR CITY COUNCIL ACTION

- 5a** Monthly Financial Report - November 2024

Assistant City Manager Mark Wood presented the November Financial Report noting no property tax revenue has been received as of yet. He discussed the property tax rate and the homestead exemption and stated all funds were performing as expected.

6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**6a Ordinance O-24-2305**

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

Mayor Lindamood read the caption of Ordinance O-24-2305.

Community Development Director Ben Bryner reviewed the request to allow for the replacement of an existing 6-foot wood fence with an 8-foot wood fence along Glade Road.

As the request of the City Council, the applicant, Innocent Olengue came forward to answer questions. Mr. Olengue stated it would take him four months to replace the fence. City Manager Jerry Ducay stated if the fence were built at the 30-foot setback, Mr. Olengue would not require an SUP. Mr. Olengue stated he wishes to replace the fence in the exact location as the current fence and wanted the fence to be eight-foot tall.

There was general discussion regarding the height of fencing in the neighborhood.

Mayor Lindamood opened the public hearing.

Joe Chiles, 2401 Spruce Court, expressed his concerns regarding the setback requirements and how it limits full use of the yard by homeowners.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

Mayor Lindamood made a motion to approve Ordinance O-24-2305, allowing a six-foot fence to be constructed, with the finished side facing Glade Road, and providing the applicant four months, to April 17, 2025, to construct the fence, an which time the SUP will expire if the fence is not constructed, seconded by Councilmember Alphonso.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

6b Ordinance O-24-2306

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

Mayor Lindamood read the caption of Ordinance O-24-2306.

Community Development Director Ben Bryner noted the property is part of the CrossCreek campus and stated the rezoning request is to allow for a new storage and office building in the future.

Mayor Lindamood opened and closed the public hearing without any speakers.

Deputy Mayor Pro Tem Richardson made a motion to approve Ordinance O-24-2306, seconded by Councilmember Holt Gunderson.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

6c Ordinance O-24-2307

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

Mayor Lindamood read the caption of Ordinance O-24-2307.

Community Development Director Ben Bryner presented this request for approval of an SUP to allow for a wrought iron fence 6-foot in height and a portion of a wood fence to encroach into the required street side yard setback and to be placed along the property line. Director Bryner noted the applicant has asked that artificial screening be allowed on the fence for one year, until the shrubbery can mature.

There was discussion of the need for setbacks to allow visibility and previous right-of-way dedication at this location.

Mayor Lindamood opened the public hearing.

Applicant Osama Hanna, requested artificial screen be allowed along the fence to provide privacy until the vegetation can mature enough to provide privacy.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

Councilmember Graves made a motion to approve Ordinance O-24-2307, to allow manufactured greenery screening along the rear of the house to

the back property line for a period of one year, to December 2025, seconded by Councilmember Alphonso.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

6d Ordinance O-24-2308

Appeal of decision of denial by the Planning and Zoning Commission for consideration of a Special Use Permit to allow for a residential carport on Lot 8, Block 1, Arbor Estates Addition, located at 2401 Spruce Court, Case ZC24-023

Mayor Lindamood read the caption of Ordinance O-24-2308.

Community Development Director Ben Bryner presented this appeal of the Planning and Zoning Commission denial. He stated a super-majority vote is required.

Director Bryner stated the applicant is requesting an SUP to allow a residential carport to remain, though the carport was not permitted and exceeds carport size and setback regulations. Director Bryner reviewed regulations for carports versus garages (accessory structures).

Mayor Lindamood asked applicant Joe Chiles, 2401 Spruce Court, to come forward to provide his presentation. Mr. Chiles thanked Mayor Lindamood, Deputy Mayor Pro Tem Scotty Richardson, City Manager Jerry Ducay, and Assistant City Manager Adrienne Lothery for visiting his site. He stated nine people have stated their support for his project. Mr. Chiles provided before and after photos of the house and photos from neighboring properties. He discussed the setback requirements, and provided photos of neighborhood fences which are eight-foot in height and setback at ten foot. Mr. Chiles asked the carport be approved, as the neighbors are not unhappy and he will make any adjustments necessary for Council approval. Mr. Chiles stated if the Council requires the carport to be removed; it would cause a financial burden, as the cost would be over \$35,000.

Mayor Lindamood opened the public hearing.

Emily Colby, 14400 Montfort Drive, #203, Dallas, did not wish to speak, but registered support of the project.

Vicki Chiles, 2401 Spruce Court, spoke in support of this item and asked Council to approve the request.

David Groves, 5702 Ponderosa Street, spoke regarding the applicant's previous service on a City Council in another city, his previous employment as a contractor, and stated he did not feel Mr. Chiles was unaware of the City's requirements. Mr. Groves also stated he researched the property and believes Mr. Chiles performed other unpermitted work on the property.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

There was discussion regarding staff's research of changes to the property which may have been performed without a permit. City Manager Ducay stated the City does not know when some of the work was performed and it is possible the work was not performed by this application, Joe Chiles.

Mayor Lindamood asked Mr. Chiles to answer additional questions of the City Council. Mr. Chiles reviewed his service and stated he was not involved with establishing a master plan or building standards. Mayor Lindamood and Mr. Chiles discussed abatement, Mr. Chiles working as a contractor, site visits by building inspectors, and his overall knowledge.

Mayor Pro Tem Elder made a motion to deny Ordinance O-24-2308, seconded by Councilmember Holt Gunderson.

The motion to deny was approved by the following vote:

Ayes: 6 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

Nay: 1 – Councilmember Mark Alphonso

6e Ordinance O-24-2309

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

Mayor Lindamood read the caption of Ordinance O-24-2309.

Community Development Director Ben Bryner stated the applicant is requesting a reduction in parking from 27 spots to 18 to allow for a new 5,497 square foot training and baseball facility, which the applicant states will not need the amount of required parking as it is highly specialized one-on-one training, by appointment. Director Bryner reviewed the Land Development Code Parking Requirements. He stated there has been discussion of Ross Downs Road being closed and a potential for a shared parking and utility access in that location.

Russell Motz and Preston Motz, the applicants, came forward and provided a presentation on the anticipated parking, landscaping, and architecture of the building, which the City Council requested. Russell Motz also discussed the shared access which is anticipated, but not contracted. Mr. Motz also discussed TxDOT requirements and his discussions to meet the TxDOT regulations.

City Manager Jerry Ducay explained shared, cross, primary and secondary access requirements, and responsibilities of each party. He also stated the applicant could enhance the architecture of the building and asked if as a condition of approval, the applicants would work with staff to provide additional enhancements to the architecture, landscaping, and parking, and allow staff to work with them on the cross access.

Mayor Lindamood opened and closed the public hearing without any speakers.

Mayor Lindamood made a motion to approve Ordinance O-24-2309 conditioned on approval of providing a secondary cross access to the east one TxDOT curb cut, and the applicant to work with staff on the architecture and landscaping, seconded by Councilmember Raine.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

6f Ordinance O-24-2310

Amending Ordinance O-23-2256 relating to the Fiscal Year 2024 budget

Mayor Lindamood read the caption of Ordinance O-24-2310.

Assistant City Manager Mark Wood presented this item noting the ordinance provides for FY24 excess funds to be transferred to the capital projects funds.

There were no questions.

Mayor Lindamood opened and closed the public hearing without any speakers.

Councilmember Graves made a motion to approve Ordinance O-24-2310, seconded by Deputy Mayor Pro Tem Richardson.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

6g Ordinance O-24-2311

Amending Sections 3A and 3B of the Water and Sewer Policy and Procedure manual as contained in the Code of Ordinances of the City of Colleyville, Texas, adjusting water and wastewater volumetric rates to pass through changes from the Trinity River Authority

Mayor Lindamood read the caption of Ordinance O-24-2311.

Assistant City Manager Mark Wood presented this item and reviewed the recommendations of the Water and Wastewater Rate Advisory Committee which have been implemented since 2016. He stated the base and volumetric rates are reviewed and updated on an annual basis and the new base rates are reflected in bills sent in October to coincide with the City fiscal year. The new volumetric rates are reflect on the January bills to coincide with the Trinity River Authority's rate changes.

Mayor Lindamood opened and closed the public hearing without any speakers.

Deputy Mayor Pro Tem Richardson made a motion to approve Ordinance O-24-2311, seconded by Councilmember Alphonso.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

7. CITIZEN COMMENTS

There was no one present wishing to speak.

8. REPORTS

Colleyville Library Board Minutes - October 14, 2024

Planning and Zoning Commission Minutes - November 12, 2024

Planning and Zoning Worksession Minutes - November 25, 2024

There was no action taken on this item.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, DECEMBER 17, 2024 - READING AND PUBLIC HEARING - RESOLUTION R-24-5000

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 9:28 p.m.

APPROVED BY A VOTE OF AYES, NAYS, ON THIS THE 7TH DAY OF JANUARY 2025.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5a

Agenda Date 1/7/2025

Number Ordinance O-25-2312

Type Ordinance

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 of a prayer room to be allowed within The Village at Colleyville Addition, Case ZC24-024

Explanation

First Reading and Public Hearing

Alvaro Matehuala, the operator of the Colleyville Prayer Room, has submitted a request for an amendment to the existing Village at Colleyville PUD-C Planned Unit Development – Commercial ordinance to allow for prayer, ministry, counseling, and religious study activities within The Village at Colleyville Addition, 55 Main Street, Suite 100.

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 first and second floor and residences on the third floor. There is an underground garage that is used by residences for parking. The Village at Colleyville ordinance was first approved in 1999 and most recently amended in 2012.

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 uses. To make any changes to the list of permitted uses, a PUD-C Amendment must be approved.

Plat Status: The desired location 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.

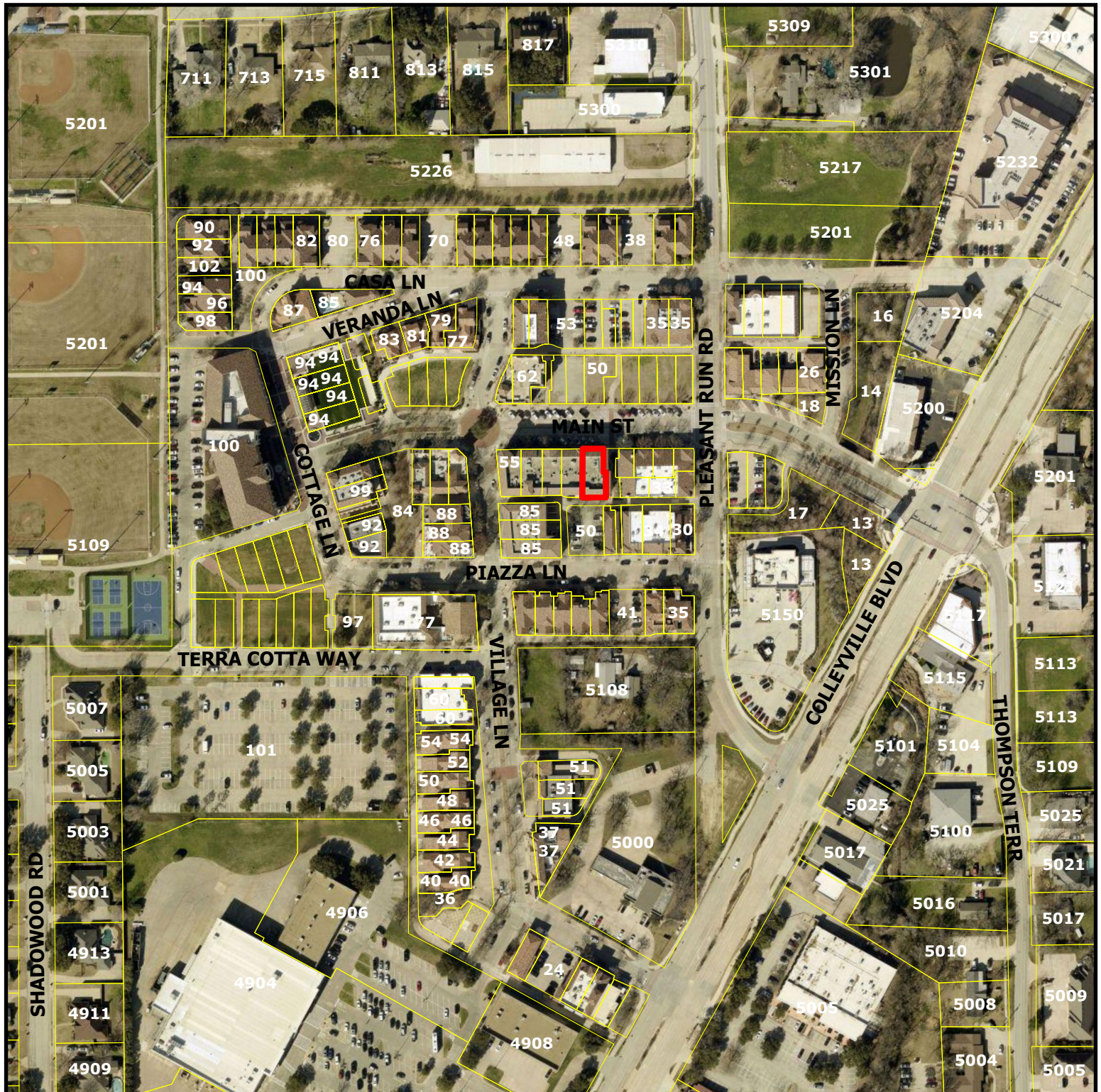
Staff Recommendation: Staff recommends approval of this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request with modified language at their December 9, 2024 meeting by a vote of 4-2.

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. Ordinance O-25-2312

Aerial Map

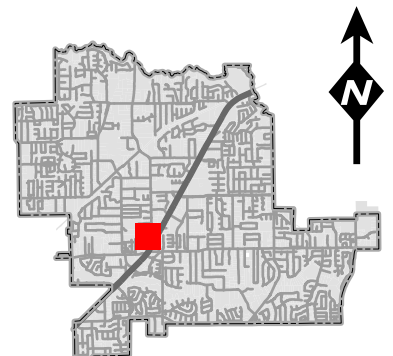


ZC24-024

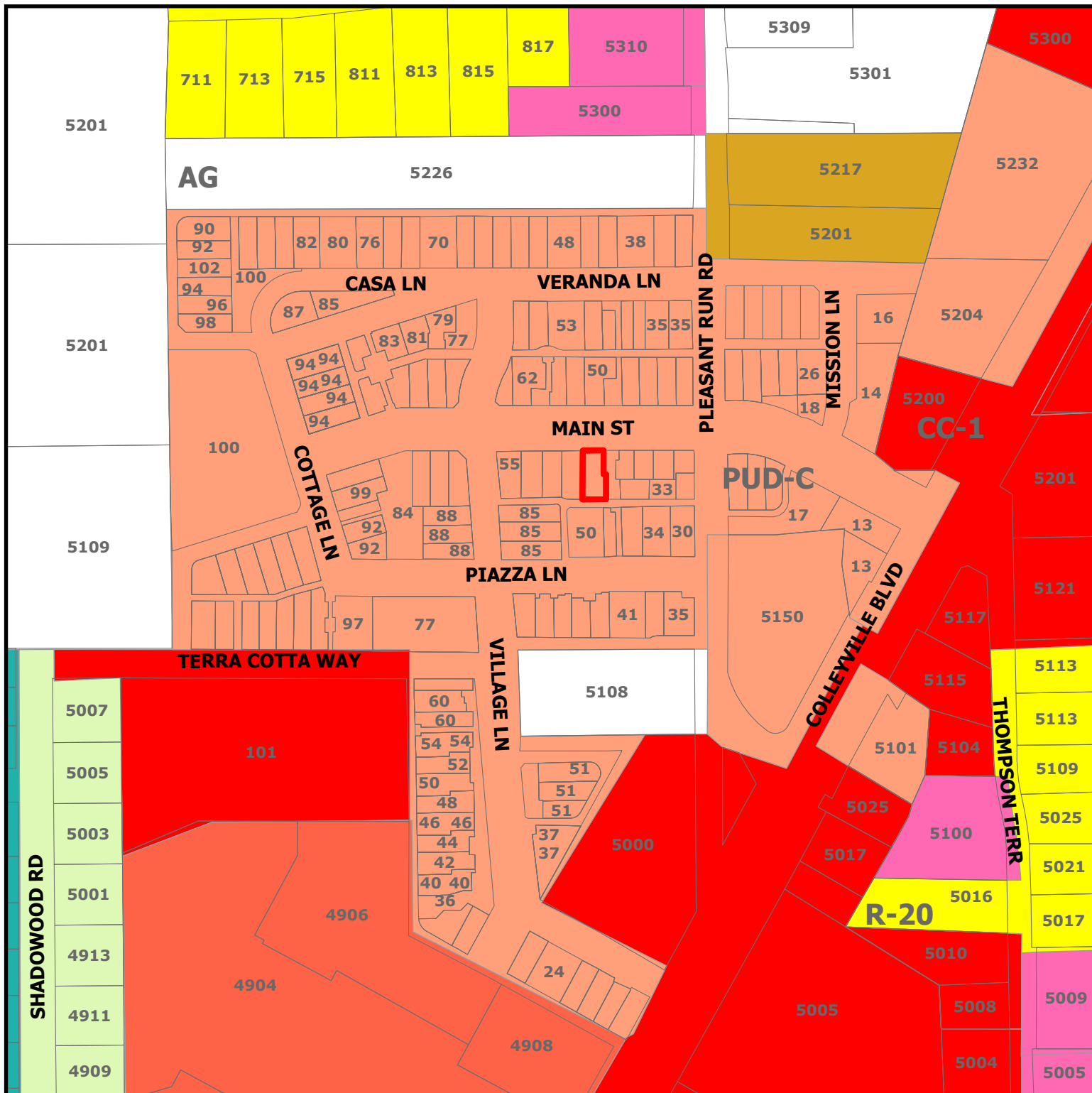
55 Main St

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 Subject Property



Zoning Map



ZC24-024

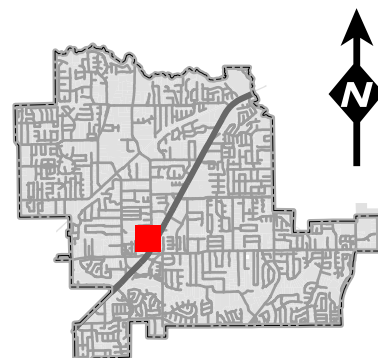
55 Main St

DISCLAIMER:

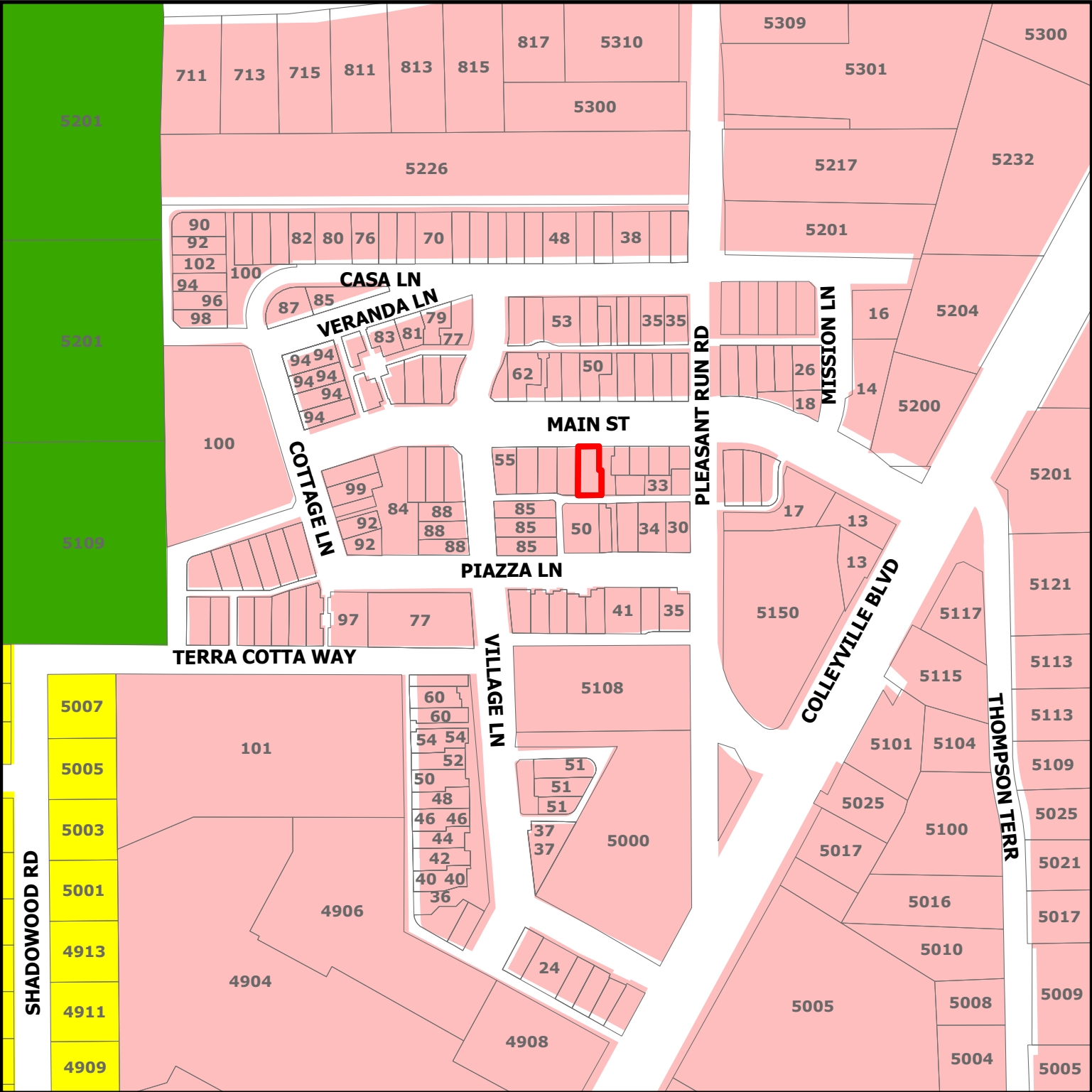
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Subject Property



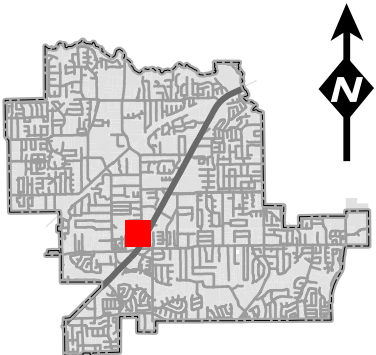
Future Land Use Map



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.

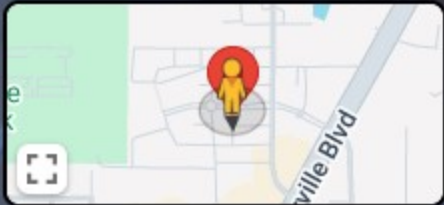
Sincerely,

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

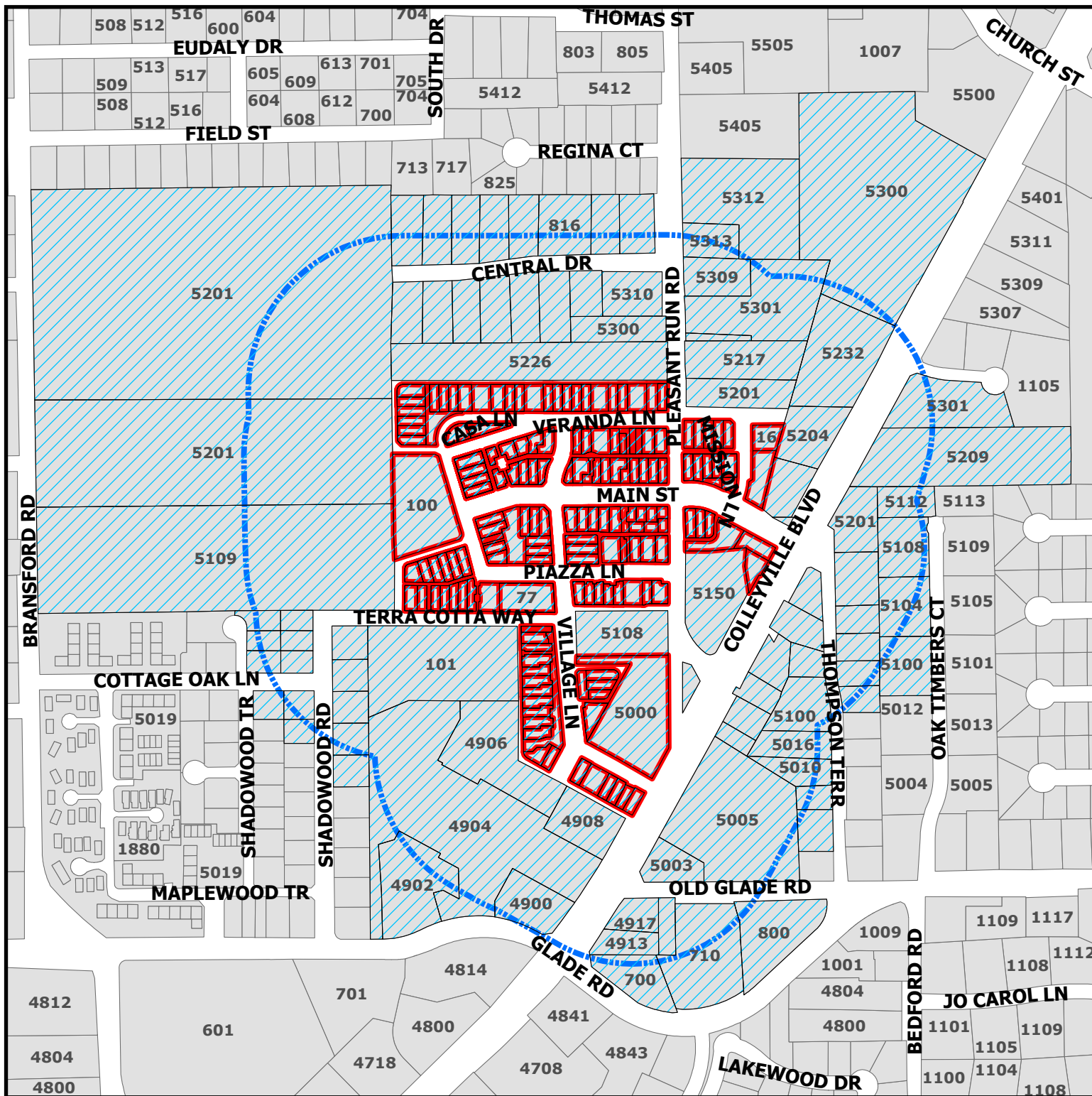
55 Main St
Colleyville, Texas

Google Street View

Oct 2018 [See more dates](#)



Notification Map

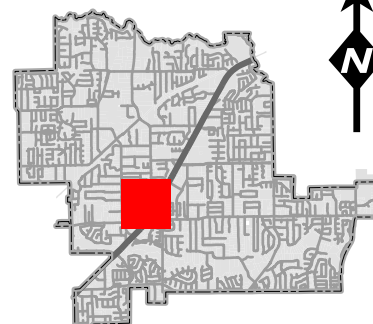


ZC24-024

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

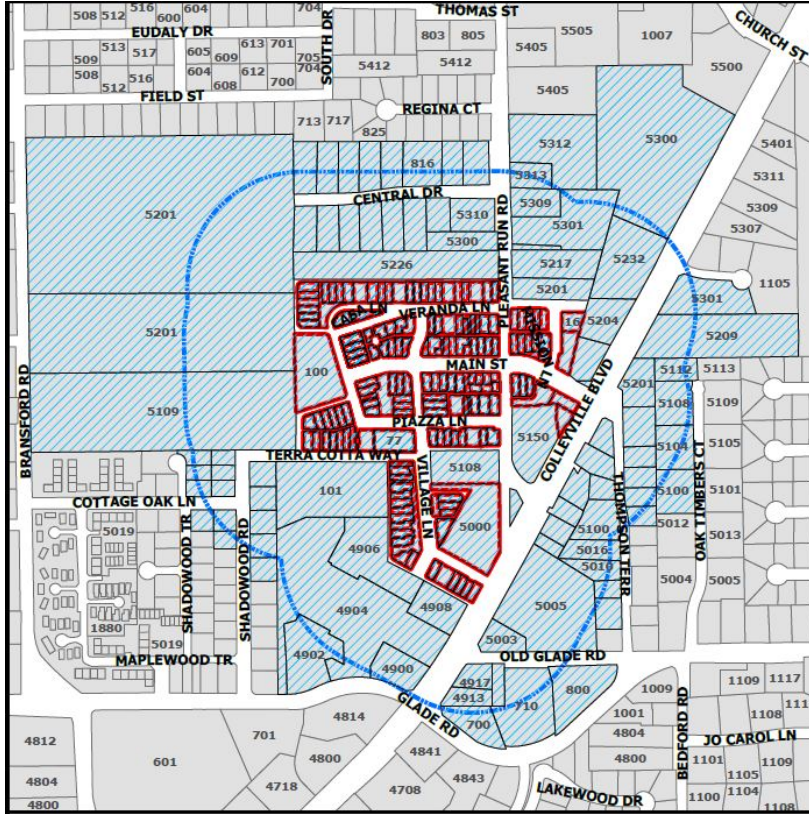
Present Zoning: PUD-C Planned Unit Development – Commercial

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:

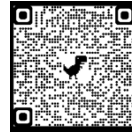
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com**

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

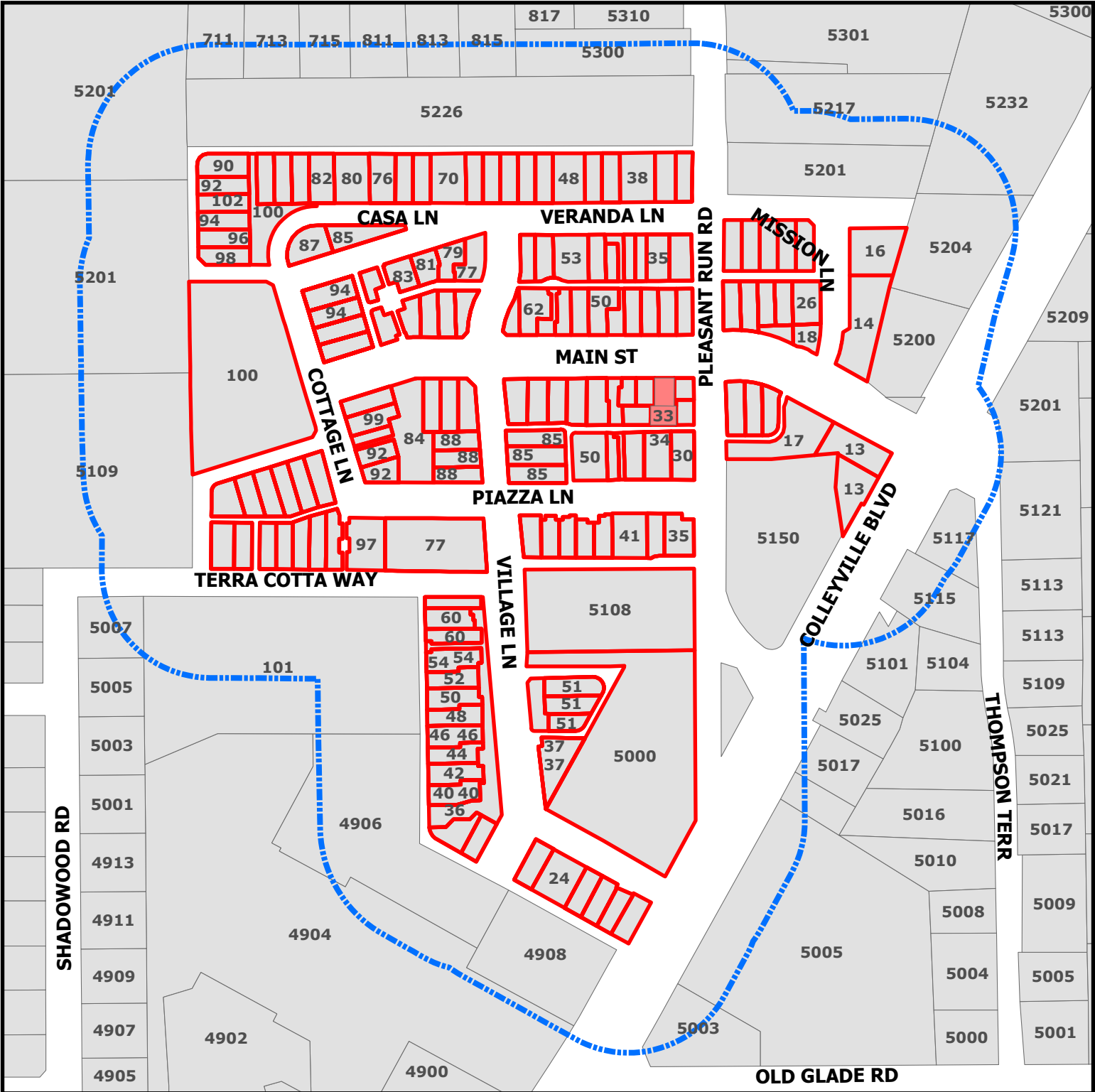
This is my notice of opposition to the amendment to allow The Colleyville Prayer Room to occupy 55 Main Street, Suite 100.

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



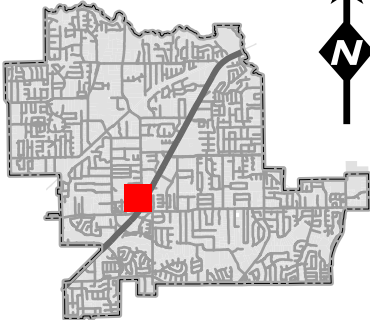
ZC24-024

55 Main St



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- Subject Property
- Opposing
- Buffer_Protest



List of Opposing Properties

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

Address Count : 2

Total Percentage: 0.15%

ORDINANCE O-25-2312

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 religious institution use including, but not limited to, prayer, ministry, religious studies, and pastoral counseling; 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 religious institution use including, but not limited to, prayer, ministry, religious studies, and pastoral counseling 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-12-185 are hereby authorized:

- Exhibit "B" as referenced in A.1 of Ordinance O-12-1859 is hereby amended to allow for religious institution use including, but not limited to, prayer, ministry, religious studies, and pastoral counseling 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.

APPROVED BY A VOTE OF ____AYES, __NAYS, ON THIS THE 22ND DAY OF JANUARY 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

The map displays a residential neighborhood with various zoning districts and street layouts. The highlighted lot is located on Main St, between Veranda Ln and Piazza Ln. The surrounding area includes several other streets and lots, with some areas designated as commercial or industrial (C-1, C-2, PUD-C) and others as residential (R-1, R-20, R-3, R-4, R-5). The map also shows the locations of the San Jose City Center and the San Jose Convention Center.

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 prayer, ministry, religious studies, and pastoral counseling.*
- 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 CITY COUNCIL BRIEFING

Agenda Number 5b

Agenda Date 1/7/2025

Number Ordinance O-25-2313

Type Ordinance

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

First Reading and Public Hearing

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 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 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 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 separate tracts. There will be three office and medical office pad sites, as well as one 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-through restaurant at a

later point in time. As part of the PUD amendment request, the applicant is requesting to reduce the masonry (brick and stone) 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 toward an existing four 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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the PUD amendment with a stipulation the buildings are in compliance with the 90% masonry requirement at their December 9, 2024 meeting by a vote of 6-0.

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. Ordinance O-25-2313

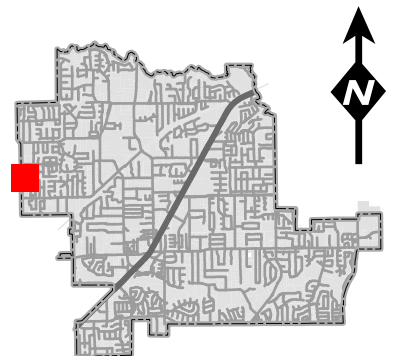
Aerial Map



ZC24-027

8060 Precinct Line Road

Subject Property



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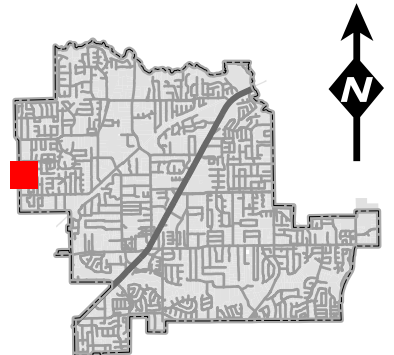
Zoning Map



ZC24-027

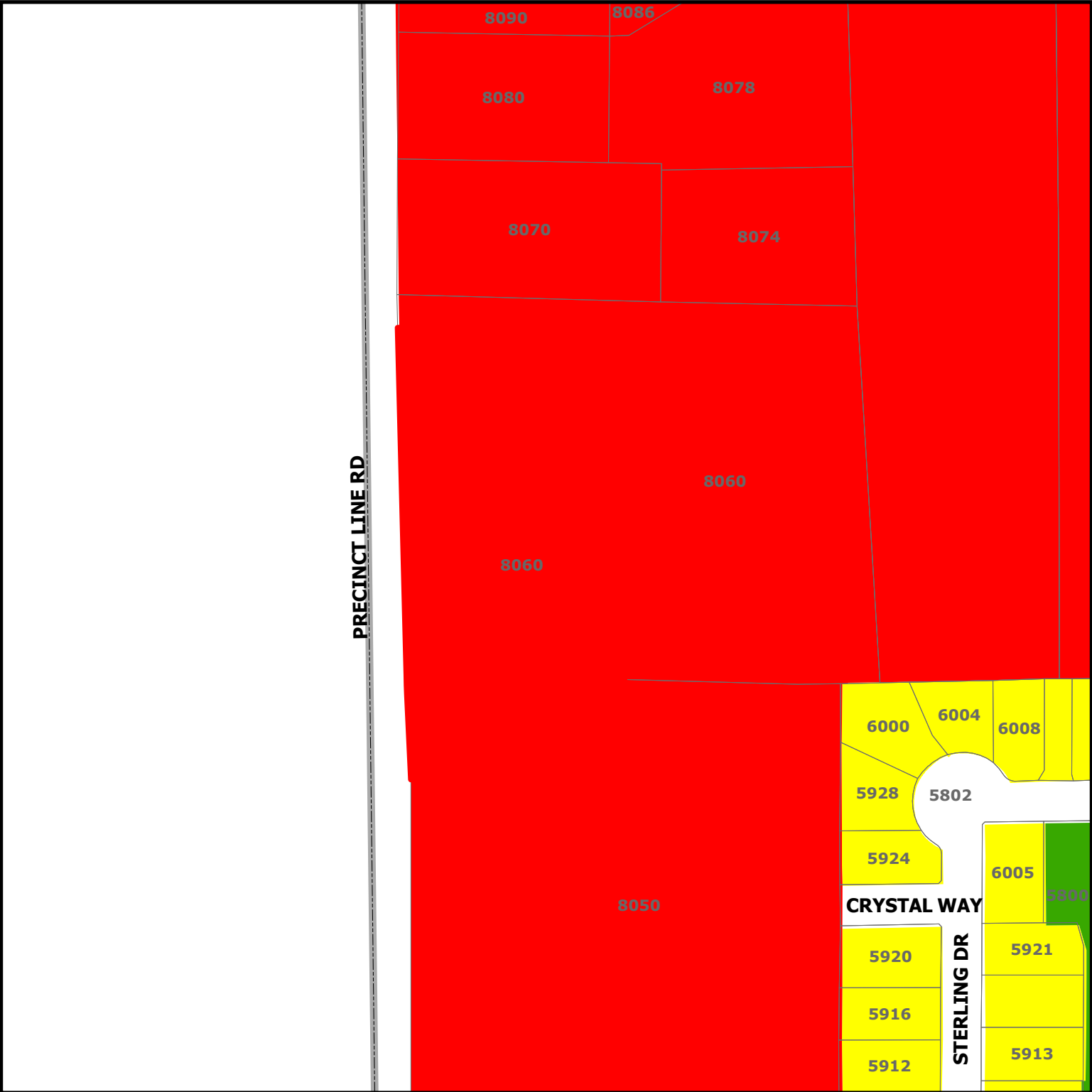
8060 Precinct Line Road

Subject Property



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Future Land Use Map

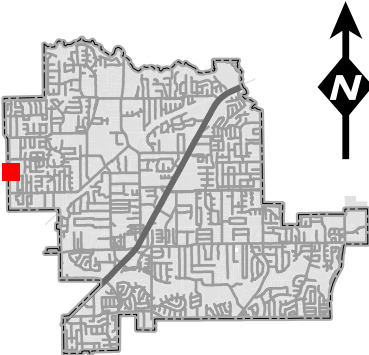


ZC24-027

8060 Precinct Line Road

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-  Residential
-  Commercial
-  Open Space; Parks
-  Subject Property



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

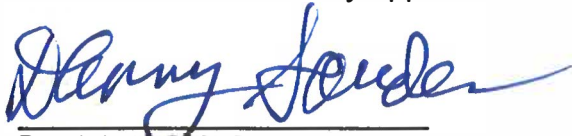
November 27, 2024

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

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

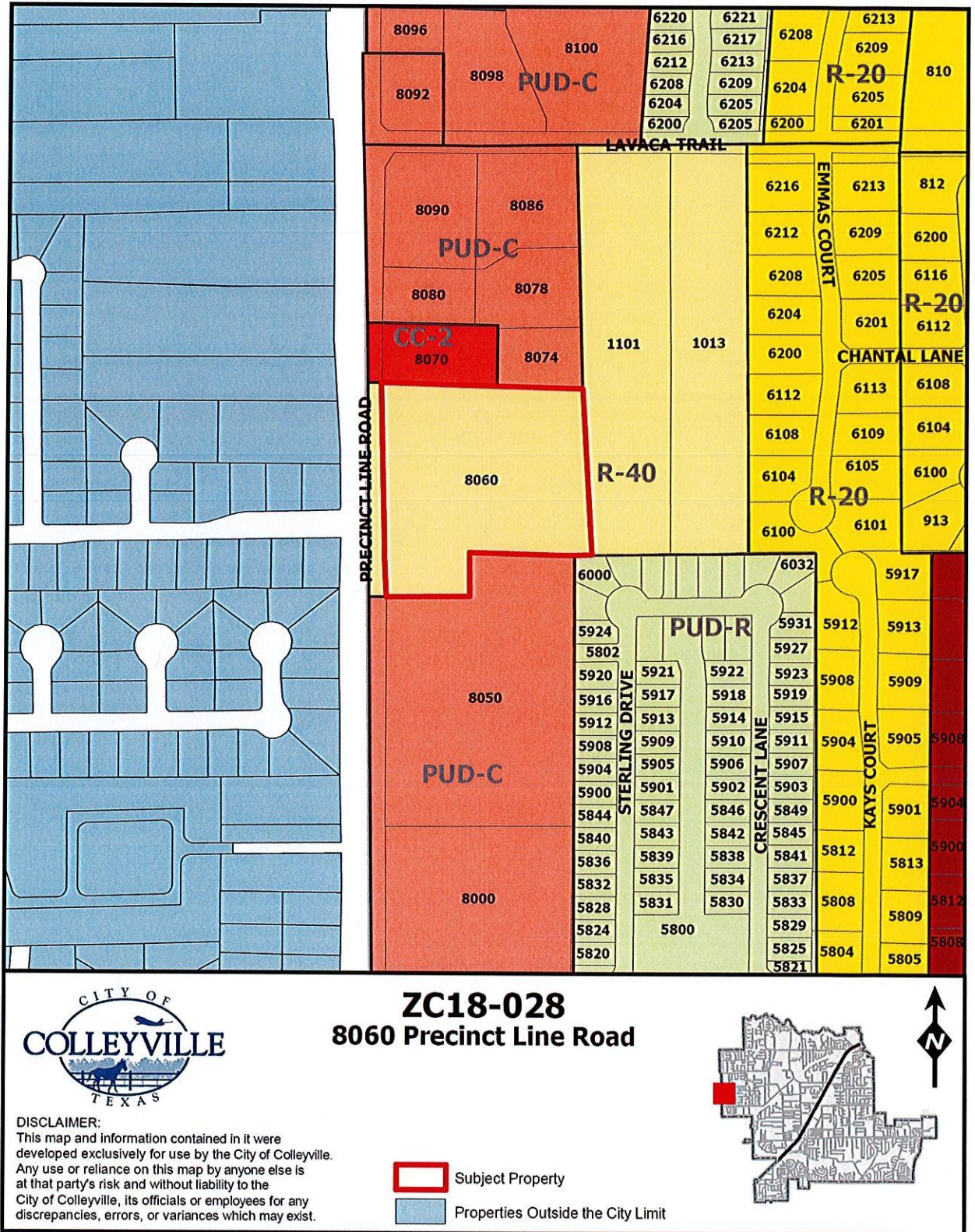


Exhibit "B" – Statement of Planning Objectives

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]



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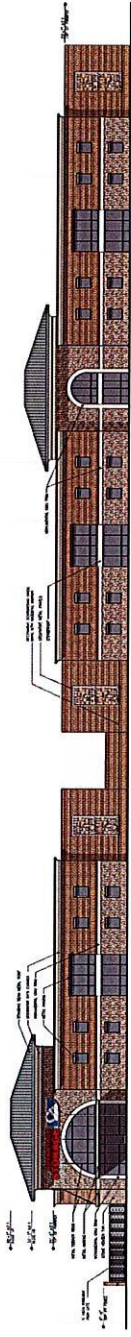
150

SCHEMATIC
 DESIGN
 REVIEW
 SET FOR REVIEW
 APPROVAL, IN
 CONJUNCTION
 WITH THE
 CITY OF
 COLLEGEVILLE

REVISION	DATE	BY	DESCRIPTION

Advantage Storage - Collegeville
 PROJECT NUMBER
 1735
 DATE
 11.20.17
 SHEET NUMBER
 SUP-1

exterior elevations; REVISED 09.25.18



STONE VENEER

STONE VENEER

STONE VENEER

BRICK VENEER

BRICK VENEER

BRICK VENEER

BRICK ACCENTS

BRICK ACCENTS

BRICK ACCENTS

MONUMENTAL

MONUMENTAL

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STANDARD BRICK

STANDARD BRICK

STANDARD BRICK

EPX CORNER

EPX CORNER

EPX CORNER

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WINDOON FRAMES

WINDOON FRAMES

METAL ROOFING

METAL ROOFING

METAL ROOFING

COLLEGEVILLE SITE MONUMENT SIGN

COLLEGEVILLE SITE MONUMENT SIGN

COLLEGEVILLE SITE MONUMENT SIGN

1. Materials to match existing building

2. All materials to be installed by a professional contractor

3. All materials to be installed by a professional contractor



REV	NOV/05/03	DN
CONCLUSÃO		

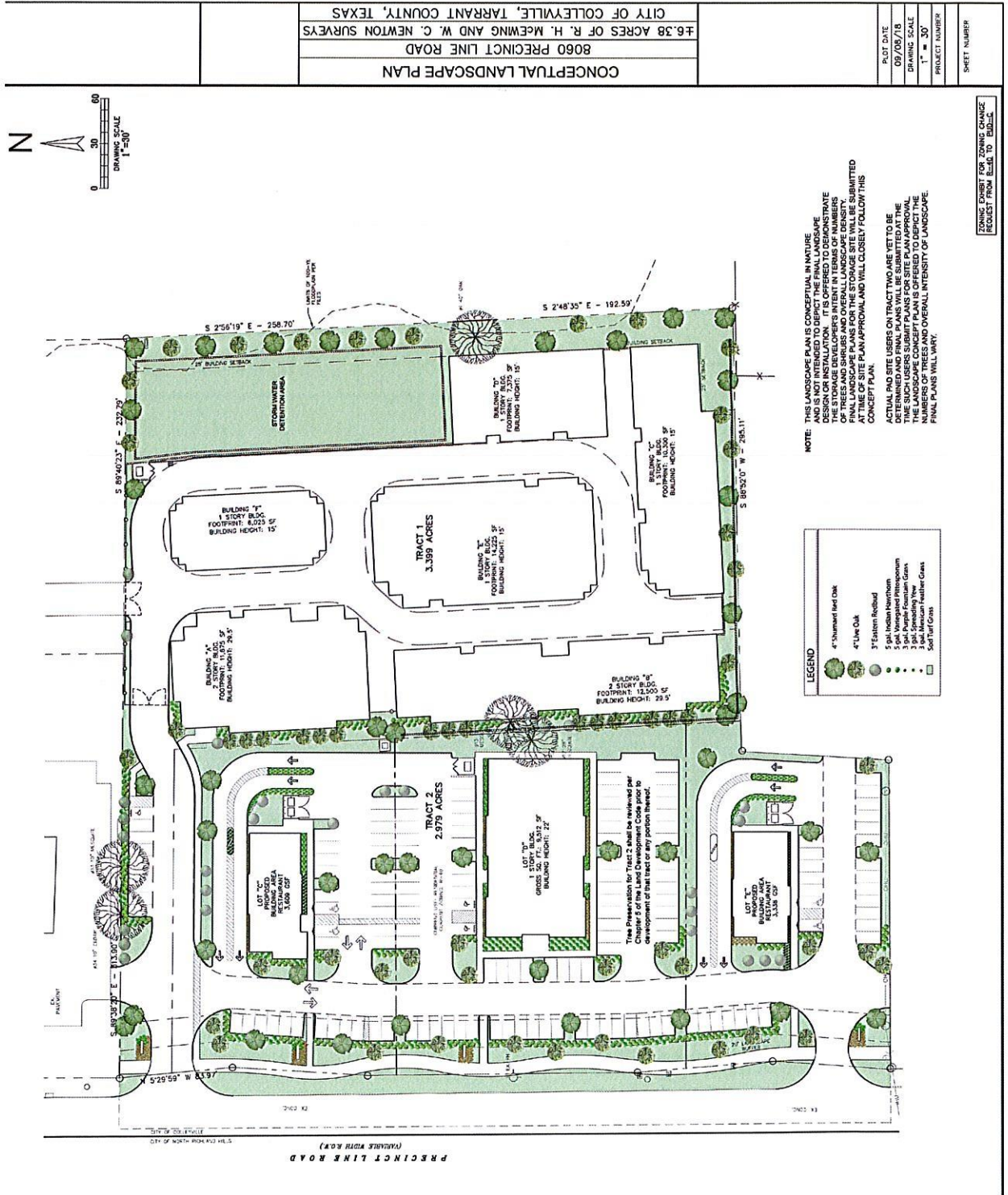
PROJECT NUMBER
1735
DATE
09.07.18
SHEET NUMBER
A1.0

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.

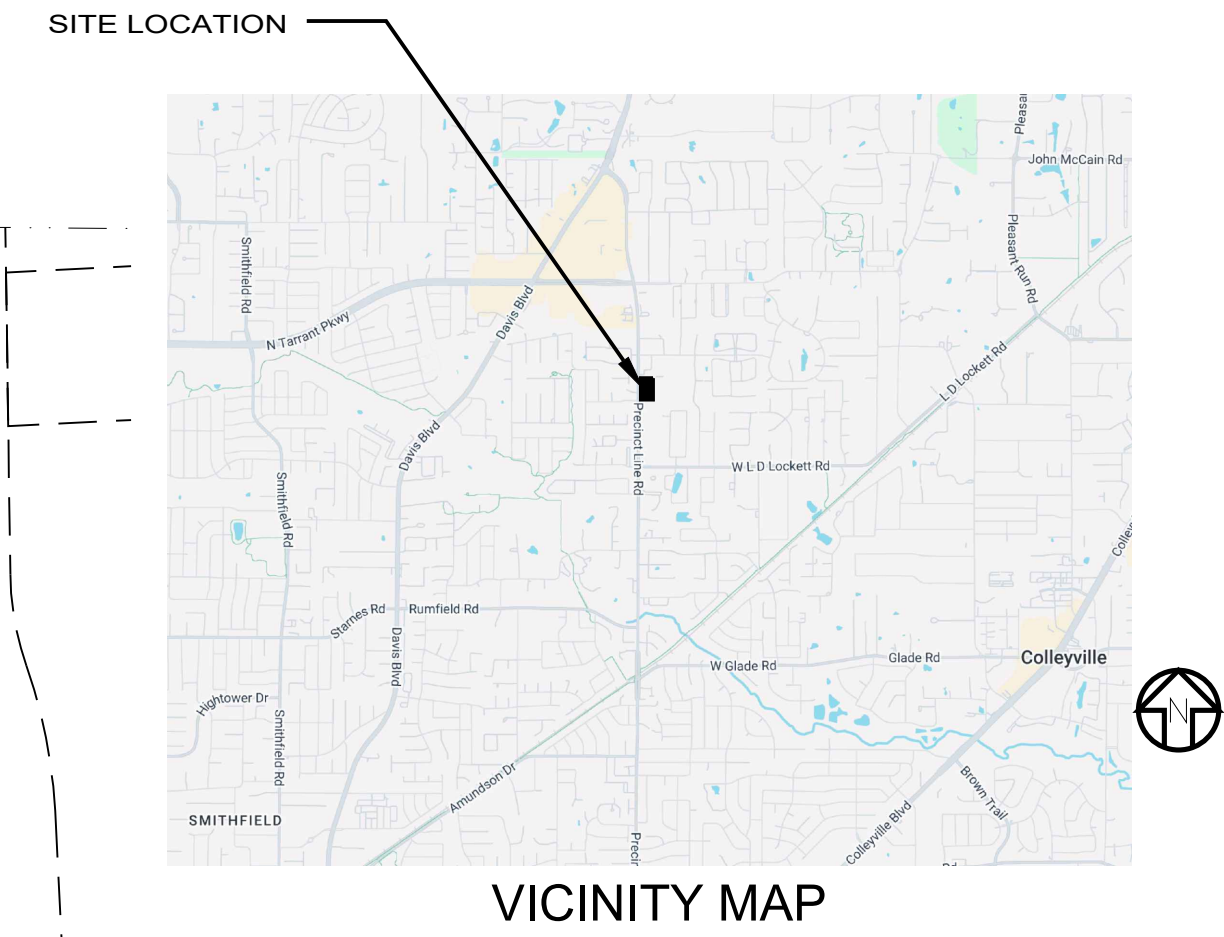
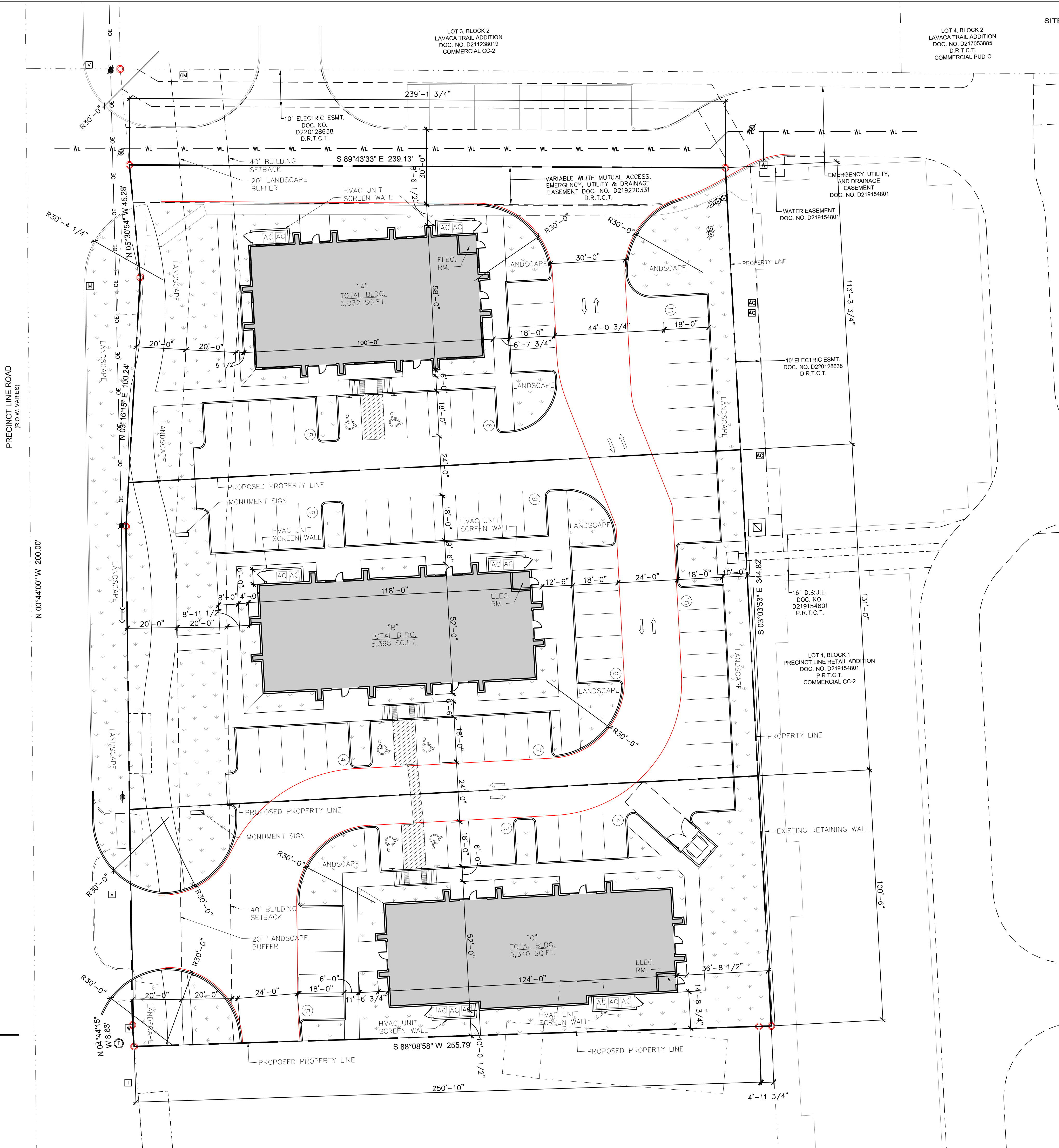


TRACT 2, LOT C CONCEPT ELEVATIONS

Exhibit "D" - Landscape Plan



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

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



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

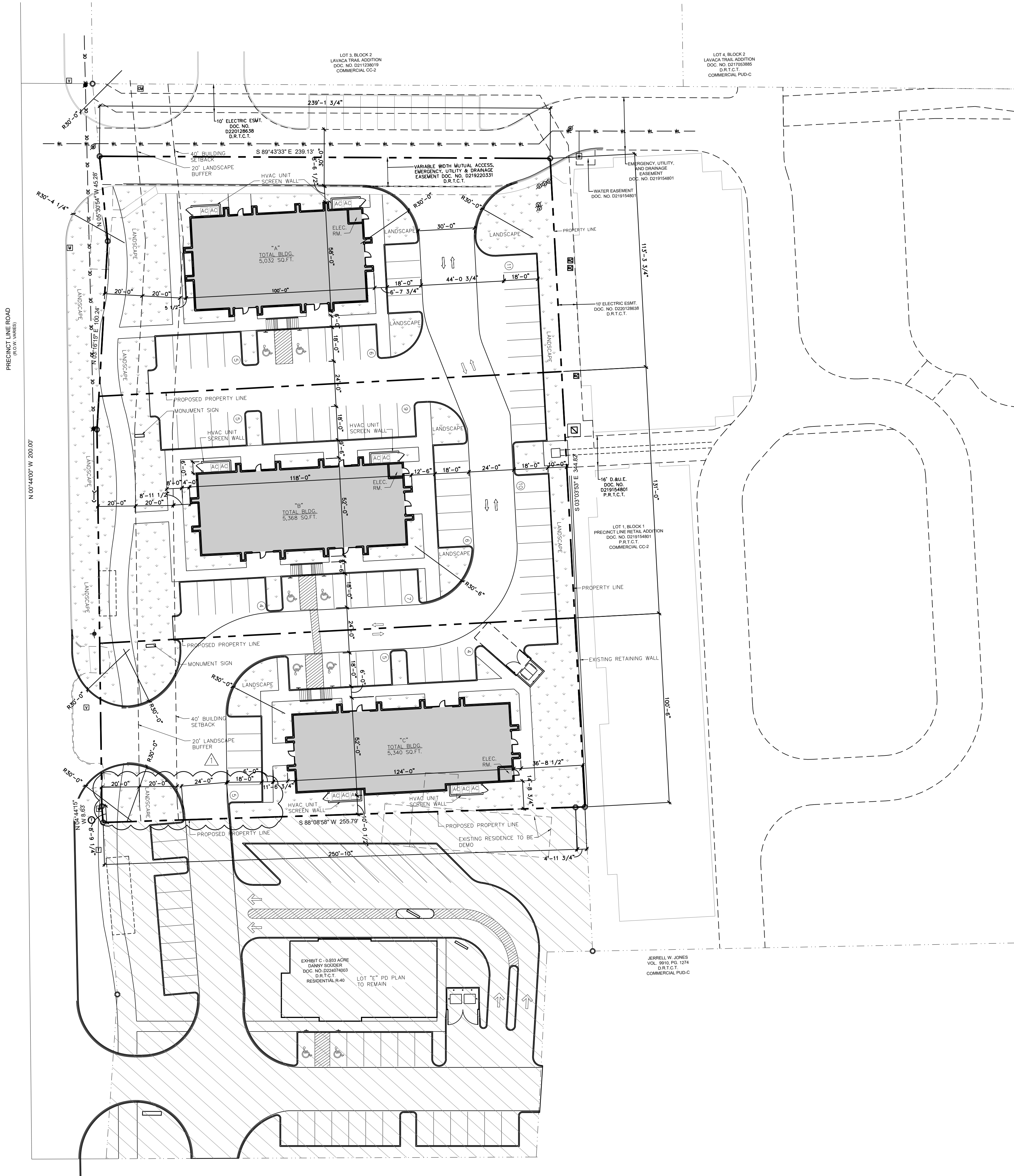
PROFESSIONAL OFFICE PARK
TBD PRECINCT LN RD
COLLEYVILLE, TEXAS 76034

Revisions:

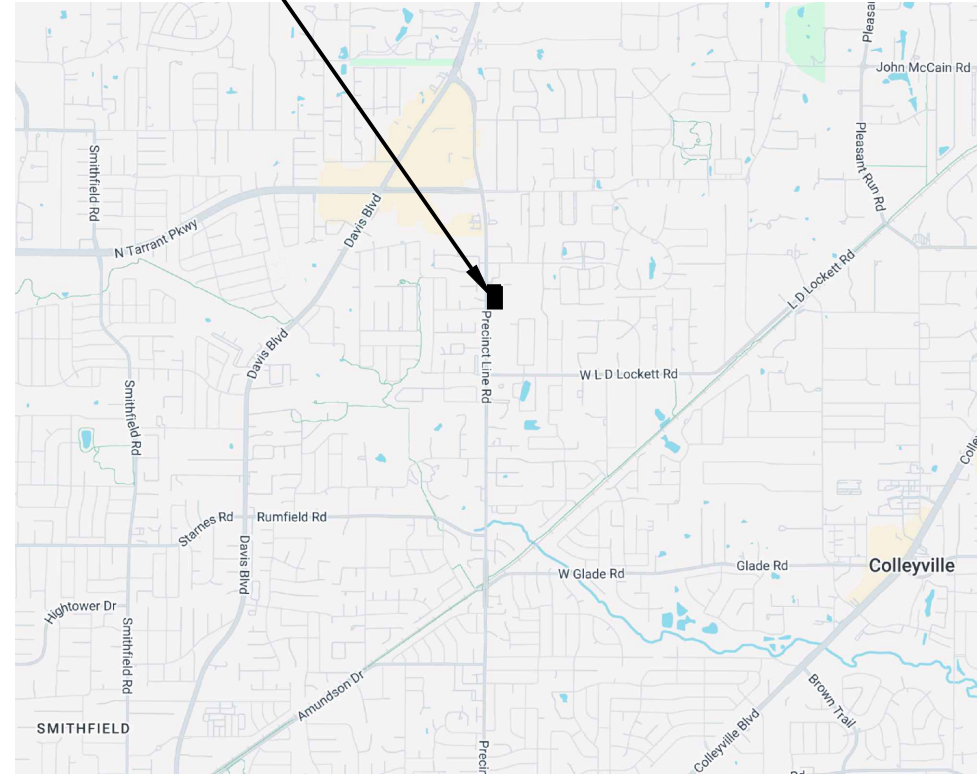
File Name:	24260---A0.1
Project No:	24260
Date:	11/19/24
Drawn By:	PR
Checked By:	TI

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:
ZONING EXHIBIT FOR ZONING CHANGE
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ORDINANCE O-18-2065 TO AMENDED PD

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

PROFESSIONAL OFFICE PARK
TBD PRECINCT LN RD
COLLEYVILLE, TEXAS 76034

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"

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



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

Revisions:

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

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

FRANZ
architects

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

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

Revisions:

File Name: 24260 - A2.0
Project No: 24260
Date: 11/19/24
Drawn By: PR
Checked By: TI

SHEET

A2.1
EXTERIOR
ELEVATIONS



1 BUILDING A - SOUTHWEST PERSPECTIVE



2 BUILDING A - NORTHEAST PERSPECTIVE

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



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

Revisions:				

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

PRELIMINARY
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COLLEYVILLE, TEXAS 76034

Revisions:			

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

A3.0

EXTERIOR
ELEVATIONS



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



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

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

Revisions:

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

SHEET

A3.1
EXTERIOR
ELEVATIONS



1 BUILDING B - SOUTHWEST PERSPECTIVE



2 BUILDING B - NORTHEAST PERSPECTIVE

PRELIMINARY
NOT TO BE USED
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PROFESSIONAL OFFICE PARK
BUILDING B
TBD PRECINCT LN RD
COLLEYVILLE, TEXAS 76034

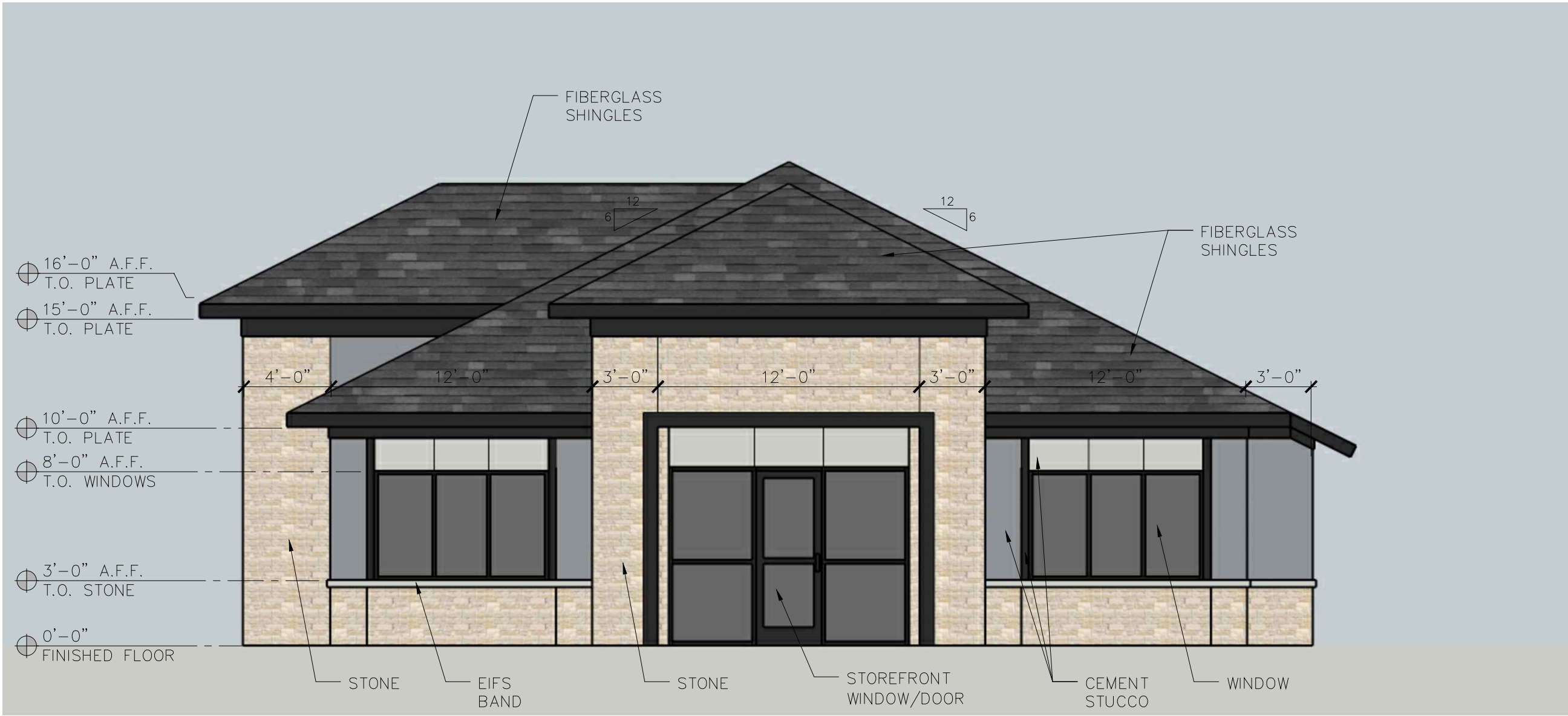
Revisions:

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

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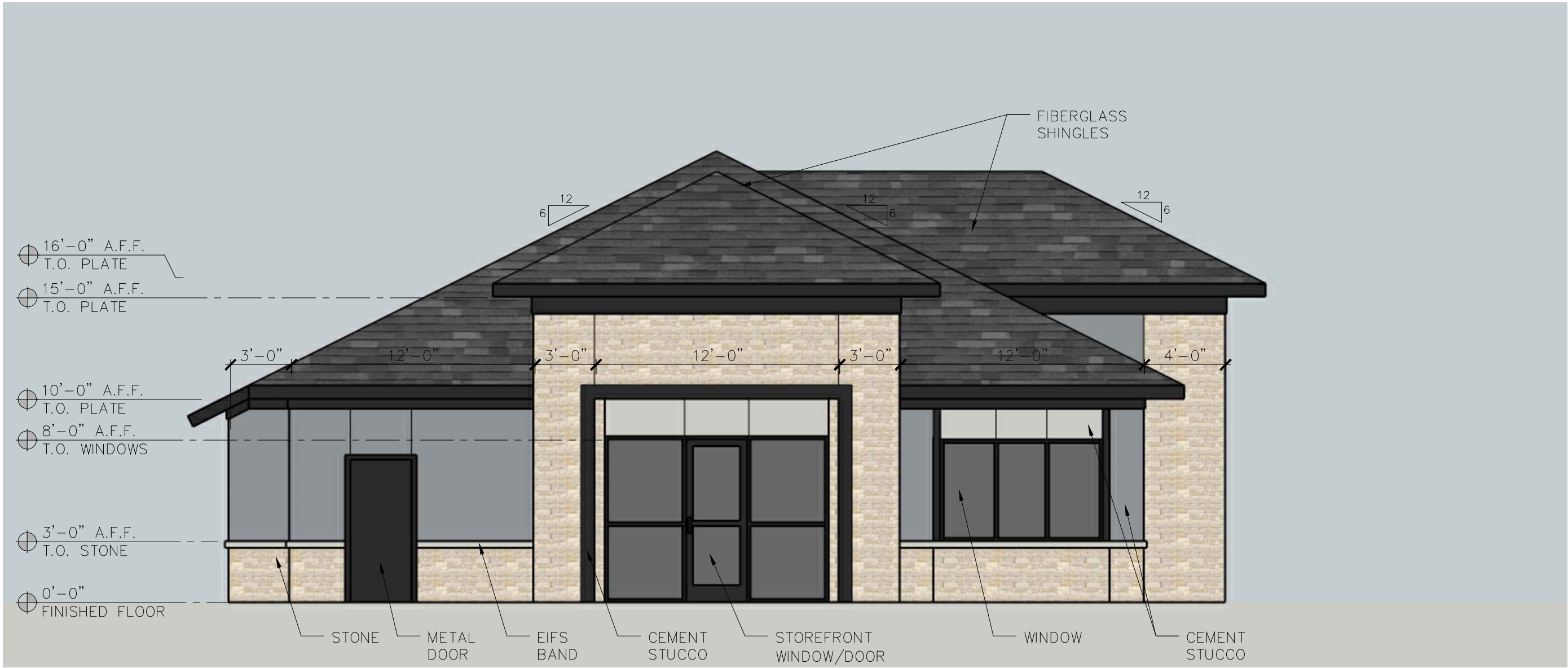
PROFESSIONAL OFFICE PARK
BUILDING C
TBD PRECINCT LN RD
COLLEYVILLE, TEXAS 76034

Revisions:

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

SHEET

A4.0
EXTERIOR
ELEVATIONS



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



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

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
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: TI

SHEET

A4.1
EXTERIOR
ELEVATIONS



1 BUILDING C - NORTHEAST PERSPECTIVE



2 BUILDING C - SOUTHWEST PERSPECTIVE

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



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

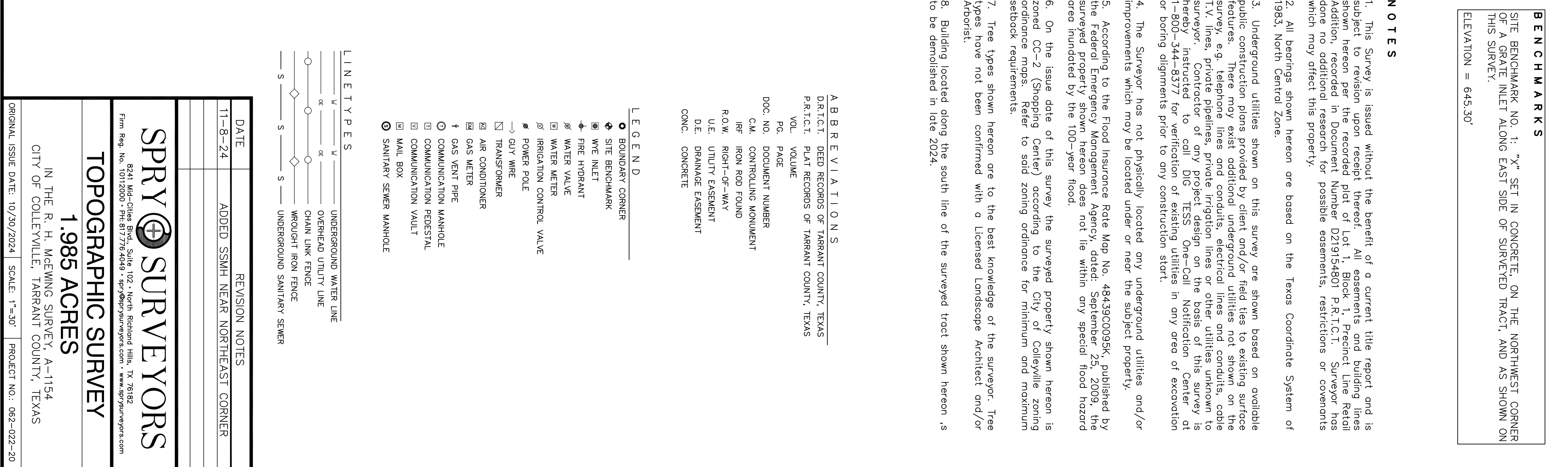
Revisions:				

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

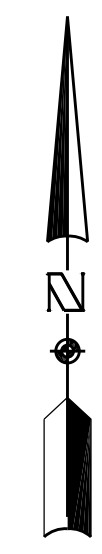
POST DEVELOPED DRAINAGE AREA MAP

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				K.M.H.	K.M.H.	K.M.H.	F-5260

SCALE 1" = 30'



LEGEND

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

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

DRAINAGE AREA COMPUTATIONS

BASIS:

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

RUNOFF COEFFICIENT:

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

STORM FREQUENCY:

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

TIME OF CONCENTRATION:

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

MINIMUM INLET TIME OF CONCENTRATION:

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

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

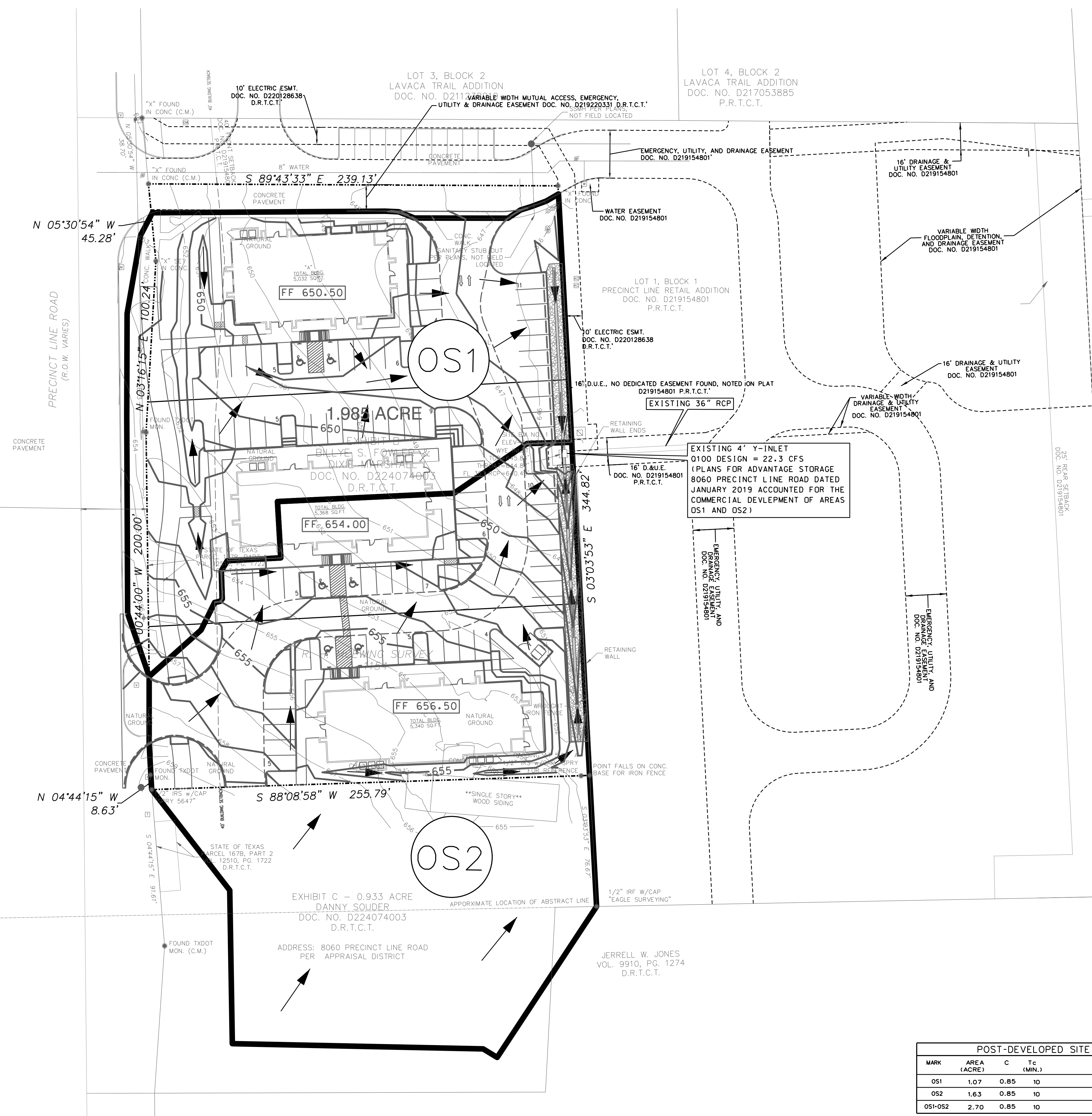
Signed this _____ day of _____, 2024. _____ P.E.

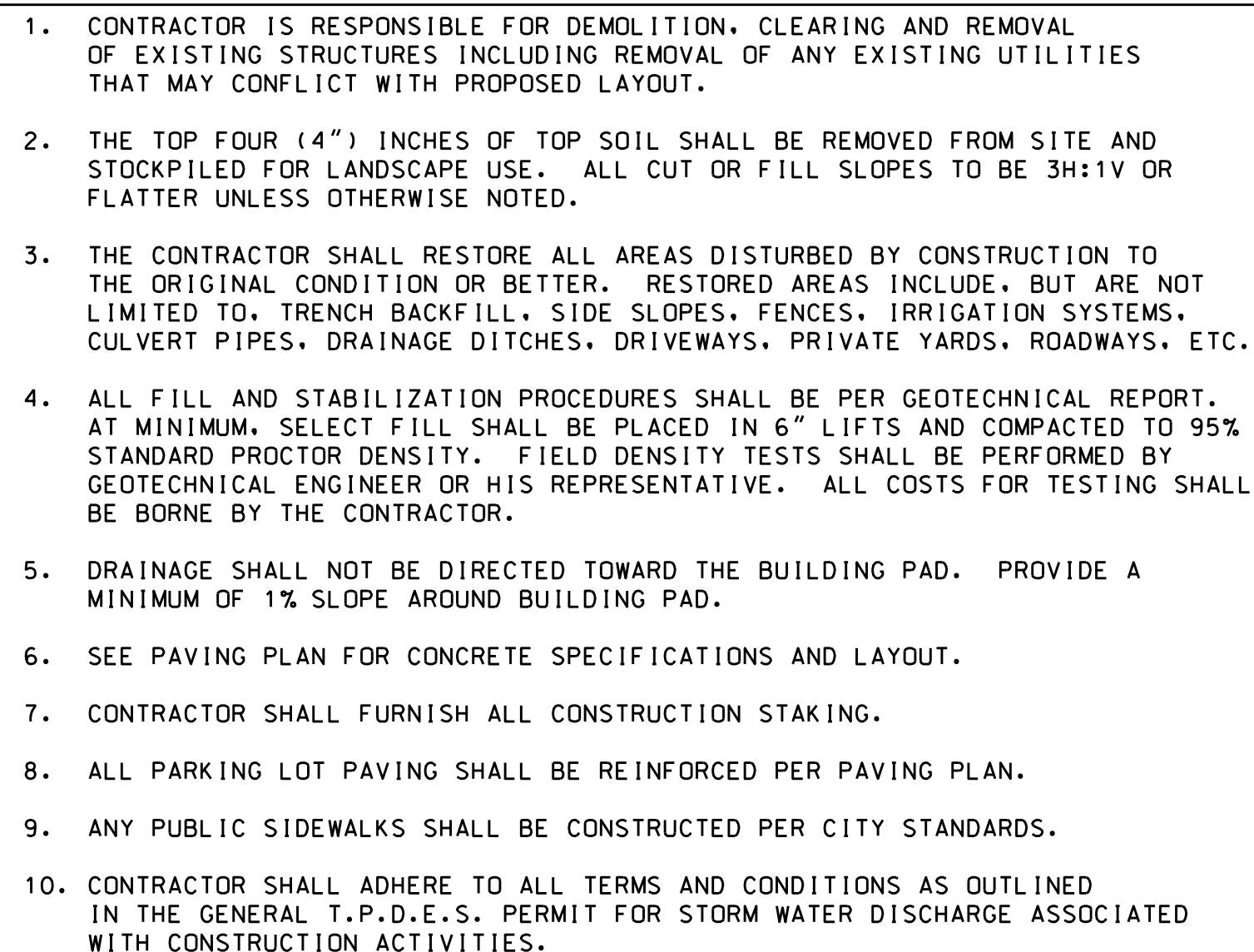
PRELIMINARY FOR REVIEW ONLY

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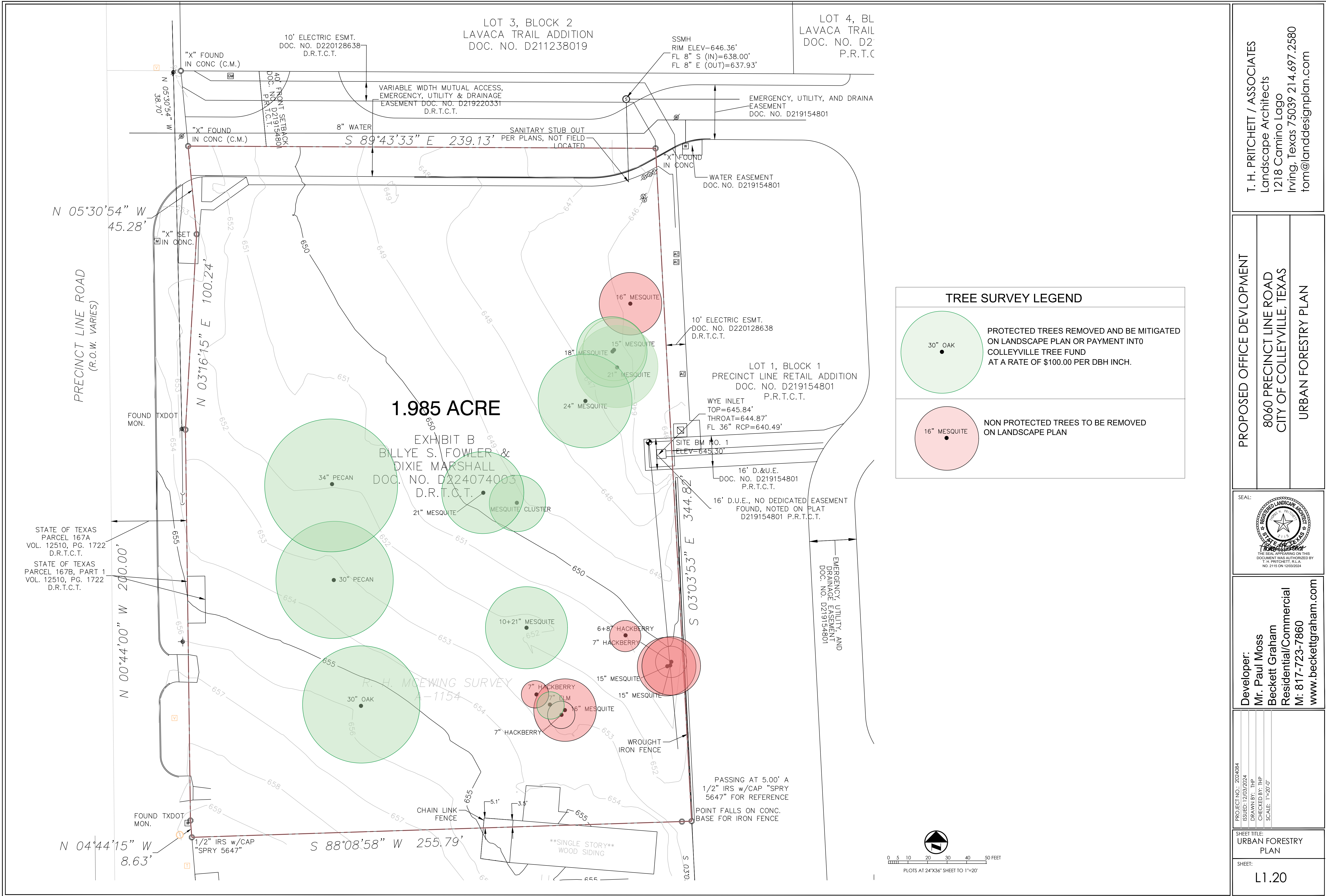
KEITH M. HAMILTON 87384 DATE
PE NO. DATE

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



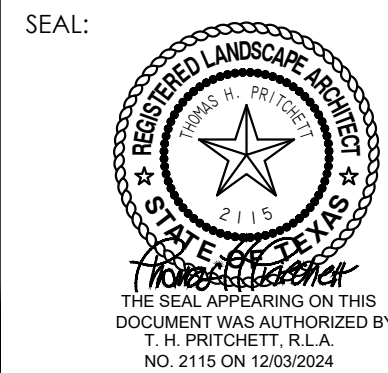






T. H. PRITCHETT / ASSOCIATES
Landscape Architects
1218 Camino Lago
Irving, Texas 75039 214.697.2580
tom@landdesignplan.com

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

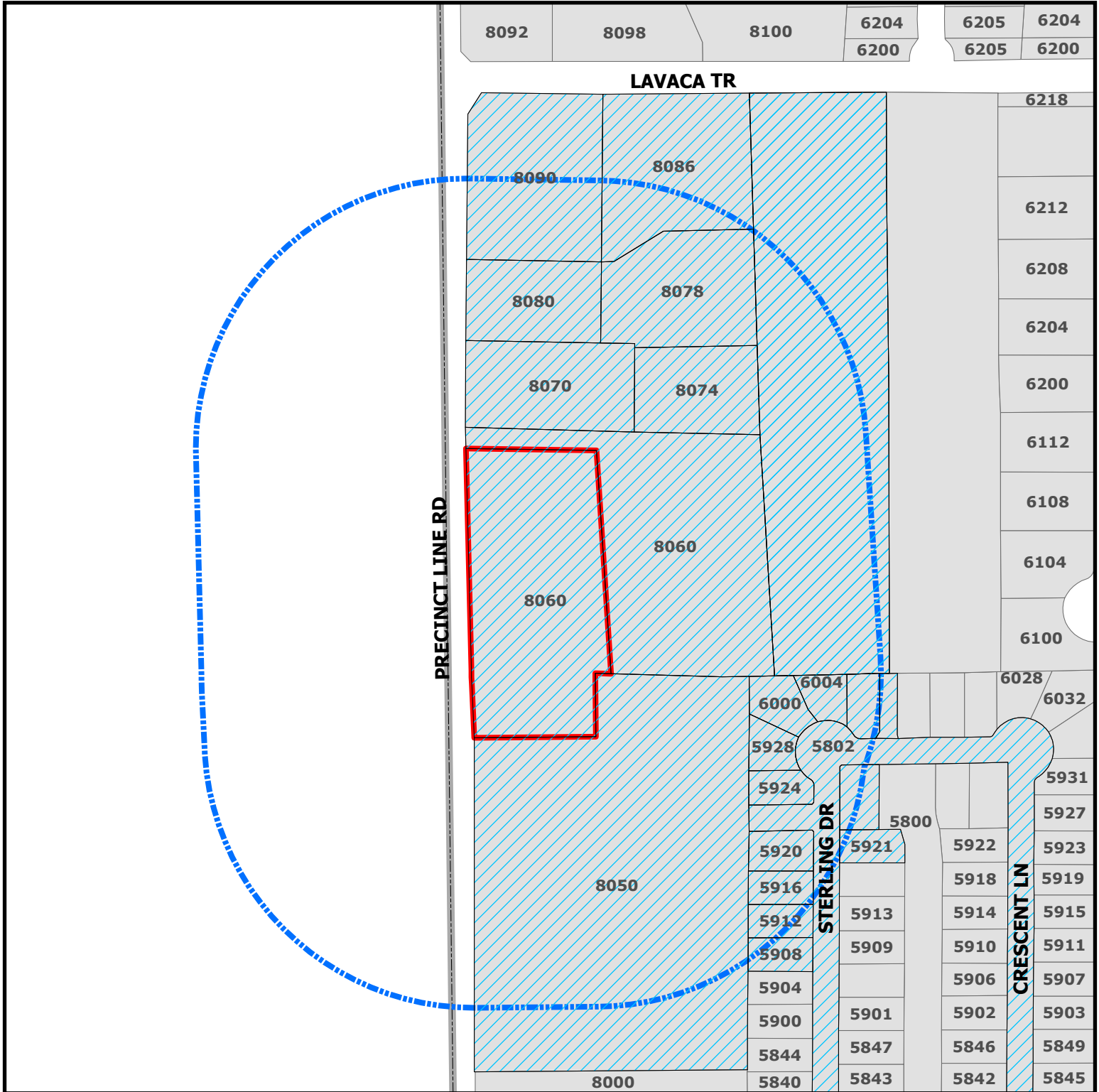
PROJECT NO.: 2024084
ISSUED: 12/03/2024
DRAWN BY: THP
CHECKED BY: THP
SCALE: 1"=50'-0"

SHEET TITLE:
URBAN FORESTRY
PLAN

SHEET:
L1.20

L1.10

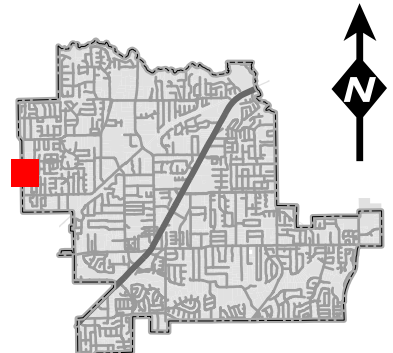
Notification Map



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

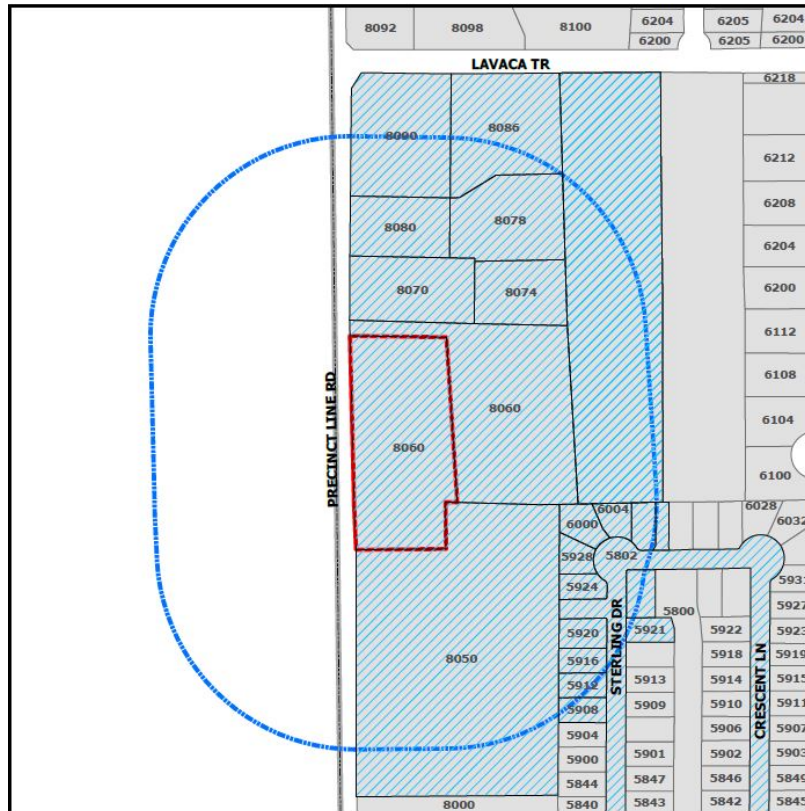
Present Zoning: PUD-C Planned Unit Development - Commercial

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:

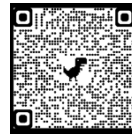
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com

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-25-2313

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 Exhibits "B" and "C" 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 22nd day of January 2025.

APPROVED BY A VOTE OF __AYES,__NAYS, ON THIS THE 22ND DAY OF JANUARY 2025.

Mayor Bobby Lindamood
Mayor Pro Tem Brandi Elder
Deputy Mayor Pro Tem Scotty Richardson
Kimberly Holt Gunderson, Place 5

_____	Mark Alphonso, Place 2	_____
_____	Ben Graves, Place 4	_____
_____	Tim Raine, Place 6	_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit "A"- Zoning Map

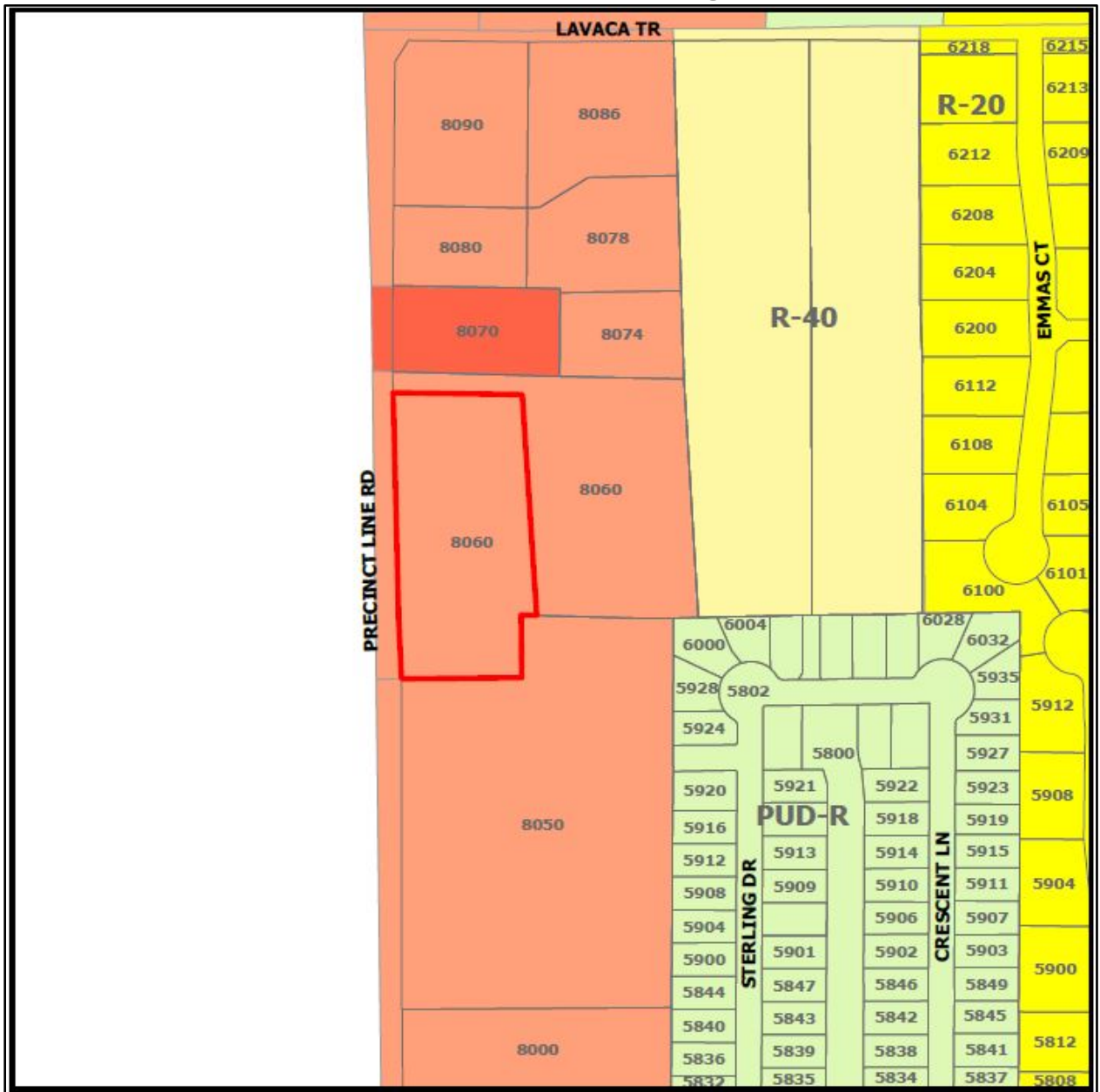


Exhibit “B”- Statement of Planning Objectives

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.

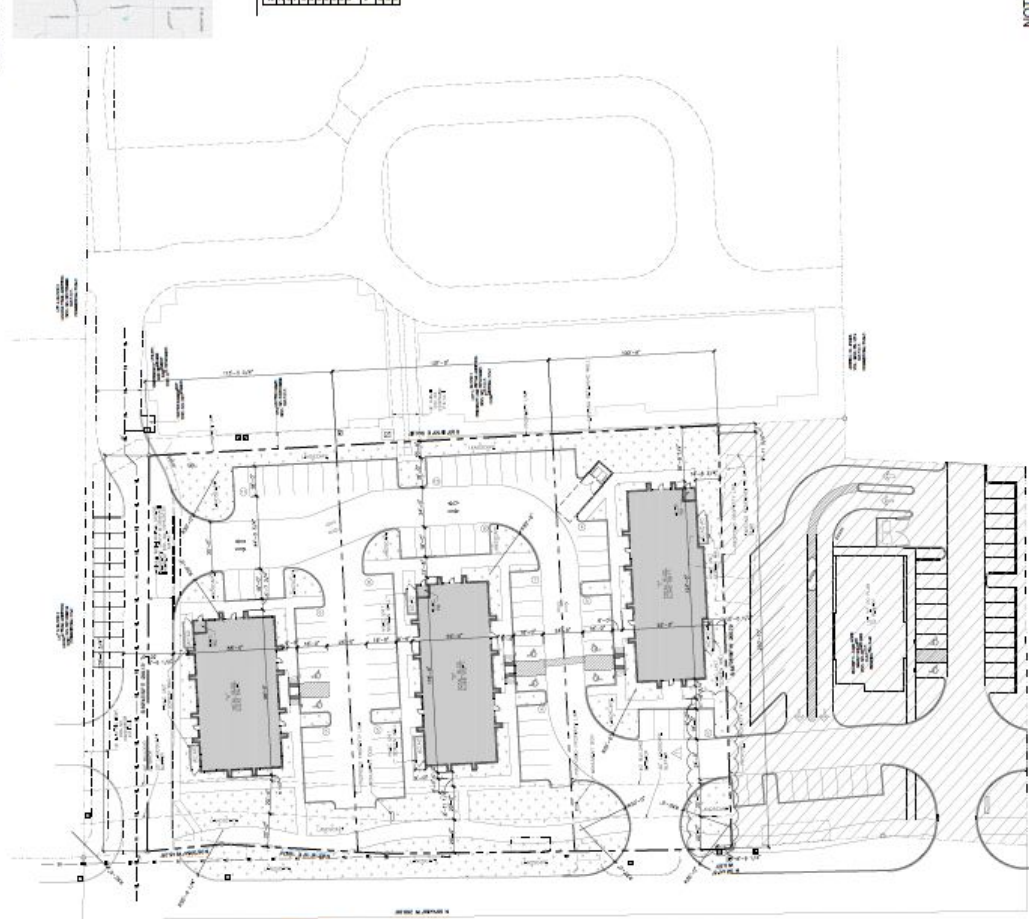
Sincerely,

Paul Moss

Paul Moss

[illegible]

1/16" = 1' - 0"



SITE DATA	
PROJECT NAME	NEW 100' x 150' LOT
OWNER	JOHN DOE
DESIGNER	ABC ARCHITECTS
DATE	10/10/2024
PROJECT NO.	12345
LOT NO.	100' x 150'
LOT AREA	15,000 S.F.
PERMITTED USE	RESIDENTIAL
PERMITTED DENSITY	10 UNITS/LOT
PERMITTED HEIGHT	35'-0"
PERMITTED SETBACKS	10'-0" FRONT, 5'-0" SIDE, 10'-0" REAR
PERMITTED PARKING	10 SPACES
PERMITTED DRIVEWAY	10'-0" WIDE
PERMITTED FENCE	6'-0" HIGH
PERMITTED SIGNAGE	10'-0" HIGH
PERMITTED UTILITIES	10'-0" DEEP
PERMITTED LANDSCAPING	10'-0" WIDE
PERMITTED TREES	10'-0" WIDE
PERMITTED FENCES	10'-0" WIDE
PERMITTED DRIVEWAYS	10'-0" WIDE
PERMITTED PARKING	10 SPACES
PERMITTED HEIGHT	35'-0"
PERMITTED DENSITY	10 UNITS/LOT
PERMITTED USE	RESIDENTIAL



VICINITY MAP

1 SITE PLAN

NOTE: THIS EXHIBIT FOR ZONING CHANGE
REQUIRES A ZONING CHANGE
ORDINANCE C-18-2006 TO AMENDED PD

ELEVATION MATERIAL CALCULATIONS - BUILDING A											
WEST ELEVATION				SOUTH ELEVATION				EAST ELEVATION			
TYPE	QTY	UNIT	TYPE	QTY	UNIT	TYPE	QTY	UNIT	TYPE	QTY	UNIT
BRICK	120	SF	BRICK	120	SF	BRICK	120	SF	BRICK	120	SF
CEMENT	120	SF	CEMENT	120	SF	CEMENT	120	SF	CEMENT	120	SF
GLASS	120	SF	GLASS	120	SF	GLASS	120	SF	GLASS	120	SF
ROOF	120	SF	ROOF	120	SF	ROOF	120	SF	ROOF	120	SF
WALL	120	SF	WALL	120	SF	WALL	120	SF	WALL	120	SF
DOOR	120	SF	DOOR	120	SF	DOOR	120	SF	DOOR	120	SF
WINDOW	120	SF	WINDOW	120	SF	WINDOW	120	SF	WINDOW	120	SF
FINISH	120	SF	FINISH	120	SF	FINISH	120	SF	FINISH	120	SF
PAINT	120	SF	PAINT	120	SF	PAINT	120	SF	PAINT	120	SF
LANDSCAPE	120	SF	LANDSCAPE	120	SF	LANDSCAPE	120	SF	LANDSCAPE	120	SF
TOTAL	120	SF	TOTAL	120	SF	TOTAL	120	SF	TOTAL	120	SF

EXTERIOR FINISH LEGEND			
BRICK	CEMENT	GLASS	ROOF
WALL	DOOR	WINDOW	FINISH
PAINT	LANDSCAPE		



1 BUILDING A - WEST ELEVATION



2 BUILDING A - SOUTH ELEVATION



1 BUILDING A - EAST ELEVATION



2 BUILDING A - NORTH ELEVATION

[illegible]

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



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

File Name: 24200000-002.D
 Sample Name: 24200000
 Date: 11/15/2006
 Time: 10:44:04
 Run Time: 10

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PERMITTING OR
CONSTRUCTION



**PROFESSIONAL OFFICE PARK
BUILDING B**
TBD PRECINCT LN RD
COLLEYVILLE, TEXAS 76004

Pp. 100-101, 102-103, 104-105, 106-107, 108-109, 110-111, 112-113, 114-115, 116-117, 118-119, 120-121, 122-123, 124-125, 126-127, 128-129, 130-131, 132-133, 134-135, 136-137, 138-139, 140-141, 142-143, 144-145, 146-147, 148-149, 150-151, 152-153, 154-155, 156-157, 158-159, 160-161, 162-163, 164-165, 166-167, 168-169, 170-171, 172-173, 174-175, 176-177, 178-179, 180-181, 182-183, 184-185, 186-187, 188-189, 190-191, 192-193, 194-195, 196-197, 198-199, 200-201, 202-203, 204-205, 206-207, 208-209, 210-211, 212-213, 214-215, 216-217, 218-219, 220-221, 222-223, 224-225, 226-227, 228-229, 230-231, 232-233, 234-235, 236-237, 238-239, 240-241, 242-243, 244-245, 246-247, 248-249, 250-251, 252-253, 254-255, 256-257, 258-259, 260-261, 262-263, 264-265, 266-267, 268-269, 270-271, 272-273, 274-275, 276-277, 278-279, 280-281, 282-283, 284-285, 286-287, 288-289, 290-291, 292-293, 294-295, 296-297, 298-299, 300-301, 302-303, 304-305, 306-307, 308-309, 310-311, 312-313, 314-315, 316-317, 318-319, 320-321, 322-323, 324-325, 326-327, 328-329, 330-331, 332-333, 334-335, 336-337, 338-339, 340-341, 342-343, 344-345, 346-347, 348-349, 350-351, 352-353, 354-355, 356-357, 358-359, 360-361, 362-363, 364-365, 366-367, 368-369, 370-371, 372-373, 374-375, 376-377, 378-379, 380-381, 382-383, 384-385, 386-387, 388-389, 390-391, 392-393, 394-395, 396-397, 398-399, 400-401, 402-403, 404-405, 406-407, 408-409, 410-411, 412-413, 414-415, 416-417, 418-419, 420-421, 422-423, 424-425, 426-427, 428-429, 430-431, 432-433, 434-435, 436-437, 438-439, 440-441, 442-443, 444-445, 446-447, 448-449, 450-451, 452-453, 454-455, 456-457, 458-459, 460-461, 462-463, 464-465, 466-467, 468-469, 470-471, 472-473, 474-475, 476-477, 478-479, 480-481, 482-483, 484-485, 486-487, 488-489, 490-491, 492-493, 494-495, 496-497, 498-499, 500-501, 502-503, 504-505, 506-507, 508-509, 510-511, 512-513, 514-515, 516-517, 518-519, 520-521, 522-523, 524-525, 526-527, 528-529, 530-531, 532-533, 534-535, 536-537, 538-539, 540-541, 542-543, 544-545, 546-547, 548-549, 550-551, 552-553, 554-555, 556-557, 558-559, 560-561, 562-563, 564-565, 566-567, 568-569, 570-571, 572-573, 574-575, 576-577, 578-579, 580-581, 582-583, 584-585, 586-587, 588-589, 590-591, 592-593, 594-595, 596-597, 598-599, 600-601, 602-603, 604-605, 606-607, 608-609, 610-611, 612-613, 614-615, 616-617, 618-619, 620-621, 622-623, 624-625, 626-627, 628-629, 630-631, 632-633, 634-635, 636-637, 638-639, 640-641, 642-643, 644-645, 646-647, 648-649, 650-651, 652-653, 654-655, 656-657, 658-659, 660-661, 662-663, 664-665, 666-667, 668-669, 670-671, 672-673, 674-675, 676-677, 678-679, 680-681, 682-683, 684-685, 686-687, 688-689, 690-691, 692-693, 694-695, 696-697, 698-699, 700-701, 702-703, 704-705, 706-707, 708-709, 710-711, 712-713, 714-715, 716-717, 718-719, 720-721, 722-723, 724-725, 726-727, 728-729, 730-731, 732-733, 734-735, 736-737, 738-739, 740-741, 742-743, 744-745, 746-747, 748-749, 750-751, 752-753, 754-755, 756-757, 758-759, 760-761, 762-763, 764-765, 766-767, 768-769, 770-771, 772-773, 774-775, 776-777, 778-779, 780-781, 782-783, 784-785, 786-787, 788-789, 790-791, 792-793, 794-795, 796-797, 798-799, 800-801, 802-803, 804-805, 806-807, 808-809, 810-811, 812-813, 814-815, 816-817, 818-819, 820-821, 822-823, 824-825, 826-827, 828-829, 830-831, 832-833, 834-835, 836-837, 838-839, 840-841, 842-843, 844-845, 846-847, 848-849, 850-851, 852-853, 854-855, 856-857, 858-859, 860-861, 862-863, 864-865, 866-867, 868-869, 870-871, 872-873, 874-875, 876-877, 878-879, 880-881, 882-883, 884-885, 886-887, 888-889, 890-891, 892-893, 894-895, 896-897, 898-899, 900-901, 902-903, 904-905, 906-907, 908-909, 910-911, 912-913, 914-915, 916-917, 918-919, 920-921, 922-923, 924-925, 926-927, 928-929, 930-931, 932-933, 934-935, 936-937, 938-939, 940-941, 942-943, 944-945, 946-947, 948-949, 950-951, 952-953, 954-955, 956-957, 958-959, 960-961, 962-963, 964-965, 966-967, 968-969, 970-971, 972-973, 974-975, 976-977, 978-979, 980-981, 982-983, 984-985, 986-987, 988-989, 990-991, 992-993, 994-995, 996-997, 998-999, 1000-1001, 1002-1003, 1004-1005, 1006-



1 BUILDING B - EAST ELEVATION



2 BUILDING B - NORTH ELEVATION



1 BUILDING B - SOUTHWEST PERSPECTIVE



2 BUILDING B - NORTHEAST PERSPECTIVE

PRELIMINARY
NOT TO BE USED
FOR
PERMIT
APPROVAL
OR
CONSTRUCTION



PROFESSIONAL OFFICE PARK
BUILDING B
280 PRECINCT LN RD
COLLEVILLE, TEXAS 7684



PRELIMINARY
NOT TO BE USED
FOR
PERMIT
APPROVAL
OR
CONSTRUCTION



PROFESSIONAL OFFICE PARK
BUILDING B
280 PRECINCT LN RD
COLLEVILLE, TEXAS 7684



ELEVATION MATERIAL CALCULATIONS - BUILDING C

ELEVATION MATERIAL SUMMARY											
NORTH						EAST					
Ty	E	S	sq FT	Ty	E	Ty	E	S	sq FT	Ty	E
1	100	100	100	1	100	1	100	1	100	1	100
2	100	100	100	2	100	2	100	2	100	2	100
3	100	100	100	3	100	3	100	3	100	3	100
4	100	100	100	4	100	4	100	4	100	4	100
5	100	100	100	5	100	5	100	5	100	5	100
6	100	100	100	6	100	6	100	6	100	6	100
7	100	100	100	7	100	7	100	7	100	7	100
8	100	100	100	8	100	8	100	8	100	8	100
9	100	100	100	9	100	9	100	9	100	9	100
10	100	100	100	10	100	10	100	10	100	10	100

EXTERIOR FINISH LEGEND			
1	2	3	4
5	6	7	8



1 BUILDING C - WEST ELEVATION



2 BUILDING C - NORTH ELEVATION

FOR
REGISTRATION
APPROVAL
CONSTRUCTION



PROFESSIONAL OFFICE PARK
BUILDING C
TODD PRECINCT LIND
COLLEGEVILLE, TEXAS 76004



1 BUILDING C - EAST ELEVATION



2 BUILDING C - SOUTH ELEVATION

FOR
REGISTRATION
APPROVAL
CONSTRUCTION



PROFESSIONAL OFFICE PARK
BUILDING C
TODD PRECINCT LIND
COLLEGEVILLE, TEXAS 76004



1 BUILDING C - WEST ELEVATION



2 BUILDING C - NORTH ELEVATION

FOR
REGISTRATION
APPROVAL
CONSTRUCTION



PROFESSIONAL OFFICE PARK
BUILDING C
TODD PRECINCT LIND
COLLEGEVILLE, TEXAS 76004



① BUILDING C - NORTHEAST PERSPECTIVE

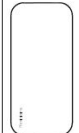


② BUILDING C - SOUTHWEST PERSPECTIVE

FOR REVIEW
ONLY
NOT TO BE
USED FOR
PERMITTING OR
CONSTRUCTION



PROFESSIONAL OFFICE PARK
BUILDING C
100 PRECINCT 14 RD
COLLEEVILLE, TEXAS 76034





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5c

Agenda Date 1/7/2025

Number Ordinance O-25-2314

Type Ordinance

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

First Reading and Public Hearing

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 the 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.

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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their December 9, 2024 meeting by a vote of 6-0.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives

5. Site Plan Exhibit
6. Floor Plan Exhibit
7. Elevation Exhibit
8. Elevation Exhibit 2
9. Elevation Exhibit 3
10. Elevation Exhibit 4
11. Dumpster Elevation
12. Grading Exhibit
13. Existing Drainage Exhibit
14. Drainage Exhibit
15. Utility Plan Exhibit
16. Tree Preservation Plan
17. Landscape Plan
18. Notification Map
19. Notification Letter
20. Notification List
21. Ordinance O-25-2314

Aerial Map

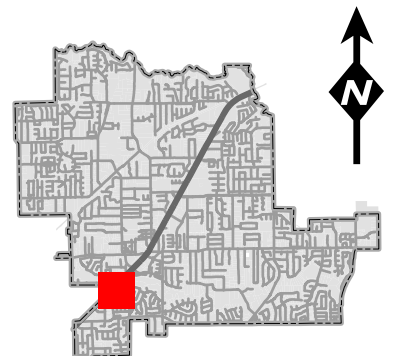


ZC24-028

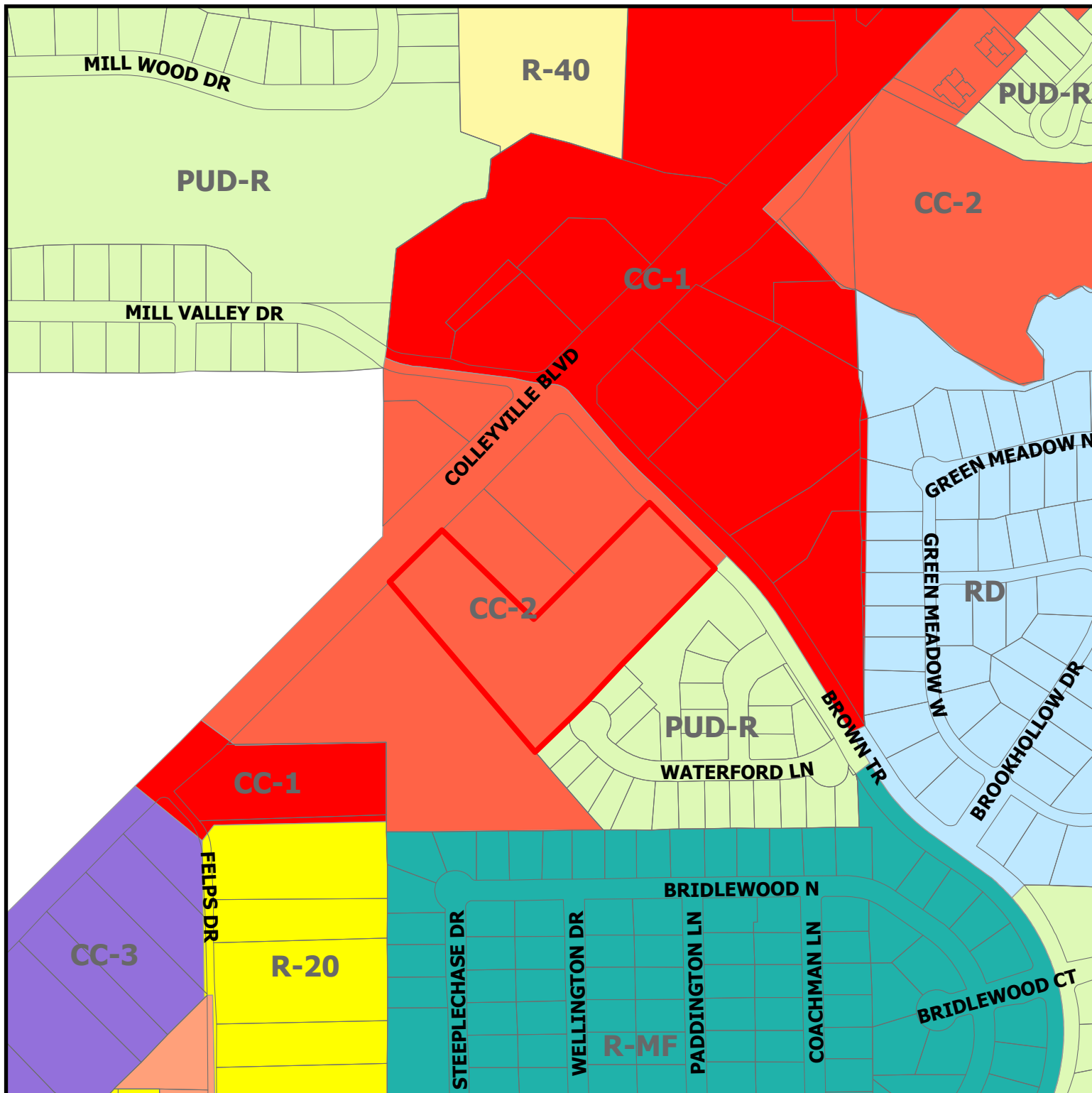
4313 Colleyville Blvd

DISCLAIMER:
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 Subject Property



Zoning Map

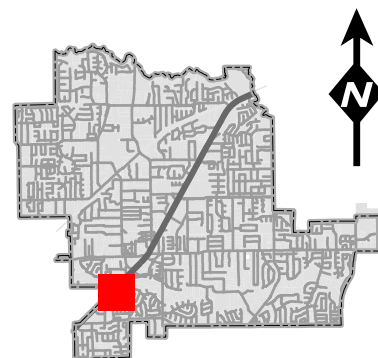


ZC24-028

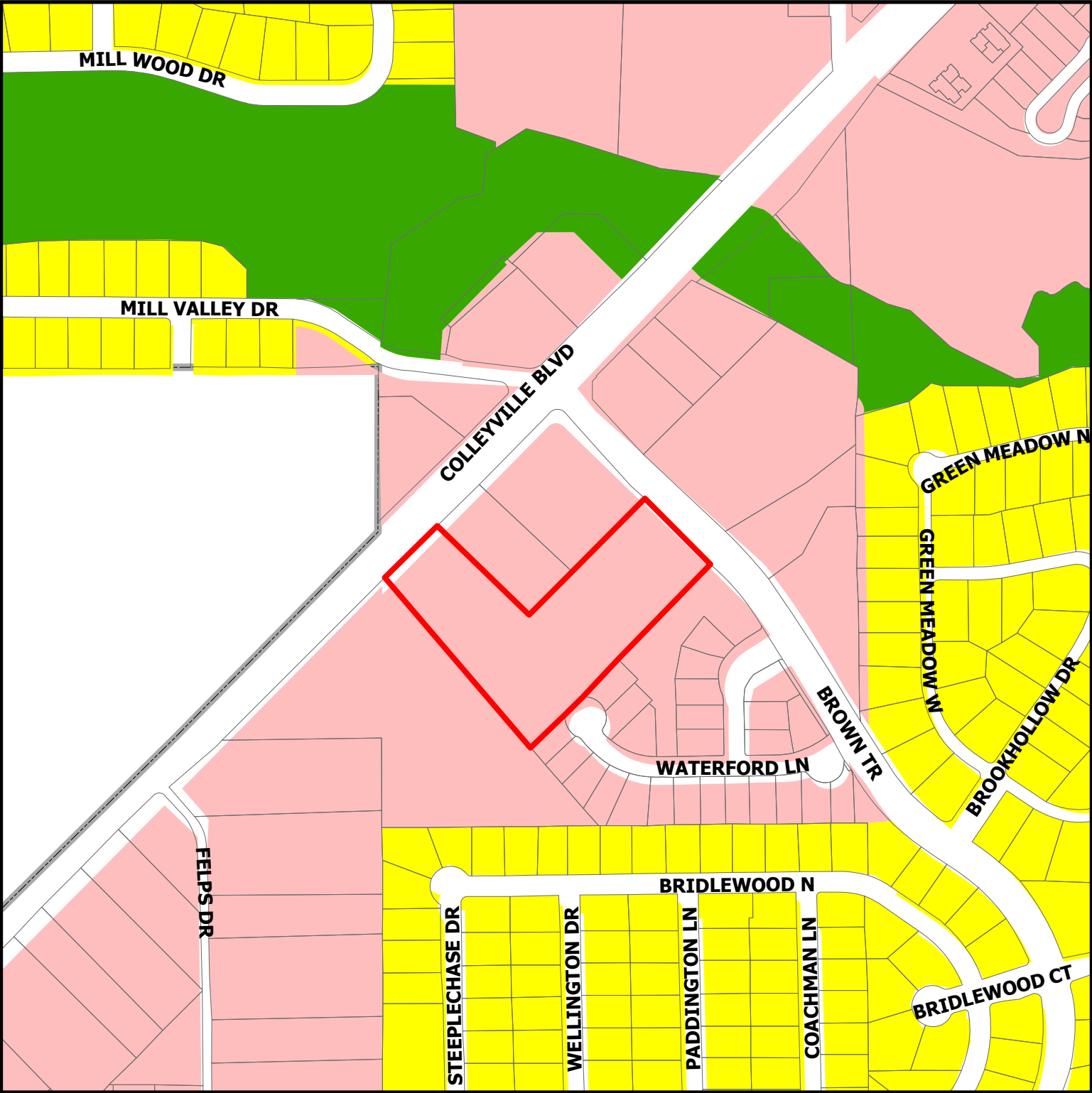
4313 Colleyville Blvd

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 Subject Property



Future Land Use Map

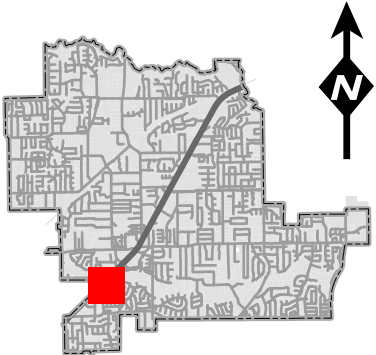


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ZC24-028

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:

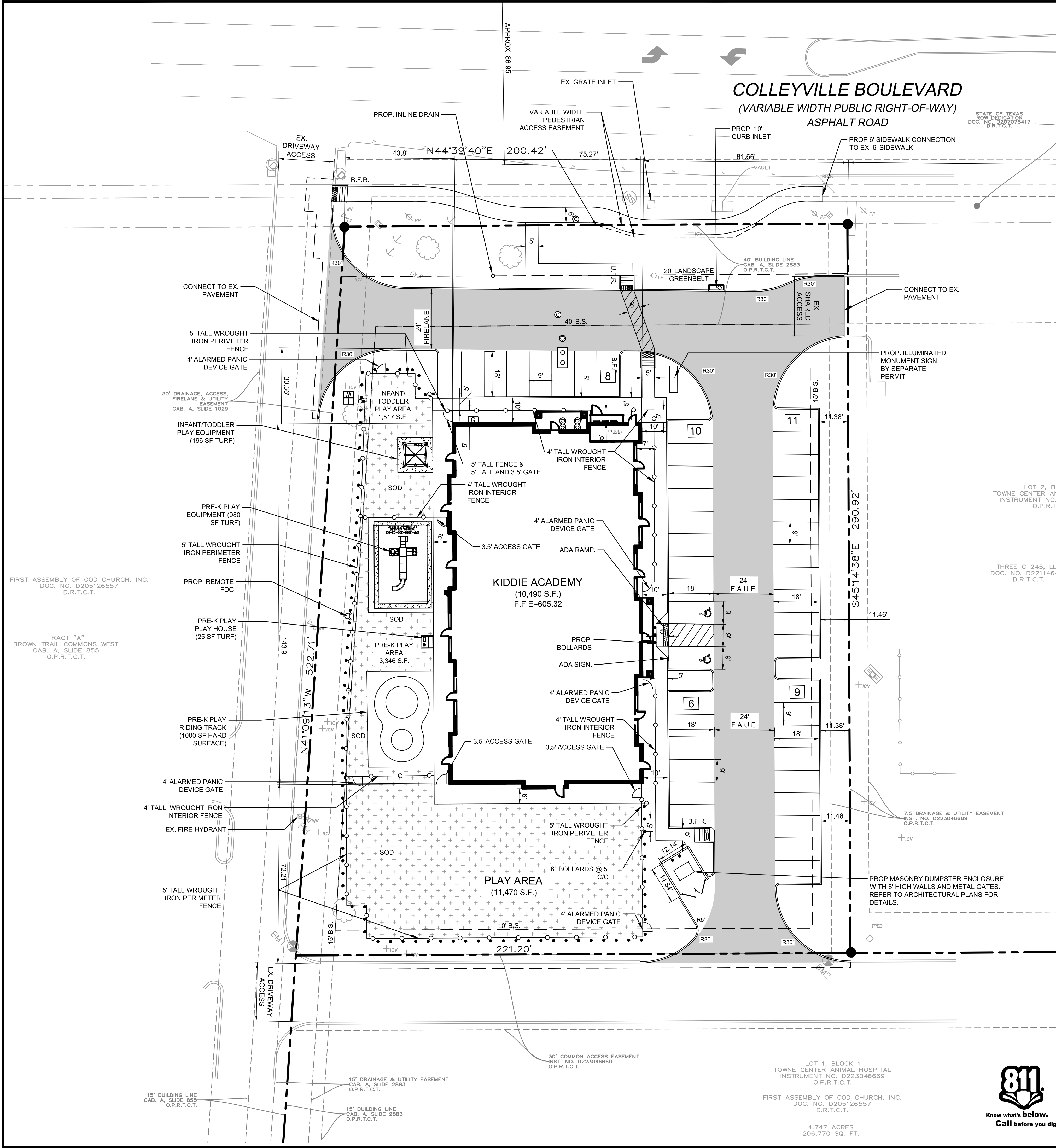
1. Providing a safe, nurturing, and stimulating learning environment for children:
 - The building and outdoor spaces will be designed with age-appropriate play equipment, educational resources, and activity zones to foster cognitive, social, and physical development.
 - Abundant natural light, ventilation,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



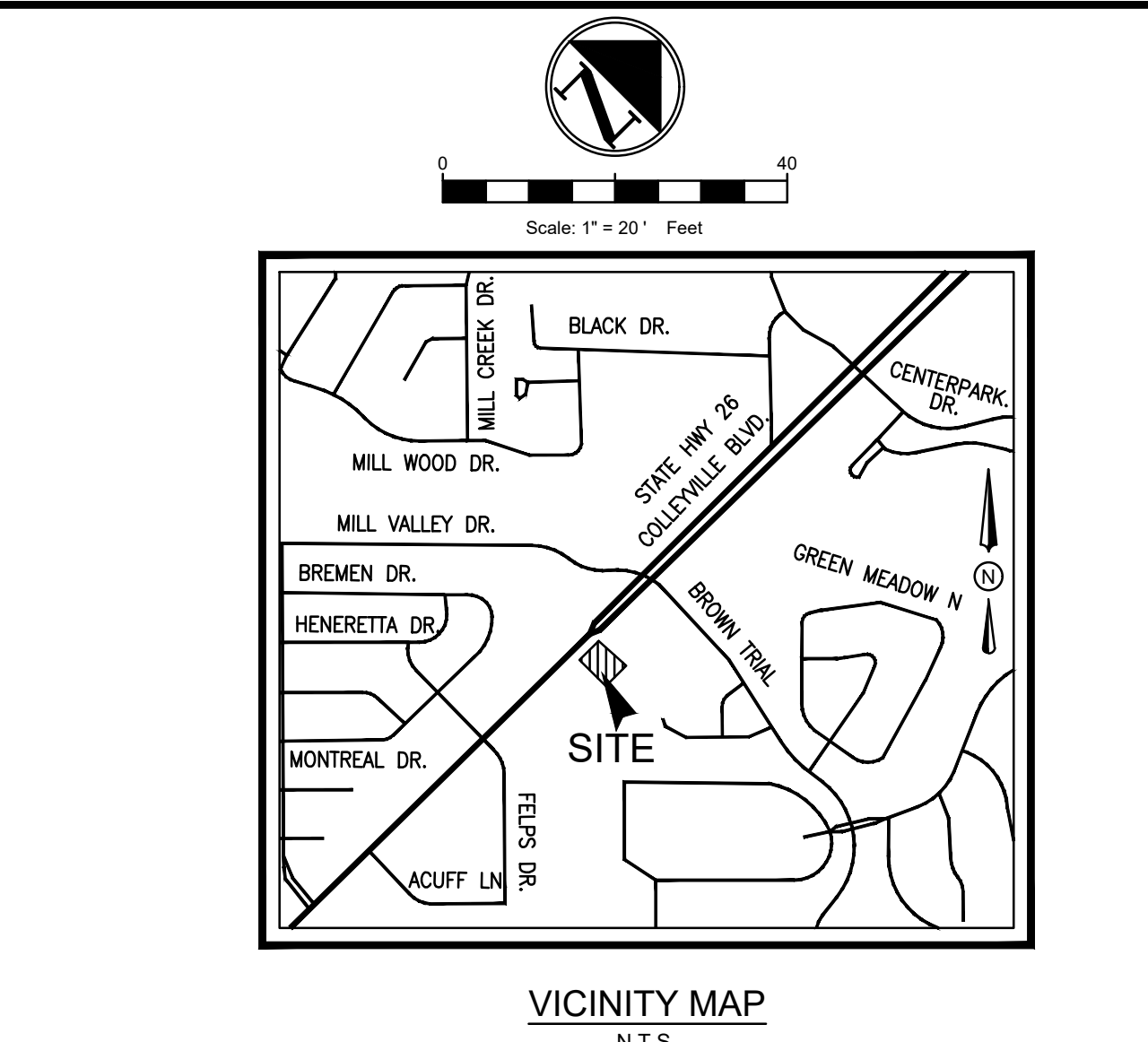
EXISTING LEGEND		
1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR. VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	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:	1.40 ACRES (60,984 S.F.)
ZONING:	CC-2
PROPOSED USE:	DAYCARE
BUILDING AREA:	10,490 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	30'-0"
BUILDING COVERAGE:	17.20%
FLOOR AREA RATIO:	0.17
IMPERVIOUS AREA:	37,035 S.F. (60.73%)
PERVIOUS/LANDSCAPE AREA:	23,949 S.F. (39.27%)
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

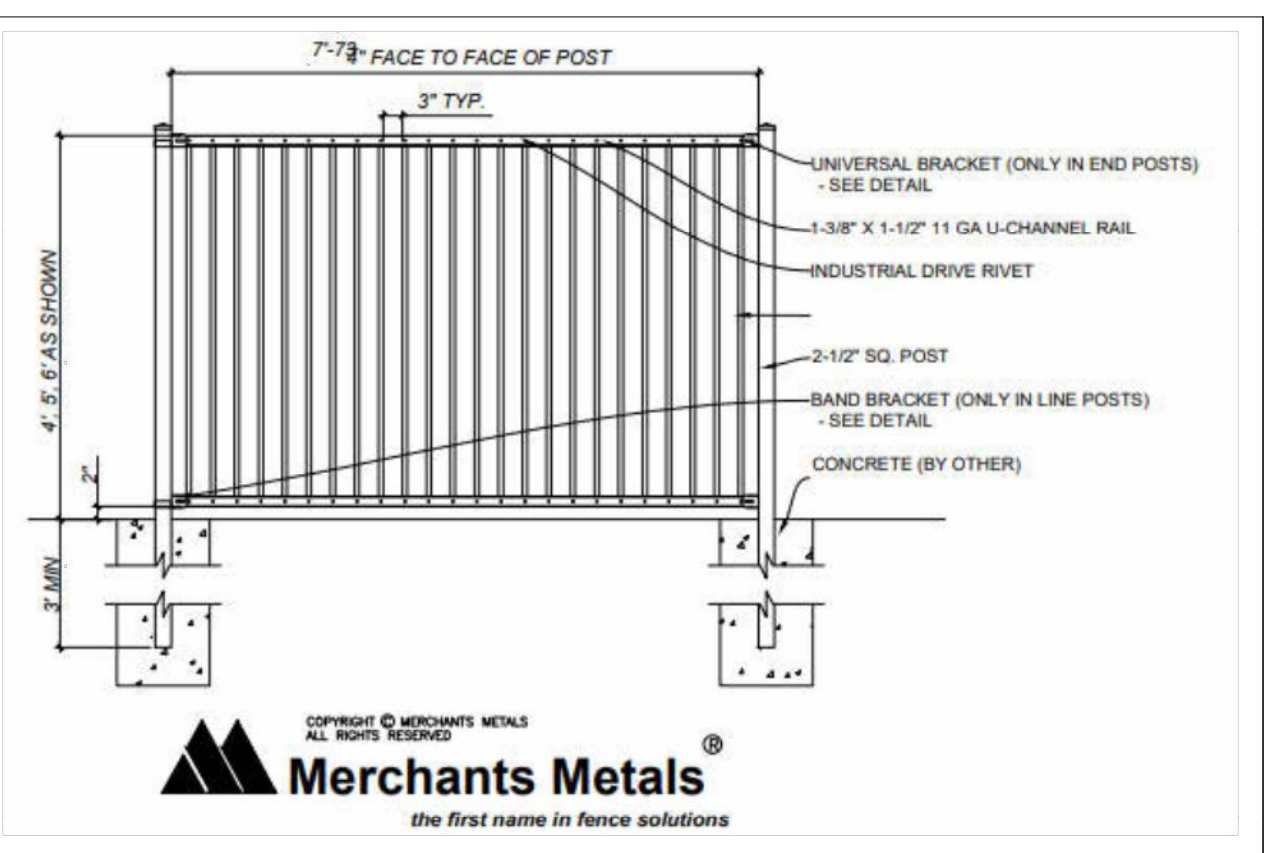
SITE LEGEND	
CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
SOD AREA	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY 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 75242 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
3	12-04-24	UPDATED BOUNDARY	KP
4	12-17-24	UPDATED FLOOR PLAN	IA
.	.	.	.
.	.	.	.
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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

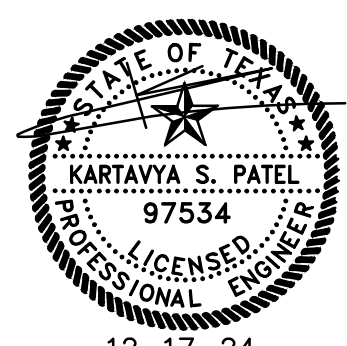
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	IA	10-29-24	SCALE BAR	111-24	C-3.0

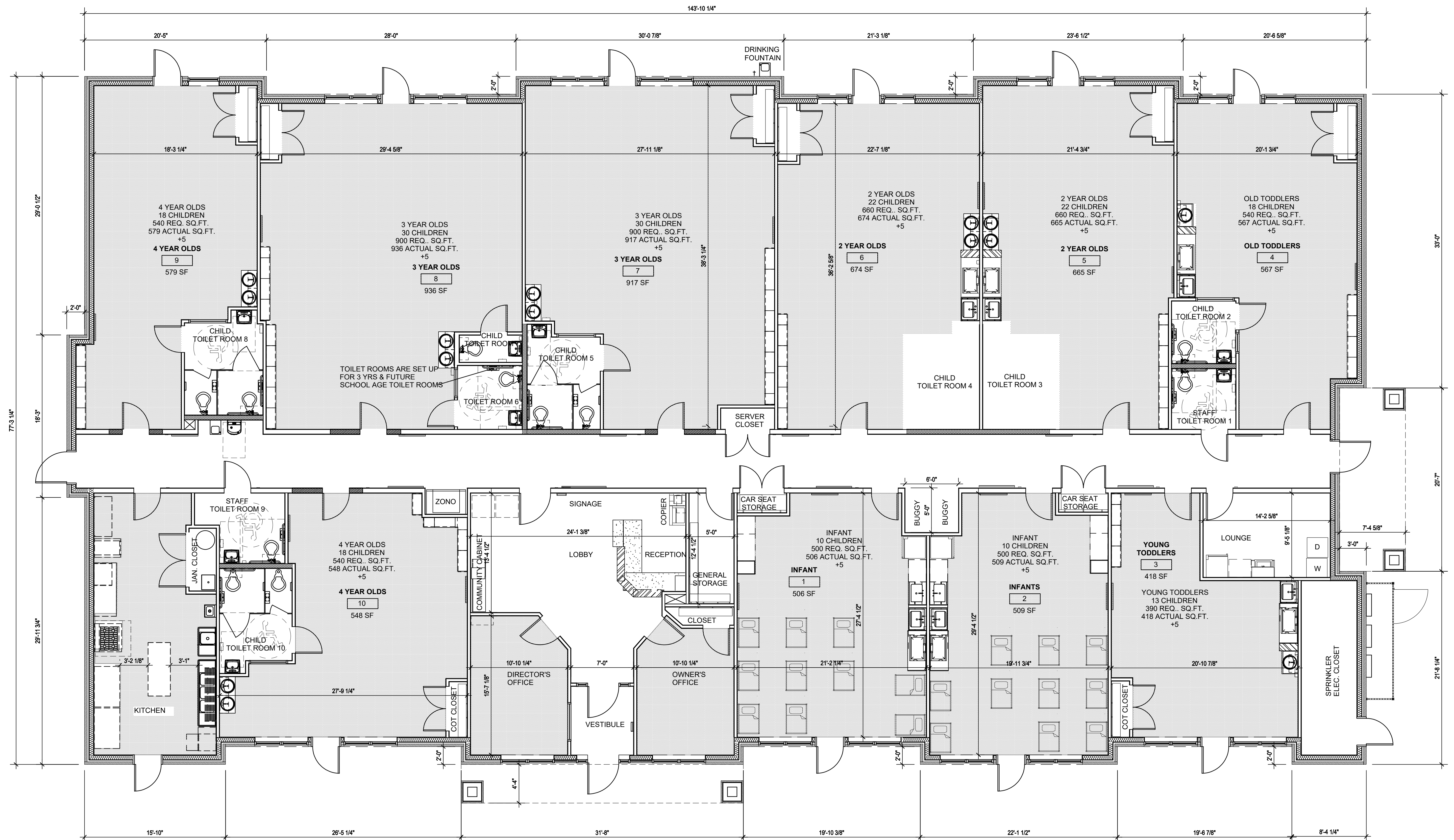
TX. P.E. FIRM #11525

811

Know what's below.
Call before you dig.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER





KIDDIE ACADEMY AT COLLEYVILLE, TX



FLOOR PLAN 03
SCALE: 3/16"=1'-0" ■ JOB#: 24044 ■ ISSUE DATE: 12/16/2024
APPROVED BY: _____ DATE: _____





KIDDIE ACADEMY AT COLLEYVILLE, TX

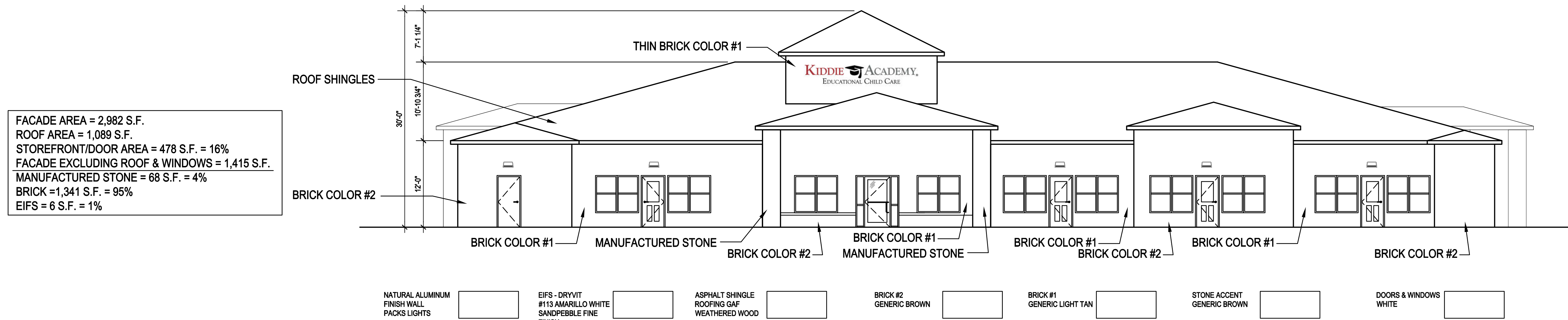
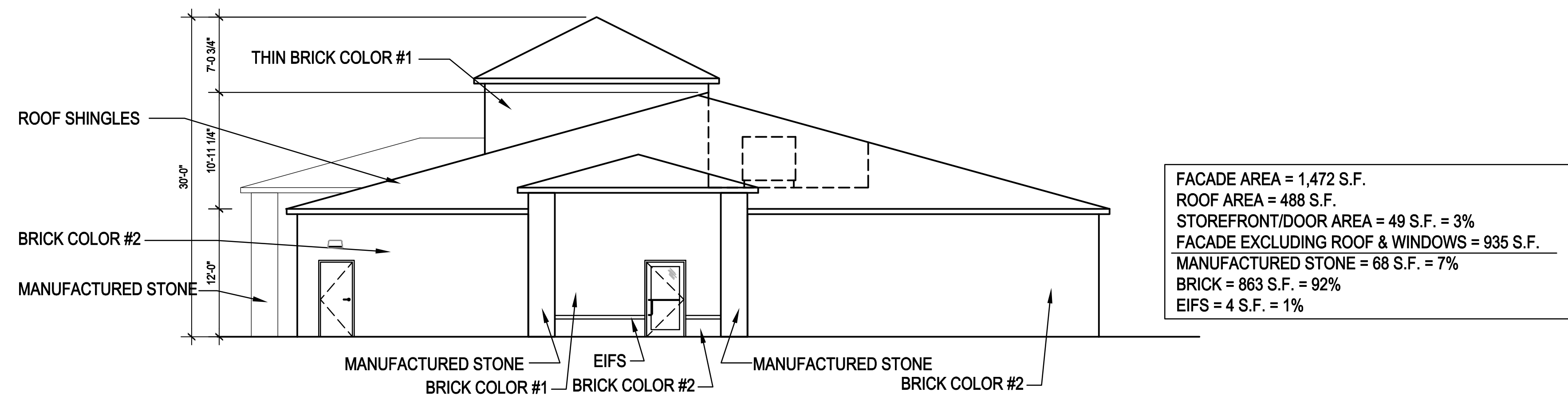
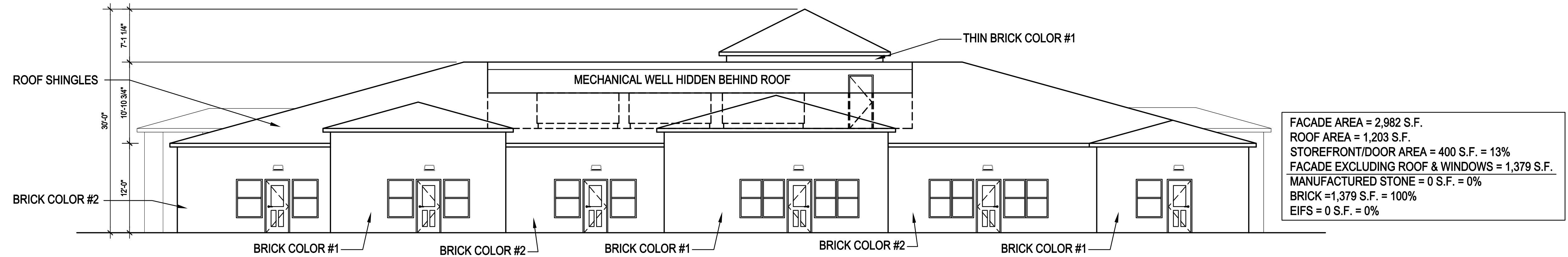
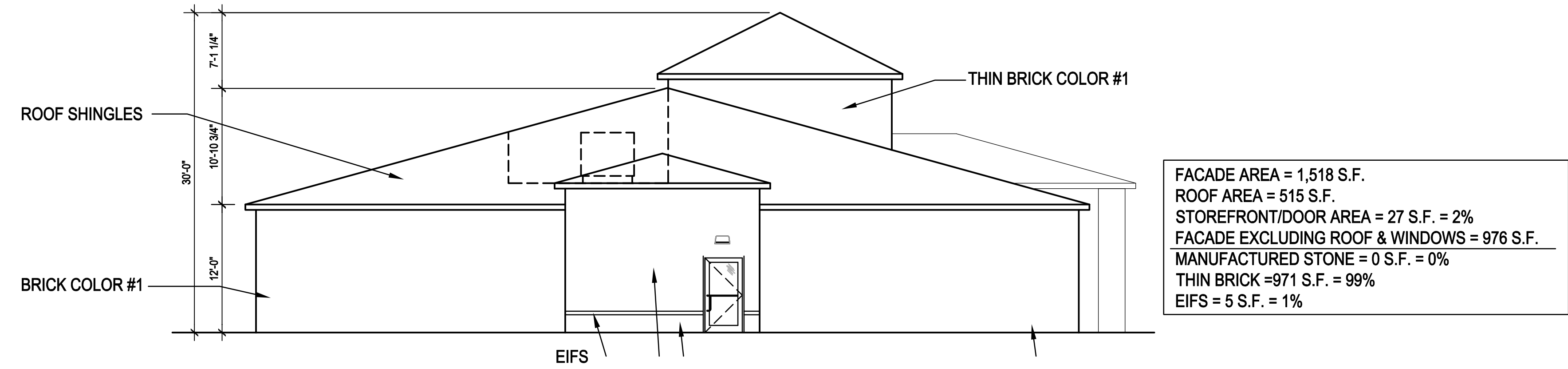
KIDDIE ACADEMY.
EDUCATIONAL CHILD CARE

ELEVATIONS 03.1

SCALE: 1/16"=1'-0" ■ JOB#: 24044 ■ ISSUE DATE: 12/16/2024
APPROVED BY: _____ DATE: _____

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FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM SCHO CONSTRUCTION





- ### 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

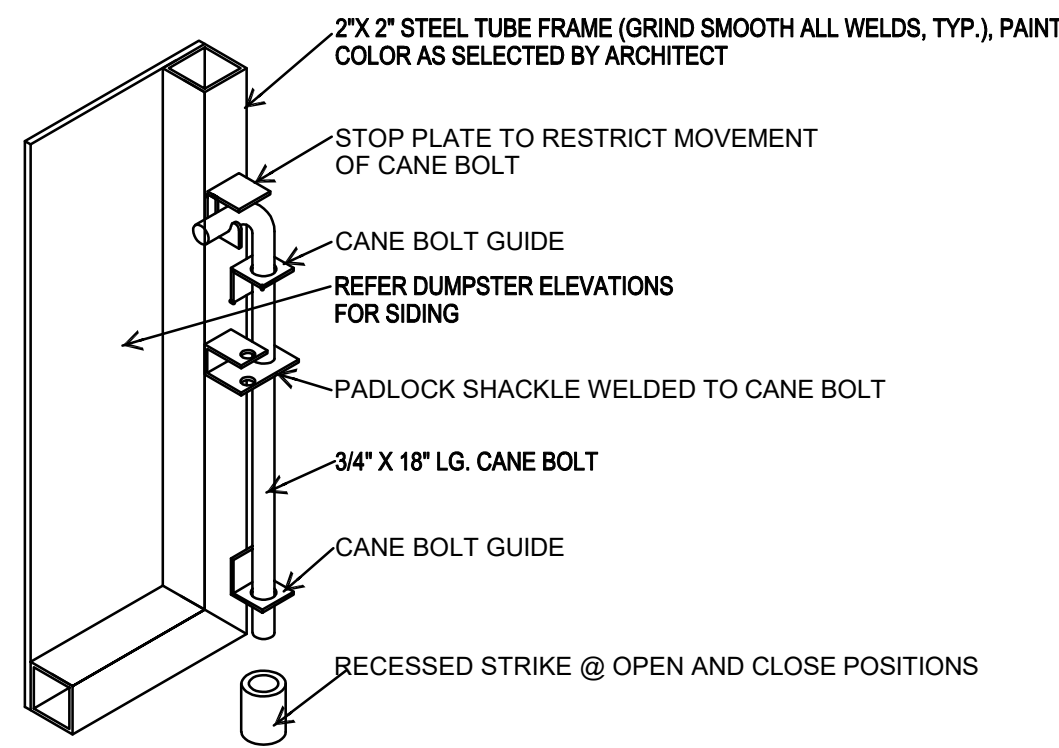
KIDDIE ACADEMY.
EDUCATIONAL CHILD CARE

ELEVATIONS 03.2

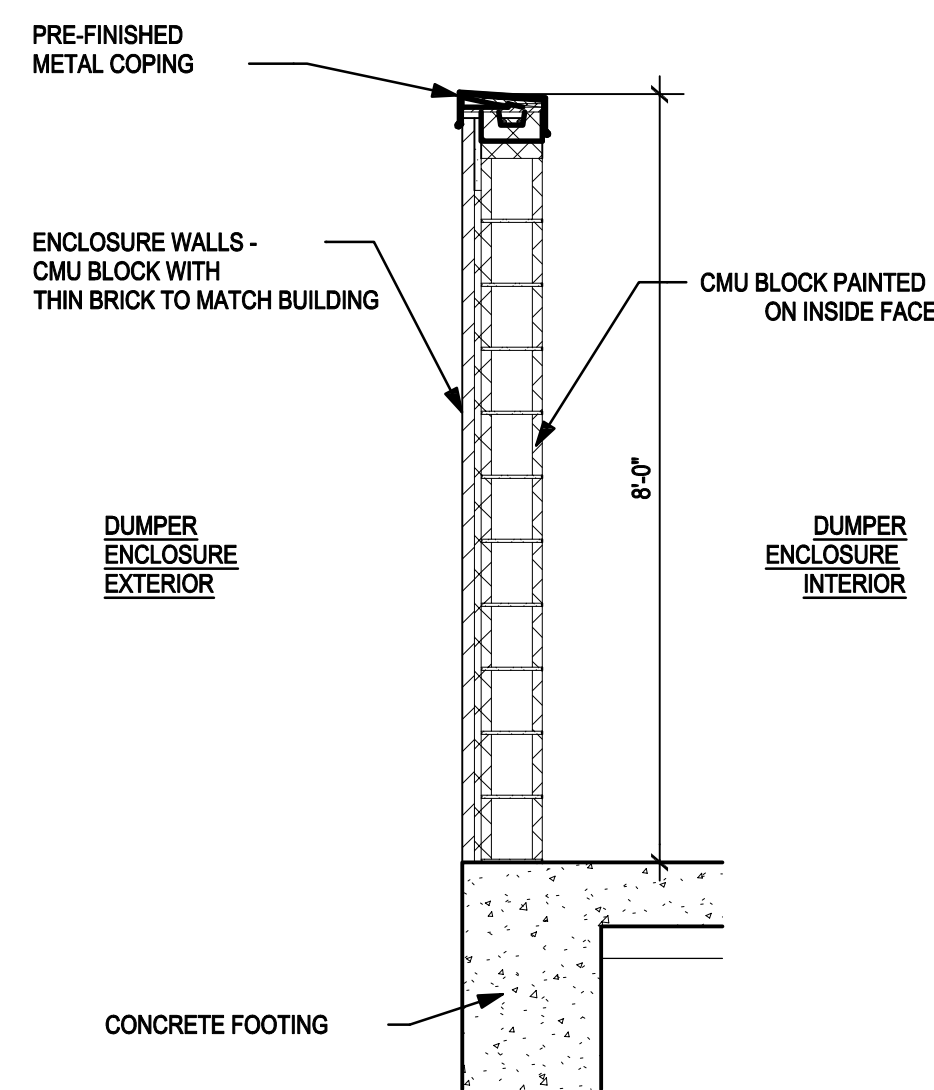
SCALE: 1/16"=1'-0" ■ JOB#: 24044 ■ ISSUE DATE: 12/16/2024
APPROVED BY: _____ DATE: _____

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FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM SOHO CONSTRUCTION.

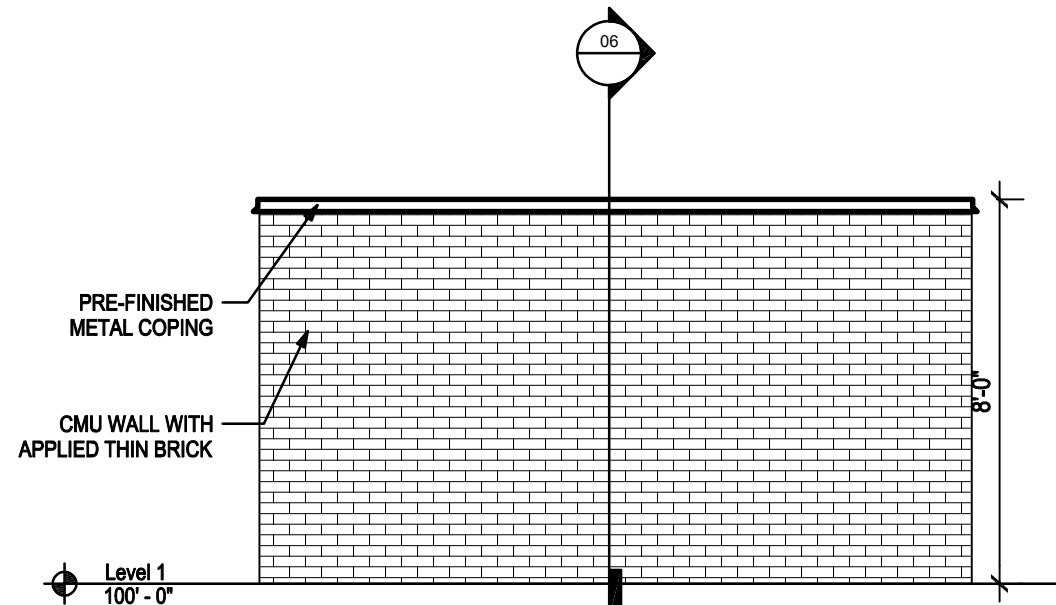




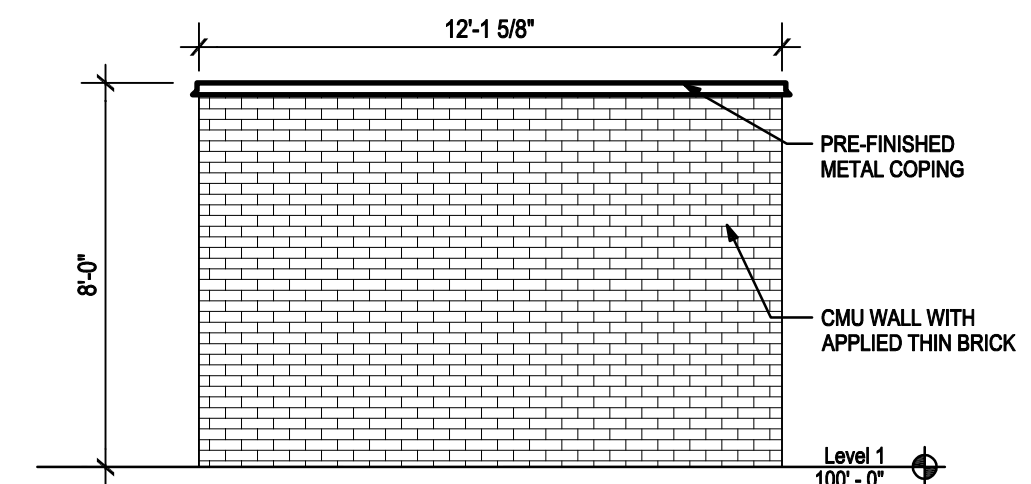
07 CANE BOLT DETAIL
NOT TO SCALE



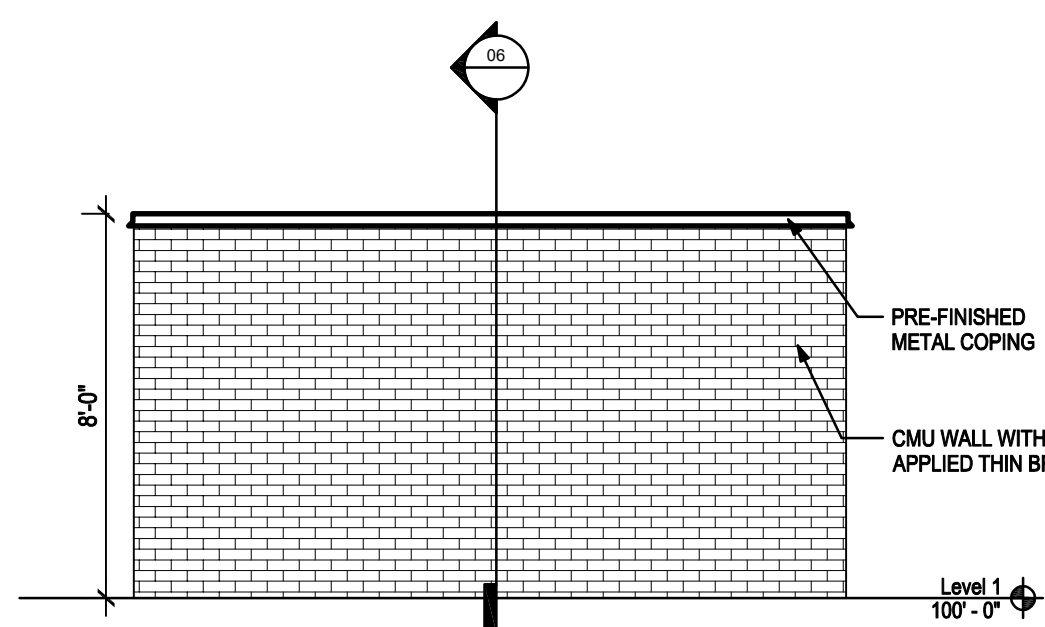
06 WALL SECTION
1/2" = 1'-0"



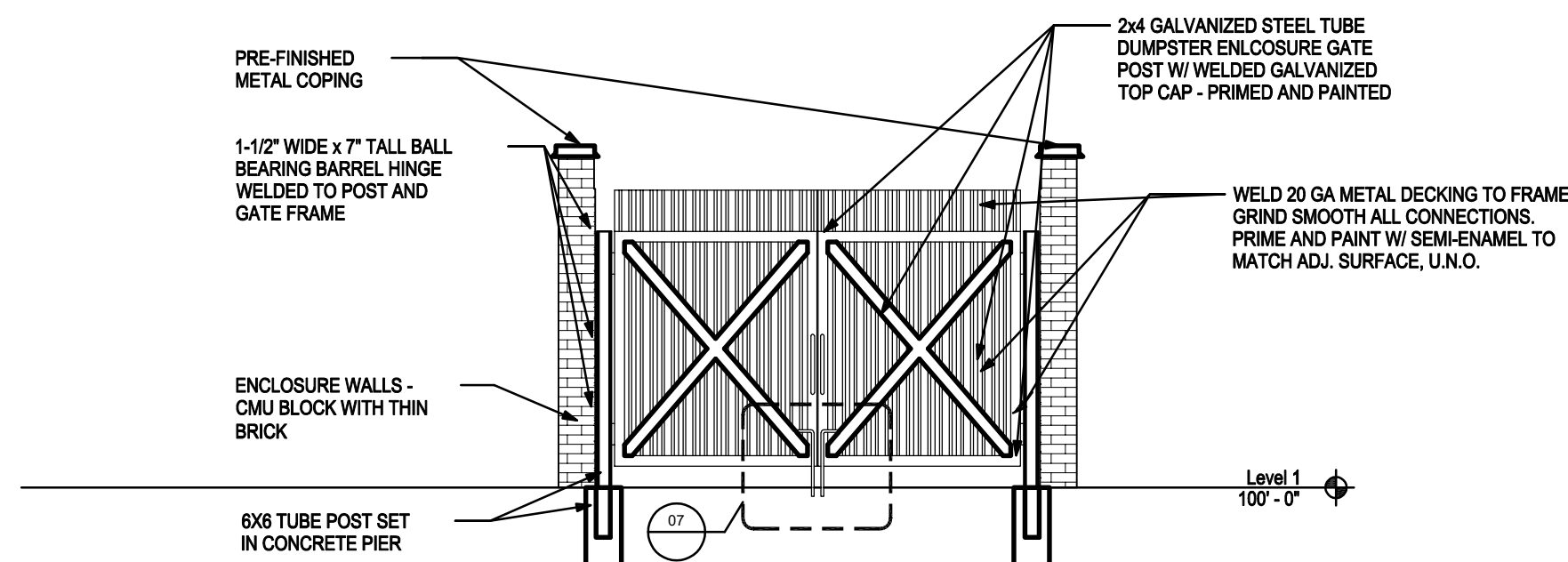
05 DUMPSTER ELEVATION
1/4" = 1'-0"



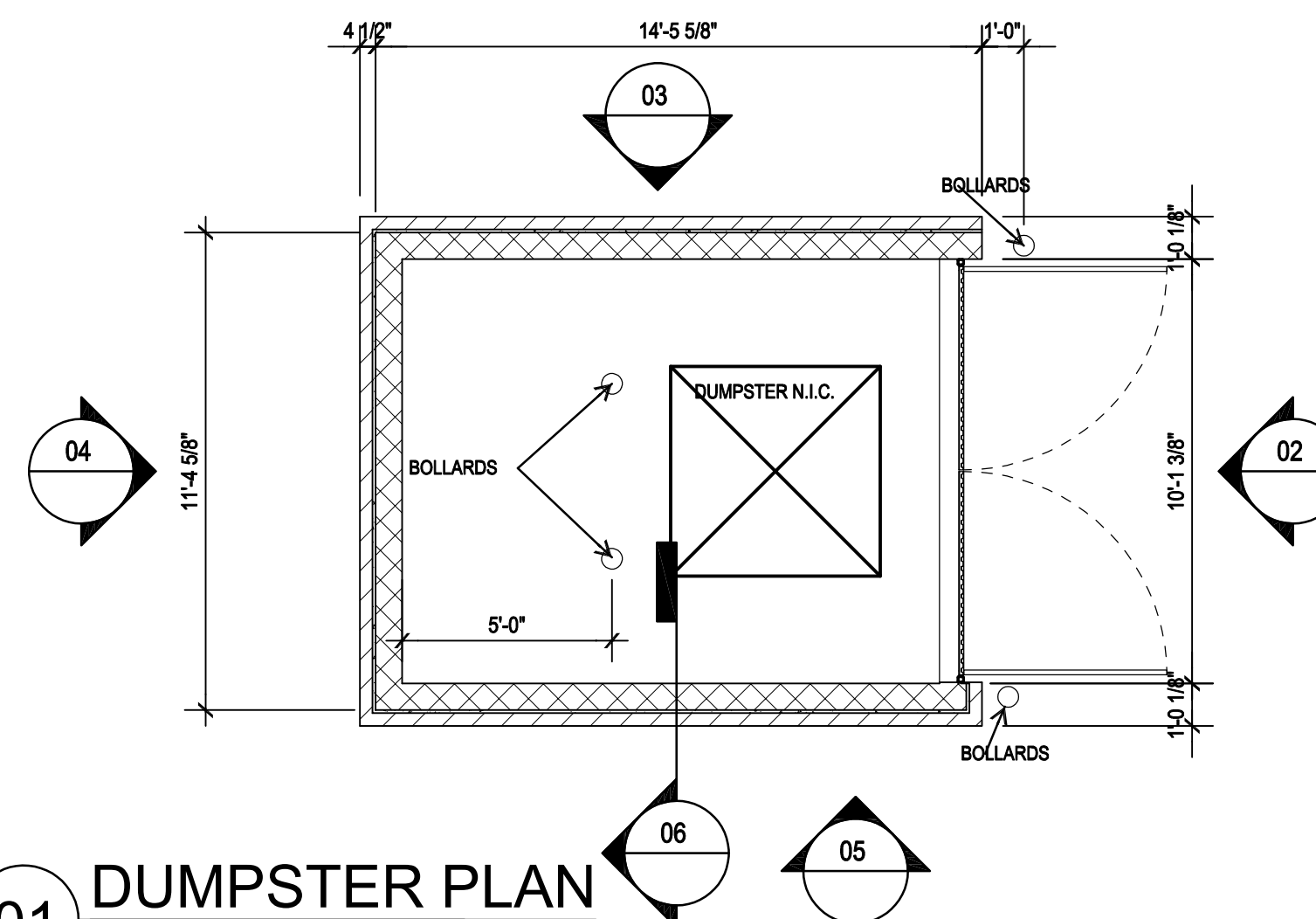
04 DUMPSTER ELEVATION
1/4" = 1'-0"



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



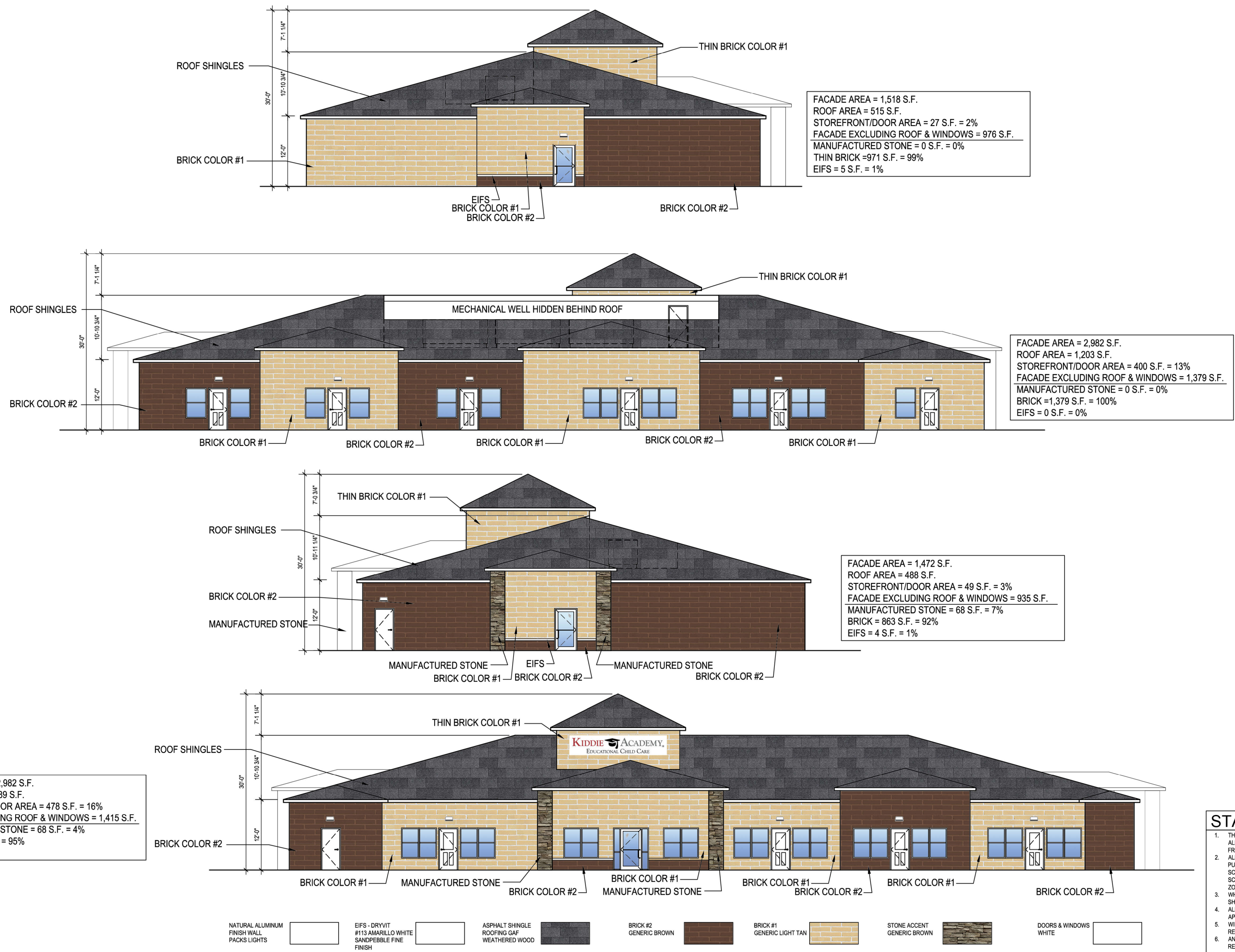
02 DUMPSTER ELEVATION
1/4" = 1'-0"

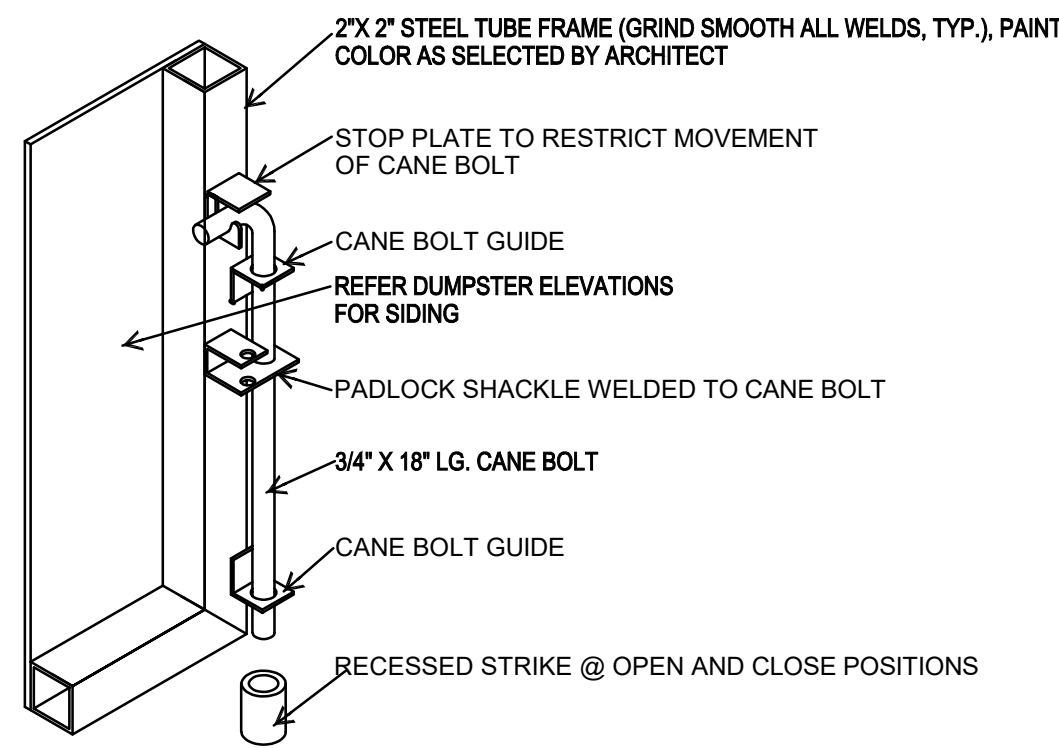


01 DUMPSTER PLAN
1/4" = 1'-0"

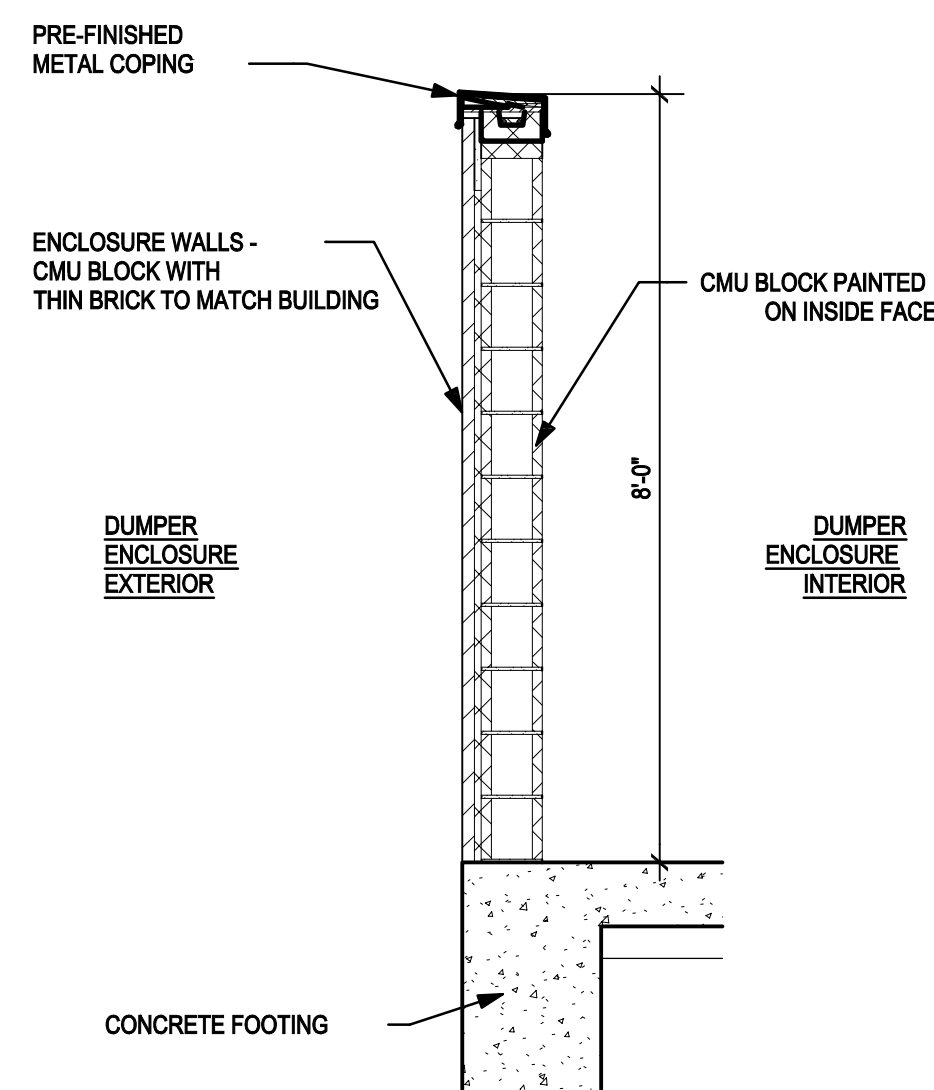
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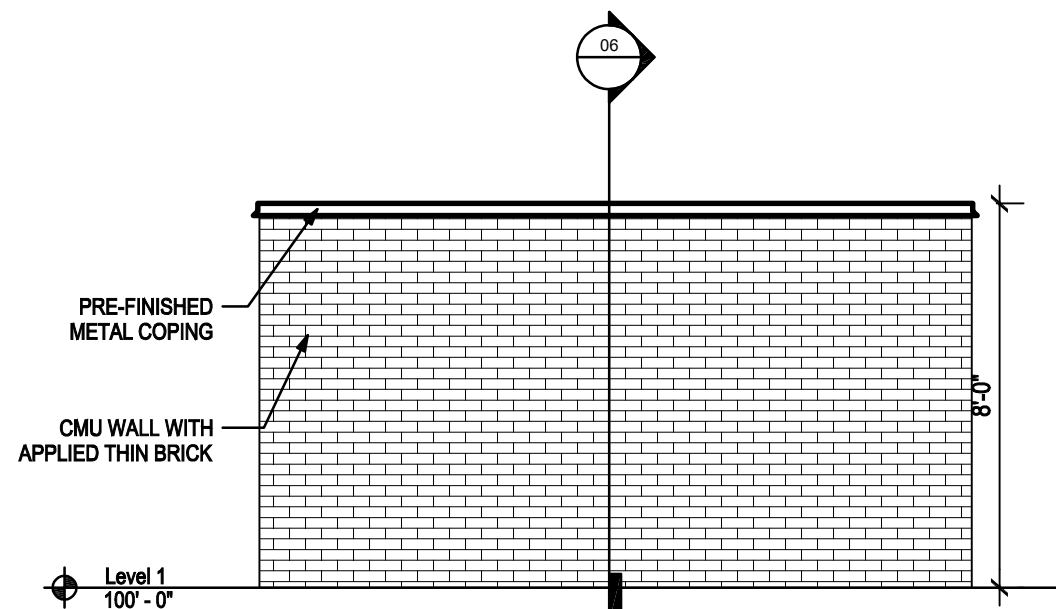




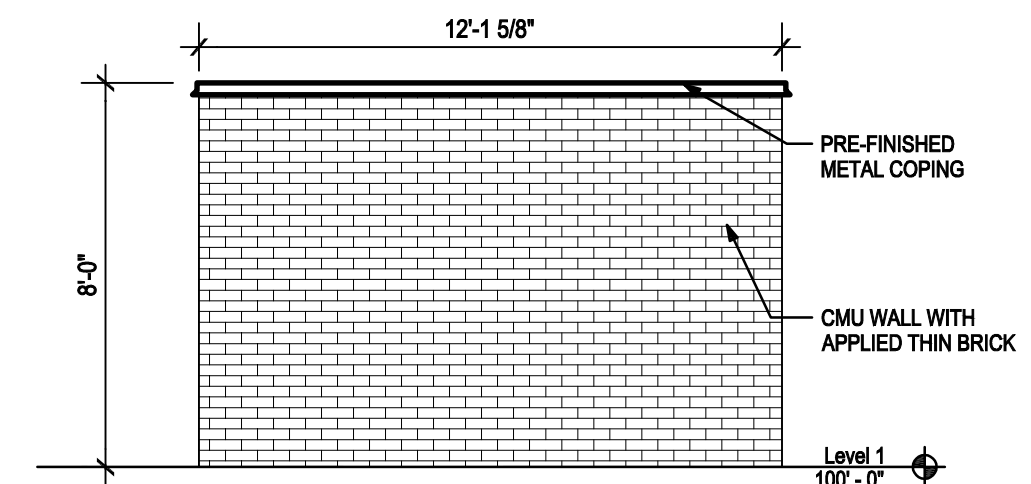
07 CANE BOLT DETAIL
NOT TO SCALE



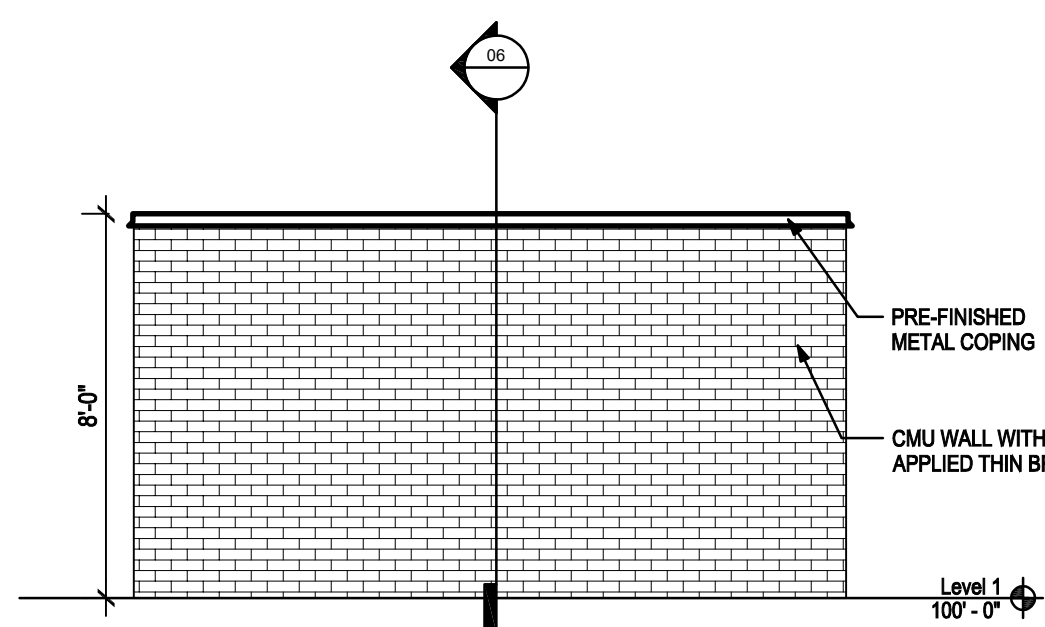
06 WALL SECTION
1/2" = 1'-0"



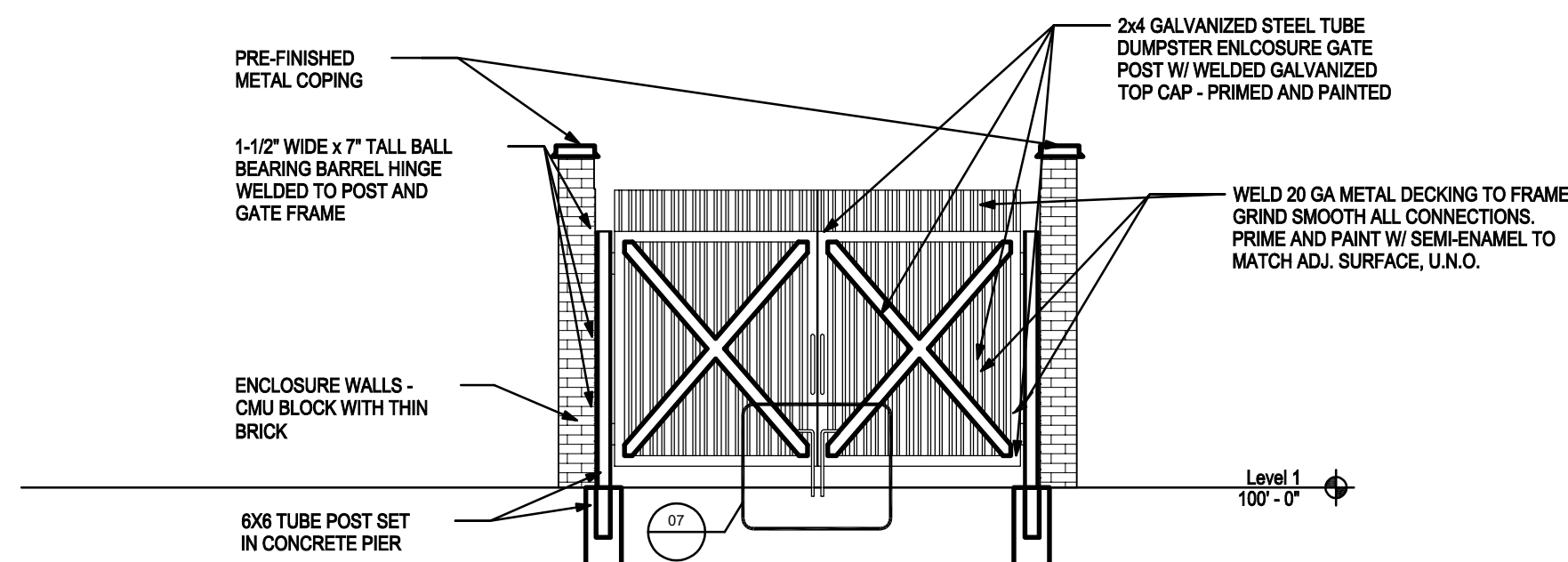
05 DUMPSTER ELEVATION
1/4" = 1'-0"



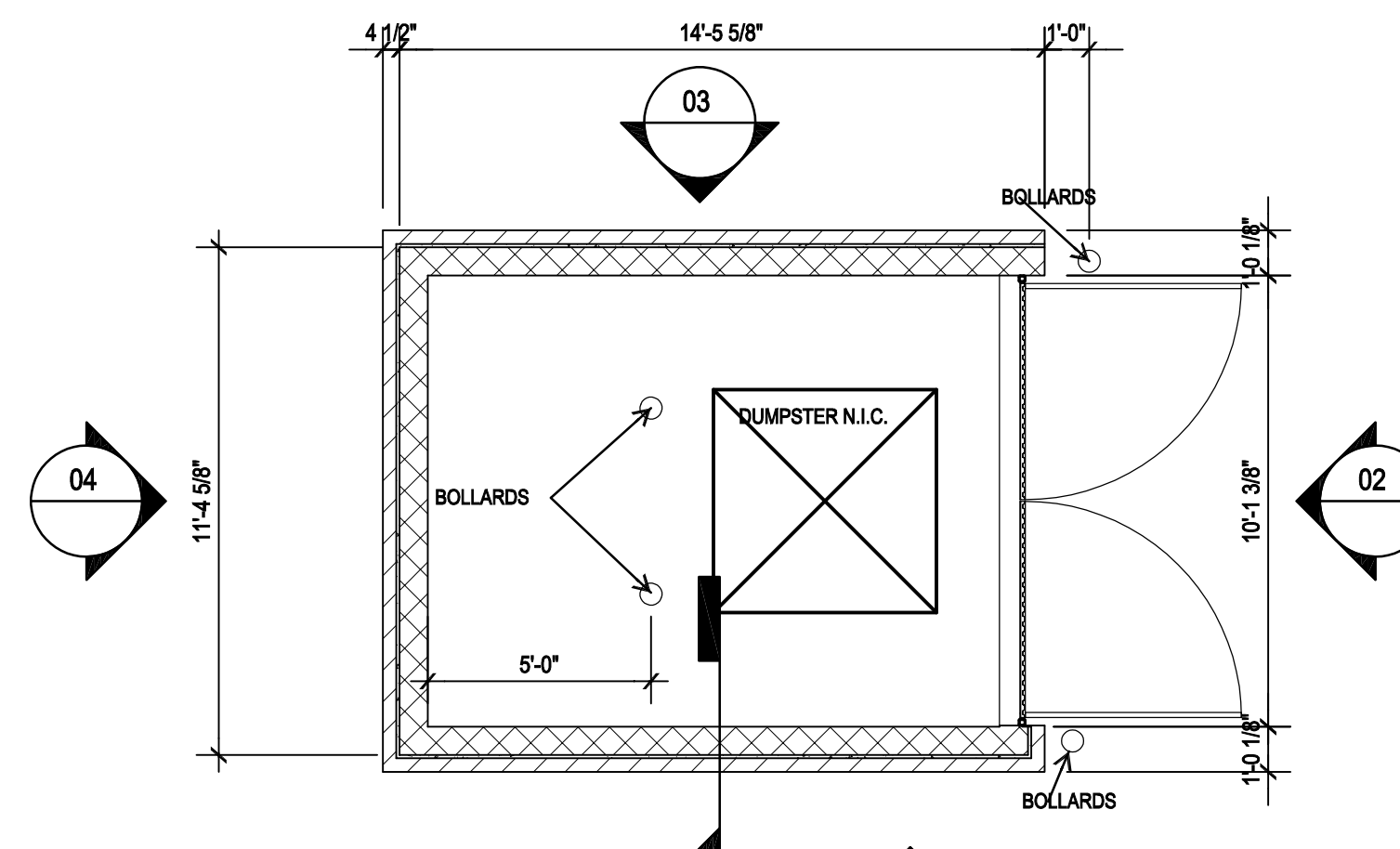
04 DUMPSTER ELEVATION
1/4" = 1'-0"



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



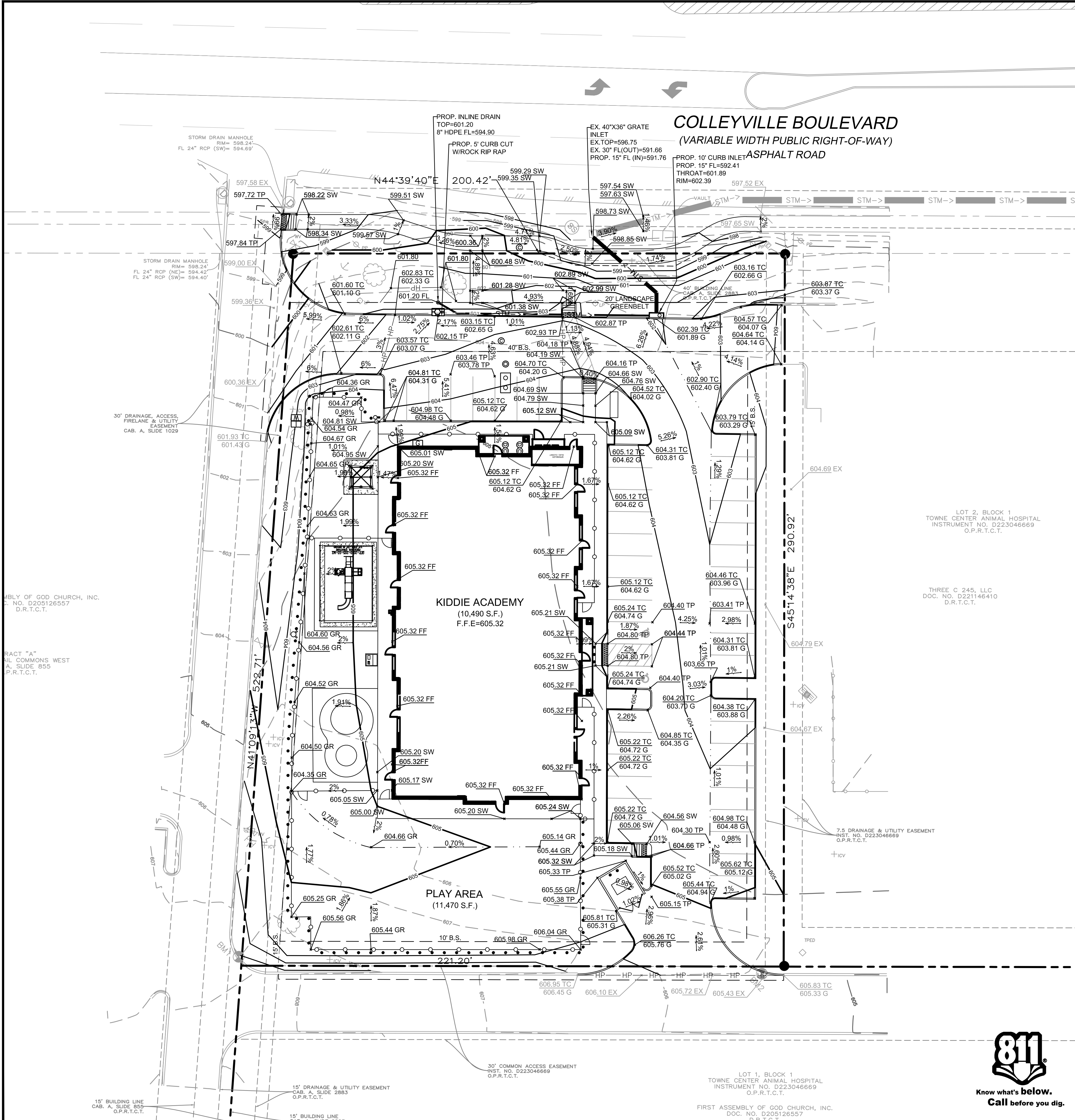
02 DUMPSTER ELEVATION
1/4" = 1'-0"



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

STANDARD NOTES

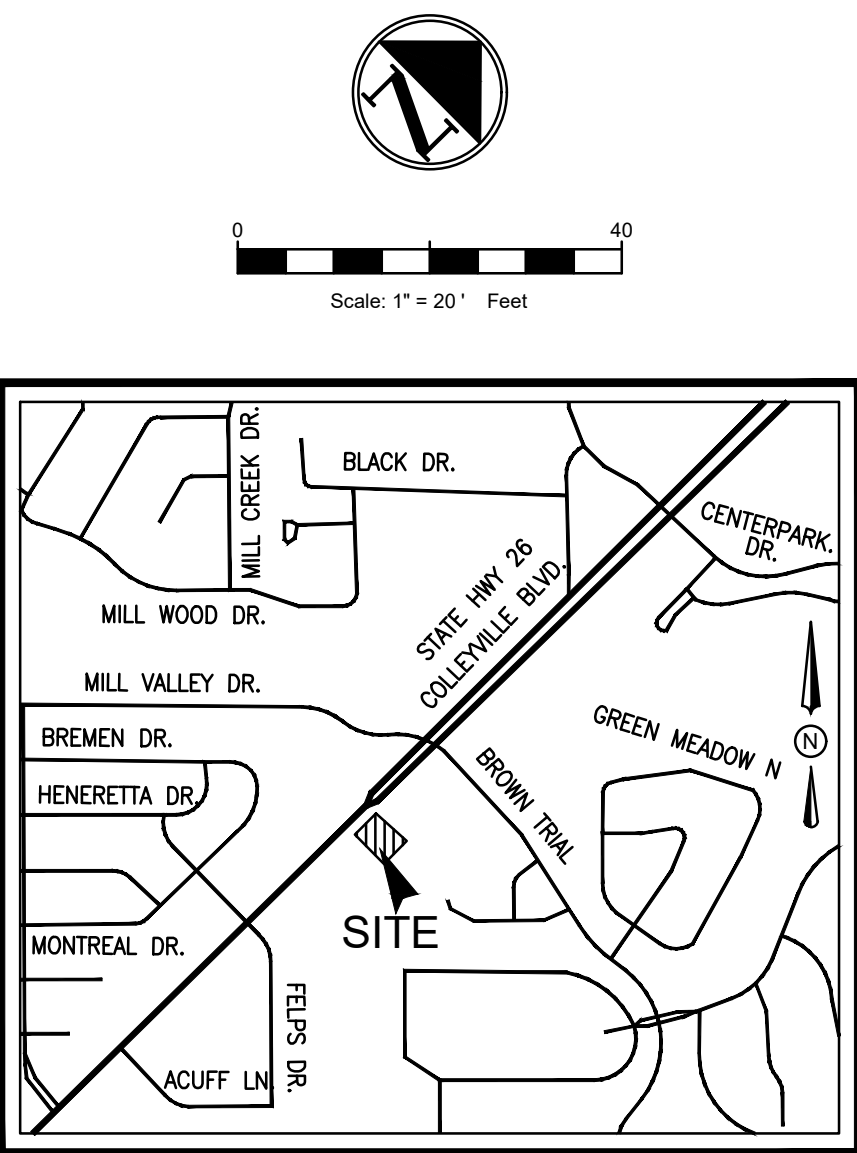
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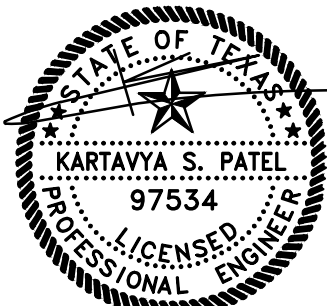
EXISTING LEGEND		
● 1/2" IR FOUND	IR VALVE	NO PARKING
○ 1/2" IR SET	WATER VALVE	CONCRETE
● 5/8" IR FOUND	FIRE HYDRANT	GRAVEL
● 3/8" IR FOUND	IR VALVE	BRICK
● 60-D NAIL FOUND	UTILITY POLE	STONE
● PK NAIL SET	WATER METER	WOOD DECK
● 1/2" IP FOUND	GAS METER	BUILDING WALL
● X-FOUND	A.C. PAD	TILE
● X-SET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

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'	

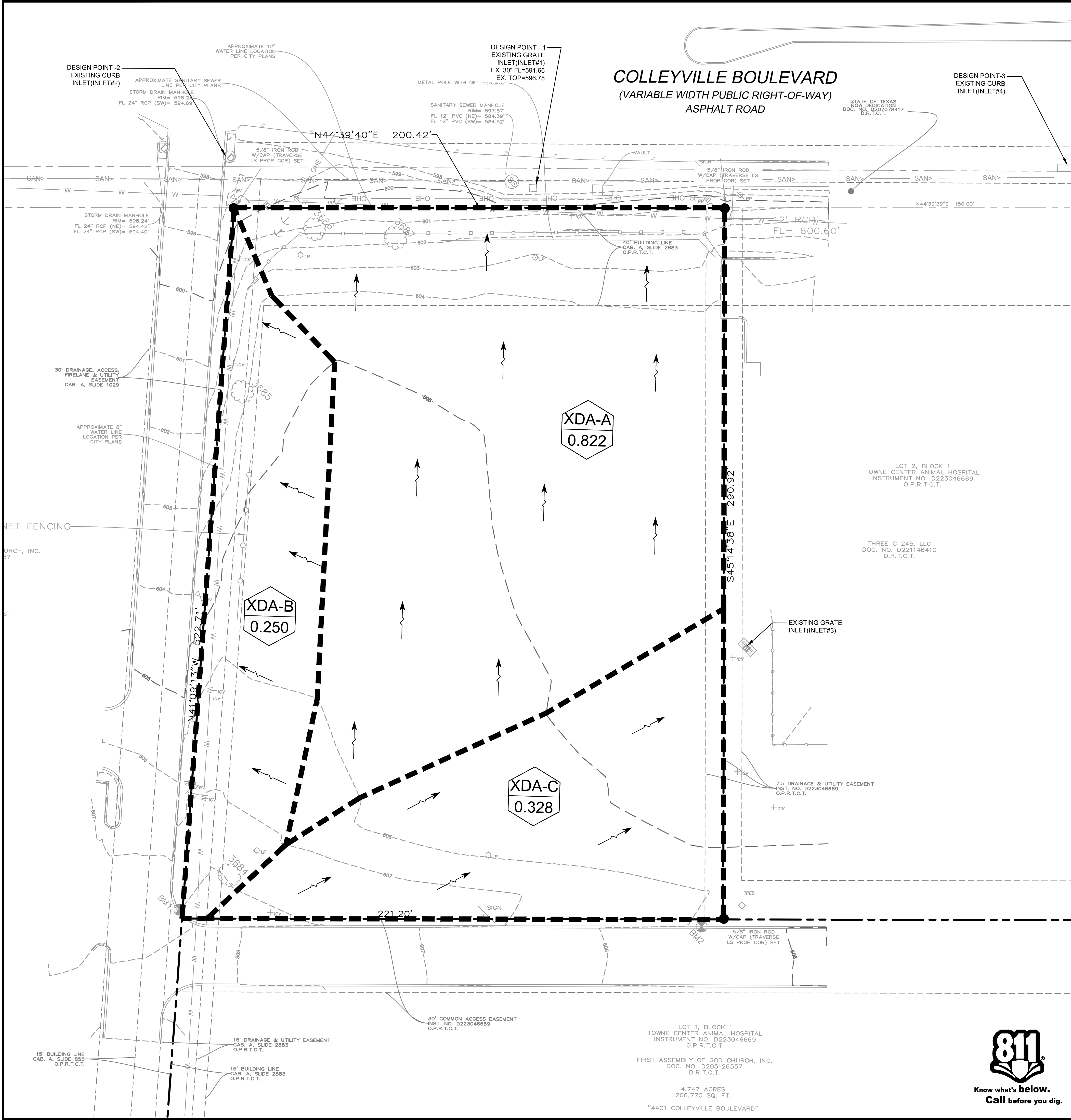


- GRADING GENERAL NOTES**
- ALL SURPLUS EXCAVATION AND WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO REMOVE SUCH SURPLUS EXCAVATION AND WASTE MATERIAL FROM THE SITE TO A PUBLIC DUMP SITE APPROVED FOR THE DISPOSAL OF SUCH MATERIALS. IF SURPLUS EXCAVATION 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
3	12-04-24	UPDATED BOUNDARY	KP
4	12-17-24	UPDATED FLOOR PLAN	IA
.	.	.	.
.	.	.	.
.	.	.	.

GRADING PLAN					
KIDDIE ACADEMY					
4401 COLLEYVILLE BLVD.					
CITY OF COLLEYVILLE					
TARRANT COUNTY, TEXAS 76034					
TOWNE CENTER ANIMAL HOSPITAL, BLOCK 1, LOT 1					
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-4.0
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	○ X-SET	○ 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.	○ 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	○ 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
-----------------	---------------	-----------------	-----------------	-------------------	---------------	-----------------	-----------	---------	---------------	---------------	--------------------	-----------------	-------------	-------------	----------------	----------------	----------------	-------------------	-----------------	--------------	-----------------	--------------------	---------------	----------------	-------------	----------------	---------------	-------------	------------	--------------	--------------	-------------------------	-------------------	---------------------	--------------	-------------------	--------------	-------------------	-----------	--------------------	-------------------	-------------------	------------------	--------------	------------	----------	---------	---------	-------------	-----------------	--------	-----------------	------------	------------	-----------------	------------------	------------------

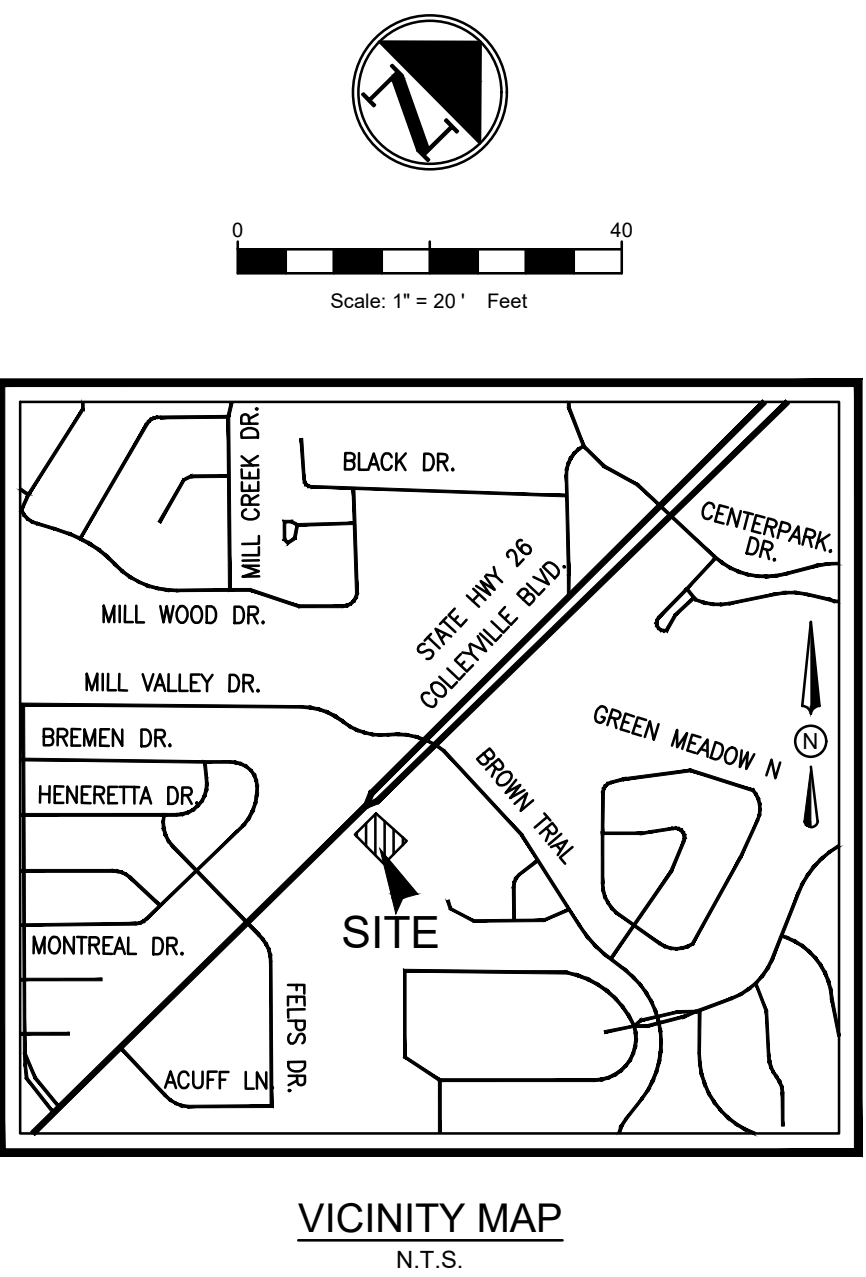
PRE-DRAINAGE LEGEND

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

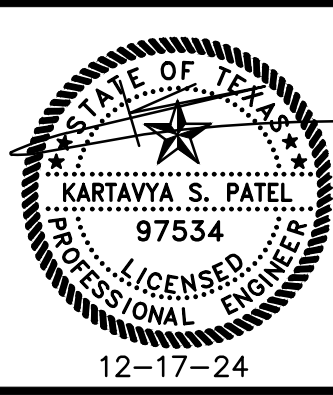
FLOOD PLAIN NOTE

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)	2-YR STORM			5-YR STORM			25-YR STORM			PRE-DRAINAGE AREAS			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)	
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	9.24	2.28	SHEET FLOWS TO COLLEYVILLE BLVD. AND DRAINS TO EX. CURB INLET (INLET#1)
IMPERVIOUS	0.000		0.30			0.30			0.30			0.30			0.30			
PERVIOUS	0.822		0.30			0.30			0.30			0.30			0.30			
XDA-B	0.250	10	0.31	4.71	0.36	0.31	5.74	0.44	0.31	7.55	0.58	0.31	8.34	0.64	0.31	9.24	0.71	
IMPERVIOUS	0.000		0.30			0.30			0.30			0.30			0.30			SHEET FLOWS TO EXISTING CURB INLET (INLET#2)
PERVIOUS	0.250		0.30			0.30			0.30			0.30			0.30			
XDA-C	0.328	10	0.31	4.71	0.48	0.31	5.74	0.59	0.31	7.55	0.78	0.31	8.34	0.86	0.31	9.24	0.95	
IMPERVIOUS	0.000		0.30			0.30			0.30			0.30			0.30			
PERVIOUS	0.328		0.30			0.30			0.30			0.30			0.30			SHEET FLOWS TO EXISTING GRADE INLET (INLET#3) AND EVENTUALLY DRAINS TO COLLEYVILLE BLVD TO EX. CURB INLET (INLET#4)
XDA-D	0.328	10	0.31	4.71	0.48	0.31	5.74	0.59	0.31	7.55	0.78	0.31	8.34	0.86	0.31	9.24	0.95	
IMPERVIOUS	0.000		0.30			0.30			0.30			0.30			0.30			
PERVIOUS	0.328		0.30			0.30			0.30			0.30			0.30			
SUM TOTAL	1.400				2.01			2.45		3.22			3.56		3.94			



NO.	DATE	DESCRIPTION	BY
1	11-11-24	1st SUP SUBMITTAL	KP
2	11-25-24	2ND SUP SUBMITTAL	KP
3	12-04-24	UPDATED BOUNDARY	KP
4	12-17-24	UPDATED FLOOR PLAN	IA
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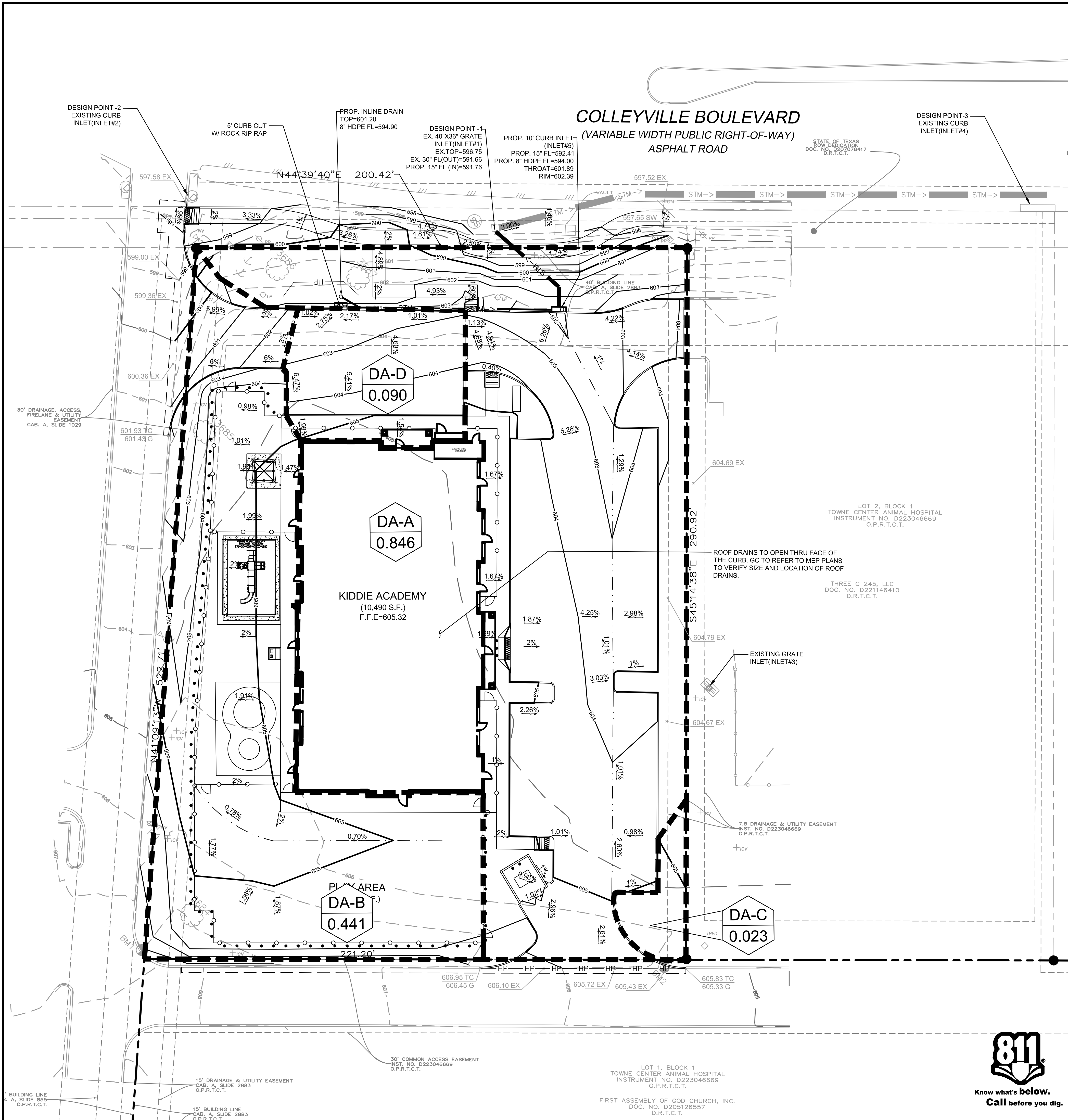
PRE-DRAINAGE PLAN
KIDDIE ACADEMY
4401 COLLEYVILLE BLVD.
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS 76034
TOWNE CENTER ANIMAL HOSPITAL, BLOCK 1, LOT 1

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
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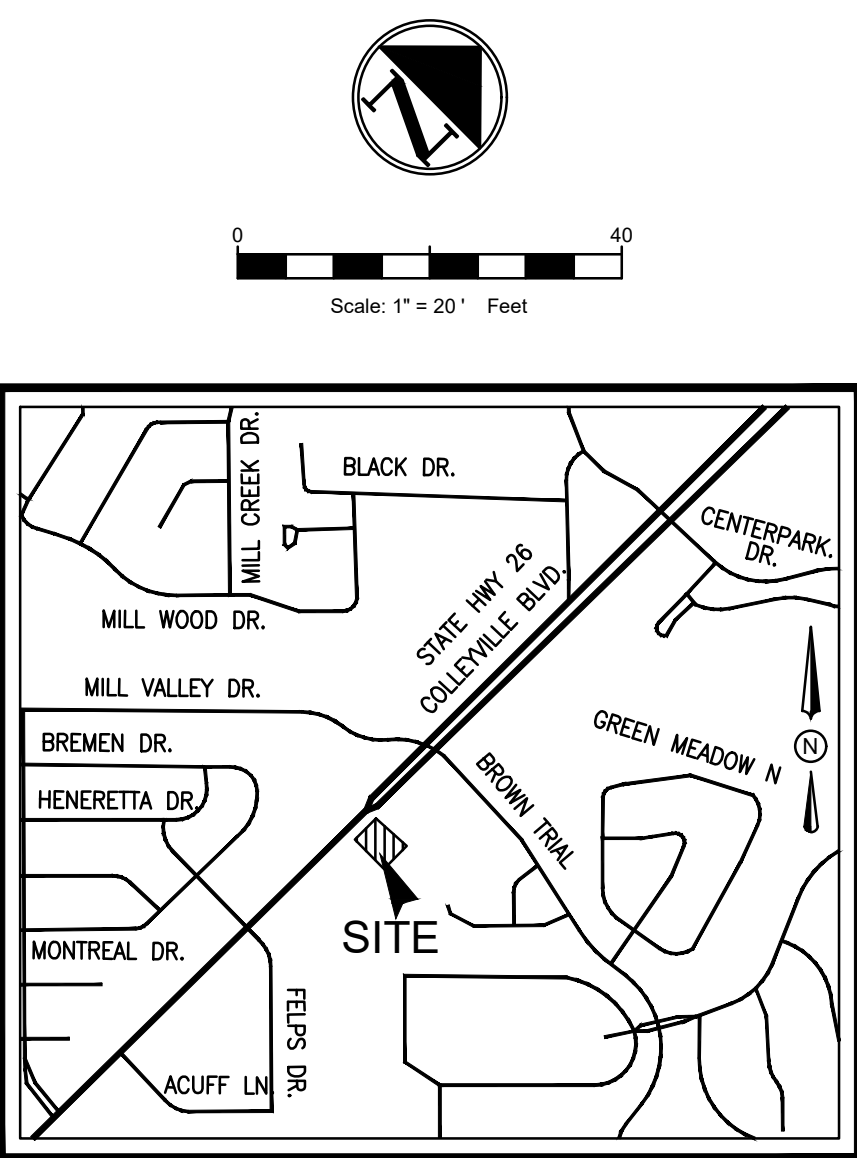
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	IA	10-29-24	SCALE BAR	111-24	C-5.0

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
■ 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	X.XX
DRAINAGE AREA ACREAGE		
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).

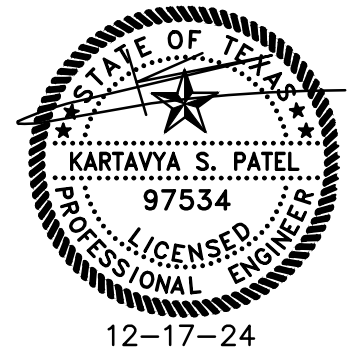
BASIN ID	OVERALL AREA (ac)	Tc (min)	2-YR STORM				5-YR STORM				25-YR STORM				50-YR STORM				100-YR STORM				REMARKS		
			C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)					
DA-A	0.850	10	0.76	4.71	3.05	0.76	5.74	3.72	0.76	7.55	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)	
INTERVIOUS	0.654					0.50			0.50			0.50			0.50										
PERVIOUS	0.190					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)
INTERVIOUS	0.199					0.50			0.50			0.50			0.50										
PERVIOUS	0.048					0.30			0.30			0.30			0.30										
DA-C	0.325	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)
INTERVIOUS	0.009					0.50			0.50			0.50			0.50										
PERVIOUS	0.025					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
INTERVIOUS	0.065					0.50			0.50			0.50			0.50										
PERVIOUS	0.006					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)
INTERVIOUS	0.065					0.50			0.50			0.50			0.50										
PERVIOUS	0.009					0.30			0.30			0.30			0.30										
SUM TOTAL	1.487				4.69			5.72			7.53			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)	PROPOSED FLOW FROM SITE (CFS)
1	30" RCP @0.90%	42	29	2.28	5.95
2	24" RCP			0.71	1.83
3	36" RCP @1.23%	73.97	51	0.95	0.06

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
3	12-04-24	UPDATED BOUNDARY	KP
4	12-17-24	UPDATED FLOOR PLAN	IA

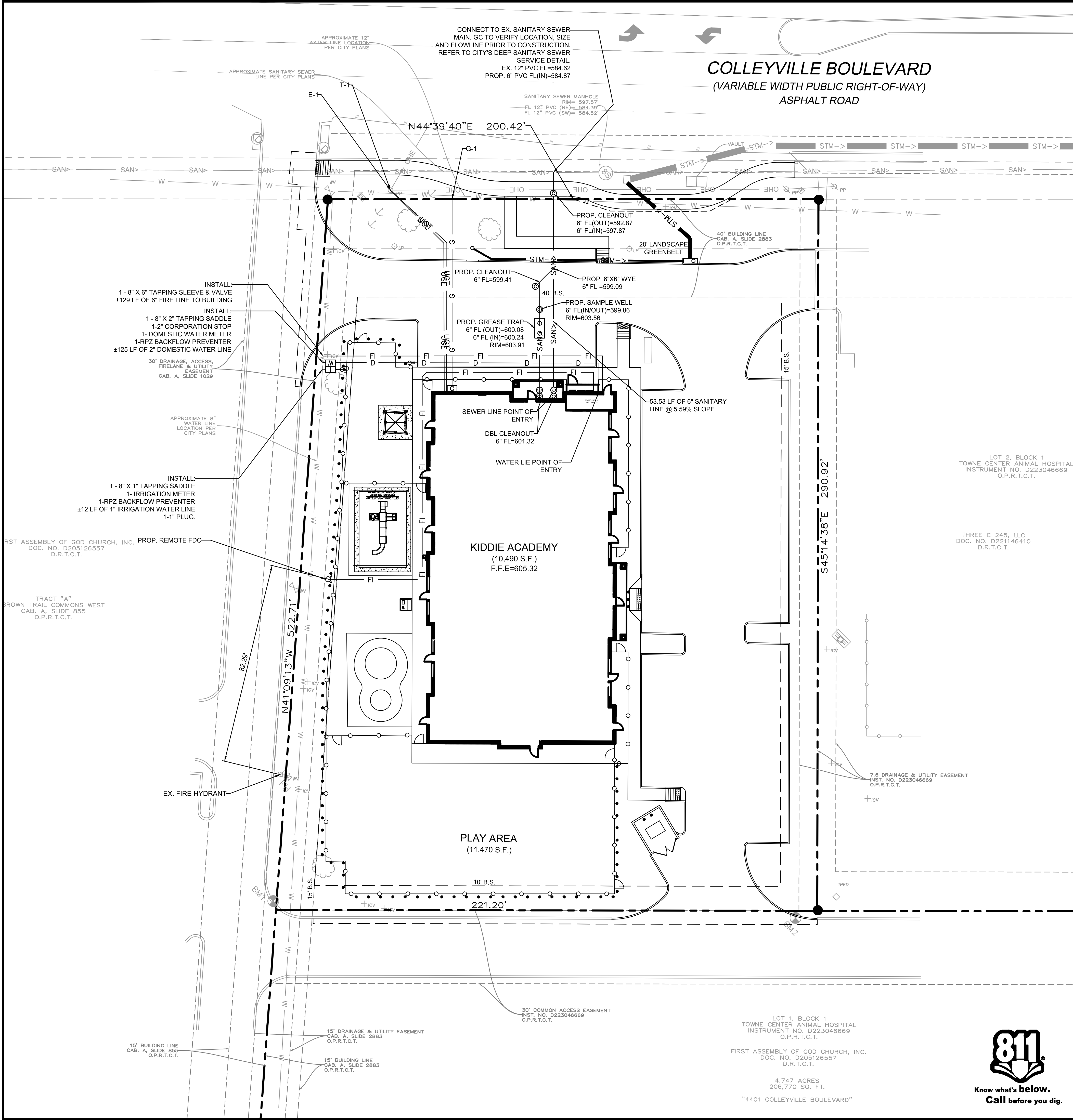


POST-DRAINAGE PLAN
KIDDLE ACADEMY
4401 COLLEYVILLE BLVD.
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS 76034
TOWNE CENTER ANIMAL HOSPITAL, BLOCK 1, LOT 1

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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-6.0

TX. P.E. FIRM #11525



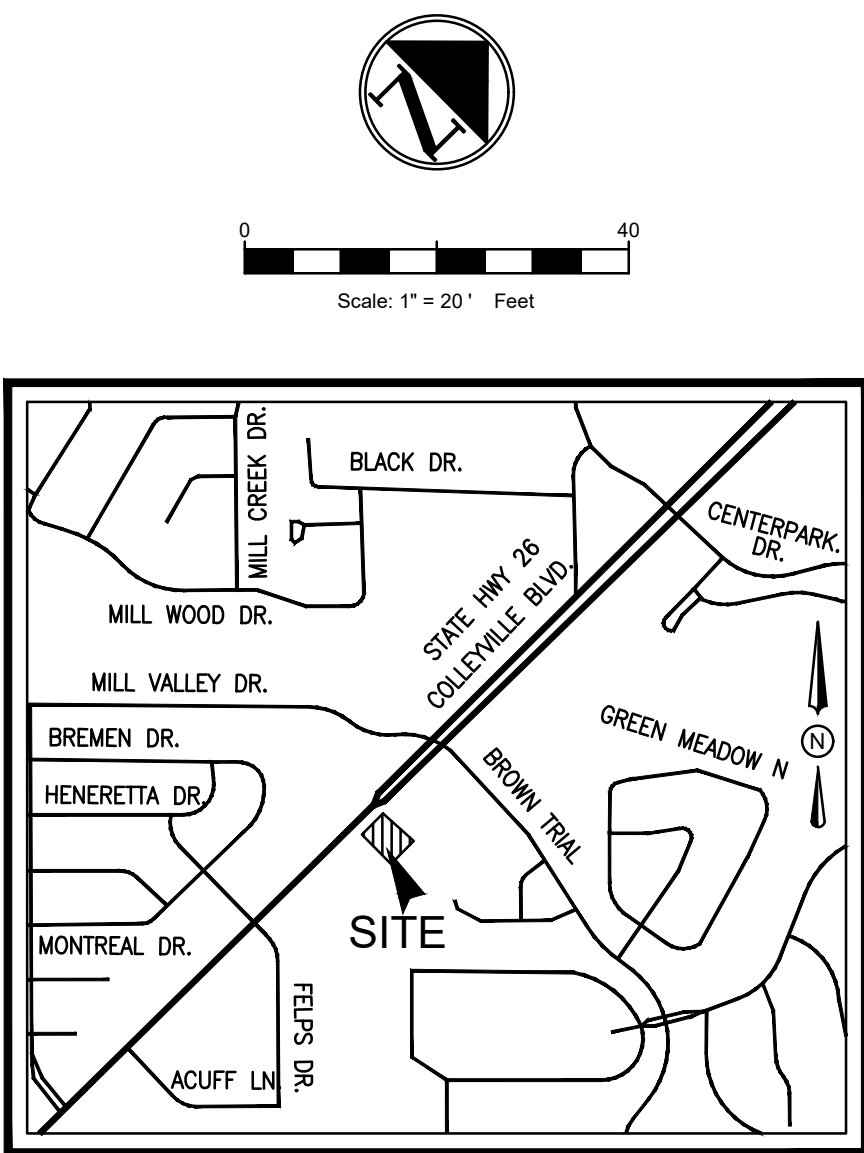
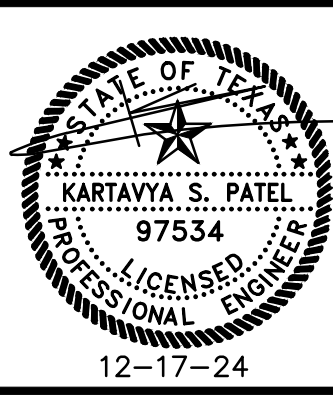
EXISTING LEGEND		
● 1/2" IR FOUND	○ 1/2" IR SET	○ 5/8" IR FOUND
○ 3/8" IR FOUND	○ 60-D NAIL FOUND	○ PK NAIL SET
○ 1/2" IP FOUND	○ X-FOUND	○ 1" IR FOUND
○ 1" IP FOUND	○ POINT FOR CORNER	○ CON. MONUMENT
○ 3/4" IP FOUND	○ TELE. BOX	○ CABLE BOX
○ ELECTRIC BOX	○ BRICK COLUMN	○ STONE COLUMN
○ STORM DRAIN MH.	○ 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.

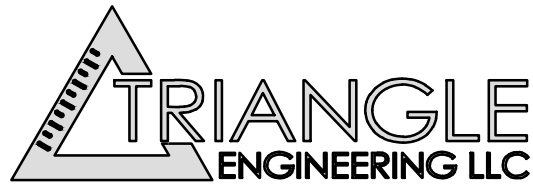
NO.	DATE	DESCRIPTION	BY
1	11-11-24	1st SUP SUBMITTAL	KP
2	11-25-24	2ND SUP SUBMITTAL	KP
3	12-04-24	UPDATED BOUNDARY	KP
4	12-17-24	UPDATED FLOOR PLAN	IA
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- UTILITY GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY/UTILITY 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

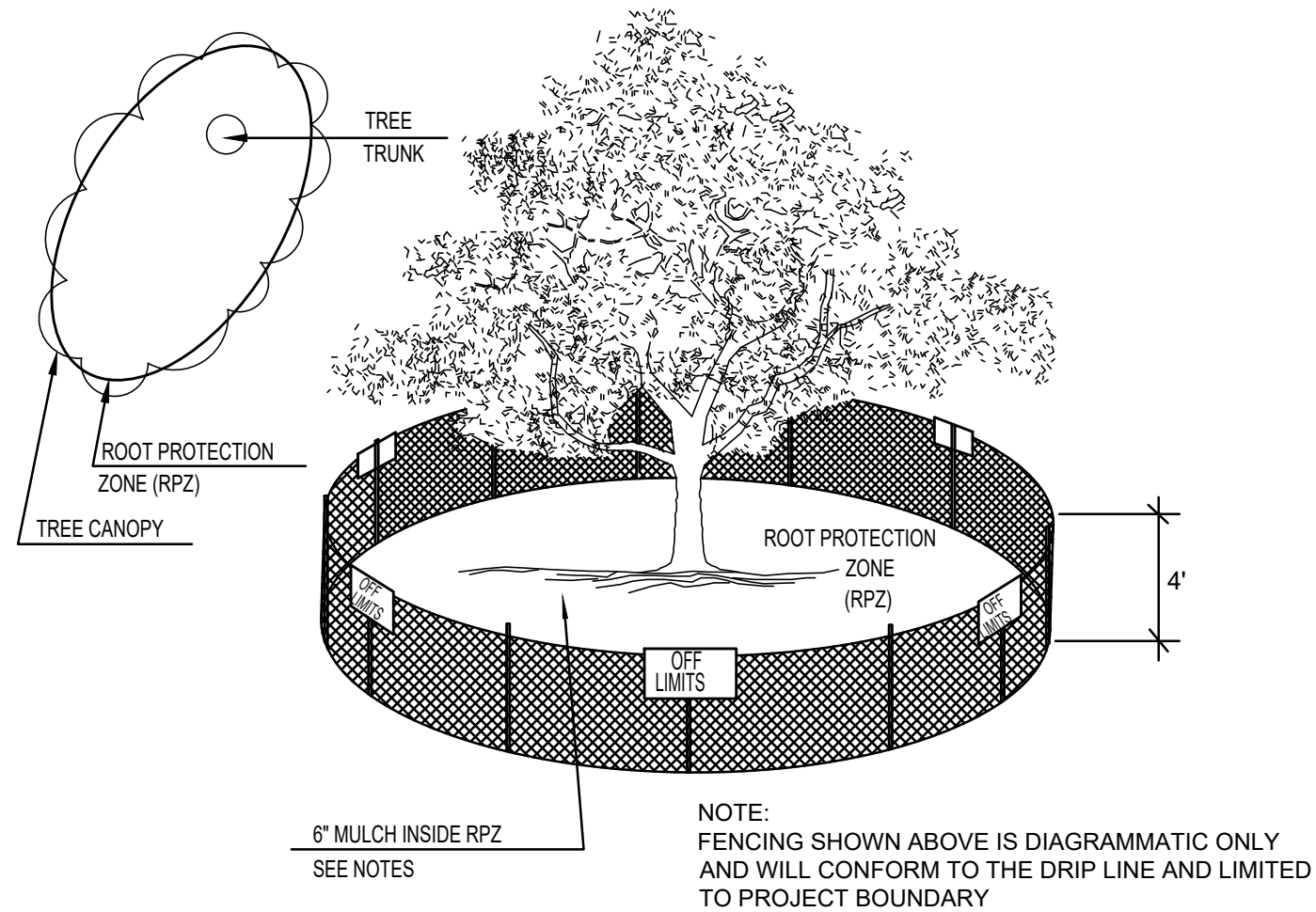
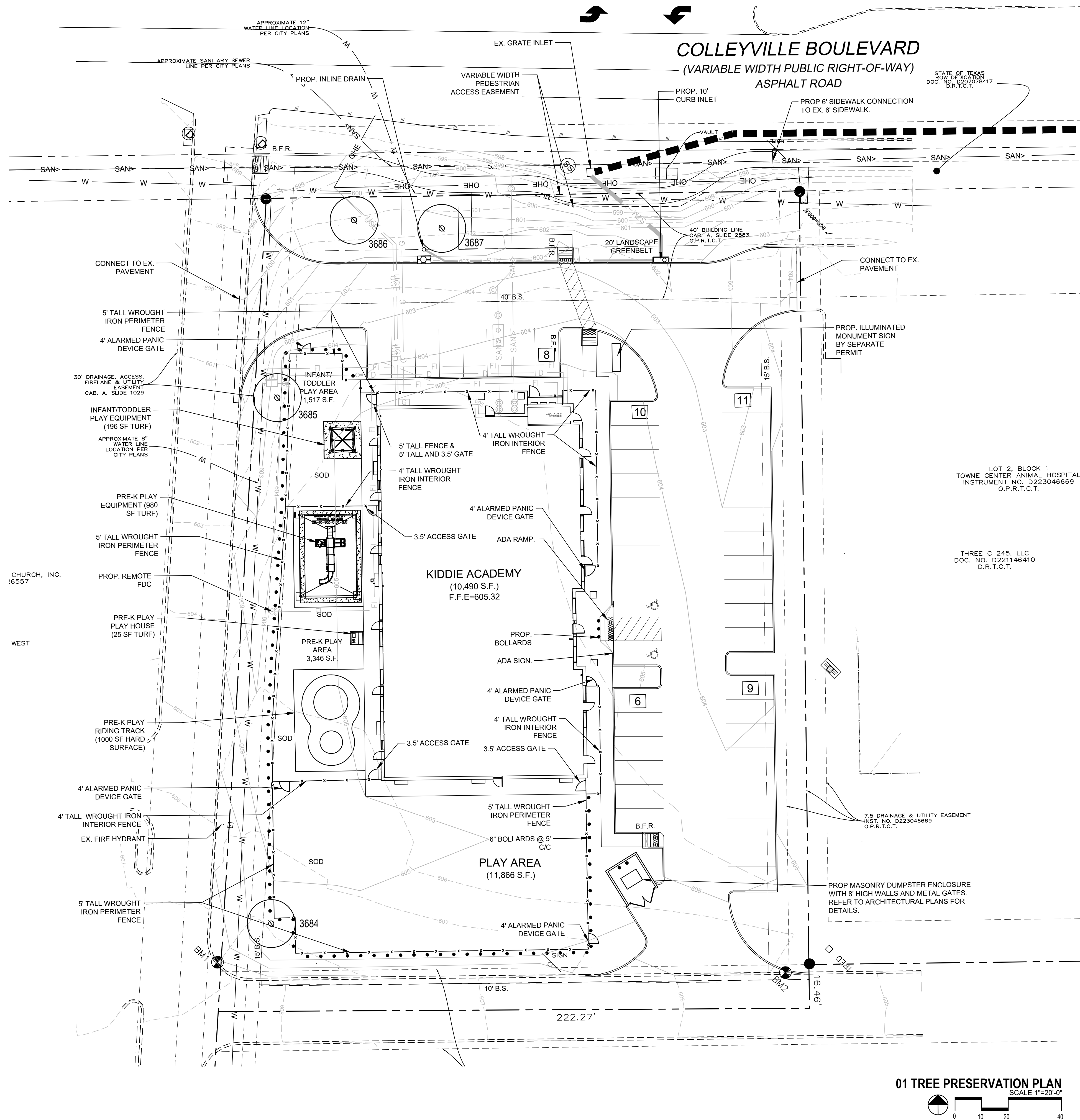
PRELIMINARY UTILITY PLAN
KIDDIE ACADEMY
4401 COLLEYVILLE BLVD.
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS 76034
TOWNE CENTER ANIMAL HOSPITAL, BLOCK 1, LOT 1



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Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	IA	10-29-24	SCALE #18	111-24	C-9.0
TX. P.E. FIRM #11525					



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.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



11.25.2024

KIDDIE ACADEMY
COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS

ISSUE:

FOR APPROVAL 11.07.2024
FOR APPROVAL 11.25.2024

DATE:

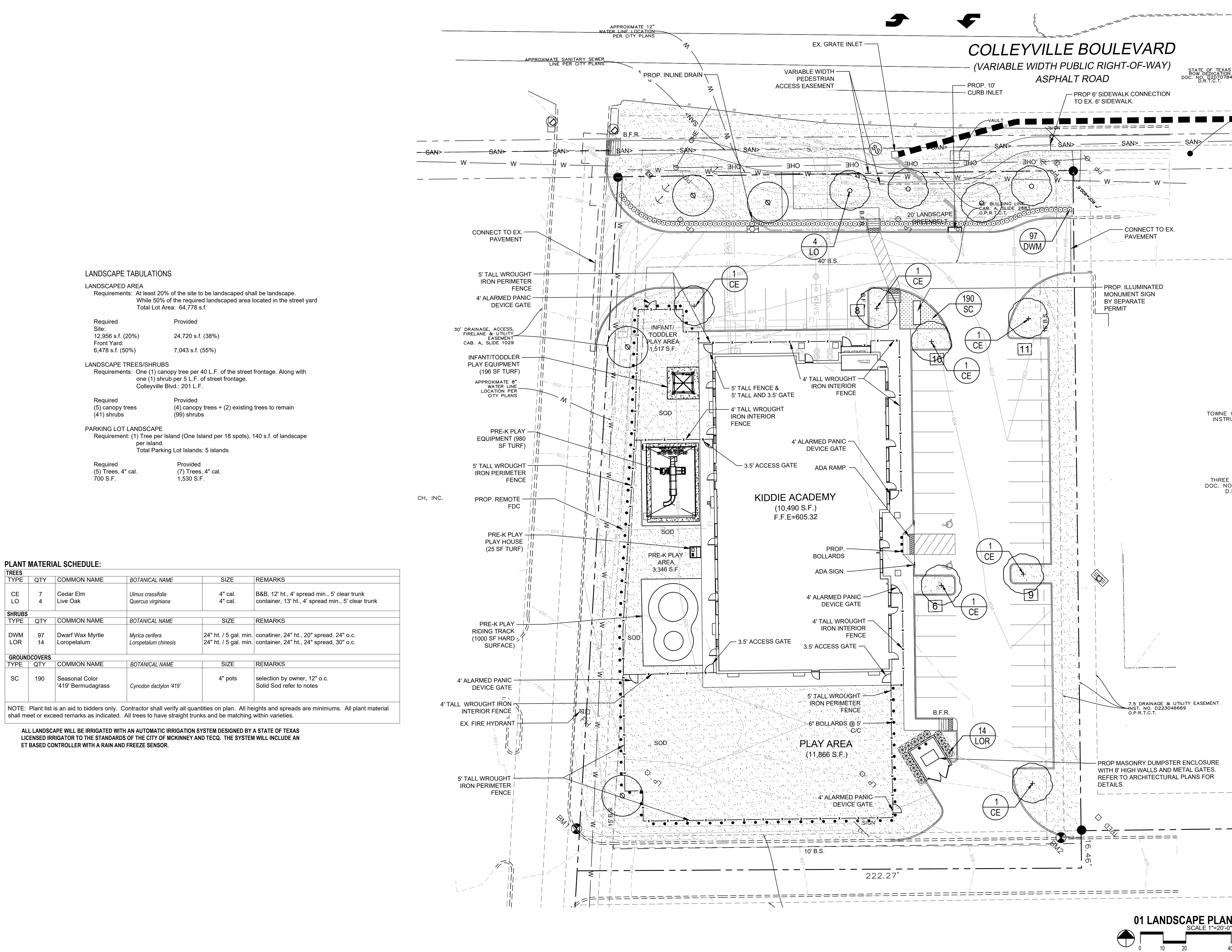
11.25.2024

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.

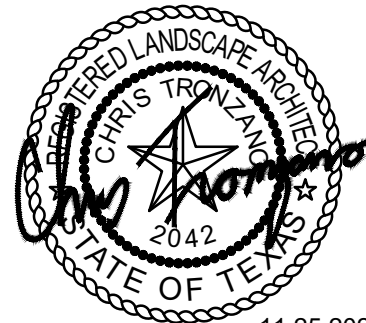
SOLID SOD NOTES

- 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.



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

CHRIS@STUDIOGREENSPOT.COM



11.25.2024

KIDDIE ACADEMY
COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS

ISSUE:

FOR APPROVAL 11.07.2024
CITY COMMENTS 11.25.2024

DATE:

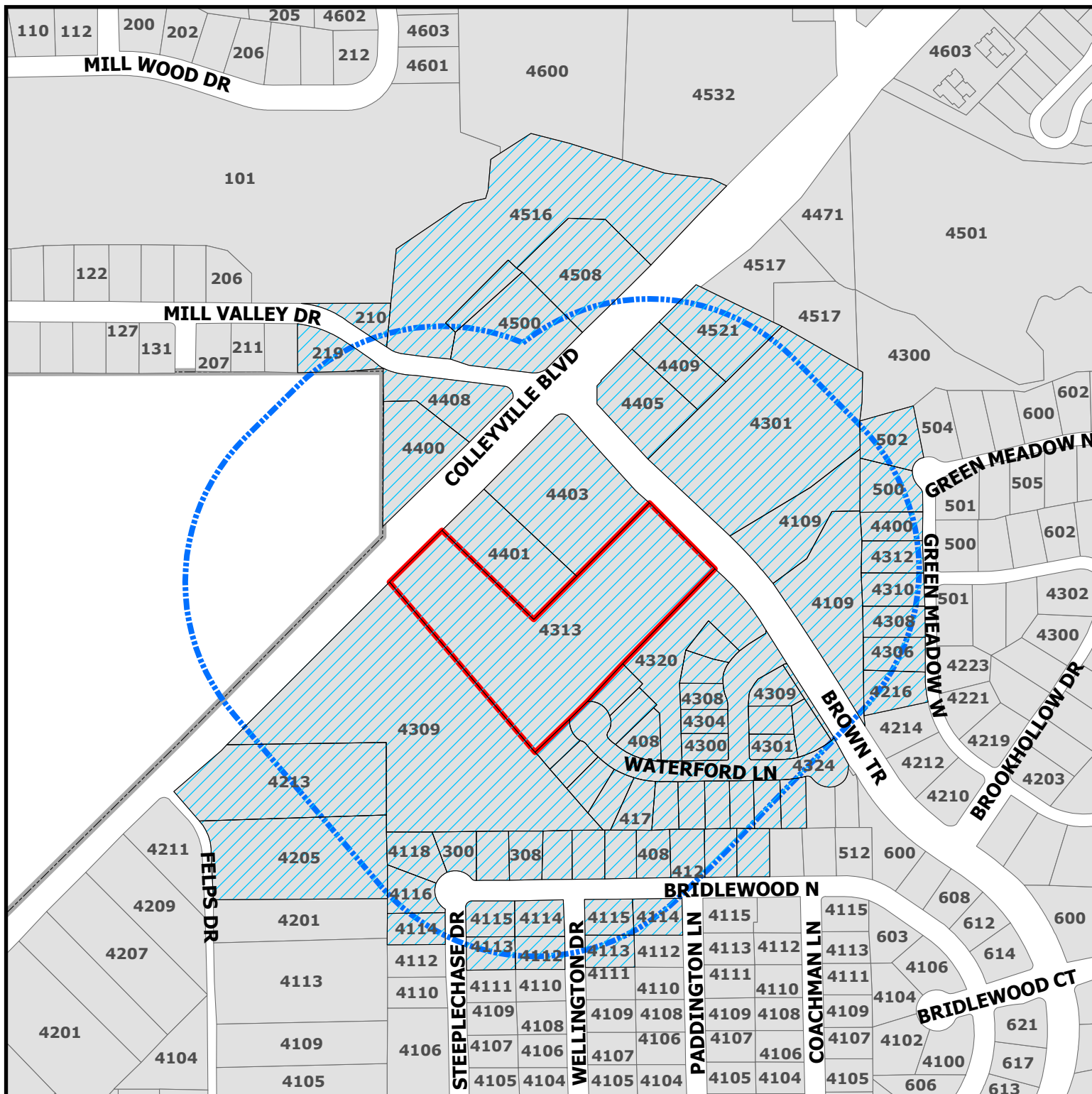
11.25.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

Notification Map

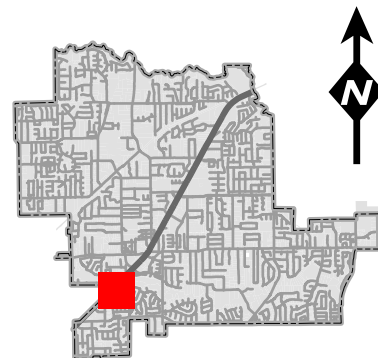


ZC24-028

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

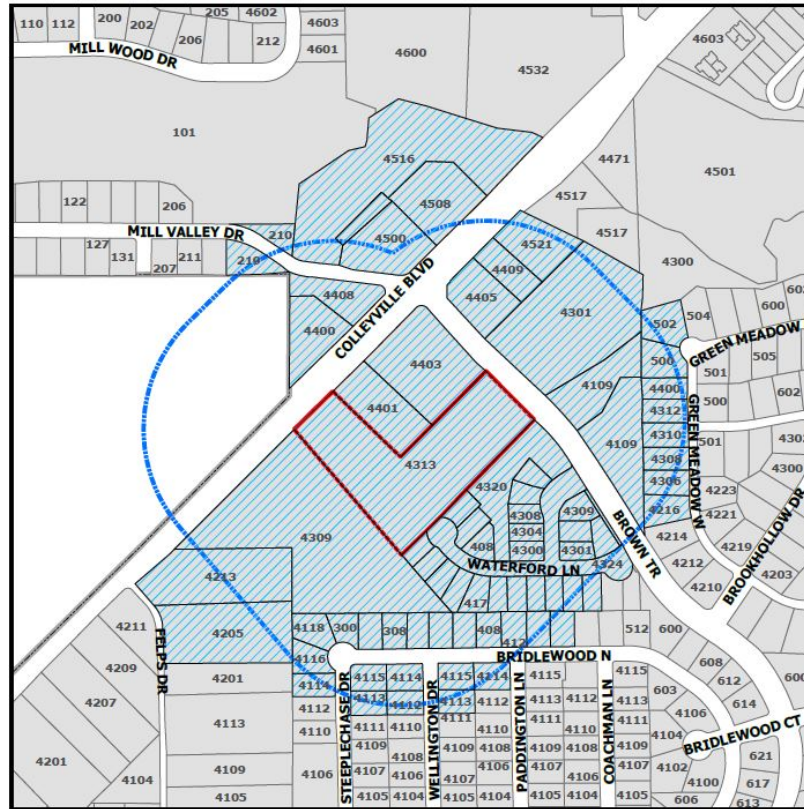
Present Zoning: CC-2 Shopping Center

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:

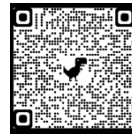
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com

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
 COURTESY NOTICE
 COURTESY NOTICE
 COURTESY NOTICE
 COURTESY NOTICE
 COURTESY NOTICE
 STATE REQUIRED
 APPLICANT

ORDINANCE O-25-2314

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 22nd day of January 2025.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 22ND DAY OF JANUARY 2025.

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

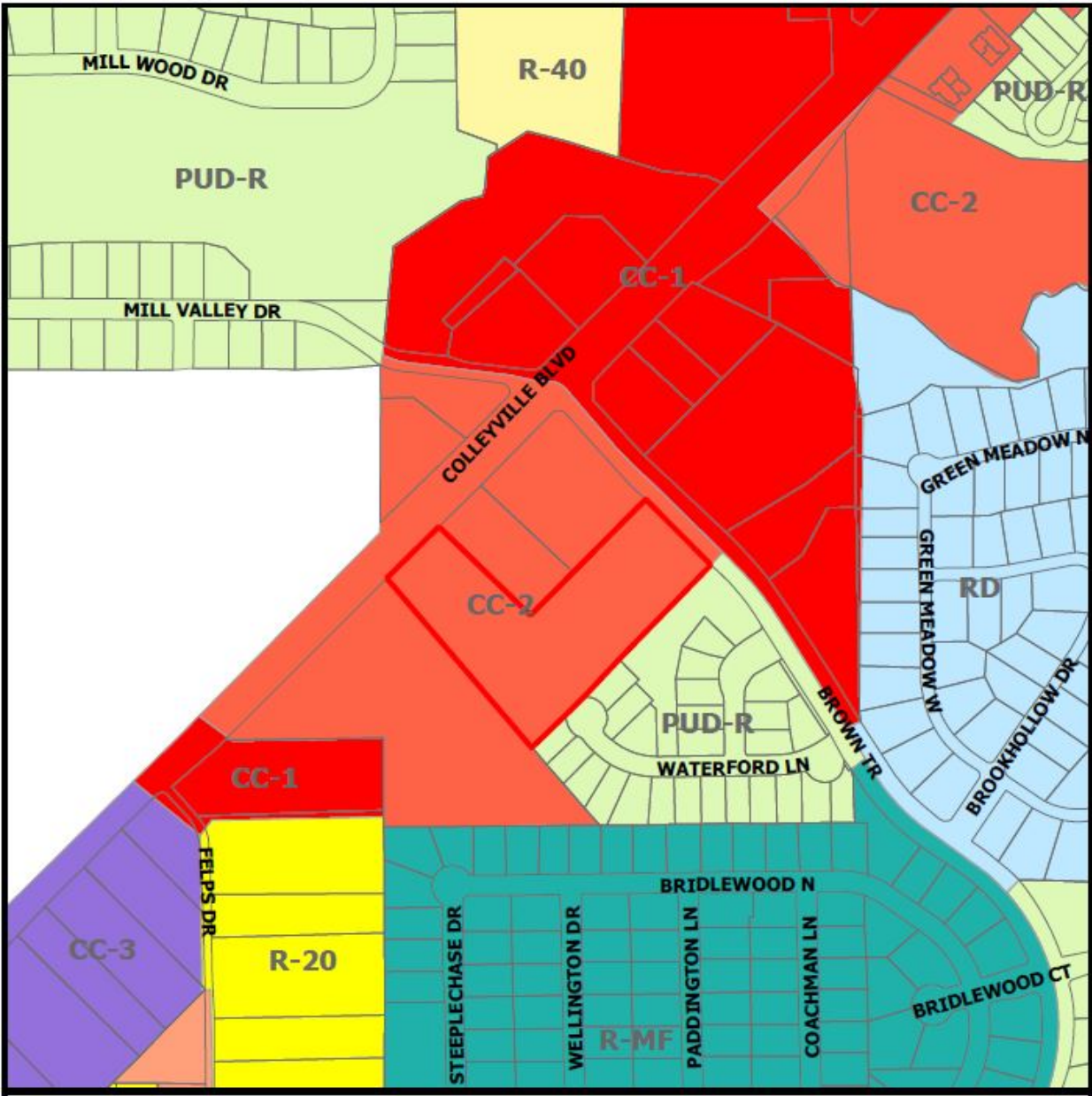
ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

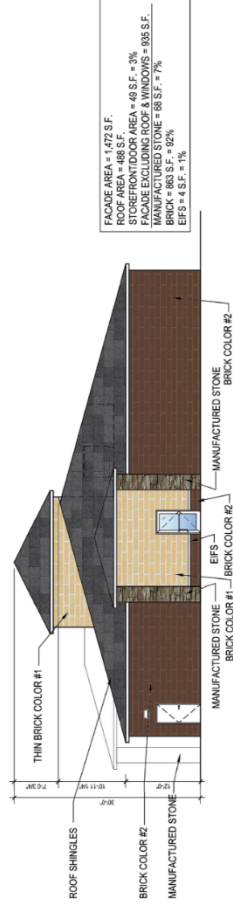
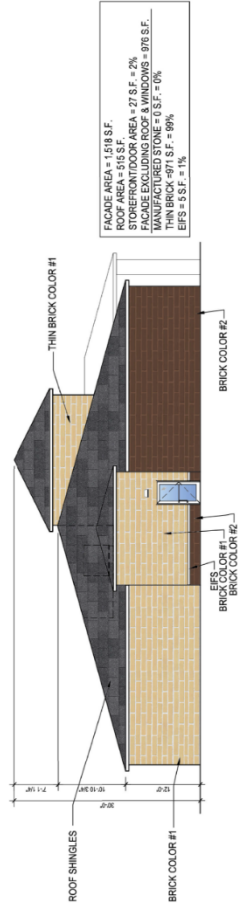
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



[illegible]



STANDARD NOTES

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY THE TOWN OF UPLAND.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENING FROM PUBLIC VIEW. ROOF TOP MOUNTED EQUIPMENT SHALL BE SCREENED BY PARAPET WALL OR SCREENING SHALL BE SCREENING WALL. SHALL BE THE SPECIFICATIONS OF THE WHEN PERMITTED EXPOSED UTILITY BOSES A CONDENTS SHALL BE PAINTED TO MATCH THE BUILDING.
3. ALL STORAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTIONS DIVISION.
4. THE EXTERIOR FINISH SHALL BE MATCH THE EXTERIOR VISIBILITY REFLECTIVITY OF TEN (10) PERCENT.
5. ANY DEVIATIONS FROM THE APPROVED FACADE PLAN WILL REQUIRE A RE-APPROVAL BY THE TOWN OF UPLAND.



ELEVATIONS 03.2
SCALE: 1/16"=1'-0" • JOB#: 24044 • ISSUE DATE: 12/16/2024
APPROVED BY: _____ DATE: _____
© 2014, 2016, 2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2036, 2038, 2040, 2042, 2044, 2046, 2048, 2050, 2052, 2054, 2056, 2058, 2060, 2062, 2064, 2066, 2068, 2070, 2072, 2074, 2076, 2078, 2080, 2082, 2084, 2086, 2088, 2090, 2092, 2094, 2096, 2098, 2100, 2102, 2104, 2106, 2108, 2110, 2112, 2114, 2116, 2118, 2120, 2122, 2124, 2126, 2128, 2130, 2132, 2134, 2136, 2138, 2140, 2142, 2144, 2146, 2148, 2150, 2152, 2154, 2156, 2158, 2160, 2162, 2164, 2166, 2168, 2170, 2172, 2174, 2176, 2178, 2180, 2182, 2184, 2186, 2188, 2190, 2192, 2194, 2196, 2198, 2200, 2202, 2204, 2206, 2208, 2210, 2212, 2214, 2216, 2218, 2220, 2222, 2224, 2226, 2228, 2230, 2232, 2234, 2236, 2238, 2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258, 2260, 2262, 2264, 2266, 2268, 2270, 2272, 2274, 2276, 2278, 2280, 2282, 2284, 2286, 2288, 2290, 2292, 2294, 2296, 2298, 2300, 2302, 2304, 2306, 2308, 2310, 2312, 2314, 2316, 2318, 2320, 2322, 2324, 2326, 2328, 2330, 2332, 2334, 2336, 2338, 2340, 2342, 2344, 2346, 2348, 2350, 2352, 2354, 2356, 2358, 2360, 2362, 2364, 2366, 2368, 2370, 2372, 2374, 2376, 2378, 2380, 2382, 2384, 2386, 2388, 2390, 2392, 2394, 2396, 2398, 2400, 2402, 2404, 2406, 2408, 2410, 2412, 2414, 2416, 2418, 2420, 2422, 2424, 2426, 2428, 2430, 2432, 2434, 2436, 2438, 2440, 2442, 2444, 2446, 2448, 2450, 2452, 2454, 2456, 2458, 2460, 2462, 2464, 2466, 2468, 2470, 2472, 2474, 2476, 2478, 2480, 2482, 2484, 2486, 2488, 2490, 2492, 2494, 2496, 2498, 2500, 2502, 2504, 2506, 2508, 2510, 2512, 2514, 2516, 2518, 2520, 2522, 2524, 2526, 2528, 2530, 2532, 2534, 2536, 2538, 2540, 2542, 2544, 2546, 2548, 2550, 2552, 2554, 2556, 2558, 2560, 2562, 2564, 2566, 2568, 2570, 2572, 2574, 2576, 2578, 2580, 2582, 2584, 2586, 2588, 2590, 2592, 2594, 2596, 2598, 2600, 2602, 2604, 2606, 2608, 2610, 2612, 2614, 2616, 2618, 2620, 2622, 2624, 2626, 2628, 2630, 2632, 2634, 2636, 2638, 2640, 2642, 2644, 2646, 2648, 2650, 2652, 2654, 2656, 2658, 2660, 2662, 2664, 2666, 2668, 2670, 2672, 2674, 2676, 2678, 2680, 2682, 2684, 2686, 2688, 2690, 2692, 2694, 2696, 2698, 2700, 2702, 2704, 2706, 2708, 2710, 2712, 2714, 2716, 2718, 2720, 2722, 2724, 2726, 2728, 2730, 2732, 2734, 2736, 2738, 2740, 2742, 2744, 2746, 2748, 2750, 2752, 2754, 2756, 2758, 2760, 2762, 2764, 2766, 2768, 2770, 2772, 2774, 2776, 2778, 2780, 2782, 2784, 2786, 2788, 2790, 2792, 2794, 2796, 2798, 2800, 2802, 2804, 2806, 2808, 2810, 2812, 2814, 2816, 2818, 2820, 2822, 2824, 2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840, 2842, 2844, 2846, 2848, 2850, 2852, 2854, 2856, 2858, 2860, 2862, 2864, 2866, 2868, 2870, 2872, 2874, 2876, 2878, 2880, 2882, 2884, 2886, 2888, 2890, 2892, 2894, 2896, 2898, 2900, 2902, 2904, 2906, 2908, 2910, 2912, 2914, 2916, 2918, 2920, 2922, 2924, 2926, 2928, 2930, 2932, 2934, 2936, 2938, 2940, 2942, 2944, 2946, 2948, 2950, 2952, 2954, 2956, 2958, 2960, 2962, 2964, 2966, 2968, 2970, 2972, 2974, 2976, 2978, 2980, 2982, 2984, 2986, 2988, 2990, 2992, 2994, 2996, 2998, 3000, 3002, 3004, 3006, 3008, 3010, 3012, 3014, 3016, 3018, 3020, 3022, 3024, 3026, 3028, 3030, 3032, 3034, 3036, 3038, 3040, 3042, 3044, 3046, 3048, 3050, 3052, 3054, 3056, 3058, 3060, 3062, 3064, 3066, 3068, 3070, 3072, 3074, 3076, 3078, 3080, 3082, 3084, 3086, 3088, 3090, 3092, 3094, 3096, 3098, 3100, 3102, 3104, 3106, 3108, 3110, 3112, 3114, 3116, 3118, 3120, 3122, 3124, 3126, 3128, 3130, 3132, 3134, 3136, 3138, 3140, 3142, 3144, 3146, 3148, 3150, 3152, 3154, 3156, 3158, 3160, 3162, 3164, 3166, 3168, 3170, 3172, 3174, 3176, 3178, 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200, 3202, 3204, 3206, 3208, 3210, 3212, 3214, 3216, 3218, 3220, 3222, 3224, 3226, 3228, 3230, 3232, 3234, 3236, 3238, 3240, 3242, 3244, 3246, 3248, 3250, 3252, 3254, 3256, 3258, 3260, 3262, 3264, 3266, 3268, 3270, 3272, 3274, 3276, 3278, 3280, 3282, 3284, 3286, 3288, 3290, 3292, 3294, 3296, 3298, 3300, 3302, 3304, 3306, 3308, 3310, 3312, 3314, 3316, 3318, 3320, 3322, 3324, 3326, 3328, 3330, 3332, 3334, 3336, 3338, 3340, 3342, 3344, 3346, 3348, 3350, 3352, 3354,

KIDDIE  **ACADEMY.**
EDUCATIONAL CHILD CARE

KIDDIE ACADEMY AT COLLEYVILLE, TX



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5d

Agenda Date 1/7/2025

Number Ordinance O-25-2315

Type Ordinance

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

First Reading and Public Hearing

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 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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their December 9, 2024 meeting by a vote of 6-0.

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. Ordinance O-25-2315

Aerial Map

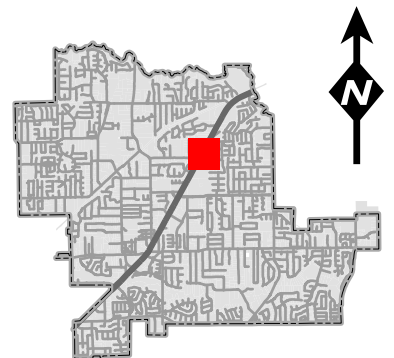


ZC24-029

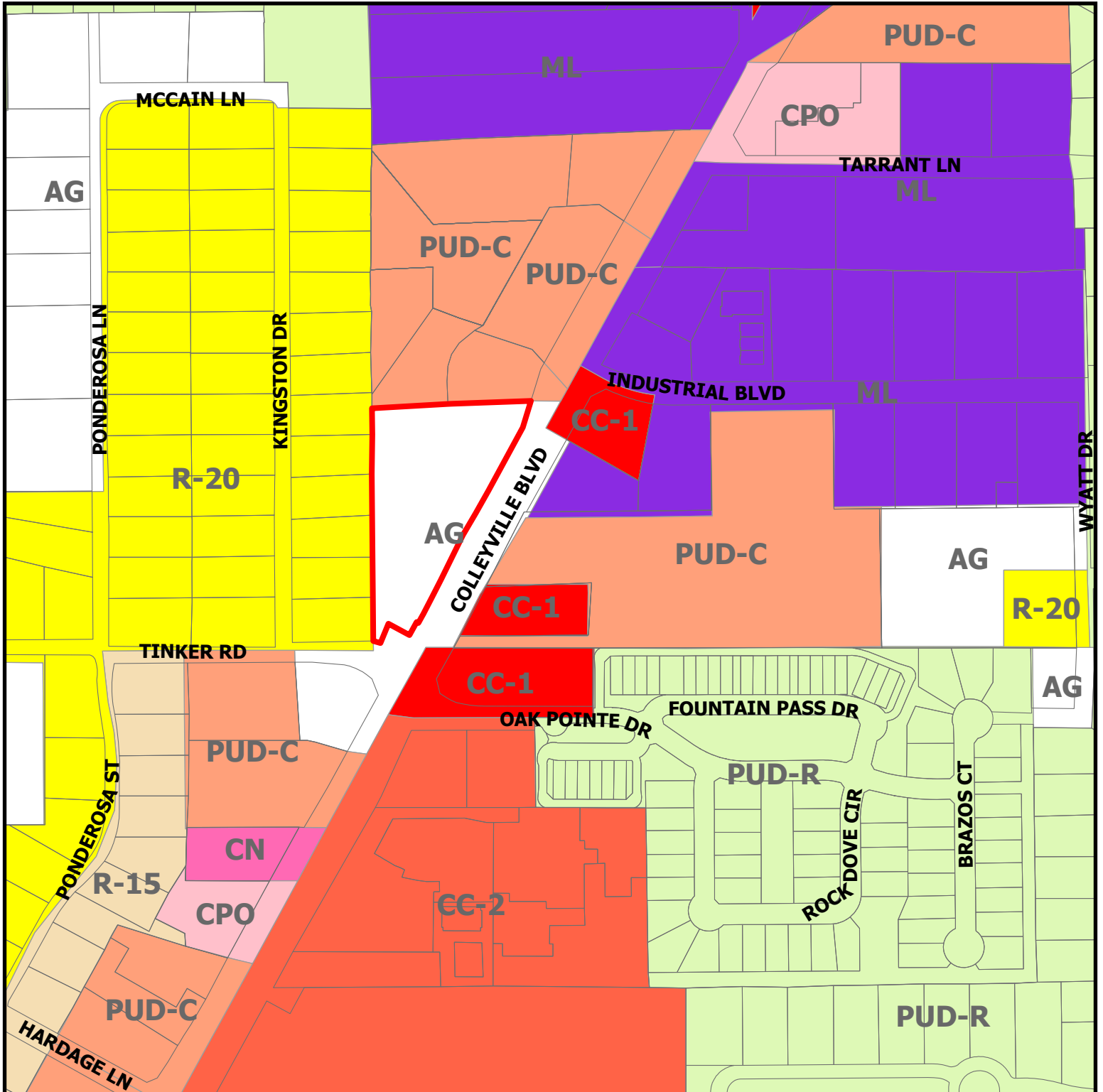
6312 Colleyville Blvd

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

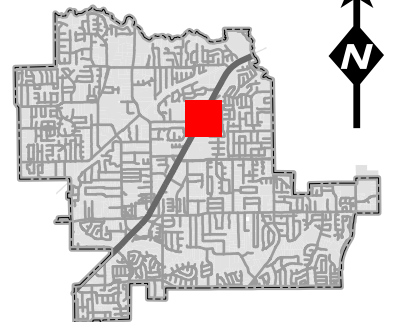


ZC24-029

6312 Colleyville Blvd

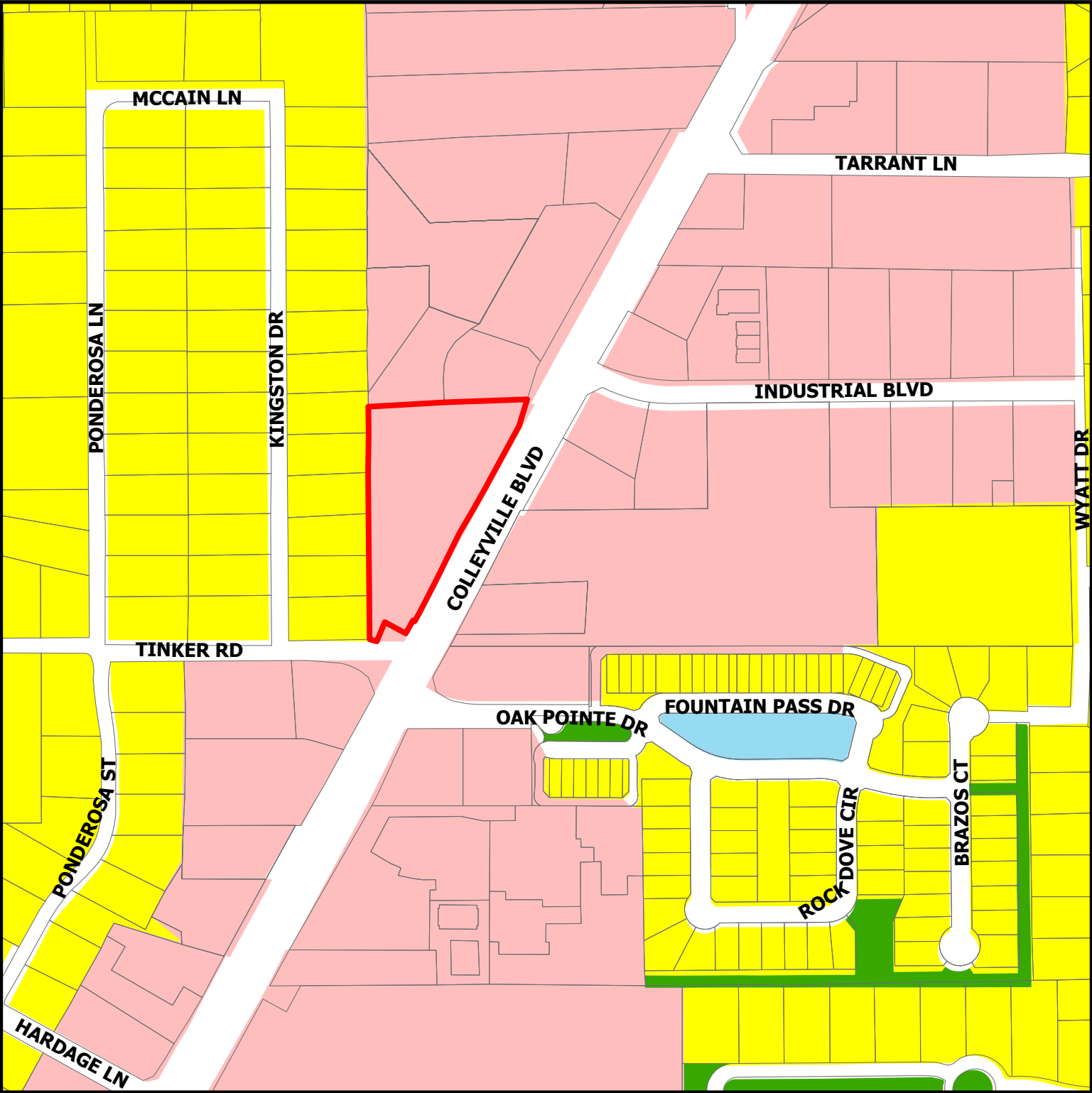


Subject Property



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Future Land Use Map

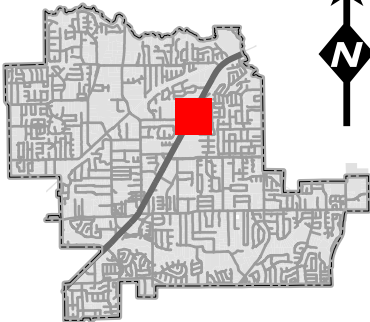


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ZC24-029

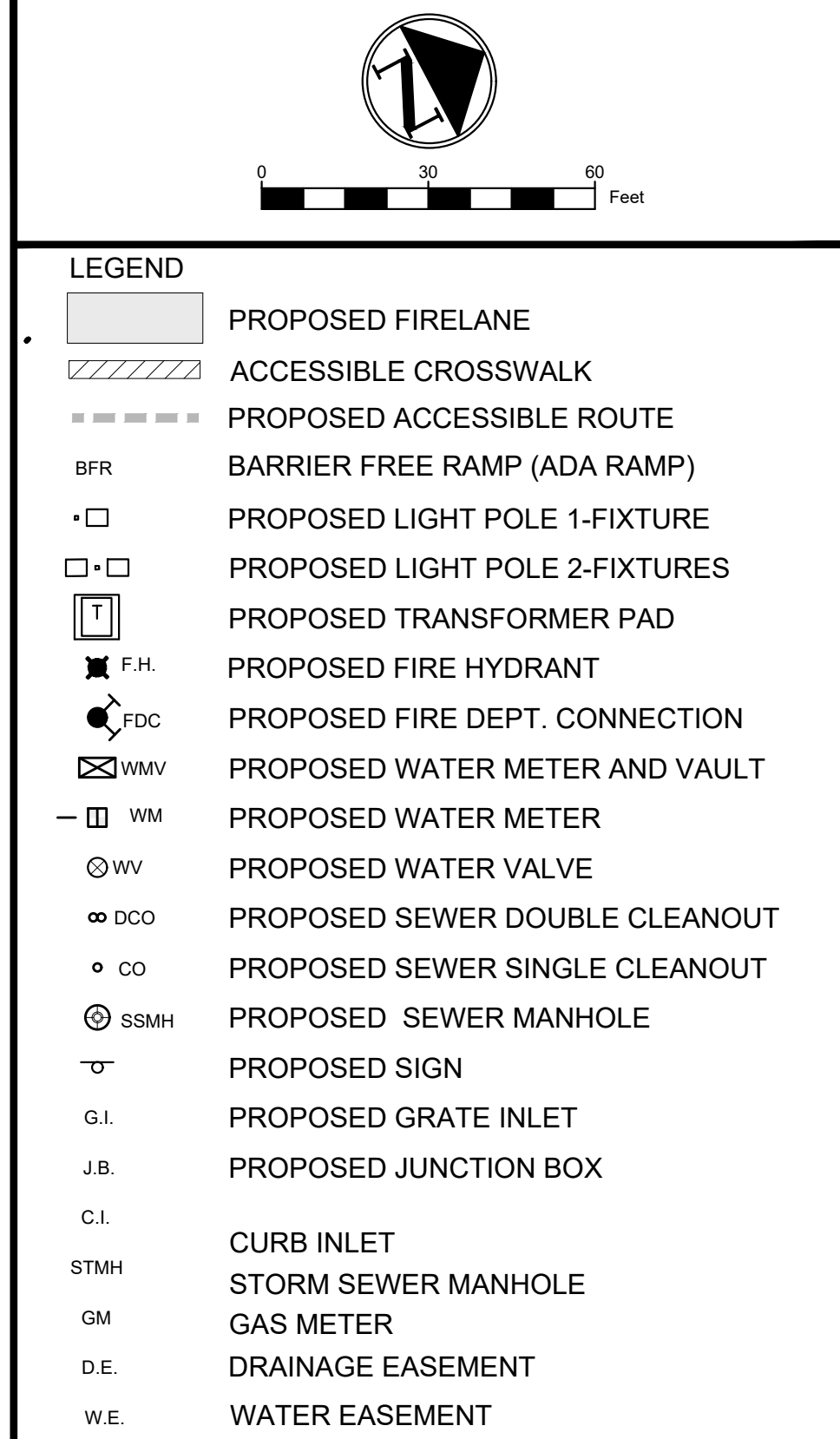
6312 Colleyville Blvd

-  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.

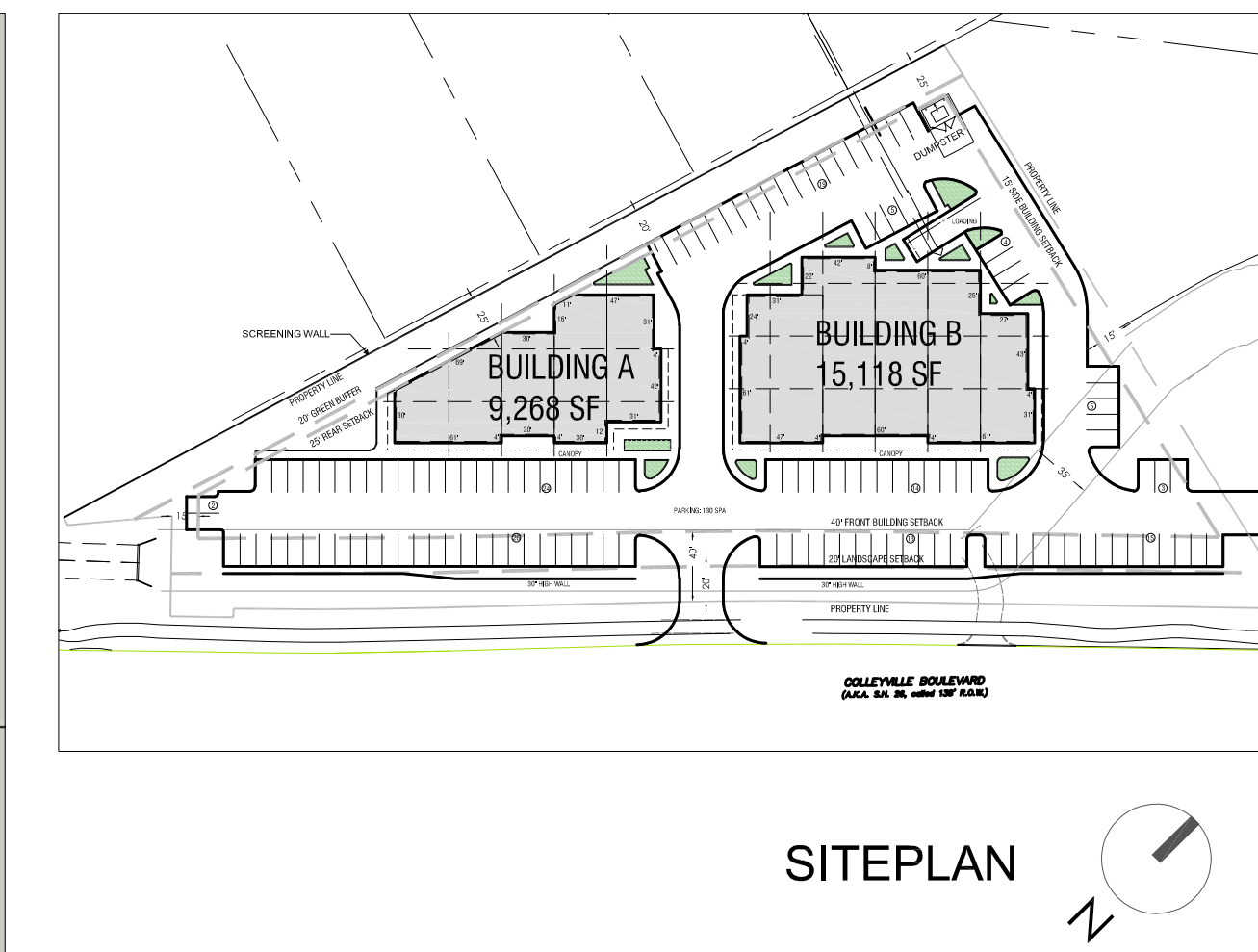
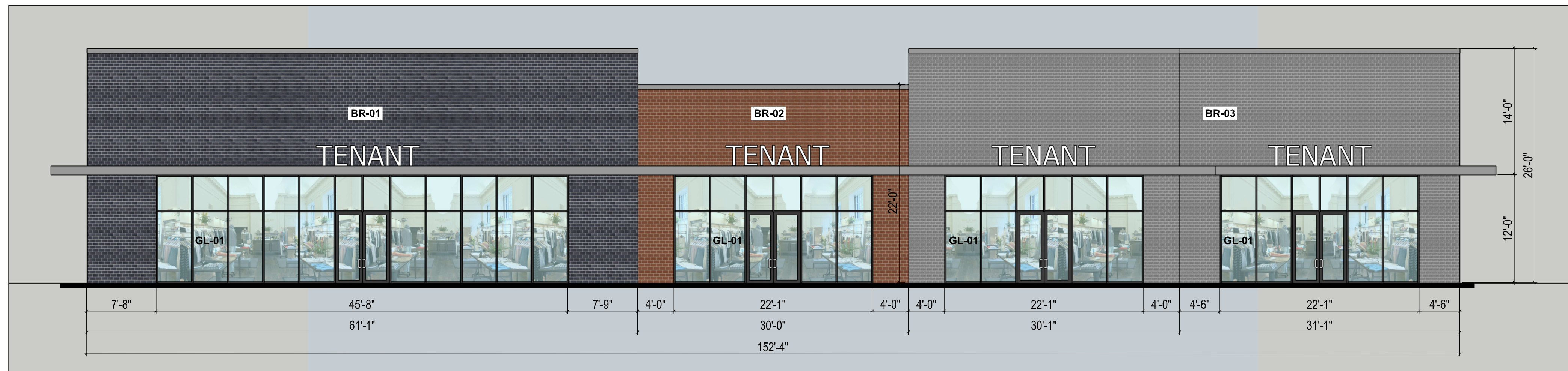


1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
3. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.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

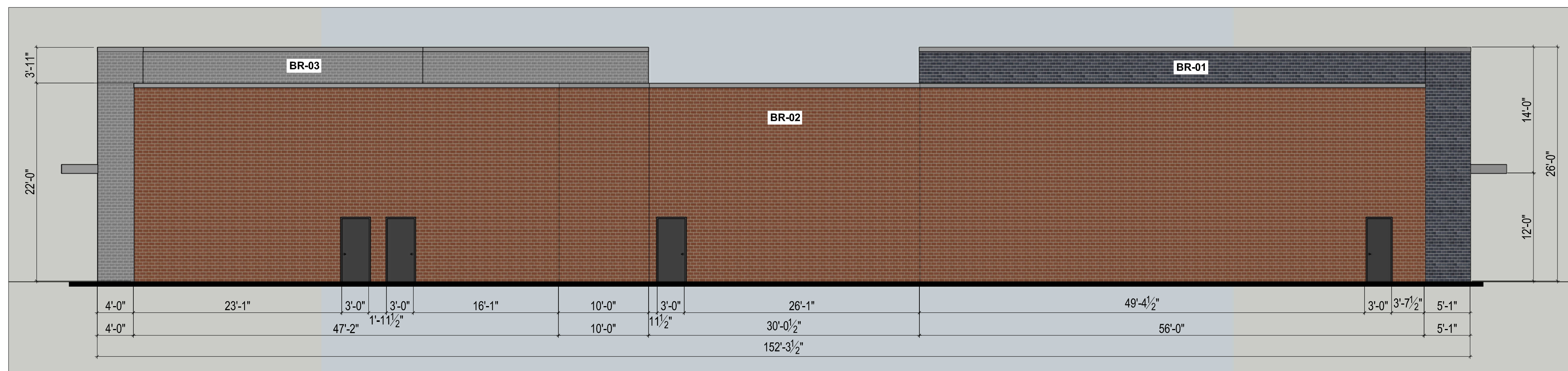
NO.	DATE	REVISION
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-	-	
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2570 RIVER PARK PLAZA
SUITE 100
FORT WORTH, TEXAS 76116
PHONE #: (817) 529-2700
FIRM NO. 12452

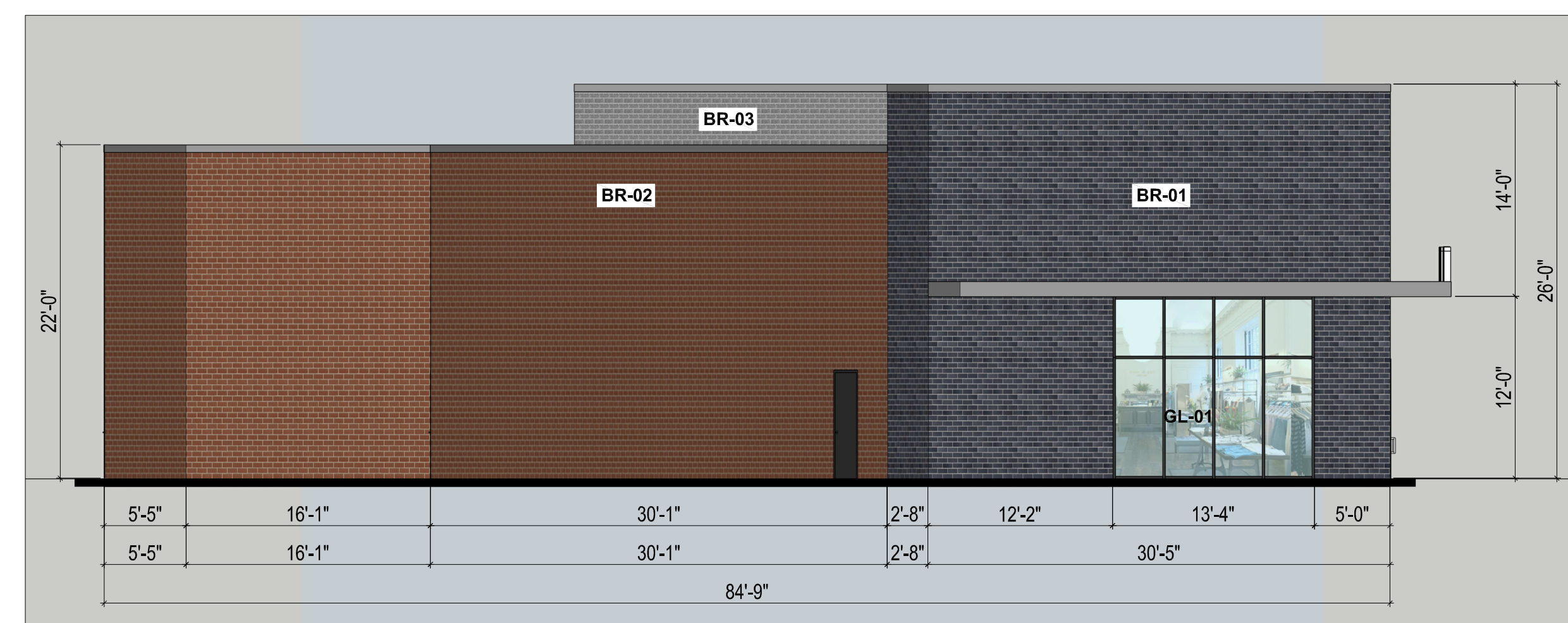
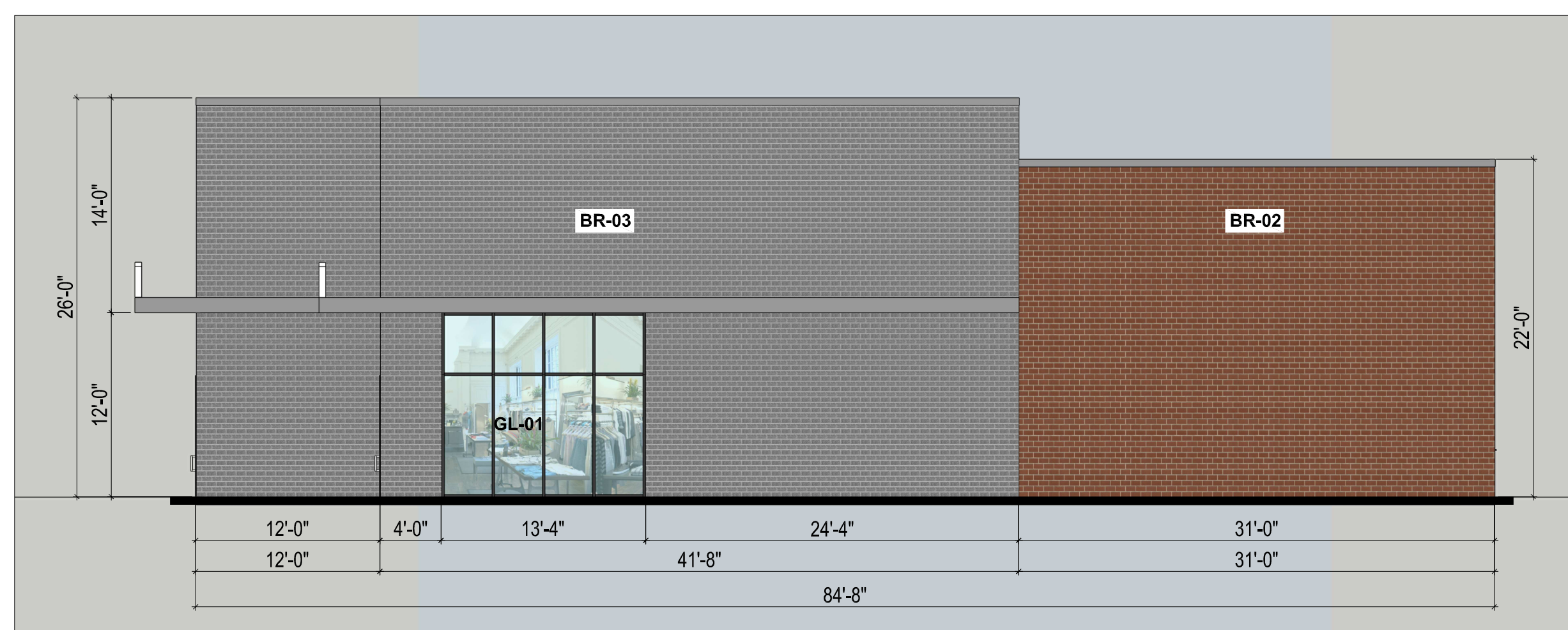
DESIGNED: AM	DATE	PROJECT #	SHEET
DRAWN: AM	11/25/2024	2023015	----
REVIEWER: SR			



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



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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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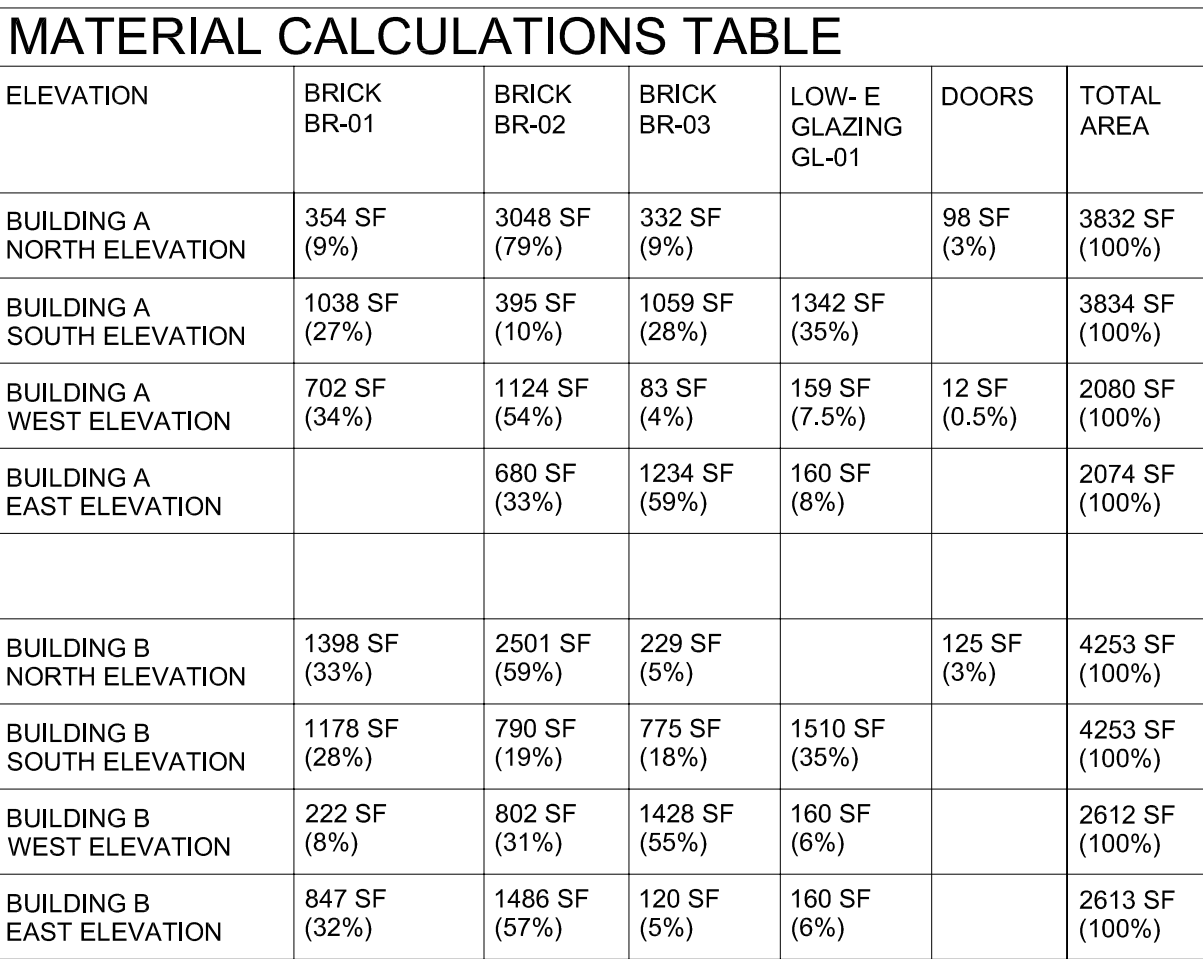
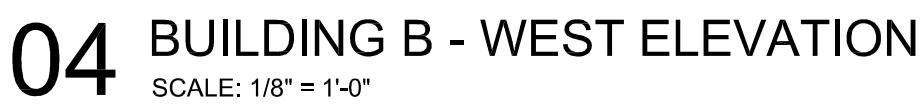
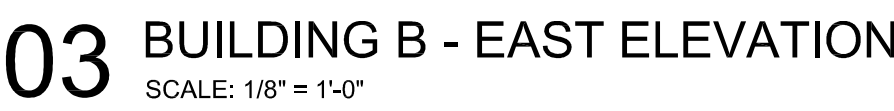
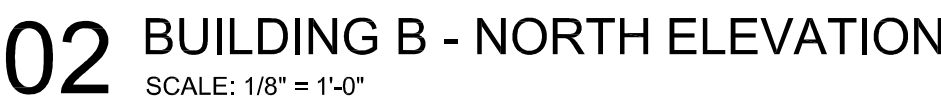
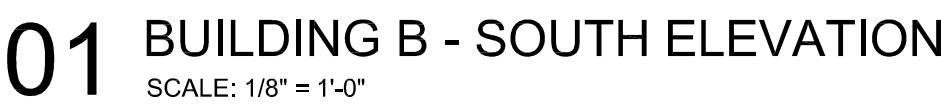
PROJECT NO: 324024

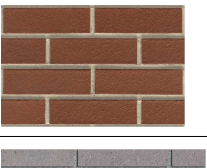
BUILDING A - ELEVATION

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



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

PROJECT COLLEYVILLE RETAIL

PROJECT ADDRESS
6312 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034.

0/30/24

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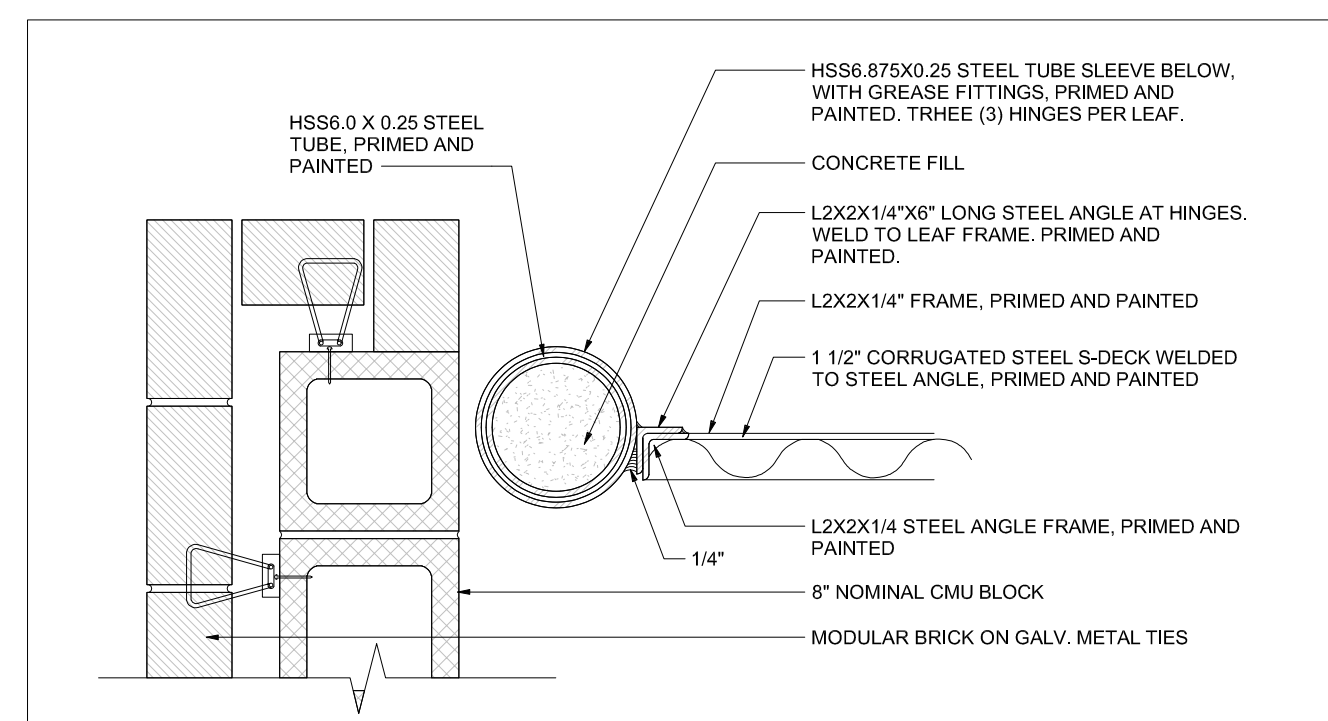
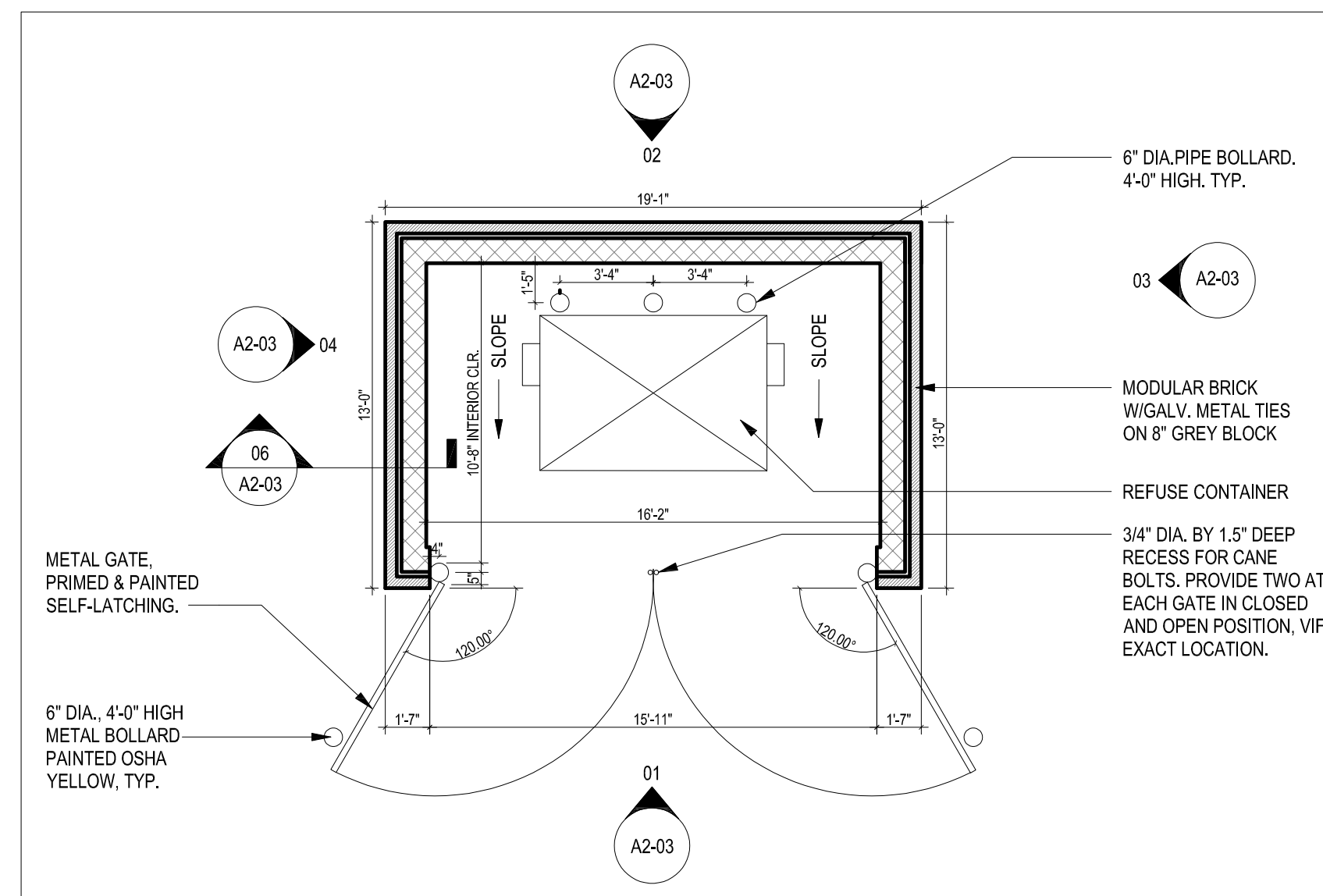
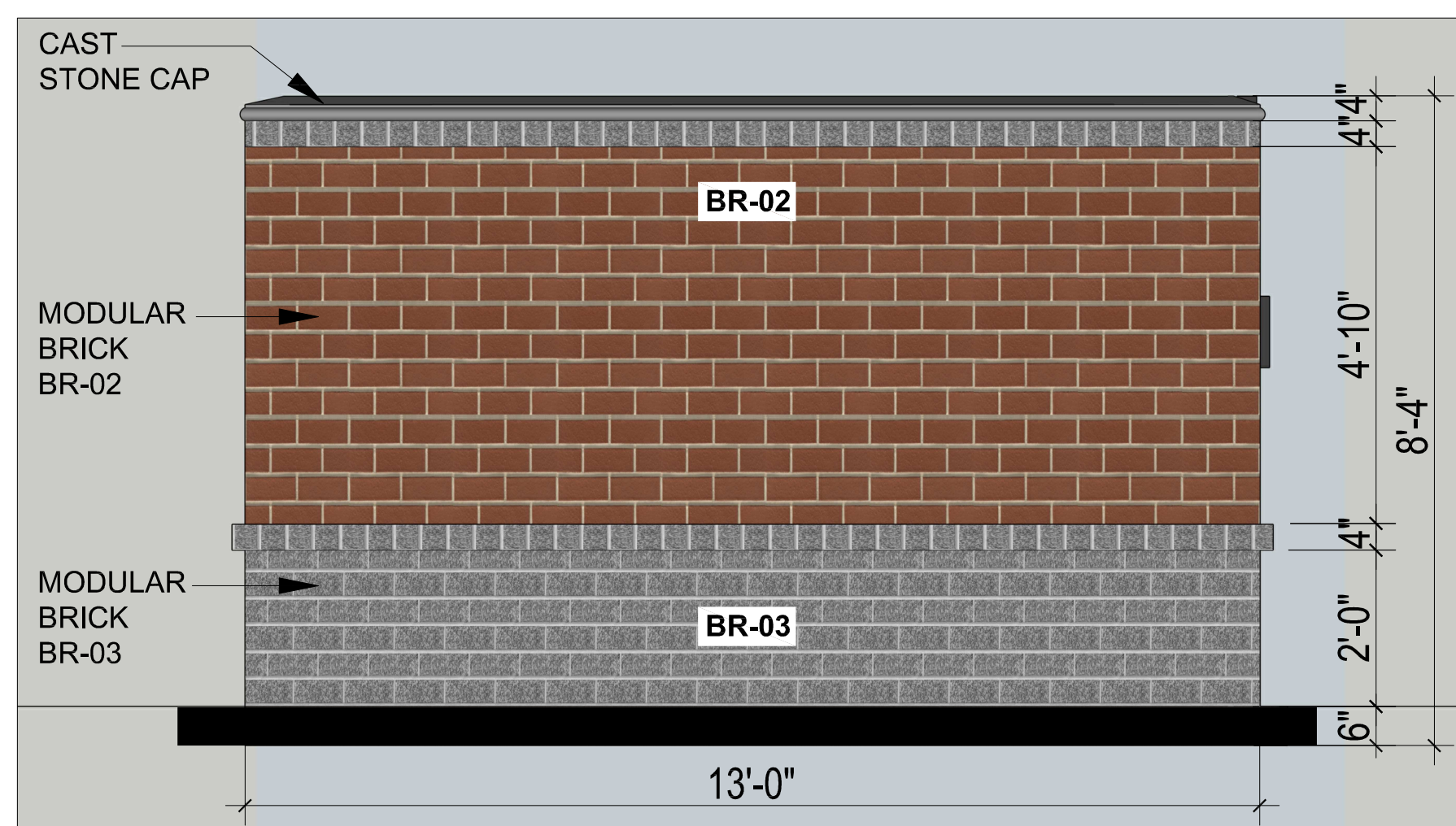
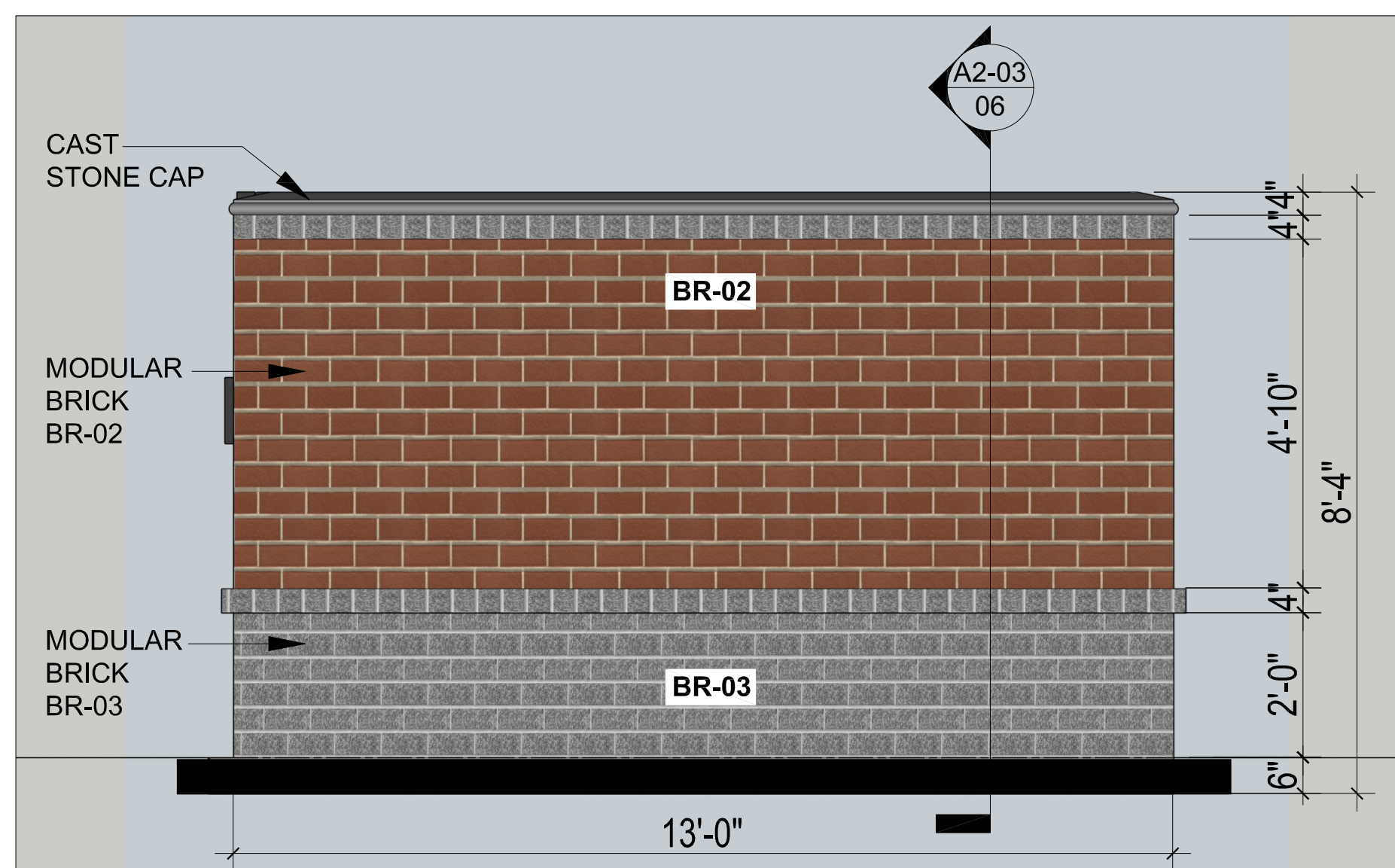
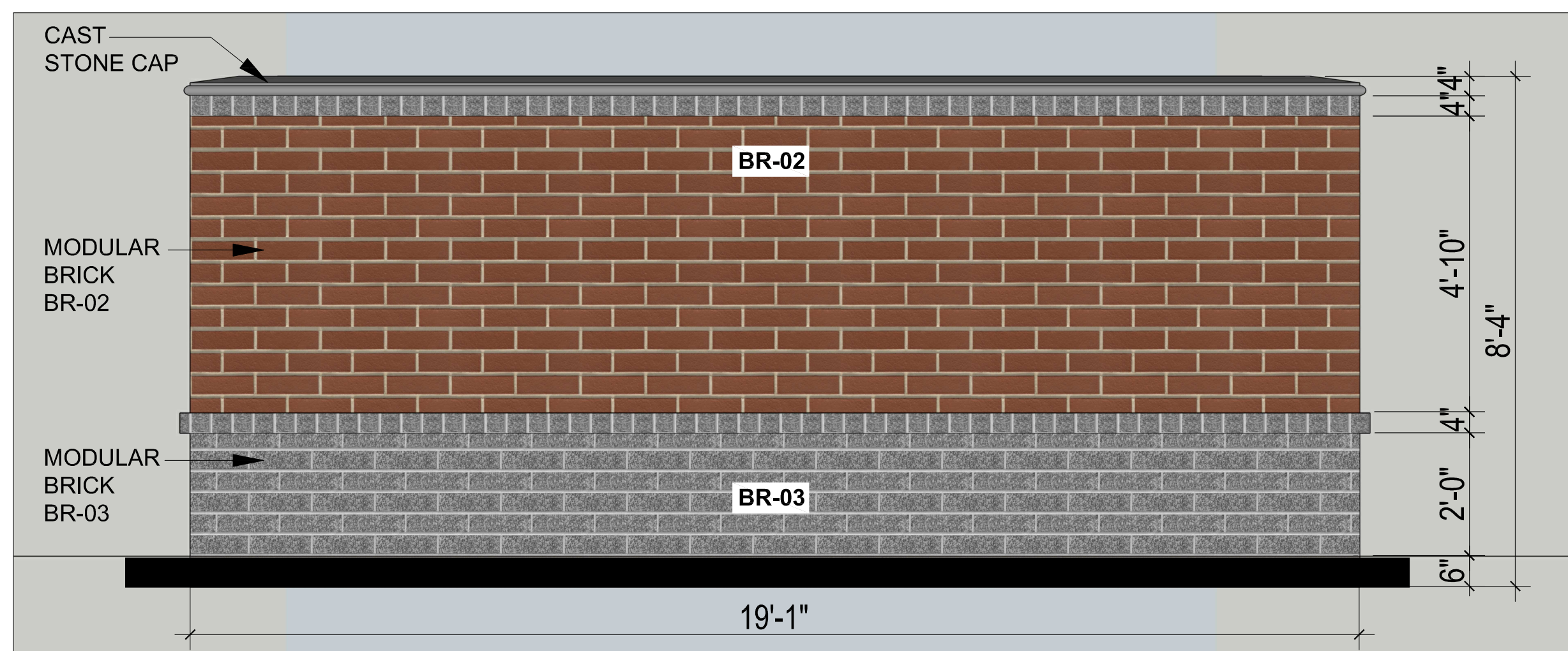
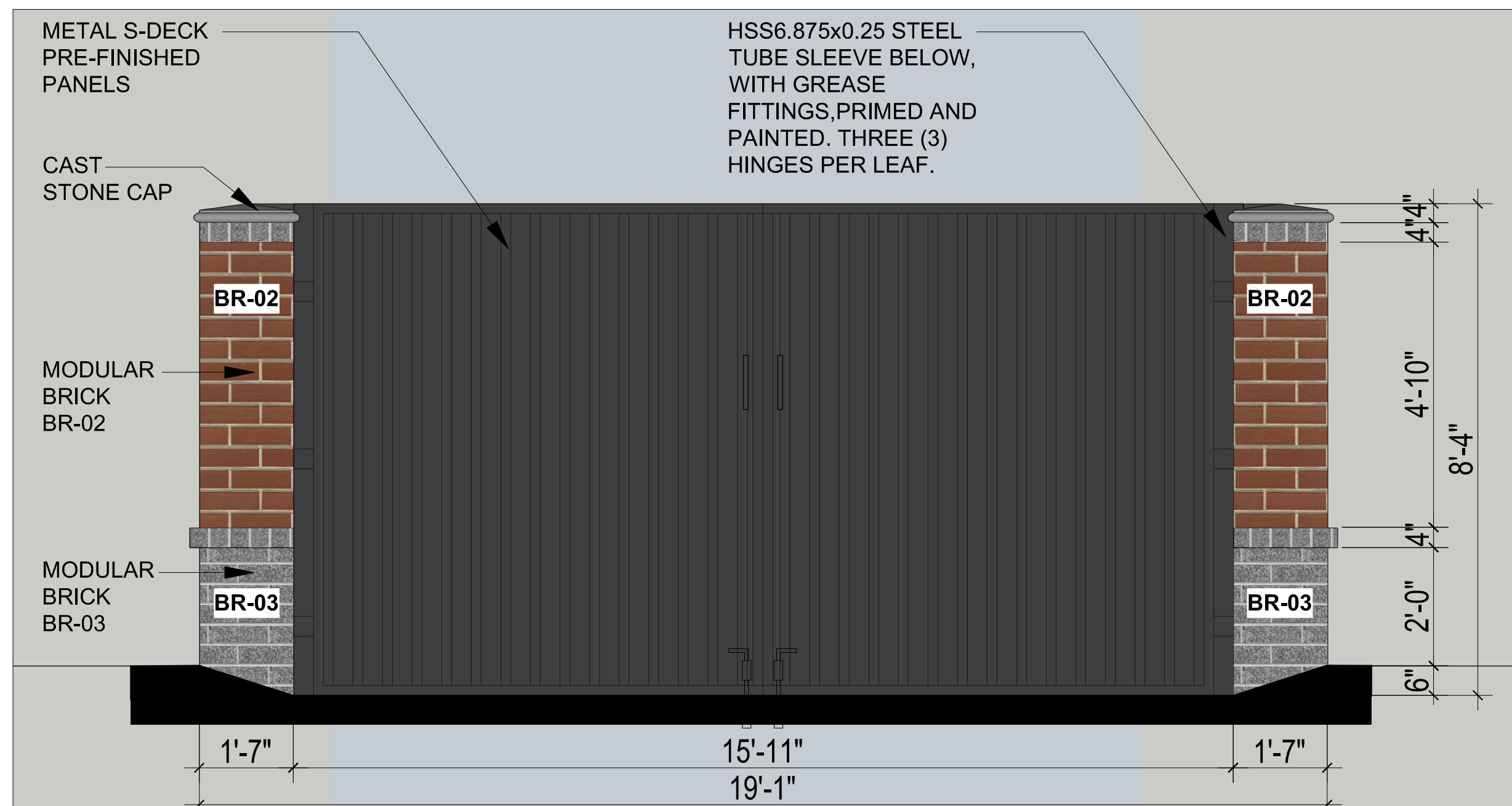
PROJECT NO: 324024

BUILDING B - ELEVATION

NOT FOR CONSTRUCTION

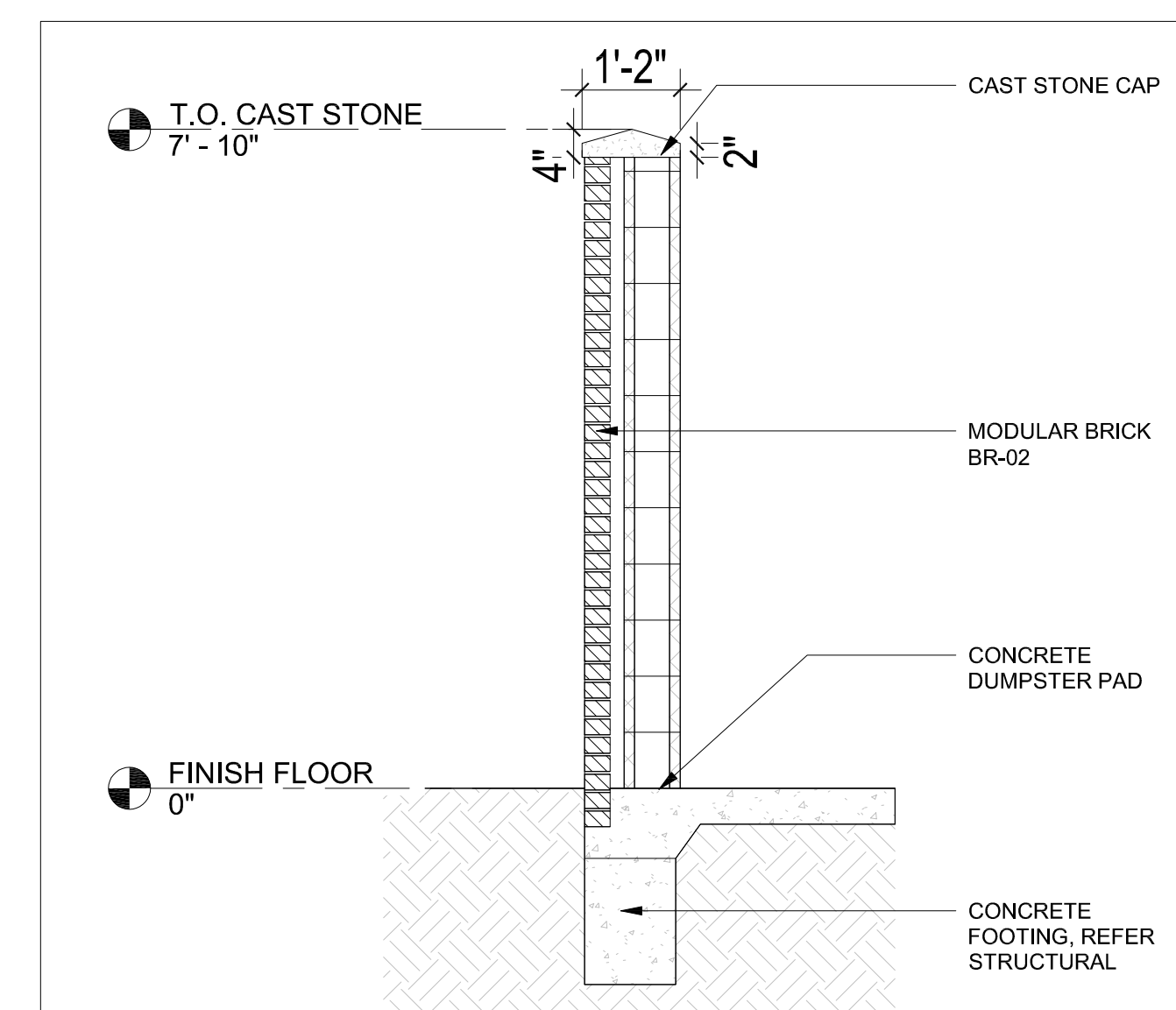
11/21/2024

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%)

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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214-669-4684

PROJECT COLLEYVILLE RETAIL

PROJECT ADDRESS
6312 COLLEYVILLE BLVD,
COLLEYVILLE, TX 76034.

10/30/24

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PROJECT NO: 324024

DUMPSTER - ELEVATION

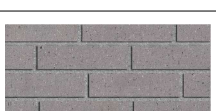
NOT FOR CONSTRUCTION

11/21/2024

A2-03



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

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A2-04

COLLEYVILLE RETAIL

NOVEMBER 01, 2024





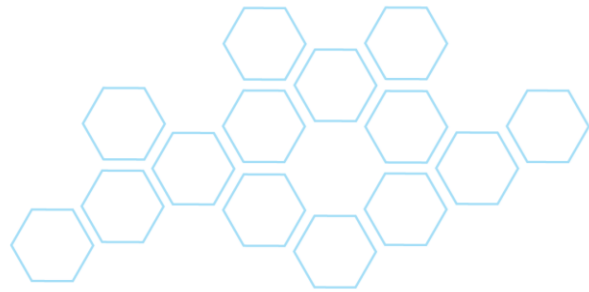












November 21, 2024

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	Comment
	Existing	Proposed	Existing	Proposed	Prop-Ex	
ON-1	2.88	2.88	12.70	24.2	11.50	
OS-1	203.39	203.39	793.40	793.4	0.00	
OS-2	24.83	24.83	105.00	105	0.00	
OS-3	3.78	3.78	30.00	30	0.00	
J-1	203.39	203.39	793.40	793.4	0.00	
J-2	234.88	234.88	883.00	882.5	-0.50	POA

HYDRAULIC ANALYSIS

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

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

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

Table 3 - HEC-RAS 100-yr WSEL 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.

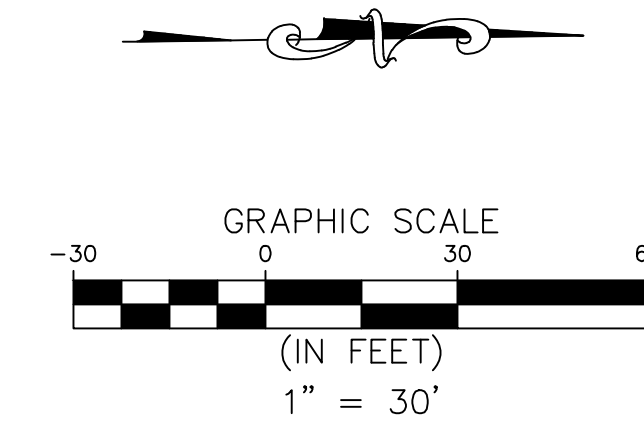
Sincerely,

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

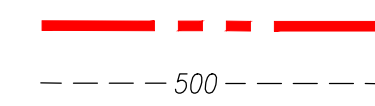
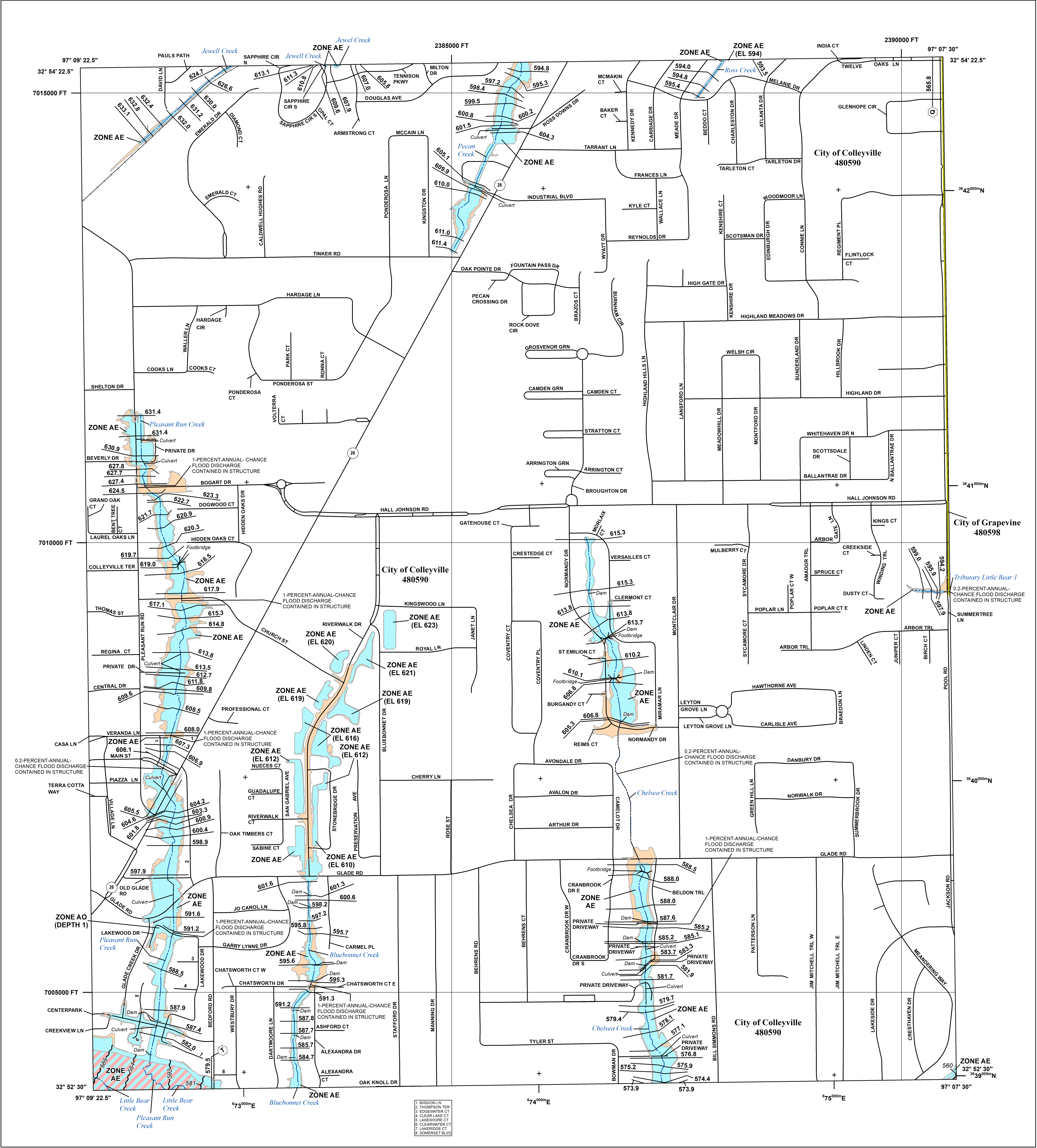
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EXHIBIT 2
CURRENT EFFECTIVE FIRM

EXHIBIT 3
PRELIMINAR EFFECTIVE FIRM



FLOOD HAZARD INFORMATION

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

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

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <https://mfc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

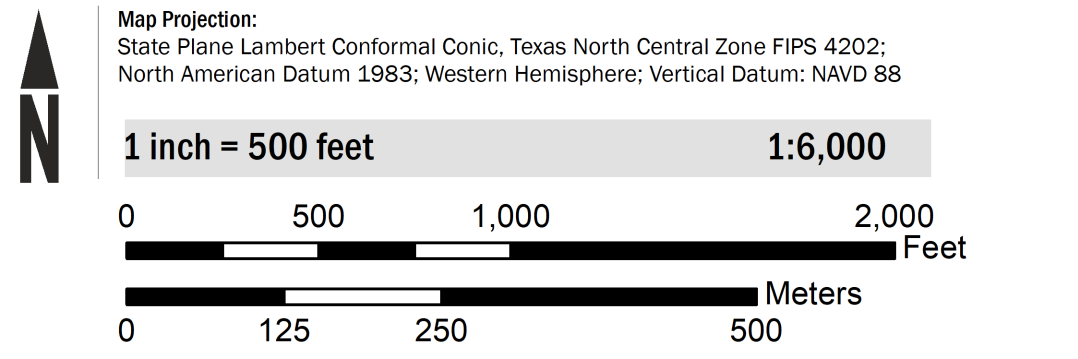
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

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

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

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

SCALE



PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

TARRANT COUNTY, TEXAS
and Incorporated Areas

PANEL 94 of 495

Panel Contains:

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

PRELIMINARY
11/13/2020

VERSION NUMBER
2.6.4.6

MAP NUMBER
48439C0094L

MAP REVISED

EXHIBIT 4

OVERALL DRAINAGE AREA MAP

EXHIBIT 5
FLOODPLAIN WORKMAP

HYDROLOGY PARAMETERS

**TIME OF CONCENTRATION
CALCULATIONS**

EXISTING AREA - OS-1

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

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

Travel Time	T_t	5.61 min
Manning's 'n'	n	0.150
Length	L	100 feet
2-year, 24-hour rainfall	P_2	3.9 inches
Slope	S	0.0650 ft/ft

Shallow Concentrated Flow

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

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

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

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

Channel Flow

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

$$T_t = L/3600V$$

{COFW Manual 1.3.6. 1.13 1.9}

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

0.9375 min.

see chart on Mannings Tab

Total Travel Time

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

TOTAL TIME	41.43 Min.
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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)

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

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

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

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

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

$T_t = L/3600V$

{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 Pei P_w	107	ft

1.391667 min.

see chart on Mannings Tab

Total Travel Time

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

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

**COMPOSITE CN NUMBER
CALCULATIONS**

EXISTING COMPOSITE CN CALCULATIONS

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

[illegible]

PROPOSED COMPOSITE CN CALCULATIONS

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

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

HEC-RAS HYDRAULIC TABLES

2023015-Hydraulic Comparison

For the 100-yr Storm Event

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



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" being more prominent than the last name "Carr".

Mr. Seth Carr

Biologist

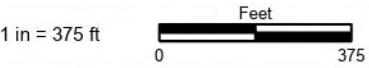
File ref: 04.287.004

ATTACHMENT A
Figures



Figure 1.
General Location Map

6312 Colleyville Boulevard
City of Colleyville
Tarrant County, Texas



File Ref. 04.287.004
Date: 10/30/2024

 Survey Area

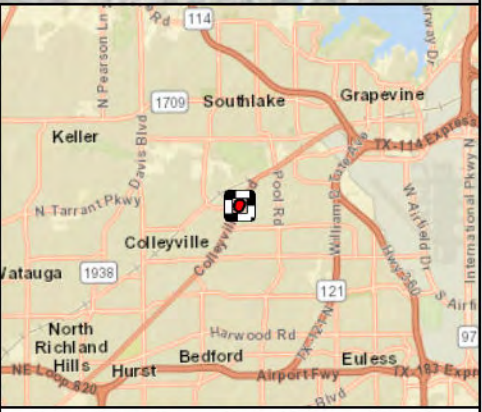
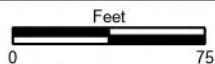




Figure 2.
Vegetation Communities

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

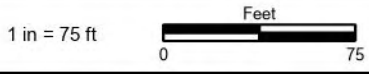


ATTACHMENT B
Site Photographs

Photograph Location Map

6312 Colleyville Boulevard
City of Colleyville
Tarrant County, Texas

-  Survey Area
-  Photograph Location
- Vegetation Community**
-  Maintained Urban Grassland
-  Forested Riparian Corridor



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



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

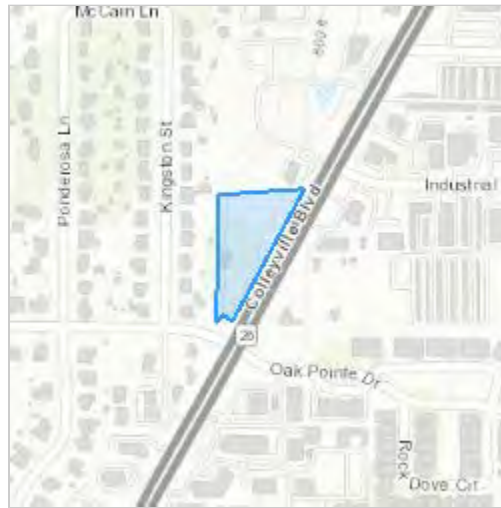
Houston, TX 77058-3051

(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 (■)

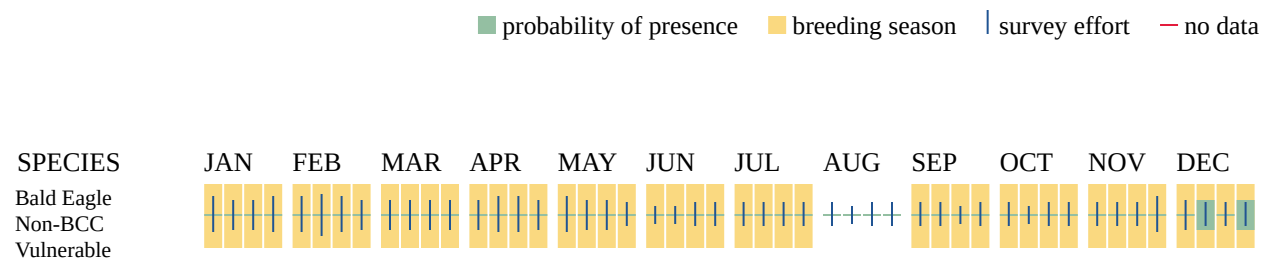
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

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-incident-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.

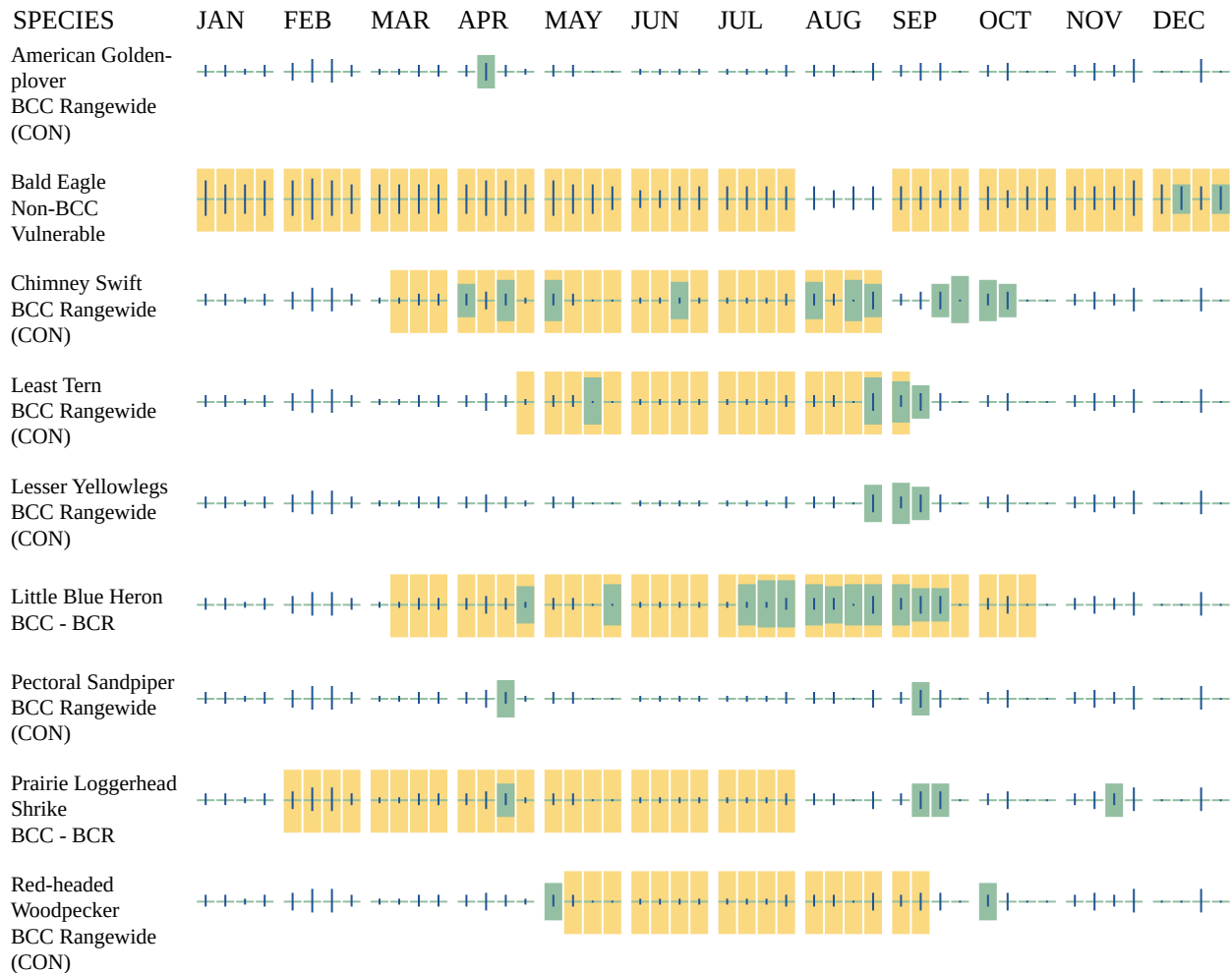
Survey Effort (|)

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

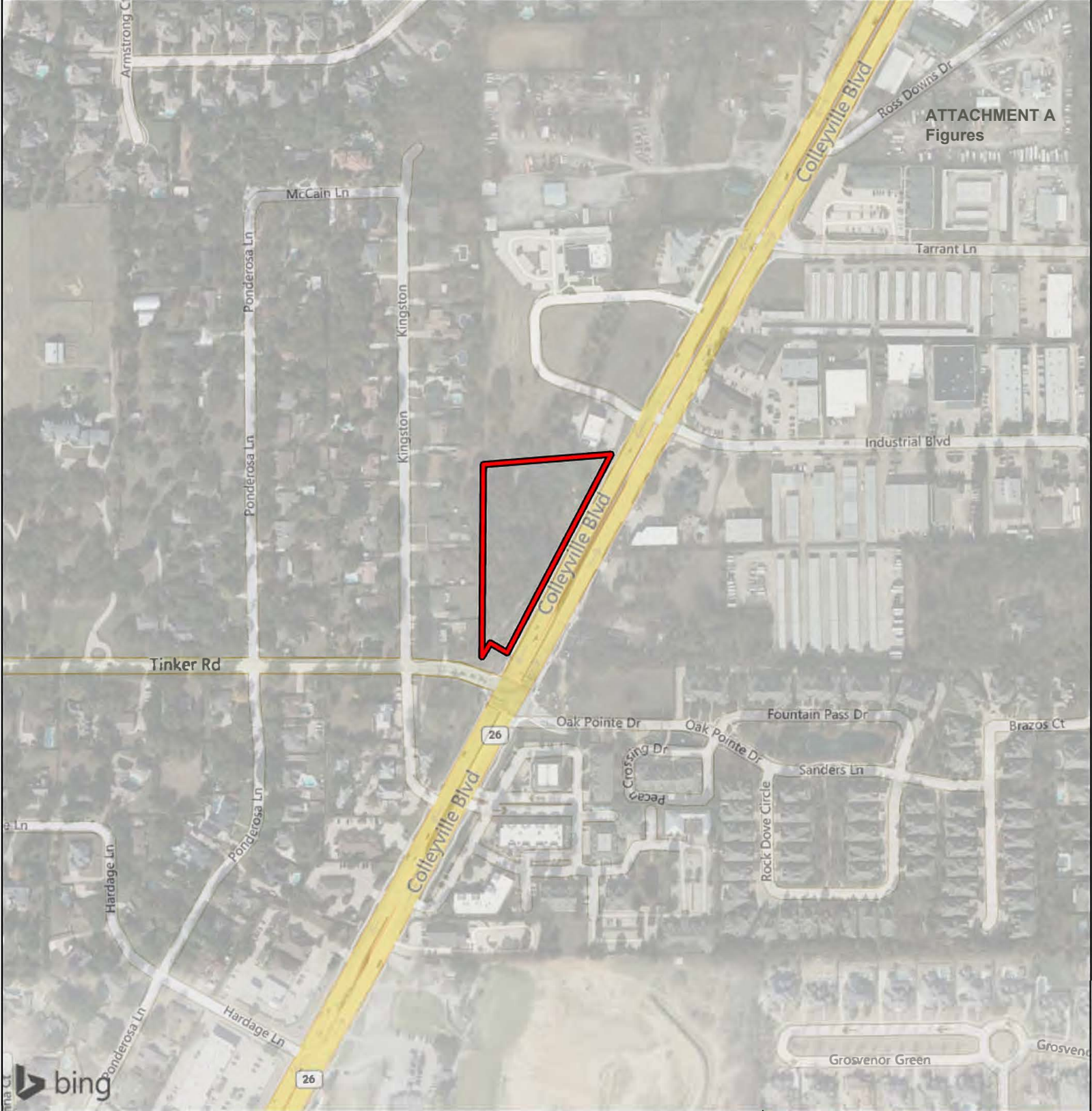
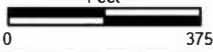


Figure 1.
General Location Map

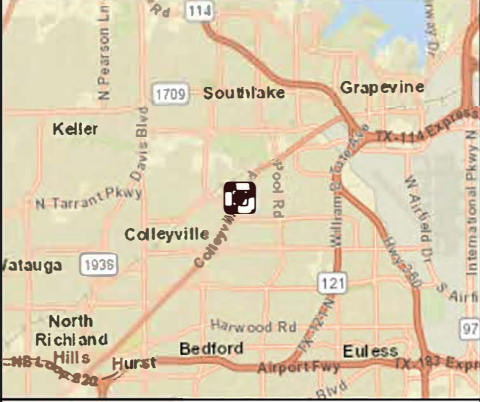
6312 Colleyville Boulevard
City of Colleyville
Tarrant County, Texas

 Survey Area

1 in = 375 ft



File Ref. 04.287.004
Date: 10/30/2024



Area of Detail Scale: 1 inch equals 5 mile



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

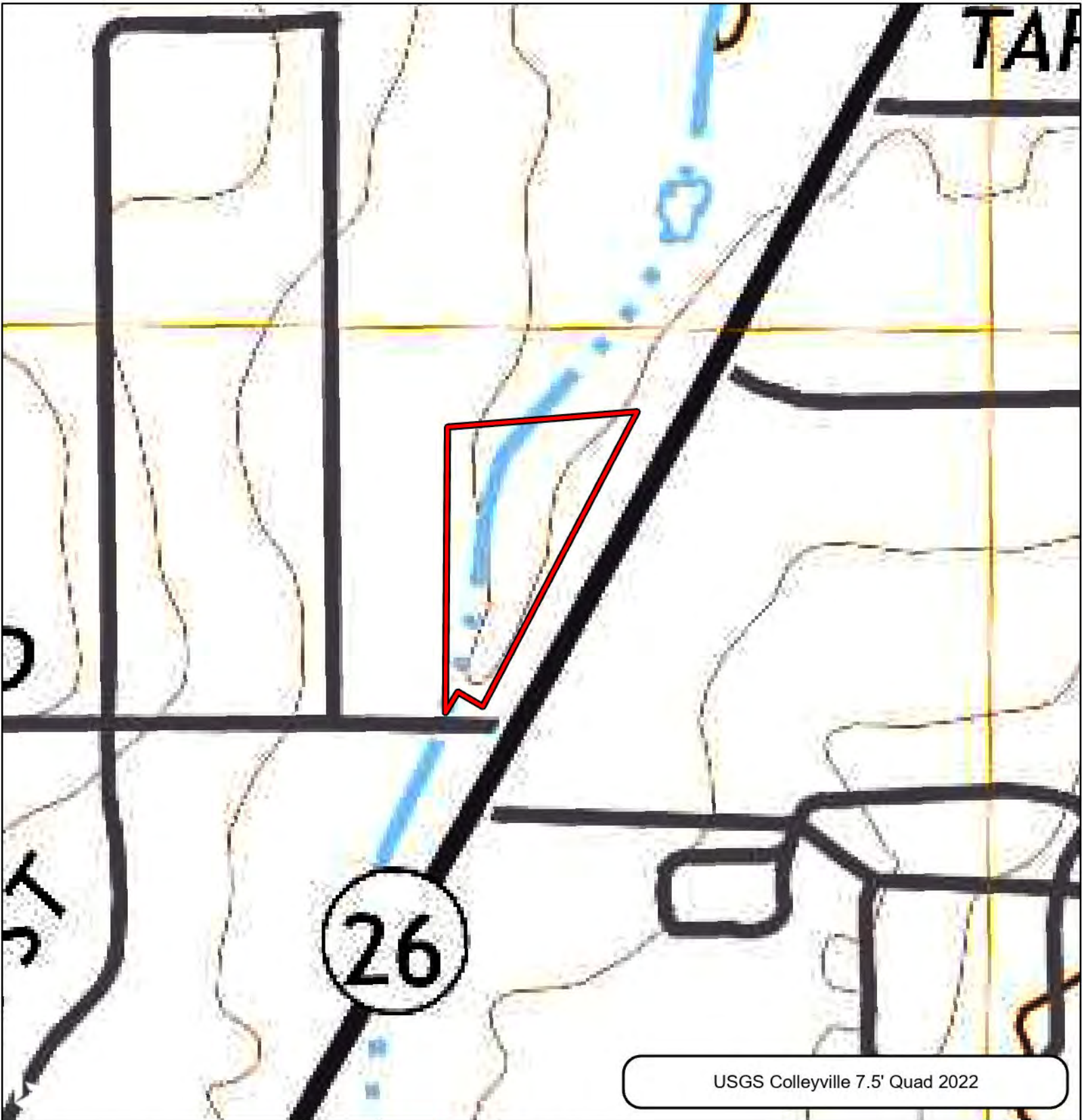


Figure 2B.
Topographic Setting

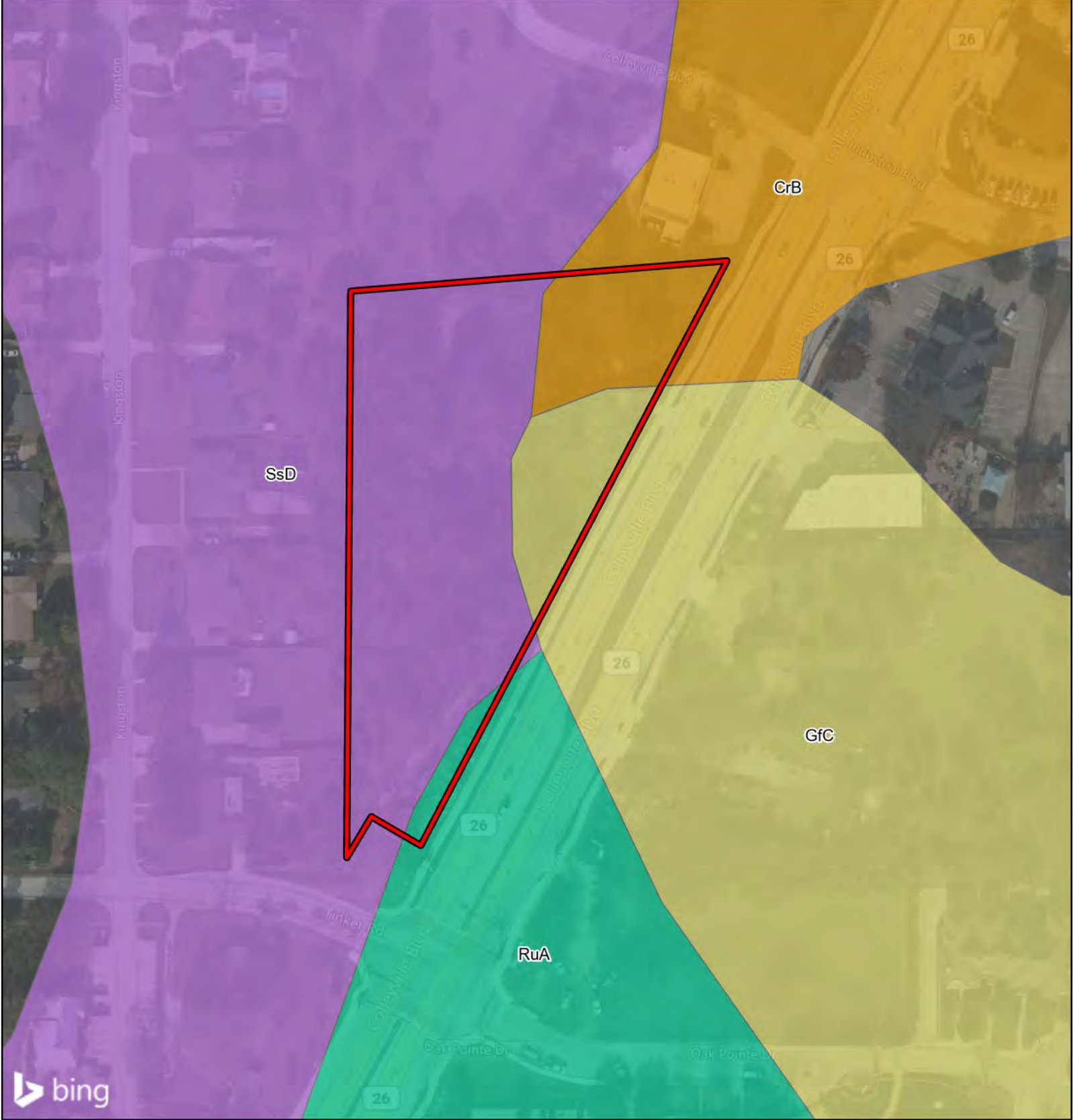
6312 Colleyville Blvd
City of Colleyville
Tarrant County, Texas

1 in = 250 ft
0 250
Feet



File Ref. 04.287.004
Date: 11/4/2024

 Survey Area



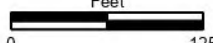
**Figure 3.
Soils Map**

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 units 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

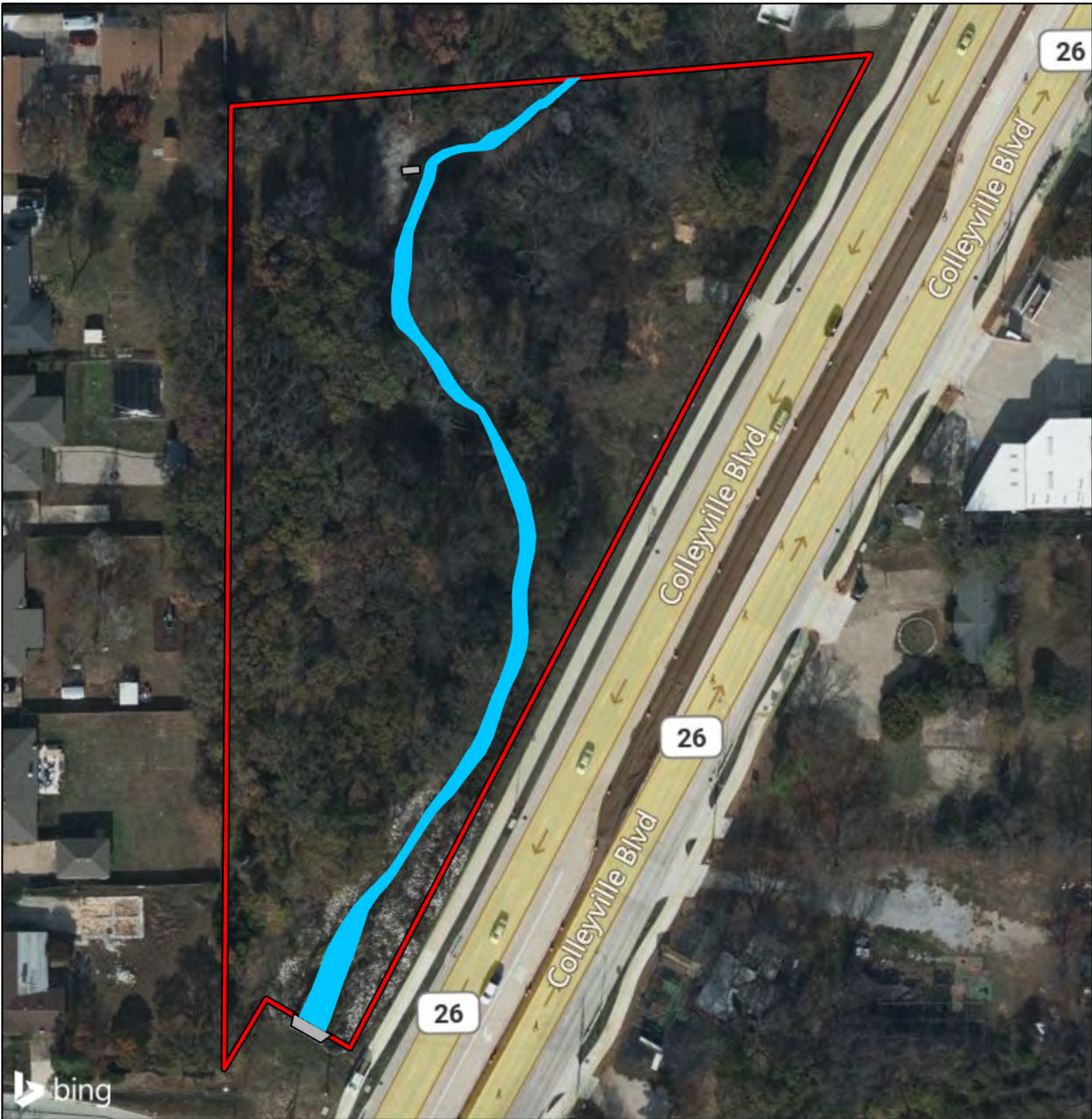
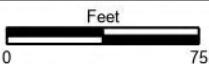


Figure 5.
Aquatic Features Identified
within the Survey Area

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

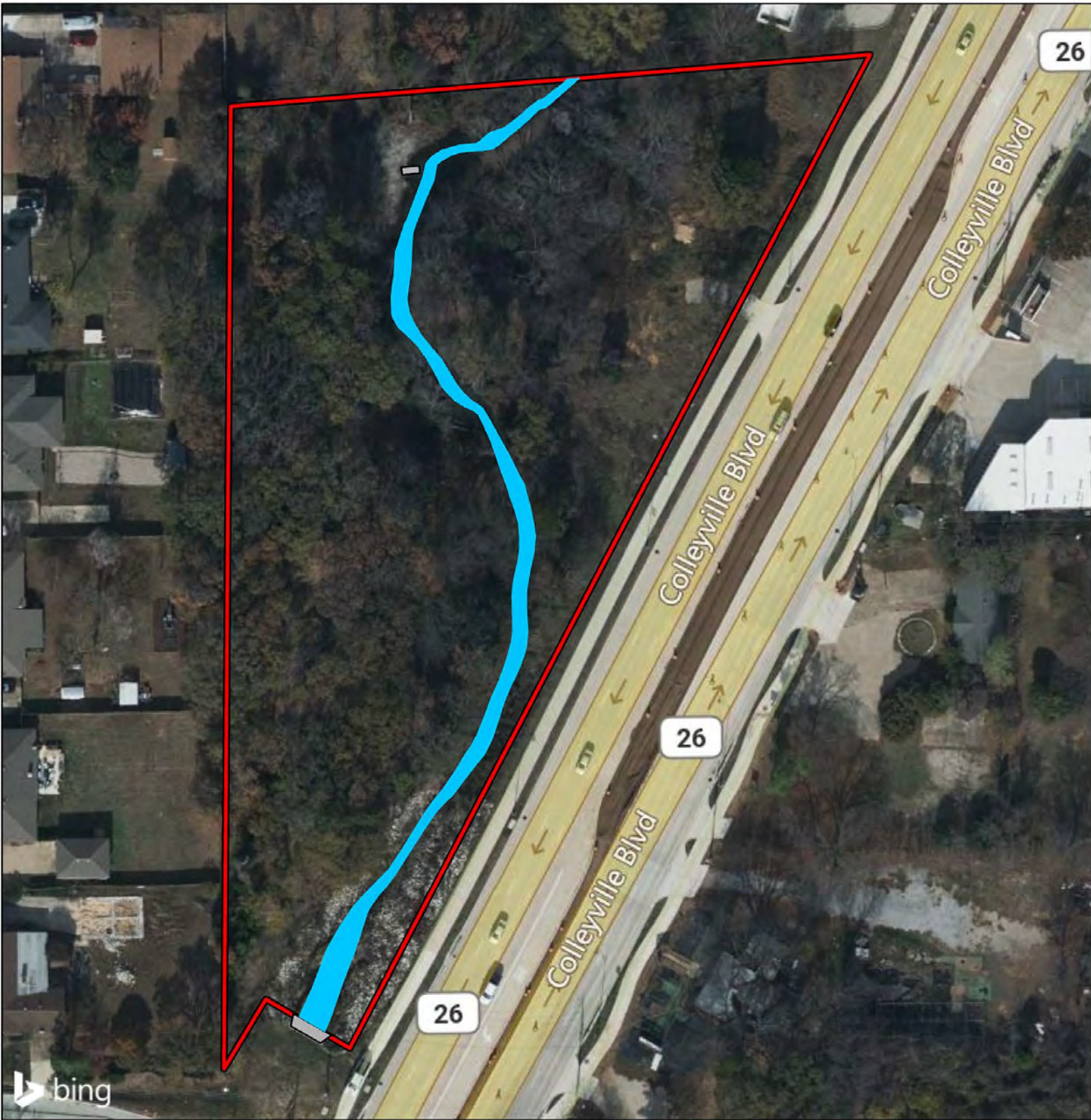


Figure 6.
Jurisdictional Assessment

6312 Colleyville Boulevard
City of Colleyville
Tarrant County, Texas

1 in = 75 ft

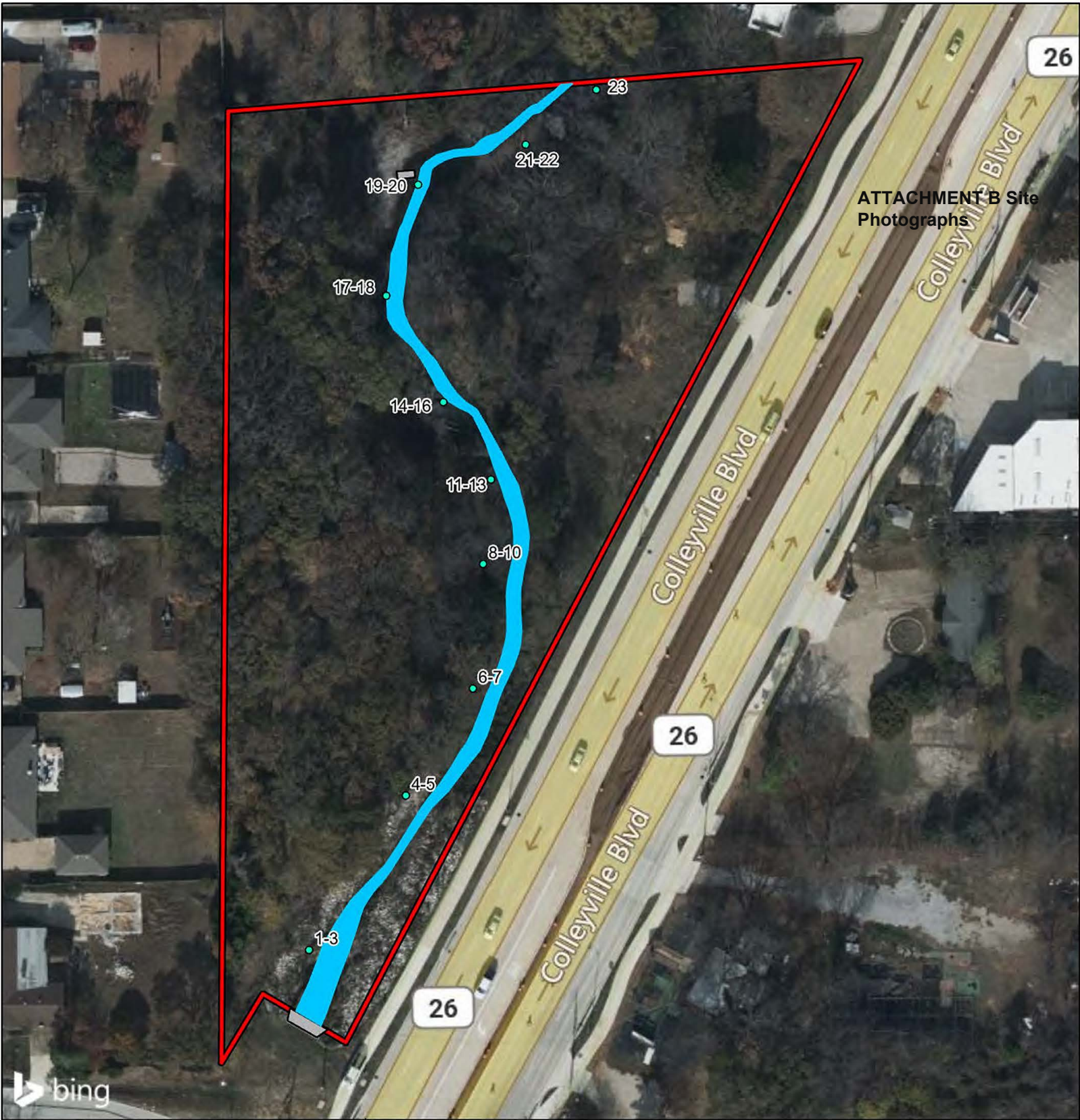


File Ref. 04 287.004
Date: 10/31/2024

- Survey Area
- Culvert

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

- Tributary, RPW



Photograph Location Map

6312 Colleyville Boulevard
City of Colleyville
Tarrant County, Texas

1 in = 75 ft
0 75
Feet

File Ref. 04.287.004
Date: 11/4/2024



- Survey Area
- Photograph Location
- Culvert

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

- Tributary, Intermittent



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

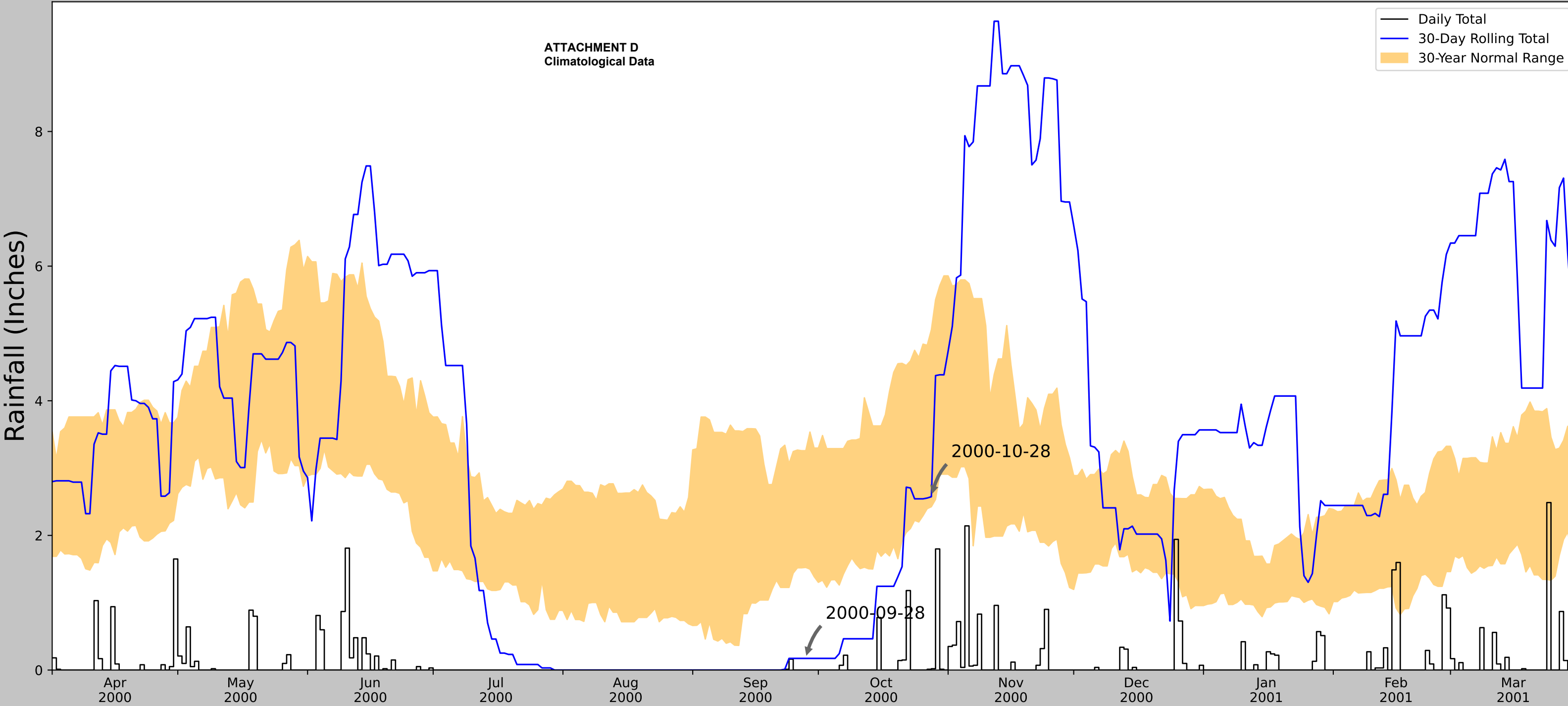


Photograph 23

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.			

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

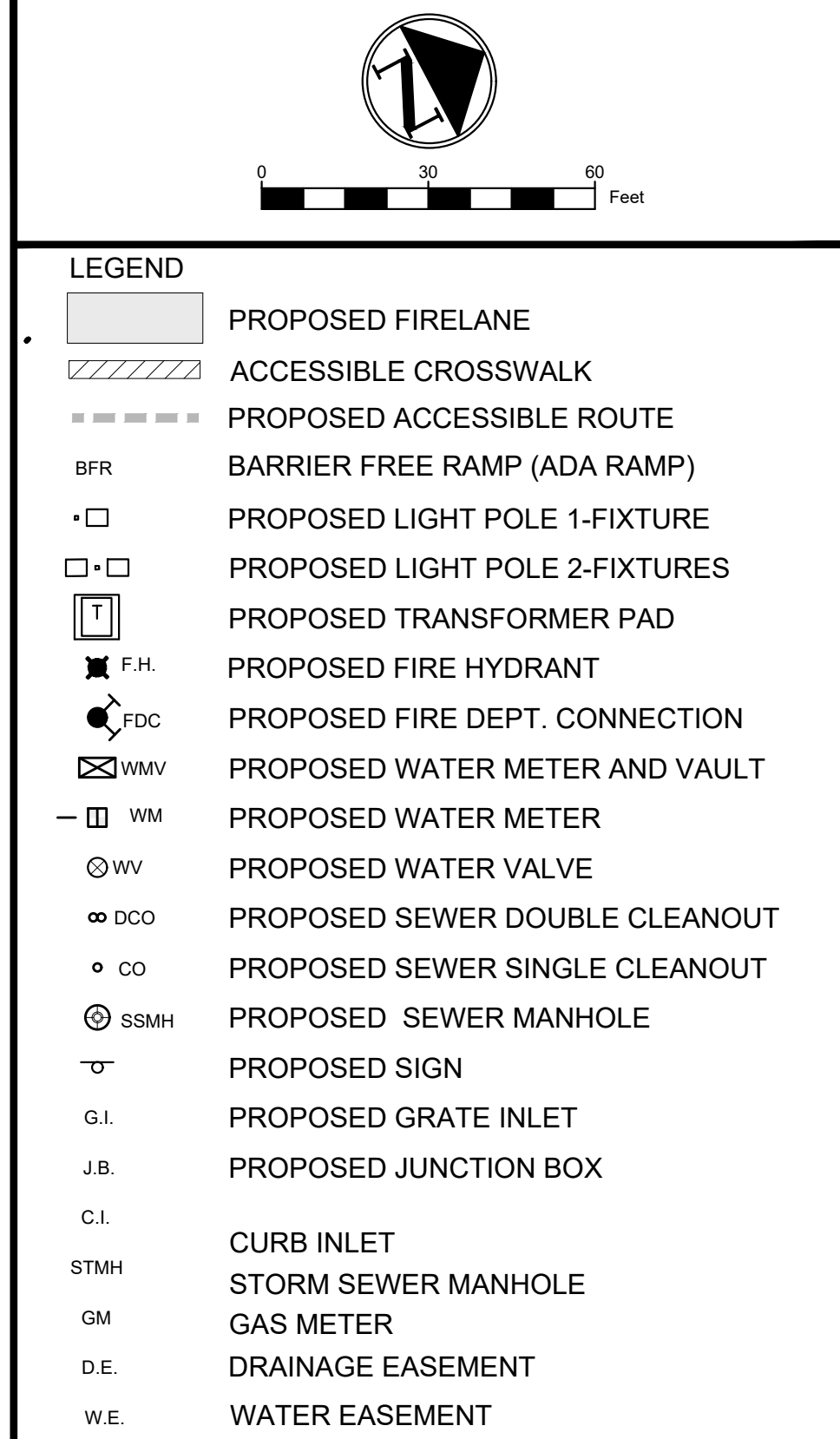
Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and
Development Center

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.



- ## 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
N: XXXXXXXXXXXXXX
E: XXXXXXXXXXXXXX

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

ELEVATION=XXX.XX
N: XXXXXXXXXXXXXX
E: XXXXXXXXXXXXXX

```

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

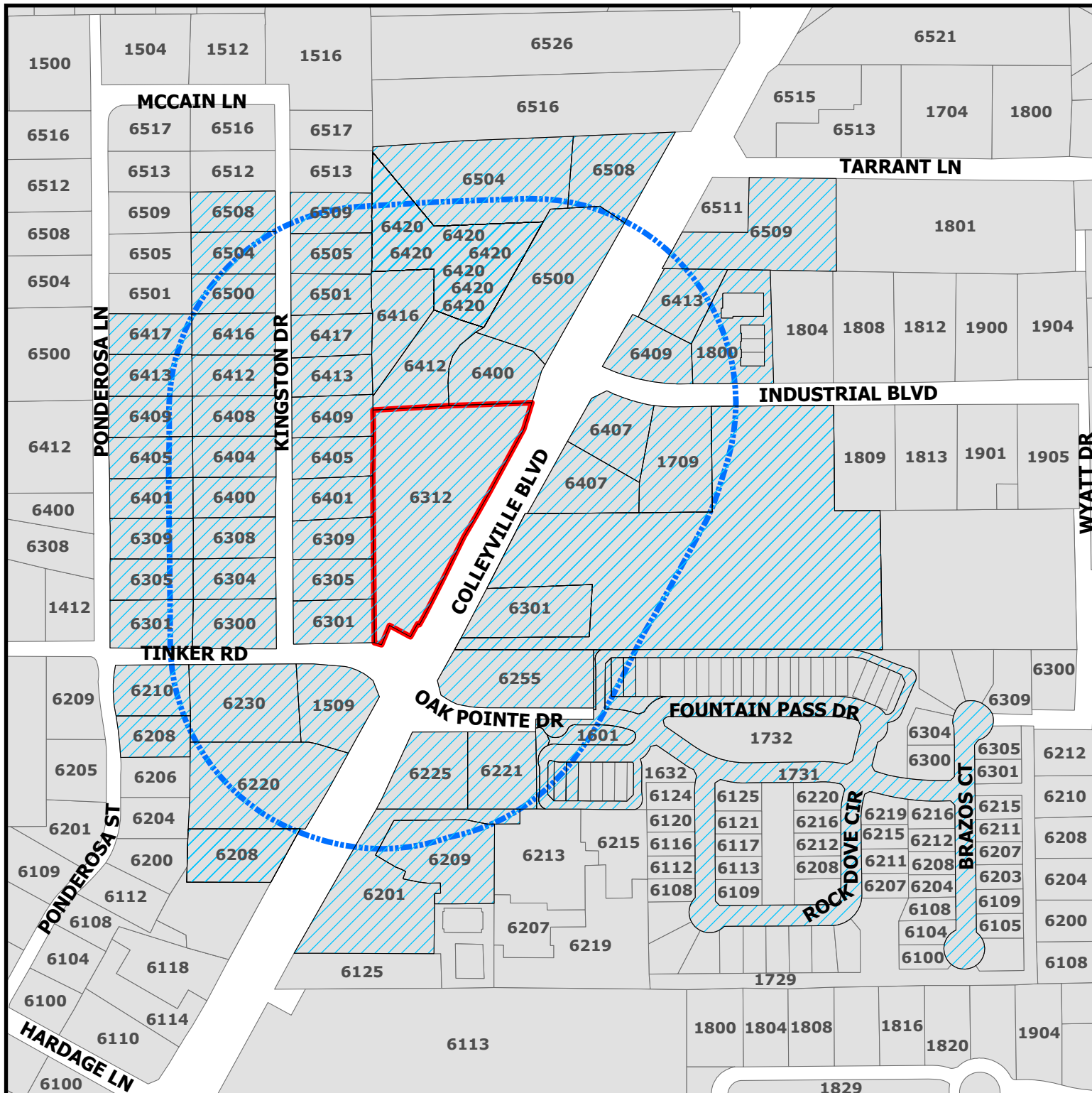
CONCEPT LANDSCAPE PLAN



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" (VILLE 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%)

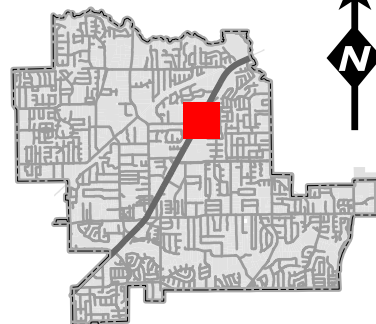
Notification Map



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

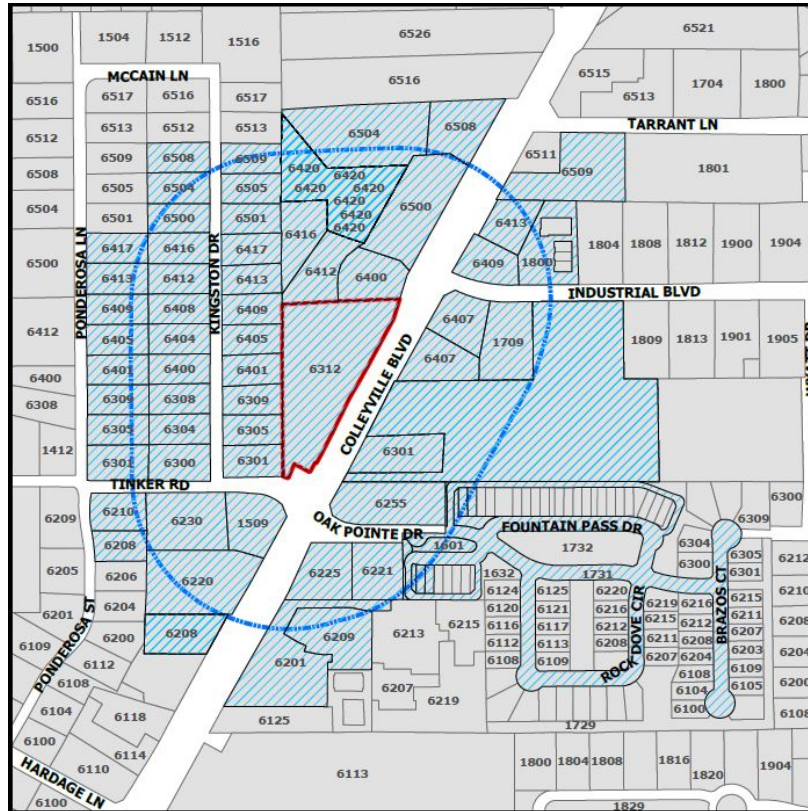
Present Zoning: AG Agricultural

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:

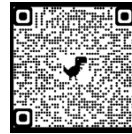
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com**

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-25-2315

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 22nd day of January 2025.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 22ND DAY OF JANUARY 2025.

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

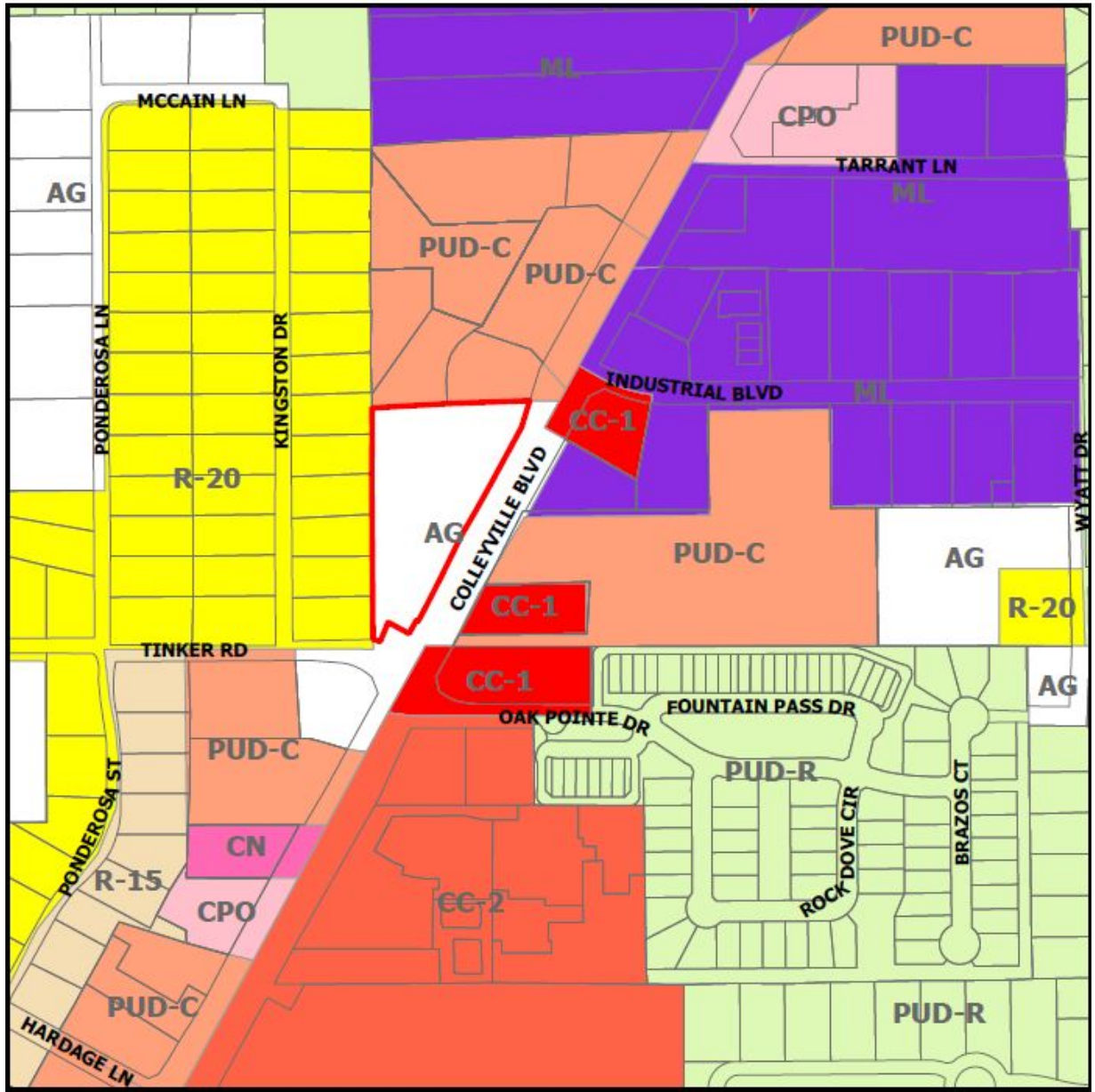
ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5e

Agenda Date 1/7/2025

Number Ordinance O-25-2316

Type Ordinance

Department Community Development

Title

Amending the City's fee schedule by amending and restating Section 2-26 of the Colleyville, Texas, Code of Ordinances, establishing fees and charges for City services

Explanation

First Reading and Public Hearing

At the December 3, 2024 Worksession, Community Development staff presented a request to update some of the fees for City services. Staff benchmarked area cities and made the following recommendations which are provided in attachment "A" of the ordinance.

1. Permanent sign permits - \$75 - New - \$100
2. Alteration/Remodel/Accessory Structures - \$0.80/sf protect area - New - \$1.00
3. Fence permit - \$75 - New - \$100
4. Swimming pool permit - \$300 - New - \$500 (swimming pool plan review fee of \$50 will be removed from schedule as a "clean-up")
5. Re-roofing permit - \$50 - New - \$100 (will be renamed Roofing permit as a "clean-up")
6. Building E-permit - \$75 - New - \$100 (will be renamed Electric permit as a "clean-up")
7. Mechanical Permit - \$75 - New - \$100
8. Plumbing permit - \$75 - New \$100
9. Demo permit - \$50 - New \$100
10. Solar permit - \$75 - New - \$100 (previously the solar permit was issued under electric permit, solar permit will be listed as such for clarity and to "clean-up")
11. Permit extension - \$100 - New

Additional "clean up" includes removing the HVAC and Water Heater permit fees as these are charged under the Mechanical and Plumbing Permits at \$100 each, the language "homestead 50% discount" has been changed and now waives the \$100 registration fee, and finally the permit extension fee of \$100 has been added and provides for the building official to grant extensions of expired permits for up to 180 days

Financial Impact

The increase in fees will provide revenue to assist in off-setting costs.

Recommendation

Approve

Attachments

1. Exhibit A Community Development Fee Changes
2. Ordinance O-25-2316

EXHIBIT "A"
Development Fees (i) and (j) Changes per Ordinance O-25-2316
(Changes are noted in red and shall be effective as of April 1, 2025)

Sec. 2-26. Fees and charges for city services.

...

(i) Development fees:

Permanent sign permits 75.00 – **NEW - \$100.00**

Temporary sign permits 50.00

exception: grand opening 0.00

Sign recovery fee 25.00

Network Provider Fees:

Small cell application fee (this penalty shall not exceed and is capped by statutory limits)	\$500.00 (1—5 network nodes); \$100.00 (each additional network node); \$1,000.00 per pole.
Small cell user fees (this penalty shall not exceed and is capped by statutory limits)	\$270.00 annually for each network node
Transport facility monthly user fee (this fee shall not exceed and is capped by statutory limits)	\$28,000,000.00 multiplied by the number of the network provider's network nodes located in the public right-of-way for which the installed transport facilities provide backhaul, until the time the network provider's payment to the city exceeds its monthly aggregate per month compensation to the city.

(j) Development fees—Plan review, inspection, and permit fees:

Permit fees. The schedule of permit fees shall be in accordance with the fee schedule below:

Calculating construction values. The construction values used for calculating permit fees shall not be less than the most recent building valuation data published by the International Code Council. Said permit fees shall be adjusted on an annual basis for permit applications received on or after the 1st day of June using the most recent edition of the building valuation data. The regional modifier of 0.93 shall be applied to the building valuation data used for calculating construction values.

COMMERCIAL PERMIT FEE SCHEDULE	
Total Valuation	Fee
\$1.00 to \$500.00	\$50.00
\$501.00 to \$2,000.00	\$50.00 for the first \$500.00 + \$4.00 per each added \$100.00
\$2,001.00 to \$25,000.00	\$75.00 for the first \$2,000.00 + \$16.00 per each added \$1,000.00
\$25,001.00 to \$50,000.00	\$500.00 for the first \$25,000.00 + \$13.50 per each added \$1,000.00
\$50,001.00 to \$100,000.00	\$750.00 for the first \$50,000.00 + \$8.25 per each added \$1,000.00
\$100,001.00 to \$500,000.00	\$1,250.00 for the first \$100,000.00 + \$6.25 per each added \$1,000.00
\$500,001.00 to \$1,000,000.00	\$4,000.00 for the first \$500,000.00 + \$5.50 per each added \$1,000.00
\$1,000,001 and up	\$7,500.00 for the first \$1,000,000.00 + \$5.00 per each added \$1,000.00

Residential Building Permit Fees. (Fee for a Residential building permit includes Building Permit, Electric Permit, Plumbing Permit, and Mechanical Permit)

1. *New Residential:* (One-and-Two Family Dwellings and Additions)\$1.00/sf area under roof
2. *Alteration/Remodel and Accessory Structures:* (Area within previously permitted space and detached structures)\$0.80/sf protect area **NEW - \$1.00/sf protect area**

EXHIBIT "A"
Development Fees (i) and (j) Changes per Ordinance O-25-2316
(Changes are noted in red and shall be effective as of April 1, 2025)

Inspection charges. Permit fees shall include the cost of all required inspections.

Reinspection fees. If the code official is required to make a reinspection, the following fees shall apply:

- (1) The first reinspection fee shall be \$75.00;
- (2) The second, and any subsequent, reinspection fee shall be \$125.00.

Failure to pay such charges as provided in this code may result in the forfeiture of the right of such contractor to obtain other permits until such charges are paid.

Fees due. All building permit fees shall be due when the permit is issued.

Fee refunds. The code official shall be authorized the refunding of fees as follows:

- (1) The full amount of any fee paid hereunder that was erroneously paid or collected.
- (2) Not more than 90 percent of the permit fee when no work has been done under a permit issued in accordance with this code.
- (3) Not more than 90 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Sport court (concrete, nets, fencing, lighting) \$100.00

Lot grading and drainage compliance fee 125.00

New residence plan review 350.00

Residential addition and remodel plan review 150.00

Commercial plan review fee 65% of building permit fee

Swimming pool plan review fee 50.00 - **DELETE**

Water well drilling permit 50.00

Irrigation system permit 75.00

Fence permit 75.00 – **NEW - \$100.00**

Masonry screening fence permit 125.00

Retaining wall 125.00

Swimming pool permit 300.00 – **NEW - \$500.00**

Spas, Hot Tubs, or Fountains 200.00

Roofing Permit (one square or more) \$50.00 – **NEW - \$100.00**

Grading and earthwork permit 75.00

Curb cut permit 55.00

Driveway approach permit 75.00

Temporary construction trailer 100.00

Temporary event permit 100.00

Temporary use permit 100.00

Temporary use permit—Portable storage structure 25.00

Used/obsolete street sign purchase fee (per sign) 25.00

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(Changes are noted in red and shall be effective as of April 1, 2025)

Certificate of Occupancy or re-occupancy 100.00

Temporary certificate of occupancy (per month) 250.00

Contractor registration fee (per 12-month period) 100.00

Construction concealment fee (for work performed without inspections) 350.00

Special inspection fee (min. 2 hours) 100.00/hour

Additional plan review (per plan review) 50.00

Permit extension fee - \$100.00 - NEW

~~Water heater replacement 75.00 - Delete~~

~~HVAC equipment replacement 75.00 - Delete~~

Building E-Permit 75.00 – ~~REPLACED WITH Electric Permit \$100.00~~

Mechanical Permit 75.00 – ~~NEW - \$100.00~~

Plumbing Permit 75.00 – ~~NEW - \$100.00~~

~~Solar Permit 100.00 - NEW~~

Performing Work w/o - MEP, Irrigation, Fence, Roof, Sign, Well 250.00

Homestead Exemption ~~50% Discount Delete~~ – ~~ADD waive \$100 contractor registration fee - (Owner acting as GC, except NSF permits) Delete~~

Application for Encroachment and Joint Use Agreement:

Document Length	Fee
1 to 10 pages	120
11 to 20 pages	160
21 to 30 pages	200
Over 30 pages	240

Weed mowing administrative fee 120.00

Weed mowing violation notification letter fee (second and all following notification letters within current calendar year) 50.00

Weed mowing fee, per acre 175.00

Demolition fee 50.00 ~~NEW \$100.00~~

Brush abatement fee:

Actual expenses incurred, not to exceed the estimated value of the affected property.

Sidewalk waiver request general waiver request to a Land Development Code or Code of Ordinances requirement 250.00

ORDINANCE O-25-2316

AN ORDINANCE AMENDING CHAPTER 2 (ADMINISTRATION), ARTICLE II (FINANCE), DIVISION 1, OF THE CODE OF ORDINANCES FOR THE CITY OF COLLEYVILLE TEXAS BY AMENDING SEC. 2-26 (FEES AND CHARGES FOR CITY SERVICES) PROVIDING UPDATED FEES FOR CITY SERVICES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville maintains a schedule of fees for various administrative services in the City's Code of Ordinances; and

WHEREAS, the City Council periodically updates the City's fee schedules to ensure the fees align with the costs to administer these City services; and

WHEREAS, the City Council finds that the passage of this ordinance is in the best interests of the health, safety, and welfare of the general public.

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

- Sec. 1. THAT all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.
- Sec. 2. THAT Chapter 2 (Administration), Section 2-26 (Fees and chargers for city services) of the Code of Ordinances is hereby amended, in part, by amending Sections 2-26(i) and (j) as shown on **Exhibit A** attached hereto.
- Sec. 3. THAT the effective date of this ordinance shall be April 1, 2025.

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.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 22ND DAY OF JANUARY 2025.

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

EXHIBIT "A"
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(j) Development fees—Plan review, inspection, and permit fees:

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CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5f

Agenda Date 1/7/2025

Number Ordinance O-25-2317

Type Ordinance

Department Community Development

Title

Amending Chapter 18 of the Code of Ordinances by adopting the 2024 International Codes and the 2023 National Electric Code

Explanation

First Reading and Public Hearing

At the December 3, 2024 Worksession, staff provided a presentation and discussed with City Council, the City's desire to adopt the 2024 International Codes, to include the Property Maintenance Code, the 2023 International Electric Code, and a limited adoption of regional amendments. Staff also requested a program be established to adopt the codes on a three-year cycle. City Council directed staff to move forward with bringing an ordinance forward at the January 7, 2025 meeting.

The City currently operates under the 2018 International Codes and the 2020 National Electric Code, including all North Central Texas Council of Governments amendments. Adoption of the updated codes, and the Property Maintenance Code which regulates the minimum requirements for existing buildings and includes regulations for graffiti, paint, condition of windows, walls, and roof, will assist in maintaining the City's approval rating with the Insurance Services Office, Inc. (ISO). The rating is distributed by ISO for use by property/casualty insurers to assist in their insurance underwriting and premium development programs for residential and commercial properties; ensures and enhances the sustainability of the built environment for the City through review and enforcement of updated construction codes; promotes protection of the health, safety, and welfare of the public; and provides for the City to stay current with new and improved construction standards and material as well as consistency within the region, as neighboring communities adopt current codes.

The codes are vetted every three years by advisory boards consisting of code officials, home builders, third party raters, manufacturers, and construction industry representatives who review the code changes and vote to retain or amend the revisions.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Ordinance O-25-2317

ORDINANCE O-25-2317

AN ORDINANCE AMENDING CHAPTER 18 OF THE CODE OF ORDINANCES BY ADOPTING THE 2024 EDITIONS OF THE INTERNATIONAL CODE COUNCIL AND ADOPTING THE 2023 EDITION OF THE NATIONAL ELECTRIC CODE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council previously adopted the 2018 editions of certain international codes published by the International Code Council ("ICC") and the 2020 edition of the National Electric Code ("NEC"), each of which is presently codified in Chapter 18 of the City's Code of Ordinances (the "City Code"), and commonly known as the City's Building Code.

WHEREAS, the North Central Texas Council of Governments ("NCTCOG") presently encourages jurisdictions in North Central Texas to adopt the 2024 editions of the international codes published by the ICC as well as the 2023 version of the NEC, along with local amendments thereto, to provide updated minimum standards to safeguard the health, property, and welfare of the citizens of Colleyville by regulating and controlling the use, occupancy, maintenance, repair, design, construction, and quality of materials for buildings and structures within the City.

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

Sec. 1. THAT the City Council hereby amends the City Code by amending and restating Chapter 18, Articles I through VII, in their entirety to replace the existing 2018 International Codes with the following 2024 International Codes, together with the corresponding local amendments adopted by the City thereto:

1. Building Code (IBC)
2. Residential Code (IRC)
3. Energy Conservation Code (IECC)
4. Plumbing Code (IPC)
5. Fuel Gas Code (IFGC)
6. Mechanical Code (IMC)
7. Fire Code (IFC)
8. Swimming Pool and Spa Code (ISPSC)
9. Existing Building Code (IEBC)
10. Property Maintenance Code (IPMC)
11. 2023 National Electric Code (NEC)

- Sec. 2. THAT the City Council hereby adopts the local amendments to the codes adopted by this Ordinance, as set forth in **Exhibit A** hereto.
- Sec. 3. THAT this Ordinance shall be cumulative of all provisions of ordinances of the City of Colleyville, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.
- Sec. 4. THAT it is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.
- Sec. 5. THAT any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for any violation involving zoning, fire safety, or public health and sanitation, including dumping or refuse, and shall be fined not more than Five Hundred Dollars (\$500.00) for any other violation of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.
- Sec. 6. THAT all rights and remedies of the City of Colleyville are expressly saved as to any and all violations of the provisions of any ordinances affecting the regulation and control of the use, occupancy, maintenance, repair, design, construction, and quality of materials for buildings and structures within the City which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

Sec. 7. THAT this Ordinance shall take effect immediately from and after its passage and publication as may be required by law.

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.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 22ND DAY OF JANUARY 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit A
Ordinance O-25-2317
(Adopted January 22, 2025)

AMENDMENTS TO THE 2024 INTERNATIONAL CODES BY CODE TYPE

*****Amendments to the 2018 International Building Code
to Continue With the 2024 Codes**

The following sections, paragraphs, and sentences of the *2018 International Building Code* are hereby amended as follows: Standard type is text from the IBC. Underlined type is text inserted. ~~Lined through type is deleted text from IBC.~~ A double asterisk (**) at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2018 code, which will continue with the 2024 Codes.

****Section 101.4.8; add the following:**

101.4.8 Electrical. The provisions of the Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

(Reason: This was dropped when ICC quit publishing the ICC Electrical Code, but the Electrical Code still should be referenced regardless of how it is adopted.)

**** Section 103 and 103.1; amend to insert the Department Name**

DEPARTMENT OF BUILDING SAFETY CITY OF COLLEYVILLE BUILDING INSPECTIONS
DEPARTMENT

103.1 Creation of enforcement agency. ~~The Department of Building Safety City of Colleyville Building Inspections Department~~ is hereby created and the official in charge thereof shall be known as the *building official*.

(Reason: Reminder to be sure ordinance reads the same as designated by the city.)

****Section 105.2 Work exempt from permit; under sub-title entitled "Building" delete items 1, 2, 10 and 11 and re-number as follows:**

Building:

11-***11. Residential foundation repairs performed for the purpose of stabilizing an existing foundation without the removal of any existing concrete, except for the installation of new piers, pilings, or other associated support.

(Reason: Items deleted are for one- and two-family dwellings regulated by the International Residential Code. Accessory structures, fences and shade cloth structures would require a permit for commercial properties to ensure compliance with local ordinance, egress, accessibility, flame spread of fabric, wind/snow design load, etc.)

****Section 109; add Section 109.7 to read as follows:**

109.7 Re-inspection Fee. A fee as established by city council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives;
2. No building address or permit card is clearly posted;
3. The building is locked or work otherwise not available for inspection when called;

4. The job site is red-tagged twice for the same item;

5. Failure to maintain erosion control, trash control or tree protection.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

(Reason: This fee is not a fine or penalty but is designed to compensate for time and trips when inspections are called for when not ready.)

****Section 109; add Section 109.8, 109.8.1, 109.8.2 and 109.9 to read as follows:**

109.8 Work without a permit.

109.8.1 Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

109.8.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

109.9 Unauthorized cover up fee. Any work concealed without first obtaining the required inspection in violation of Section 110 shall be assessed a fee as established by the city fee schedule.

(Reason: This fee is not a fine or penalty but is designed to compensate for time and to remove incentive to attempt to evade permits and code compliance. Text taken from former Uniform Administrative Code.)

*****Table 506.2; delete sentence from table**

~~1. The maximum allowable area for a single-story non-sprinklered Group U greenhouse is permitted to be 9000 square feet or the allowable area shall be permitted to comply with Table C102.1 of Appendix C.~~

(Reason: To eliminate the need for Appendix C adoption and remain consistent with 6000 sq. ft. sprinklering provision.)

Section 903.2.11; change 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:

903.2.11.3 Buildings 55 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories with an occupant load of 30 or more, other than penthouses in compliance with Section 1510 of the *International Building Code*, located 55 35 feet (16 764 10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Exceptions:

1.—Open parking structures in compliance with Section 406.5 of the *International Building Code*, having no other occupancies above the subject garage.

2.—Occupancies in Group F-2.

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exception: Open parking garages in compliance with Section 406.5 of the *International Building Code*.
(Reason: Provides jurisdictions options as to their desired level of sprinkler protection based on multiple factors including firefighting philosophies/capabilities.)

****Table 2902.1; add footnote g to read as follows:**

g. Drinking fountains are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.

(Reason: Adjustment meets the needs of specific occupancy types.)

Amendments to the 2018 International Residential Code

****Section R102.4; change to read as follows:**

R102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the *Electrical Code* shall mean the *Electrical Code* as adopted.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

**** Section R103 and R103.1 amend to insert the Department Name**

DEPARTMENT OF BUILDING SAFETY CITY OF COLLEYVILLE BUILDING INSPECTIONS **DEPARTMENT**

R103.1 Creation of enforcement agency. The ~~Department of Building Safety~~ City of Colleyville Building Inspections Department is hereby created and the official in charge thereof shall be known as the *building official*.

(Reason: Reminder to be sure ordinance reads the same as designated by the city.)

****Section R104.10.1 Flood Hazard areas; delete this section.**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

*****Section R105.2 Work exempt from permit; amend and delete as follows:**

Building:

1. One-story...{item unchanged} does not exceed 120 square feet.
2. [deleted]
- 5 [deleted]
- 9 [add to last sentence]...and do not extend into required yards farther than allowed by the LDC.
11. Residential foundation repairs performed for the purpose of stabilizing and existing foundation without the removal of any existing concrete, except for the installation of new piers, pilings, or other associated support.

****Section R105.3.1.1& R106.1.4; delete these sections.**

(Reason: Floodplain provisions are addressed locally.)

****Section R110 (R110.1 through R110.5); delete the section.**

(Reason: Issuing CO's for residences is not a common practice in the area.)

****Section R108.6 and R108.7; amend section R108.6 and add R108.7 as follows:**

R108.6 Work commencing before permit issuance. Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority below that and shall be in addition to the required permit fees.

R108.6.1 Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

R108.6.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

R108.7 Unauthorized concealment fee.

R108.7.1 Any work concealed without first obtaining the required inspection in violation of section 109 shall be assessed a fee as established by the city fee schedule.

(Reason: These fees are not a fine or penalty but are designed to compensate for additional time necessary to obtain and verify code compliance.)

****Section R108.8; add section as follows:**

R108.8 Re-inspection Fee. A fee as established by city council resolution may be charged when:

1. Work called for inspection is incomplete;
2. Building address and/or permit card is not clearly posted;
3. City approved plans are not on the job site available to the inspector;
4. The building is locked or work otherwise not available for inspection when called;
5. Items noted for correction on initial inspection and not corrected upon re-inspection.
6. The original red tag has been removed from the job site and/or,
7. Violations exist on the property including failure to maintain erosion control, trash control or tree protection.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

(Reason: This fee is not a fine or penalty but is designed to compensate for time and trips when inspections are called for when not ready.)

****Section R202; change definition of "Townhouse" to read as follows:**

TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units separated by property lines in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

(Reason: To distinguish Townhouses on separate lots.)

*****Table R301.2 (1); fill in as follows:**

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDER- LAYMENT ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	SPEED ^d (MPH)	Topographic Effects ^k	Wind Special Region ^L	Windborne Debris Zone ^m		Weathering ^a	Frost Line Depth ^b	Termite ^c					
5 lb/ft	115 (3 sec- gust)/ 76 fastest mile	No	No	No	A	Moderate	6"	Very Heavy	22 ⁰ F	No	Local Code	150	64.9 ⁰ F

Delete remainder of table Manual J Design Criteria and footnote N

(Reason: To promote regional uniformity. Manual J is utilized by third party and not part of performed plan reviews. This is reference table only, not needed.)

****Section R302.5.1; change to read as follows:**

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors. ~~Equipped with a self-closing or automatic closing device.~~

(Reason: Absence of data linking self-closing devices to increased safety. Self-closing devices often fail to close the door entirely.)

*****Section G2415.12 (404.12) and G2415.12.1 (404.12.1); change to read as follows:**

G2415.12 (404.12) Minimum burial depth. Underground *pip*ing systems shall be installed a minimum depth of ~~42 inches (305 mm)~~ 18 inches (457 mm) below grade, ~~except as provided for in Section G2415.12.1.~~

P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

(Reason: To provide clarity.)

*****Section P3003.9; change to read as follows:**

P3003.9.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

~~Exception: A primer is not required where both of the following conditions apply:~~

- ~~1. The solvent cement used is third-party certified as conforming to ASTM D 2564~~
- ~~2. The solvent cement is used only for joining PVC drain, waste, and vent pipe and fittings in not pressure applications in sizes up to and including 4 inches (102mm) in diameter.~~

(Reason: to keep the "process of joining PVC pipe".)

****Section P3111Combination waste and vent systems; delete this section in its entirety.**

(Reason: A combination waste and vent system is not approved for use in residential construction.)

****Section P3112.2 Vent Collection; delete and replace with the following:**

P3112.2 Installation. Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drain board height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage

fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drain-board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

(Reason: To clarify the installation of island venting and to provide a regional guideline on a standard installation method for this region.)

*****Section P3114.3; amend to read as follows:**

P3114.3. Where permitted. Individual vents, branch vents, circuit vents and stack vents serving kitchen island vents or bar sinks shall be permitted to terminate with a connection to an air admittance valve. All other proposed air admittance valve installations shall require prior approval by the Building Official. Individual and branch type air admittance valves shall vent only fixtures that are on the same floor level and connect to a horizontal branch drain.

(Reason: To identify the locations and installation compliance for air admittance valves other than kitchen islands and bar sinks.)

****Chapters 34 through 43; delete. Replace with the electrical code as adopted.**

(Reason: State law permits only the NEC.)

Note: Chapters 34 through 43 are based on the 2017 National Electrical Code and are included here for reference only. The Electrical Code as adopted by separate ordinance takes precedence over these sections.

END

Amendments to the 2018 International Energy Conservation Code

The following sections, paragraphs, and sentences of the *2018 International Energy Conservation Code* (IECC) are hereby amended as follows: Standard type is text from the IECC. Underlined type is text inserted. ~~Line through type is deleted text from IECC.~~ A double (**) asterisk at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple (***) asterisk identifies a new or revised amendment with the 2018 code. Section numbers in parenthesis represent the corresponding numbers of the energy provisions of the 2018 *International Residential Code* for parallel amendments.

2018 IECC (Energy Provisions of the 2018 IRC)

****Section 101.1; amend to insert the Department Name**

101.1 Title. These regulations shall be known as the *Energy Conservation Code* of the City of Colleyville Building Inspections Department hereinafter referred to as “this code, or “department”, and the official in charge thereof shall be known as the *Building Official*.

(Reason: References the name of the jurisdiction in the general regulations.)

END

Amendments to the 2020 National Electrical Code

The following articles, paragraphs, and sentences of the *2020 National Electrical Code (NEC)* are hereby amended as follows: Standard type is text from the NEC. Highlighted with gray shading is text inserted. Lined through type is deleted text from NEC. A double asterisk (**) at the beginning of an article identifies an amendment carried over from the 2014 and 2017 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2014 and 2017 code.

****Article 100; add the following to definitions:**

Engineering Supervision. Supervision by a Qualified State of Texas Licensed Professional Engineer engaged primarily in the design or maintenance of electrical installations.

(REASON FOR CHANGE: To better define the qualifications for engineering supervision. This term is used twenty four times in the 2017 National Electrical Code.)

*****Article 100; remove the amendment to the following definition:**

Intersystem Bonding Termination. A device that provides a means for connecting intersystem bonding conductors for communication systems ~~and other systems such as metallic gas piping systems~~ to the grounding electrode system. ~~Bonding conductors for other systems shall not be larger than 6 AWG.~~

(REASON FOR CHANGE: Remove the above amendment. Updates to the 2017 National Electrical Code Article 250.94(A) only accommodate connecting communication systems to an intersystem bonding termination device, but Article 250.94(B) provides an alternative or other means. To allow for a termination point for other bonding conductors in addition to communication systems that are required by the various model codes, 6 AWG was chosen to coincide with the minimum size of bonding conductor required to the intersystem bonding jumper.)

****Article 110.2; change the following to read as follows:**

110.2 Approval. The conductors and equipment required or permitted by this Code shall be acceptable only if approved. Approval of equipment may be evident by listing and labeling of equipment by a Nationally Recognized Testing Lab (NRTL) with a certification mark of that laboratory or a qualified third party inspection agency approved by the AHJ.

Exception: Unlisted equipment that is relocated to another location within a jurisdiction or is field modified is subject to the approval by the AHJ. This approval may be by a field evaluation by a NRTL or qualified third party inspection agency approved by the AHJ.

~~Manufacturer's self-certification of any equipment shall not be used as a basis for approval by the AHJ.~~

Informational Note **No. 1:** See 90.7, Examination of Equipment for Safety, and 110.3, Examination, Identification, Installation, and Use of Equipment. See definitions of *Approved*, *Identified*, *Labeled*, and *Listed*.

Informational Note **No. 2:** Manufacturer's self-certification of equipment may not necessarily comply with U.S. product safety standards as certified by an NRTL.

Informational Note No. 3: National Fire Protection Association (NFPA) 790 and 791 provide an example of an approved method for qualifying a third party inspection agency.

(REASON FOR CHANGE: To add clarity and provide more positive options for enforcement and approval of unlisted equipment.)

*****Article 210.52(G) (1) Garages: remove the amendment that deleted the following:**

(1) Garages. In each attached garage and in each detached garage with electric power. ~~The branch circuit supplying this receptacle(s) shall not supply outlets outside of the garage.~~ At least one receptacle outlet shall be installed for each car space.

~~*(REASON FOR CHANGE: Installations in compliance with this Code are not necessarily efficient, convenient, or adequate for good service or future expansion of electrical use.)*~~

(REASON FOR CHANGE: Updates to this section in the 2017 National Electrical Code provided relief by removing “shall not supply outlets outside of the garage.”)

*****Article 230.71(A); remove the amendment that added the following exception:**

~~Exception: Multi-occupant buildings. Individual service disconnecting means is limited to six for each occupant. The number of individual disconnects at one location may exceed six.~~

~~*(REASON FOR CHANGE: This is currently the accepted installation practice of the region. No noteworthy complaints have surfaced. It is more reasonable than the current NEC requirements. It allows more than six disconnects grouped at one location. This also allows designers more flexibility in the placement of electrical meters and main service disconnects.)*~~

(REASON FOR CHANGE: This is below the minimum standard of the 2017 National Electrical Code adopted by the State of Texas.)

*****Article 300.11; remove the amendment that added the following exception:**

~~Exception: Ceiling grid support wires may be used for structural supports when the associated wiring is located in that area, not more than two raceways or cables supported per wire, with a maximum nominal metric designation 16 (trade size 1/2”).~~

~~*(REASON FOR CHANGE: To provide limited support of raceways and cables by ceiling grid support wire.)*~~

(REASON FOR CHANGE: This is below the minimum standard of the 2017 National Electrical Code adopted by the State of Texas.)

*****Article 310.15(B) (7); remove the amendment that changed the following to read as follows:**

~~**(7)** This Article shall not be used in conjunction with 220.82.~~

~~*(REASON FOR CHANGE: 310.15(B) (7) has been revised and the table has been deleted.)*~~

(REASON FOR CHANGE: Upon review of the 2014 and 2017 code-making panel 6 and in conjunction with the wire manufacturing industry, based on the diversification of loads in modern construction, this amendment becomes irrelevant.)

****Article 500.8 (A) (3); change to read as follows:**

500.8 Equipment.

Articles 500 through 504 require equipment construction and installation that ensure safe performance under conditions of proper use and maintenance.

Informational Note No. 1: It is important that inspection authorities and users exercise more than ordinary care with regard to installation and maintenance.

Informational Note No. 2: Since there is no consistent relationship between explosion properties and ignition temperature, the two are independent requirements.

Informational Note No. 3: Low ambient conditions require special consideration. Explosion proof or dust-ignition proof equipment may not be suitable for use at temperatures lower than -25°C (-13°F) unless they are identified for low-temperature service. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified as Class I, Division 1 at normal ambient temperature.

(A) Suitability. Suitability of identified equipment shall be determined by one of the following:

- (1) Equipment listing or labeling;
- (2) Evidence of equipment evaluation from a qualified testing laboratory or inspection agency concerned with product evaluation; or,
- (3) Evidence acceptable to the authority having jurisdiction such as a manufacturer's self-evaluation or ~~an owner's engineering judgment.~~ an engineering judgment signed and sealed by a qualified ~~Registered~~ licensed Professional Engineer in the State of Texas.

Informational Note: Additional documentation for equipment may include certificates demonstrating compliance with applicable equipment standards, indicating special conditions of use, and other pertinent information.

(REASON FOR CHANGE: Carry over from previous amendment with change to better define the qualifications for an engineering judgment.)

****Article 505.7 (A) changed to read as follows:**

505.7 Special Precaution.

Article 505 requires equipment construction and installation that ensures safe performance under conditions of proper use and maintenance.

Informational Note No. 1: It is important that inspection authorities and users exercise more than ordinary care with regard to the installation and maintenance of electrical equipment in hazardous (classified) locations.

Informational Note No. 2: Low ambient conditions require special consideration. Electrical equipment depending on the protection techniques described by 505.8(A) may not be suitable for use at temperatures lower than -20°C (-4°F) unless they are identified for use at lower temperatures.

However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified Class I, Zones 0, 1, or 2 at normal ambient temperature.

- (A) Implementation of Zone Classification System.** Classification of areas, engineering and design, selection of equipment and wiring methods, installation, and inspection shall be performed by a qualified persons Registered licensed Professional Engineer in the State of Texas.

(REASON FOR CHANGE: Carry over from previous amendment with change to better define the qualifications for an engineering judgment.)

*****Article 517.30 Essential Electrical Systems for Hospitals; remove the amendment that created a new (H) and added the following language:**

(G) Coordination. Overcurrent protective devices serving the equipment branch of the essential electrical system shall be coordinated for the period of time that a fault's duration extends beyond 0.1 second.

Exception No. 1: Between transformer primary and secondary overcurrent protective devices, where only one overcurrent protective device or set of overcurrent protective devices exists on the transformer secondary.

Exception No. 2: Between overcurrent protective devices of the same size (ampere rating) in series.

Informational Note: The terms coordination and coordinated as used in this section do not cover the full range of overcurrent conditions.

~~**(H) Selective Coordination.** Overcurrent protective devices serving the life safety, and critical branches of the essential electrical system shall be selectively coordinated with all supply side overcurrent protective devices.~~

~~Exception No. 1: Between transformer primary and secondary overcurrent protective devices, where only one overcurrent protective device or set of overcurrent protective devices exists on the transformer secondary.~~

~~Exception No. 2: Between overcurrent protective devices of the same size (ampere rating) in series.~~

~~Informational Note: The terms coordination and coordinated as used in this section do not cover the full range of overcurrent conditions.~~

~~*(REASON FOR CHANGE: Changes made by deleting the definition of emergency systems in Article 517 Health Care Facilities and removing emergency systems as "Essential Electrical Systems for Hospitals in 517.30(B) (2), plus the new addition of section 517.30(G) for "Coordination" instead of using selective coordination, has diminished the reliability of the "Life Safety and Critical Branches of the Essential Electrical System" to deliver power to vital loads. By providing only "coordination," the instantaneous portion of the time-current curve has been eliminated from the overcurrent device settings.)*~~

~~*(REASON FOR CHANGE: Due to no action by the 2017 code-making panel 15 and NFPA 99, this amendment is not applicable.)*~~

*****Article 600.6(A) (1) At Point of Entry to a Sign; Exception 1 changed to read as follows:**

Exception No.1: A disconnect shall not be required for branch circuits(s) or feeder conductor(s) passing through the sign where enclosed in a Chapter 3 listed raceway or metal-jacketed cable identified for the location. The conductor(s) shall not serve the sign body or sign enclosure where passing through.

*****Article 600.6(A) (1) At Point of Entry to a Sign; create a new Exception No. 2 to add the following language:**

Exception No. 2. A disconnect shall not be required at the point of entry to a sign body, sign enclosure, or pole for branch circuit conductor(s). The conductors shall be enclosed in a Chapter 3 listed raceway or metal-jacketed cable identified for the location. The conductor(s) shall be routed to a device box which contains the disconnect. A field-applied permanent warning label that is visible during servicing shall be applied to the raceway at or near the point of entry into the sign enclosure or sign body. The warning label shall comply with 110.21(B) and state the following: "Danger. This raceway contains energized conductors." The marking shall include the location of the disconnecting means for the energized conductor(s). The disconnecting means shall be capable of being locked in the open position in accordance with 110.25.

*****Article 600.6(A) (1) At Point of Entry to a Sign; move the original Exception 2 to create a new Exception No. 3 and add the following language:**

Exception No. 3: A disconnect shall not be required at the point of entry to a sign enclosure or sign body for branch circuit(s) or feeder conductor(s) that supply an internal panelboard(s) in a sign enclosure or sign body. The conductors shall be enclosed in a Chapter 3 listed raceway or metal-jacketed cable identified for the location. A field-applied permanent warning label that is visible during servicing shall be applied to the raceway at or near the point of entry into the sign enclosure or sign body. The warning label shall comply with 110.21(B) and state the following: "Danger. This raceway contains energized conductors." The marking shall include the location of the disconnecting means for the energized conductor(s). The disconnecting means shall be capable of being locked in the open position in accordance with 110.25.

(2017 Code) Informational Note: The location of the disconnect is intended to allow service or maintenance personnel complete and local control of the disconnecting means.

(REASON FOR CHANGE: This is a modification of the nationwide sign manufacturing practice that was standard before the 2014 Code revision. It is more reasonable but not less than the current Code requirements. It provides local control of the disconnect by service personnel as the informational note suggests, while requiring a sign disconnect to be at or within sight of the sign. This also allows sign designers more flexibility in the placement of the disconnecting means in relation to the location of the sign.)

*****Article 680.25(A) remove the amendment that added the following language and exception:**

680.25 Feeders.

These provisions shall apply to any feeder on the supply side of panelboards supplying branch circuits for pool equipment covered in Part II of this article and on the load side of the service equipment or the source of a separately derived system.

(A) Wiring Methods.

(1) Feeders. Feeders shall be installed in rigid metal conduit, intermediate metal conduit. The following wiring methods shall be permitted if not subject to physical damage:

(1) Liquid tight flexible nonmetallic conduit

- (2) Rigid polyvinyl chloride conduit
- (3) Reinforced thermosetting resin conduit
- (4) Electrical metallic tubing where installed on or in a building
- (5) Electrical nonmetallic tubing where installed within a building
- (6) Type MC Cable where installed within a building and if not subject to corrosive environment
- ~~(7) Nonmetallic sheathed cable~~
- ~~(8) Type SE cable~~

~~Exception: A feeder within a one-family dwelling or two-family dwelling unit between remote panelboard and service equipment shall be permitted to run in flexible metal conduit or an approved cable assembly that includes an insulated equipment grounding conductor within its outer sheath. The equipment grounding conductor shall comply with 250.24(A) (5).~~

~~(REASON FOR CHANGE: Carry over from previous amendments. Text changed to reflect 2014 National Electrical Code. Exception deleted per Errata No.70-14-2)~~

(REASON FOR CHANGE: Updates to this section in the 2017 National Electrical Code provided relief by recognizing these wiring methods.)

END

Amendments to the 2018 International Fuel Gas Code

The following sections, paragraphs, and sentences of the *2018 International Fuel Gas Code* are hereby amended as follows: Standard type is text from the IFGC. Underlined type is text inserted. ~~Lined through type is deleted text from IFGC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk identifies a new or revised amendment with the 2018 code.

****Section 101.1; amend to insert the Department Name**

101.1 Title. These regulations shall be known as the *Fuel Gas Code* of the City of Colleyville Building Inspections Department hereinafter referred to as “this code, or “department”, and the official in charge thereof shall be known as the *Building Official*.

(Reason: References the name of the jurisdiction in the general regulations.)

Amendments to the 2018 International Swimming Pool and Spa Code

The following sections, paragraphs, and sentences of the *2018 International Swimming Pool and Spa Code* are hereby amended as follows: Standard type is text from the ISPSC. Underlined type is text inserted. ~~Lined through type is deleted text from ISPSC.~~ A triple asterisk (***) identifies a new or revised amendment with the 2018 ISPSC code.

****Section 103.1; Change to read as follows:**

Section 103.1 Creation of enforcement agency. The ~~Department of Building Safety~~ City of Colleyville Department of Building Inspections is hereby created and the official in charge thereof shall be known as the *code official*. Tarrant County Health Department is hereby created and the official in charge thereof shall be known as the *code official* for operation and maintenance of any *public swimming pool* in accordance this code, local and state law.

(Reason: Reminder to be sure ordinance reads the same as designed by the City & the operation of public pools is enforced through the City's appropriate department procedure.)

Amendments to the 2018 International Fire Code

The following sections, paragraphs, and sentences of the *2018 International Fire Code* (IFC) are hereby amended as follows: Standard type is text from the IFC. Underlined type is text inserted. ~~Lined through type is deleted text from IFC.~~ A double asterisk (**) at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2018 code.

****Section 102.1; change #3 to read as follows:**

3. Existing structures, facilities, and conditions when required in Chapter 11 or in specific sections of this code.

(Reason: To clarify that there are other provisions in the fire code applicable to existing buildings that are not located in Chapter 11, including but not limited to Section 505 Premises Identification.)

****Section 105.3.3; change to read as follows:**

105.3.3 Occupancy Prohibited before Approval. The building or structure shall not be occupied prior to the fire code official issuing a permit when required and conducting associated inspections indicating the applicable provisions of this code have been met.

(Reason: For clarity to allow for better understanding in areas not requiring such permits, such as unincorporated areas of counties. This amendment may be struck by a city.)

****Section 105.7; add Section 105.7.26 to read as follows:**

105.7.26 Electronic access control systems. Construction permits are required for the installation or modification of an electronic access control system, as specified in Chapter 10. A separate construction permit is required for the installation or modification of a fire alarm system that may be connected to the access control system. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

(Reason: Adds construction permit requirements for electronic access control systems affecting access and/or egress to ensure proper design and installation of such systems. These changes reflect local practices of municipalities in this region.)

****Section 202; amend and add definitions to read as follows:**

**** [B] AMBULATORY CARE FACILITY.** Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing, or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided or staff has accepted responsibility for care recipients already incapable. This group may include but not be limited to the following:

- Dialysis centers
- Procedures involving sedation
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

(Reason: to clarify the range of uses included in the definition)

**** [B] ATRIUM.** An opening connecting ~~two~~ three or more stories... *{remaining text unchanged}*

(Reason: Accepted practice in the region based on legacy codes. IBC Section 1009 permits unenclosed two story stairways under certain circumstances.)

**** [B] DEFEND IN PLACE.** A method of emergency response that engages building components and trained staff to provide occupant safety during an emergency. Emergency response involves remaining in place, relocating within the building, or both, without evacuating the building.

(Reason: Added from International Building Code (IBC) definitions for consistency in interpretation of the subject requirements pertaining to such occupancies.)

****FIRE WATCH.** A temporary measure intended to ensure continuous and systematic surveillance of a building or portion thereof by one or more qualified individuals or standby personnel when required by the fire code official, for the purposes of identifying and controlling fire hazards, detecting early signs of unwanted fire, raising an alarm of fire and notifying the fire department.

(Reason: Clearly defines options to the fire department for providing a fire watch.)

****FIREWORKS.** Any composition or device for the purpose of producing a visible or an audible effect for entertainment purposes by combustion, deflagration, or detonation, and/or activated by ignition with a match or other heat producing device that meets the definition of 1.3G fireworks or 1.4G fireworks. ... *{Remainder of text unchanged}*...

(Reason: Increased safety from fireworks related injuries.)

****HIGH-PILED COMBUSTIBLE STORAGE.** *add a second paragraph to read as follows:*

Any building classified as a group S Occupancy or Speculative Building exceeding 6,000 sq. ft. that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified, a fire protection system and life safety features shall be installed as for Class IV commodities, to the maximum pile height.

(Reason: To provide protection for worst-case scenario in flexible or unknown situations.)

****HIGH-RISE BUILDING.** A building with an occupied floor located more than ~~75~~ 55 feet (~~22 860~~ 16 764 mm) above the lowest level of fire department vehicle access.

(Reason: Allows for additional construction safety features to be provided, based on firefighting response capabilities.)

****REPAIR GARAGE.** A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement, and other such minor repairs.

(Reason: To further clarify types of service work allowed in a repair garage, as well as to correspond with definition in the IBC.)

****SELF-SERVICE STORAGE FACILITY.** Real property designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.

(Reason: To provide a definition that does not exist in the code.)

****STANDBY PERSONNEL.** Qualified fire service personnel, approved by the Fire Chief. When utilized, the number required shall be as directed by the Fire Chief. Charges for utilization shall be as normally calculated by

the jurisdiction.

(Reason: To provide a definition that does not exist in the code for fire watch accommodations as required by the jurisdiction.)

****UPGRADED OR REPLACED FIRE ALARM SYSTEM.** A fire alarm system that is upgraded or replaced includes, but is not limited to the following:

- Replacing one single board or fire alarm control unit component with a newer model
- Installing a new fire alarm control unit in addition to or in place of an existing one
- Conversion from a horn system to an emergency voice/alarm communication system
- Conversion from a conventional system to one that utilizes addressable or analog devices

The following are not considered an upgrade or replacement:

- Firmware updates
- Software updates
- Replacing boards of the same model with chips utilizing the same or newer firmware

(Reason: This is referenced in several places, but the wording of “upgraded or replaced” is somewhat ambiguous and open to interpretation. Defining it here allows for consistent application across the region.)

****Section 307.1.1; change to read as follows:**

****Section 307.1.1; change to read as follows:**

307.1.1 Prohibited Open Burning. Open burning ~~shall be prohibited~~ that is offensive or objectionable because of smoke emissions or when atmospheric conditions or local circumstances make such fires hazardous shall be prohibited.

Exception: {No change.}

(Reason: To further protect adjacent property owners/occupants from open burning and/or smoke emissions from open burning.)

****Section 307.2; change to read as follows:**

307.2 Permit Required. A permit shall be obtained from the *fire code official* in accordance with Section 105.6 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or open burning—a bonfire. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

Examples of state or local law, or regulations referenced elsewhere in this section may include but not be limited to the following:

1. Texas Commission on Environmental Quality (TCEQ) guidelines and/or restrictions.
2. State, County, or Local temporary or permanent bans on open burning.
3. Local written policies as established by the *fire code official*.

(Reason: Amendments to 307.2, 307.4, 307.4.3, and 307.5 better explain current requirements and recognize that jurisdictions have local established policies that best fit their environments.)

****Section 307.3; change to read as follows:**

307.3 Extinguishment Authority. ~~When open burning creates or adds to a hazardous situation, or a required permit for open burning has not been obtained, the fire code official is authorized to order the extinguishment of the open burning operation.~~ The fire code official is authorized to order the extinguishment by the permit holder, another person responsible or the fire department of open burning that creates or adds to a hazardous or objectionable situation.

(Reason: Provides direction as to responsible parties relative to extinguishment of the subject open burning.)

****Section 307.4; change to read as follows:**

307.4 Location. The location for open burning shall not be less than ~~50~~ 300 feet (~~15-240~~ 91 440 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within ~~50~~ 300 feet (~~15-240~~ 91 440 mm) of any structure.

Exceptions: {No change.}

(Reason: To increase the separation distance thereby increasing the safety to adjacent properties, as per applicable TCEQ rules and regulations regarding outdoor burning.)

****Section 307.4.3, Exceptions; add exception #2 to read as follows:**

Exceptions:

2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system.

(Reason: To reflect similar allowances for open-flame cooking in these same locations.)

****Section 307.4.4 and 5; add section 307.4.4 **Section 307.4.4 and 307.4.5; change to read as follows:**

307.4.4 Permanent Outdoor Firepit. Permanently installed outdoor firepits for recreational fire purposes shall not be installed within 10 feet of a structure or combustible material.

Exception: Permanently installed outdoor fireplaces constructed in accordance with the International Building Code.

307.4.5 Trench Burns. Trench burns shall be conducted in air curtain trenches and in accordance with Section 307.2.

(Reason: To provide a greater level of safety for this potentially hazardous fire exposure condition. Decrease in separation distance allowed for outdoor firepits due to permanent nature of construction having substantial securement.)

****Section 307.5; change to read as follows:**

307.5 Attendance. Open burning, trench burns, bonfires, recreational fires, and use of portable outdoor fireplaces shall be constantly attended until the... {Remainder of section unchanged}

(Reason: Adds attendance for trench burns based on previous amendment provision for such.)

****Section 308.1.4; change to read as follows:**

308.1.4 Open-flame Cooking Devices. ~~Charcoal burners and other o~~Open-flame cooking devices, charcoal grills and other similar devices used for cooking shall not be operated-located or used on combustible balconies, decks, or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family dwellings, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity] with an aggregate LP-gas capacity not to exceed 100 pounds (5 containers).
2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity], with an aggregate LP-gas capacity not to exceed 40 lbs. (2 containers).
3. {No change.}

(Reason: Decrease fire risk in multi-family dwellings and minimizes ignition sources and clarify allowable limits

for 1 & 2 family dwellings, and allow an expansion for sprinklered multi-family uses. This amendment adds clarification and defines the container size allowed for residences.)

****Section 308.1.6.2, Exception #3; change to read as follows:**

Exceptions:

3. Torches or flame-producing devices in accordance with Section ~~308.4~~ 308.1.3.

(Reason: Section identified in published code is inappropriate.)

****Section 308.1.6.3; change to read as follows:**

308.1.6.3 Sky Lanterns. A person shall not release or cause to be released an ~~untethered~~ unmanned free-floating device containing an open flame or other heat source, such as but not limited to a sky lantern.

(Reason: Eliminates the potential fire hazard presented by utilization of such devices and the potential accidental release of such devices.)

****Section 311.5; change to read as follows:**

311.5 Placards. ~~Any~~ The fire code official is authorized to require marking of any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 110 of this code relating to structural or interior hazards, ~~shall be marked~~ as required by Section 311.5.1 through 311.5.5.

(Reason: There may be situations where placarding is not desired or necessary; also clarifies intent that it is not the fire code official's responsibility to provide the placard.)

****Section 403.5; change Section 403.5 to read as follows:**

403.5 Group E Occupancies. An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for Group E occupancies and for buildings containing both a Group E occupancy and an atrium. A diagram depicting two evacuation routes shall be posted in a conspicuous location in each classroom. Group E occupancies shall also comply with Sections 403.5.1 through 403.5.3.

(Reason: The diagrams are intended to assist with egress in such occupancies – specifically, the primary teacher is not always present to assist children with egress. Also, such will help reinforce evacuation drill requirements.)

****Section 404.2.2; add Number 4.10 to read as follows:**

- 4.10 Fire extinguishing system controls.

(Reason: The committee believed this information could be of great help to such plans to facilitate locating sprinkler valves to minimize water damage, for instance.)

****Section 405.4; change Section 405.4 to read as follows:**

405.4 Time. The fire code official may require an evacuation drill at any time. Drills shall be held at unexpected times and under varying conditions to simulate the unusual conditions that occur in case of fire.

(Reason: This change clarifies who may require a fire or evacuation drill).

****Section 501.4; change to read as follows:**

501.4 Timing of Installation. When fire apparatus access roads or a water supply for fire protection is required to be installed for any structure or development, they shall be installed, tested, and approved prior to the time of

~~which construction has progressed beyond completion of the foundation of any structure, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.~~

(Reason: Reflects current practice in the region relative to ensuring fire department and EMS access during construction, which can be a time of increased frequency for emergency incidents.)

****Section 503.1.1; add sentence to read as follows:**

Except for one- or two-family dwellings, the path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway around the external walls of the structure.

(Reason: Recognizes that the hose lay provision can only be measured along a pathway that is wide enough for fire fighter access.)

****Section 503.2.1; change to read as follows:**

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than ~~20-24 feet (6096 mm 7315 mm)~~, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than ~~13 feet 6 inches (4115 mm)~~ 14 feet (4267 mm).

Exception: Vertical clearance may be reduced; provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved.

(Reason: Amendments to 503.2.1 and 503.2.2 recognize that the equipment now used in firefighting is increasing in size. The code already recognizes that larger dimensions may be required under Section 503.2.2. The amendments are to standardize the dimensions for this area. With the increase in fire apparatus size, this will allow for the passage of two fire apparatus during a fire or EMS emergency.)

****Section 503.2.2; change to read as follows:**

503.2.2 Authority. The fire code official shall have the authority to require an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations.

(Reason: Amendments to 503.2.1 and 503.2.2 recognize that the equipment now used in firefighting is increasing in size. The code already recognizes that larger dimensions may be required under Section 503.2.2. The amendments are to standardize the dimensions for this area. With the increase in fire apparatus size, this will allow for the passage of two fire apparatus during a fire or EMS emergency.)

****Section 503.2.3; change Section 503.2.3 to read as follows:**

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support imposed loads of 80,000 Lbs. for fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

(Reason: To address the current size of fire trucks in use – figure derived from DOT requirements for waiver of vehicle exceeding such weight.)

****Section 503.3; change to read as follows:**

503.3 Marking. ~~Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE~~ Striping, signs, or other markings, when approved by the fire code official, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. ~~The means by which fire lanes are designated~~ Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

(1) Striping – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" shall appear in four inch (4") white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

(2) Signs – Signs shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be 12" wide and 18" high. Signs shall be painted on a white background with letters and borders in red, using not less than 2" lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6'6") above finished grade. Signs shall be spaced not more than fifty feet (50') apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

(Reason: Establishes a standard method of marking and reflects local long-standing practices.)

****Section 503.4; change to read as follows:**

503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and any area marked as a fire lane as described in Section 503.3 shall be maintained at all times.

(Reason: As originally worded, the section implied that vehicles could be parked in the marked fire lane and not be in violation if the minimum width is still maintained. Current accepted enforcement practice is to require the entire marked fire lane to be maintained clear and unobstructed.)

****Section 505.1; change to read as follows:**

****Section 505.1; change to read as follows:**

505.1 Address Identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) 6 inches (152.4 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole or other sign with approved 6 inch (152.4 mm) height building numerals or addresses and 4 inch (101.6 mm) height suite/apartment numerals of a color contrasting with the background of the building or other approved means shall be used to identify the structure. Numerals or addresses shall be posted on a minimum 20 inch (508 mm) by 30 inch (762 mm) background on border. Address identification shall be maintained.

Exception: R-3 Single Family occupancies shall have approved numerals of a minimum 3 ½ inches (88.9 mm) in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.

(Reason: To increase the minimum addressing requirements for commercial properties and establish a minimum for single-family residential properties. Such improves legibility of these signs which are critical to emergency response in a more timely manner.)

****Section 507.4; change to read as follows:**

507.4 Water Supply Test Date and Information. The water supply test used for hydraulic calculation of fire protection systems shall be conducted in accordance with NFPA 291 "Recommended Practice for Fire Flow Testing and Marking of Hydrants" and within one year of sprinkler plan submittal. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official, as required or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system. The exact location of the static/residual hydrant and the flow hydrant shall be indicated on the

design drawings. All fire protection plan submittals shall be accompanied by a hard copy of the waterflow test report, or as approved by the fire code official. The report must indicate the dominant water tank level at the time of the test and the maximum and minimum operating levels of the tank, as well, or identify applicable water supply fluctuation. The licensed contractor must then design the fire protection system based on this fluctuation information, as per the applicable referenced NFPA standard. Reference Section 903.3.5 for additional design requirements.

(Reason: Clarifies intent of the test to ensure contractor accounts for water supply fluctuations.)

****Section 507.5.4; change to read as follows:**

507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

(Reason: Additional guidance based on legacy language to ensure these critical devices are available in an emergency incident.)

****Section 509.1.2; add new Section 509.1.2 to read as follows:**

509.1.2 Sign Requirements. Unless more stringent requirements apply, lettering for signs required by this section shall have a minimum height of 2 inches (50.8 mm) when located inside a building and 4 inches (101.6 mm) when located outside, or as approved by the fire code official. The letters shall be of a color that contrasts with the background.

(Reason: Provides direction as to appropriate sign criteria to develop local and regional consistency in this regard.)

*****Section 603.3.2 and 603.3.2.1; change to read as follows:**

603.3.1 Fuel oil storage in outside, above-ground tanks. Where connected to a fuel-oil piping system, the maximum amount of fuel oil storage allowed outside above ground without additional protection shall be 660 gallons (2498 L). The storage of fuel oil above ground in quantities exceeding 660 gallons (2498 L) shall comply with NFPA 31 and Chapter 57.

603.3.2 Fuel oil storage inside buildings. Fuel oil storage inside buildings shall comply with Sections 603.3.2.1 through 603.3.2.5 or ~~and~~ Chapter 57.

603.3.2.1 Quantity limits. One or more fuel oil storage tanks containing Class II or III *combustible liquid* shall be permitted in a building. The aggregate capacity of all tanks shall not exceed the following:

1. 660 gallons (2498 L) in unsprinklered buildings, where stored in a tank complying with UL 80, UL 142 or UL 2085 for Class III liquids, and also listed as a double-wall/secondary containment tank for Class II liquids.
2. 1,320 gallons (4996 L) in buildings equipped with an *automatic sprinkler* system in accordance with Section 903.3.1.1, where stored in a tank complying with UL 142 or UL 2085 as a double-wall/secondary containment tank.
3. 3,000 gallons (11 356 L) where stored in protected above-ground tanks complying with UL 2085 and Section 5704.2.9.7 and the room is protected by an *automatic sprinkler system* in accordance with Section 903.3.1.1.

(Reason: Issues addressed by Chapter 57, such as venting to outside of buildings, remote fill to outside of building, overfill protection, physical protection, etc., are not included in Section 603.3, so compliance with Chapter 57 is also required. The Board determined that fuel storage in such tanks inside of buildings is commonly in double-wall tanks, and that this inherent leak protection was prudent in order to allow these quantities of combustible liquids to be stored inside a building for such purpose.)

****Section 807.5.2.2 and 807.5.2.3; change to read as follows:**

807.5.2.2 Artwork in Corridors. Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials shall not be continuous from floor to ceiling or wall to wall. Curtains, draperies, wall hangings, and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

807.5.2.3 Artwork in Classrooms. Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

(Reason: This change allows an increase in wall coverage due to the presence of sprinklers. Also provides additional guidance relative to fire resistance requirements in these areas.)

****Section 807.5.5.2 and 807.5.5.3; change to read as follows:**

807.5.5.2 Artwork in Corridors. Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials shall not be continuous from floor to ceiling or wall to wall. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

807.5.5.3 Artwork in Classrooms. Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

(Reason: This change allows an increase in wall coverage due to the presence of sprinklers. Also provides additional guidance relative to fire resistance requirements in these areas.)

*****Section 901.6.1; add Section 901.6.1.1 to read as follows:**

901.6.1.1 Standpipe Testing. Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the fire code official) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There is no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the fire code official.

5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.
6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (*fire code official*) shall be followed.
7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.
8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.
9. Contact the *fire code official* for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the *fire code official*.

(Reason: Increases the reliability of the fire protection system and re-emphasizes the requirements of NFPA 25 relative to standpipe systems, as well as ensuring that FDC connections are similarly tested/maintained to ensure operation in an emergency incident.)

****Section 901.6.4; add Section 901.6.4 to read as follows:**

901.6.4 False Alarms and Nuisance Alarms. False alarms and nuisance alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

(Reason: Places the responsibility on the business or property owner to maintain their fire alarm systems in approved condition. Allows the enforcement of "prohibition of false alarms". Replaces text lost from the legacy codes that helps to ensure the maintenance of life safety systems.)

****Section 901.7; change to read as follows:**

901.7 Systems Out of Service. Where a required *fire protection system* is out of service or in the event of an excessive number of activations, the fire department and the *fire code official* shall be notified immediately and, where required by the *fire code official*, the building shall either be evacuated or an *approved fire watch* shall be provided for all occupants left unprotected by the shut down until the *fire protection system* has been returned to service. ... {Remaining text unchanged}

(Reason: Gives fire code official more discretion with regards to enforcement of facilities experiencing nuisance alarm or fire protection system activations necessitating correction/repair/replacement. The intent of the amendment is to allow local jurisdictions to enforce fire watches, etc., where needed to ensure safety of occupants where fire protection systems are experiencing multiple nuisance activations.)

****Section 903.1.1; change to read as follows:**

903.1.1 Alternative Protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted ~~instead of~~ in addition to automatic sprinkler protection where recognized by the applicable standard ~~and, or as~~ approved by the *fire code official*.

(Reason: Such alternative systems do not provide the reliability of automatic sprinkler protection. Most gaseous type systems are highly susceptible to open doors, ceiling or floor tile removal, etc. However, an applicant could pursue an Alternate Method request to help mitigate the reliability issues with these alternative systems with the fire code official if so desired, or there may be circumstances in which the fire code official is acceptable to allowing

an alternate system in lieu of sprinklers, such as kitchen hoods or paint booths.)

****Section 903.2.8; add sentence to read as follows:**

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area except as amended for Group R-3 occupancies.

(Reason: Amendment carried forward from previous codes)

~~Section 903.2.8.1; add sentence to read as follows: Repealed by Council 2023~~**

~~903.2.8.1 Group R-3. R903.2.10.7~~ An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area except as amended for Group R-3 occupancies.
~~R903.2.10.7~~ An automatic sprinkler system shall be installed in all Group R-3 buildings with a building area over 7,500 square feet or living area over 6,000 square feet. For the purpose of this provision, living area shall include all areas included in “air conditioned”, future or “bonus rooms” or other areas determined to be actual or intended living areas.

(Reason: Amendment carried forward from previous codes)

****Section 903.2; add paragraph to read as follows and delete the exception:**

Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating “ELEVATOR MACHINERY – NO STORAGE ALLOWED.”

(Reason: Firefighter and public safety. This amendment eliminates the shunt trip requirement of the International Building Code Section 3005.5 for the purpose of elevator passenger and firefighter safety. This amendment is contingent on the Building Code amendment eliminating the Exceptions to Section 3005.4, such that passive fire barriers for these areas are maintained. The exception deletion is due to the fact that such telecom areas pose an undue fire risk to the structural integrity of the building.)

****Section 903.2.9; add Section 903.2.9.3 to read as follows:**

903.2.9.3 Self-Service Storage Facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

(Reason: Fire departments are unable to inspect these commercial occupancies and are unaware of the contents being stored. Previous allowance to separate units by fire barriers is difficult to enforce maintenance after opening.)

Section 903.2.11; change 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:

903.2.11.3 Buildings ~~55~~ 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories ~~with an occupant load of 30 or more, other than penthouses~~ in compliance with Section 1510 of the *International Building Code*, located ~~55~~ 35 feet (14 764 10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Exceptions:

1.—Open parking structures in compliance with Section 406.5 of the *International Building Code*, having no other occupancies above the subject garage.

2. ~~Occupancies in Group F-2.~~

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exception: Open parking garages in compliance with Section 406.5 of the *International Building Code*.

(Reason: Provides jurisdictions options as to their desired level of sprinkler protection based on multiple factors including firefighting philosophies/capabilities.)

****Section 903.3.1.1.1; change to read as follows:**

903.3.1.1.1 Exempt Locations. When approved by the fire code official, automatic sprinklers shall not be required in the following rooms or areas where such ... {text unchanged}... because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. ~~In rooms or areas that are of noncombustible construction with wholly noncombustible contents.~~
5. ~~Fire service access.~~ Elevator machine rooms, and machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.
6. {Delete.}

(Reason: Gives more direction to code official. Exception 4 deleted to provide protection where fire risks are poorly addressed. Amendment 903.2 addresses Exception 5 above relative to the elimination of sprinkler protection in these areas to avoid the shunt trip requirement.)

*****Section 903.3.1.2.3; delete section and replace as follows:**

[F] Section 903.3.1.2.3 Attached Garages and Attics. Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.
4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:
 - 4.1. Provide automatic sprinkler system protection.
 - 4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
 - 4.3. Construct the attic using noncombustible materials.
 - 4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
 - 4.5. Fill the attic with noncombustible insulation.

(Reason: Attic protection is required due to issues with fire exposure via soffit vents, as well as firefighter safety. Several jurisdictions indicated experience with un-protected attic fires resulting in displacement of all building occupants. NFPA 13 provides for applicable attic sprinkler protection requirements, as well as exemptions to such, based on noncombustible construction, etc. Attached garages already require sprinklers via NFPA 13R – this amendment just re-emphasizes the requirement.)

****Section 903.3.1.3; change to read as follows:**

903.3.1.3 NFPA 13D Sprinkler Systems. *Automatic sprinkler systems* installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

(Reason: To allow the use of the Plumbing section of the International Residential Code (IRC) and recognize current state stipulations in this regard.)

****Section 903.3.1.4; add to read as follows:**

[F] 903.3.1.4 Freeze protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry-pipe, pre-action, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

(Reason: In the last few years, severe winters brought to light several issues with current practices for sprinklering attics, not the least of which was wet-pipe sprinklers in ventilated attics provided with space heaters, etc. for freeze

protection of such piping. This practice is not acceptable for the protection of water-filled piping in a ventilated attic space as it does not provide a reliable means of maintaining the minimum 40 degrees required by NFPA, wastes energy, and presents a potential ignition source to the attic space. Listed antifreeze is specifically included because NFPA currently allows such even though there is no currently listed antifreeze at the time of development of these amendments. The intent of this amendment is to help reduce the large number of freeze breaks that have occurred in the past with water-filled wet-pipe sprinkler systems in the future, most specifically in attic spaces.)

****Section 903.3.5; add a second paragraph to read as follows:**

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every water-based fire protection system shall be designed with a 10 psi safety factor. Reference Section 507.4 for additional design requirements.

(Reason: To define uniform safety factor for the region.)

****Section 903.4; add a second paragraph after the exceptions to read as follows:**

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

(Reason: To avoid significant water losses. Consistent with amendment to IFC 905.9.)

****Section 903.4.2; add second paragraph to read as follows:**

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

(Reason: Fire department connections are not always located at the riser; this allows the fire department faster access.)

****Section 905.2; change to read as follows:**

905.2 Installation Standard. Standpipe systems shall be installed in accordance with this section and NFPA 14. Manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

(Reason: To define manual dry standpipe supervision requirements. Helps ensure the integrity of the standpipe system via supervision, such that open hose valves will result in a supervisory low air alarm.)

*****Section 905.3; add Section 905.3.9 and exception to read as follows:**

905.3.9 Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I automatic wet or manual wet standpipes shall be provided.

Exceptions:

1. Automatic dry, semi-automatic dry, and manual dry standpipes are allowed as provided for in NFPA 14 where approved by the fire code official.

2. R-2 occupancies of four stories or less in height having no interior corridors.

(Reason: Allows for the rapid deployment of hose lines to the body of the fire. Manual dry option added this edition.)

****Section 905.4, change Item 1, 3, and 5, and add Item 7 to read as follows:**

1. In every required ~~interior~~ exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories, unless otherwise approved by the fire code official.
2. {No change.}
3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.
Exception: Where floor areas adjacent to an exit passageway are reachable from an ~~interior~~ exit stairway hose connection by a {remainder of text unchanged}
4. {No change.}
5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way a-hose connection shall be located to serve the roof or at the highest landing of an ~~interior~~ exit stairway with stair access to the roof provided in accordance with Section 1011.12.
6. {No change.}
7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

(Reason: Item 1, 3, and 5 amendments to remove 'interior' will help to clarify that such connections are required for all 'exit' stairways, to ensure firefighter capabilities are not diminished in these tall buildings, simply because the stair is on the exterior of the building. Item 5 reduces the amount of pressure required to facilitate testing, and provides backup protection for fire fighter safety. Item 7 allows for the rapid deployment of hose lines to the body of the fire.)

****Section 905.9; add a second paragraph after the exceptions to read as follows:**

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

(Reason: To avoid significant water losses. Consistent with amendment to IFC 903.4.)

****Section 907.1; add Section 907.1.4 and 907.1.4.1 to read as follows:**

907.1.4 Design Standards. Where a new fire alarm system is installed, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke detectors shall have analog initiating devices.

(Reason: Provides for the ability of descriptive identification of alarms, and reduces need for panel replacement in the future. Updated wording to match the language of the new requirement at 907.5.2.3. Change of terminology allows for reference back to definitions of NFPA 72.)

****Section 907.2.1; change to read as follows:**

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies ~~where the~~ having an occupant load ~~due to the assembly~~

occupancy is of 300 or more persons, or where the Group A occupant load is more than 100 persons above or below the *lowest level of exit discharge*. Group A occupancies not separated from one another in accordance with Section 707.3.-10 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: {No change.}

Activation of fire alarm notification appliances shall:

1. Cause illumination of the means of egress with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

(Reason: Increases the requirement to be consistent with Group B requirement. Also addresses issue found in Group A occupancies of reduced lighting levels and other A/V equipment that distracts from fire alarm notification devices or reduces ability of fire alarm system to notify occupants of the emergency condition.)

****Section 907.2.3; change to read as follows:**

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

1. {No change.}
- 1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.) {No change to remainder of exceptions.}

(Reason: To distinguish educational from day care occupancy minimum protection requirements. Further, to define threshold at which portable buildings are considered a separate building for the purposes of alarm systems. Exceptions provide consistency with State law concerning such occupancies.)

****Section 907.2.12, Exception 3; change to read as follows:**

3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the International Building Code; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants, and similarly enclosed areas.

(Reason: To indicate that enclosed areas within open air seating type occupancies are not exempted from automatic fire alarm system requirements.)

****Section 907.4.2; add Section 907.4.2.7 to read as follows:**

907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

(Reason: Helps to reduce false alarms.)

****Section 907.6.1; add Section 907.6.1.1 to read as follows:**

907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less.

(Reason: To provide uniformity in system specifications and guidance to design engineers. Improves reliability of fire alarm devices and systems.)

****Section 907.6.3; delete all four Exceptions.**

(Reason: To assist responding personnel in locating the emergency event for all fire alarm systems. This is moved from 907.6.5.3 in the 2012 IFC and reworded to match new code language and sections.)

****Section 907.6.6; – add sentence at end of paragraph to read as follows:**

See 907.6.3 for the required information transmitted to the supervising station.

(Reason: To assist responding personnel in locating the emergency event for all fire alarm systems. This is moved from 907.6.5.3 in the 2012 IFC and reworded to match new code language and sections.)

****Section 909.22; add to read as follows:**

909.22 Stairway or Ramp Pressurization Alternative. Where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and the stair pressurization alternative is chosen for compliance with Building Code requirements for a smokeproof enclosure, interior exit stairways or ramps shall be pressurized to a minimum of 0.10 inches of water (25 Pa) and a maximum of 0.35 inches of water (87 Pa) in the shaft relative to the building measured with all interior exit stairway and ramp doors closed under maximum anticipated conditions of stack effect and wind effect. Such systems shall comply with Section 909, including the installation of a separate fire-fighter's smoke control panel as per Section 909.16, and a Smoke Control Permit shall be required from the fire department as per Section 105.7.

909.22.1 Ventilating equipment. The activation of ventilating equipment for the stair or ramp pressurization system shall be by smoke detectors installed at each floor level at an approved location at the entrance to the smokeproof enclosure. When the closing device for the stairway or ramp shaft and vestibule doors is activated by smoke detection or power failure, the mechanical equipment shall activate and operate at the required performance levels. Smoke detectors shall be installed in accordance with Section 907.3.

909.22.1.1 Ventilation Systems. Smokeproof enclosure ventilation systems shall be independent of other building ventilation systems. The equipment, control wiring, power wiring and ductwork shall comply with one of the following:

1. Equipment, control wiring, power wiring and ductwork shall be located exterior to the building and directly connected to the smokeproof enclosure or connected to the smokeproof enclosure by ductwork enclosed by not less than 2-hour fire barriers constructed in accordance with Section 707 of the Building Code or horizontal assemblies constructed in accordance with Section 711 of the Building Code, or both.
2. Equipment, control wiring, power wiring and ductwork shall be located within the smokeproof enclosure with intake or exhaust directly from and to the outside or through ductwork enclosed by not less than 2-hour barriers constructed in accordance with Section 707 of the Building Code or horizontal assemblies constructed in accordance with Section 711 of the Building Code, or both.

3. Equipment, control wiring, power wiring and ductwork shall be located within the building if separated from the remainder of the building, including other mechanical equipment, by not less than 2-hour fire barriers constructed in accordance with Section 707 of the Building Code or horizontal assemblies constructed in accordance with Section 711 of the Building Code, or both.

Exceptions:

1. Control wiring and power wiring utilizing a 2-hour rated cable or cable system.
2. Where encased with not less than 2 inches (51 mm) of concrete.
3. Control wiring and power wiring protected by a listed electrical circuit protective systems with a fire-resistance rating of not less than 2 hours.

909.21.1.2 Standby Power. Mechanical vestibule and stairway and ramp shaft ventilation systems and automatic fire detection systems shall be provided with standby power in accordance with Section 2702 of the Building Code.

909.22.1.3 Acceptance and Testing. Before the mechanical equipment is approved, the system shall be tested in the presence of the fire code official to confirm that the system is operating in compliance with these requirements.

(Reason: To assist with enforcement of such as a smoke control system, as per Section 909.6.3, especially since a permit is now specifically required for such systems in the Fire Code. Also ensures that a firefighter's override panel is provided as per 909.16 for such systems. The above amendment copies the applicable requirements for such systems from Section 909.20 of the Building Code into the Fire Code. Although the published code did copy the elevator pressurization requirements into the Fire Code, it did not copy over the stair pressurization requirements.)

****Section 910.2; change Exception 2. and 3.to read as follows:**

2. Only manual smoke and heat removal shall not be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.
3. Only manual smoke and heat removal shall not be required in areas of buildings equipped with control mode special application sprinklers with a response time index of $50(m^*S)^{1/2}$ or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

(Reason: Allows the fire department to control the smoke and heat during and after a fire event, while still prohibiting such systems from being automatically activated, which is a potential detriment to the particular sprinkler systems indicated.)

****Section 910.2; add subsections 910.2.3 with exceptions to read as follows:**

910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

(Reason: Maintains a fire protection device utilized in such occupancies where it is sometimes necessary to allow chemicals to burn out, rather than extinguish.)

****Section 910.3; add section 910.3.4 to read as follows:**

910.3.4 Vent Operation. Smoke and heat vents shall be capable of being operated by approved automatic and manual means. Automatic operation of smoke and heat vents shall conform to the provisions of Sections 910.3.2.1 through 910.3.2.3.

910.3.4.1 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically. The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100 degrees F (approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

Exception: Manual only systems per Section 910.2.

910.3.4.2 Nonsprinklered Buildings. Where installed in buildings not equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically by actuation of a heat-responsive device rated at between 100°F (56°C) and 220°F (122°C) above ambient.

Exception: Listed gravity-operated drop out vents.

(Reason: Amendment continues to keep applicable wording from prior to the 2012 edition of the IFC. Specifically, automatic activation criteria is no longer specifically required in the published code. Specifying a temperature range at which smoke and heat vents should activate in sprinklered buildings helps to ensure that the sprinkler system has an opportunity to activate and control the fire prior to vent operation.)

****Section 910.4.3.1; change to read as follows:**

910.4.3.1 Makeup Air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be manual or automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m² per 0.4719 m³/s) of smoke exhaust.

(Reason: Makeup air has been required to be automatic for several years now in this region when mechanical smoke exhaust systems are proposed. This allows such systems to be activated from the smoke control panel by first responders without having to physically go around the exterior of the building opening doors manually. Such requires a significant number of first responders on scene to conduct this operation and significantly delays activation and/or capability of the smoke exhaust system.)

****Section 912.2; add Section 912.2.3 to read as follows:**

912.2.3 Hydrant Distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

(Reason: To accommodate limited hose lengths, improve response times where the FDC is needed to achieve fire control, and improve ease of locating a fire hydrant in those situations also. Also, consistent with NFPA 14 criteria.)

****Section 913.2.1; add second paragraph and exception to read as follows:**

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior doors

that are provided. A key box shall be provided at this door, as required by Section 506.1.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the fire code official. Access keys shall be provided in the key box as required by Section 506.1.

(Reason: This requirement allows fire fighters safer access to the fire pump room. The requirement allows access without being required to enter the building and locate the fire pump room interior access door during a fire event. The exception recognizes that this will not always be a feasible design scenario for some buildings, and as such, provides an acceptable alternative to protect the pathway to the fire pump room.)

****Section 914.3.1.2; change to read as follows:**

914.3.1.2 Water Supply to required Fire Pumps. In buildings that are more than ~~420~~ 120 feet (37 m) in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: {No change to exception.}

(Reason: The 2009 edition of the IFC added this requirement based on a need for redundancy of the water supply similar to the redundancy of the power supply to the fire pumps required for such tall buildings, partially due to the fact that these buildings are rarely fully evacuated in a fire event. More commonly, the alarm activates on the floor of the event, the floor above and the floor below. Back-up power to the fire pump becomes critical for this reason. Certainly, the power is pointless if the water supply is impaired for any reason, so a similar requirement is provided here for redundant water supplies. The 2015 edition changes the requirement to only apply to very tall buildings over 420 ft. This amendment modifies/lowers the requirement to 120 ft., based on this same height requirement for fire service access elevators. Again, the language from the 2009 and 2012 editions of the code applied to any high-rise building. This compromise at 120 ft. is based on the above technical justification of defend-in-place scenarios in fire incidents in such tall structures.)

****Section 1006.2.2.7; Add Section 1006.2.2.7 as follows:**

1006.2.2.7 Electrical Rooms. For electrical rooms, special exiting requirements may apply. Reference the electrical code as adopted.

(Reason: Cross reference necessary for coordination with the NEC which has exiting requirements as well.)

****Section 1009.8; add the following Exception 7:**

Exceptions:

7. Buildings regulated under State Law and built in accordance with State registered plans, including variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and chapter 11.

(Reason: To accommodate buildings regulated under Texas State Law and to be consistent with amendments in Chapter 11.)

****Section 1010.1.9.5 Bolt Locks; amend exceptions 3 and 4 as follows:**

Exceptions:

3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F, M or S occupancy. (Remainder unchanged)

4. Where a pair of doors serves a Group A, B, F, M or S occupancy (remainder unchanged)

(Reason: Application to M occupancies reflects regional practice; No. 4 expanded to Group A due to it being a similar scenario to other uses; No. 4 was regional practice.)

****Section 1020.1 Construction; add exception 6 to read as follows:**

6. In group B occupancies, corridor walls and ceilings need not be of fire-resistive construction within a single tenant space when the space is equipped with approved automatic smoke-detection within the corridor. The actuation of any detector must activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors must be connected to an approved automatic fire alarm system where such system is provided.

(Reason: Regionally accepted alternate method.)

****Section 1029.1.1.1 Spaces under grandstands and bleachers; delete this section.**

(Reason: Unenforceable.)

****Section 1031.2; change to read as follows:**

1031.2 Reliability. Required *exit* accesses, *exits* and *exit discharges* shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency ~~where the building area served by the means of egress is occupied~~. An *exit* or *exit passageway* shall not be used for any purpose that interferes with a means of egress.

(Reason: Maintain legacy levels of protection and long-standing regional practice, and provide firefighter safety.)

****Section 1103.3; add sentence to end of paragraph as follows:**

Provide emergency signage as required by Section 606.3.

(Reason: Coordinates requirements of previous amendment.)

*****Section 1103.5.1: add sentence to read as follows:**

Fire sprinkler system installation shall be completed within 24 months from date of notification by the fire code official.

(Reason: Regional consistency of this retroactive requirement to allow business owners adequate time to budget to accommodate the cost of the fire sprinkler system.)

****Section 1103.5; add Section 1103.5.5 to read as follows:**

1103.5.5 Spray Booths and Rooms. Existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system in accordance with Section 2404.

(Reason: Consistent with amendment to IFC 2404, and long-standing regional requirement to protect this hazardous operation.)

*****Section 1103.7; add Section 1103.7.7 and 1103.7.7.1 to read as follows:**

1103.7.7 Fire Alarm System Design Standards. Where an existing fire alarm system is upgraded or replaced, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke and/or heat detectors shall have analog initiating devices.

Exception: Existing systems need not comply unless the total building, or fire alarm system, remodel or expansion exceeds 30% of the building. When cumulative building, or fire alarm system, remodel or expansion initiated after the date of original fire alarm panel installation exceeds 50% of the building, or fire alarm system, the fire alarm system must comply within 18 months of permit application.

1103.7.7.1 Communication requirements. Refer to Section 907.6.6 for applicable requirements.

(Reason: To assist responding personnel in locating the emergency event and provide clarity as to percentages of work that results in a requirement to upgrade the entire fire alarm system.)

***Section 1203; change and add to read as follows:

1203.1.1 {No change.}

1203.1.2 {No change.}

1203.1.3 Emergency power systems and standby power systems shall be installed in accordance with the *International Building Code*, NFPA 70, NFPA 110 and NFPA 111. Existing installations shall be maintained in accordance with the original approval, except as specified in Chapter 11.

1203.1.4 through 1203.1.9 {No changes to these sections.}

1203.1.10 Critical Operations Power Systems (COPS). For Critical Operations Power Systems necessary to maintain continuous power supply to facilities or parts of facilities that require continuous operation for the reasons of public safety, emergency management, national security, or business continuity, see NFPA 70.

1203.2 Where Required. Emergency and standby power systems shall be provided where required by Sections 1203.2.1 through 1203.2.4~~26~~ or elsewhere identified in this code or any other referenced code.

1203.2.1 through 1203.2.3 {No change.}

1203.2.4 Emergency Voice/alarm Communications Systems. Emergency power shall be provided for emergency voice/alarm communications systems in the following occupancies, or as specified elsewhere in this code, as required in Section 907.5.2.2.5. The system shall be capable of powering the required load for a duration of not less than 24 hours, as required in NFPA 72.

Covered and Open Malls, Section 907.2.19 and 914.2.3

Group A Occupancies, Sections 907.2.1 and 907.5.2.2.4.

Special Amusement Buildings, Section 907.2.11

High-rise Buildings, Section 907.2.12

Atriums, Section 907.2.13

Deep Underground Buildings, Section 907.2.18

1203.2.5 through 1203.2.13 {No change.}

1203.2.14 Means of Egress Illumination. Emergency power shall be provided for *means of egress* illumination in accordance with Sections 1008.3 and 1104.5.1. (90 minutes)

1203.2.15 Membrane Structures. Emergency power shall be provided for *exit* signs in temporary tents and membrane structures in accordance with Section 3103.12.6. (90 minutes) Standby power shall be provided for auxiliary inflation systems in permanent membrane structures in accordance with Section 2702 of the *International Building Code*. (4 hours) Auxiliary inflation systems shall be provided in temporary air-supported and air-inflated membrane structures in accordance with section 3103.10.4.

1203.2.16 {No change.}

1203.2.17 Smoke Control Systems. Standby power shall be provided for smoke control systems in the following occupancies, or as specified elsewhere in this code, as required in Section 909.11:

Covered Mall Building, *International Building Code*, Section 402.7

Atriums, *International Building Code*, Section 404.7

Underground Buildings, *International Building Code*, Section 405.8

Group I-3, *International Building Code*, Section 408.4.2

Stages, *International Building Code*, Section 410.2.5

Special Amusement Buildings (as applicable to Group A's), *International Building Code*, Section 411.1

Smoke Protected Seating, Section 1029.6.2.

1203.2.18 {No change.}

1203.2.19 Covered and Open Mall Buildings. Emergency power shall be provided in accordance with Section 907.2.19 and 914.2.3.

1203.2.20 Airport Traffic Control Towers. A standby power system shall be provided in airport traffic control towers more than 65 ft. in height. Power shall be provided to the following equipment:

1. Pressurization equipment, mechanical equipment and lighting.

2. Elevator operating equipment.

3. Fire alarm and smoke detection systems.

1203.2.21 Smokeproof Enclosures and Stair Pressurization Alternative. Standby power shall be provided for smokeproof enclosures, stair pressurization alternative and associated automatic fire detection systems as required by the *International Building Code*, Section 909.20.6.2.

1203.2.22 Elevator Pressurization. Standby power shall be provided for elevator pressurization system as required by the *International Building Code*, Section 909.21.5.

1203.2.23 Elimination of Smoke Dampers in Shaft Penetrations. Standby power shall be provided when eliminating the smoke dampers in ducts penetrating shafts in accordance with the *International Building Code*, Section 717.5.3, exception 2.3.

1203.2.24 Common Exhaust Systems for Clothes Dryers. Standby power shall be provided for common exhaust systems for clothes dryers located in multistory structures in accordance with the *International Mechanical Code*, Section 504.10, Item 7.

1203.2.25 Hydrogen Cutoff Rooms. Standby power shall be provided for mechanical ventilation and gas detection systems of Hydrogen Cutoff Rooms in accordance with the *International Building Code*, Section 421.

1203.2.26 Means of Egress Illumination in Existing Buildings. Emergency power shall be provided for *means of egress* illumination in accordance with Section 1104.5 when required by the fire code official. (90 minutes in I-2, 60 minutes elsewhere.)

1203.3 through 1203.6 {No change.}

1203.7 Energy Time Duration. Unless a time limit is specified by the fire code official, in this chapter or elsewhere in this code, or in any other referenced code or standard, the emergency and standby power system shall be supplied with enough fuel or energy storage capacity for not less than 2-hour full-demand operation of the system.

Exception: Where the system is supplied with natural gas from a utility provider and is approved.

(Reason: These amendments were moved from Chapter 6, due to relocation of the published sections to this new Chapter 12. These provisions provide a list to complete and match that throughout the codes. The only additional requirements are the reference to COPS in NFPA 70, and the specified Energy time duration. Other changes are a reference to a code provision that already exists.)

****Section 2304.1; change to read as follows:**

2304.1 Supervision of Dispensing. The dispensing of fuel at motor fuel-dispensing facilities shall be conducted by a qualified attendant or shall be under the supervision of a qualified attendant at all times or shall be in accordance with Section 2204.3, the following:

1. Conducted by a qualified attendant; and/or,
2. Shall be under the supervision of a qualified attendant; and/or
3. Shall be an unattended self-service facility in accordance with Section 2304.3.

At any time the qualified attendant of item Number 1 or 2 above is not present, such operations shall be considered as an unattended self-service facility and shall also comply with Section 2304.3.

(Reason: Allows a facility to apply the attended and unattended requirements of the code when both are potentially applicable.)

****Section 2401.2; delete this section.**

(Reason: This section eliminates such booths from all compliance with Chapter 15 including, but not limited to: size, ventilation, fire protection, construction, etc. If the product utilized is changed to a more flammable substance, the lack of compliance with Chapter 15 could result in significant fire or deflagration and subsequent life safety hazard.)

*****Section 3103.3.1; delete this section.**

(Reason: This new section of the Fire Code requires a fire sprinkler system to be installed in temporary tents and membrane structures, which is not a reasonable or enforceable requirement for a temporary use. A fire watch or fire alarm system is a more advisable approach for such occupancies that are only temporary.)

****Table 3206.2, footnote h; change text to read as follows:**

h. ~~Not required~~ Where storage areas are protected by either early suppression fast response (ESFR) sprinkler systems or control mode special application sprinklers with a response time index of 50 (m • s) 1/2 or less that are listed to control a fire in the stored commodities with 12 or fewer sprinklers, installed in accordance with NFPA 13, manual smoke and heat vents or manually activated engineered mechanical smoke exhaust systems shall be required within these areas.

(Reason: Allows the fire department to control the smoke and heat during and after a fire event, while ensuring proper operation of the sprinkler protection provided. Also, gives an alternative to smoke and heat vents.)

*****Table 3206.2, footnote j; add footnote j to row titled 'High Hazard' and 'Greater than 300,000' to read as follows:**

j. High hazard high-piled storage areas shall not exceed 500,000 square feet. A 2-hour fire wall constructed in accordance with Section 706 of the International Building Code shall be used to divide high-piled storage exceeding 500,000 square feet in area.

(Reason: This is a long-standing legacy requirement and provides passive protection for extremely large buildings where it would be otherwise impossible to control the spread of fire without the fire wall in place in an uncontrolled fire event, which is much more likely in high hazard commodities, such as tires, flammable liquids, expanded plastics, etc.)

****Section 3310.1; add sentence to end of paragraph to read as follows:**

When fire apparatus access roads are required to be installed for any structure or development, they shall be approved prior to the time at which construction has progressed beyond completion of the foundation of any structure.

(Reason: Reference requirement of Section 501.4.)

****Section 5601.1.3; change to read as follows:**

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling, and use of fireworks are prohibited.

Exceptions:

1. Only when approved for fireworks displays, storage, and handling of fireworks as allowed in Section 5604 and 5608.
2. ~~Manufacture, assembly and testing of fireworks as allowed in Section 5605.~~
3. ~~2. The use of fireworks for approved fireworks displays as allowed in Section 5608.~~
4. ~~The possession, storage, sale... {Delete remainder of text.}~~

(Reason: Restricts fireworks to approved displays only, which is consistent with regional practice. Such is intended to help protect property owners and individuals from unintentional fireworks fires within the jurisdiction, as well as to help protect individuals from fireworks injuries. It is noted that there has been a change in the State Law to allow possession of unopened fireworks in certain areas of the vehicle, and it is highly recommended that AHJ's familiarize themselves with the applicable State Laws in this regard.)

****Section 5703.6; add a sentence to read as follows:**

5703.6 Piping Systems. Piping systems, and their component parts, for flammable and combustible liquids shall be in accordance with Sections 5703.6.1 through 5703.6.11. An approved method of secondary containment shall be provided for underground tank and piping systems.

(Reason: Increased protection in response to underground leak problems and remediation difficulty in underground applications. Coordinates with TCEQ requirements.)

****Section 5704.2.11.4; add a sentence to read as follows:**

5704.2.11.4 Leak Prevention. Leak prevention for underground tanks shall comply with Sections 5704.2.11.4.1 and 5704.2.11.4.2 through 5704.2.11.4.3. An approved method of secondary containment shall be provided for underground tank and piping systems.

(Reason: Increased protection in response to underground leak problems and remediation difficulty in underground applications.)

****Section 5704.2.11.4.2; change to read as follows:**

5704.2.11.4.2 Leak Detection. Underground storage tank systems shall be provided with an *approved* method of leak detection from any component of the system that is designed and installed in accordance with NFPA 30 and as specified in Section 5704.2.11.4.3.

(Reason: Reference to IFC Section 5704.2.11.4.3 amendment.)

****Section 5704.2.11.4.3; add Section 5704.2.11.4.3 to read as follows:**

5704.2.11.4.3 Observation Wells. Approved sampling tubes of a minimum 4 inches in diameter shall be installed in the backfill material of each underground flammable or combustible liquid storage tank. The tubes shall extend from a point 12 inches below the average grade of the excavation to ground level and shall be provided with suitable surface access caps. Each tank site shall provide a sampling tube at the corners of the excavation with

a minimum of 4 tubes. Sampling tubes shall be placed in the product line excavation within 10 feet of the tank excavation and one every 50 feet routed along product lines towards the dispensers, a minimum of two are required.

(Reason: Provides an economical means of checking potential leaks at each tank site.)

****Section 5707.4; add paragraph to read as follows:**

Mobile fueling sites shall be restricted to commercial, industrial, governmental, or manufacturing, where the parking area having such operations is primarily intended for employee vehicles. Mobile fueling shall be conducted for fleet fueling or employee vehicles only, not the general public. Commercial sites shall be restricted to office-type or similar occupancies that are not primarily intended for use by the public.

(Reason: The general public does not expect a hazardous operation to be occurring in a typical parking lot or for a fuel truck to be traversing such parking lot, temporarily fueling a vehicle, and moving on to the next area in the parking lot to fuel the next vehicle. Vehicular accidents occur in parking lots on a regular basis, but the presence of a fuel truck, especially one in the process of fueling a vehicle with gasoline, greatly adds to the potential risk involved in such accidents. By restricting such operations to the occupancies in question, the employees of the business may be adequately notified to expect such operations to occur in the parking lot.)

****Section 6103.2.1; add Section 6103.2.1.8 to read as follows:**

6103.2.1.8 Jewelry Repair, Dental Labs and Similar Occupancies. Where natural gas service is not available, portable LP-Gas containers are allowed to be used to supply approved torch assemblies or similar appliances. Such containers shall not exceed 20-pound (9.0 kg) water capacity. Aggregate capacity shall not exceed 60-pound (27.2 kg) water capacity. Each device shall be separated from other containers by a distance of not less than 20 feet.

(Reason: To provide a consistent and reasonable means of regulating the use of portable LP-Gas containers in these situations. Reduces the hazard presented by portable containers when natural gas is already available. Please note that current State Law does not allow for the enforcement of any rules more stringent than that adopted by the State, so this amendment is only applicable as to the extent allowed by that State Law.)

****Section 6104.2, Exception; add an exception 2 to read as follows:**

Exceptions:

1. *{existing text unchanged}*
2. Except as permitted in Sections 308 and 6104.3.2, LP-gas containers are not permitted in residential areas.

(Reason: To provide a consistent and reasonable means of regulating the use LP-Gas containers. Reduces the hazard presented by such containers when natural gas is already available. References regional amendment to IFC 6104.3.2. Please note that current State Law does not allow for the enforcement of any rules more stringent than that adopted by the State, so this amendment is only applicable as to the extent allowed by that State Law.)

****Section 6104.3; add Section 6104.3.3 to read as follows:**

6104.3.3 Spas, Pool Heaters, and Other Listed Devices. Where natural gas service is not available, an LP-gas container is allowed to be used to supply spa and pool heaters or other listed devices. Such container shall not exceed 250-gallon water capacity per lot. See Table 6104.3 for location of containers.

Exception: Lots where LP-gas can be off-loaded wholly on the property where the tank is located may install up to 500 gallon above ground or 1,000 gallon underground approved containers.

(Reason: Allows for an alternate fuel source. Dwelling density must be considered and possibly factored into zoning restrictions. Reduces the hazard presented by over-sized LP-Gas containers. Please note that current State Law does not allow for the enforcement of any rules more stringent than that adopted by the State, so this amendment is only applicable as to the extent allowed by that State Law.)

****Section 6107.4 and 6109.13; change to read as follows:**

6107.4 Protecting Containers from Vehicles. Where exposed to vehicular damage due to proximity to alleys, driveways or parking areas, LP-gas containers, regulators and piping shall be protected in accordance with ~~NFPA 58~~ Section 312.

6109.13 Protection of Containers. LP-gas containers shall be stored within a suitable enclosure or otherwise protected against tampering. Vehicle impact protection shall be provided as required by Section 6107.4.

~~**Exception:** Vehicle impact protection shall not be required for protection of LP-gas containers where the containers are kept in lockable, ventilated cabinets of metal construction.~~

(Reason: NFPA 58 does not provide substantial physical protection [it allows raised sidewalks, fencing, ditches, parking bumpers as 'vehicle barrier protection'] of the container(s) from vehicular impact as is required and has been required historically, as per Section 312, i.e. bollard protection. Further, the exception to Section 6109.13 would allow for portable containers in ventilated metal cabinets to not require any physical protection whatsoever from vehicular impact, regardless of the location of the containers. Please note that current State Law does not allow for the enforcement of any rules more stringent than that adopted by the State, so this amendment is only applicable as to the extent allowed by that State Law.)

**** {Applicable to those jurisdictions adopting Appendix B}
Table B105.2; change footnote a. to read as follows:**

a. The reduced fire-flow shall be not less than ~~4,000~~ 1,500 gallons per minute.

(Reason: The minimum fire-flow of 1,500 gpm for other than one- and two- family dwellings has existed since the 2000 edition of the IFC, as well as the Uniform Fire Code before that. Little to no technical justification was provided for the proposed code change at the code hearings. The board believes that the already-allowed 75 percent reduction in required fire-flow for the provision of sprinkler protection is already a significant trade-off. The minimum 1,500 gpm is not believed to be overly stringent for the vast majority of public water works systems in this region, especially since it has existed as the requirement for so many years. Further, the continued progression of trading off more and more requirements in the codes for the provision of sprinkler protection has made these systems extremely operation-critical to the safety of the occupants and properties in question. In other words, should the sprinkler system fail for any reason, the fire-flow requirements drastically increase from that anticipated with a sprinkler-controlled fire scenario.)



CITY OF COLLEYVILLE

CITY COUNCIL BRIEFING

Agenda Number 6a	Agenda Date 1/7/2025	Number Resolution R-25-5003
Type Resolution		
Department Community Development		

Title

Consideration of a replat with a waiver for lot width for Lot 1, Block A, Alverson Addition, being located at 605 Beverly Drive, Case PC24-014

Explanation

Reading and Public Hearing

David Lewis, the applicant, has submitted a request for a replat with a waiver for Lot Width for 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 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	132 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 132 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.

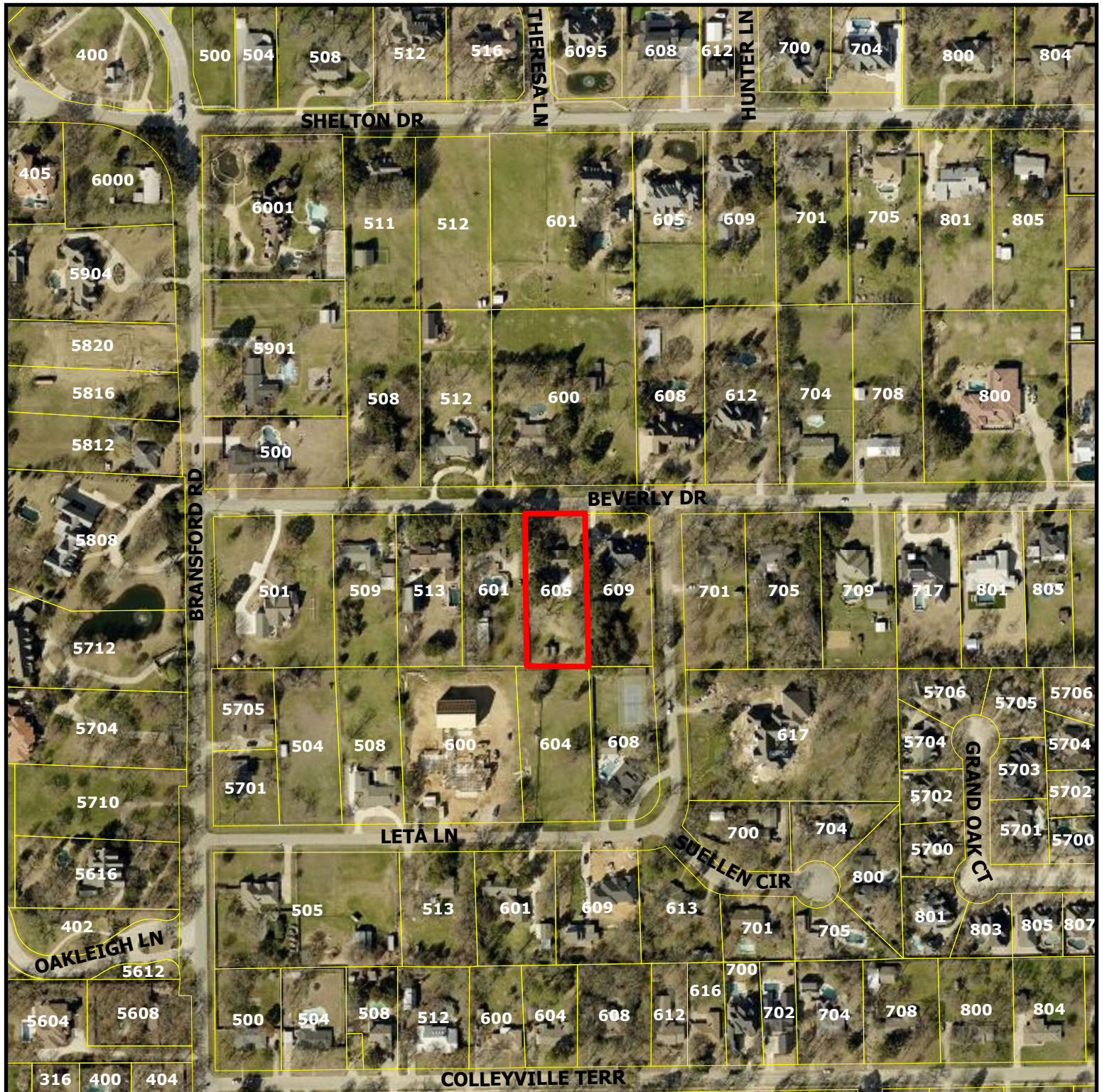
Staff Recommendation: Staff recommends approval of the replat.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the plat at their December 9, 2024 meeting by a vote of 6-0.

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. Resolution R-25-5003

Aerial Map

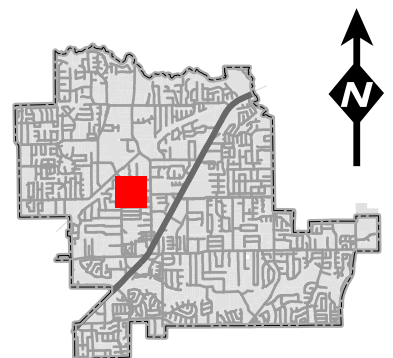


PC24-014

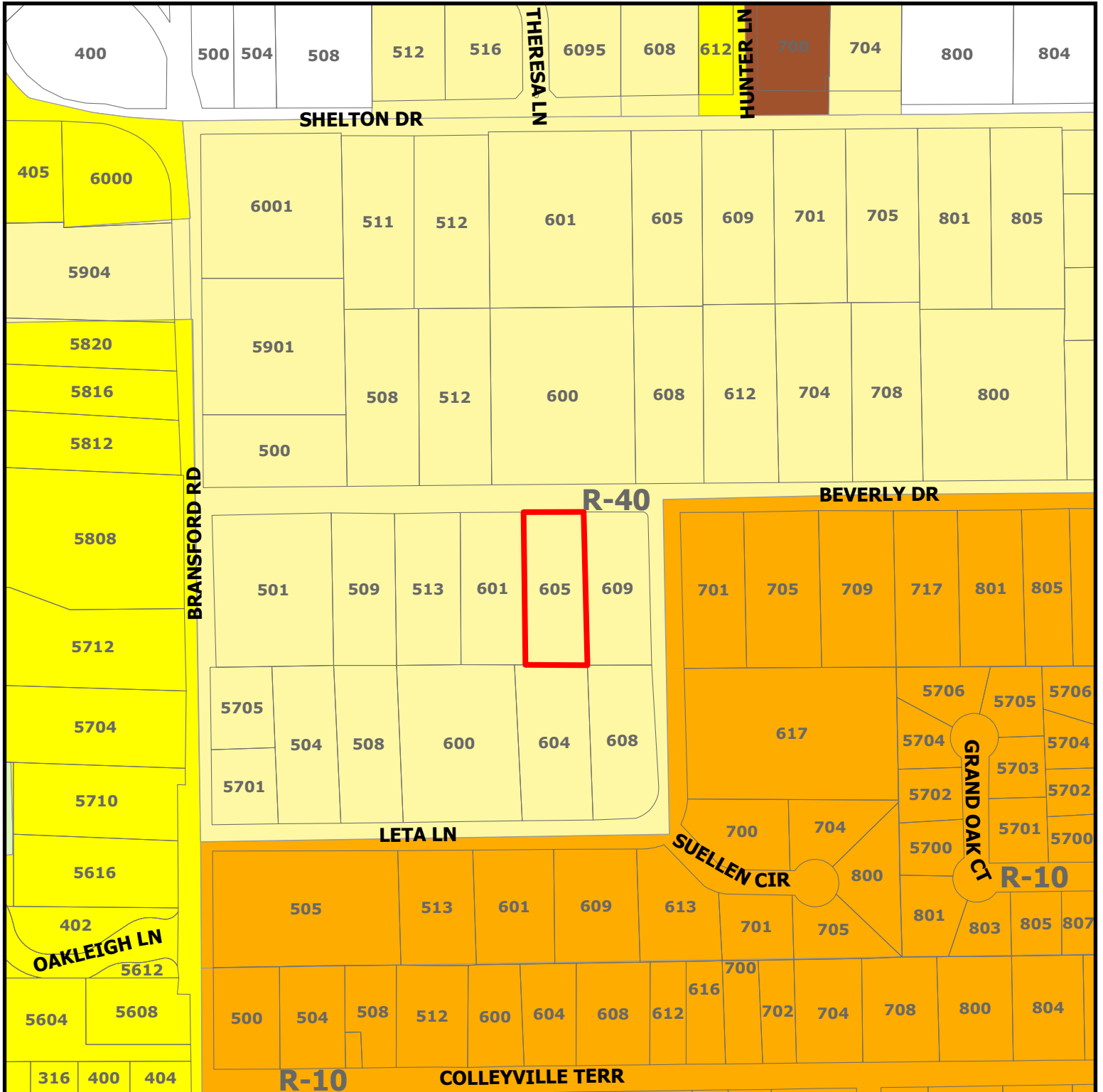
605 Beverly Drive

DISCLAIMER:
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 Subject Property



Zoning Map

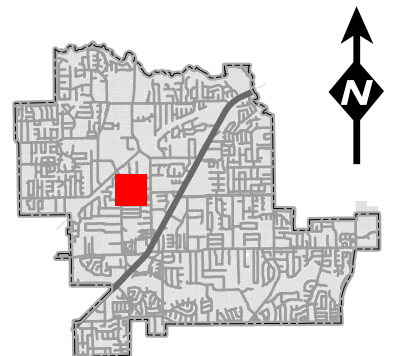


PC24-014

605 Beverly Drive

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 Subject Property



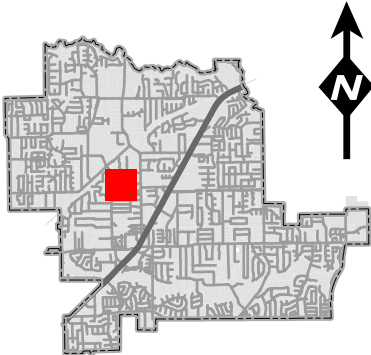
Future Land Use Map



PC24-014
605 Beverly Drive

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-  Residential
-  Open Space; Parks
-  Subject Property



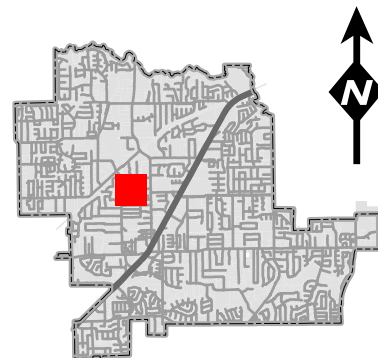
Notification Map



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

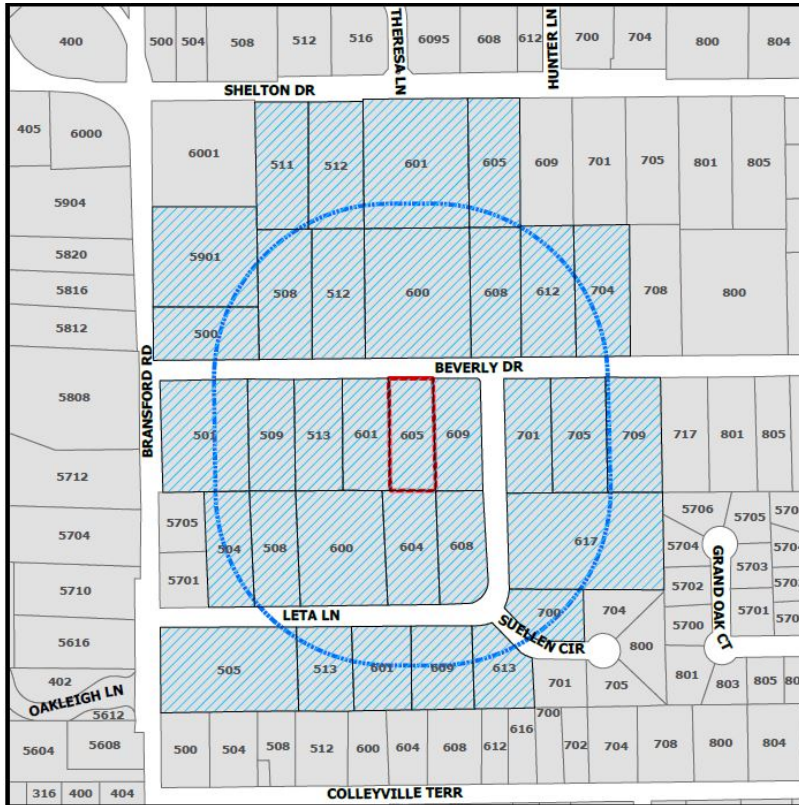
Present Zoning: R-40 Single Family Residential

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.

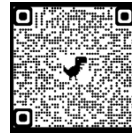
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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-25-5003

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

WHEREAS, the Planning and Zoning Commission recommended approval of the replat with a waiver for lot width 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 with a waiver for lot width for Lot 1, Block A, Alverson Addition, being 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, ON THIS THE 7TH DAY OF JANUARY 2025.

Mayor Bobby Lindamood
Mayor Pro Tem Brandi Elder
Deputy Mayor Pro Tem Scotty Richardson
Kimberly Holt Gunderson, Place 5

_____	Mark Alphonso, Place 2	_____
_____	Ben Graves, Place 4	_____
_____	Tim Raine, Place 6	_____
_____		_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

[illegible]

RESOLUTION R-25-5004

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
JANUARY 7, 2025**

WHEREAS, City Council has taken action on certain items on the agenda under Business.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 7TH DAY OF
JANUARY 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven
City Secretary, TRMC

Bobby Lindamood
Mayor