



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, APRIL 28, 2025

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

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a replat for Lot 1R1R and 1R2, Block 1, Westcoat Place Addition, being Lot 1R1, Block 1, Westcoat Place Addition, located at 6200 Bransford Road, Case PC25-012
- 2b** Presentation and discussion of a Special Use Permit for an accessory dwelling on Tract 3, Abstract 211, BBB & C RY Survey, located at 5508 Reagan Road, Case ZC25-007
- 2c** Presentation and discussion of a Special Use Permit for Massage Therapy Use on Lot 1R, Block 11, Longwood Estates at Ross Downs Addition, located at 7135 Colleyville Boulevard Suite 101, Case ZC25-009
- 2d** Presentation and discussion of a rezoning from the AG Agricultural district to R-40 Single Family Residential on a portion of Tract 1 and 1L, Abstract 331, Andrew J. Caldwell Survey, located at 6105 Pleasant Run Road, Case ZC25-010
- 2e** Presentation and discussion of a Special Use Permit for a residential carport on Lot 40, Block 2, Tara Plantation Addition, located at 1410 Plantation Drive North, Case ZC25-011

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, April 24, 2025* by 5:00 p.m.

Jacquelyn Reyff
Planning Manager

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2a

Agenda Date 4/28/2025

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a replat for Lot 1R1R and 1R2, Block 1, Westcoat Place Addition, being Lot 1R1, Block 1, Westcoat Place Addition, located at 6200 Bransford Road, Case PC25-012

Explanation

Valri Robertson, the applicant, has submitted a replat for Lot 1R1R and 1R2, Block 1, Westcoat Place Addition, being Lot 1R1, Block 1, Westcoat Place Addition, approximately 4.42 acres, and zoned R-30 and R-40 Single Family Residential. The request is to replat the property to create two lots. One lot will remain R-30 and a new R-40 lot will be created.

Attachments

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

Aerial Map

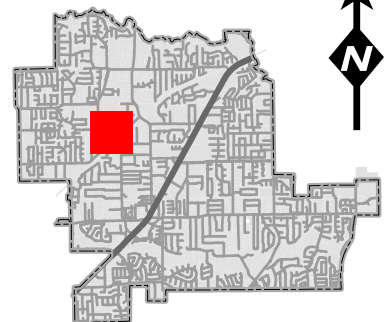


PC25-012

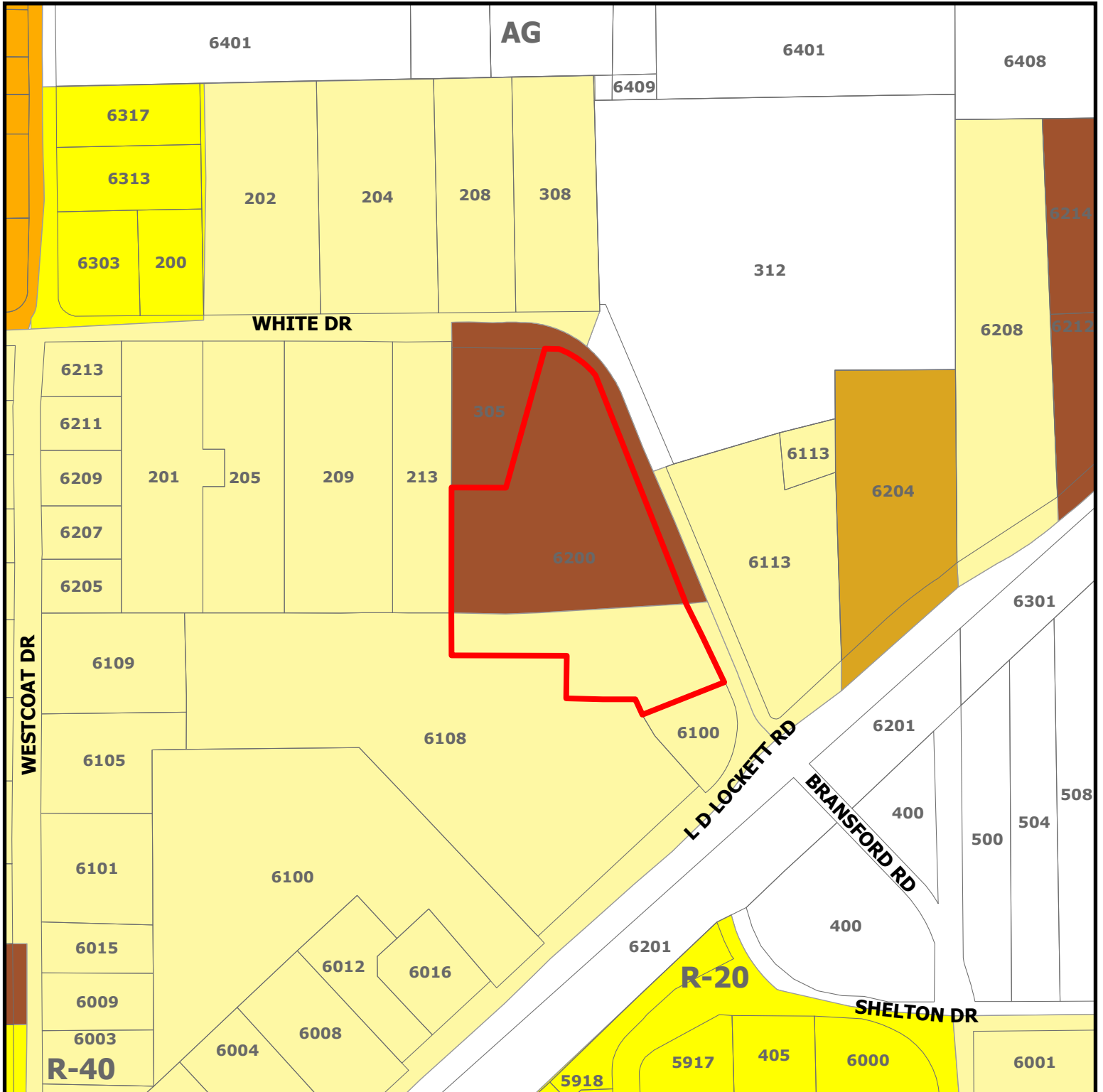
6200 Bransford Road

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 Subject Property



Zoning Map

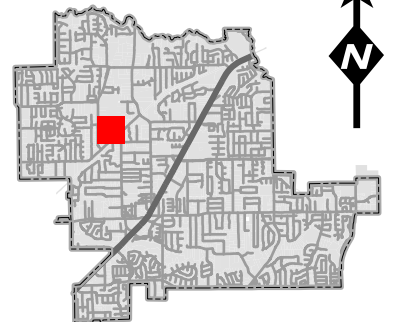


PC25-012

6200 Bransford Road

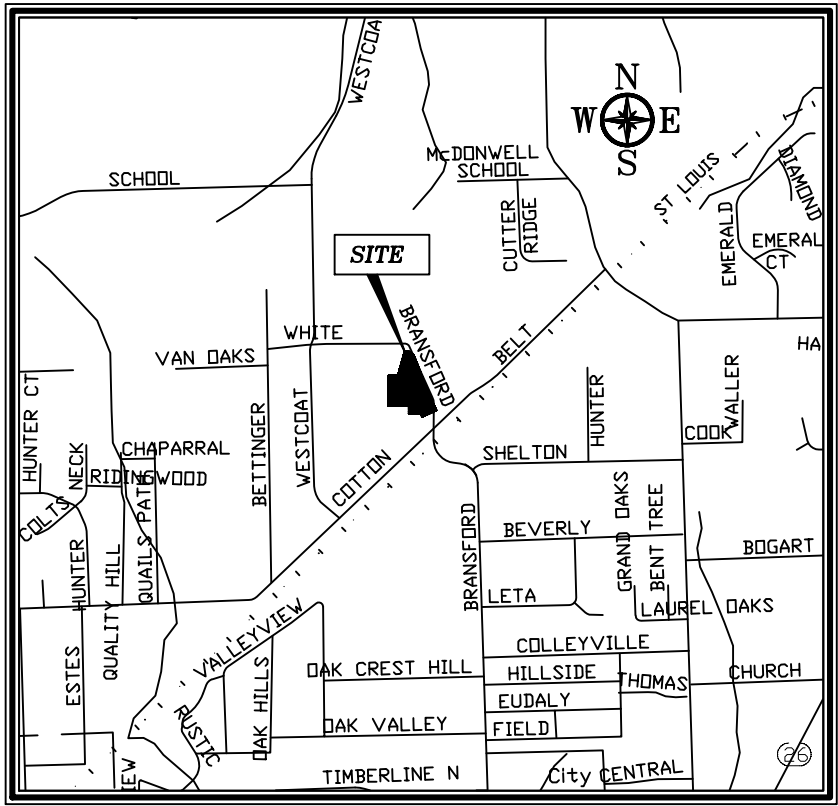


Subject Property

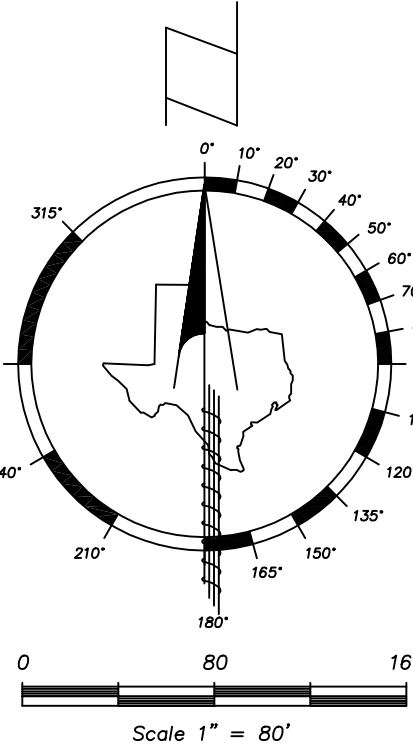
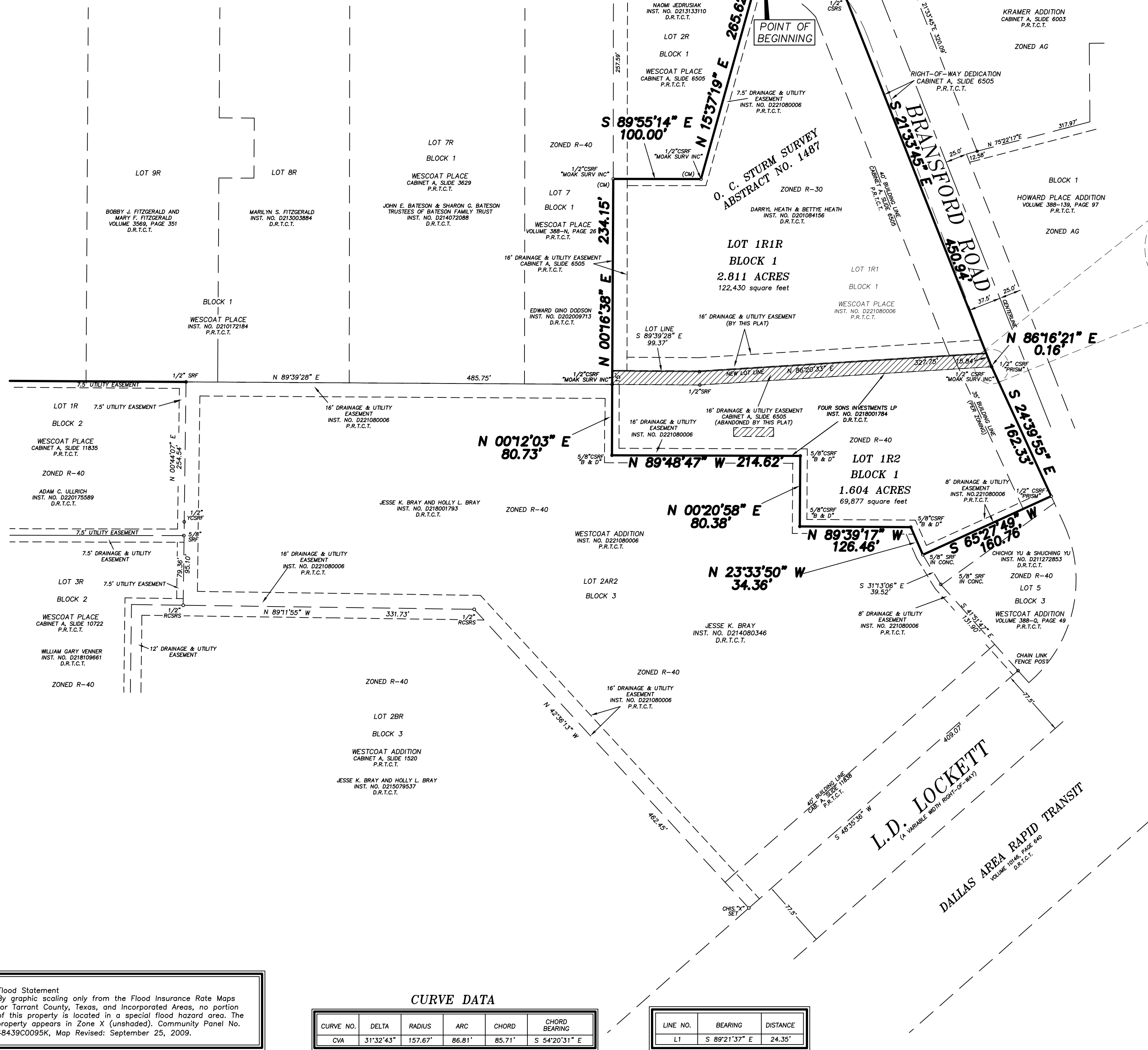


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VICINITY MAP
SCALE 1" = 2000'



STATE OF TEXAS [X]
COUNTY OF TARRANT [X]
WHEREAS, we Darryl Heath, wife Bettye Heath and Four Sons Investments, LP are the owners of Lot 1R1, in Block 1 of Westcoat Place Addition an addition to the City of Colleyville, Tarrant County, Texas as shown on the Plat recorded under Instrument No. D221080006 of the Plat Records of Tarrant County, Texas as evidenced by the Deed recorded under Clerk's File No. D201084156 of the Deed Records of Tarrant County, Texas and Four Sons Investments, LP is the owner of a portion of Lot 1R1 in Block 1 of Westcoat Place an addition to the City of Colleyville as shown on the Plat recorded under Clerk's File No. D221050006 of the Plat Records of Tarrant County, Texas as evidenced by the Deed recorded under Clerk's File No. D218001784 of the Deed Records of Tarrant County, Texas. Embracing 4.415 Acres or 192,307 square feet of land and being more fully described as follows:

BEGINNING at 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" found for corner on the present south right-of-way line of White Drive (a 62.5 foot wide right-of-way) said steel rod being the north common corner between Lots 1R and 2R in Block 1 of Westcoat Place an addition to the City of Colleyville as shown on the Plat recorded in Cabinet A, at Slide 6505 of the Plat Records of Tarrant County, Texas;

THENCE South 89 deg. 21 min. 37 sec. East, departing said Lot 2R and along said south right-of-way line, a distance of 24.35 feet to a 1/2-inch steel rod with a plastic cap stamped "Moak Surv Inc." found for corner at the beginning of a non-tangent curve to the right having a central angle of 31 deg. 32 min. 43 sec., a radius distance of 157.67 feet, a chord bearing of South 54 deg. 20 min. 31 sec. East and a chord distance of 85.71 feet;

THENCE Southeastly along said curve to the right, an arc distance of 86.81 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" found for corner on the westerly right-of-way line of Bransford Road (a variable width right-of-way);

THENCE South 21 deg. 33 min. 45 sec. East, along said westerly right-of-way line, a distance of 450.94 feet to a 1/2-inch steel rod with a plastic cap stamped "Moak Surv Inc." found for corner;

THENCE North 86 deg. 16 min. 21 sec. East, continuing along said right-of-way line, a distance of 0.16 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" found for corner;

THENCE South 24 deg. 39 min. 55 sec. East, continuing along said right-of-way line, a distance of 162.33 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" found for corner at the northeast corner of a tract of land conveyed to Chichai Yu and Shuching Yu as described in the Deed recorded under Clerk's File No. D21272853 of the Deed Records of Tarrant County, Texas;

THENCE South 65 deg. 27 min. 49 sec. West, departing said westerly right-of-way line and along the north line of said Yu tract, a distance of 160.16 feet to a 5/8-inch steel rod found in concrete for corner on an east line of Lot 2AR2 in Block 3 of Westcoat Place Addition as recorded under Instrument No. D221080006 of the Plat Records of Tarrant County, Texas;

THENCE North 23 deg. 33 min. 50 sec. West along a northeast line of said Lot 2AR2, a distance of 34.36 feet to a 5/8-inch steel rod with a plastic cap stamped "B & D" found for corner;

THENCE North 89 deg. 39 min. 17 sec. West, a distance of 126.46 feet to a 5/8-inch steel rod with a plastic cap stamped "B & D" found for corner;

THENCE North 00 deg. 20 min. 58 sec. East, a distance of 80.38 feet to a 5/8-inch steel rod with a plastic cap stamped "B & D" found for corner;

THENCE North 89 deg. 48 min. 47 sec. West, a distance of 214.62 feet to a 5/8-inch steel rod with a plastic cap stamped "B & D" found for corner;

THENCE North 00 deg. 12 min. 03 sec. East, a distance of 80.73 feet to a 1/2-inch steel rod with a plastic cap stamped "Moak Surv Inc." found for corner at the southeast corner of Lot 7, in Block 1 of Westcoat Place Addition an addition to the City of Colleyville as shown on the Plat recorded in Volume 388-A, at Page 26 of the Plat Records of Tarrant County, Texas;

THENCE North 00 deg. 16 min. 38 sec. East, along the east line of said Lot 7, a distance of 234.15 feet to a 1/2-inch steel rod with an orange plastic cap stamped "Moak Surv Inc." found for corner at the southwest corner of Lot 2R in Block 1 of Westcoat Place an addition to the City of Colleyville as shown on the Plat recorded in Cabinet A, at Page 6505 of the Plat Records of Tarrant County, Texas;

THENCE South 89 deg. 55 min. 14 sec. East, along the south line of said Lot 2R, a distance of 100.00 feet to a 1/2-inch steel rod with an orange plastic cap stamped "Moak Surv Inc." found for corner;

THENCE North 15 deg. 37 min. 19 sec. East, along the east line of said Lot 2R, a distance of 265.62 feet to the POINT OF BEGINNING, and containing 4.415 acres or 192,307 square feet of land more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That we, Darryl Heath, Bettye Heath, Four Sons Investments, LP, Owners, do hereby adopt this plat designating the hereinbefore described as WESCOAT PLACE REVISED, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the Public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2025.

Darryl Heath
(owner)

Bettye Heath
(owner)

Four Sons Investments, L.P.
By: Darryl Heath
General Manager

STATE OF TEXAS [X]
COUNTY OF TARRANT [X]

BEFORE ME, the undersigned authority, on this day personally appeared Darryl Heath known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2025.

Notary Public, in and for Tarrant County, Texas.
My commission expires _____
Printed Name: _____

STATE OF TEXAS [X]
COUNTY OF TARRANT [X]

BEFORE ME, the undersigned authority, on this day personally appeared Bettye Heath known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2025.

Notary Public, in and for Tarrant County, Texas.
My commission expires _____
Printed Name: _____

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

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

Michael Dale Linke
Registered Professional Land Surveyor No. 4808

Notes:
1) The purpose of this replat is split one lot into two lots.
2) CM--indicates controlling monument.
3) The basis of bearings for this survey is the northwest line of Lot 1R, in Block 1 of Westcoat Place as recorded in Cabinet A, at Page 6505 of the Plat Records of Tarrant County, Texas.
4) No construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
5) Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right of all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Planning and Zoning Commission Approval

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2025, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

City Council Approval

WHEREAS The City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2025, to approve this Plat.

Mayor, City of Colleyville

Attest: City Secretary

REPLAT LOT 1R1R, AND LOT 1R2 BLOCK 1 WESCOAT PLACE REVISED

AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, BEING A REPLAT OF LOT 1R1, BLOCK 1 OF WESCOAT PLACE REVISED ACCORDING TO THE PLAT RECORDED IN INST. NO. D221080006 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, SITUATED IN THE O. C. STURM SURVEY ABSTRACT NO. 1487, IN THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS.

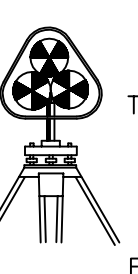
TWO LOTS-- 4.415 ACRES

PREPARED: OCTOBER 31, 2020

PRISM SURVEYS, INC.

FIRM NO. 101325-00

COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
3533 BELL DRIVE
HURST, TEXAS 76053
(817) 540-8048
(817) 263-1148 (FAX)
EMAIL: mike@prism-surveys.com



OWNER

FOUR SONS INVESTMENTS, LP
6200 BRANSFORD ROAD
COLLEYVILLE, TEXAS 76034
(817) 800-3867
CONTACT: DARRYL HEATH
EMAIL: darrylheath01@gmail.com

OWNER

DARRYL AND BETTYE HEATH
6200 BRANSFORD ROAD
COLLEYVILLE, TEXAS 76034
(817) 800-3867
CONTACT: DARRYL HEATH
EMAIL: darrylheath01@gmail.com

THIS PLAT RECORDED IN DOCUMENT NO. _____ DATE: _____

SCALE 1" = 80' DATE OF SURVEY: APRIL 10, 2025 DRAWN BY: MDL PROJECT NO. 25-1511 SHEET 1 of 1

Flood Statement
By graphic scaling only from the Flood Insurance Rate Maps for Tarrant County, Texas, and Incorporated Areas, no portion of this property is located in a special flood hazard area. The property appears in Zone X (unshaded), Community Panel No. 48439C0095K, Map Revised: September 25, 2009.

CURVE DATA

CURVE NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
CVA	31°32'43"	157.67'	86.81'	85.71'	S 54°20'31" E

LINE NO.	BEARING	DISTANCE
L1	S 89°21'37" E	24.35'



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2b

Agenda Date 4/28/2025

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for an accessory dwelling on Tract 3, Abstract 211, BBB & C RY Survey, located at 5508 Reagan Road, Case ZC25-007

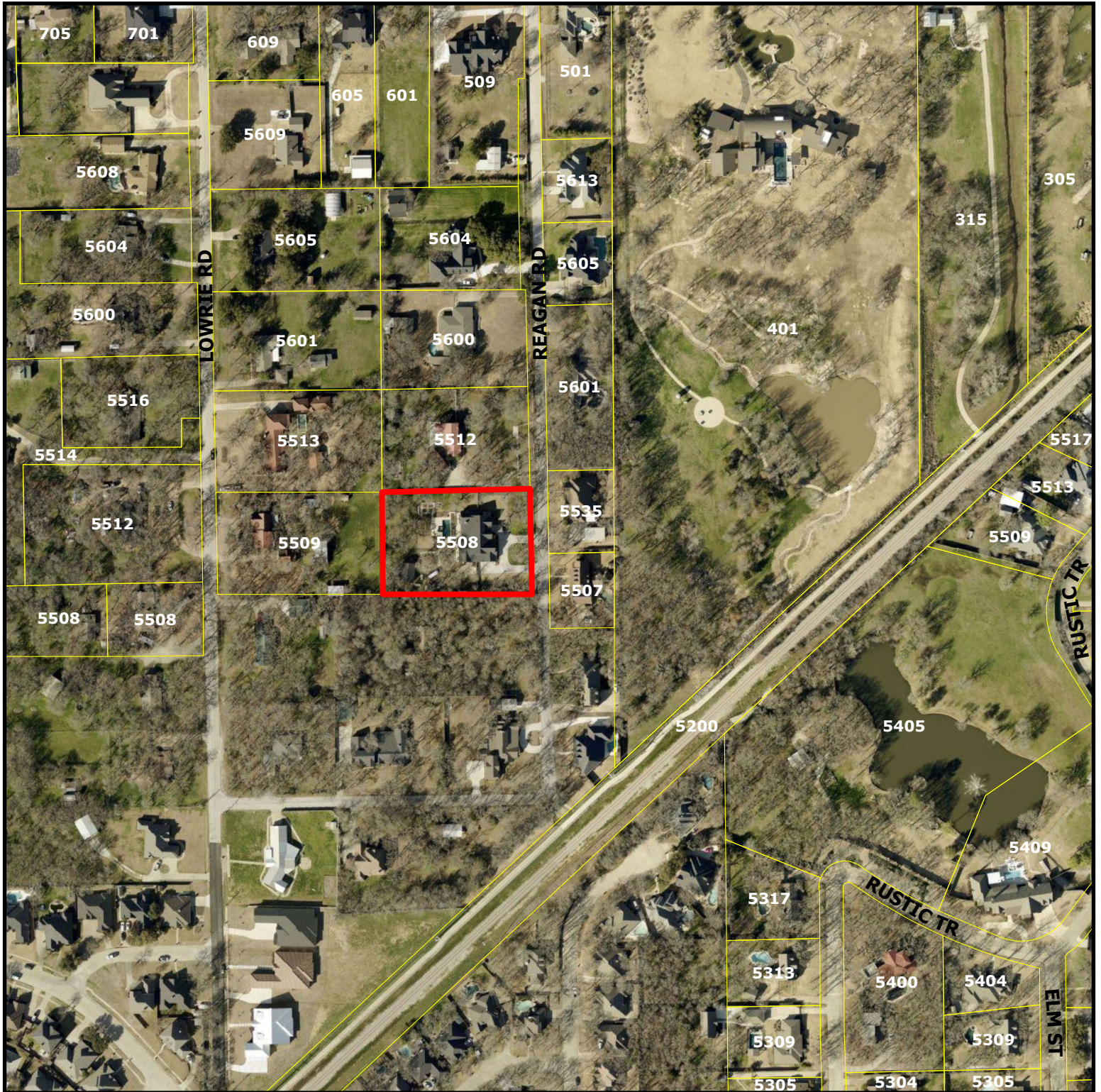
Explanation

Shane Donovan, the applicant, has submitted a Special Use Permit request for an accessory dwelling for Tract 3, Abstract 211, BBB & C RY Survey, being approximately 1.34 acres, and zoned R-40 Single Family Residential. The request is to convert an existing accessory building into an accessory dwelling. The accessory building is 875 square feet in area and will be utilized as a part-time residence for a parent.

Attachments

1. Aerial Map
2. Zoning Map
3. Site Plan Exhibit
4. Floor Plan Exhibits
5. Elevations Exhibits

Aerial Map

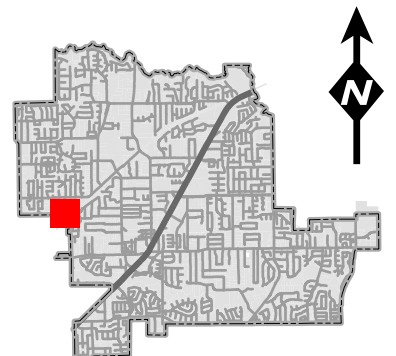


ZC25-007

5508 Reagan Road

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 Subject Property



Zoning Map

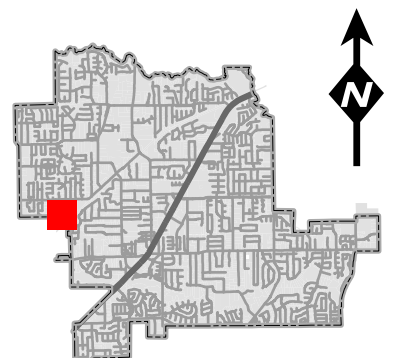


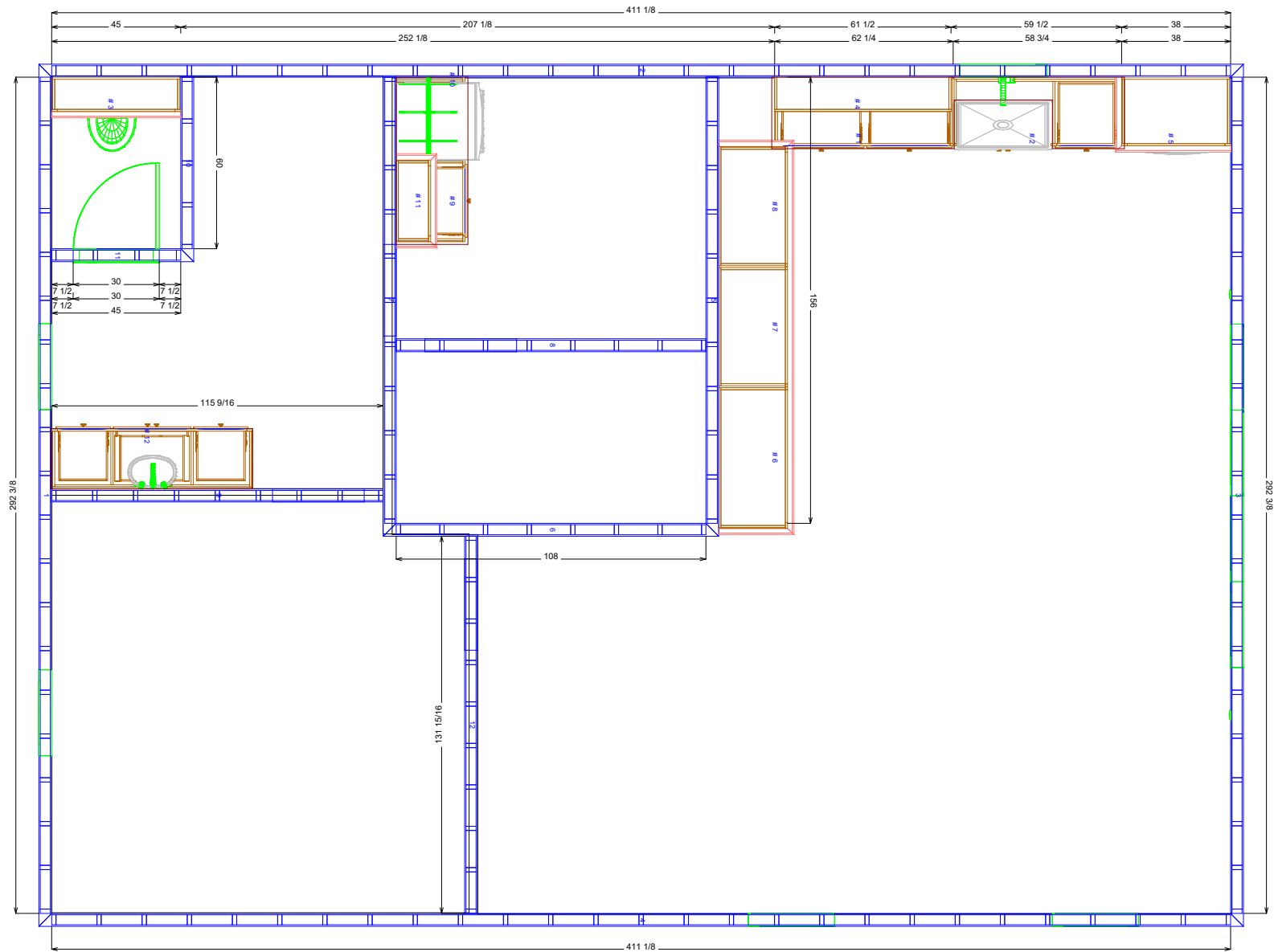
ZC25-007

5508 Reagan Road

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Subject Property





Client: 5508 Reagan Rd.

DRAFTER: EMMA

Description: House

Date: 03/16/25

Job Number: #37-2025

Sheet 1 of 6



Client: 5508 Reagan Rd.

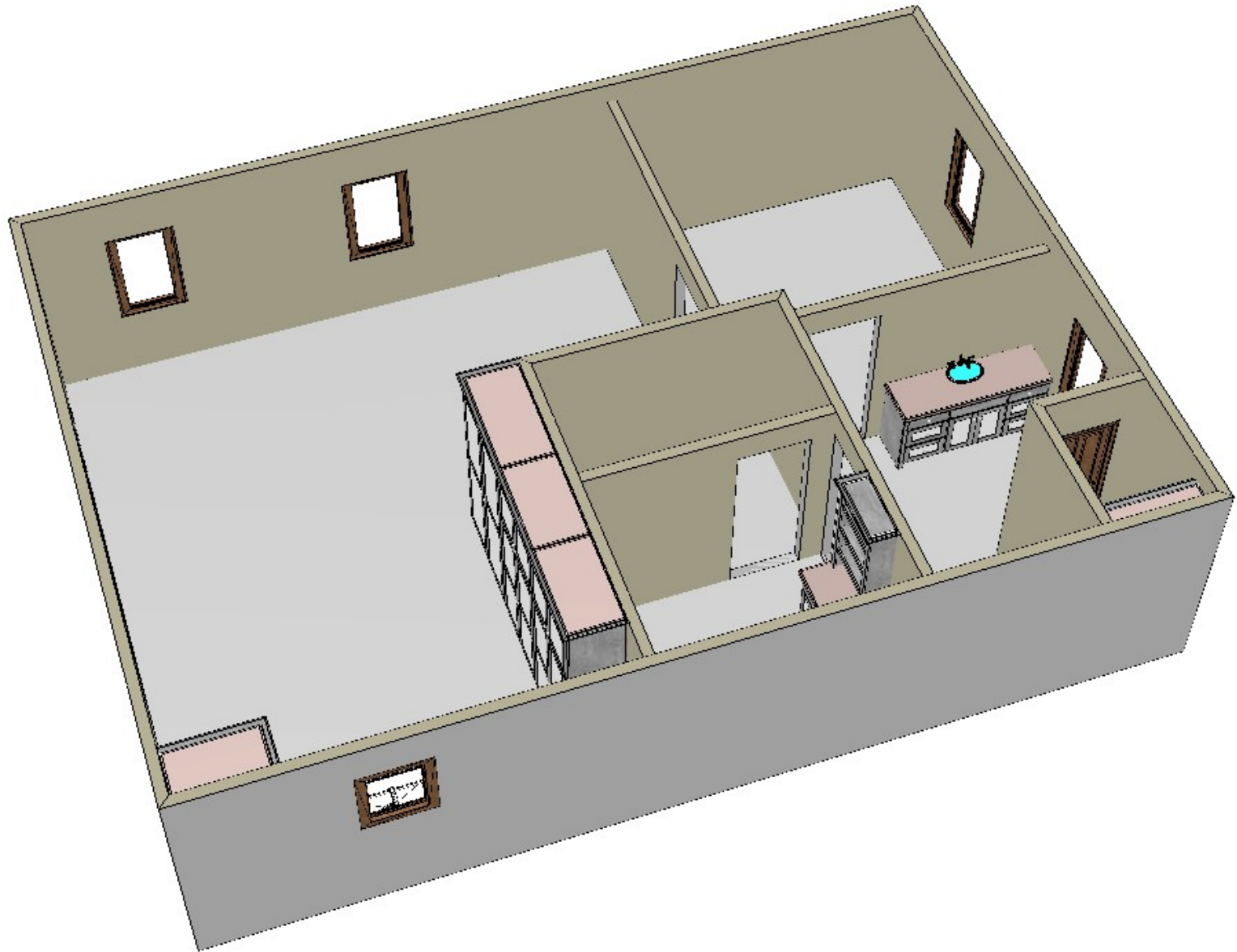
DRAFTER: EMMA

Description: House

Date: 03/16/25

Job Number: #37-2025

Sheet 2 of 6



Client: 5508 Reagan Rd.

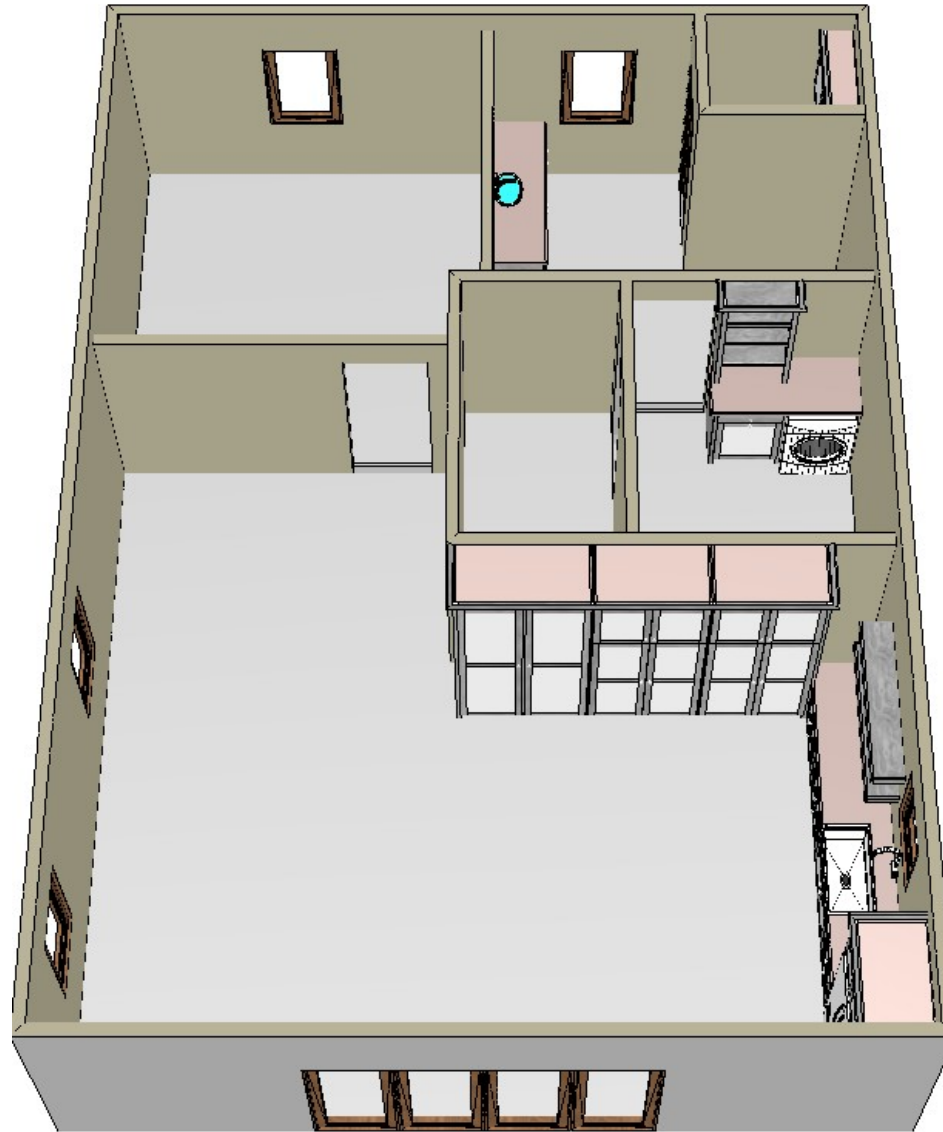
DRAFTER: EMMA

Description: House

Date: 03/16/25

Job Number: #37-2025

Sheet 3 of 6



Client: 5508 Reagan Rd.

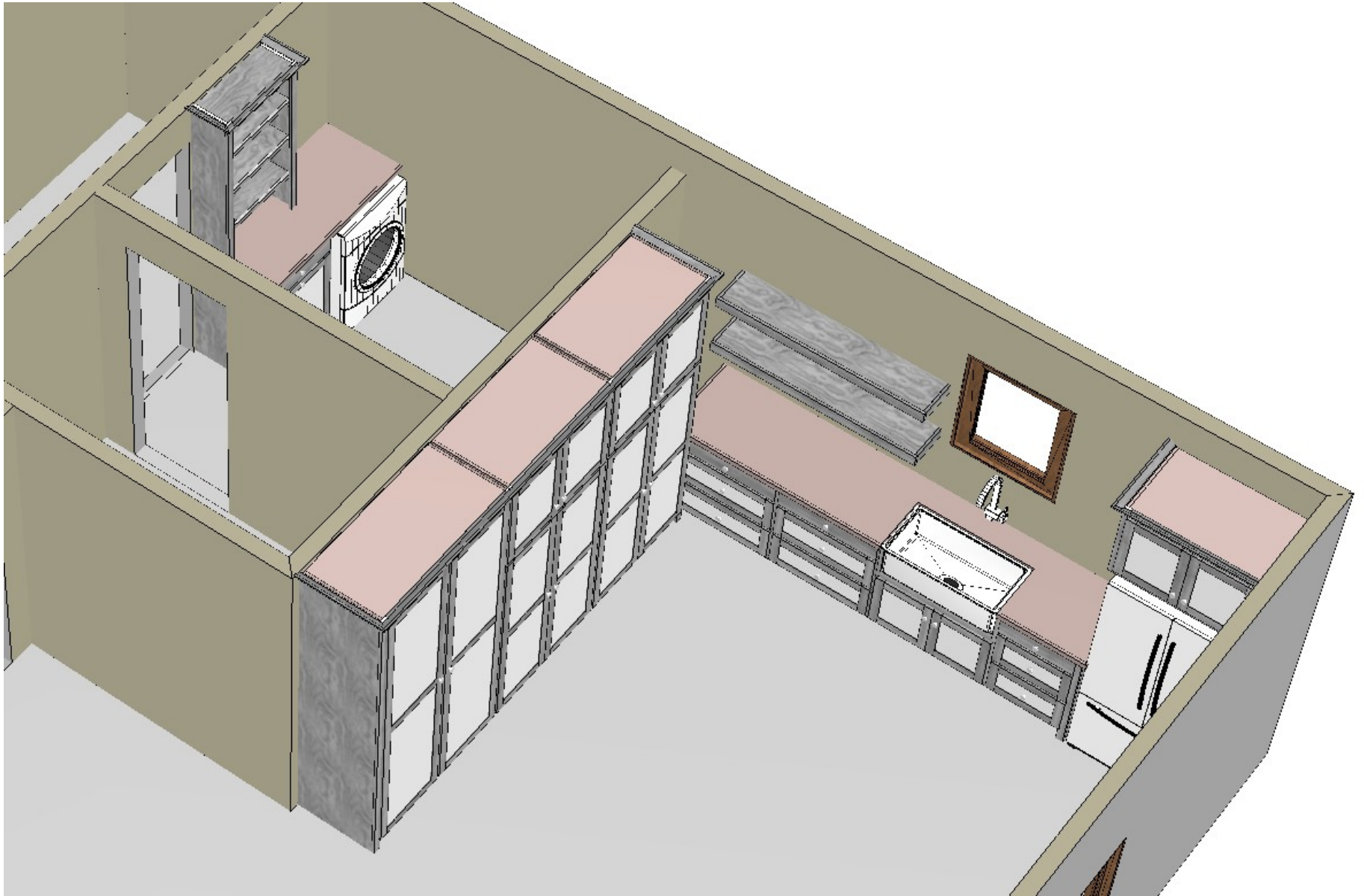
DRAFTER: EMMA

Description: House

Date: 03/16/25

Job Number: #37-2025

Sheet 4 of 6



Client: 5508 Reagan Rd.

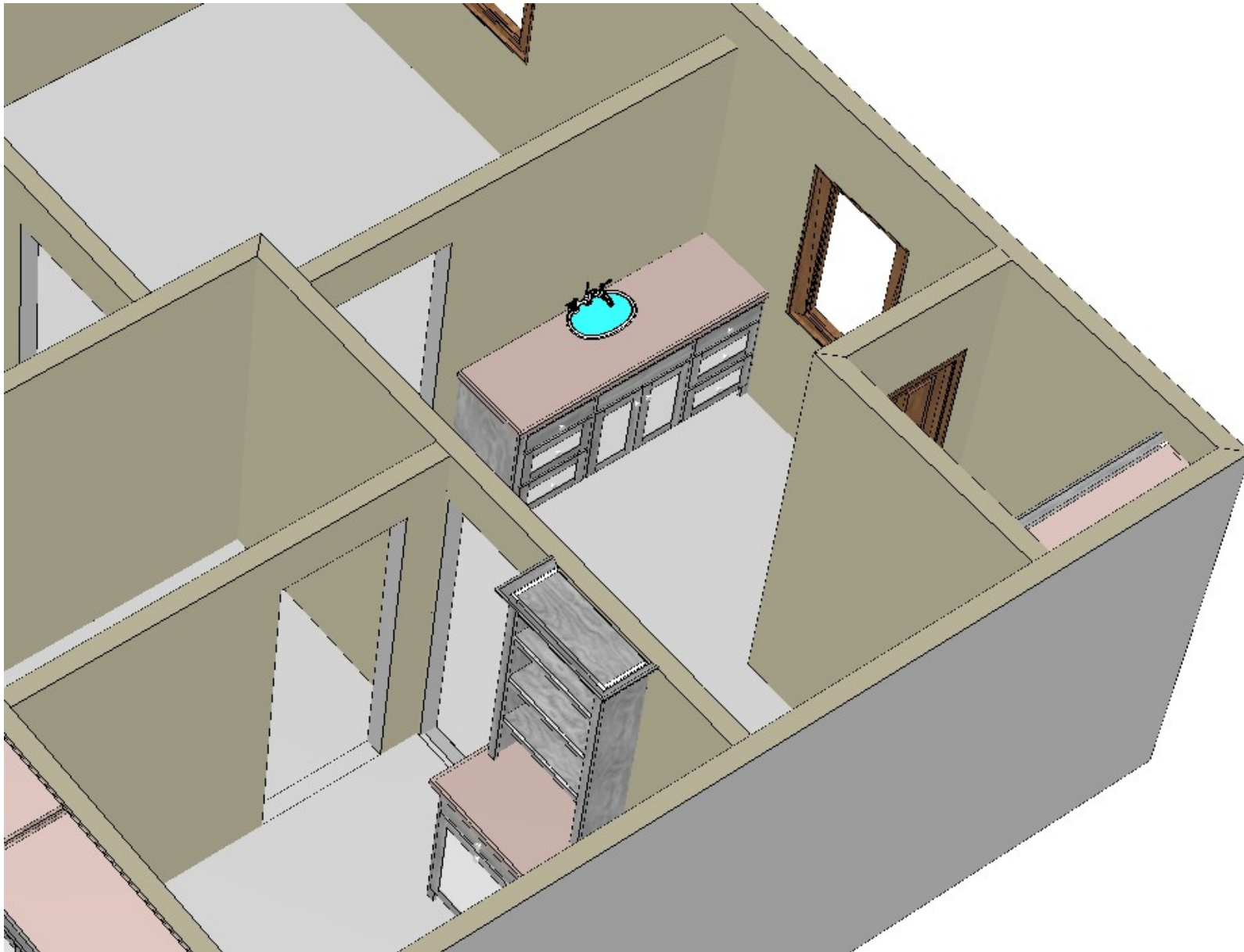
DRAFTER: EMMA

Description: House

Date: 03/16/25

Job Number: #37-2025

Sheet 5 of 6



Client: 5508 Reagan Rd.

DRAFTER: EMMA

Description: House

Date: 03/16/25

Job Number: #37-2025

Sheet 6 of 6











CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2c

Agenda Date 4/28/2025

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for Massage Therapy Use on Lot 1R, Block 11, Longwood Estates at Ross Downs Addition, located at 7135 Colleyville Boulevard Suite 101, Case ZC25-009

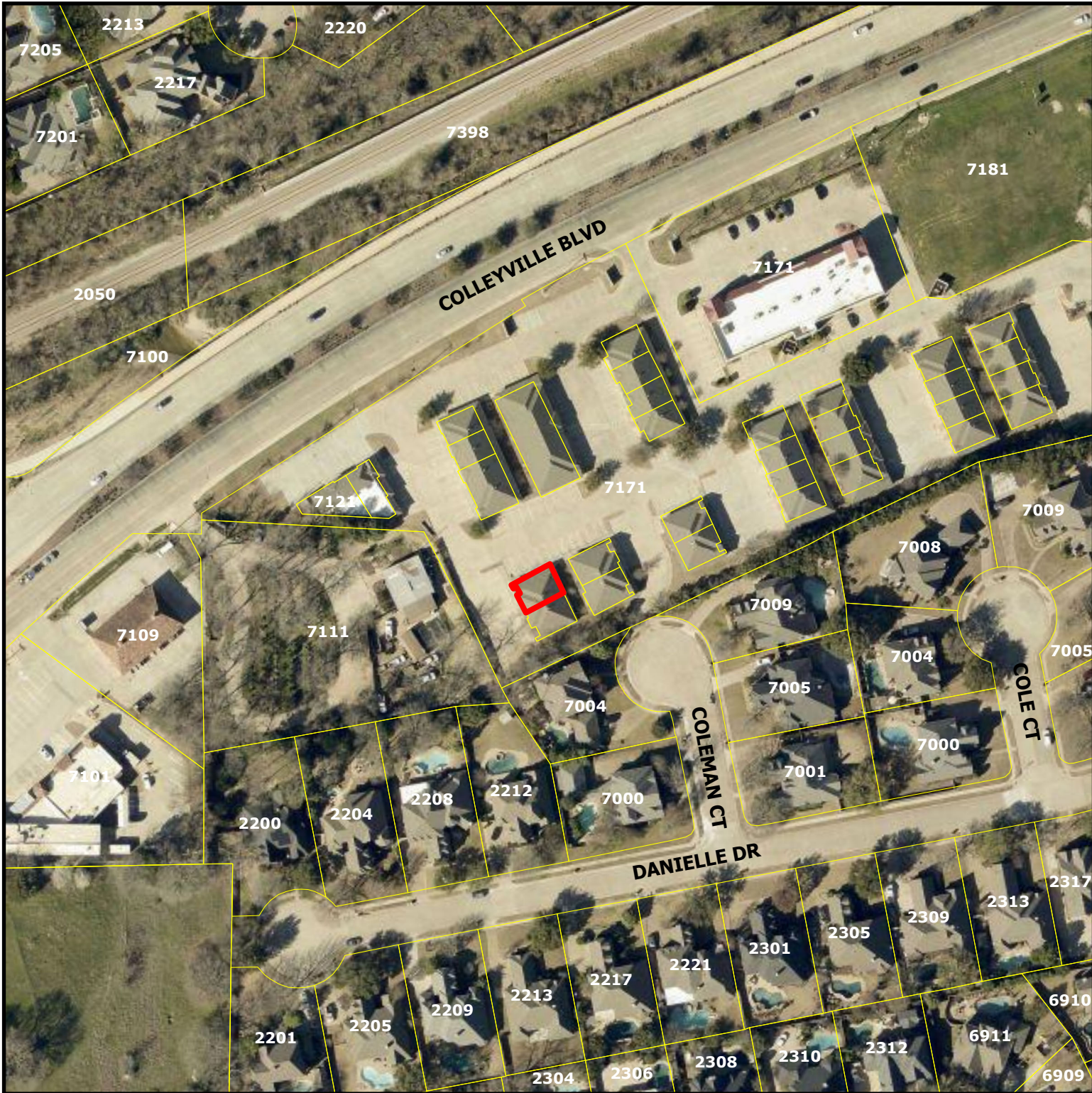
Explanation

Neeloufar Saleh, the applicant, has submitted a Special Use Permit request for a Massage Therapy Use on Lot 1R, Block 11, Longwood Estates at Ross Downs Addition, being approximately 0.03 acres, and zoned PUD-C Planned Unit Development – Commercial. The request is to allow for a massage therapy business, Spirit of Lotus LLC, to operate in the suite space. The business also offers sound healing services, guided meditation, and Reiki energy healing services.

Attachments

1. Aerial Map
2. Zoning Map
3. Business Plan Exhibit
4. Floor Plan Exhibit
5. Certificate of Occupancy Application

Aerial Map



ZC25-009

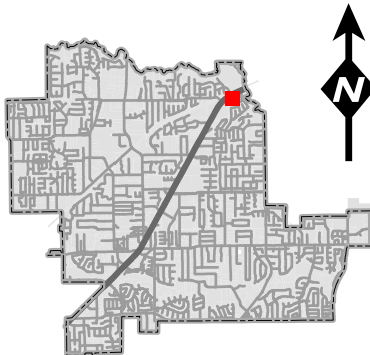
7135 Colleyville Blvd Suite

DISCLAIMER:

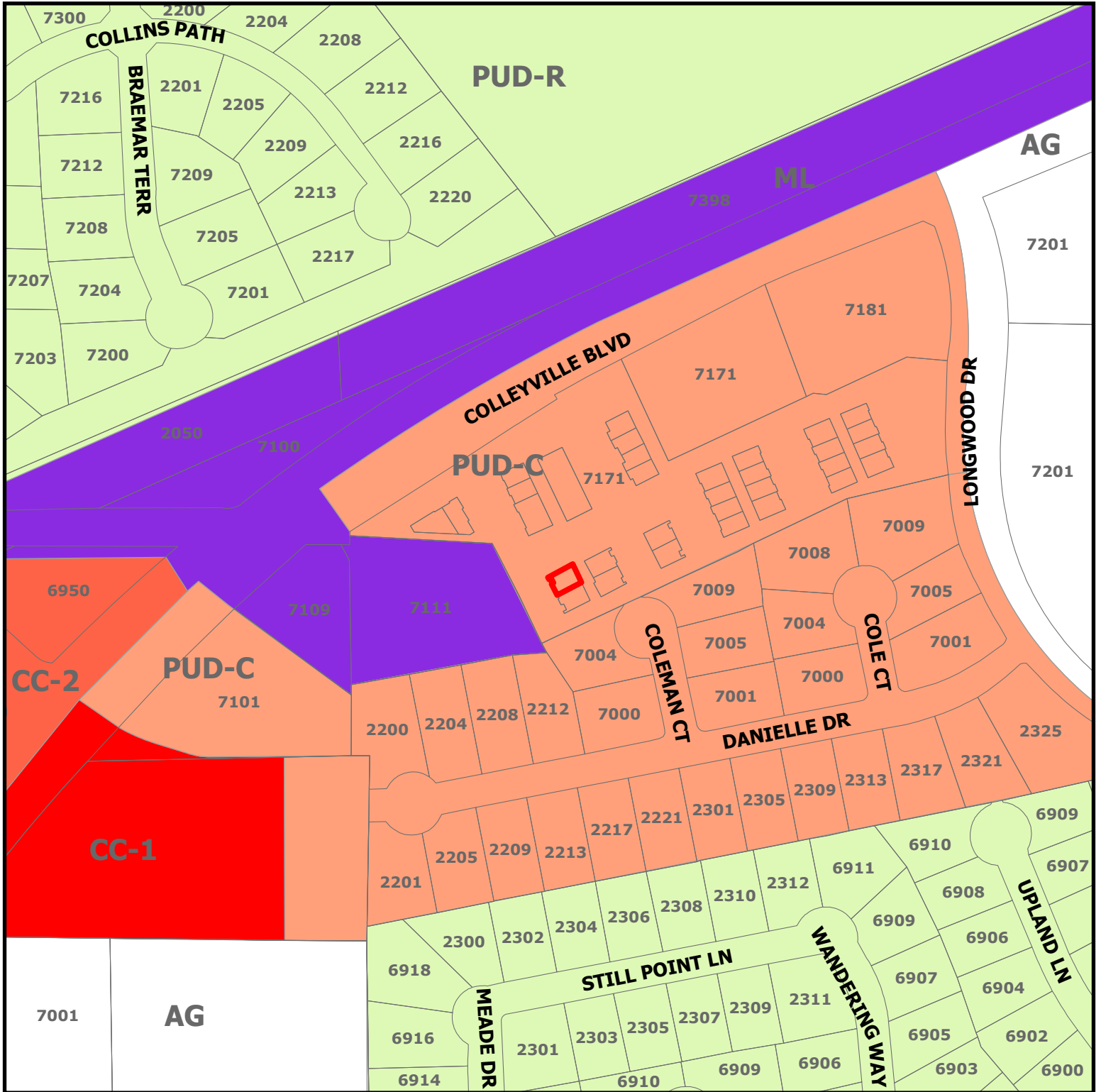
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Subject Property



Zoning Map

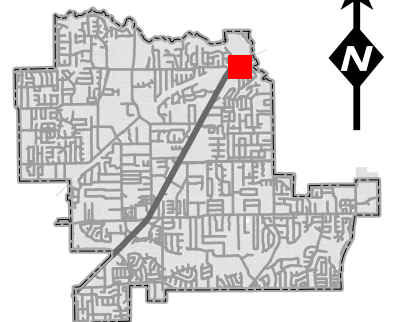


ZC25-009

7135 Colleyville Blvd Suite



Subject Property



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Business Plan

I am a licensed massage therapist in the State of Texas, license number MT114081, and have been licensed since October 2011. I'm also a licensed massage therapy instructor, license number MI3224.

My business is Spirit of Lotus LLC with the dba Spirit of Lotus Healing Arts.

I am renting an office in a suite with an existing business. The business that is renting the whole suite is Psychology Services of North Texas.

My business, Spirit of Lotus Healing Arts, rents one room/office in that suite.

I provide massage therapy and Reiki energy healing services as a solo massage therapist, as Spirit of Lotus LLC is a single member LLC, which is me.

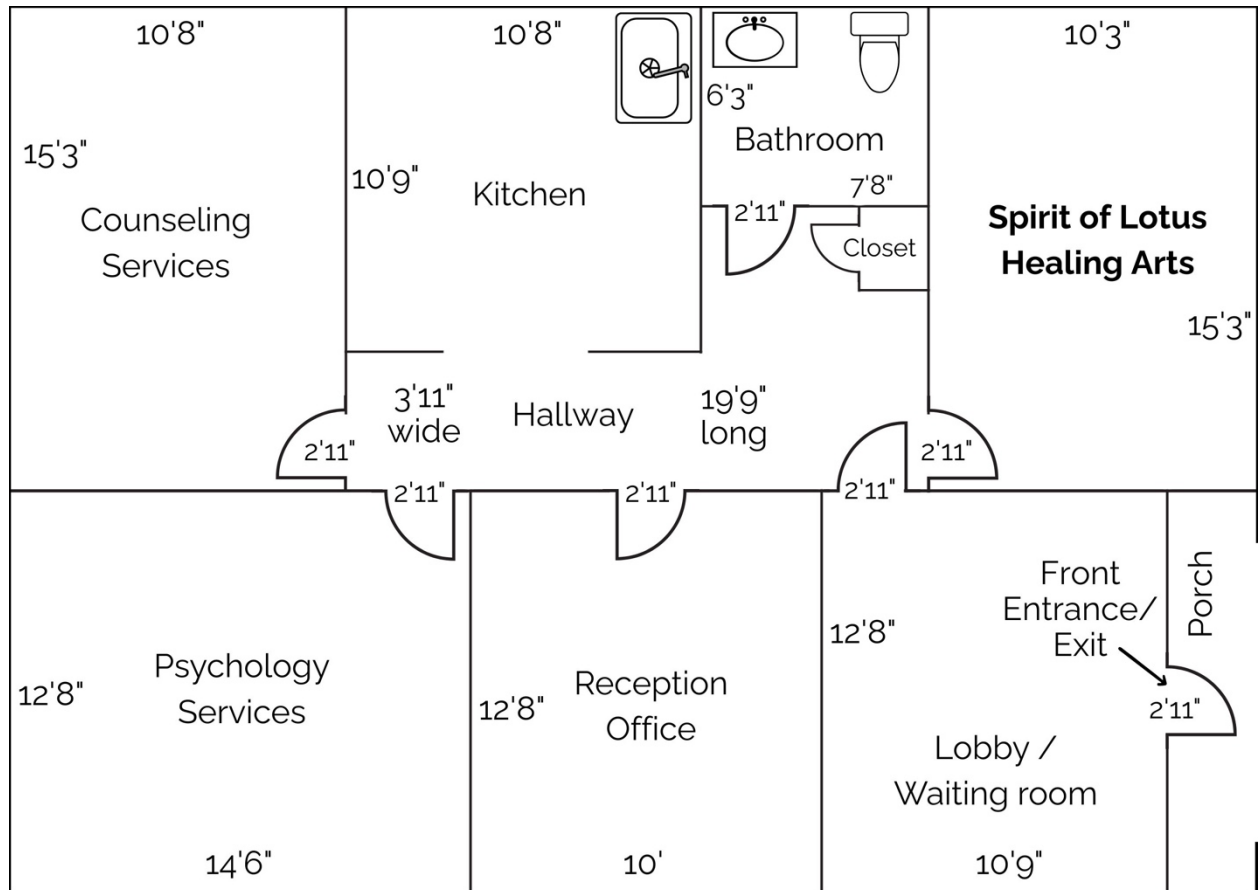
I also provide sound healing services and guided meditation.

My website is <https://www.spiritoflotus.com>.

I have a Google business listing with many client reviews, as well as a social media presence on Facebook (with more client reviews) and Instagram.

My business operates Monday – Friday from 10:00am to 5:00pm by appointment only. I cannot take walk-ins as a solo massage therapist.

Floorplan
7135 Colleyville Blvd. Ste 101
Colleyville, TX 76034





City of Colleyville
100 Main Street
Colleyville, TX 76034
Main: 817-503-1030

CERTIFICATE OF OCCUPANCY APPLICATION

CO

2020

Business Information	
Business Name: <u>Spirit of Lotus Healing Arts</u>	Business Principle/Owner: <u>Neeloufar Saleh</u>
Business address: <u>7135 Colleyville Blvd. Ste 101</u>	Business Contact Person: <u>Neeloufar Saleh</u>
[Redacted Address]	
Email Address: <u>admin@spiritoflotus.com</u>	[Redacted Email]
Business Activity Description	
Type of C/O: ☒ New occupancy ☐ Change of ownership ☐ Change of bus. name	Business Info: ☒ # of employees <u>1</u> ☒ square footage <u>1560.3</u> ☒ Bus. Hours: <u>M-F 10am-5pm</u>
Business Type: ☐ Business Office ☐ Medical Office ☐ Retail Sales ☐ Restaurant ☐ Manufacturing ☐ Other: (describe) ☒ Beauty / Spa ☐ Office-Warehouse	
Check Yes or No to the following:	
☐ Yes ☒ No 1. A new sign will be erected or the existing sign will be altered (separate permit is required)	
☐ Yes ☒ No 2. The business space or portion thereof will be remodeled, renovated, or altered (permit is required unless exempted)	
☐ Yes ☒ No 3. The existing electrical system will be altered with new wiring, lighting, devices, or panelboards (permit required unless exempted)	
☐ Yes ☒ No 4. The existing plumbing system will be altered with new fixtures or drains or water lines (permit is required unless exempted)	
☐ Yes ☒ No 5. Alcoholic beverages will be available for pre-package sales or on-site consumption	
☐ Yes ☒ No 6. Food or beverages (for other than restaurants) will be manufactured, stored, distributed, sold, or prepared	
☐ Yes ☒ No 7. There will be outside storage of any of the following: goods, merchandise, raw materials, or company vehicles/equipment	
☐ Yes ☒ No 8. Waste water or sludge will be generated which requires pre-treatment or separators before discharge into the sewer system	
☐ Yes ☒ No 9. Flammable or combustible liquids be stored, used, mixed or dispensed at this location, other than for maintenance or for operation of equipment. If so, attach description and quantities and attach MSDS sheets.	
☐ Yes ☒ No 10. Hazardous or toxic chemicals such as, but not limited to, oxidizers, corrosive liquids, poisonous gases, radioactive, explosive, and organic materials will be handled. If so, attach description and quantities and provide MSDS sheets.	
☐ Yes ☒ No 11. One or more of the following industrial processes circled below will be performed on the premises <u>Manufacturing</u> <u>Treating</u> <u>Formulation/Mixing/Processing</u> <u>Vehicle Washing</u>	
Submit the following:	
☒ Driver's License Copy of Business Principle/Owner	☒ Copy of Lease or Ownership of Business Space
☒ Business Plan (detailed narrative of business operations)	☒ State Sales Tax Certificate - IF applicable
☒ Floorplan of the space with all rooms labeled	** ☒ Massage Establishments - Submit TDLR license(s)
Business Principle / Owner (Printed Name): <u>Neeloufar Saleh</u>	Business Principle / Owner Signature: <u>Neeloufar Saleh</u>



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2d

Agenda Date 4/28/2025

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a rezoning from the AG Agricultural district to R-40 Single Family Residential on a portion of Tract 1 and 1L, Abstract 331, Andrew J. Caldwell Survey, located at 6105 Pleasant Run Road, Case ZC25-010

Explanation

Claudio Segovia, the applicant, has submitted a request for rezoning on Tract 1 and 1L, Abstract 331, Andrew J. Caldwell Survey, being approximately 4.19 acres, and zoned AG Agricultural. The request is to rezone a portion of the property to R-40 Single Family Residential to allow for a separate lot to be subdivided out. The tract would be split into two lots.

Attachments

1. Aerial Map
2. Zoning Map
3. Zoning Exhibit
4. Legal Description

Aerial Map

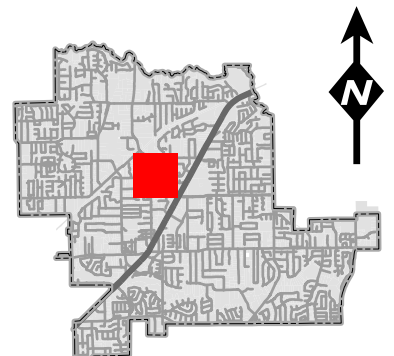


PC25-011

6105 Pleasant Run Road



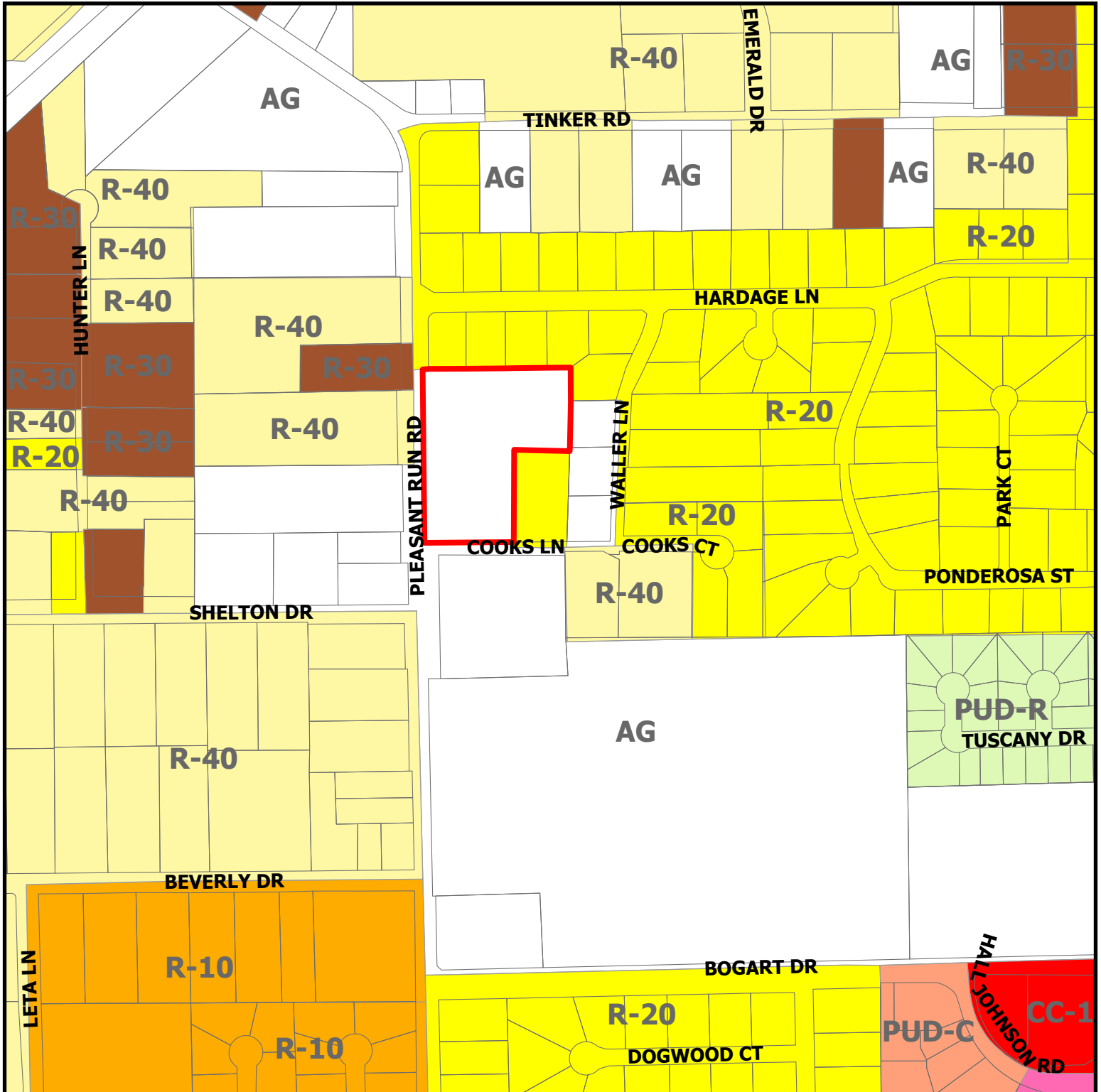
Subject Property



DISCLAIMER:

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Zoning Map

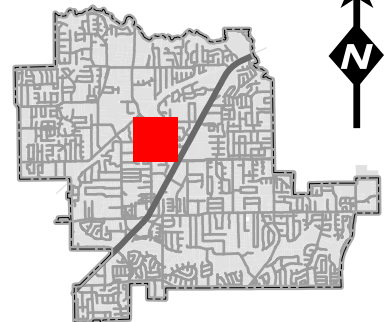


PC25-011

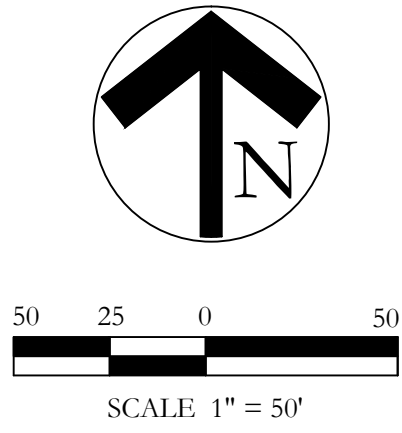
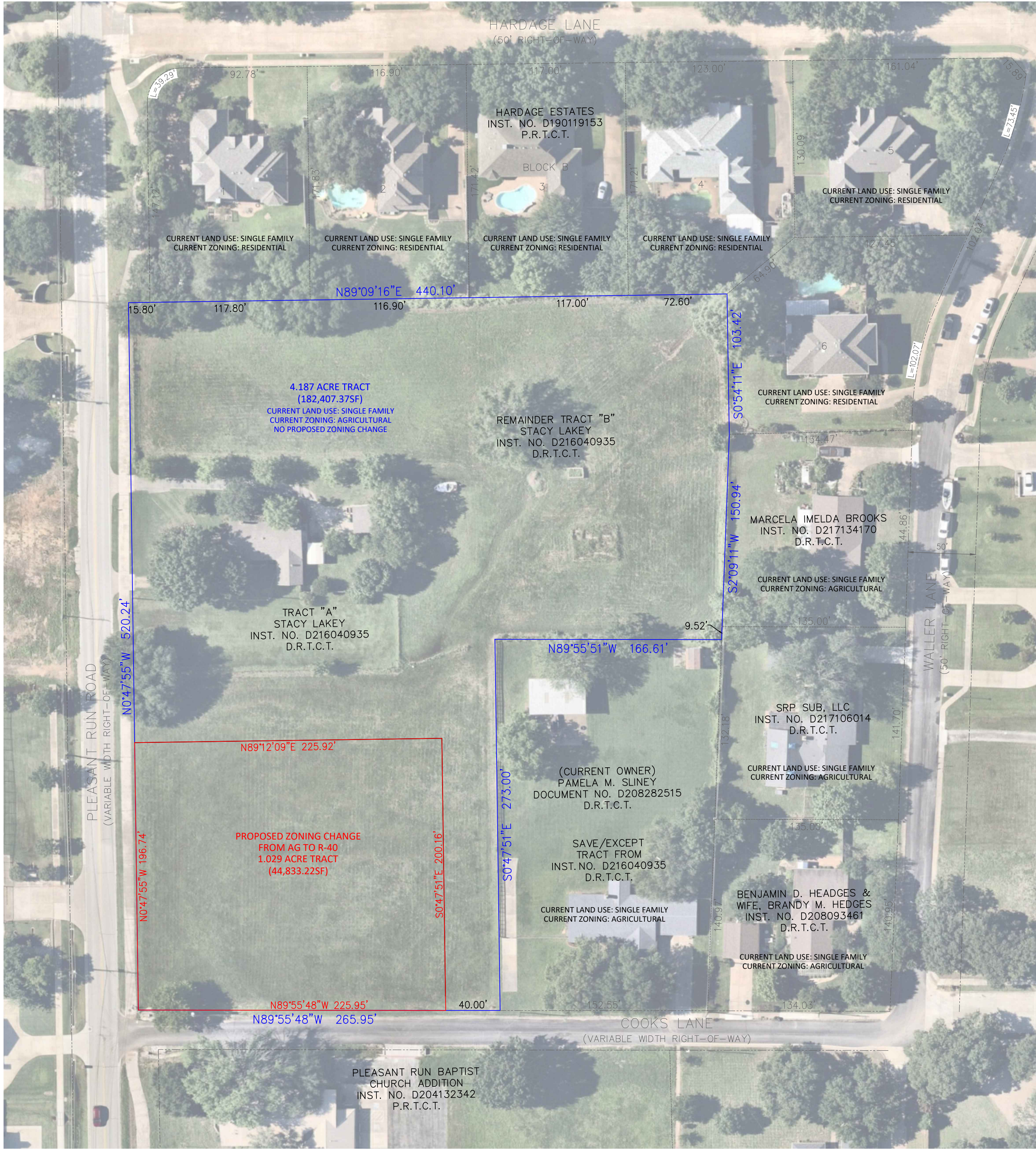
6105 Pleasant Run Road



Subject Property



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NOTES:

1. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48439C0095K, DATED SEPTEMBER 25, 2009 FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS.
2. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

BASIS OF BEARING STATEMENT:

BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.999880014.

FIELD NOTE DESCRIPTION

4.188 ACRE TRACT

BEING a tract of land situated in the A.J. Caldwell Survey, Abstract Number 331, Tarrant County, Texas and being those tracts of land referred to as Tracts "A" & "B", conveyed to Stacy Lakey, according to the document filed of record in Instrument Number D216040935, Deed Records Tarrant County, Texas, (D.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the west line of that tract of land conveyed to SPR SUB, LLC according to the document filed of record in Instrument Number D217106014 (D.R.T.C.T.) for the northeast corner of that tract of land conveyed to Pamela M. Sliney according to the document filed of record in Document Number D208282515 (D.R.T.C.T.) and being the most northerly southeast corner of the tract described herein.

THENCE, N 89° 55' 51" W, with the north line of said Sliney tract, a distance of 166.61 feet to a 1/2" iron rod found for the northwest corner of said tract and common corner of this tract.

THENCE, S 00° 47' 51" E, with the west line of said Sliney tract, a distance of 273.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the north line of Cooks Lane for the southwest corner of said Sliney tract and being the most southerly southeast corner of this tract.

THENCE, N 89° 55' 48" W, with said north line, a distance of 265.95 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set at the intersection of said north line with the east line of Pleasant Run for the southwest corner of this tract.

THENCE, N 00° 47' 55" W, with said east line, a distance of 520.24 feet to an "X" cut in concrete, set for the northwest corner of this tract.

THENCE, N 89° 09' 16" E, leaving said east line, passing at a distance of 15.80 feet, a 1/2" iron rod found for the most northerly southwest corner of Hardage Estates, an addition to the City of Colleyville, according to the plat filed of record in Instrument Number D190119153, Plat Records Tarrant County, Texas, continuing for a total distance of 440.10 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for the interior "all" corner of said Hardage Estates, same being the common northeast corner of this tract.

THENCE, S 00° 54' 11" E, with the west line of said Hardage Estates, a distance of 103.42 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the most westerly southwest corner of said Hardage Estates, same being the northwest corner of that tract of land conveyed to Marcela Imelda Brooks, according to the document filed of record in Instrument Number D217134170 (D.R.T.C.T.) and being a common east corner of this tract.

THENCE, S 02° 09' 11" W, with the west line of said Brooks tract and a portion of the west line of the above-mentioned SPR SUB, LLC tract, a distance of 150.94 feet to the POINT OF BEGINNING, containing 4.188 acres of land.

FIELD NOTE DESCRIPTION

1.029 ACRE TRACT (LEASE AREA)

BEING a tract of land situated in the A.J. Caldwell Survey, Abstract Number 331, Tarrant County, Texas and being a portion of that tract of land referred to as Tracts "A", conveyed to Stacy Lakey, according to the document filed of record in Instrument Number D216040935, Deed Records Tarrant County, Texas, (D.R.T.C.T.) and being more particularly described as follows:

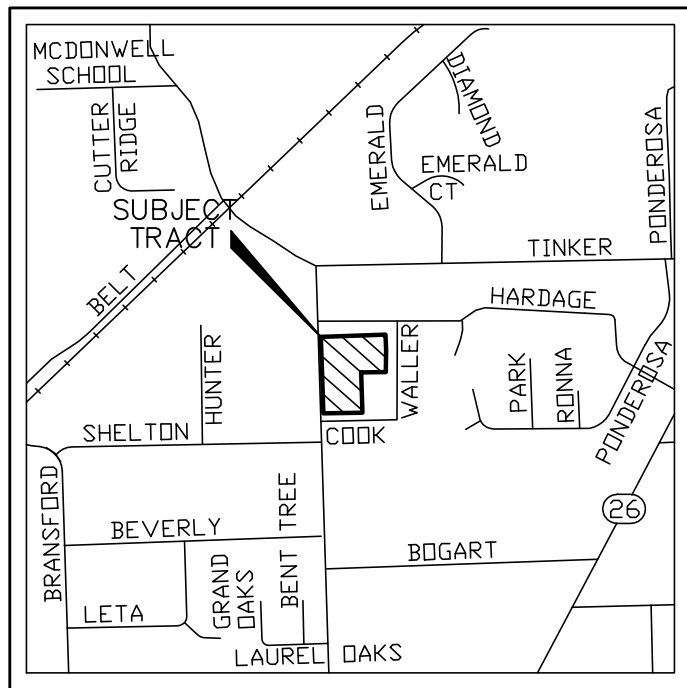
BEGINNING at the southwest corner of said Tract "A", located at the intersection of the north line of Cook Lane and the east line of Pleasant Run, same being the southwest corner of this tract.

THENCE N 00° 47' 55" W, with said east line, a distance of 196.74 feet to the northwest corner of this tract.

THENCE N 89° 12' 05" E, leaving said east line, over and across the above-mentioned Tract "A", a distance of 225.92 feet to the northeast corner of this tract.

THENCE S 00° 47' 51" E, continuing over and across said Tract "A", a distance of 200.16 feet, returning to the north line of above-mentioned Cook Lane, to the southeast corner of this tract.

THENCE N 89° 55' 48" W, with said north line, a distance of 228.60 feet to the POINT OF BEGINNING, containing 44,834 square feet or 1.029 acres of land.



LEGEND

D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
AC	Acre
C1	Curve No.
L1	Line No.
SF	Square Feet

ZONING EXHIBIT FOR ZONING
CHANGE REQUEST:
FROM AG TO SF-40

4.188 Acres out of the A.J. Caldwell Survey,
Abstract No. 331, City of Colleyville
City of Colleyville
Tarrant County, Texas

17 April 2025
SHEET 1 OF 1

Owner / Applicant:
Stacy Lakey
6105 Pleasant Run Road
Colleyville, TX, 76034
(817) 689-7554
attn: Scott Lakey
email: slakey@highpeakenergy.com

Surveyor/Engineer:
Johnson Volk Consulting, Inc.
704 Central Expressway East, Suite 1200
Plano, TX, 75074
(972) 201-3100
attn: Claudio Segovia, PE
email: claudio.segovia@johnsonvolk.com

JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

FIELD NOTE DESCRIPTION

4.188 ACRE TRACT

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THENCE, S 02° 09' 11" W, with the west line of said Brooks tract and a portion of the west line of the above-mentioned SPR SUB, LLC tract, a distance of 150.94 feet to the **POINT OF BEGINNING**, containing 4.188 acres of land.

FIELD NOTE DESCRIPTION

1.029 ACRE TRACT (ZONING CHANGE AREA)

BEING a tract of land situated in the A.J. Caldwell Survey, Abstract Number 331, Tarrant County, Texas and being a portion of that tract of land referred to as Tracts "A", conveyed to Stacy Lakey, according to the document filed of record in Instrument Number D216040935, Deed Records Tarrant County, Texas, (D.R.T.C.T.) and being more particularly described as follows:

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THENCE N 89° 55' 48" W, with said north line, a distance of 228.60 feet to the **POINT OF BEGINNING**, containing 44,834 square feet or 1.029 acres of land.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2e

Agenda Date 4/28/2025

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for a residential carport on Lot 40, Block 2, Tara Plantation Addition, located at 1410 Plantation Drive North, Case ZC25-011

Explanation

John Webre, the applicant, has submitted a request for a Special Use Permit for a residential carport on Lot 40, Block 2, Tara Plantation Addition, being approximately 0.44 acres, and zoned PUD-R Planned Unit Development – Residential district. The request is to allow for a metal carport approximately 720 sq. ft. in size on the property.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Response to Review Comments
5. Site Plan Exhibits
6. Elevations Exhibits
7. Construction Plans Exhibit
8. Construction Materials Exhibit

Aerial Map



ZC25-002

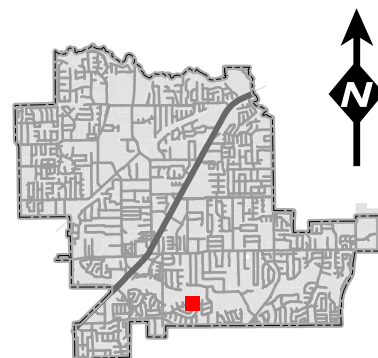
1410 Plantation Dr

DISCLAIMER:

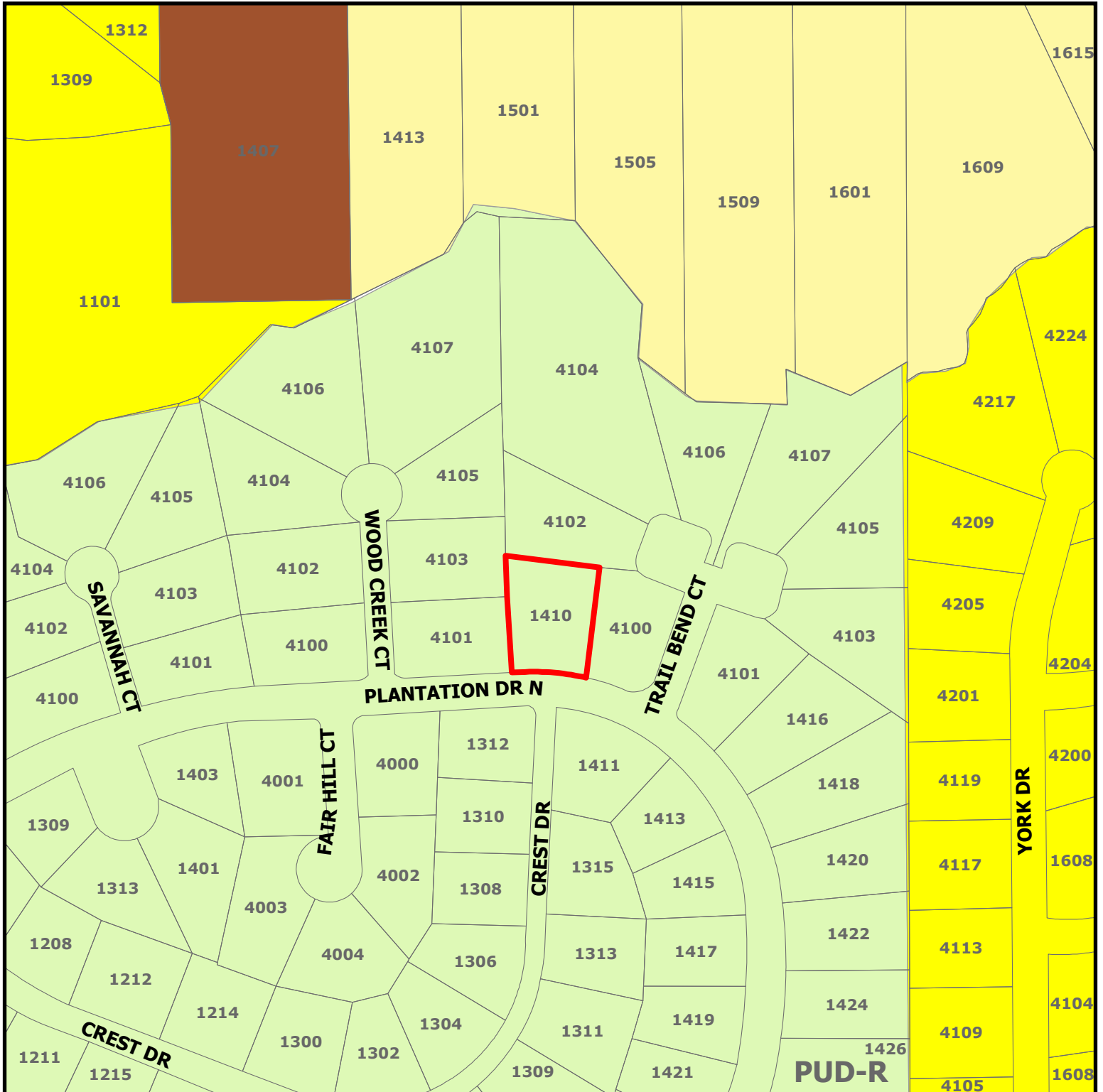
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Subject Property



Zoning Map

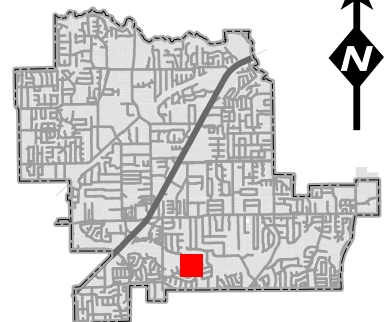


ZC25-002

1410 Plantation Dr



Subject Property



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March 4, 2025

City of Colleyville
Planning and Zoning Commission

My name is John Webre. My wife Bernadette and I live at 1410 Plantation Dr. N. in the Tara Plantation subdivision in Colleyville.

This is a request for a Special Use Permit for a double wide carport for our home.

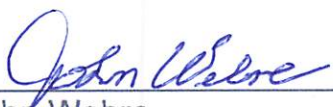
We are both in our late 70's with serious mobility issues and require the use of walkers to move around safely without falling. It is much easier for both of us to maneuver and load them into our vehicles in a larger space than the garage. We carry another set in our vehicles for use when we are out and about and leave the walkers, we use at home outside for easy access when we get home.

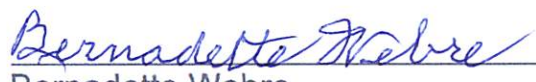
Having a carport also allows us protection from the elements. We don't have to hurry to get out of the heat, rain, snow or sleet and to worry about slipping on wet surfaces or burning our hands on hot walker handles.

Having this larger space to get in and out of the cars is not just a convenience but a safety issue for us. Please take our needs into consideration.

I have tasked our contractor to design a sturdy structure. It is not very visible from the street.

In conclusion, We wish to thank the City Of Colleyville, Planning and Zoning Commission for consideration of this request.


John Webre


Bernadette Webre

March 27, 2025

John Webre
1410 Plantation Dr N
Colleyville, TX 76034

Christopher Pham
Planner
City of Colleyville
Colleyville, TX 76034

Good morning Mr. Pham,

My letter to you today is to provide you and the DRC with my responses to the issues identified in your email I received on Tues. Mar 25, 2025 at 10:54 AM.

1. ENGINEERING: NO NEGATIVE DRAINAGE IMPACT ON ADJACENT PROPERTY UPON PERMITTING.

To alleviate any concerns about drainage onto adjacent property, I will install a rain gutter that will run the full length on the west side of the carport. In addition, I will 2 downspouts from the rain gutter to redirect any rain water back onto the concrete slab and eventually to the 12" x 12" French drain as shown on my marked up plat drawings submitted with this correspondence. This will ensure that all rain water is redirected to the slab and eventually to the French drain as it currently functions.

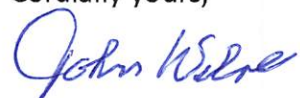
2. INFORMATIONAL: THE CARPORT S SHOWN DOES NOT MEET THE DESIGN CRITERIA. IS THERE A PLAN TO CLAD THE POSTS TO MEET THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE?

Thank you for bringing this requirement to my attention. As per our conversation on Tuesday morning, March 25, 2025, I will provide cladding to meet the LDC requirements of the City of Colleyville. As a minimum, I will install stone cladding all the way up to the top of the nine support columns.

3. I plan to be in attendance for the Planning and Zoning Commission meeting scheduled for April 14, 2025. Can you please provide me with the location and time of this meeting?

My thanks to you, DRC and all the other city employees that have taken the time to review my SUP Residential for 1410 Plantation Dr N.

Cordially yours,

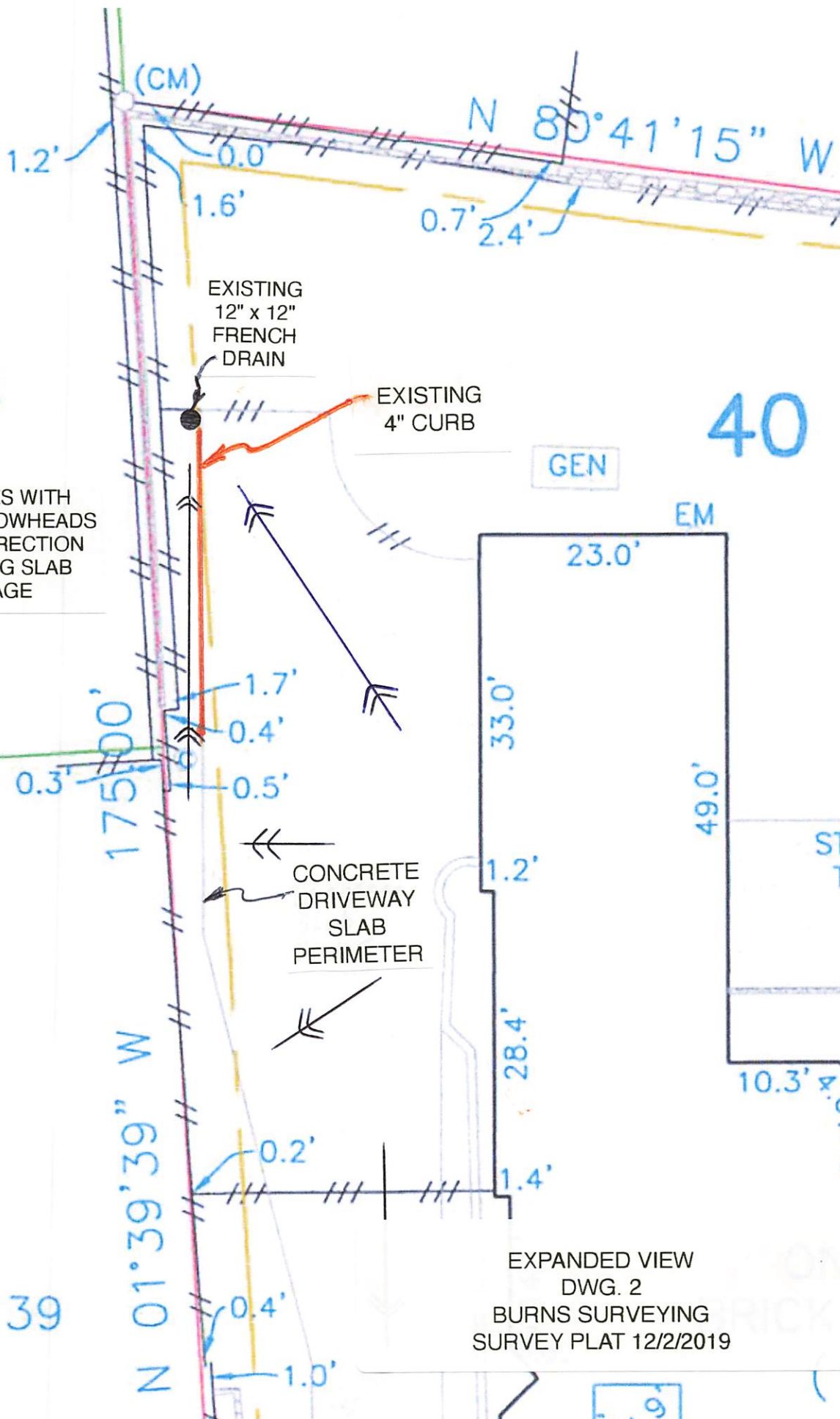


John Webre

Attachments:

1. Marked up Survey Plat provided by Burns Surveying on 12/02/2019 for property located at 1410 Plantation Dr N, Colleyville, TX 76034. This drawing redirects users to "See Expanded View Dwg. 2" for additional details.
2. The "Expanded View Dwg. 2, Burns Surveying, Survey Plat, 12/02/2019" show how rain water currently drains off of the concrete driveway slab. It also, identifies the location of a 12" x 12" French drain that currently handles water draining off of the concrete slab.
3. Picture 1: depicts actual location of my west property line hidden by a fence put up by a previous home owner. The new fence runs parallel to property line offset by 1.7" east of actual west property line. Additional details can be seen in attached Drawing 1.
4. Picture 2: shows the approximate location of 12" x 12" French drain. This picture details which direction rain water is handles by the concrete slab without carport cover. The area to be covered by the carport drains towards the French drain.

MARKED UP
SURVEY PLAT
DRAWING 1
DATED 12/2/2019



NOTE: LINES WITH
DOUBLE ARROWHEADS
INDICATE DIRECTION
OF EXISTING SLAB
DRAINAGE

EXPANDED VIEW
DWG. 2
BURNS SURVEYING
SURVEY PLAT 12/2/2019



The silver line drawn on this picture shows the approximate location of my west property line. A previous home owner, for reasons unknown to me, built this fence 1.7' east of the west property line. Reference survey dated 12/02/2019.

The silver square shown on this picture depicts the approximate location of a 12" French Drain. This drain handles all of the rain water that lands on the concrete slab in front of the three door garage.

PICTURE 1, 03/27/2025
DETAILS ACTUAL EXISTING
PROPERTY LINE AND
FRENCH DRAIN LOCATION



Note the location of the silver line on this picture. All rain water that lands on the concrete slab drains towards the fence (property line). All rain water that lands to the right of the line drains towards the 12" French Drain. The rain water here is directed to the drain by a 4" curb.

LOCATION
OF 12" X 12"
FRENCH
DRAIN

PICTURE 2, 03/27/2025
SHOWS APPROXIMATE LOCATION OF
FRENCH DRAIN, 4" CURB AND
DIRECTIONS WATER DRAINS

7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

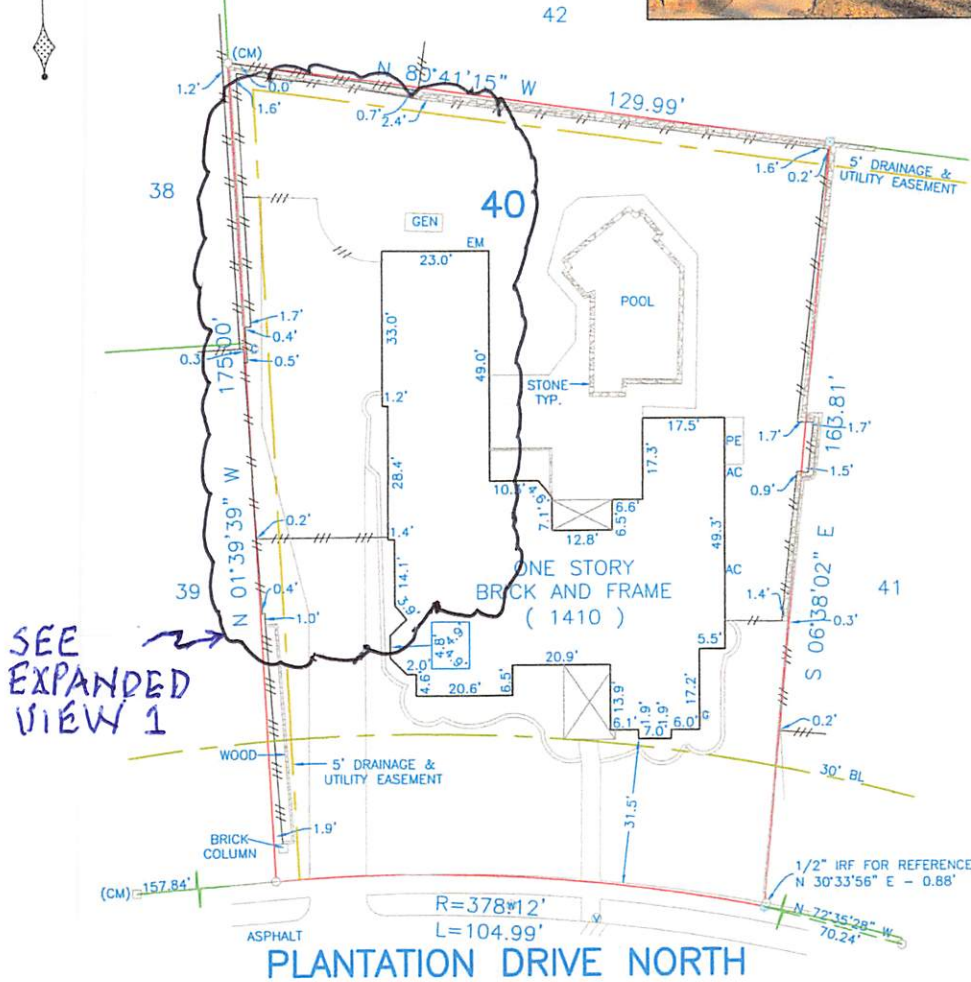
FIRM REGISTRATION NO. 10194366

SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1410 PLANTATION DRIVE NORTH, in the City of COLLEYVILLE, Texas.
LOT 40, BLOCK 2 OF TARA PLANTATION, PHASE IV, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-164, PAGE 97, PLAT RECORDS, TARRANT COUNTY, TEXAS.



THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY John Webre

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'

Date: 12/02/19

C. F. No.: N/A

Job no.: 201908794

Drawn by: AEG

USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR
ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR

John Webre

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	TEXT
IRON FENCE	TEXT
WIRE FENCE	TEXT
CM	CONTROLLING MONUMENT
WHD	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
MAG NAIL SET	
FOUND "Y"	
3/8" IRON ROD FOUND	
POINT FOR CORNER	
C	CABLE
G	GAS METER
L	LIGHT POLE
M	MANHOLE
E	ELECTRIC
PE	POOL EQUIP
P	POWER POLE
T	TELEPHONE
W	WATER METER
V	WATER VALVE
(UNLESS OTHERWISE NOTED)	



1410 PLANTATION DRIVE NORTH
COLLEYVILLE, TX 76034
LOT 40, BLOCK 2, TARA PLANTATION
SURVEY DATE: 12/02/2019

A photograph of a single-story brick house with a red-tiled roof. A large, mature tree stands in the front yard, casting a shadow over the house. A concrete driveway leads from the left towards the house. The house features arched windows and a brick chimney. A concrete sidewalk runs along the front of the property. A white text box is overlaid on the bottom left, and a house number sign is on the bottom right.

1410 PLANTATION DRIVE NORTH
COLLEYVILLE, TX 76034

FRONT ELEVATION VIEW

1410



1410 Plantation Dr N

1410 PLANTATION DRIVE NORTH
COLLEYVILLE, TX 76034
AERIAL PHOTOGRAPH, GOGGLE EARTH PRO
SHOWING EXISTING CARPORT BEFORE COLLAPSE
IN FEBRUARY 2025

53 ft

1985

Imagery Date: 11/11/2023 lat 32.871360° lon -97.144891° elev 597 ft eye alt 852 ft

Google Earth



ELEVATION VIEW LOOKING NORTH

3" X 3", 14 GA STEEL SQ TUBING
INSTALLED INSIDE & UNDER PERIMETER OF
CARPORT 8' X 3", 14 GA STL CHANNEL C-PURLIN.
ALL SUPPORT POSTS ARE 4" X 4", 14 GA SQ TUBING.



ELEVATION VIEW LOOKING WEST

3" X 3", 14 GA STEEL SQ TUBING
INSTALLED INSIDE & UNDER PERIMETER OF
CARPORT 8' X 3", 14 GA STL CHANNEL C-PURLIN.
ALL SUPPORT POSTS ARE 4" X 4", 14 GA SQ TUBING.



ELEVATION VIEW LOOKING SOUTH

3" X 3", 14 GA STEEL SQ TUBING
INSTALLED INSIDE & UNDER PERIMETER OF
CARPORT 8' X 3", 14 GA STL CHANNEL C-PURLIN.
ALL SUPPORT POSTS ARE 4" X 4", 14 GA SQ TUBING.



4" x 4", 14 GA.
SQ. STL. POST

ELEVATION VIEW LOOKING EAST

3" X 3", 14 GA STEEL SQ TUBING
INSTALLED INSIDE & UNDER PERIMETER OF
CARPORT 8' X 3", 14 GA STL CHANNEL C-PURLIN.
ALL SUPPORT POSTS ARE 4" X 4", 14 GA SQ TUBING.

**SUMMARY OF ENGINEERING DESIGN OF PREVIOUS CARPORT
STRUCTURE THAT COLLAPSED IN FEBRUARY 2025 – SEE ATTACHED PICTURE OF
COLLAPSED PREVIOUSLY INSTALLED CARPORT**

1. IT IS MY OPINION THAT CARPORT COLLAPSED DUE TO SEVERAL FACTORS
 - a. UNSUPPORTED SPAN OF 6" X 2", 14 GA. STEEL CHANNEL C-PURLIN, SPAN TOO GREAT FOR ADEQUATE STRUCTURAL SUPPORT
 - b. NO 4" X 4", 14 GA. SQUARE STEEL POSTS (TOTAL OF THREE) INSTALLED IN CENTER OF CARPORT STRUCTURE FOR ADDED SUPPORT
 - c. 6" X 2", 14 GA. STEEL BEAM C-PURLIN PLACED 5 FOOT APART
2. PERIMETER BEAMS DESIGN INCLUDED THE USE OF 6" X 2-1/2", 14 GA. STEEL CHANNEL C-PURLIN ON ALL FOUR SIDES
3. CROSS MEMBER DESIGN INCLUDED THE USE OF 6" X 2", 14 GA. STEEL BEAM C-PURLIN PLACED ON 5 FOOT CENTERS
4. THERE WAS NO ADDITIONAL STRUCTURAL STEEL INSTALLED TO PROVIDE SUPPORT OF CARPORT CROSS MEMBERS, E.G., 3" X 3". 14 GA. SQUARE STEEL TUBING ALONG NORTH, EAST AND SOUTH SIDES OF STRUCTURE, AND IN THE CENTER BETWEEN EAST AND WEST SIDES OF STRUCTURE.
5. NO ADDITIONAL 4" X 4", 14 GA. STEEL SQUARE POST INSTALLED IN THE CENTER OF THE CARPORT TO PROVIDE ADDITIONAL SUPPORT IN THE CENTER

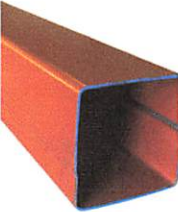
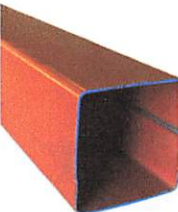
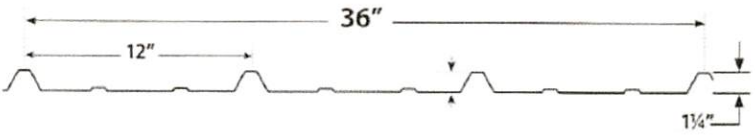


**Picture of Previous
Collapsed Carport
February 2025**

SUMMARY OF ENGINEERING DESIGN OF NEW CARPORT STRUCTURE -
REFERENCE 26' X 30' STEEL CARPORT COLOR DRAWING

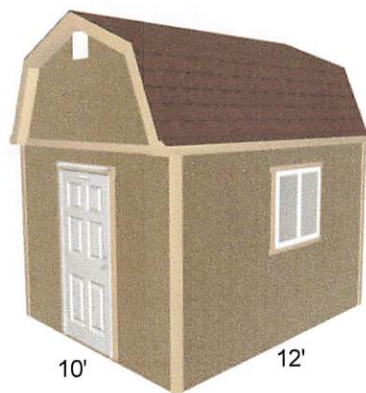
1. NOTE: 3" X 3", 14 GA. SQUARE STEEL TUBING AND 4" X 4", 14 GA. SQUARE STEEL POST DEPICTED ON PICTURES ARE NOT DRAWN TO SCALE. MARKED UP PICTURES DEPICT APPROXIMATE LOCATION OF NEW TUBING AND POSTS
2. NEW PERIMETER BEAMS SHALL BE INSTALLED USING 8" X 3", 14 GA. STEEL CHANNEL C-PURLIN
3. NEW CROSS MEMBERS SHALL BE INSTALLED USING 8" X 2-1/2", 14 GA. STEEL BEAM C-PURLIN AND PLACED 4 FEET APART
4. 3" X 3", 14 GA. STEEL SQUARE TUBING TO BE ADDED ALONG THE NORTH AND SOUTH PERIMETER SIDES OF STRUCTURE
5. 3" X 3", 14 GA. STEEL SQUARE TUBING TO BE ADDED ALONG THE EAST PERIMETER SIDE OF STRUCTURE
6. 3" X 3", 14 GA. STEEL SQUARE TUBING TO BE ADDED AND LOCATED IN THE CENTER OF STRUCTURE UNDER CROSS MEMBERS RUNNING FROM EAST SIDE PERIMETER 3" X 3", 14 GA. STEEL SQUARE TUBING TO THE CENTER OF THE 4" X 4", 14 GA. STEEL SQUARE POST LOCATED ON THE WEST SIDE OF CARPORT STRUCTURE
7. THREE ADDITIONAL 4" X 4", 14 GA. STEEL SQUARE POSTS TO BE INSTALLED IN THE CENTER OF THE CARPORT STRUCTURE GOING FROM SOUTH TO NORTH PERIMETER 8" X 3", 14 GA. STEEL CHANNEL C-PURLIN
8. ALL 3" X 3", 14 GA. SQUARE STEEL TUBING SHALL BE WELDED WHERE IN CONTACT WITH AND TO TERMINATE TO 4" X 4", 14 GA. STEEL SQUARE TUBING AND 3" X 3", 14 GA. STEEL SQUARE TUBING
9. 8" X 2-1/2", 14 GA. STEEL BEAM C-PURLIN TO BE WELDED WHERE IN CONTACT WITH 3" X 3", 14 GA. STEEL SQUARE TUBING
10. IN CONCLUSION, THE NEW CARPORT DOES EXTEND OVER THE 5 FOOT SETBACK LINE. THE HOUSE WAS BUILT BACK IN THE VERY EARLY 1980S AND THE ONLY UTILITY COMPANIES USING THAT EASEMENT ARE THE INTERNET CABLE COMPANIES. YOU CAN SEE THE GREEN CABLE HUB IN THE PICTURE LOOKING WEST UNDER THE CARPORT. THE TIMES THAT I HAVE SEEN THEM OUT THERE BURYING NEW CABLE IT WAS ALL DONE BY HAND, NO DIGGING MACHINES INVOLVED. I BELIEVE THAT THE NEW CARPORT WILL HAMPER THEIR FUTURE ACCESS AND THEREFORE I ASK FOR APPROVAL OF MY SUP.

ALL STEEL CONSTRUCTION

8" x 2-1/2", 14 ga. Steel Beam C-Purlin	
8" x 3", 14 ga. Steel Channel C-Purlin	
4" x 4", 14 ga. Steel Square Post	
8" x 8" x 1/4" Weld-On Floor Plate Flange	
3" x 3", 14 ga. Steel Square Tubing	
26 ga. Baked Enamel Light Stone PBR Panels for Top	26 GA PBR Panel 



Jack Webre
1410 Plantation Dr N
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Q-529955

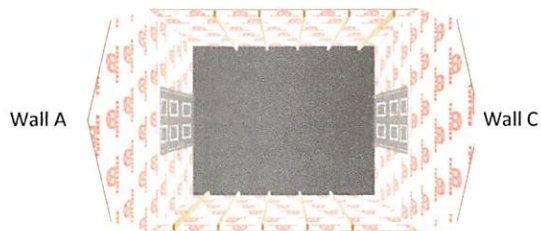


West View

Overall
Height
13'



East View



Wall B

Base Details

Building Size & Style

Premier Pro Tall Barn - 10' wide by
12' long

Paint Selection

Base: Hat Box Brown, Trim: Almond
Brittle

Roof Selection

Hickory Dimensional Premium
Shingle

Drip Edge

White

Options Details

Special Instructions

12 x 12 BROWN GABLE VENTS

Doors

2 Ea 6-Panel Residential Door (Left
Hand Inswing), , Drip Cap

Windows

2 Ea 3'x3' Horizontal Sliding Window

Walls

414 Sq Ft House Wrap

Interior

96 Sq Ft Overhead Loft

Vents

2 Ea 12"x12" Gable End Vent, White

Loft

Wall A, C, D - U Shape Loft, 4' Deep Wall
A, 4' Deep Wall C, 4' Deep Wall D

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed
installs it?

Yes

Is there a power outlet within 100 feet of installation
location?

Yes

The building location must be level to properly install the
building. How level is the install location?

Slab provided by customer will be within 1/4" tolerance
on square, level, exterior dimensions to match the
building size (per customer agreement).

Will there be 24" of unobstructed workspace around the
perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within
approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Concrete without Shed Floor

1410 PLANTATION DRIVE NORTH
COLLEYVILLE, TX 76034
EXISTING ACCESSORY BUILDING
TUFF SHED 10'W X 12'L