



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, JULY 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 rezoning from R-15 Single Family Residential to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1, of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive, Case ZC25-016. **THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.**
- 2b** Presentation and discussion of a rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 5 and 6, Block 2, of Lavaca Trail Addition, located at 8086 and 8078 Precinct Line Road, Case ZC25-017. **TABLED FROM THE JULY 14 PLANNING AND ZONING COMMISSION MEETING.**
- 2c** Presentation and discussion of a rezoning from PUD-R Planned Unit Development – Residential to RE Single Family Estate Residential on Lot 1, Block 1, of the McCrary Addition, located at 1516 McCain Lane, Case ZC25-018
- 2d** Presentation and discussion of a rezoning from AG Agricultural to PUD-C Planned Unit Development – Commercial on Tract 1A01, Abstract 798, Joseph H Harrell Survey, located at 1212 W Murphy Road, Case ZC25-019
- 2e** Presentation and discussion of a Special Use Permit for a Veterinarian Clinic to operate on Lot 1R1, Block 1, Town Center Colleyville, located at 5615 Colleyville Boulevard, Suite 120, Case ZC25-020
- 2f** Consideration of code amendments to the Land Development Code, Chapter 7, Sign Regulations, Case GC25-004

3. ADJOURNMENT

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

Daniel Ponder
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 -

Agenda Date 7/28/2025

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a rezoning from R-15 Single Family Residential to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1, of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive, Case ZC25-016. **THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.**

Explanation

Jessica Gauthier, the applicant, has submitted a request for rezoning on Lot 3, Block 1, Woodbriar Estates West Addition, being approximately 0.34 acres, and zoned R-15 Single Family Residential. The request is to rezone the property to PUD-C Planned Unit Development - Commercial to allow for an assisted senior living facility.

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.

Attachments

1. Withdrawal Letter
2. Aerial Map

From: [Kevin Gauthier](#)
To: [Ben Bryner](#); [Jessica Gauthier](#); [Daniel Ponder](#); [Bethany Lopez](#); [Kristopher Potts](#); planning@colleyville.com
Cc: [REDACTED]
Subject: Withdrawal of PUD Application re: 3701 Cliffwood
Date: Tuesday, July 15, 2025 9:26:17 AM

Good morning.

This message is to inform you that as of Tuesday, July 15, 2025, we are requesting that the previously submitted application for PUD rezoning be removed from public record and the items included be deleted from the city's online portal. We are officially withdrawing our application and wish to not continue with this "re-zoning" process.

As per the advice of our legal counsel, as well as representatives from the state ombudsman's office, Texas Attorney General's Office, and the Texas Department of Aging and Disability (DADS), we will exercise the right to conduct operations according to the State of Texas HR Code 123, which outlines the parameters to which a small, residential based assisted living facility may operate in the State of Texas without any type of rezoning or PUD designation.

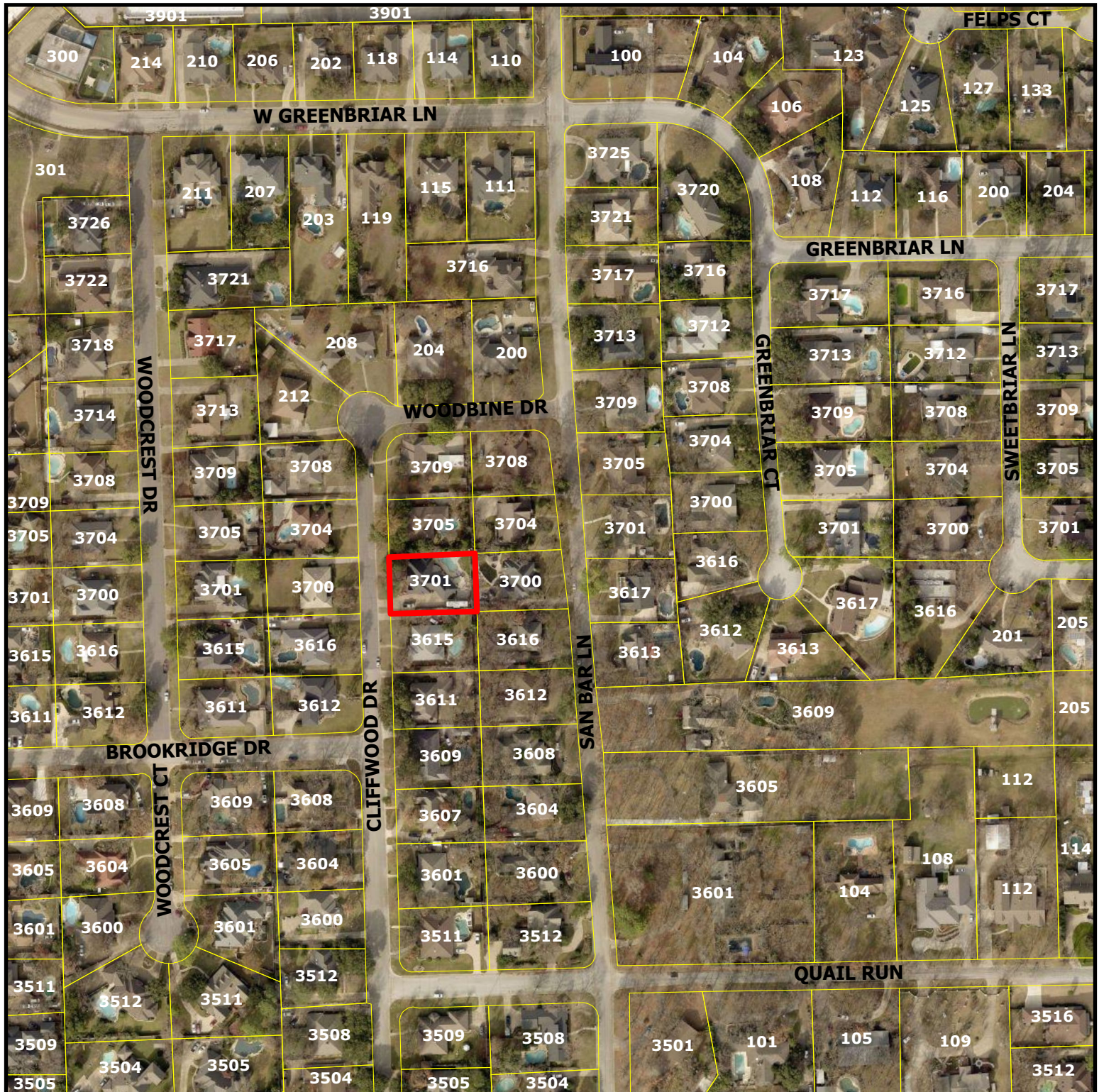
We are asking that the request that has been made is acknowledged and that all necessary steps are taken to remove this home and our information submitted from the city's electronic communications. We are also currently in possession of 2 yard signs regarding a zoning application, that we would like to be picked up from the home as soon as possible. One is still posted in the front yard and the other will be given at the door when someone arrives.

Thank you for your time.

Kevin Gauthier
Co-owner
Seasons Assisted Living

Get [Outlook for iOS](#)

Aerial Map

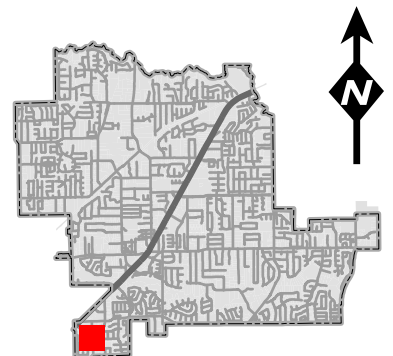


ZC25-016

3701 Cliffwood Dr

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





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 7/28/2025

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 5 and 6, Block 2, of Lavaca Trail Addition, located at 8086 and 8078 Precinct Line Road, Case ZC25-017.

TABLED FROM THE JULY 14 PLANNING AND ZONING COMMISSION MEETING.

Explanation

Boaz Bryant, the applicant, has submitted a request for rezoning on Lot 5 and 6, Block 2, Lavaca Trail Addition, being approximately 1.6 acres, and zoned PUD-C Planned Unit Development Commercial. The request is to rezone the property to PUD-C Planned Unit Development Commercial to allow for a membership based car club.

Attachments

1. Aerial Map
2. Zoning Map
3. Zoning Exhibit
4. Statement of Planning Objectives
5. Supporting Document - Flood Study
6. Elevations

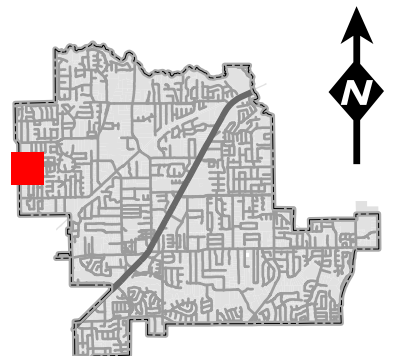
Aerial Map



ZC25-017

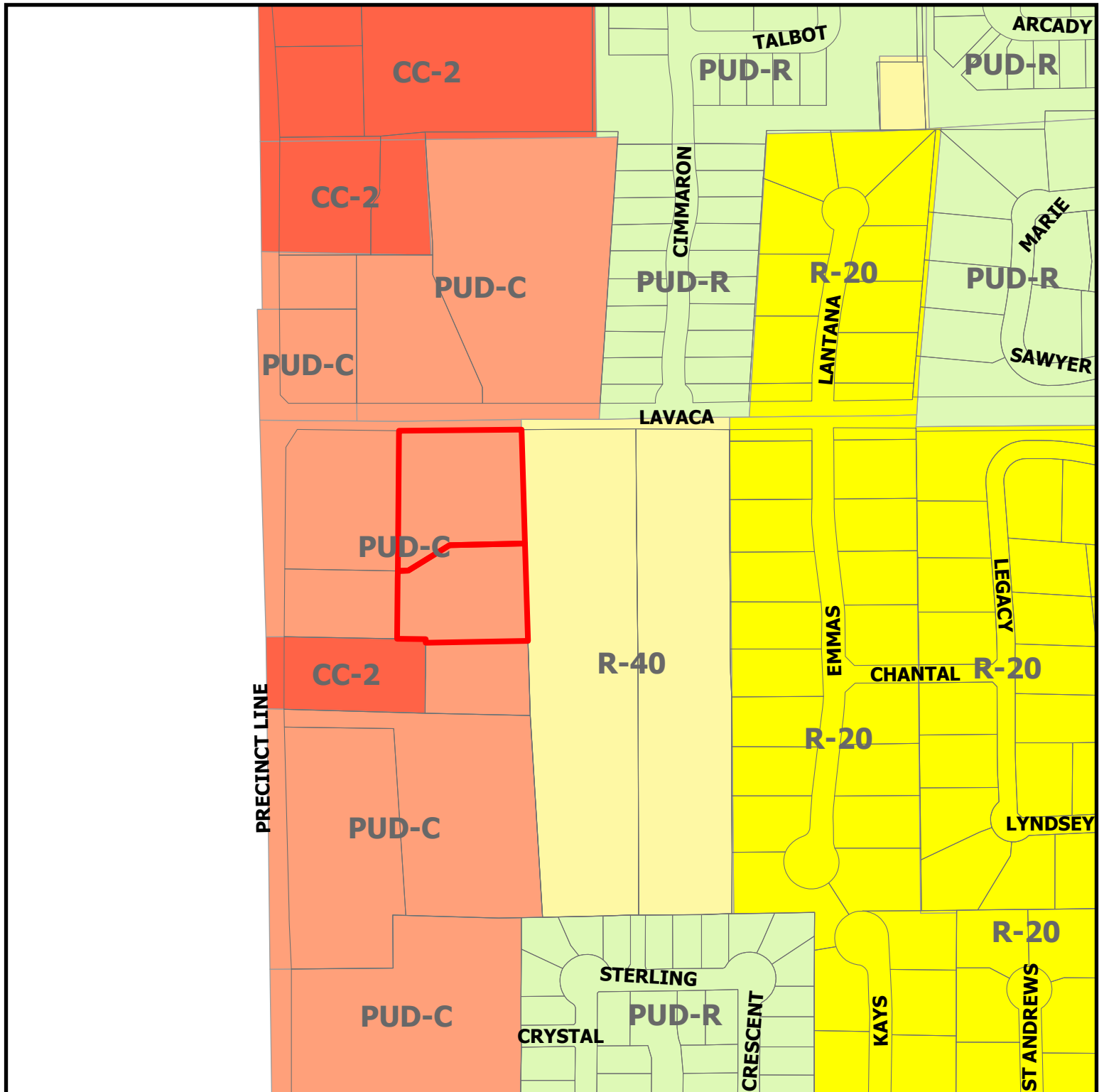
8086 Precinct Line Rd

 Subject Property



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Zoning Map

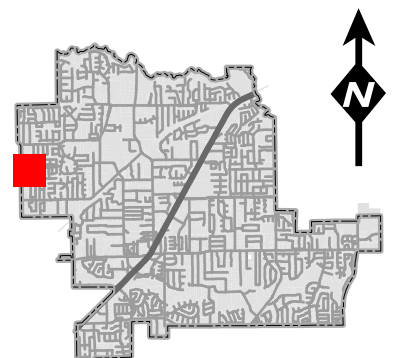


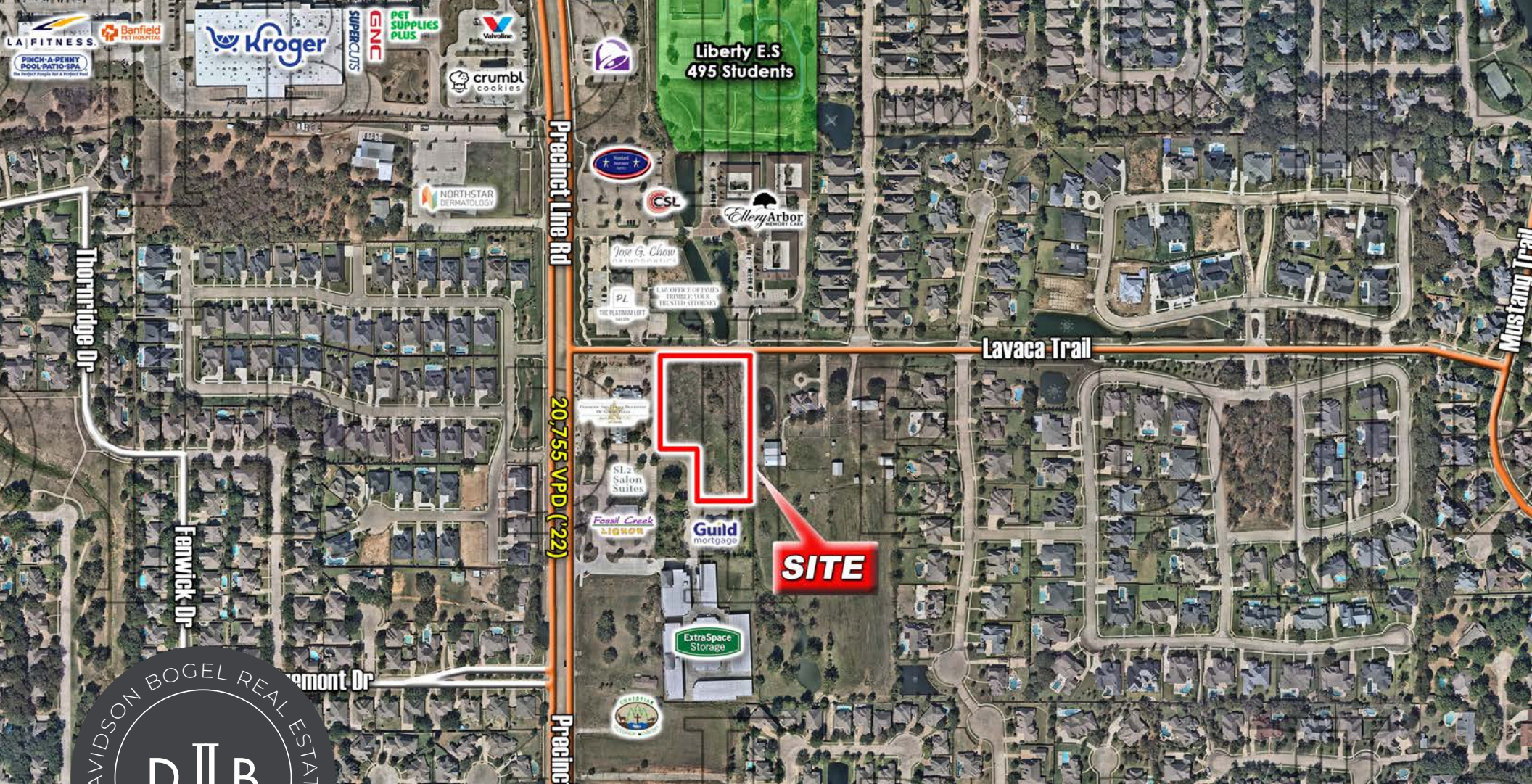
ZC25-017

8086 Precinct Line Rd

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Subject Property





8086 & 8078 PRECINCT LINE RD.

COLLEYVILLE, TX | TARRANT COUNTY | COLLEYVILLE I.S.D. | LAND FOR SALE

PHILLIP MAXWELL
 PMaxwell@db2re.com
 817.889.3542

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2023



PROPERTY INFORMATION



SIZE:
± 2.942 AC



TRAFFIC COUNTS:
Precinct Line Rd.: 20,755 VPD
Tarrant Pkwy.: 25,918 VPD



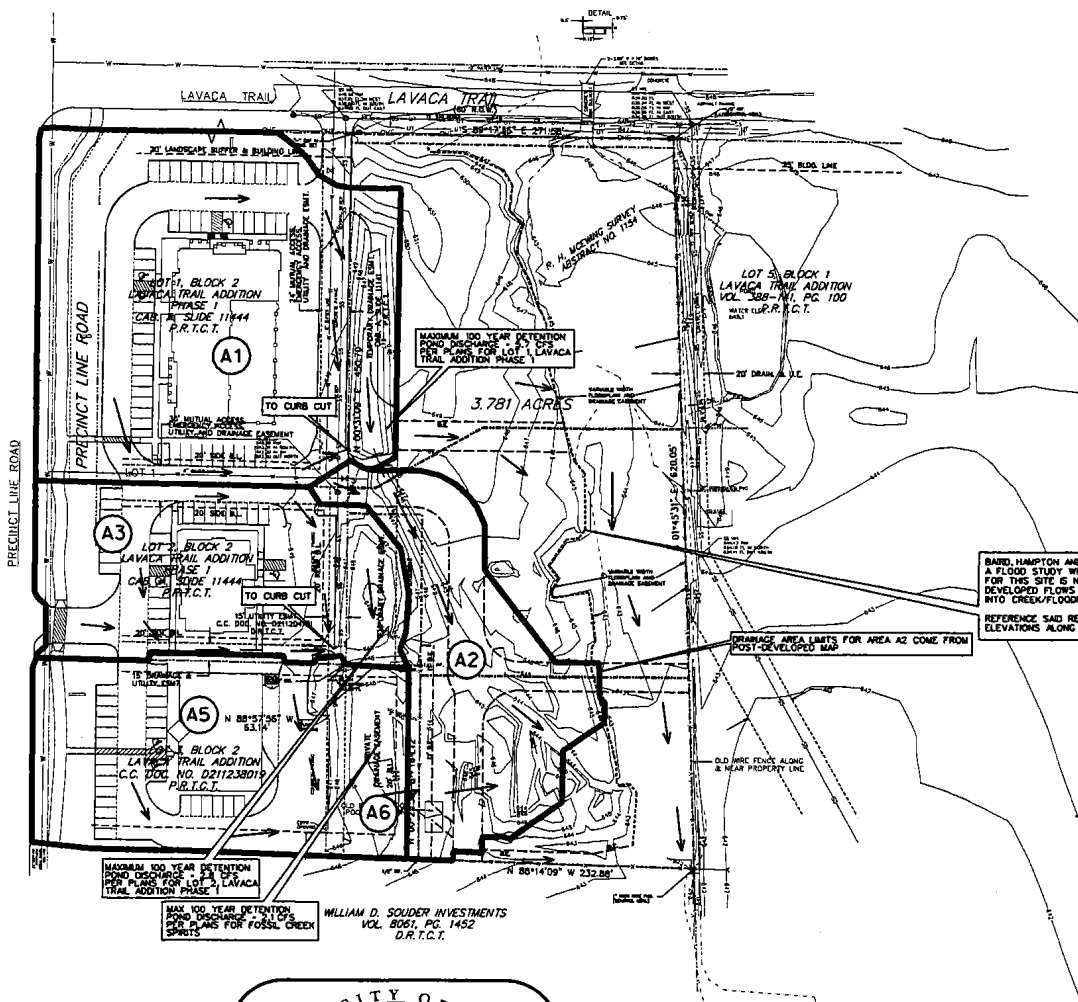
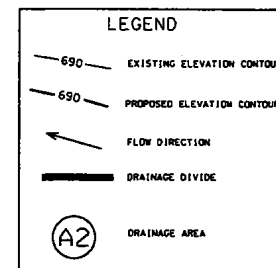
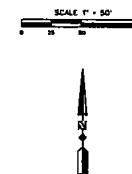
ZONING:
PUD-C



UTILITIES:
To Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	7,155	75,040	239,508
2023 Average HH Income	\$221,502	\$198,023	\$154,605
2023 Median HH Income	\$166,668	\$142,575	\$104,404

[illegible]

DRAINAGE NOTES:

1. ALL DRAINAGE DESIGN IN ACCORDANCE WITH CITY OF COLLETVILLE STANDARDS.
2. SIMILAR DRAINAGE PATTERNS MAINTAINED AS SHOWN IN DRAINAGE/GROUNDING PLANS FOR MEADOWS CREEK CHANNELIZATION AND FLOODPLAIN RECLAMATION PROJECT (2008).

I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this document solely and exclusively in compliance with all laws, rules, regulations and orders of the State of California, and agree to indemnify and hold harmless the City of Los Angeles and its officers and employees from and against all claims, damages, losses, costs and expenses which may be incurred by or paid by a third party (including attorneys' fees) as a result of my negligence in preparing this document which can be used for any purpose whatsoever without limitation.

Signed this _____ day of _____, 2019

P.E.

**PRELIMINARY
FOR REVIEW ONLY**

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

KEITH M. HAMILTON 873384

PE NO. DATE

POST-DEVELOPED SITE DRAINAGE DATA																	
SWH	AREA (ACRES)	C	Ta (INCH)	Ta (INCH)	Ta (INCH)	Ta (INCH)	Ta (INCH)	Ta (INCH)	Ta (INCH)	Ta (INCH)	Ta (INCH)	Ta (INCH)	Ta (INCH)	Ta (INCH)	Ta (INCH)	COMMENTS	
A	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
B	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
C	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
D	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
E	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
F	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
G	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
H	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
I	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
J	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
K	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
L	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
M	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
N	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
O	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
P	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
Q	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
R	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
S	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
T	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
U	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
V	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
W	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
X	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
Y	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE
Z	1.95	0.70	10	4.71	0.94	0.91	7.35	6.40	9.24	3.3	4.1	4.8	5.3	9.1	9.5	11.7	TO EXISTING DETENTION (1.9) CFS MAX RELEASE RATE



**H HAMILTON
DUFFY, PC**
CONSULTING

a. & Developmental Directors • Planners • Construction Managers
2811 Mid-Cities Blvd. • North Houston, Texas 77060

SITE CONSTRUCTION PLANS

RAVENWOOD OFFICE PARK

CITY OF COLLEVILLE, TEXAS

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SECOND, ON PERRY PARKWAY. THEY WERE
PREPARED BY, OR UNDER SUPERVISION OF,

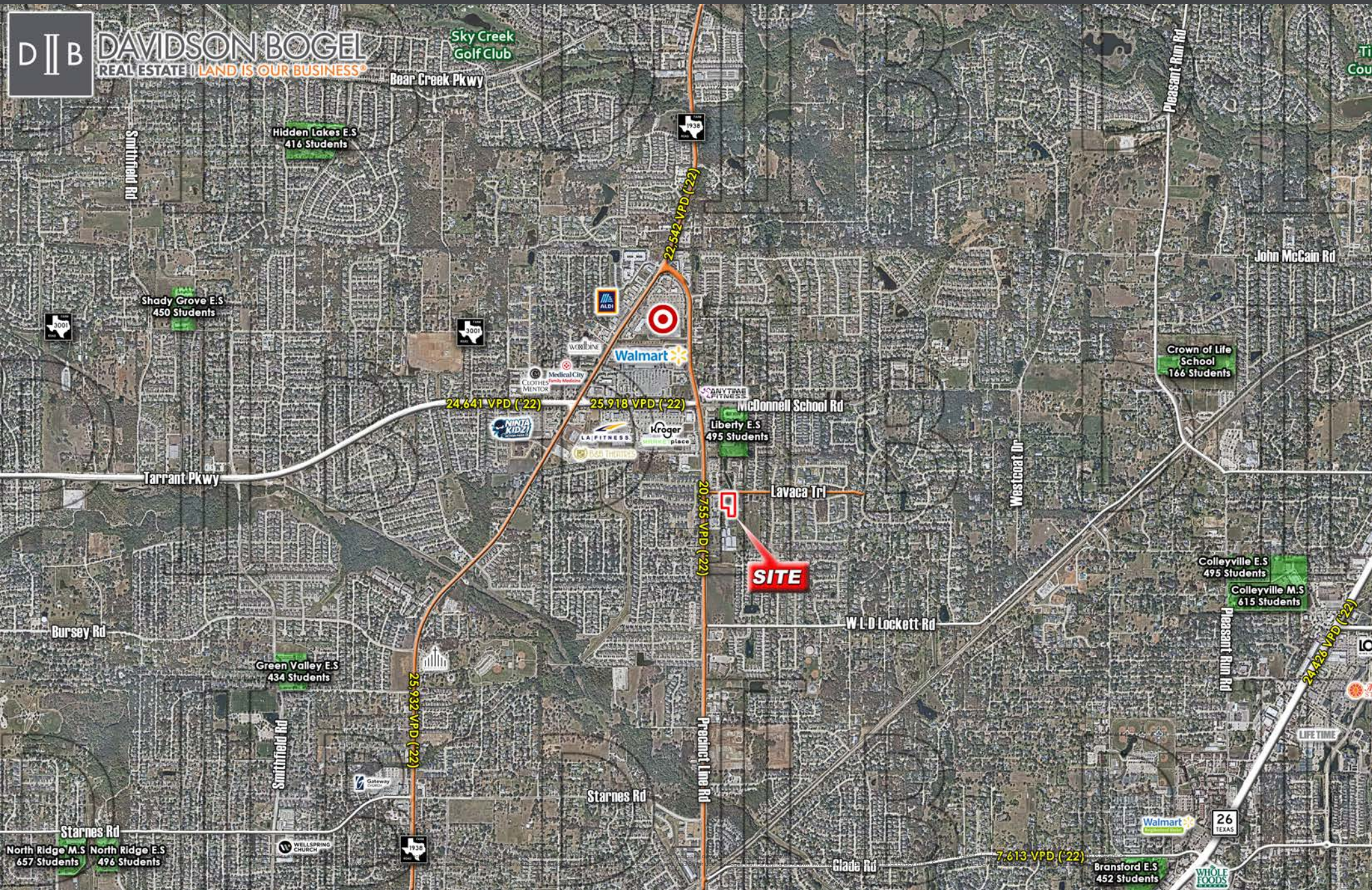
KEITH M. HAMILTON 87384 BOJLES
INC. MD. GALE

DATE	TIME	BY	DATE	JOB
08/11/16				917-066
			08/11	9/12/2016
			TESTING	
			TRAIN	S.M.H.
			TRUCKS	J.B.S.
			TRUCKS	S.M.H.
			REAL ESTATE	S.M.H.

C1.01A

8086 & 8078 PRECINCT LINE RD.

WIDE AERIAL



8086 & 8078 PRECINCT LINE RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC
LICENSED BROKER / BROKER FIRM NAME
MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM
PHILLIP MAXWELL
SALES AGENT/ASSOCIATE

9004427
LICENSE NO.
598526
LICENSE NO.
702869
LICENSE NO.

INFO@DB2RE.COM
EMAIL
EBOGEL@DB2RE.COM
EMAIL
PMAWELL@DB2RE.COM
EMAIL

214-526-3626
PHONE
214-526-3626
PHONE
214-526-3626
PHONE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.		Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Phillip Maxwell	702869	pmaxwell@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Statement of Planning Objectives

Project Name: Side Car Club

Applicant: Atticus Hamp owner of Side Car Club

Property Address: 8078 and 8086 Precinct Line Road

Acreage: 2.942

Zoning Request: Planned Unit Development (PUD) Amendment

City: Colleyville, Texas

Project Overview

The proposed Planned Unit Development Amendment is intended to allow for the establishment of Side Car Club, an exclusive, membership-based automotive and lifestyle destination. This concept is designed to offer high-end vehicle storage, social amenities, and curated events tailored to a community of auto enthusiasts.

Objectives

1. Introduce a Low-Impact, High-End Use

Side Car Club proposes a limited-traffic, appointment-based facility with controlled access, reducing congestion and preserving the quiet, suburban character of Colleyville.

2. Preserve and Enhance the Site Aesthetics

The development will maintain a significant portion of green space, incorporate native landscaping, and include architectural elements that complement Colleyville's existing design standards.

3. Support Local Economic Growth

The project will create jobs and generate tax revenue while attracting high-net-worth individuals who support surrounding businesses, restaurants, and service providers.

4. Ensure Compatibility with Adjacent Uses

The layout, building scale, and operating hours will be thoughtfully designed to minimize noise, light, and traffic impacts on neighboring properties.

5. Deliver a Community-Oriented Experience

While exclusive in nature, Side Car Club will occasionally host private charity events, car shows, and gatherings that align with community values and benefit local organizations.

Land Use Justification

This zoning amendment supports the city's long-range vision for thoughtful, upscale development. The site's access to major roads, existing infrastructure, and natural buffering makes it an ideal candidate for a luxury-focused, low-density commercial use without disrupting residential tranquility.

Conclusion

The amendment facilitates a unique, sustainable, and upscale use of the property, aligned with Colleyville's character and planning principles. Side Car Club represents an innovative addition to the local business landscape, built on design excellence, community alignment, and long-term value.

**FLOOD STUDY
OF
MEADOWS CREEK
AT
RAVENWOOD OFFICE PARK
IN
THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS**

PREPARED FOR:

RAVENWOOD DEVELOPMENT, LLC

131 Quest Ct.
Keller, TX 76248
Tel: 817-741-7535
Contact: Tim Curlee

APRIL 2016

PREPARED BY:

Baird, Hampton & Brown, Inc.
4550 SH 360, Suite 180
Grapevine, TX 76051
Tel: 817-251-8550, Fax: 817-251-8810
TBPE Firm #44, TBPLS Firm #10011302
BHB No. 2015.717.000



4-26-2016
8-24-2016

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- b) Hydraulic Analysis
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- c) Floodplain Work Map Topo Survey & Prop Grades (1 of 2)
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4. DISK

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- e) Flood Study of Meadows Creek at Ravenwood Office Park Report (PDF)

Introduction:

This flood study has been prepared for Ravenwood Development, LLC to establish the base floodplain at the proposed Ravenwood Office Park south of Lavaca Trail in both existing and proposed conditions. The scope of this study is limited to the proposed Ravenwood Office Park Site. The contributing drainage areas totaling approximately 0.25 square miles (161 acres) drain to Meadows Creek via overland/shallow concentrated flow. Meadows Creek flows from north to south and discharges to Little Bear Creek via channelized flow. The methods used for this analysis conform to FEMA and City of Colleyville Criteria. Water quality and sediment transport are not included in this analysis.

The objective of this analysis is to establish the base flood elevations along Meadows Creek with the intent of reclaiming a portion of the FEMA floodplain fringe shown extending west across the proposed site. This is accomplished through the use of HEC-RAS to model the existing and proposed topographic conditions and determine the water surface elevations due to the storm event with a 1% annual exceedance probability (the 100-yr storm). The methodology used herein is a one dimensional steady state hydraulic model of the stream using HEC-RAS version 4.1.

Meadows Creek has been previously studied, and this study relies upon the hydrologic and hydraulic information previously determined by others in the Meadows Creek Plaza LOMR 07-06-0840P and the Emerald Park LOMR 10-06-0420P. Both the Emerald Park LOMR by Nathan D. Maier Consulting Engineers, Inc. (NDM) and the Meadows Creek Plaza LOMR by Baird, Hampton & Brown, Inc. (BHB) are included on the attached compact disk.

Per the previous studies by others, Meadows Creek is carrying ≈ 680 cfs (146.4 Acres) at the northern limits of the subject property (Sta. 76+00) and is carrying ≈ 979 cfs (248 Acres) at the northern limits of Emerald Park (Sta. 64+68) about 500 feet south of the subject property. In order to more conservatively model the stream, an additional flow change location has been added near the southern limits of the subject property (Sta. 71+25) of ≈ 750 cfs (161 AC); this flow is based on a simple ratio of the known flows from the contributing drainage areas.

Hydraulic Analysis:

This hydraulic model has been prepared by taking the Meadows Creek Plaza hydraulic model, adding the downstream conditions provided in the Emerald Park hydraulic model, and updating the cross sections along the subject site based upon various topographic field surveys and NCTCOG data. There were several field surveys conducted in the area; the cross sections modeled are based on a compilation of the best available topographic data. The starting 100-yr water surface elevation of 636.27 is based on the downstream Emerald Park LOMR and was input as a boundary condition to this steady flow analysis.

Cross sections were taken along the proposed site; sections are stationed beginning at the downstream end and are oriented to be viewed looking downstream. The enclosed *Floodplain Work Map*, see Floodplain Exhibits, shows the location of the cross sections along the stream. The *Floodplain Work Map* also includes the effective FEMA 100-yr (Zone A) floodplain and the calculated existing 100-yr floodplain as a comparison to the calculated proposed 100-yr floodplain.

The results of the HEC-RAS Model are summarized in the *100-year Floodplain Comparison Table*, see Floodplain Exhibits, and in following table; water surface elevations are not increased by proposed grading, but rather mitigated.

	RIVER	100-YR Runoff	100-YR Water Surface Elevation "WSEL"			100-YR Velocity (fps)	
	STATION	"Q" (cfs)	Existing	Proposed	Change	Existing	Proposed
	7645	395	649.00	648.98	-0.02	2.79	2.81
	7600	680	648.43	648.39	-0.04	5.70	5.81
	7572	680	648.66	648.62	-0.04	1.56	1.59
Site Extents	7548	680	647.54	647.54	0.00	4.05	4.06
	7500	680	647.00	647.00	0.00	2.80	2.80
	7380	680	646.01	645.93	-0.08	2.58	2.75
	7260	680	645.08	644.98	-0.10	2.80	2.53
	7200	680	644.46	644.42	-0.04	2.53	2.42
	7125	750	643.99	643.93	-0.06	2.21	2.20
	7050	750	643.55	643.45	-0.10	2.51	2.55
	6975	750	643.12	643.05	-0.07	2.68	2.32
	6800	750	642.22	642.22	0.00	2.38	2.38
	6662	750	641.81	641.81	0.00	2.12	2.12
	6530	750	641.42	641.42	0.00	2.81	2.81
	6468	979	640.45	640.45	0.00	5.72	5.72
	6388	979	637.26	637.26	0.00	10.12	10.12
	6338	979	635.97	635.97	0.00	9.04	9.04
	6280	979	636.27	636.27	0.00	6.55	6.55

Conclusion:

This study has been performed using methods meeting the industry standard for studies of this type and size and establishes the base flood elevations of Meadows Creek throughout the proposed Ravenwood Office Park. The proposed floodplain reclamation is on the flood fringe, not the floodway, and as herein demonstrated is not overly aggressive. Therefore, we recommend that this project proceed directly to construction, and that a Conditional Letter of Map Revision (CLOMR) not be required for this project. We also suggest that a Letter of Map Revision (LOMR) be considered at a later date... perhaps the next phase of this project. This flood study has been revised to correct the above table and to identify the Lot 4 minimum finished floor per City of Colleyville comments received August 18th, 2016.

If you have any additional questions or comments, please contact us.

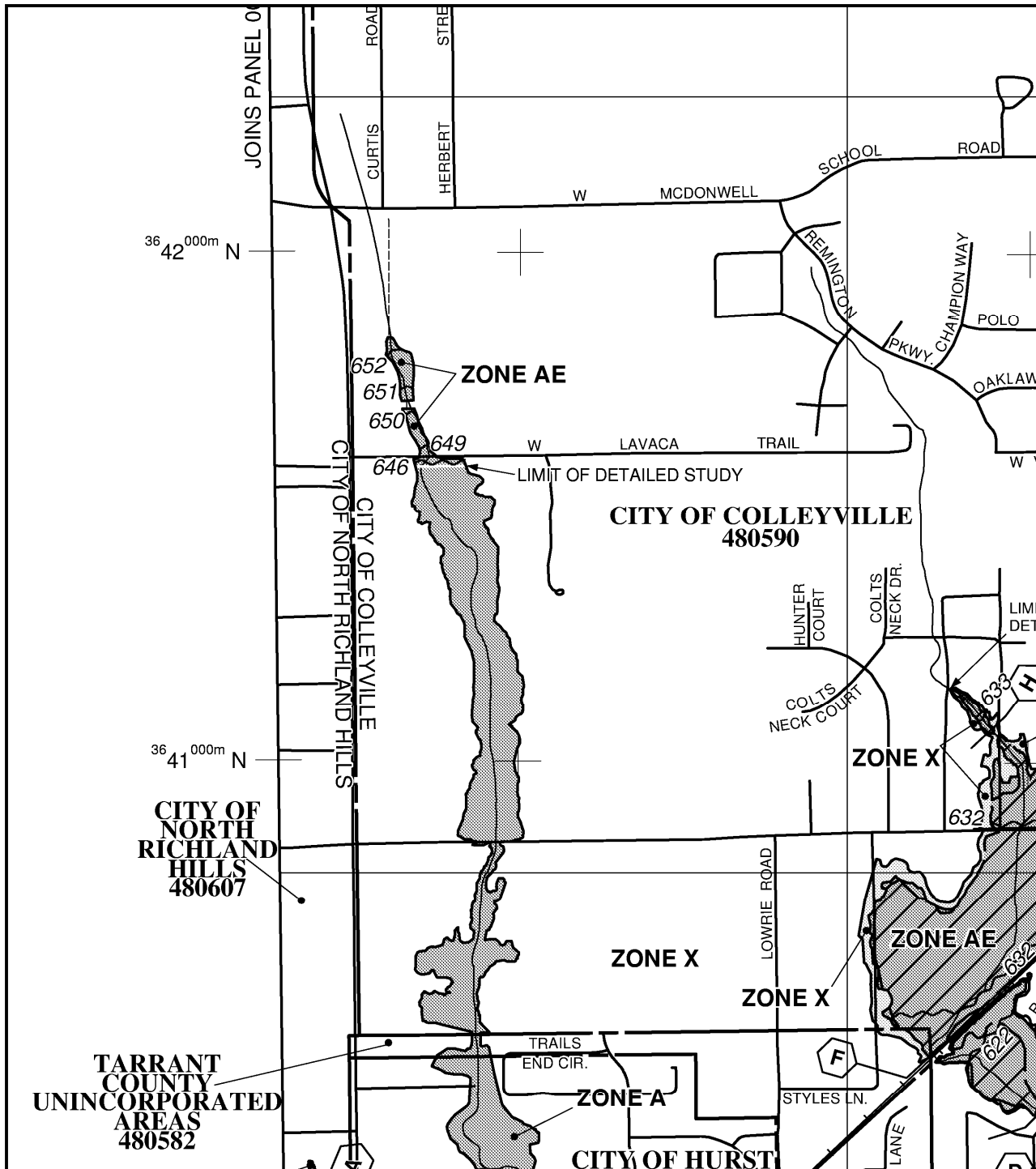
Sincerely:

BAIRD, HAMPTON & BROWN, INC.



Daniel Franklin, PE
Civil Engineer

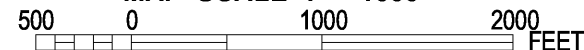
e:\2015.000.000\2015.717.000\hec-ras\report\flood study report.docx



National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 1000'



NFIP

PANEL 0095K

FIRM

FLOOD INSURANCE RATE MAP

TARRANT COUNTY, TEXAS

AND INCORPORATED AREAS

PANEL 95 OF 495

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
TARRANT COUNTY	480582	0095	K
COLLEYVILLE, CITY OF	480590	0095	K
GRAPEVINE, CITY OF	480598	0095	K
HURST, CITY OF	480601	0095	K
KELLER, CITY OF	480602	0095	K
NORTH RICHLAND HILLS, CITY OF	480607	0095	K
SOUTHLAKE, CITY OF	480612	0095	K

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

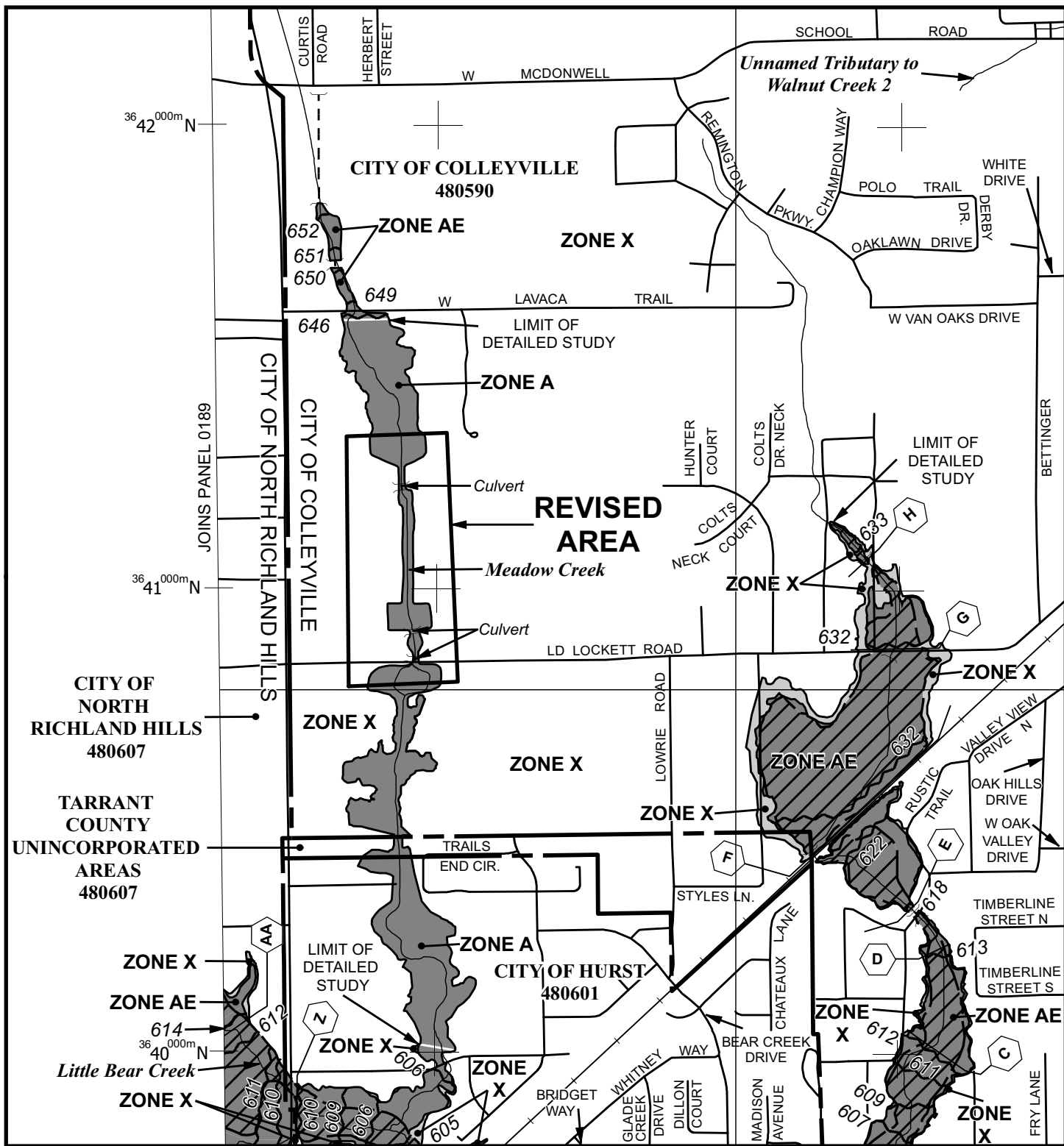


MAP NUMBER
48439C0095K

MAP REVISED
SEPTEMBER 25, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

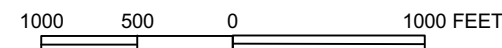


MAP LEGEND

-  1% annual chance (100-Year) Floodplain
-  1% annual chance (100-Year) Floodway
-  0.2% annual chance (500-Year) Floodplain



MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0095K

FIRM

FLOOD INSURANCE RATE MAP
TARRANT COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 95 OF 495

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
TARRANT COUNTY	480582	0095	K
COLLEYVILLE, CITY OF	480590	0095	K
GRAPEVINE, CITY OF	480598	0095	K
HURST, CITY OF	480601	0095	K
KELLER, CITY OF	480602	0095	K
NORTH RICHLAND HILLS, CITY OF	480607	0095	K
SOUTHLAKE, CITY OF	480612	0095	K

**REVISED TO
REFLECT LOMR
EFFECTIVE: February 5, 2010**

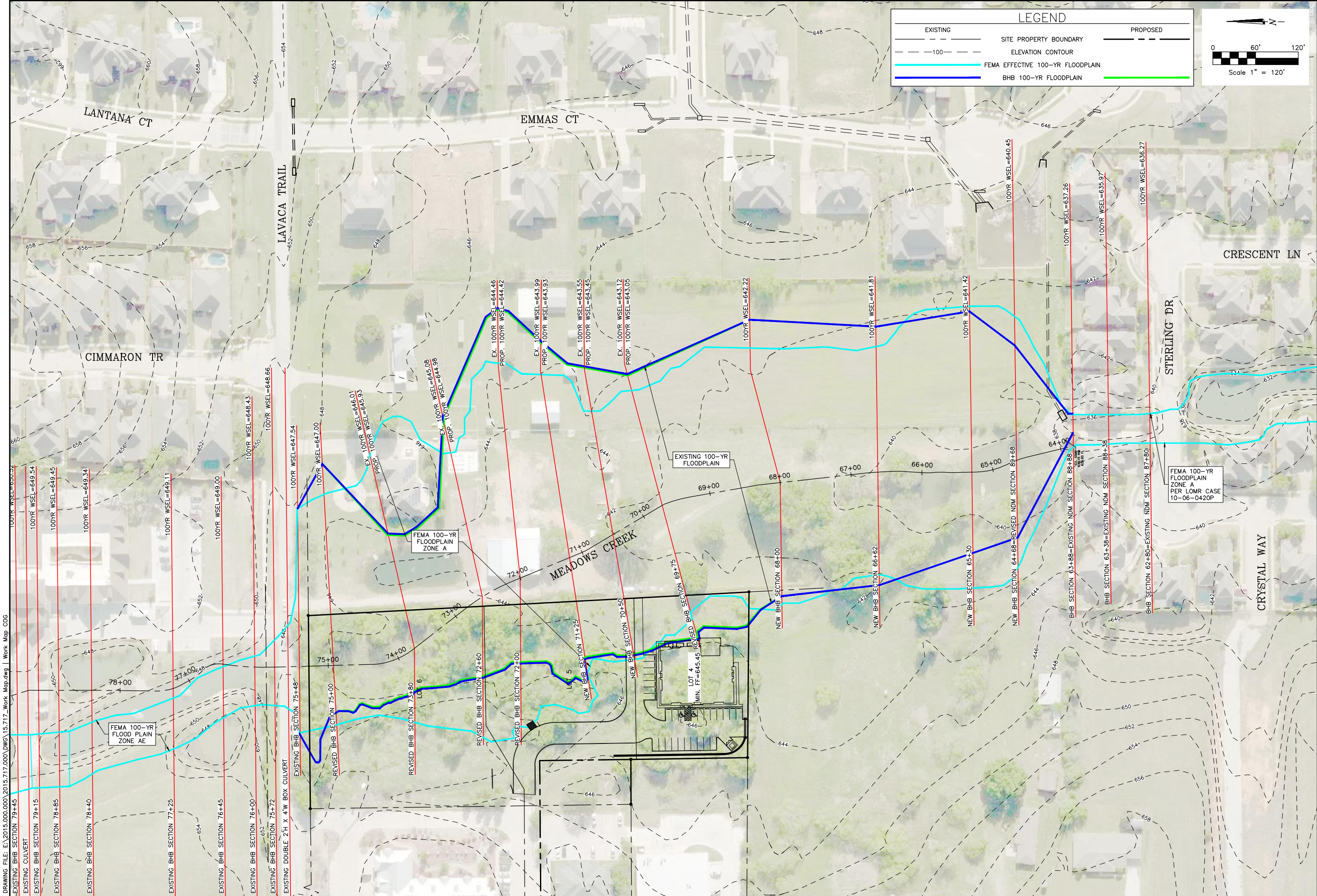
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
48439C0095K

MAP REVISED
SEPTEMBER 25, 2009

Federal Emergency Management Agency



DRAWING FILE: E:\2015.000.000\2015.717.000\DWG\15.717_Work Map.dwg | Work Map COG

RAVENWOOD DEVELOPMENT, LLC
131 Quest Court
Keller, Texas 76248
Phone: (817) 741-7535
Contact: Jefferson Aldredge

BHB BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
Grapevine, TX 76051
Tel: 817-251-8550
Fax: 817-251-9810
Website: www.bhbinc.com
E-Mail: rha@bhbinc.com
100% Firm #0011302

REVISIONS		DATE
NO.	DESIGNED:	DATE:
	DAF	DAF
	DRAWN:	KB
	CHECKED:	DAF
	DATE:	AUG. 2016

FLOODPLAIN WORK MAP
2007 NCTCOG CONTOURS
FLOODPLAIN RECLAMATION OF
MEADOWS CREEK AT LAVACA
COLLEYVILLE, TX

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
DANIEL A. FRANKLIN, PE
TX 122044.
IT IS NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.

April 26, 2016

100-YEAR FLOODPLAIN COMPARISON TABLE

	River Station	100yr Runoff "Q" (cfs)	100-year Water Surface Elevation (WSEL)					100-yr Velocity (fps)	
			Meadows Creek Plaza	Emerald Park	Existing	Proposed	Proposed Change	Existing	Proposed
	7960	395	650.52		650.52	650.52	0.00	2.63	2.63
	7945	395	650.51		650.52	650.51	-0.01	2.46	2.46
	7915	395	649.53		649.54	649.53	-0.01	3.56	3.58
	7885	395	649.46		649.46	649.45	-0.01	3.49	3.50
	7840	395	649.33		649.34	649.33	-0.01	3.39	3.41
	7725	395	649.10		649.11	649.09	-0.02	3.06	3.08
	7645	395	648.99		649.00	648.98	-0.02	2.79	2.81
	7600	680	648.40		648.43	648.39	-0.04	5.70	5.81
	7572	680	648.63		648.66	648.62	-0.04	1.56	1.59
	Site Extents	7548	680	647.24		647.54	647.54	0.00	4.05
7500		680	645.98		647.00	647.00	0.00	2.80	2.80
7380		680	644.72		646.01	645.93	-0.08	2.58	2.75
7260		680	644.30		645.08	644.98	-0.10	2.80	2.53
7200		680	643.80		644.46	644.42	-0.04	2.53	2.42
7125		750			643.99	643.93	-0.06	2.21	2.20
7050		750			643.55	643.45	-0.10	2.51	2.55
6975		750	642.50		643.12	643.05	-0.07	2.68	2.32
	6800	750			642.22	642.22	0.00	2.38	2.38
	6662	750			641.81	641.81	0.00	2.12	2.12
	6530	750			641.42	641.42	0.00	2.81	2.81
	6468	979		640.01	640.45	640.45	0.00	5.72	5.72
	6388	979		637.26	637.26	637.26	0.00	10.12	10.12
	6338	979		635.98	635.97	635.97	0.00	9.04	9.04
	6280	979		636.27	636.27	636.27	0.00	6.55	6.55

e:\2015.000.000\2015.717.000\hec-ras\spreadsheets\floodplain comparison table.docx

MeadowsCreek_EXISTING.rep

HEC-RAS Version 4.1.0 Jan 2010
U.S. Army Corps of Engineers
Hydrologic Engineering Center
609 Second Street
Davis, California

```

X      X  XXXXXX  XXXX      XXXX      XX      XXXX
X      X  X      X      X      X      X      X
X      X  X      X      X      X      X      X
XXXXXXXX XXXX      X      XXX XXXX      XXXXXX      XXXX
X      X  X      X      X      X      X      X
X      X  X      X      X      X      X      X
X      X  XXXXXX  XXXX      X      X      X      XXXXX

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PROJECT DATA

Project Title: Meadows Creek at Ravenwood
Project File : MeadowsCreek.prj
Run Date and Time: 4/25/2016 10:44:12 AM

Project in English units

Project Description:

Flood Study of Meadows Creek at Lavaca Road for Ravenwood Office Park

PLAN DATA

Plan Title: Existing Conditions

Plan File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.p03

Geometry Title: Existing Conditions

Geometry File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.g03

Flow Title : Existing

Flow File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.f02

Plan Summary Information:

Number of: Cross Sections	=	39	Multiple Openings	=	0
Culverts	=	2	Inline Structures	=	0
Bridges	=	0	Lateral Structures	=	0

Computational Information

Water surface calculation tolerance	=	0.01
Critical depth calculation tolerance	=	0.01
Maximum number of iterations	=	20
Maximum difference tolerance	=	0.3
Flow tolerance factor	=	0.001

Computation Options

Critical depth computed only where necessary	
Conveyance Calculation Method:	At breaks in n values only
Friction Slope Method:	Average Conveyance
Computational Flow Regime:	Subcritical Flow

FLOW DATA

Flow Title: Existing

Flow File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.f02

Flow Data (cfs)

MeadowsCreek_EXISTING.rep

River	Reach	RS	10 yr	25 yr	50
yr	100 yr	500 yr			
Meadow Creek	Reach 1	9167	201	234	
272	303	370			
Meadow Creek	Reach 1	8100	260	305	
350	395	455			
Meadow Creek	Reach 1	7600	455	530	
610	680	810			
Meadow Creek	Reach 1	7125	500	580	
670	750	885			
Meadow Creek	Reach 1	6468	586	693	
775	979	1181			

Boundary Conditions

River	Reach	Profile	Upstream	
Downstream				
Meadow Creek	Reach 1	10 yr	Normal S = 0.005	
Normal S = 0.005				
Meadow Creek	Reach 1	25 yr	Normal S = 0.005	
Normal S = 0.005				
Meadow Creek	Reach 1	50 yr	Normal S = 0.005	
Normal S = 0.005				
Meadow Creek	Reach 1	100 yr	Normal S = 0.005	Known
WS = 636.27				
Meadow Creek	Reach 1	500 yr	Normal S = 0.005	Known
WS = 636.27				

GEOMETRY DATA

Geometry Title: Existing Conditions
 Geometry File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.g03

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 9167

INPUT

Description: TNP Section

Station Elevation Data		num=	11						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
993	659.44	1021	659	1038	658.462	1054	654.382	1054	653.512
1060	653.342	1066	653.512	1066	654.392	1080	656.212	1105	658.07
1165	659.24								

Manning's n Values		num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
993	.035	1054	.015	1066	.035

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	1038	1080		45	45	45		.1	.3

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 9122

MeadowsCreek_EXISTING.rep

INPUT

Description: TNP Section

Station Elevation Data		num= 13		Sta Elev		Sta Elev		Sta Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
950	660	996	659	1038	658.33	1054	654.25	1054	653.38
1060	653.21	1066	653.38	1066	654.26	1080	656.08	1104	657.38
1112	657.72	1118	658.61	1153	659.62				

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
950	.035	1054	.015	1066	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1038	1080		109	109		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 9013

INPUT

Description: TNP Section (interpolated btwn post project survey sections, 1/06)

Station Elevation Data		num= 13		Sta Elev		Sta Elev		Sta Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
984	661	1018	660	1023	659.87	1034	659	1038	658
1054	653.92	1054	653.05	1060	652.88	1066	653.05	1066	653.93
1080	655.75	1105	657.46	1115	658.14				

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
984	.035	1054	.015	1066	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1038	1080		65	65		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8948

INPUT

Description: TNP Section (interpolated, TNP post project survey)

Station Elevation Data		num= 10		Sta Elev		Sta Elev		Sta Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1023	659.675	1034	658.805	1038	657.805	1054	653.725	1054	652.855
1060	652.685	1066	652.855	1066	653.735	1080	655.555	1105	657.265

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
1023	.035	1054	.015	1066	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1038	1080		96	96		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8852

INPUT

Description: TNP Section (interpolated, TNP post project survey)

Station Elevation Data		num= 12		Sta Elev		Sta Elev		Sta Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1002	661	1019	660	1029	659	1035	658	1036	657.267
1057	652.987	1057	652.547	1063	652.407	1069	652.547	1069	652.997
1110	655.957	1310	658.7						

MeadowsCreek_EXISTING.rep

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 1002 .035 1057 .015 1069 .035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 1036 1110 109 109 109 .1 .3

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 8743

INPUT

Description: TNP Section (post project survey)

Station Elevation Data num= 8
 Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev
 1035 660 1036 656.94 1057 652.66 1057 652.22 1063 652.08
 1069 652.22 1069 652.67 1110 655.63

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 1035 .035 1057 .015 1069 .035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 1035 1110 77 77 77 .1 .3

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 8666

INPUT

Description: TNP Section (interpolated, TNP post project survey)

Station Elevation Data num= 11
 Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev
 1028 660 1028.35 657.31 1036 656.7475 1057 652.4675 1057 652.0275
 1063 651.8875 1069 652.0275 1069 652.4775 1110 655.4375 1113 655.28
 1135 655.88

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 1028 .03 1057 .015 1069 .035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 1036 1110 64 64 64 .1 .3

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 8602

INPUT

Description: TNP Section, (interpolated from TNP post proj. survey)

Station Elevation Data num= 10
 Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev
 1030 659 1030.72 656.68 1036 656.59 1057 652.31 1057 651.87
 1063 651.73 1069 651.87 1069 652.32 1110 655.28 1120 655.3

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 1030 .035 1057 .015 1069 .035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 1036 1110 93 93 93 .1 .3

CROSS SECTION

MeadowsCreek_EXISTING.rep

RIVER: Meadow Creek

REACH: Reach 1 RS: 8509

INPUT

Description: TNP section (interpolated, TNP post project survey)

Station	Elevation	Data	num=	8	Sta	Elev	Sta	Elev	Sta	Elev
1036	659	1036	656.36	1057	652.08	1057	651.64	1063	651.5	
1069	651.64	1069	652.09	1110	655.05					

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
1036	.035	1057	.015	1069	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1036	1110		91	91		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8418

INPUT

Description: U/S Section through concrete rip-rap transition (interpolated, TNP post project survey)

Station	Elevation	Data	num=	9	Sta	Elev	Sta	Elev	Sta	Elev
1032	656	1035	656	1035.04	653.98	1057	651.81	1057	651.37	
1063	651.23	1069	651.37	1069	651.82	1110	654.78			

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
1032	.035	1057	.015	1069	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1035	1110		31.99	31.99		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8386

INPUT

Description: Downstream end of concrete rip-rap. (TNP post proj. survey)

Station	Elevation	Data	num=	10	Sta	Elev	Sta	Elev	Sta	Elev
1020	655.5	1027	655	1036	654.16	1041	651.81	1041	651.33	
1060	651.19	1080	651.52	1080	651.97	1093	653.4	1115	654.02	

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
1020	.035	1041	.035	1080	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1036	1093		51	54		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8332

INPUT

Description: TNP Section (channel data shifted vertically down to match grade projected down from TNP post project sections.)

Station	Elevation	Data	num=	9

MeadowsCreek_EXISTING.rep

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1029	655.5	1039	653	1050	651.35	1054	651.05	1060	651.05
1066	651.05	1085	651.55	1092	653.3	1104	654.1		

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1029	.035	1039	.035	1092	.035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.

1039	1092	75	68	72	.1	.3
------	------	----	----	----	----	----

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8264

INPUT

Description: TNP Section (D/S limit of TNP study area)

Station Elevation Data num= 17

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
929	652.45	936	651.93	946	651.47	973.01	650.65	1000	650.65
1035	651.6	1084	651.75	1090	652.05	1100	652.33	1118	652.01
1134	651.54	1137	651.89	1150	652.45	1186	652.33	1206	653
1234	654	1238	653.98						

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
929	.05	946	.035	1035	.05

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.

946	1035	61	64	68	.1	.3
-----	------	----	----	----	----	----

Ineffective Flow num= 1

Sta L	Sta R	Elev	Permanent
1100	1238	652.33	F

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8200

INPUT

Description: Upstream Limit of Meadows Creek Plaza

Station Elevation Data num= 6

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	657	376.8	652.5	390	650.3	462.75	650.3	475.95	652.5
756	656.75								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	376.8	.035	475.95	.05

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.

376.8	475.95	95	114	124	.1	.3
-------	--------	----	-----	-----	----	----

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8100

INPUT

Description:

Station Elevation Data num= 6

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	657.3	372.98	652	390.5	649.08	440.5	649.08	458.02	652
748	657								

Manning's n Values num= 3

MeadowsCreek_EXISTING.rep

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	372.98	.035	458.02	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	372.98	458.02		134	134		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7960

INPUT

Description:

Station	Elevation	Data	num=	6	Sta	Elev	Sta	Elev	Sta	Elev
0	657.1	363.98	651.75	381.5	647.37	416.5	647.37	434.02	651.75	
739	656.14									

Manning's n	Values	num=	3	Sta	n Val
0	.05	363.98	.035	434.02	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	363.98	434.02		15	15		.3	.5

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7945

INPUT

Description:

Station	Elevation	Data	num=	6	Sta	Elev	Sta	Elev	Sta	Elev
0	657	362.26	651.75	380.5	647.19	415.5	647.19	433.74	651.75	
738	656.4									

Manning's n	Values	num=	3	Sta	n Val
0	.05	362.26	.035	433.74	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	362.26	433.74		30	30		.3	.5

CULVERT

RIVER: Meadow Creek

REACH: Reach 1 RS: 7930

INPUT

Description:

Distance from Upstream XS = 1
 Deck/Roadway width = 28
 Weir Coefficient = 2.6
 Upstream Deck/Roadway Coordinates

num=	4	Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
		362.26	651.75	651.75	380.5	651.75	647.19	415.5	651.75	647.19						
		433.74	651.75	651.75												

Upstream Bridge Cross Section Data

Station	Elevation	Data	num=	6	Sta	Elev	Sta	Elev	Sta	Elev
0	657	362.26	651.75	380.5	647.19	415.5	647.19	433.74	651.75	
738	656.4									

Manning's n	Values	num=	3

MeadowsCreek_EXISTING.rep

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	362.26	.035	433.74	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	362.26	433.74		.3	.5

Downstream Deck/Roadway Coordinates

num= 4											
Sta	Hi Cord	Lo Cord		Sta	Hi Cord	Lo Cord		Sta	Hi Cord	Lo Cord	
359.78	651.75	651.75		378.5	651.75	647.07		413.5	651.75	647.07	
432.22	651.75	651.75									

Downstream Bridge Cross Section Data

Station Elevation Data				num= 6							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	656.9	359.78	651.75	378.5	647.07	413.5	647.07	432.22	651.75		
736	656.4										

Manning's n Values

num= 3					
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	359.78	.035	432.22	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	359.78	432.22		.3	.5

Upstream Embankment side slope = 0 horiz. to 1.0 vertical
 Downstream Embankment side slope = 0 horiz. to 1.0 vertical
 Maximum allowable submergence for weir flow = .95
 Elevation at which weir flow begins =
 Energy head used in spillway design =
 Spillway height used in design =
 weir crest shape = Broad Crested

Number of Culverts = 1

Culvert Name	Shape	Rise	Span
Culvert #1	Box	3	6

FHWA Chart # 8 - flared wingwalls

FHWA Scale # 1 - wingwall flared 30 to 75 deg.

Solution Criteria = Highest U.S. EG

Culvert Upstrm Dist	Length	Top n	Bottom n	Depth Blocked	Entrance Loss Coef	Exit Loss Coef
---------------------	--------	-------	----------	---------------	--------------------	----------------

1	28	.015	.015	0	.4	
---	----	------	------	---	----	--

Number of Barrels = 4

Upstream Elevation = 647.19

Centerline Stations

Sta.	Sta.	Sta.	Sta.
386.5	393.5	400.5	407.5

Downstream Elevation = 647.07

Centerline Stations

Sta.	Sta.	Sta.	Sta.
386.5	393.5	400.5	407.5

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7915

INPUT

Description:

Station Elevation Data				num= 6							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	656.9	359.78	651.75	378.5	647.07	413.5	647.07	432.22	651.75		
736	656.4										

Manning's n Values

num= 3					
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	359.78	.035	432.22	.05

MeadowsCreek_EXISTING.rep

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	359.78	432.22		30	30	30		.3	.5

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7885

INPUT

Description:

Station	Elevation	Data	num=	6					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	656.7	360.3	650.5	374.5	646.95	409.5	646.95	423.7	650.5
734	656.6								

Manning's	n Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	360.3	.035	423.7	.05

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	360.3	423.7		50	50	49		.3	.5

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7840

INPUT

Description: Geometry from Survey Section #2

Station	Elevation	Data	num=	6					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	656	337.58	650.5	352.5	646.77	387.5	646.77	402.42	650.5
730	657								

Manning's	n Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	337.58	.035	402.42	.05

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	337.58	402.42		125	125	125		.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7725

INPUT

Description: Survey Section #2

Station	Elevation	Data	num=	6					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	651.2	278.74	650.25	294.5	646.31	329.5	646.31	345.26	650.25
722	657								

Manning's	n Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	278.74	.035	345.26	.05

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	278.74	345.26		80	80	80		.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7645

MeadowsCreek_EXISTING.rep

INPUT

Description:

Station	Elevation	Data	num=	6						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	
-49	650.9	242.46	650	258.5	645.99	293.5	645.99	309.54	650	
717	656.8									

Manning's n Values

Sta	n Val	Sta	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val	
-49	.05	242.46	.035	309.54	.05	

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	242.46	309.54		45	45	46		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7600

INPUT

Description: Meadows Creeek Plaza Field Survey

Station	Elevation	Data	num=	6						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	
-115	650	232.74	649.5	247.5	645.81	282.5	645.81	297.26	649.5	
705	655.8									

Manning's n Values

Sta	n Val	Sta	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val	
-115	.05	232.74	.035	297.26	.05	

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	232.74	297.26		28	28	28		.3	.5

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7572

INPUT

Description: Upstream Face Culvert at Lavaca Trail

Station	Elevation	Data	num=	11						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	
-100	650	4	648	103	646.8	203	645.9	261.5	646	
298.4	646.3	334.85	645.62	338.95	645.62	343.15	645.62	357.8	646.7	
450	650									

Manning's n Values

Sta	n Val	Sta	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val	
-100	.05	334.85	.035	343.15	.05	

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	334.85	343.15		24	24	24		.3	.5

Ineffective Flow

Sta L	Sta R	Elev	num=	2
-100	298.4	646.3	Permanent	
357.8	450	646.7	F	
			F	

CULVERT

RIVER: Meadow Creek

REACH: Reach 1 RS: 7560

INPUT

Description:

Distance from Upstream XS	=	2
Deck/Roadway width	=	20
weir Coefficient	=	2.6

Upstream Deck/Roadway Coordinates

num= 10														
Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
-100		651		600	3.2		649		600	53.19		648.5		600
115.3		648		600	204.2		647.34		600	252		647.33		600
297.3		648		600	339.65		648.52		600	355.3		648.48		600
450		651		600										

Upstream Bridge Cross Section Data

Station Elevation Data				num= 11							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
-100	650	4	648	103	646.8	203	645.9	261.5	646		
298.4	646.3	334.85	645.62	338.95	645.62	343.15	645.62	357.8	646.7		
450	650										

Manning's n Values

num= 3			
Sta	n Val	Sta	n Val
-100	.05	334.85	.035
		343.15	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	334.85	343.15		.3	.5

Ineffective Flow				num= 2	
Sta L	Sta R	Elev	Permanent		
-100	298.4	646.3	F		
357.8	450	646.7	F		

Downstream Deck/Roadway Coordinates

num= 10														
Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
-100		651		600	3.2		649		600	53.19		648.5		600
115.3		648		600	204.2		647.34		600	252		647.33		600
297.3		648		600	339.65		648.52		600	355.3		648.48		600
450		651		600										

Downstream Bridge Cross Section Data

Station Elevation Data				num= 11							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	648	94.8	647	155.1	646.5	252.3	646.4	328.7	646.9		
334.85	645.5	338.95	645.5	343.15	645.5	344.7	647	352.5	647		
450	650										

Manning's n Values

num= 3			
Sta	n Val	Sta	n Val
0	.06	328.7	.055
		344.7	.06

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	328.7	344.7		.3	.5

Upstream Embankment side slope = 0 horiz. to 1.0 vertical
 Downstream Embankment side slope = 0 horiz. to 1.0 vertical
 Maximum allowable submergence for weir flow = .95
 Elevation at which weir flow begins = 647.33
 Energy head used in spillway design =
 Spillway height used in design =
 Weir crest shape = Broad Crested

Number of Culverts = 1

Culvert Name	Shape	Rise	Span
Culvert #1	Box	2	4.1

FHWA Chart # 58- Rectangular concrete

FHWA Scale # 1 - Side tapered; Less favorable edges

Solution Criteria = Highest U.S. EG

Culvert Upstrm Dist	Length	Top n	Bottom n	Depth Blocked	Entrance Loss Coef	Exit Loss Coef
1	0	24	.015	.015	0	.5

Number of Barrels = 2

Upstream Elevation = 645.62

Centerline Stations

Sta. Sta.
 336.9 341.1
 Downstream Elevation = 645.5
 Centerline Stations
 Sta. Sta.
 336.9 341.1

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7548

INPUT

Description: Downstream Face Culvert at Lavaca Trail

Station Elevation Data		num= 11							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	648	94.8	647	155.1	646.5	252.3	646.4	328.7	646.9
334.85	645.5	338.95	645.5	343.15	645.5	344.7	647	352.5	647
450	650								

Manning's n Values		num= 3			
Sta	n Val	Sta	n Val	Sta	n Val
0	.06	328.7	.055	344.7	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	328.7	344.7		43	48		.3	.5

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7500

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 8							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	647.5	154	646	241.8	646	278	647	295	646
363.4	646	442.3	648	495	650				

Manning's n Values		num= 3			
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	278	.05	442.3	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	278	442.3		95	120		.1	.3

Ineffective Flow		num= 1			
Sta L	Sta R	Elev	Permanent		
0	278	647	F		

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7380

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 16							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	646.3	25.8	646	55.3	645.9	204.7	646	226.2	645
257	644	277.4	639	286.4	639	308.4	644	325	645.6
371	644.9	420	645	432.1	646	455	648	519	649.4
548.2	648.6								

Manning's n Values		num= 3			
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	226.2	.05	420	.06

MeadowsCreek_EXISTING.rep

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
226.2	420	170	120	100		.1	.3
Ineffective Flow	num=	2					
Sta L	Sta R	Elev	Permanent				
257	308.4	644	T				
0	204.7	646	F				

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7260

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	9					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	646.1	5.2	646	100.2	645	236.3	644	341	644
395	644.4	461	646	485	648	550	648.1		

Manning's n	Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	100.2	.05	395	.06

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
100.2	395	120	60	55		.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7200

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	12					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	645.2	3.6	645	104.1	644	127	643.8	208.4	643.8
419.8	643.4	460	643	505	644	515	644.1	530	643.7
616.8	648	629	648.1						

Manning's n	Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	208.4	.05	505	.06

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
208.4	505	60	75	85		.1	.3

Blocked Obstructions	num=	1	
Sta L	Sta R	Elev	
350	420	647	

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7125

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	12					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	644.9	50	644.2	90	643.9	128	643.5	209.2	643.4
393.6	642.6	455	643	485	643.4	521	642.8	536	644
560.4	645	594.6	647						

Manning's n	Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	209.2	.05	485	.06

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
----------------	-------	---------------	---------	-------	-------	--------	--------

209.2 485 62 75 70 .1 .3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7050

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	10					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	644.1	40	644.3	90	644.5	127	643.8	209.1	643.1
362	642	448.2	642	453.2	643	529.4	644	565	645.6

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	209.1	.05	453.2	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	209.1	453.2		60	75		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6975

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	8					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	643.4	44.4	642.9	95	643.5	138	643	210.7	642.2
324.5	641.5	394.8	642	531.4	644.1				

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	210.7	.05	394.8	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	210.7	394.8		185	175		.1	.3

Ineffective Flow	num=	1
Sta L Sta R Elev	Permanent	F
0 95 643.5		

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6800

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	7					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	642.6	90	642	170.7	641	210.3	640.8	293	640.5
398.6	642	497.7	643.1						

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	210.3	.05	398.6	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	210.3	398.6		150	138		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6662

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 8							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	642.6	56.7	642	119.9	641	207.8	640	275	639.6
322.2	640	417.2	642	492	642				

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	207.8	.05	322.2	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	207.8	322.2		150	132		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6530

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 11							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	642.3	11.6	642	83	641	144.3	640.3	196.2	641
208	641.8	242.6	640	276.1	638.8	336.1	640	458.5	642
492	643								

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	242.6	.05	336.1	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	242.6	336.1		68	62		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6468

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 14							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	645.3	57.5	644	203.2	642	249	641	323.3	640
337.7	639.8	351.1	640	399	641.7	414.4	640	451.1	638.4
541.7	640	621.9	642	659	644	682.8	644.6		

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	414.4	.05	541.7	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	414.4	541.7		160	80		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6388

INPUT

Description: Emerald Park 88+88 (Channel Section D-D)

Station Elevation Data		num= 8							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1000	640	1165	639	1168	637	1176	632.96	1190	632.96
1198	637	1201	639	1550	640				

MeadowsCreek_EXISTING.rep

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1000	.045	1165	.025	1201	.045

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.

1165	1201	50	50	50	.1	.3
------	------	----	----	----	----	----

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6338

INPUT
Description: Emerald Park 88+38 (Channel Section D-D)

Station Elevation Data num= 8

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1000	640	1165	639	1168	635.3	1176	631.3	1190	631.3
1198	635.3	1201	639	1550	640				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1000	.045	1165	.025	1201	.045

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.

1165	1201	58	58	58	.1	.3
------	------	----	----	----	----	----

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6280

INPUT
Description: Emerald Park 87+80 (This is a REPEATED Section)

Station Elevation Data num= 8

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1000	638.7	1055	637.7	1070	633.29	1070	631.29	1100	631.29
1100	633.29	1115	637.7	1170	638.7				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1000	.033	1070	.02	1100	.033

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.

1070	1100	60	60	60	.3	.5
------	------	----	----	----	----	----

Ineffective Flow num= 2

Sta L	Sta R	Elev	Permanent
1000	1070	637.4	F
1100	1170	637.4	F

SUMMARY OF MANNING'S N VALUES

River: Meadow Creek

Reach	River Sta.	n1	n2	n3
Reach 1	9167	.035	.015	.035
Reach 1	9122	.035	.015	.035
Reach 1	9013	.035	.015	.035
Reach 1	8948	.035	.015	.035
Reach 1	8852	.035	.015	.035
Reach 1	8743	.035	.015	.035
Reach 1	8666	.03	.015	.035
Reach 1	8602	.035	.015	.035
Reach 1	8509	.035	.015	.035
Reach 1	8418	.035	.015	.035
Reach 1	8386	.035	.035	.035

MeadowsCreek_EXISTING.rep				
Reach 1	8332	.035	.035	.035
Reach 1	8264	.05	.035	.05
Reach 1	8200	.05	.035	.05
Reach 1	8100	.05	.035	.05
Reach 1	7960	.05	.035	.05
Reach 1	7945	.05	.035	.05
Reach 1	7930	culvert		
Reach 1	7915	.05	.035	.05
Reach 1	7885	.05	.035	.05
Reach 1	7840	.05	.035	.05
Reach 1	7725	.05	.035	.05
Reach 1	7645	.05	.035	.05
Reach 1	7600	.05	.035	.05
Reach 1	7572	.05	.035	.05
Reach 1	7560	culvert		
Reach 1	7548	.06	.055	.06
Reach 1	7500	.05	.05	.06
Reach 1	7380	.05	.05	.06
Reach 1	7260	.05	.05	.06
Reach 1	7200	.05	.05	.06
Reach 1	7125	.05	.05	.06
Reach 1	7050	.05	.05	.06
Reach 1	6975	.05	.05	.06
Reach 1	6800	.05	.05	.06
Reach 1	6662	.05	.05	.06
Reach 1	6530	.05	.05	.06
Reach 1	6468	.05	.05	.06
Reach 1	6388	.045	.025	.045
Reach 1	6338	.045	.025	.045
Reach 1	6280	.033	.02	.033

SUMMARY OF REACH LENGTHS

River: Meadow Creek

Reach	River Sta.	Left	Channel	Right
Reach 1	9167	45	45	45
Reach 1	9122	109	109	109
Reach 1	9013	65	65	65
Reach 1	8948	96	96	96
Reach 1	8852	109	109	109
Reach 1	8743	77	77	77
Reach 1	8666	64	64	64
Reach 1	8602	93	93	93
Reach 1	8509	91	91	91
Reach 1	8418	31.99	31.99	31.99
Reach 1	8386	51	54	58.98
Reach 1	8332	75	68	72
Reach 1	8264	61	64	68
Reach 1	8200	95	114	124
Reach 1	8100	134	134	134
Reach 1	7960	15	15	15
Reach 1	7945	30	30	30
Reach 1	7930	culvert		
Reach 1	7915	30	30	30
Reach 1	7885	50	50	49
Reach 1	7840	125	125	125
Reach 1	7725	80	80	80
Reach 1	7645	45	45	46
Reach 1	7600	28	28	28
Reach 1	7572	24	24	24
Reach 1	7560	culvert		
Reach 1	7548	43	48	54
Reach 1	7500	95	120	113
Reach 1	7380	170	120	100
Reach 1	7260	120	60	55

MeadowsCreek_EXISTING.rep				
Reach 1	7200	60	75	85
Reach 1	7125	62	75	70
Reach 1	7050	60	75	90
Reach 1	6975	185	175	150
Reach 1	6800	150	138	180
Reach 1	6662	150	132	135
Reach 1	6530	68	62	76
Reach 1	6468	160	80	180
Reach 1	6388	50	50	50
Reach 1	6338	58	58	58
Reach 1	6280	60	60	60

SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS
River: Meadow Creek

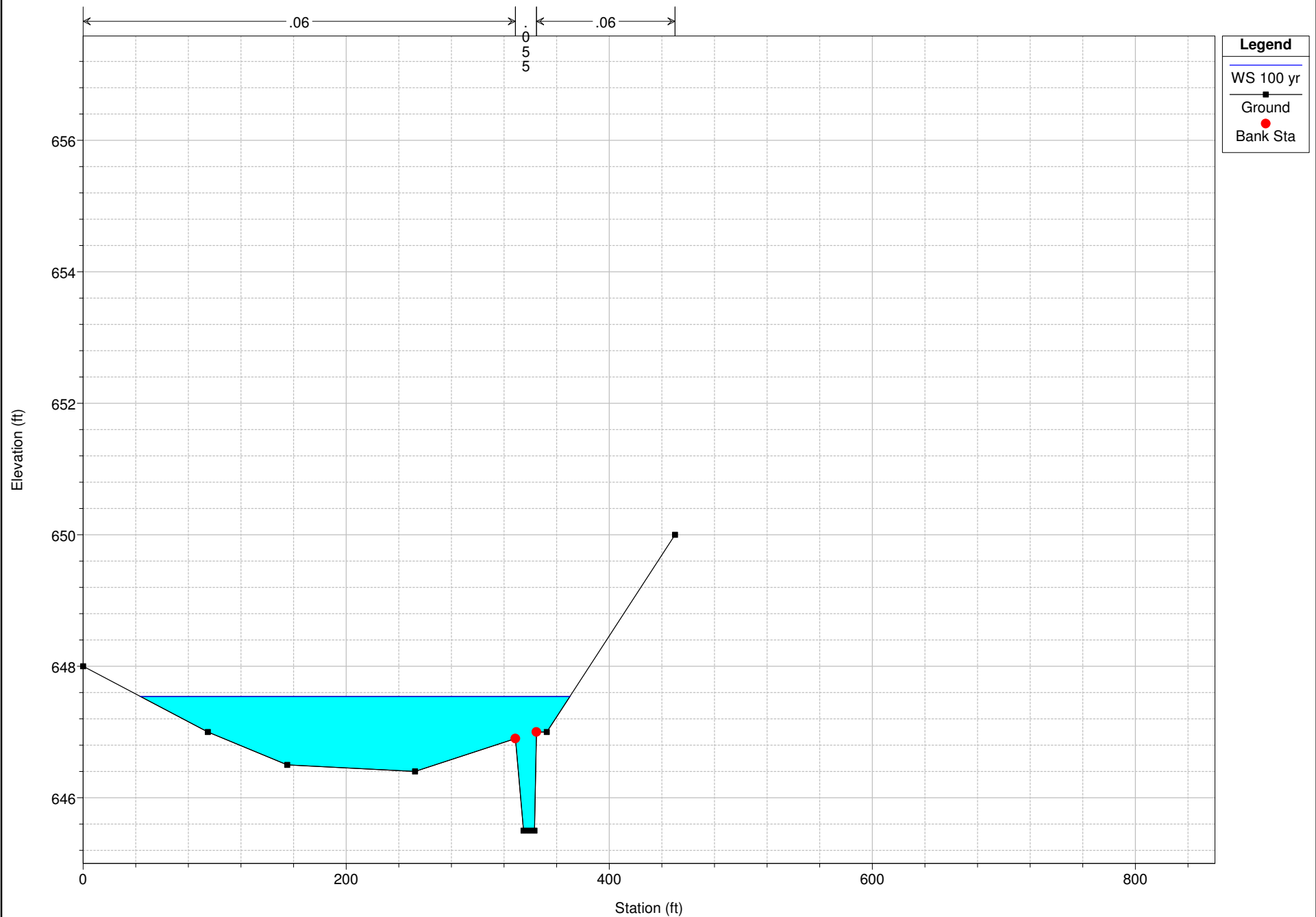
Reach	River Sta.	Contr.	Expan.
Reach 1	9167	.1	.3
Reach 1	9122	.1	.3
Reach 1	9013	.1	.3
Reach 1	8948	.1	.3
Reach 1	8852	.1	.3
Reach 1	8743	.1	.3
Reach 1	8666	.1	.3
Reach 1	8602	.1	.3
Reach 1	8509	.1	.3
Reach 1	8418	.1	.3
Reach 1	8386	.1	.3
Reach 1	8332	.1	.3
Reach 1	8264	.1	.3
Reach 1	8200	.1	.3
Reach 1	8100	.1	.3
Reach 1	7960	.3	.5
Reach 1	7945	.3	.5
Reach 1	7930	culvert	
Reach 1	7915		
Reach 1	7885	.3	.5
Reach 1	7840	.1	.3
Reach 1	7725	.1	.3
Reach 1	7645	.1	.3
Reach 1	7600	.3	.5
Reach 1	7572	.3	.5
Reach 1	7560	culvert	
Reach 1	7548		
Reach 1	7500	.1	.3
Reach 1	7380	.1	.3
Reach 1	7260	.1	.3
Reach 1	7200	.1	.3
Reach 1	7125	.1	.3
Reach 1	7050	.1	.3
Reach 1	6975	.1	.3
Reach 1	6800	.1	.3
Reach 1	6662	.1	.3
Reach 1	6530	.1	.3
Reach 1	6468	.1	.3
Reach 1	6388	.1	.3
Reach 1	6338	.1	.3
Reach 1	6280	.3	.5

HEC-RAS Plan: Existing Cond. River: Meadow Creek Reach: Reach 1 Profile: 100 yr

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach 1	9167	100 yr	303.00	653.34	656.66		656.97	0.003205	4.43	69.48	41.02	0.56
Reach 1	9122	100 yr	303.00	653.21	656.51		656.82	0.003318	4.48	68.96	42.75	0.57
Reach 1	9013	100 yr	303.00	652.88	656.07		656.42	0.003973	4.77	64.16	39.05	0.62
Reach 1	8948	100 yr	303.00	652.69	655.57		656.07	0.006758	5.70	53.13	33.40	0.79
Reach 1	8852	100 yr	303.00	652.41	655.38		655.56	0.002960	3.43	88.27	56.77	0.49
Reach 1	8743	100 yr	303.00	652.08	655.06		655.24	0.002916	3.41	88.79	56.94	0.48
Reach 1	8666	100 yr	303.00	651.89	654.83		655.02	0.002928	3.51	86.24	56.09	0.50
Reach 1	8602	100 yr	303.00	651.73	654.60		654.81	0.003503	3.67	82.56	54.85	0.53
Reach 1	8509	100 yr	303.00	651.50	654.02	653.67	654.36	0.006546	4.71	64.36	48.22	0.72
Reach 1	8418	100 yr	303.00	651.23	653.31	653.31	653.86	0.004380	5.93	51.06	47.91	1.01
Reach 1	8386	100 yr	303.00	651.19	653.26		653.46	0.003806	3.52	86.03	53.84	0.49
Reach 1	8332	100 yr	303.00	651.05	652.48	652.48	653.03	0.017692	5.98	50.65	46.25	1.01
Reach 1	8264	South PL	303.00	650.65	651.87	651.70	652.07	0.008371	3.64	91.85	162.89	0.67
Reach 1	8200	100 yr	303.00	650.30	651.46		651.62	0.005552	3.29	92.09	86.62	0.56
Reach 1	8100	100 yr	395.00	649.08	650.72		650.97	0.005747	4.03	98.00	69.66	0.60
Reach 1	7960	100 yr	395.00	647.37	650.52		650.63	0.001154	2.63	150.21	60.24	0.29
Reach 1	7945	100 yr	395.00	647.19	650.52	648.67	650.61	0.000951	2.46	160.63	61.60	0.27
Reach 1	7930		Culvert									
Reach 1	7915	100 yr	395.00	647.07	649.54		649.74	0.002794	3.56	110.82	54.75	0.44
Reach 1	7885	100 yr	395.00	646.95	649.46		649.65	0.002628	3.49	113.16	55.10	0.43
Reach 1	7840	100 yr	395.00	646.77	649.34		649.52	0.002417	3.39	116.44	55.57	0.41
Reach 1	7725	100 yr	395.00	646.31	649.11		649.25	0.001787	3.06	129.16	57.37	0.36
Reach 1	7645	100 yr	395.00	645.99	649.00		649.12	0.001371	2.79	141.52	59.07	0.32
Reach 1	7600	100 yr	680.00	645.81	648.43		648.94	0.006669	5.70	119.33	55.98	0.69
Reach 1	7572	100 yr	680.00	645.62	648.66	646.81	648.67	0.000309	1.56	830.33	442.55	0.16
Reach 1	7560		Culvert									
Reach 1	7548	100 yr	680.00	645.50	647.54		647.65	0.011772	4.05	271.91	326.59	0.55
Reach 1	7500	100 yr	680.00	646.00	647.00	647.00	647.11	0.012497	2.80	253.90	351.53	0.56
Reach 1	7380	100 yr	680.00	639.00	646.01	645.39	646.11	0.005227	2.58	284.54	407.24	0.40
Reach 1	7260	100 yr	680.00	644.00	645.08		645.20	0.011754	2.80	248.31	330.01	0.55
Reach 1	7200	100 yr	680.00	643.00	644.46		644.55	0.008311	2.53	301.76	417.53	0.47
Reach 1	7125	100 yr	750.00	642.60	643.99		644.06	0.005450	2.21	375.28	457.76	0.39
Reach 1	7050	100 yr	750.00	642.00	643.55		643.65	0.005616	2.51	315.04	338.72	0.40
Reach 1	6975	100 yr	750.00	641.50	643.12	642.62	643.22	0.005666	2.68	320.84	378.81	0.41
Reach 1	6800	100 yr	750.00	640.50	642.22		642.30	0.004831	2.38	349.84	362.34	0.38
Reach 1	6662	100 yr	750.00	639.60	641.81		641.87	0.002008	2.12	445.13	339.95	0.26
Reach 1	6530	100 yr	750.00	638.80	641.42		641.51	0.003504	2.81	363.56	356.54	0.35
Reach 1	6468	100 yr	979.00	638.40	640.45	640.45	640.93	0.027584	5.72	189.39	223.08	0.90
Reach 1	6388	100 yr	979.00	632.96	637.26	637.26	638.85	0.006869	10.12	96.74	30.78	1.01
Reach 1	6338	100 yr	979.00	631.30	635.97	635.59	637.23	0.004855	9.04	108.32	31.08	0.85
Reach 1	6280	100 yr	979.00	631.29	636.27	634.51	636.94	0.001081	6.55	149.40	50.27	0.52

Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

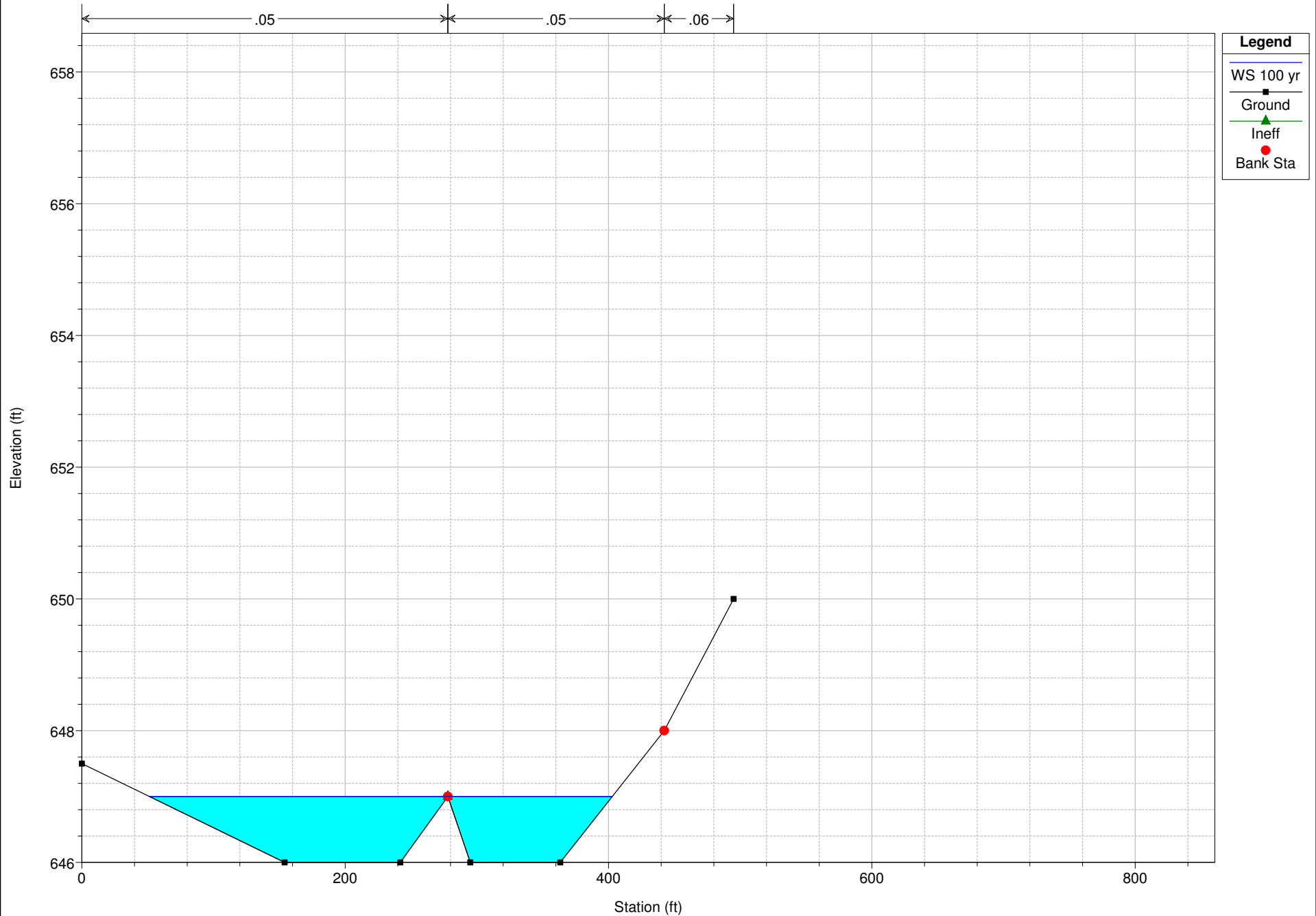
Geom: Existing Conditions Flow: Existing
RS = 7548 Downstream Face Culvert at Lavaca Trail



Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing

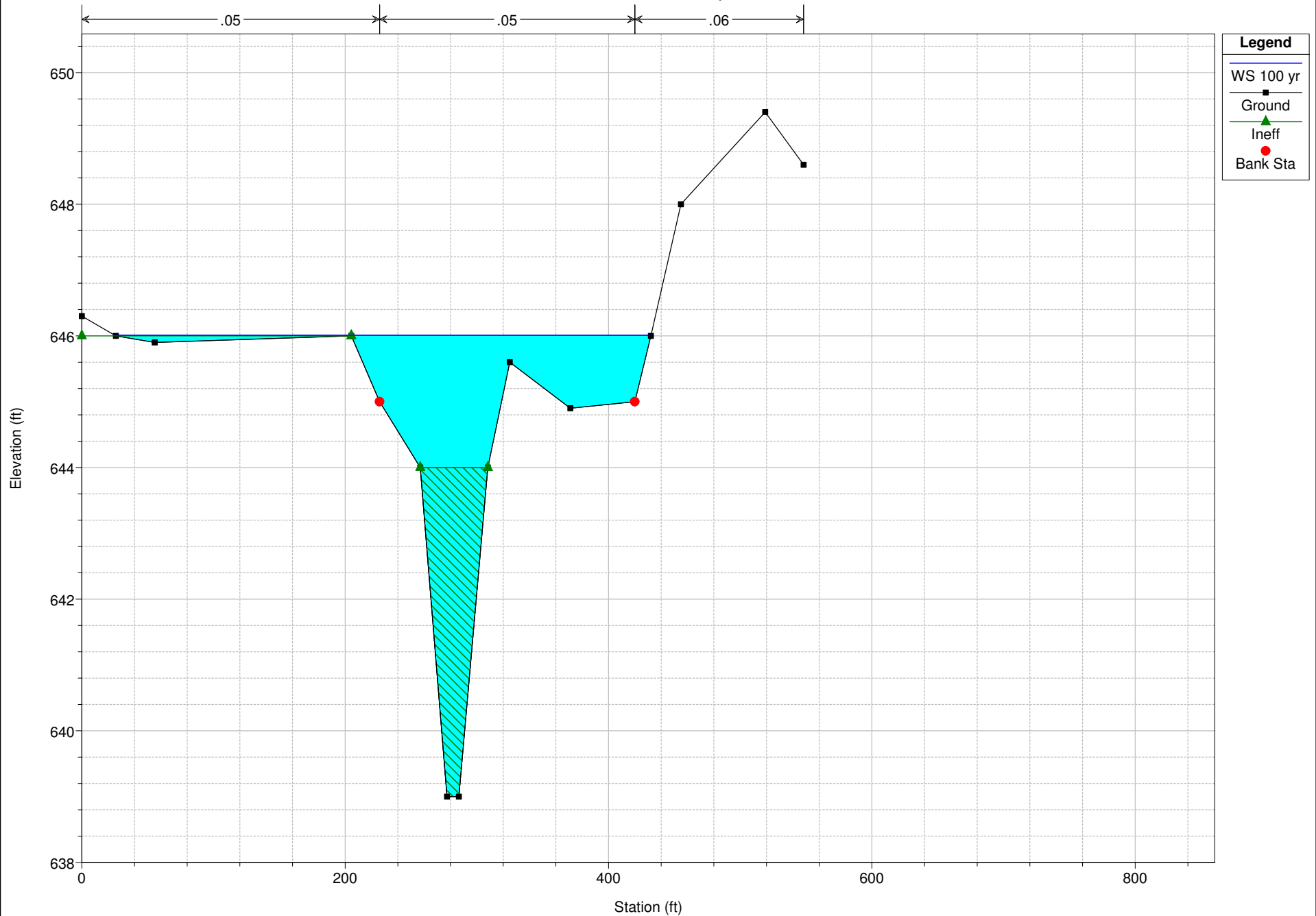
RS = 7500 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing
RS = 7380 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

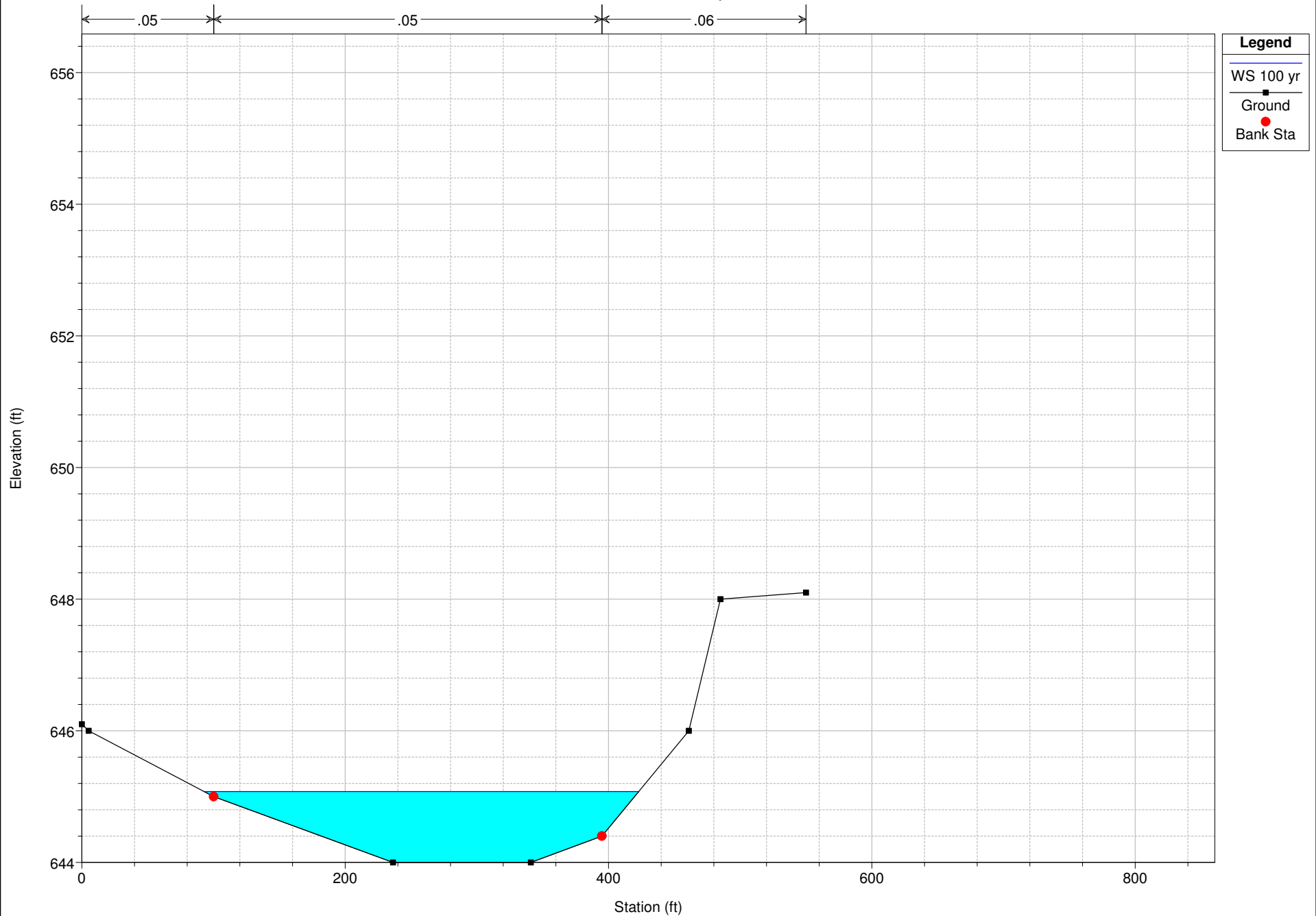


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

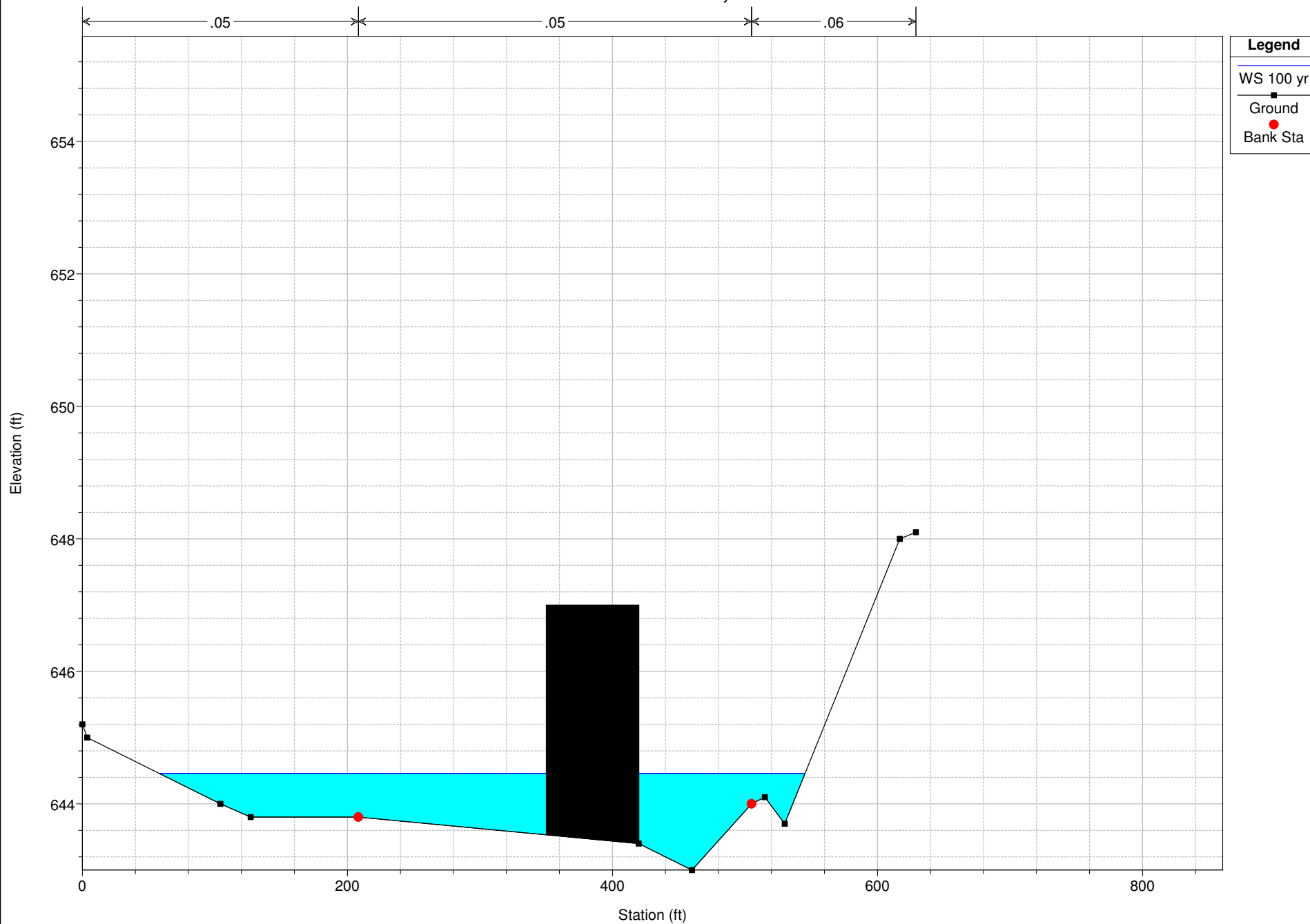
Geom: Existing Conditions Flow: Existing

RS = 7260 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing
RS = 7200 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

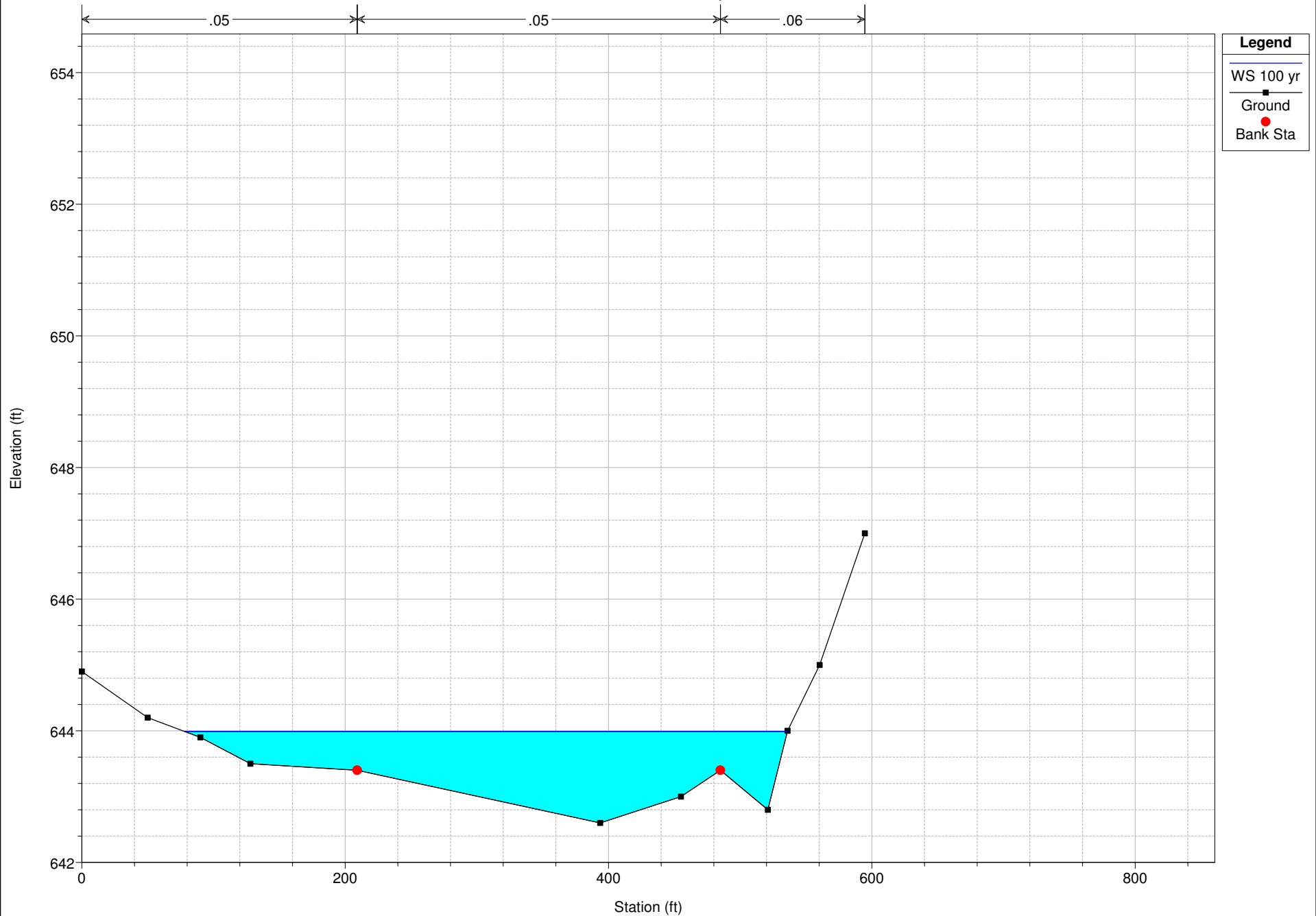


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing

RS = 7125 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

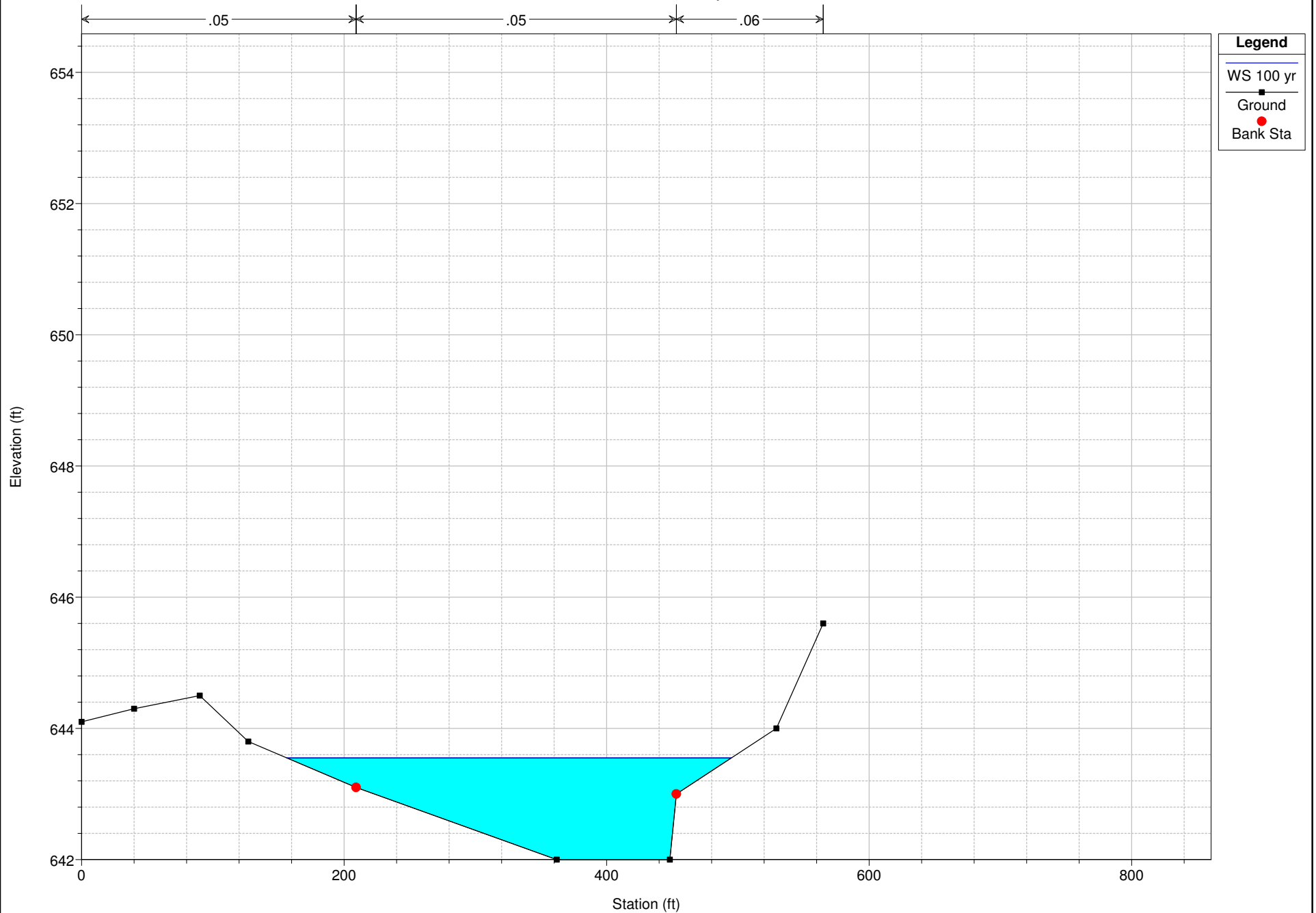


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing

RS = 7050 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

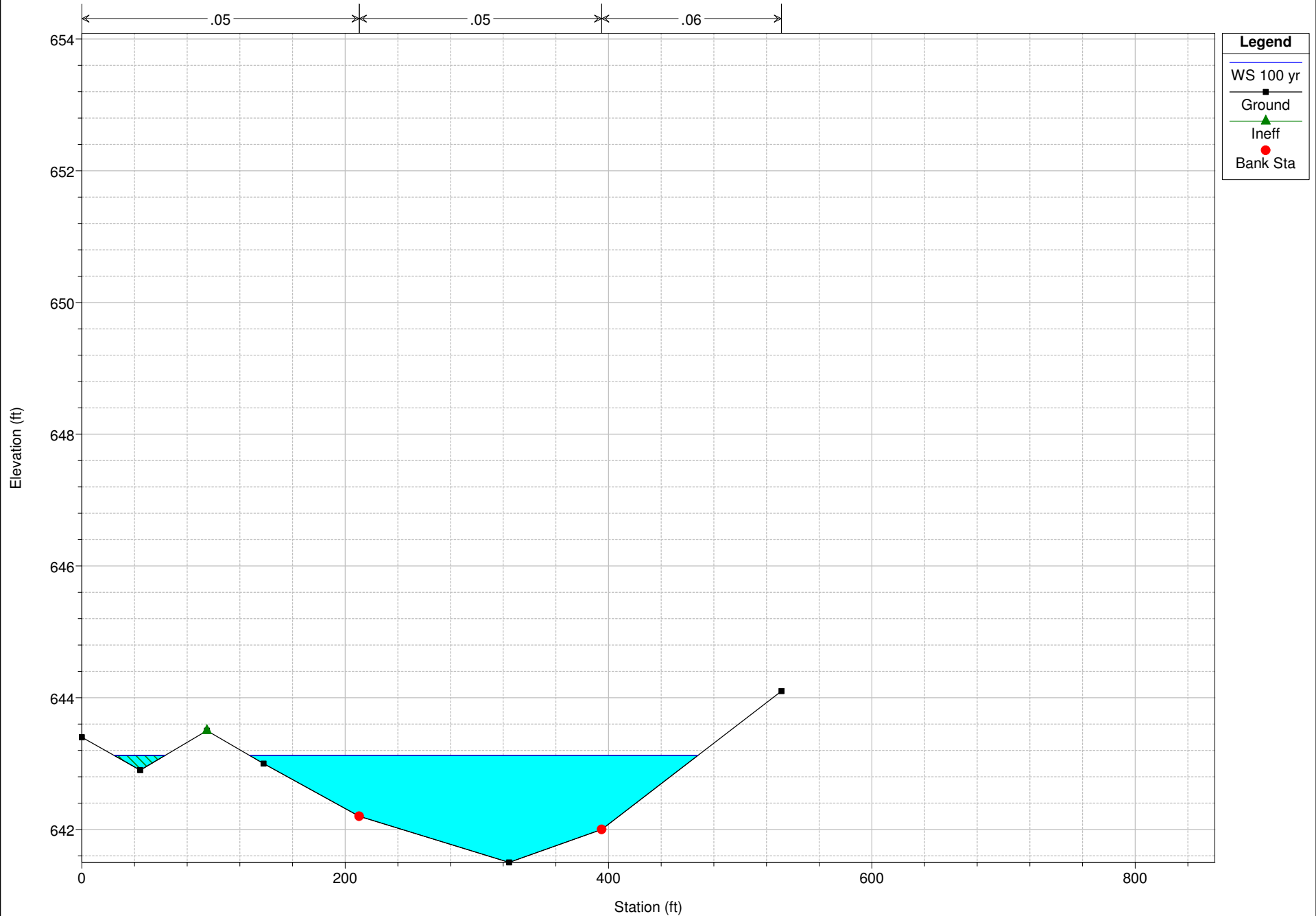


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing

RS = 6975 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

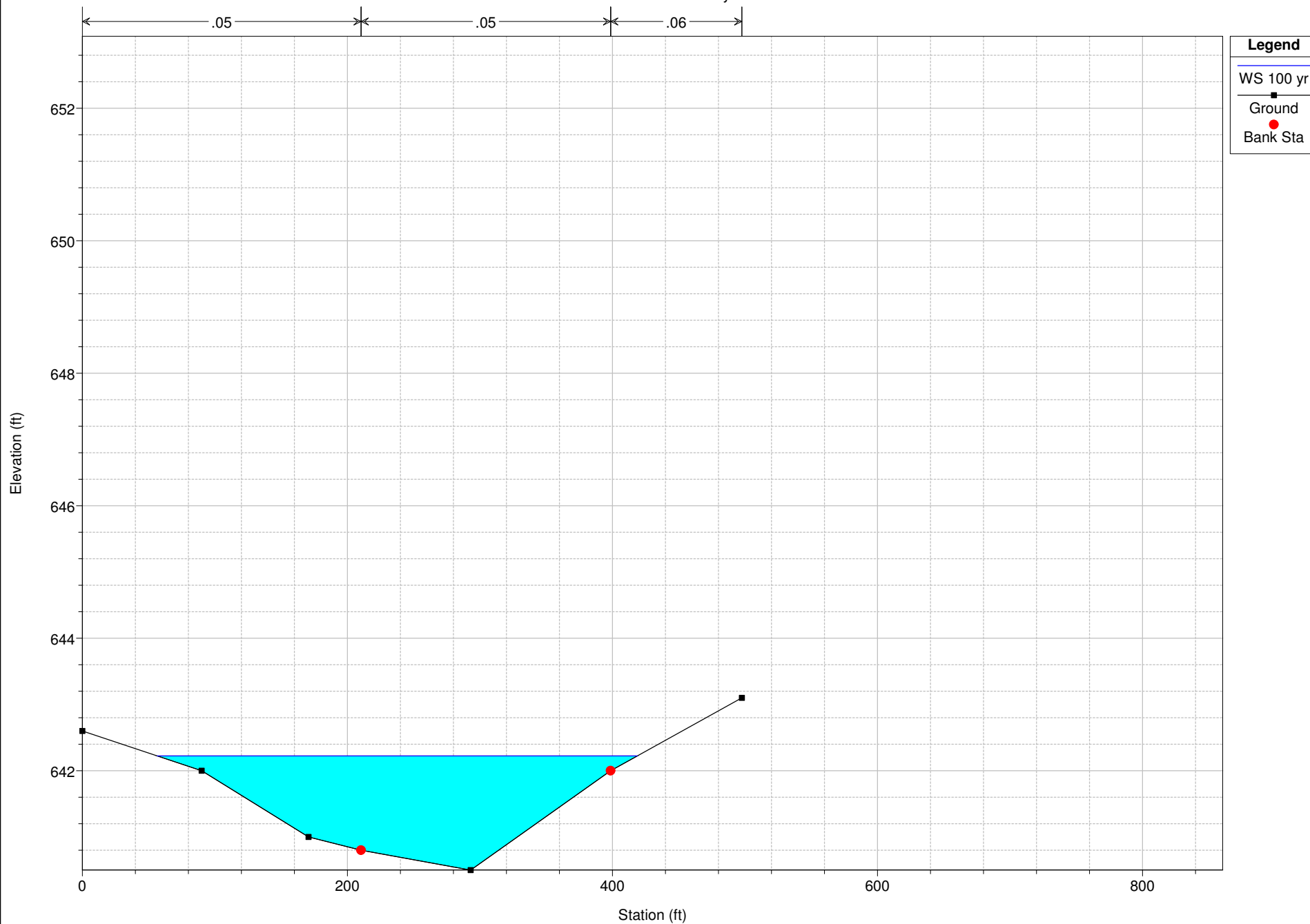


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

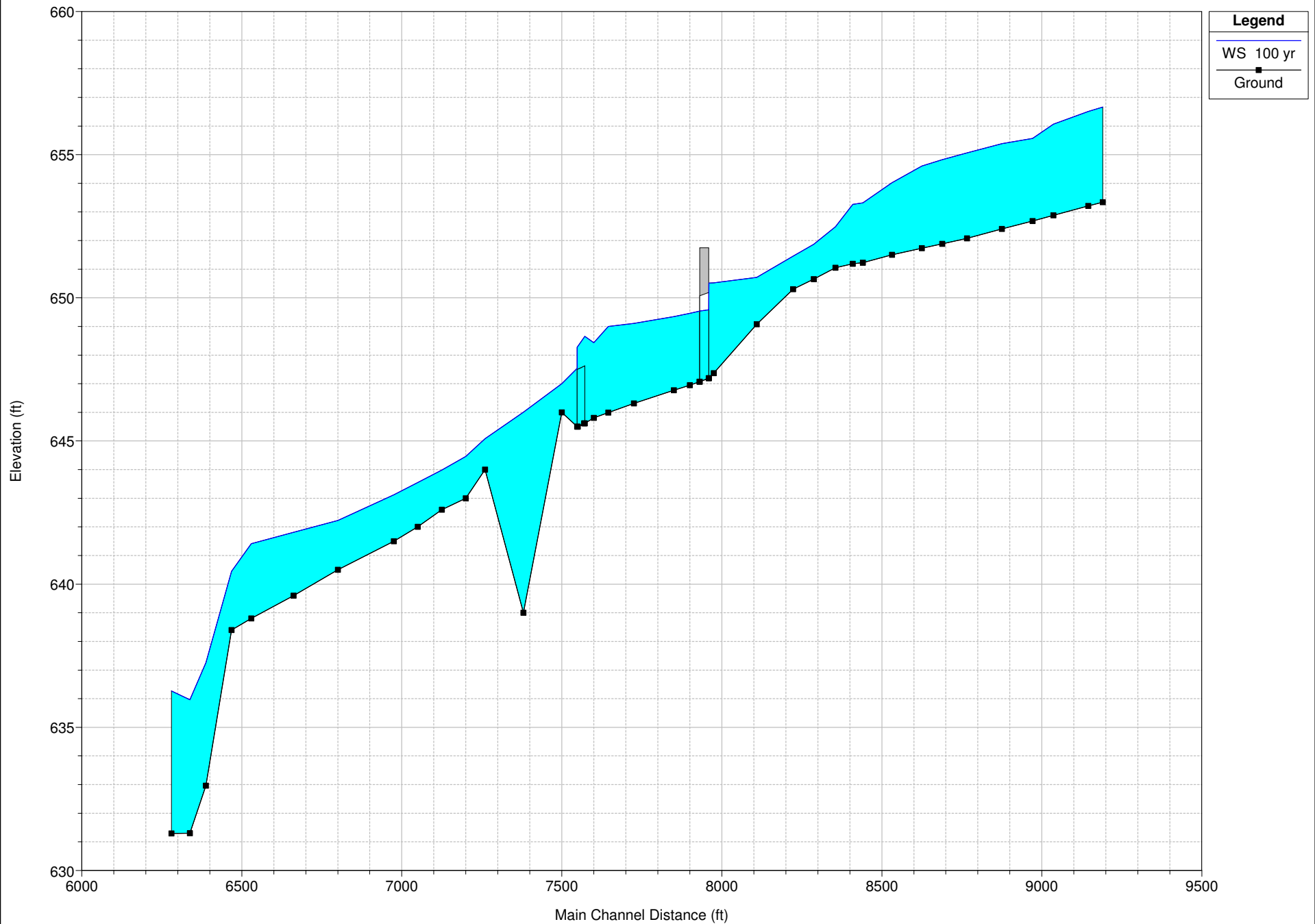
Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing

RS = 6800 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



1 in Horiz. = 100 ft 1 in Vert. = 2 ft



HEC-RAS Version 4.1.0 Jan 2010
U.S. Army Corps of Engineers
Hydrologic Engineering Center
609 Second Street
Davis, California

```

X      X  XXXXXX  XXXX      XXXX      XX      XXXX
X      X  X      X      X      X      X      X
X      X  X      X      X      X      X      X
XXXXXXXX XXXX      X      XXX XXXX      XXXXXX      XXXX
X      X  X      X      X      X      X      X
X      X  X      X      X      X      X      X
X      X  XXXXXX  XXXX      X      X      X      X

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PROJECT DATA

Project Title: Meadows Creek at Ravenwood
Project File : MeadowsCreek.prj
Run Date and Time: 4/25/2016 10:45:26 AM

Project in English units

Project Description:

Flood Study of Meadows Creek at Lavaca Road for Ravenwood Office Park

PLAN DATA

Plan Title: Proposed Conditions

Plan File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.p04

Geometry Title: Proposed Conditions

Geometry File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.g04

Flow Title : Existing

Flow File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.f02

Plan Summary Information:

Number of: Cross Sections	=	39	Multiple Openings	=	0
Culverts	=	2	Inline Structures	=	0
Bridges	=	0	Lateral Structures	=	0

Computational Information

Water surface calculation tolerance	=	0.01
Critical depth calculation tolerance	=	0.01
Maximum number of iterations	=	20
Maximum difference tolerance	=	0.3
Flow tolerance factor	=	0.001

Computation Options

Critical depth computed only where necessary
Conveyance Calculation Method: At breaks in n values only
Friction Slope Method: Average Conveyance
Computational Flow Regime: Subcritical Flow

FLOW DATA

Flow Title: Existing

Flow File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.f02

Flow Data (cfs)

MeadowsCreek_PROPOSED.rep

River	Reach	RS	10 yr	25 yr	50
yr	100 yr	500 yr			
Meadow Creek	Reach 1	9167	201	234	
272	303	370			
Meadow Creek	Reach 1	8100	260	305	
350	395	455			
Meadow Creek	Reach 1	7600	455	530	
610	680	810			
Meadow Creek	Reach 1	7125	500	580	
670	750	885			
Meadow Creek	Reach 1	6468	586	693	
775	979	1181			

Boundary Conditions

River	Reach	Profile	Upstream	
Downstream				
Meadow Creek	Reach 1	10 yr	Normal S = 0.005	
Normal S = 0.005				
Meadow Creek	Reach 1	25 yr	Normal S = 0.005	
Normal S = 0.005				
Meadow Creek	Reach 1	50 yr	Normal S = 0.005	
Normal S = 0.005				
Meadow Creek	Reach 1	100 yr	Normal S = 0.005	Known
WS = 636.27				
Meadow Creek	Reach 1	500 yr	Normal S = 0.005	Known
WS = 636.27				

GEOMETRY DATA

Geometry Title: Proposed Conditions
 Geometry File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.g04

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 9167

INPUT

Description: TNP Section

Station Elevation Data		num=	11						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
993	659.44	1021	659	1038	658.462	1054	654.382	1054	653.512
1060	653.342	1066	653.512	1066	654.392	1080	656.212	1105	658.07
1165	659.24								

Manning's n Values		num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
993	.035	1054	.015	1066	.035

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	1038	1080		45	45	45		.1	.3

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 9122

INPUT

Description: TNP Section

Station Elevation Data		num= 13		Sta Elev		Sta Elev		Sta Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
950	660	996	659	1038	658.33	1054	654.25	1054	653.38
1060	653.21	1066	653.38	1066	654.26	1080	656.08	1104	657.38
1112	657.72	1118	658.61	1153	659.62				

Manning's n Values

num= 3		Sta n Val		Sta n Val	
Sta	n Val	Sta	n Val	Sta	n Val
950	.035	1054	.015	1066	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1038	1080		109	109		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 9013

INPUT

Description: TNP Section (interpolated btwn post project survey sections, 1/06)

Station Elevation Data		num= 13		Sta Elev		Sta Elev		Sta Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
984	661	1018	660	1023	659.87	1034	659	1038	658
1054	653.92	1054	653.05	1060	652.88	1066	653.05	1066	653.93
1080	655.75	1105	657.46	1115	658.14				

Manning's n Values

num= 3		Sta n Val		Sta n Val	
Sta	n Val	Sta	n Val	Sta	n Val
984	.035	1054	.015	1066	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1038	1080		65	65		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8948

INPUT

Description: TNP Section (interpolated, TNP post project survey)

Station Elevation Data		num= 10		Sta Elev		Sta Elev		Sta Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1023	659.675	1034	658.805	1038	657.805	1054	653.725	1054	652.855
1060	652.685	1066	652.855	1066	653.735	1080	655.555	1105	657.265

Manning's n Values

num= 3		Sta n Val		Sta n Val	
Sta	n Val	Sta	n Val	Sta	n Val
1023	.035	1054	.015	1066	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1038	1080		96	96		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8852

INPUT

Description: TNP Section (interpolated, TNP post project survey)

Station Elevation Data		num= 12		Sta Elev		Sta Elev		Sta Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1002	661	1019	660	1029	659	1035	658	1036	657.267
1057	652.987	1057	652.547	1063	652.407	1069	652.547	1069	652.997
1110	655.957	1310	658.7						

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Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 1002 .035 1057 .015 1069 .035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 1036 1110 109 109 109 .1 .3

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 8743

INPUT

Description: TNP Section (post project survey)

Station Elevation Data num= 8
 Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev
 1035 660 1036 656.94 1057 652.66 1057 652.22 1063 652.08
 1069 652.22 1069 652.67 1110 655.63

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 1035 .035 1057 .015 1069 .035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 1035 1110 77 77 77 .1 .3

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 8666

INPUT

Description: TNP Section (interpolated, TNP post project survey)

Station Elevation Data num= 11
 Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev
 1028 660 1028.35 657.31 1036 656.7475 1057 652.4675 1057 652.0275
 1063 651.8875 1069 652.0275 1069 652.4775 1110 655.4375 1113 655.28
 1135 655.88

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 1028 .03 1057 .015 1069 .035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 1036 1110 64 64 64 .1 .3

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 8602

INPUT

Description: TNP Section, (interpolated from TNP post proj. survey)

Station Elevation Data num= 10
 Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev
 1030 659 1030.72 656.68 1036 656.59 1057 652.31 1057 651.87
 1063 651.73 1069 651.87 1069 652.32 1110 655.28 1120 655.3

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 1030 .035 1057 .015 1069 .035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 1036 1110 93 93 93 .1 .3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8509

INPUT

Description: TNP section (interpolated, TNP post project survey)

Station	Elevation	Data	num=	8	Sta	Elev	Sta	Elev	Sta	Elev
1036	659	1036	656.36	1057	652.08	1057	651.64	1063	651.5	
1069	651.64	1069	652.09	1110	655.05					

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
1036	.035	1057	.015	1069	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1036	1110		91	91		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8418

INPUT

Description: U/S Section through concrete rip-rap transition (interpolated, TNP post project survey)

Station	Elevation	Data	num=	9	Sta	Elev	Sta	Elev	Sta	Elev
1032	656	1035	656	1035.04	653.98	1057	651.81	1057	651.37	
1063	651.23	1069	651.37	1069	651.82	1110	654.78			

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
1032	.035	1057	.015	1069	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1035	1110		31.99	31.99		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8386

INPUT

Description: Downstream end of concrete rip-rap. (TNP post proj. survey)

Station	Elevation	Data	num=	10	Sta	Elev	Sta	Elev	Sta	Elev
1020	655.5	1027	655	1036	654.16	1041	651.81	1041	651.33	
1060	651.19	1080	651.52	1080	651.97	1093	653.4	1115	654.02	

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
1020	.035	1041	.035	1080	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1036	1093		51	54		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8332

INPUT

Description: TNP Section (channel data shifted vertically down to match grade projected down from TNP post project sections.)

Station	Elevation	Data	num=	9

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Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1029	655.5	1039	653	1050	651.35	1054	651.05	1060	651.05
1066	651.05	1085	651.55	1092	653.3	1104	654.1		

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1029	.035	1039	.035	1092	.035

Bank Sta: Left 1039 Right 1092 Lengths: Left 75 Channel 68 Right 72 Coeff Contr. .1 Expan. .3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8264

INPUT

Description: TNP Section (D/S limit of TNP study area)

Station Elevation Data		num=	17						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
929	652.45	936	651.93	946	651.47	973.01	650.65	1000	650.65
1035	651.6	1084	651.75	1090	652.05	1100	652.33	1118	652.01
1134	651.54	1137	651.89	1150	652.45	1186	652.33	1206	653
1234	654	1238	653.98						

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
929	.05	946	.035	1035	.05

Bank Sta: Left 946 Right 1035 Lengths: Left 61 Channel 64 Right 68 Coeff Contr. .1 Expan. .3

Ineffective Flow num= 1

Sta L	Sta R	Elev	Permanent
1100	1238	652.33	F

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8200

INPUT

Description: Upstream Limit of Meadows Creek Plaza

Station Elevation Data		num=	6						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	657	376.8	652.5	390	650.3	462.75	650.3	475.95	652.5
756	656.75								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	376.8	.035	475.95	.05

Bank Sta: Left 376.8 Right 475.95 Lengths: Left 95 Channel 114 Right 124 Coeff Contr. .1 Expan. .3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8100

INPUT

Description:

Station Elevation Data		num=	6						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	657.3	372.98	652	390.5	649.08	440.5	649.08	458.02	652
748	657								

Manning's n Values num= 3

MeadowsCreek_PROPOSED.rep

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	372.98	.035	458.02	.05

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
372.98	458.02	134	134	134		.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7960

INPUT

Description:

Station	Elevation	Data	num=	6					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	657.1	363.98	651.75	381.5	647.37	416.5	647.37	434.02	651.75
739	656.14								

Manning's n Values	num=	3
Sta n Val Sta n Val Sta n Val		
0 .05 363.98 .035 434.02 .05		

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
363.98	434.02	15	15	15		.3	.5

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7945

INPUT

Description:

Station	Elevation	Data	num=	6					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	657	362.26	651.75	380.5	647.19	415.5	647.19	433.74	651.75
738	656.4								

Manning's n Values	num=	3
Sta n Val Sta n Val Sta n Val		
0 .05 362.26 .035 433.74 .05		

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
362.26	433.74	30	30	30		.3	.5

CULVERT

RIVER: Meadow Creek
REACH: Reach 1 RS: 7930

INPUT

Description:

Distance from Upstream XS = 1
Deck/Roadway width = 28
Weir Coefficient = 2.6
Upstream Deck/Roadway Coordinates

num=	4
Sta Hi Cord Lo Cord Sta Hi Cord Lo Cord Sta Hi Cord Lo Cord	
362.26 651.75 651.75 380.5 651.75 647.19 415.5 651.75 647.19	
433.74 651.75 651.75	

Upstream Bridge Cross Section Data

Station	Elevation	Data	num=	6					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	657	362.26	651.75	380.5	647.19	415.5	647.19	433.74	651.75
738	656.4								

Manning's n Values	num=	3
--------------------	------	---

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	362.26	.035	433.74	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	362.26	433.74		.3	.5

Downstream Deck/Roadway Coordinates

num= 4											
Sta	Hi Cord	Lo Cord		Sta	Hi Cord	Lo Cord		Sta	Hi Cord	Lo Cord	
359.78	651.75	651.75		378.5	651.75	647.07		413.5	651.75	647.07	
432.22	651.75	651.75									

Downstream Bridge Cross Section Data

Station Elevation Data				num= 6							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	656.9	359.78	651.75	378.5	647.07	413.5	647.07	432.22	651.75		
736	656.4										

Manning's n Values

num= 3					
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	359.78	.035	432.22	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	359.78	432.22		.3	.5

Upstream Embankment side slope = 0 horiz. to 1.0 vertical
 Downstream Embankment side slope = 0 horiz. to 1.0 vertical
 Maximum allowable submergence for weir flow = .95
 Elevation at which weir flow begins =
 Energy head used in spillway design =
 Spillway height used in design =
 weir crest shape = Broad Crested

Number of Culverts = 1

Culvert Name	Shape	Rise	Span
Culvert #1	Box	3	6

FHWA Chart # 8 - flared wingwalls

FHWA Scale # 1 - wingwall flared 30 to 75 deg.

Solution Criteria = Highest U.S. EG

Culvert Upstrm Dist	Length	Top n	Bottom n	Depth Blocked	Entrance Loss Coef	Exit Loss Coef
---------------------	--------	-------	----------	---------------	--------------------	----------------

1	28	.015	.015	0	.4	
---	----	------	------	---	----	--

Number of Barrels = 4

Upstream Elevation = 647.19

Centerline Stations

Sta.	Sta.	Sta.	Sta.
386.5	393.5	400.5	407.5

Downstream Elevation = 647.07

Centerline Stations

Sta.	Sta.	Sta.	Sta.
386.5	393.5	400.5	407.5

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7915

INPUT

Description:

Station Elevation Data				num= 6							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	656.9	359.78	651.75	378.5	647.07	413.5	647.07	432.22	651.75		
736	656.4										

Manning's n Values

num= 3					
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	359.78	.035	432.22	.05

MeadowsCreek_PROPOSED.rep

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	359.78	432.22		30	30	30		.3	.5

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7885

INPUT

Description:

Station	Elevation	Data	num=	6					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	656.7	360.3	650.5	374.5	646.95	409.5	646.95	423.7	650.5
734	656.6								

Manning's	n Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	360.3	.035	423.7	.05

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	360.3	423.7		50	50	49		.3	.5

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7840

INPUT

Description: Geometry from Survey Section #2

Station	Elevation	Data	num=	6					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	656	337.58	650.5	352.5	646.77	387.5	646.77	402.42	650.5
730	657								

Manning's	n Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	337.58	.035	402.42	.05

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	337.58	402.42		125	125	125		.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7725

INPUT

Description: Survey Section #2

Station	Elevation	Data	num=	6					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	651.2	278.74	650.25	294.5	646.31	329.5	646.31	345.26	650.25
722	657								

Manning's	n Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	278.74	.035	345.26	.05

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	278.74	345.26		80	80	80		.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7645

MeadowsCreek_PROPOSED.rep

INPUT

Description:

Station	Elevation	Data	num=	6						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	
-49	650.9	242.46	650	258.5	645.99	293.5	645.99	309.54	650	
717	656.8									

Manning's n Values

Sta	n Val	Sta	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val	
-49	.05	242.46	.035	309.54	.05	

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	242.46	309.54		45	45	46		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7600

INPUT

Description: Meadows Creeek Plaza Field Survey

Station	Elevation	Data	num=	6						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	
-115	650	232.74	649.5	247.5	645.81	282.5	645.81	297.26	649.5	
705	655.8									

Manning's n Values

Sta	n Val	Sta	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val	
-115	.05	232.74	.035	297.26	.05	

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	232.74	297.26		28	28	28		.3	.5

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7572

INPUT

Description: Upstream Face Culvert at Lavaca Trail

Station	Elevation	Data	num=	11						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	
-100	650	4	648	103	646.8	203	645.9	261.5	646	
298.4	646.3	334.85	645.62	338.95	645.62	343.15	645.62	357.8	646.7	
450	650									

Manning's n Values

Sta	n Val	Sta	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val	
-100	.05	334.85	.035	343.15	.05	

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	334.85	343.15		24	24	24		.3	.5

Ineffective Flow

num=	2
Permanent	
F	
F	

Sta L	Sta R	Elev
-100	298.4	646.3
357.8	450	646.7

CULVERT

RIVER: Meadow Creek

REACH: Reach 1 RS: 7560

INPUT

Description:

Distance from Upstream XS	=	2
Deck/Roadway width	=	20
weir Coefficient	=	2.6

Upstream Deck/Roadway Coordinates

num= 10														
Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
-100		651		600	3.2		649		600	53.19		648.5		600
115.3		648		600	204.2		647.34		600	252		647.33		600
297.3		648		600	339.65		648.52		600	355.3		648.48		600
450		651		600										

Upstream Bridge Cross Section Data

Station Elevation Data num= 11											
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
-100	650	4	648	103	646.8	203	645.9	261.5	646		
298.4	646.3	334.85	645.62	338.95	645.62	343.15	645.62	357.8	646.7		
450	650										

Manning's n Values

num= 3			
Sta	n Val	Sta	n Val
-100	.05	334.85	.035
		343.15	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	334.85	343.15		.3	.5

Ineffective Flow num= 2			
Sta L	Sta R	Elev	Permanent
-100	298.4	646.3	F
357.8	450	646.7	F

Downstream Deck/Roadway Coordinates

num= 10														
Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
-100		651		600	3.2		649		600	53.19		648.5		600
115.3		648		600	204.2		647.34		600	252		647.33		600
297.3		648		600	339.65		648.52		600	355.3		648.48		600
450		651		600										

Downstream Bridge Cross Section Data

Station Elevation Data num= 11											
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	648	94.8	647	155.1	646.5	252.3	646.4	328.7	646.9		
334.85	645.5	338.95	645.5	343.15	645.5	344.7	647	352.5	647		
450	650										

Manning's n Values

num= 3			
Sta	n Val	Sta	n Val
0	.06	328.7	.055
		344.7	.06

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	328.7	344.7		.3	.5

Upstream Embankment side slope = 0 horiz. to 1.0 vertical
 Downstream Embankment side slope = 0 horiz. to 1.0 vertical
 Maximum allowable submergence for weir flow = .95
 Elevation at which weir flow begins = 647.33
 Energy head used in spillway design =
 Spillway height used in design =
 Weir crest shape = Broad Crested

Number of Culverts = 1

Culvert Name	Shape	Rise	Span
Culvert #1	Box	2	4.1

FHWA Chart # 58- Rectangular concrete

FHWA Scale # 1 - Side tapered; Less favorable edges

Solution Criteria = Highest U.S. EG

Culvert Upstrm Dist	Length	Top n	Bottom n	Depth Blocked	Entrance Loss Coef	Exit Loss Coef
1	0	24	.015	.015	0	.5

Number of Barrels = 2

Upstream Elevation = 645.62

Centerline Stations

Sta. Sta.
 336.9 341.1
 Downstream Elevation = 645.5
 Centerline Stations
 Sta. Sta.
 336.9 341.1

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7548

INPUT

Description: Downstream Face Culvert at Lavaca Trail

Station Elevation Data num= 11

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	648	94.8	647	155.1	646.5	252.3	646.4	328.7	646.9
334.85	645.5	338.95	645.5	343.15	645.5	344.7	647	352.5	647
450	650								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.06	328.7	.055	344.7	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	328.7	344.7		43	48		.3	.5

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7500

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data num= 8

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	647.5	154	646	241.8	646	278	647	295	646
363.4	646	442.3	648	495	650				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	278	.05	442.3	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	278	442.3		95	120		.1	.3

Ineffective Flow num= 1

Sta L	Sta R	Elev	Permanent
0	278	647	F

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7380

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data num= 16

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	646.3	25.8	646	55.3	645.9	204.7	646	226.2	645
257	644	277.4	639	286.4	639	308.4	644	325	645.6
371	644.9	420	645	432.1	646	455	648	519	649.4
548.2	648.6								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	226.2	.05	420	.06

MeadowsCreek_PROPOSED.rep

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
226.2	420	170	120	100		.1	.3
Ineffective Flow	num=	2					
Sta L	Sta R	Elev	Permanent				
257	308.4	644	T				
0	204.7	646	F				

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7260

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	9					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	646.1	5.2	646	100.2	645	236.3	644	341	644
439.2	644	461	646	485	648	550	648.1		

Manning's n	Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	100.2	.05	439.2	.06

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
100.2	439.2	120	60	55		.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7200

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	13					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	645.2	3.6	645	104.1	644	127	643.8	208.4	643.8
419.8	643.4	460	643	505	644	515	644.1	530	643.7
592	644	613	646	629	647.1				

Manning's n	Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	208.4	.05	505	.05

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
208.4	505	60	75	85		.1	.3

Blocked Obstructions	num=	1	
Sta L	Sta R	Elev	
350	420	647	

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7125

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	14					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	644.9	50	644.2	90	643.9	128	643.5	209.2	643.4
393.6	642.6	455	643	472	643.2	510	642.8	528	643
566.6	644	572.6	645	575.3	646	594.6	646.4		

Manning's n	Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	209.2	.05	472	.05

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
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209.2 472 62 75 70 .1 .3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7050

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 12							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	644.1	40	644.3	90	644.5	127	643.8	209.1	643.1
362	642	448.2	642	453.2	643	477	642.5	501.3	643
525.3	644	565.1	644.3						

Manning's n Values		num= 3			
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	209.1	.05	453.2	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	209.1	453.2		60	75		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6975

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 10							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	643.4	44.4	642.9	95	643.5	138	643	210.7	642.2
324.5	641.5	394.8	642	471.5	642	508.4	643	517.7	645

Manning's n Values		num= 3			
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	210.7	.05	394.8	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	210.7	394.8		185	175		.1	.3

Ineffective Flow		num= 1			
Sta L	Sta R	Elev	Permanent	F	
0	95	643.5			

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6800

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 7							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	642.6	90	642	170.7	641	210.3	640.8	293	640.5
398.6	642	497.7	643.1						

Manning's n Values		num= 3			
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	210.3	.05	398.6	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	210.3	398.6		150	138		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1

RS: 6662

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	8					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	642.6	56.7	642	119.9	641	207.8	640	275	639.6
322.2	640	417.2	642	492	642				

Manning's n values

num=

3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	207.8	.05	322.2	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	207.8	322.2		150	132		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1

RS: 6530

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	11					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	642.3	11.6	642	83	641	144.3	640.3	196.2	641
208	641.8	242.6	640	276.1	638.8	336.1	640	458.5	642
492	643								

Manning's n values

num=

3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	242.6	.05	336.1	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	242.6	336.1		68	62		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1

RS: 6468

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	14					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	645.3	57.5	644	203.2	642	249	641	323.3	640
337.7	639.8	351.1	640	399	641.7	414.4	640	451.1	638.4
541.7	640	621.9	642	659	644	682.8	644.6		

Manning's n values

num=

3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	414.4	.05	541.7	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	414.4	541.7		160	80		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1

RS: 6388

INPUT

Description: Emerald Park 88+88 (Channel Section D-D)

Station	Elevation	Data	num=	8					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1000	640	1165	639	1168	637	1176	632.96	1190	632.96
1198	637	1201	639	1550	640				

MeadowsCreek_PROPOSED.rep

Manning's n Values num= 3
Sta n Val Sta n Val Sta n Val
1000 .045 1165 .025 1201 .045

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
1165 1201 50 50 50 .1 .3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6338

INPUT

Description: Emerald Park 88+38 (Channel Section D-D)

Station Elevation Data num= 8
Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev
1000 640 1165 639 1168 635.3 1176 631.3 1190 631.3
1198 635.3 1201 639 1550 640

Manning's n Values num= 3
Sta n Val Sta n Val Sta n Val
1000 .045 1165 .025 1201 .045

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
1165 1201 58 58 58 .1 .3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6280

INPUT

Description: Emerald Park 87+80 (This is a REPEATED Section)

Station Elevation Data num= 8
Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev
1000 638.7 1055 637.7 1070 633.29 1070 631.29 1100 631.29
1100 633.29 1115 637.7 1170 638.7

Manning's n Values num= 3
Sta n Val Sta n Val Sta n Val
1000 .033 1070 .02 1100 .033

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
1070 1100 60 60 60 .3 .5

Ineffective Flow num= 2
Sta L Sta R Elev Permanent
1000 1070 637.4 F
1100 1170 637.4 F

SUMMARY OF MANNING'S N VALUES

River:Meadow Creek

Reach	River Sta.	n1	n2	n3
Reach 1	9167	.035	.015	.035
Reach 1	9122	.035	.015	.035
Reach 1	9013	.035	.015	.035
Reach 1	8948	.035	.015	.035
Reach 1	8852	.035	.015	.035
Reach 1	8743	.035	.015	.035
Reach 1	8666	.03	.015	.035
Reach 1	8602	.035	.015	.035
Reach 1	8509	.035	.015	.035
Reach 1	8418	.035	.015	.035

MeadowsCreek_PROPOSED.rep				
Reach 1	8386	.035	.035	.035
Reach 1	8332	.035	.035	.035
Reach 1	8264	.05	.035	.05
Reach 1	8200	.05	.035	.05
Reach 1	8100	.05	.035	.05
Reach 1	7960	.05	.035	.05
Reach 1	7945	.05	.035	.05
Reach 1	7930	culvert		
Reach 1	7915	.05	.035	.05
Reach 1	7885	.05	.035	.05
Reach 1	7840	.05	.035	.05
Reach 1	7725	.05	.035	.05
Reach 1	7645	.05	.035	.05
Reach 1	7600	.05	.035	.05
Reach 1	7572	.05	.035	.05
Reach 1	7560	culvert		
Reach 1	7548	.06	.055	.06
Reach 1	7500	.05	.05	.06
Reach 1	7380	.05	.05	.06
Reach 1	7260	.05	.05	.06
Reach 1	7200	.05	.05	.05
Reach 1	7125	.05	.05	.05
Reach 1	7050	.05	.05	.05
Reach 1	6975	.05	.05	.05
Reach 1	6800	.05	.05	.06
Reach 1	6662	.05	.05	.06
Reach 1	6530	.05	.05	.06
Reach 1	6468	.05	.05	.06
Reach 1	6388	.045	.025	.045
Reach 1	6338	.045	.025	.045
Reach 1	6280	.033	.02	.033

SUMMARY OF REACH LENGTHS

River: Meadow Creek

Reach	River Sta.	Left	Channel	Right
Reach 1	9167	45	45	45
Reach 1	9122	109	109	109
Reach 1	9013	65	65	65
Reach 1	8948	96	96	96
Reach 1	8852	109	109	109
Reach 1	8743	77	77	77
Reach 1	8666	64	64	64
Reach 1	8602	93	93	93
Reach 1	8509	91	91	91
Reach 1	8418	31.99	31.99	31.99
Reach 1	8386	51	54	58.98
Reach 1	8332	75	68	72
Reach 1	8264	61	64	68
Reach 1	8200	95	114	124
Reach 1	8100	134	134	134
Reach 1	7960	15	15	15
Reach 1	7945	30	30	30
Reach 1	7930	culvert		
Reach 1	7915	30	30	30
Reach 1	7885	50	50	49
Reach 1	7840	125	125	125
Reach 1	7725	80	80	80
Reach 1	7645	45	45	46
Reach 1	7600	28	28	28
Reach 1	7572	24	24	24
Reach 1	7560	culvert		
Reach 1	7548	43	48	54
Reach 1	7500	95	120	113
Reach 1	7380	170	120	100

MeadowsCreek_PROPOSED.rep				
Reach 1	7260	120	60	55
Reach 1	7200	60	75	85
Reach 1	7125	62	75	70
Reach 1	7050	60	75	90
Reach 1	6975	185	175	150
Reach 1	6800	150	138	180
Reach 1	6662	150	132	135
Reach 1	6530	68	62	76
Reach 1	6468	160	80	180
Reach 1	6388	50	50	50
Reach 1	6338	58	58	58
Reach 1	6280	60	60	60

SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS
River: Meadow Creek

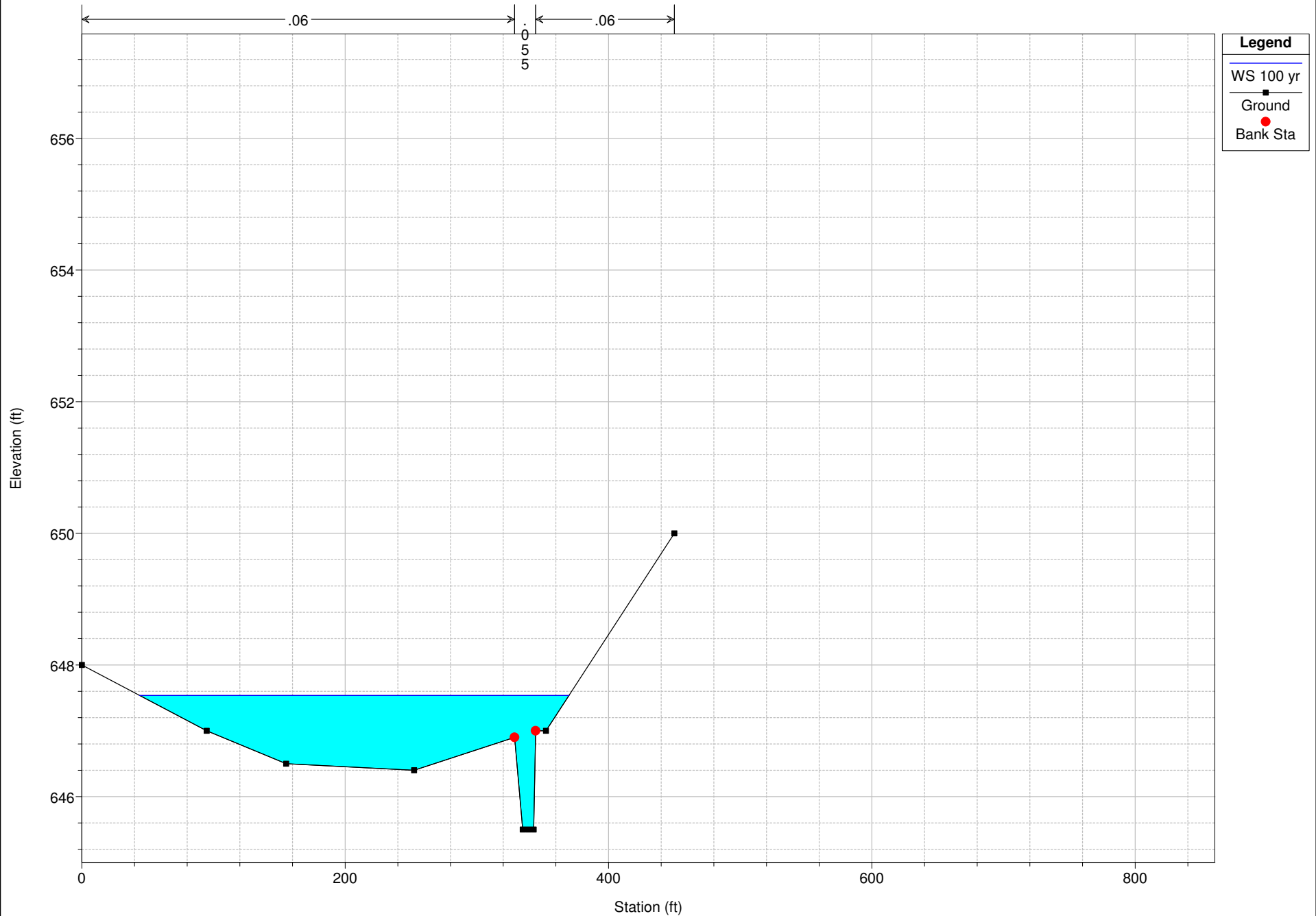
Reach	River Sta.	Contr.	Expan.
Reach 1	9167	.1	.3
Reach 1	9122	.1	.3
Reach 1	9013	.1	.3
Reach 1	8948	.1	.3
Reach 1	8852	.1	.3
Reach 1	8743	.1	.3
Reach 1	8666	.1	.3
Reach 1	8602	.1	.3
Reach 1	8509	.1	.3
Reach 1	8418	.1	.3
Reach 1	8386	.1	.3
Reach 1	8332	.1	.3
Reach 1	8264	.1	.3
Reach 1	8200	.1	.3
Reach 1	8100	.1	.3
Reach 1	7960	.3	.5
Reach 1	7945	.3	.5
Reach 1	7930	culvert	
Reach 1	7915		.5
Reach 1	7885		.5
Reach 1	7840	.1	.3
Reach 1	7725	.1	.3
Reach 1	7645	.1	.3
Reach 1	7600	.3	.5
Reach 1	7572	.3	.5
Reach 1	7560	culvert	
Reach 1	7548		.5
Reach 1	7500	.1	.3
Reach 1	7380	.1	.3
Reach 1	7260	.1	.3
Reach 1	7200	.1	.3
Reach 1	7125	.1	.3
Reach 1	7050	.1	.3
Reach 1	6975	.1	.3
Reach 1	6800	.1	.3
Reach 1	6662	.1	.3
Reach 1	6530	.1	.3
Reach 1	6468	.1	.3
Reach 1	6388	.1	.3
Reach 1	6338	.1	.3
Reach 1	6280	.3	.5

HEC-RAS Plan: Proposed Cond. River: Meadow Creek Reach: Reach 1 Profile: 100 yr

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach 1	9167	100 yr	303.00	653.34	656.66		656.97	0.003205	4.43	69.48	41.02	0.56
Reach 1	9122	100 yr	303.00	653.21	656.51		656.82	0.003318	4.48	68.96	42.75	0.57
Reach 1	9013	100 yr	303.00	652.88	656.07		656.42	0.003973	4.77	64.16	39.05	0.62
Reach 1	8948	100 yr	303.00	652.69	655.57		656.07	0.006758	5.70	53.13	33.40	0.79
Reach 1	8852	100 yr	303.00	652.41	655.38		655.56	0.002960	3.43	88.27	56.77	0.49
Reach 1	8743	100 yr	303.00	652.08	655.06		655.24	0.002916	3.41	88.79	56.94	0.48
Reach 1	8666	100 yr	303.00	651.89	654.83		655.02	0.002928	3.51	86.24	56.09	0.50
Reach 1	8602	100 yr	303.00	651.73	654.60		654.81	0.003503	3.67	82.56	54.85	0.53
Reach 1	8509	100 yr	303.00	651.50	654.02	653.67	654.36	0.006546	4.71	64.36	48.22	0.72
Reach 1	8418	100 yr	303.00	651.23	653.31	653.31	653.86	0.004380	5.93	51.06	47.91	1.01
Reach 1	8386	100 yr	303.00	651.19	653.26		653.46	0.003806	3.52	86.03	53.84	0.49
Reach 1	8332	100 yr	303.00	651.05	652.48	652.48	653.03	0.017692	5.98	50.65	46.25	1.01
Reach 1	8264	South PL	303.00	650.65	651.87	651.70	652.07	0.008369	3.63	91.85	162.90	0.67
Reach 1	8200	100 yr	303.00	650.30	651.46		651.62	0.005550	3.29	92.10	86.62	0.56
Reach 1	8100	100 yr	395.00	649.08	650.72		650.97	0.005755	4.03	97.96	69.65	0.60
Reach 1	7960	100 yr	395.00	647.37	650.52		650.63	0.001155	2.63	150.16	60.23	0.29
Reach 1	7945	100 yr	395.00	647.19	650.51	648.67	650.61	0.000952	2.46	160.58	61.60	0.27
Reach 1	7930		Culvert									
Reach 1	7915	100 yr	395.00	647.07	649.53		649.73	0.002822	3.58	110.45	54.70	0.44
Reach 1	7885	100 yr	395.00	646.95	649.45		649.65	0.002657	3.50	112.75	55.04	0.43
Reach 1	7840	100 yr	395.00	646.77	649.33		649.51	0.002448	3.41	115.94	55.50	0.42
Reach 1	7725	100 yr	395.00	646.31	649.09		649.24	0.001818	3.08	128.40	57.27	0.36
Reach 1	7645	100 yr	395.00	645.99	648.98		649.11	0.001397	2.81	140.61	58.95	0.32
Reach 1	7600	100 yr	680.00	645.81	648.39		648.92	0.007050	5.81	117.08	55.66	0.71
Reach 1	7572	100 yr	680.00	645.62	648.62	646.81	648.64	0.000324	1.59	816.22	440.00	0.16
Reach 1	7560		Culvert									
Reach 1	7548	100 yr	680.00	645.50	647.54		647.65	0.011890	4.06	270.96	326.22	0.55
Reach 1	7500	100 yr	680.00	646.00	647.00	647.00	647.11	0.012497	2.80	253.90	351.53	0.56
Reach 1	7380	100 yr	680.00	639.00	645.93	645.39	646.04	0.006467	2.75	254.86	270.77	0.43
Reach 1	7260	100 yr	680.00	644.00	644.98		645.08	0.009962	2.53	270.74	347.51	0.50
Reach 1	7200	100 yr	680.00	643.00	644.42		644.50	0.008094	2.42	316.71	464.69	0.46
Reach 1	7125	100 yr	750.00	642.60	643.93		644.00	0.005690	2.20	373.39	477.91	0.39
Reach 1	7050	100 yr	750.00	642.00	643.45		643.55	0.006522	2.55	310.79	344.11	0.43
Reach 1	6975	100 yr	750.00	641.50	643.05	642.52	643.12	0.004608	2.32	359.91	399.70	0.37
Reach 1	6800	100 yr	750.00	640.50	642.22		642.30	0.004831	2.38	349.84	362.34	0.38
Reach 1	6662	100 yr	750.00	639.60	641.81		641.87	0.002008	2.12	445.13	339.95	0.26
Reach 1	6530	100 yr	750.00	638.80	641.42		641.51	0.003504	2.81	363.56	356.54	0.35
Reach 1	6468	100 yr	979.00	638.40	640.45	640.45	640.93	0.027584	5.72	189.39	223.08	0.90
Reach 1	6388	100 yr	979.00	632.96	637.26	637.26	638.85	0.006869	10.12	96.74	30.78	1.01
Reach 1	6338	100 yr	979.00	631.30	635.97	635.59	637.23	0.004855	9.04	108.32	31.08	0.85
Reach 1	6280	100 yr	979.00	631.29	636.27	634.51	636.94	0.001081	6.55	149.40	50.27	0.52

Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

Geom: Proposed Conditions Flow: Existing
RS = 7548 Downstream Face Culvert at Lavaca Trail

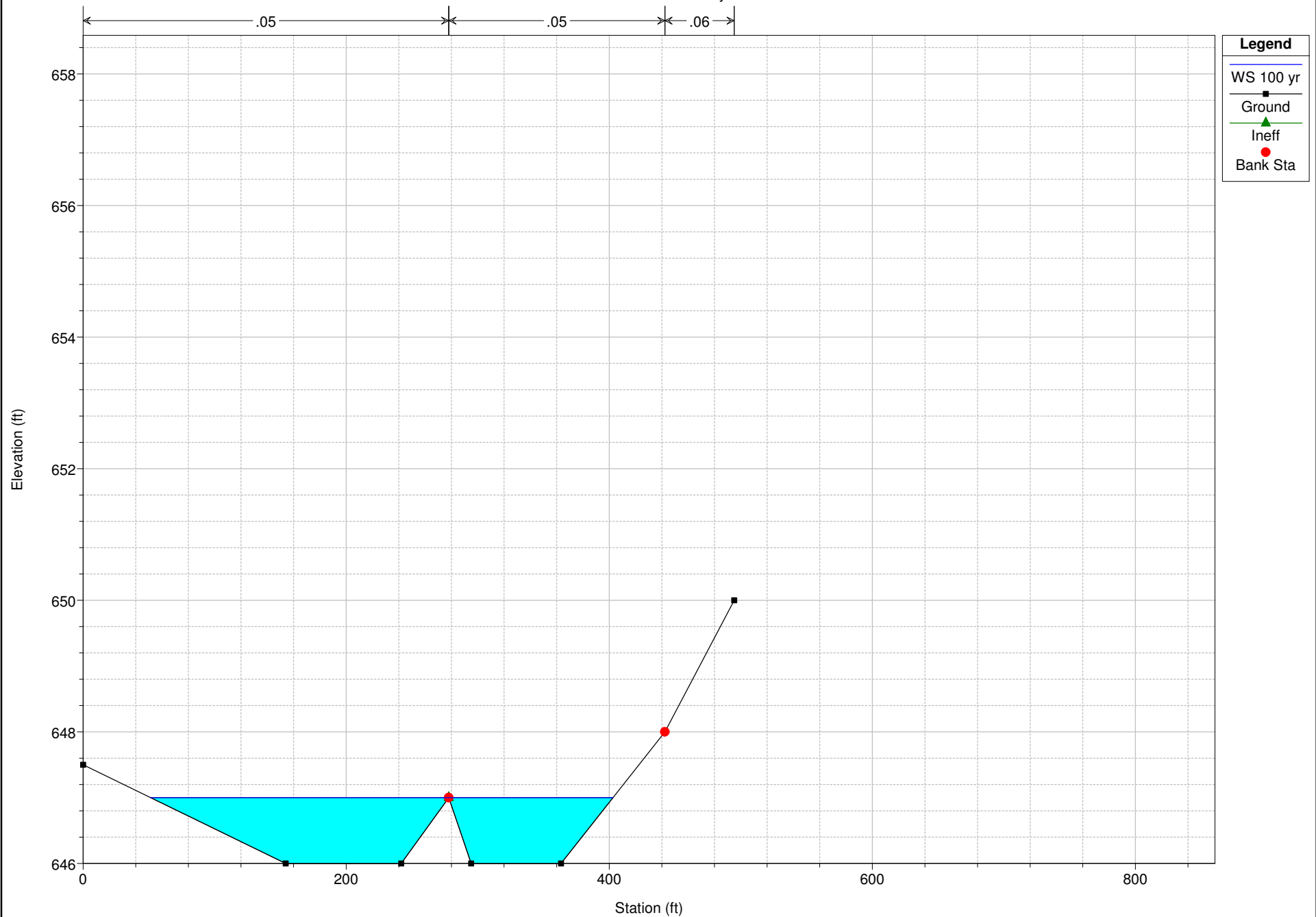


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

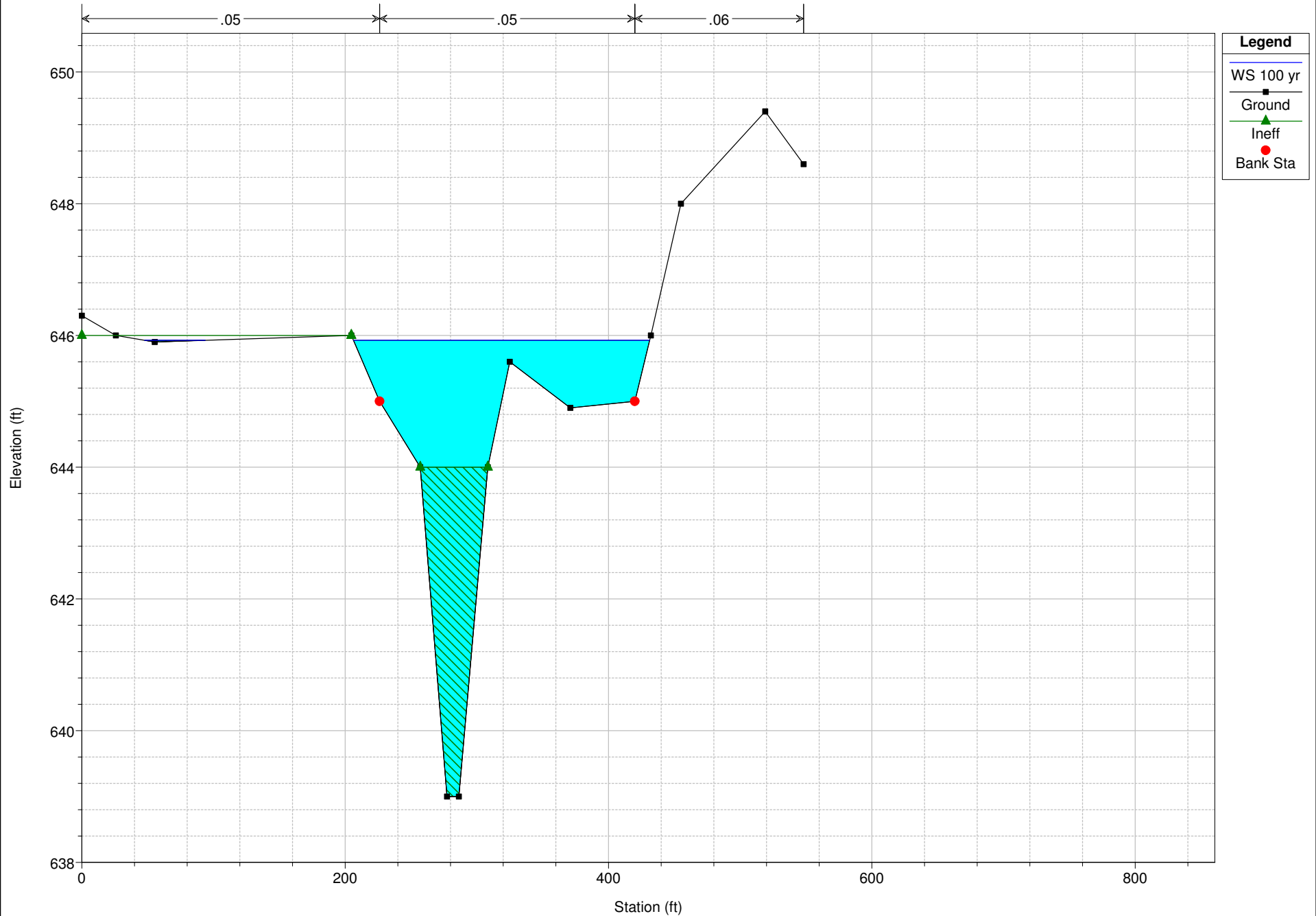
Geom: Proposed Conditions Flow: Existing

RS = 7500 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

Geom: Proposed Conditions Flow: Existing
RS = 7380 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

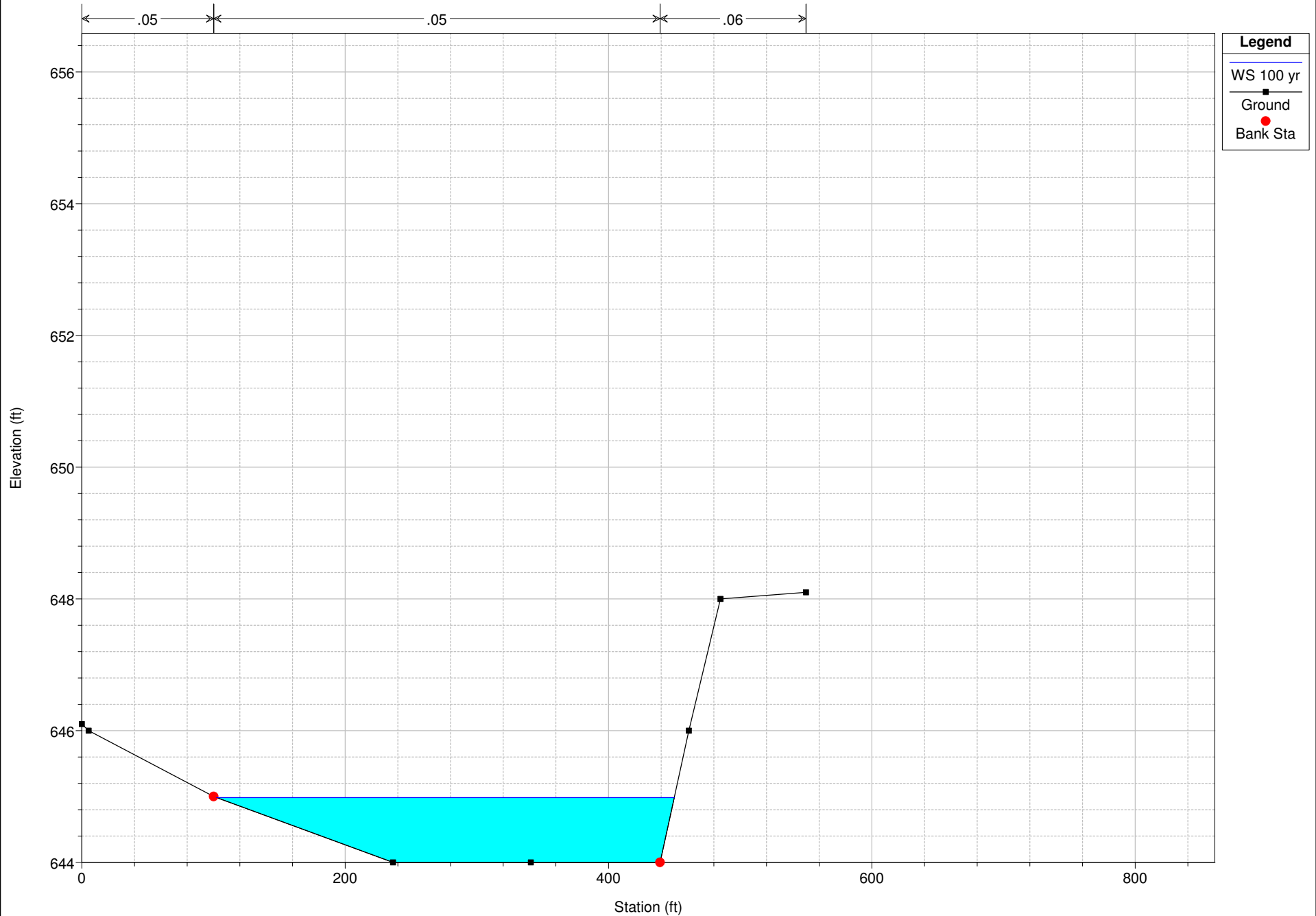


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

Geom: Proposed Conditions Flow: Existing

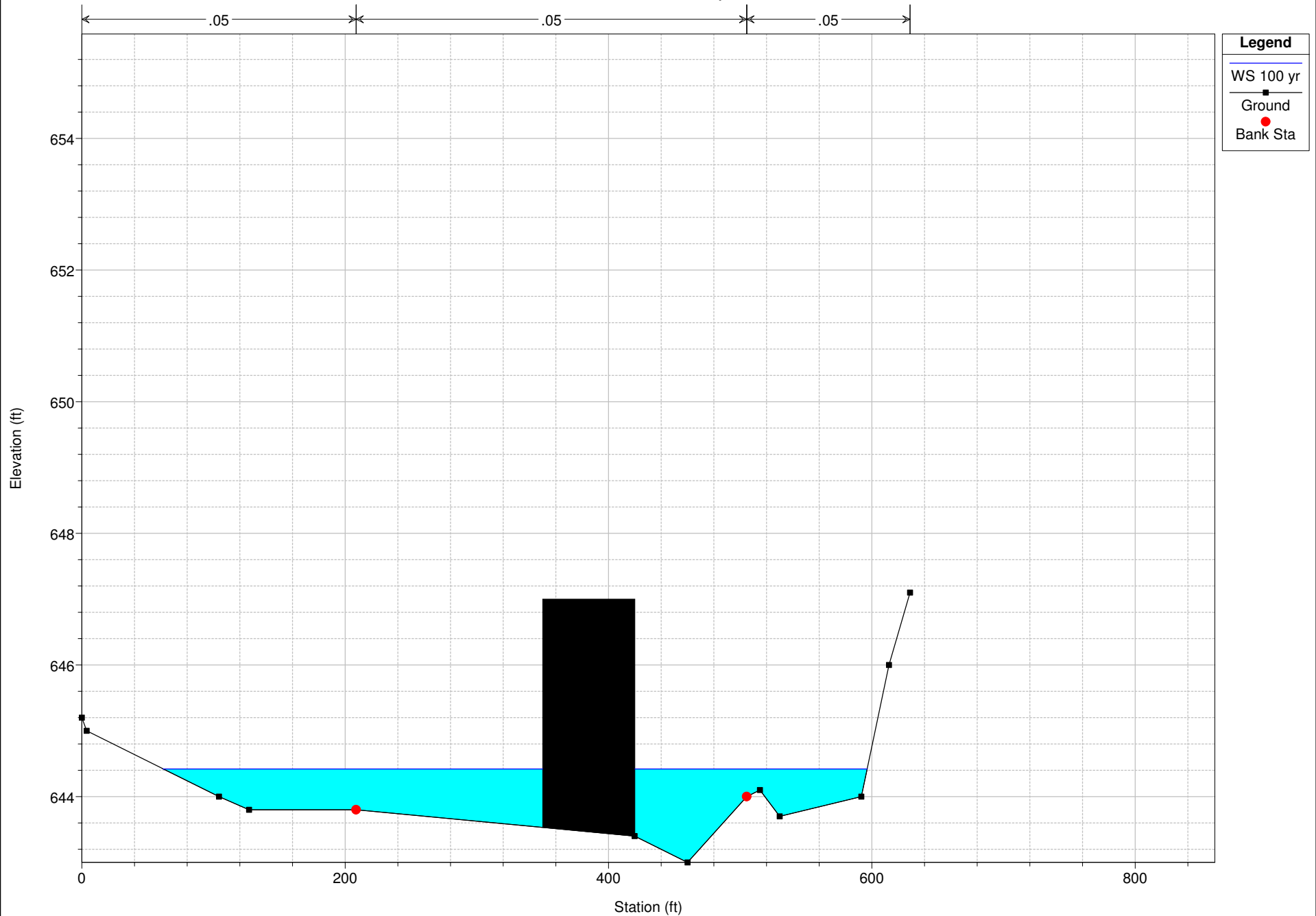
RS = 7260 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

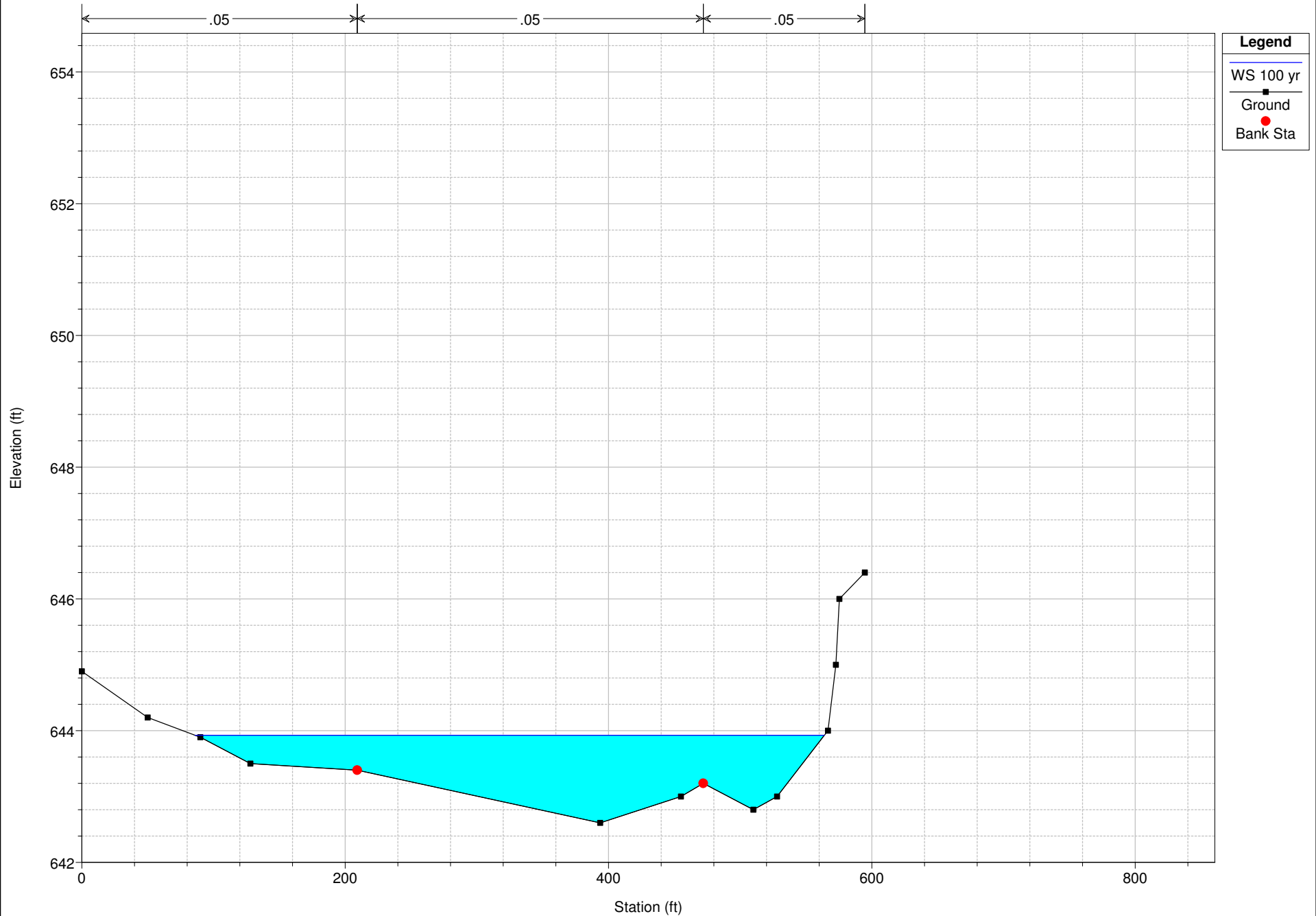
Geom: Proposed Conditions Flow: Existing
RS = 7200 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

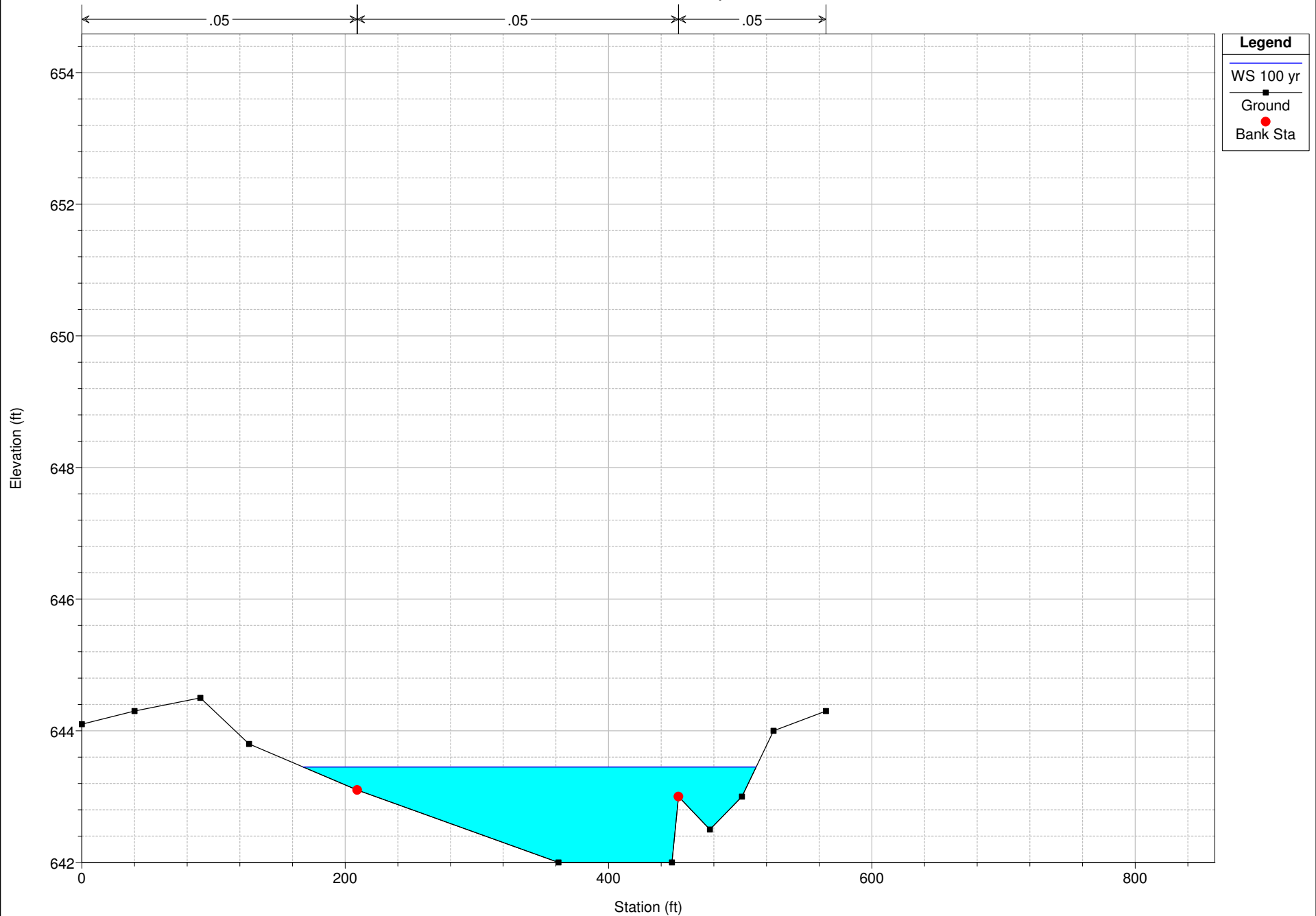
Geom: Proposed Conditions Flow: Existing
RS = 7125 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

Geom: Proposed Conditions Flow: Existing
RS = 7050 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

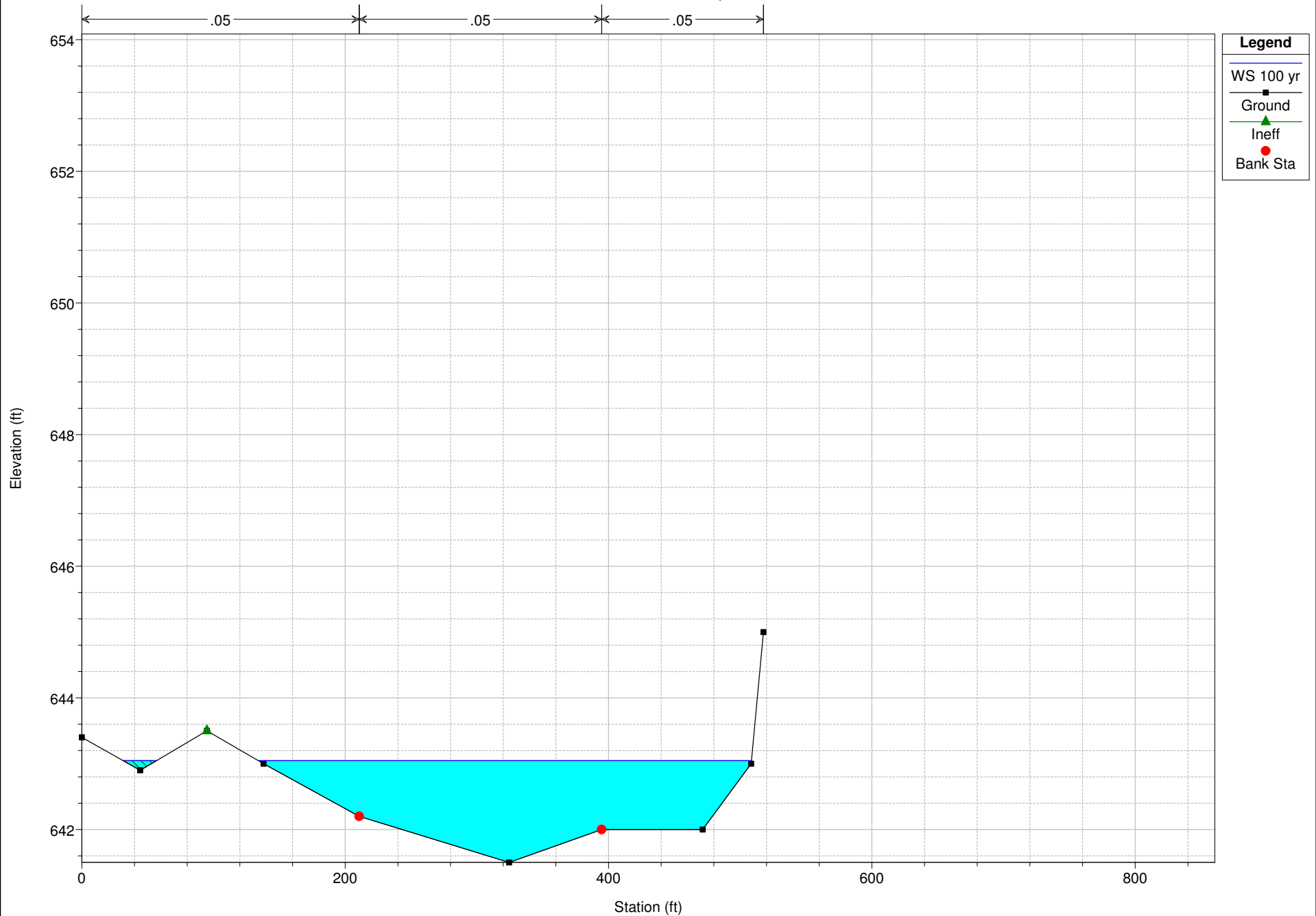


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

Geom: Proposed Conditions Flow: Existing

RS = 6975 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

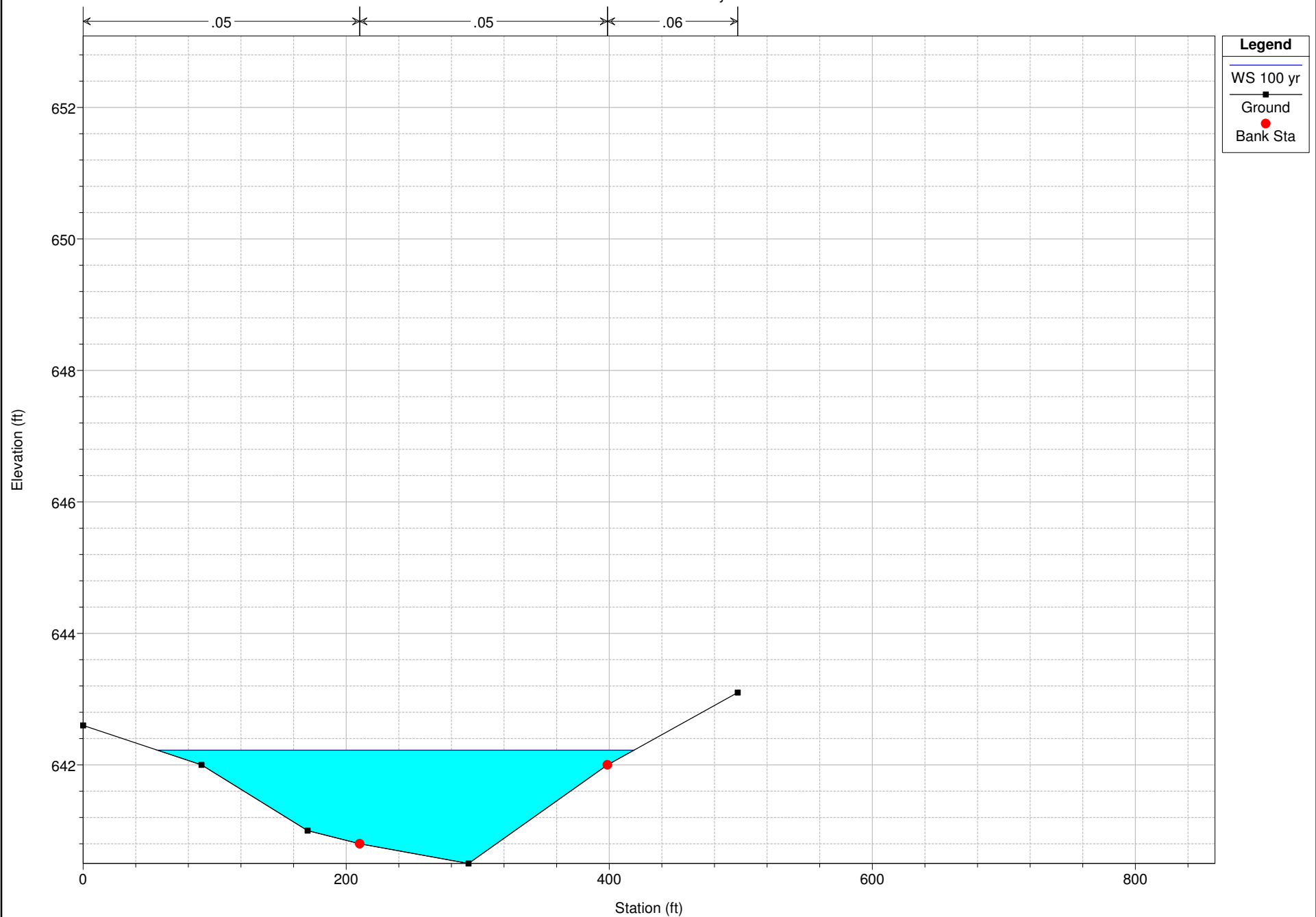


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

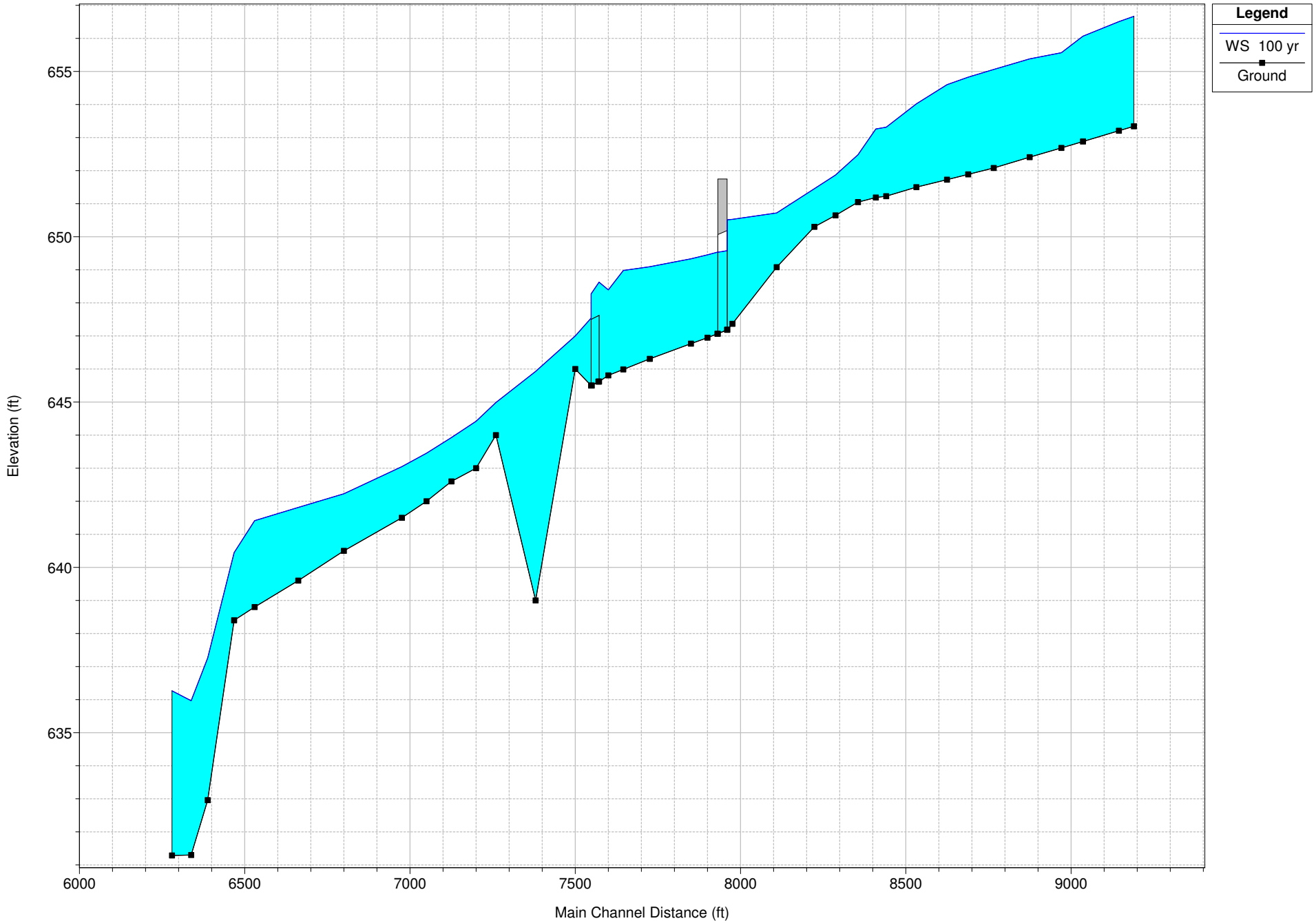
Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

Geom: Proposed Conditions Flow: Existing

RS = 6800 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



1 in Horiz. = 100 ft 1 in Vert. = 2 ft



1 in Horiz. = 400 ft 1 in Vert. = 4 ft



REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

Drawings Prepared for:
Side Car Club

DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:

P-1



Left Elevation



Right Elevation

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

Drawings Prepared for:
Side Car Club

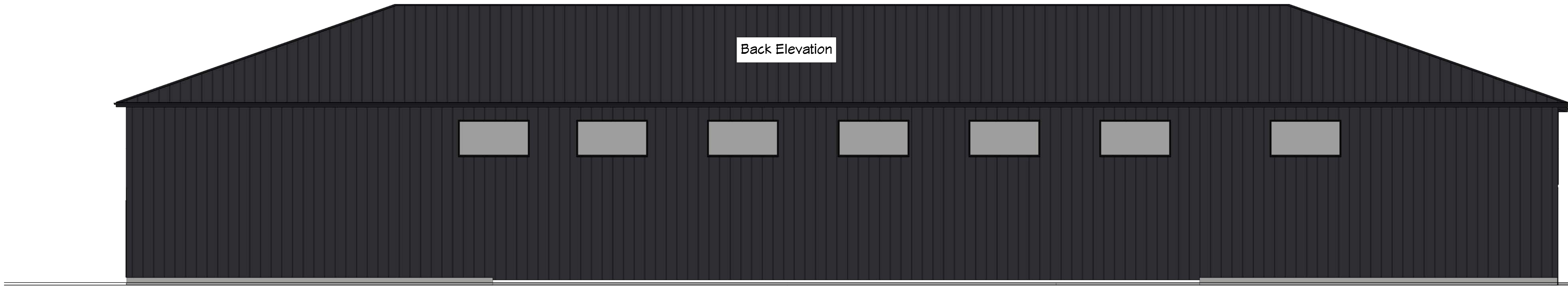
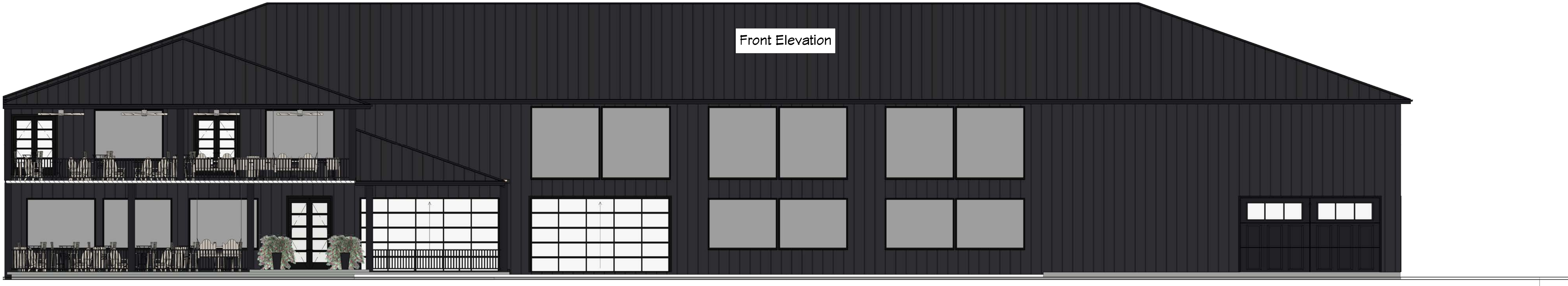
DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:



REVISION TABLE		
NUMBER	DATE	REVISION BY

Drawings Prepared for:
Side Car Club

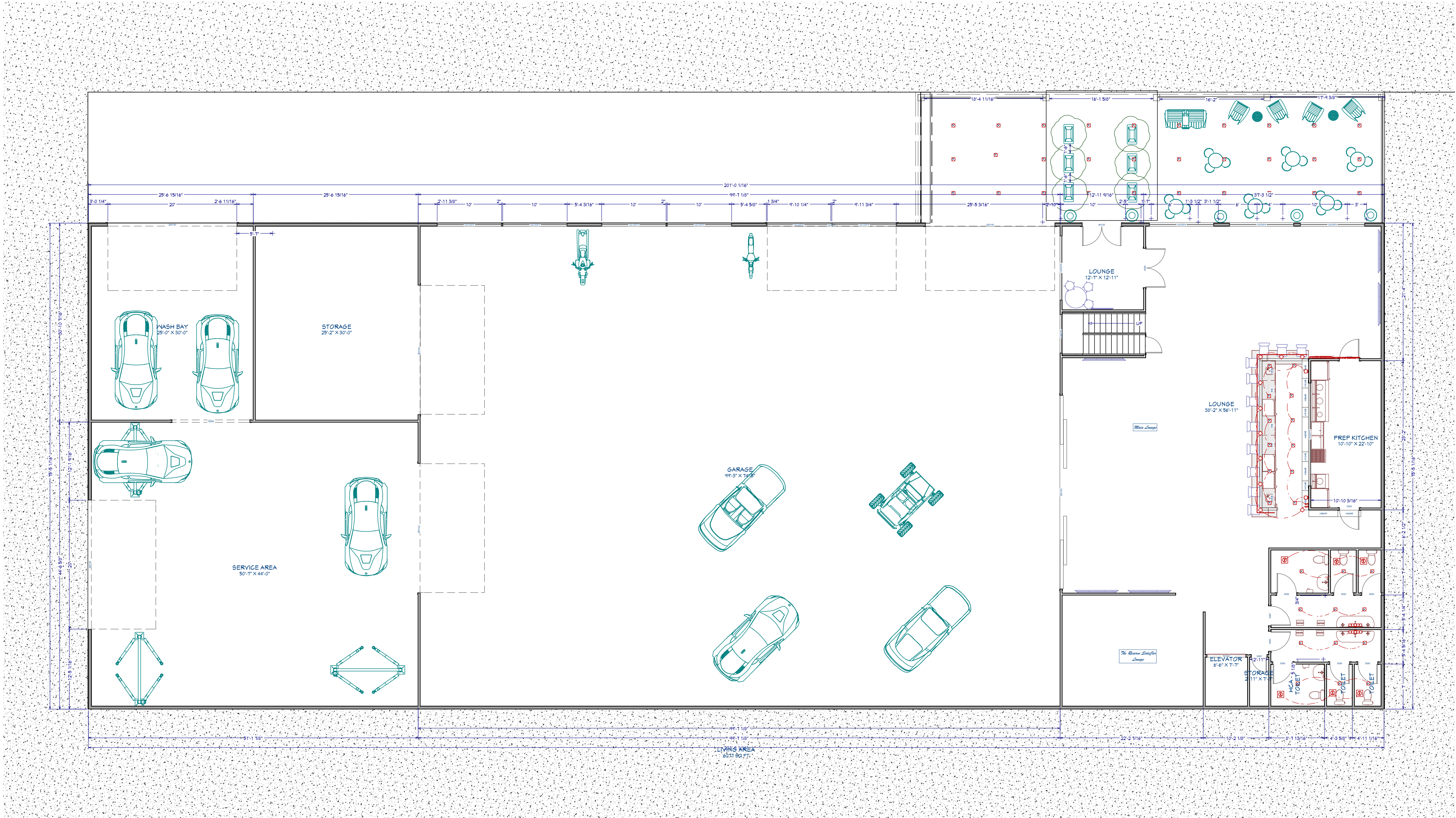
DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:



First Floor

REVISION TABLE	
NUMBER	DATE

Drawings Prepared for:
Side Car Club

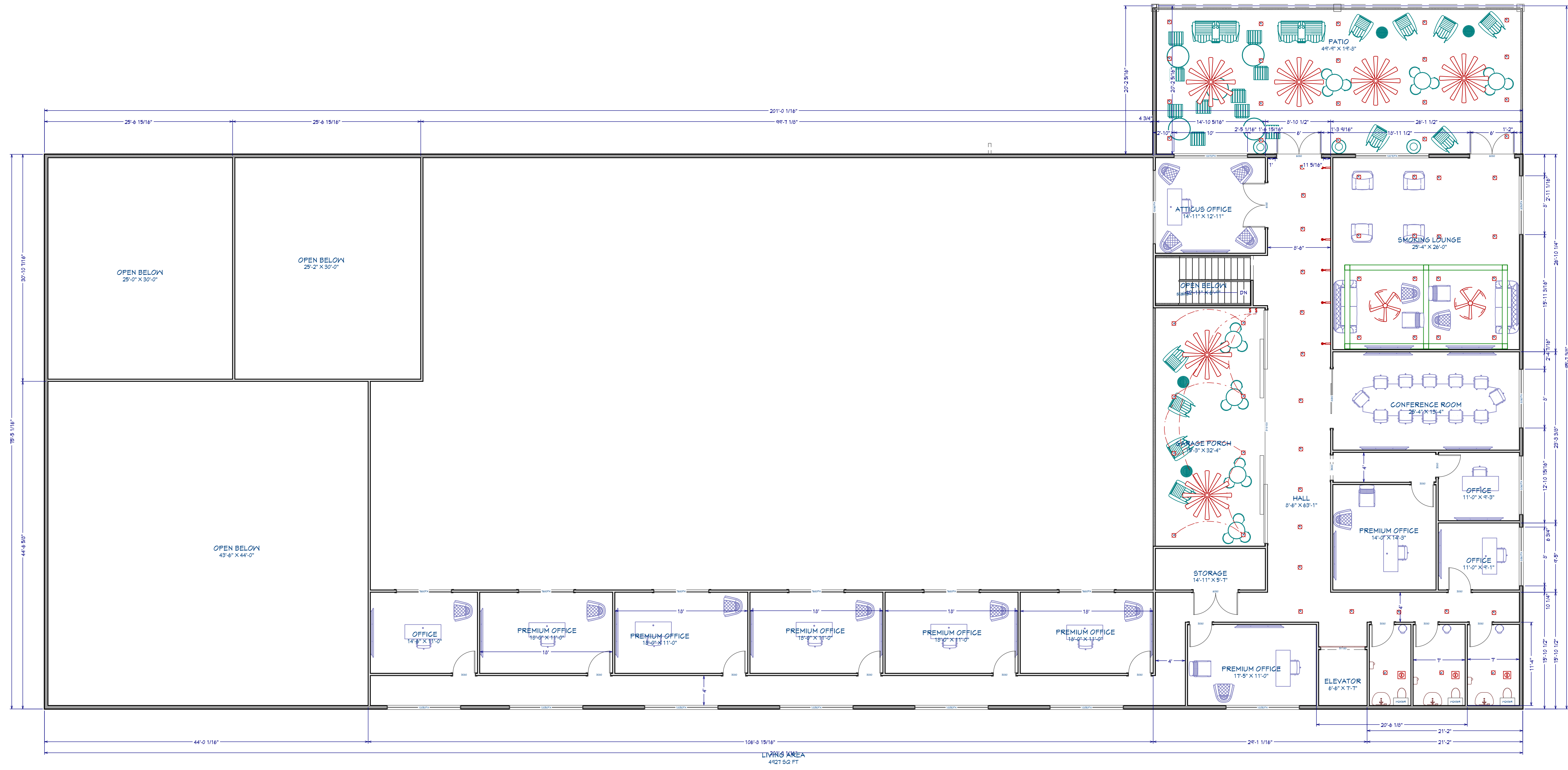
DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:



Second Floor

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION

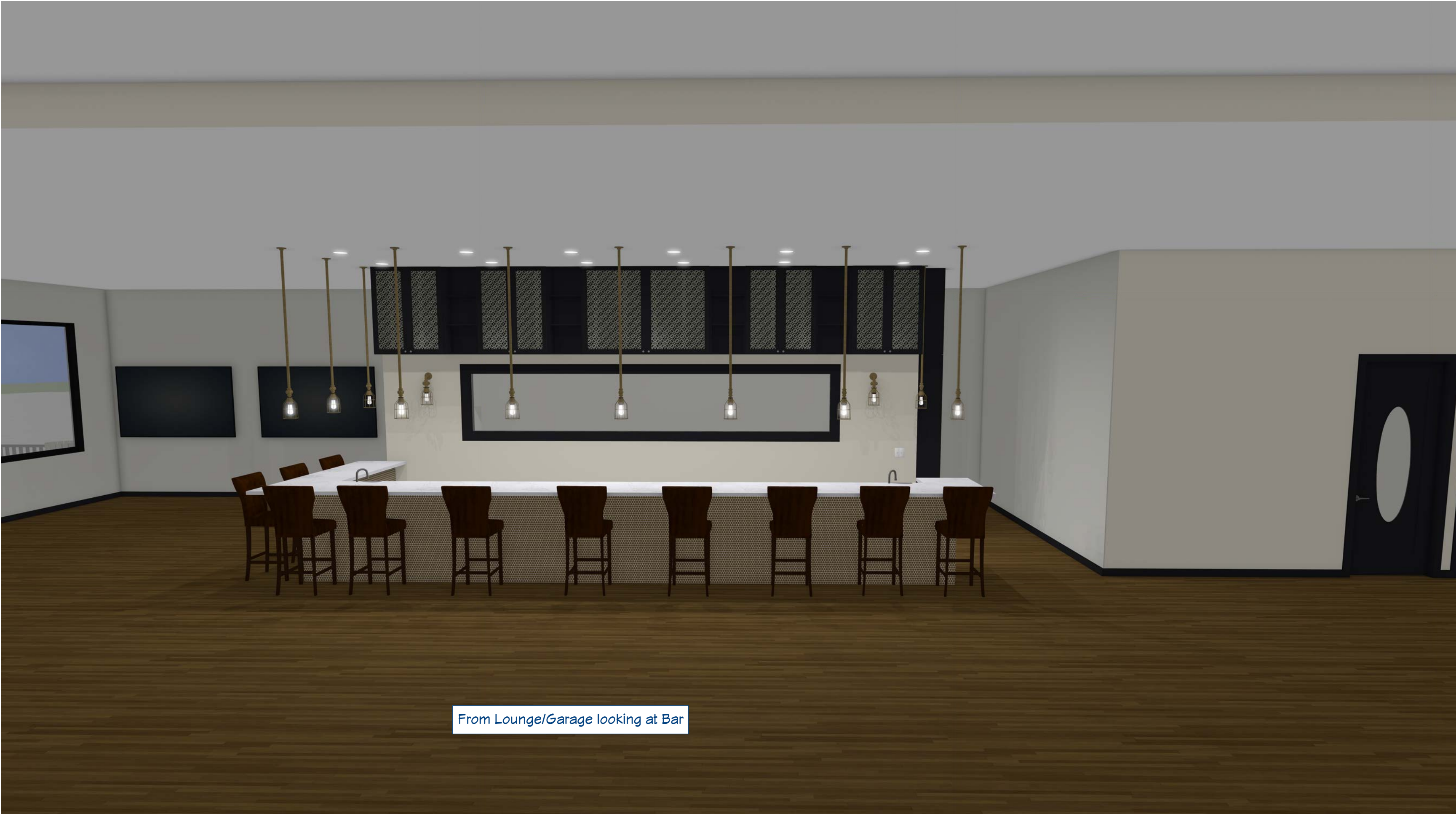
Drawings Prepared for:
Side Car Club

DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:
6/16/25

SCALE:

SHEET:



From Lounge/Garage looking at Bar



From Bar looking to restrooms and the Side Car Reserve Lounge



From Bar looking through main Lounge



Front Side of Bar looking into Lounge

REVISION TABLE		NUMBER	DATE	REVISOR	DESCRIPTION

Drawings Prepared for:
Side Car Club

DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:



DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:
6/16/25

SCALE:

SHEET:

**Drawings Prepared for:
Side Car Club**

[illegible]



DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

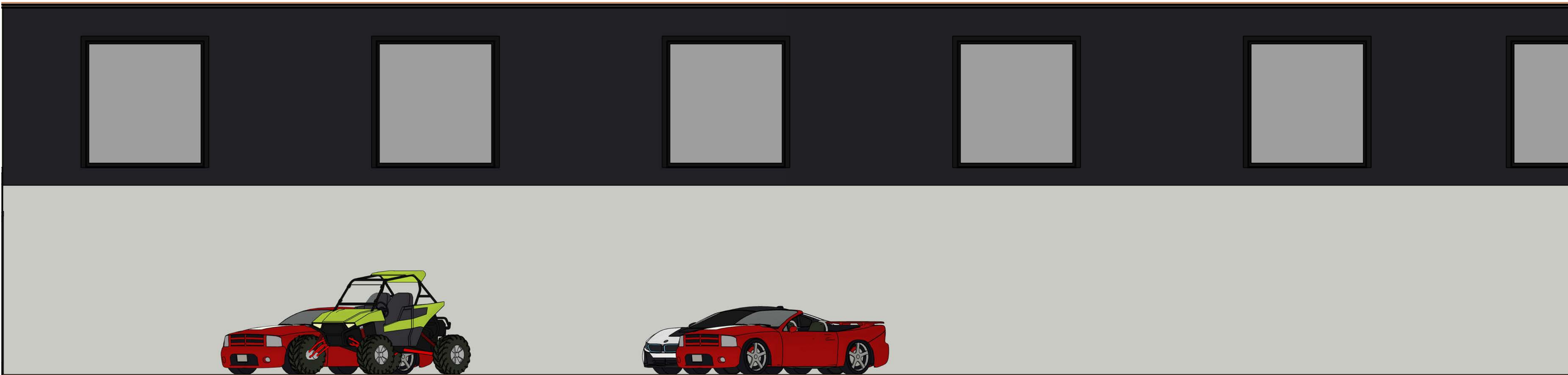
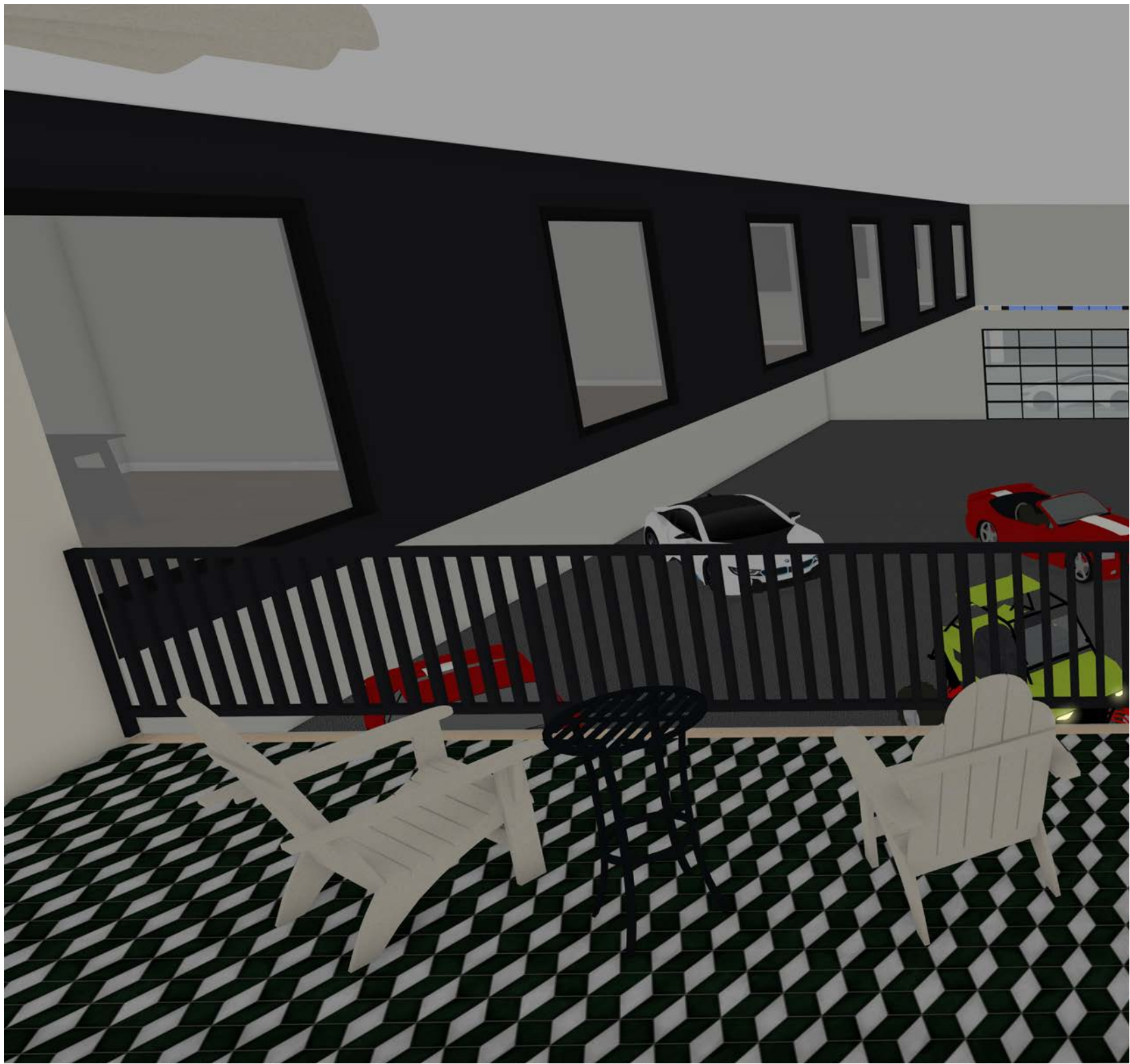
6/16/25

SCALE:

SHEET:

REVISION TABLE		
NUMBER	DATE	REVISIED BY DESCRIPTION

Drawings Prepared for:
Side Car Club



REVISION TABLE		
NUMBER	DATE	DESCRIPTION

Drawings Prepared for:
Side Car Club

DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 7/28/2025

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a rezoning from PUD-R Planned Unit Development – Residential to RE Single Family Estate Residential on Lot 1, Block 1, of the McCrary Addition, located at 1516 McCain Lane, Case ZC25-018

Explanation

Frisby Enterprises, the applicant, has submitted a request for rezoning on Lot 1, Block 1, McCrary Addition, being approximately 1.9 acres, and zoned PUD-R Planned Unit Development Residential. The request is to rezone the property to RE – Single Family Estate Residential to allow for an accessory dwelling on the property.

Attachments

1. Aerial Map
2. Zoning Map
3. Zoning Exhibit
4. Survey
5. Statement of Planning Objectives

Aerial Map

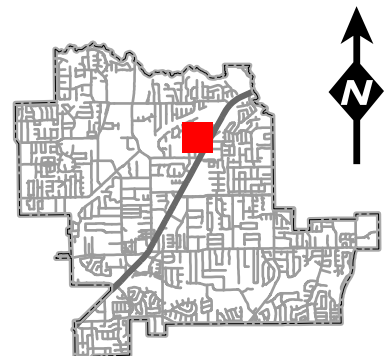


ZC25-018

1516 McCain Ln

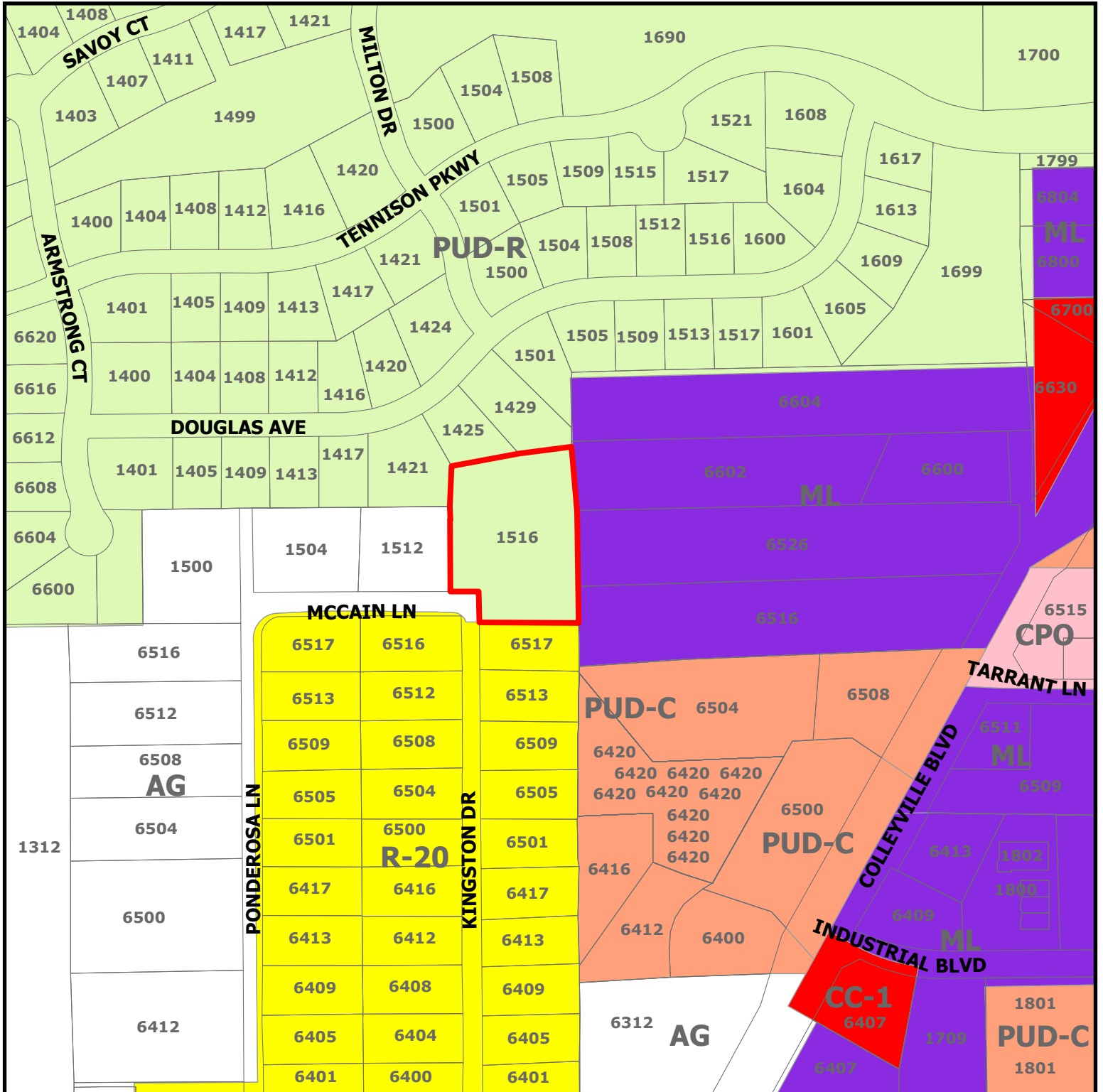


Subject Property



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Zoning Map

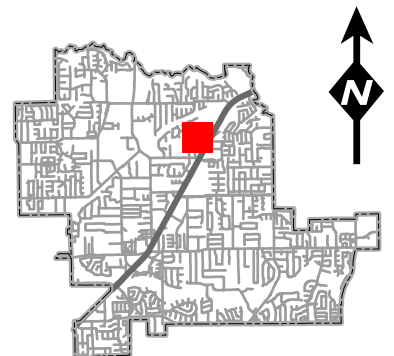


ZC25-018

1516 McCain Ln

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Subject Property



SURVEY PLAT: 1516 MCCAIN LANE

LEGAL DESCRIPTION

BEING a tract of land located in the Harrell Hughes Survey, Abstract No. 963, Tarrant County, Texas, and being a part of that tract of land described in deed to Ivan P. Campbell, recorded in Volume 1651, Page 93, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the East line of Kingston Drive, a 60.00' right-of-way, at the Northwest corner of Lot 13, Block 2, of Revision of Blocks 1 and 2, Kingston Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-32, Page 71, Plat Records, Tarrant County, Texas;

Thence North 00°23'49" West, along said East line, a distance of 60.00' to a 1/2" iron rod found at the intersection of said East line with the North line of McCain Lane, a 60.00' right-of-way;

Thence South 89°23'13" West, along said North line, a distance of 60.13' to a 1/2" iron rod found at the Southeast corner of that tract of land described in deed to Terry Mack McCain, recorded in Volume 6689, Page 376, Deed Records, Tarrant County, Texas;

Thence North 00°36'30" West, passing at a distance of 175.36' the common East corner of said McCain tract and Lot 13, Block 4, of Monterra, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 5743, Plat Records, Tarrant County, Texas, and continuing for a total distance of 265.36' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the common South corner of said Lot 13, and Lot 12 of said Block 4;

Thence North 82°34'24" East, passing at a distance of 140.04' the common South corner of said Lot 12 and Lot 11 of said Block 4, and continuing for a total distance of 259.76' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of that tract of land described in deed to Tres Rosas, LTD, recorded in Volume 14410, Page 590, Deed Records, Tarrant County, Texas;

Thence South 00°14'26" East, along said West line, a distance of 125.53' to a 1/2" iron rod set for corner;

Thence South 00°21'22" East, continuing along said West line, a distance of 162.71' to a 5/8" iron rod found at the common West corner of said Tres Rosas tract, and that tract of land described in deed to Gerald W. Bowden, recorded in Instrument No. D209030663, Official Public Records, Tarrant County, Texas;

Thence South 00°58'55" East, along the West line of said Bowden tract, a distance of 68.17' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 89°26'13" West, a distance of 196.93' to the PLACE OF BEGINNING and containing 83,990 square feet or 1.928 acres of land.

SUBJECT TRACT:

83,990 SQ. FT. OR
1.928 ACRES OUT OF
HARRELL HUGHES SURVEY
ABSTRACT NO. 963

LESLIE A. & BRIAN L. REYNOLDS
INST. NO. D212211758
O.P.R.T.C.T.

TRES ROSAS LTD
VOL. 14410, PG. 590
D.R.T.C.T.

GERALD W. BOWDEN
INST. NO. D209030663
O.P.R.T.C.T.

APPARENT GAP BETWEEN
REVISION OF BLOCKS 1 & 2 KINGSTON
ADDITION, VOL. 388-32, PG. 71, P.R.T.C.T.
AND TRACT DESCRIBED IN DEED
TO GERALD W. BOWDEN
INST. NO. D209030663, O.P.R.T.C.T.

TERRY MACK MCCAIN
VOLL. 6689, PG. 376
D.R.T.C.T.

MCCAIN LANE
(60' RIGHT-OF-WAY)
(ASPHALT ROAD)

KINGSTON DRIVE
(60' RIGHT-OF-WAY)
(ASPHALT ROAD)

SITE BENCHMARK
SQUARE CUT ON TOP OF
CURB ELEVATION = 626.50'

PLACE OF
BEGINNING

LOT 13, BLOCK 2
REVISION OF BLOCKS
1 & 2 KINGSTON ADDITION
VOLUME 388-32, PAGE 71
P.R.T.C.T.

NOTES

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.
All elevations shown hereon are assumed and relative to each other only.

LEGEND

1/2" IR FOUND	X FOUND	TELE. BOX	UTILITY POLE	OHU - OVERHEAD UTILITY LINE	BRICK RET. WALL	CONCRETE
1/2" IR SET	X-SET	CABLE BOX	WATER METER	GUY WIRE ANCHOR	STONE RET. WALL	GRAVEL
5/8" IR FOUND	SAN. SEW. MFL	ROLLARD POST	GAS METER	BARBED WIRE FENCE	BUILDING LINE	BRICK
3/8" IR FOUND	IRRIGATION VALVE	BRICK COLUMN	A.C. PAD	IRON FENCE	EASEMENT	STONE
60-D NAIL FOUND	WATER VALVE	STONE COLUMN	TRANS. BOX	CHAINLINK FENCE	BOUNDARY	WOOD DECK
PK NAIL SET	FIRE HYDRANT	STORM DRAIN MFL	[P.E.] POOL EQUIP.	WOOD FENCE	HIGH BANK LINE	BUILDING WALL
1/2" IP FOUND	LIGHT POLE	SAN. SEW. CO.		ASPHALT	COVERED AREA	TILE

The plat shown hereon is a correct and accurate representation of the property, lines and dimensions as shown hereon, and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated, EXCEPT AS SHOWN, there are no visible apparent easements, encroachments or protrusions on the ground.

This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and International treaties. All rights reserved. Do not make illegal copies.

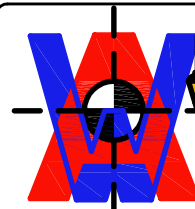
JOHN S. TURNER
RPLS 5310



FLOOD

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C 0095K, dated 09-25-2009. The property is located in Zone "X".

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
MRD = Monument of Record Dignity



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB#: 21-0716 DRAWN BY: 600
DATE: 04-30-2021 CERTIFY TO: TOM PRITCHETT

"A professional company operating in your best interest!"

Frisby Enterprises LLC

6775 Florence Rd.

Justin, TX 76247

Property Address: 1516 McCain Ln.

We are writing this letter as an official request to rezone the property address listed above from PUD-R to RE-Single-Family Estate. The reason for this request is twofold:

- 1) With two acres of beautiful wooded land, our client wants to create an architecturally appealing guest house which will add to the beauty of the property and save trees – as opposed to adding a fourth bedroom on to the main house. This keeps the footprint of the main new house smaller by using the footprint of the old house to build on. Doing this will allow our client to keep the big, old oak trees - moving the guest quarters away from the main house toward the back of the property saves several big trees. The profile of this separate guest quarters will match the main house and add to the beauty of the property.
- 2) Also, our client's son is a professional athlete who must travel regularly for extended periods of time which are constantly subject to change. To best accommodate their son's living needs and unpredictable schedule, our client would like to be able to have an accessory dwelling for the times throughout the year when his son's schedule permits him to live locally.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 7/28/2025

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a rezoning from AG Agricultural to PUD-C Planned Unit Development – Commercial on Tract 1A01, Abstract 798, Joseph H Harrell Survey, located at 1212 W Murphy Road, Case ZC25-019

Explanation

Saima Dost, the applicant, has submitted a request for rezoning on Tract 1A01, Abstract 798, Joseph H Harrell Survey, being approximately 0.9 acres, and zoned AG - Agricultural. The request is to rezone the property to PUD-C - Planned Unit Development Commercial to allow for a red light therapy business.

Attachments

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

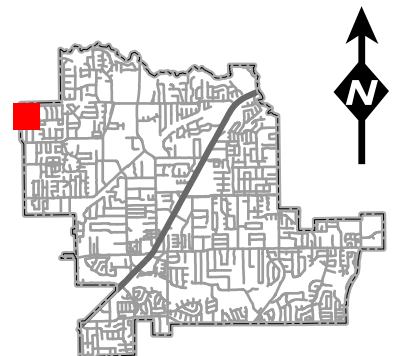
Aerial Map



ZC25-019

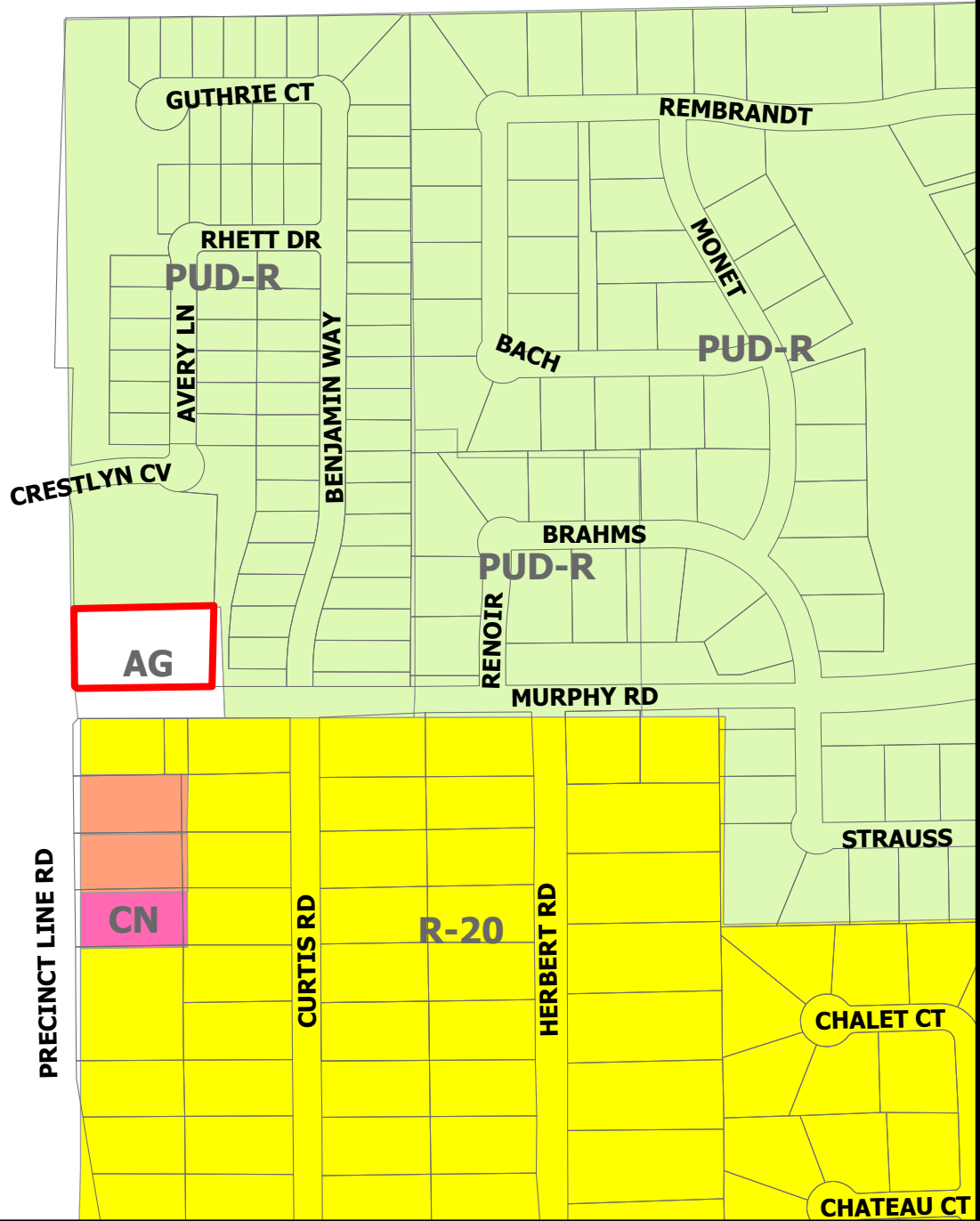
1212 W Murphy Rd

 Subject Property



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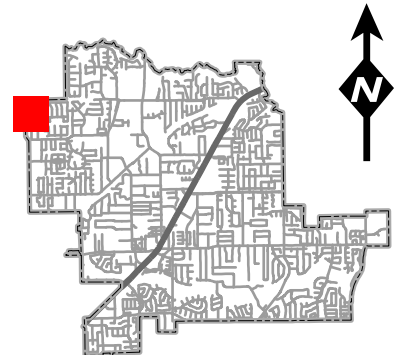
Zoning Map



ZC25-019

1212 W Murphy Rd

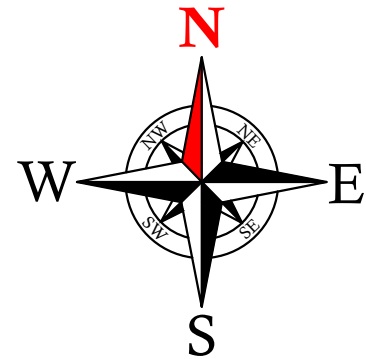
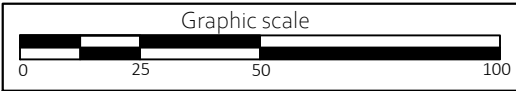
Subject Property



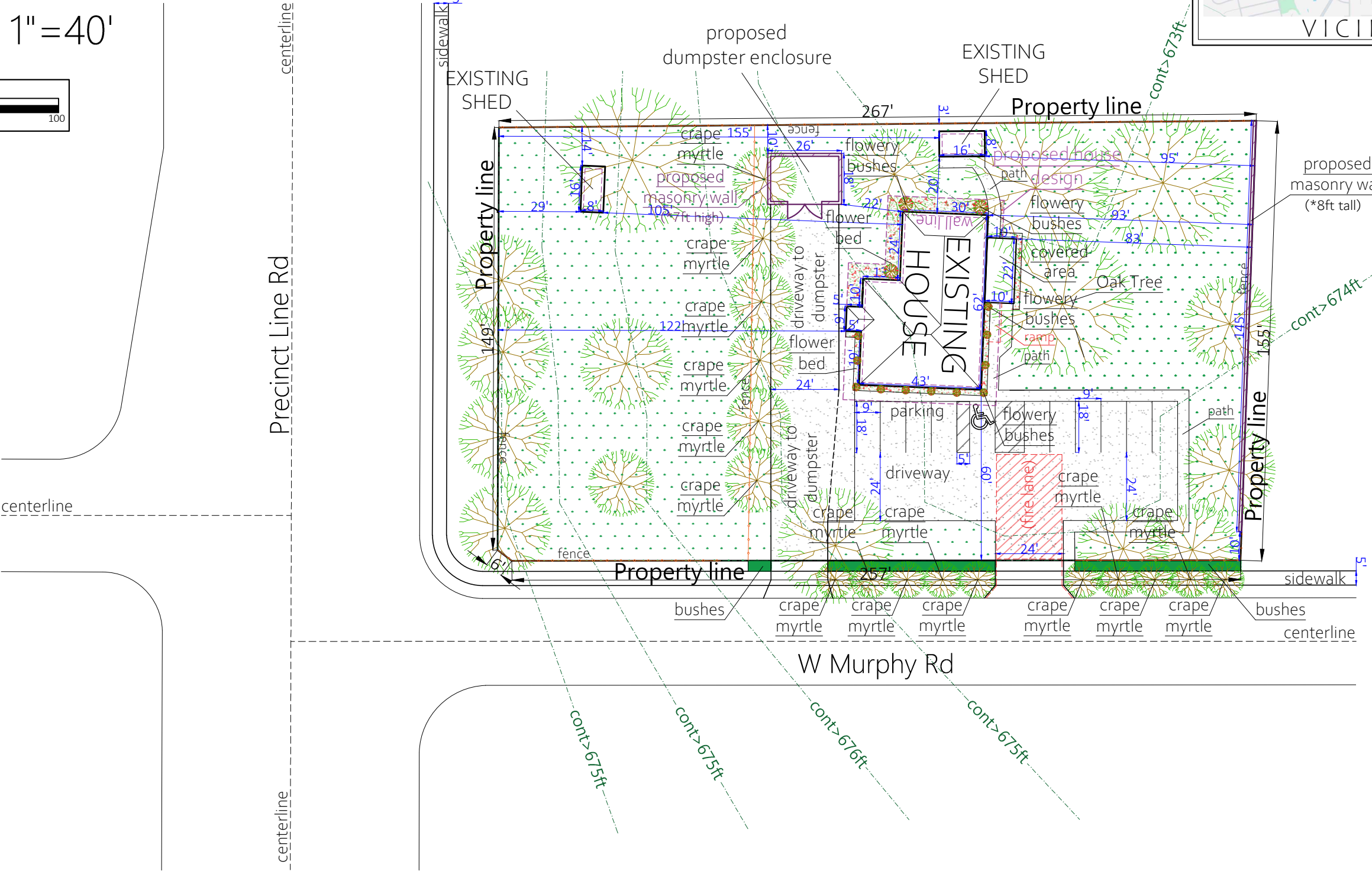
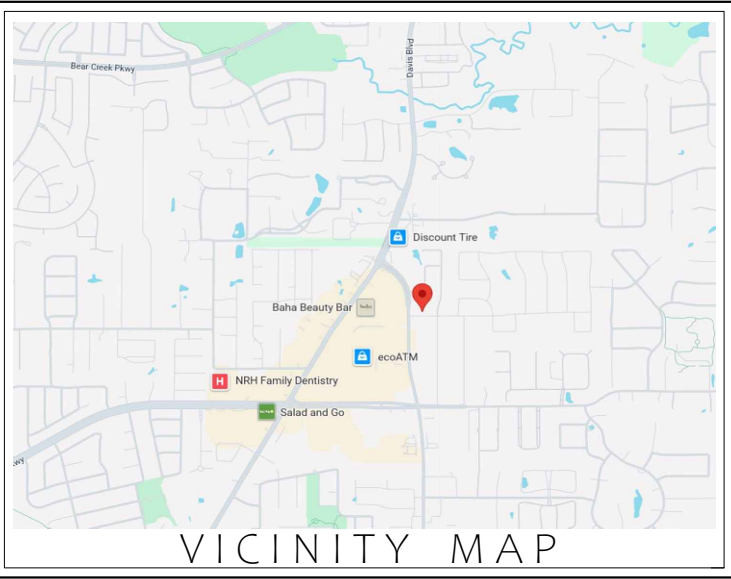
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SITE PLAN

Address: 1212 W Murphy Rd
Colleyville, TX 76034
Parcel ID: A 798-1A01
Lot area: 0.99 Acres
Plot Size: 11"x17"
Drawing scale: 1"=40'



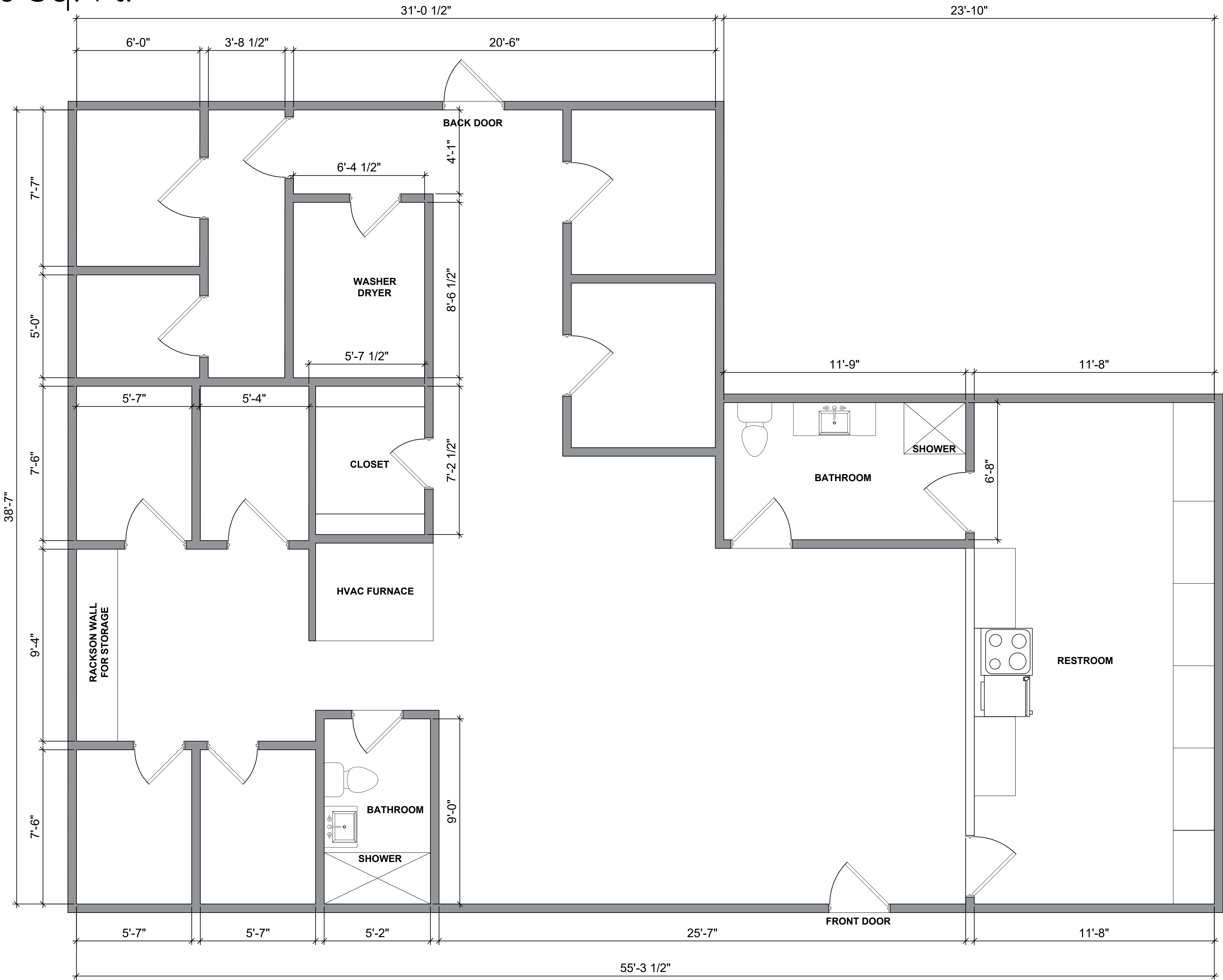
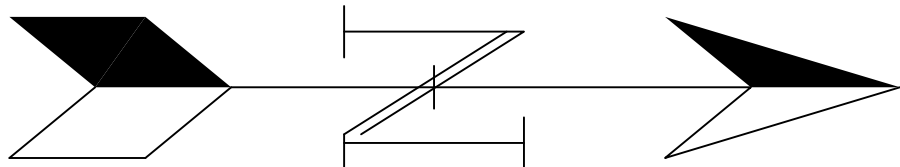
Neighbor:
8600 Precinct Line Rd

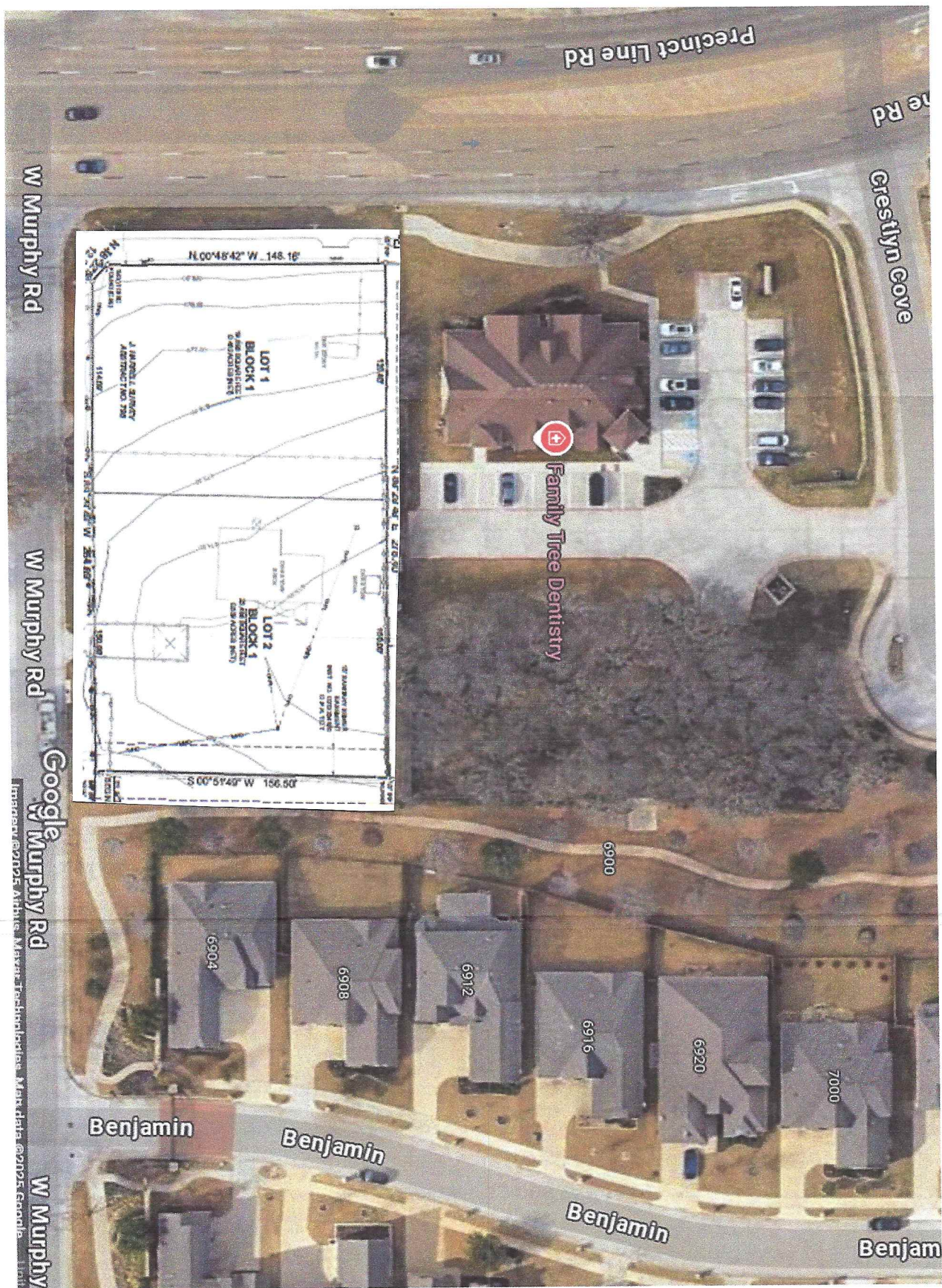


Neighbor:
6904 Benjamin Way

FLOOR PLAN

Address: 1212 W Murphy Rd
Colleyville, TEXAS 76034
Parcel ID: A 798-1A01
Lot area: 0.99 Acres / 2,056 Sq. Ft.
Plot Size: 24"x36"







CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 7/28/2025

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for a Veterinarian Clinic to operate on Lot 1R1, Block 1, Town Center Colleyville, located at 5615 Colleyville Boulevard, Suite 120, Case ZC25-020

Explanation

Jason Sanderson, the applicant, has submitted a request for a Special Use Permit for a Veterinarian Clinic on Lot 1R1, Block 1, Town Center Colleyville, being approximately 0.1 acres, and zoned CC-2 – Shopping Center Commercial.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Floor Plan

Aerial Map

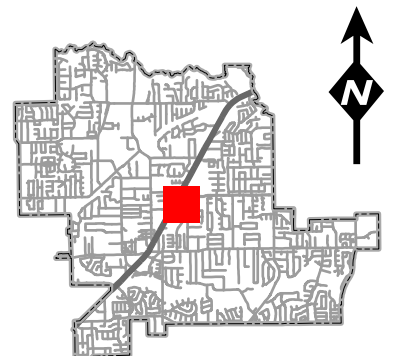


ZC25-020

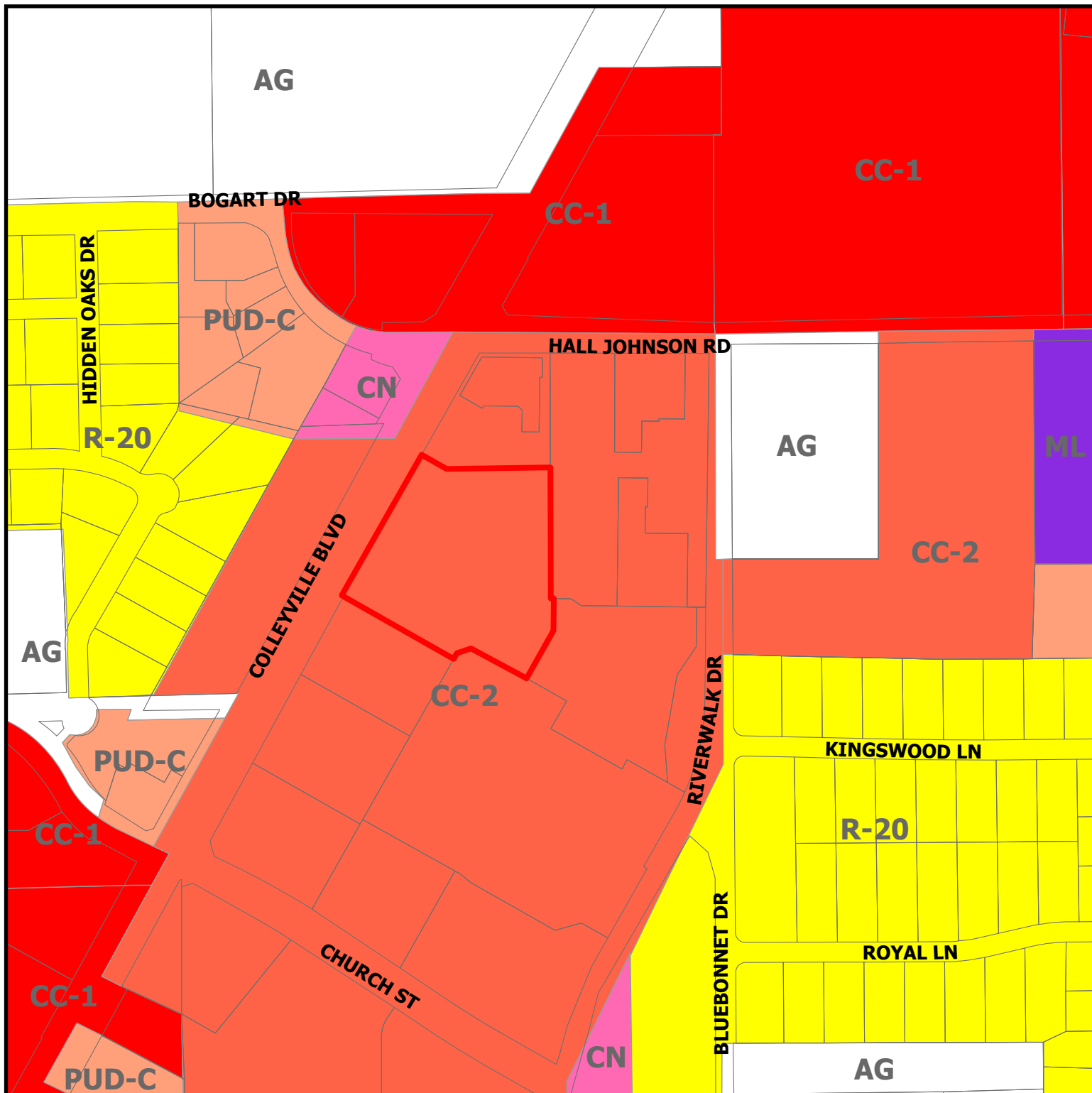
5615 Colleyville Blvd

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 Subject Property



Zoning Map

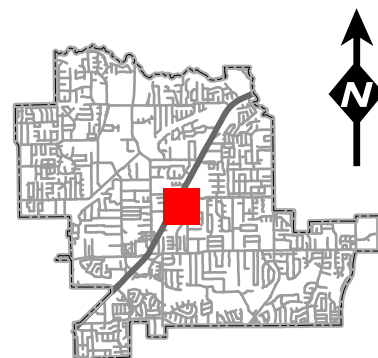


ZC25-020

5615 Colleyville Blvd

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 Subject Property





This veterinary clinic is being developed to provide comprehensive medical care for companion animals, including dogs, cats, and other small mammals. Our services will encompass wellness and preventative care, dentistry, advanced diagnostics, and surgical procedures to support the health and well-being of pets throughout all stages of life. The facility is intended to operate as a neighborhood-focused healthcare provider, delivering high-quality, efficient, and accessible veterinary services tailored to meet the needs of the growing local community.

The design and operational plan for the clinic are modeled after modern outpatient healthcare facilities, with a focus on safety, efficiency, and a positive client experience. The facility will include exam rooms, surgical suites, treatment areas, and diagnostic capabilities such as in-house laboratory equipment, digital radiography, and ultrasound, allowing for timely and accurate medical assessments and treatment. Our approach is centered on providing a high standard of care through a combination of medical expertise, advanced technology, and client-centered service.

Veterinary services will be provided by appointment for both wellness and medical needs, with availability designed to accommodate the scheduling preferences of the community. Operations will occur during standard retail hours and will not include overnight boarding. The facility will be professionally managed and maintained in alignment with industry best practices for veterinary healthcare, with an emphasis on responsible operations, patient safety, and community integration.

The proposed development reflects a long-term commitment to serving the healthcare needs of pets within the community by enhancing access to high-quality veterinary medical care. Our goal is to establish a modern, well-operated facility that contributes positively to the neighborhood and provides a reliable, compassionate resource for local pet owners.

Please see the preliminary floor plan attached for further detail regarding the proposed clinic layout.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 7/28/2025

Type Presentation and Discussion

Department Community Development

Title

Consideration of code amendments to the Land Development Code, Chapter 7, Sign Regulations, Case GC25-004

Explanation

The City Council has directed staff to prepare a change to the Land Development Code Chapter 7, Sign Regulations, which would add Section 7-235, Commercial Wall Murals and Public Art Murals. Changes would also include code amendments to Section 7-135, Section 7-140, Section 7-150, Section 7-165, Section 7-175, Section 7-190, Section 7-200, Section 7-205, and Section 7-225.

Attachments

1. DRC Memo - GC25-004

DATE: July 14, 2025
CASE NO. GC25-004
PURPOSE: The City Council has directed staff to prepare a change to the Land Development Code Chapter 7, Sign Regulations, which would add Section 7-235, Commercial Wall Murals and Public Art Murals. Changes would also include an amendment to Section 7-190, Temporary Business Signs, which would include the creation of a permit for commercial real estate ground signs and regulations for their placement and size.
DRC DATE: **Tuesday, July 21, 2025 @ 2:00 p.m.**

The City of Colleyville has received the attached items for review. Please review these items for compliance with codes and ordinances pertinent to your areas of operation. In order to keep this item on schedule, please return your comments by **Wednesday, July 22, 2025 @ 12:00 p.m.**

Chapter 7

Sign Regulations

Rev. 02/05/2019

Section 7-100 Purpose of This Chapter

The purpose of this Chapter is to establish a comprehensive and balanced system of street graphics to facilitate an easy and pleasant communication between people and their environment and to avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance. It is the intent of this Chapter to establish standards which regulate the design, construction, location, height, size and maintenance of signs and sign structures by authorizing the use of street graphics which are:

- A. Compatible with their surroundings;
- B. Appropriate to the activity that displays them;
- C. Expressive of the identity of individual activities and the community as a whole;
- D. Consistent within the corridors of the city;
- E. Legible in the circumstances in which they are seen; and
- F. Protective of property values.

Section 7-105 Authorization for Adoption of This Chapter

The regulations contained in this Chapter have been adopted under the authority of the following:

- A. *Chapter 51 – General Powers of Municipalities of the Texas Local Government Code*, which authorize a municipality to adopt ordinances, rules, or police regulation that is for the good government, peace, or for the trade and commerce of the municipality.
- B. *The Home Rule Charter of the City of Colleyville*, which authorize the City Council to exercise all powers granted to municipalities by the Constitution or the laws of the State of Texas.

Section 7-110 Variances and Appeals

Any person seeking approval of a sign or sign structure inconsistent with this Chapter, may request a variance from, or appeal a decision of an administrative official to the Sign Board of Appeals using the procedures described in *Chapter 1 – General Provisions* of this Land Development Code.

Section 7-115 Definitions

The definitions for this Chapter are found in *Chapter 2 – Definitions* of this Land Development Code.

Section 7-120 Responsibility for Compliance

The permittee, owner, agent, person or persons having the beneficial use of the property, the owner of the land or structure on which the sign is located, and the person in charge of erecting the sign are all subject to

the provisions of this Chapter.

Section 7-125 Violations and Penalties

Any person, firm or corporation violating any provision of this Chapter shall be guilty of a misdemeanor and shall be subject to the penalty provision contained in *Chapter 1-General Provisions* of this Land Development Code.

Section 7-130 General Conditions Applicable to All Signs

The following general conditions shall be applicable to all signs, except where a provision contained elsewhere in this Chapter specifies a different requirement.

- A. Compliance Required – No person, firm or corporation shall erect a new sign, or alter an existing sign, or sign structure, unless said sign conforms to the provisions of this Chapter.
- B. Sign Area – No sign shall exceed the maximum area provided for in this Chapter. The sign area permitted in this Chapter shall apply to the maximum size of a single sign face, except where a provision allows an alternate method for calculating sign area. When the two faces of a sign are separated by an angle of twenty (20) degrees or more, the maximum sign area shall be the total of all non-parallel sign faces.
- C. On-Premises Requirement – All signs shall be located on the same premises where the product or merchandise being advertised is located, except where a specific provision in this Chapter provides for off-premises advertising.
- D. Maximum Height – No sign shall exceed the maximum height provided for in this Chapter. In determining the maximum height of a sign, no sign shall be located on a mound where the surrounding grade has been altered by more than eighteen (18”) inches for purposes of artificially increasing the overall height of a sign above that allowed by the height regulations in this Chapter.
- E. Wind Pressure and Dead Load Requirements – All permanent signs shall be designed and constructed to withstand a wind pressure of not less than 35 pounds per square foot of area.
- F. Sign Contractor Registration – It shall be unlawful for any person, firm or corporation to engage in the business of erecting permanent signs in the city unless such person, firm or corporation is the holder of a valid registration with the City to perform such work. In extending the rights and privileges of such registration, the City of Colleyville makes no statement of the technical competency of those registered, and no manner of license is proffered.
- G. Engineering Requirements and Construction Standards – The construction of all signs shall comply with the structural requirements of the City of Colleyville Building Code. Where required by the administrative official, the construction plans shall be signed and sealed by a professional engineer registered in the State of Texas. Any electrical installations shall comply with the City of Colleyville Electrical Code. No unfinished metal shall be allowed on the exterior surface of a sign or sign support.
- H. Signs in Right-of-Way Prohibited – No sign shall be erected in, extend into or over, a public right-of-way, except where a provision in this Chapter allows such location, or with the approval by the City Council of a *Right-of-Way Encroachment Agreement*.
- I. Interference with Safety Provisions – No sign shall be erected in such a manner that any portion of its surface or supports will interfere with the free ingress or egress of any fire escape, exit, standpipe, or window, or obstruct any required ventilator or door stairway.
- J. Illumination – Illumination of a sign shall only be allowed where a provision contained in this Chapter allows illumination for a specific sign classification or construction type. No sign located in a residential

zoning district shall be illuminated, except where illumination is provided by a provision in this Chapter. Such sign illumination shall not produce glare or direct illumination across the property lines of the premises. For electronic message signs, the maximum brightness shall not exceed 7,000 nits or its equivalent when measured from the sign's face at its maximum brightness during daylight hours and shall not exceed 1,000 nits or its equivalent when measured from the sign's face at its maximum brightness at night.

- K. Loss of Required Parking – No sign shall be constructed within the limits of a parking area that results in a reduction in the number of required parking spaces.
- L. Signs in Planned Unit Developments and property with a Special Use Permit – All signs shall comply with the regulations in this Chapter, unless an ordinance for a Planned Unit Development (PUD) or a Special Use Permit (SUP) contains a provision that authorizes a variation from the regulations in this Chapter.

Section 7-135 Permits, Fees and Inspections

- A. Permit Required – It shall be unlawful for any person to erect a new sign, relocate, enlarge or replace an existing sign, or sign face, regulated by this Chapter without first obtaining a permit from the Building Permit Office, except where an exemption is provided for in this Chapter. No permit shall be issued unless the proposed sign complies with the requirements of this Chapter.
- B. Permit Fee – Where a permit is required by this Chapter, no application for a sign permit shall be approved which is not accompanied by a permit fee in accordance with the applicable fee schedule. Said fee schedule shall be established by separate ordinance by the City Council. The administrative official shall not issue a sign permit to any person who has previously failed or refused to pay any fees or costs assessed against him under the provisions of this Chapter until such fees are paid.
- C. Application for Sign Permit – Application for a sign permit shall be made in writing upon forms furnished by the administrative official. Such application shall contain sufficient information as determined by the administrative official, including plans of the proposed sign, whereby the administrative official may determine that the proposed sign is in conformance with the requirements of this Chapter.
- D. Permit Expiration – No sign permit shall be valid for more than 180 days from the date of issuance of the permit, except where a specific time period is provided elsewhere in this Chapter.
- E. Temporary Sign Permit – Where required by this Chapter, a sign permit for a temporary sign shall be valid only for the period specified by the administrative official. A temporary sign which has not been removed on or before the last day authorized by the sign permit shall be deemed a violation of this Chapter.
- F. Permit Revocable – The administrative official may suspend or revoke any sign permit issued in error or on the basis of incorrect or false information supplied, or whenever such permit was issued in violation of any provision of this Chapter. Any sign constructed that is the subject of a revoked permit shall be removed by the person in control of the sign or premises upon which the sign is located within ten (10) days of written notice of revocation. Notice of revocation shall be deemed to have been received when deposited in the mail, addressed to the owner of the premises, the owner of the sign, and/or the tenant for whose benefit the sign is erected as listed on the permit application.
- G. Inspections – All signs shall be subject to inspection by the administrative official. The ~~building official~~ **administrative official** shall establish inspection procedures and provide copies of such procedures upon request.
- H. Investigation Fees – Whenever any work for which a permit is required by this Chapter has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected, whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee.

Section 7-140 Signs Exempt From These Regulations

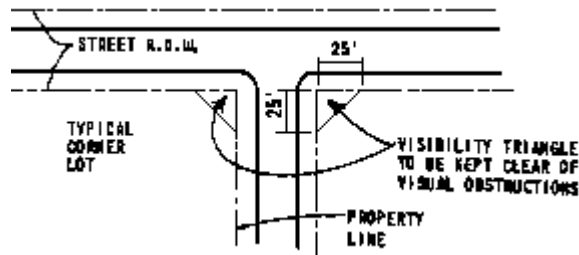
The following signs or forms of advertising shall be exempt from the regulations contained in this Chapter:

- A. Any sign erected by or under the authority of the City of Colleyville on property owned by the City of Colleyville.
- B. Street identification signs, public notices, and warning signs installed by any City, County, State or Federal agency.
- C. Residential nameplates or subdivision identification plaques attached to a perimeter screening wall not exceeding two (2) square feet in area.
- D. Historical markers placed by a city, county, state or national historical preservation organization.
- E. Official vehicle inspection station signs, holiday lights and decorations, or works of art.
- F. Signs located on-premises or inside a building and which are not displayed so as to be legible from a public street, including, but not limited to, such signs as credit card decals, hours of operation signs, emergency contact information, barber poles, etc.
- G. On-site traffic control signs on commercial properties, such as Stop, Yield, and similar traffic control signs containing no commercial message.
- H. "No Parking" or "Towing" signs authorized by City Ordinance.
- I. "No Dumping Allowed" signs posted to deter illegal dumping.
- J. Underground utility warning signs not exceeding one (1) square foot in size and similar safety signs.
- K. Signs on railway property, which references the operation of such railway.
- L. Security Warning, Neighborhood Watch or Crime Watch signs under two (2) square feet.
- M. Flags, emblems and insignia of any governmental body.
- N. Corporate flags displayed on a freestanding pole, which do not exceed 35 feet in height. The flag shall not exceed 32 square feet in area. The flagpole shall be setback a minimum of 20 feet from the front property line and 8 feet from the side property line.
- O. Drive-through menu boards not located in front of the building.
- P. Scoreboards, including the identification of donors.
- Q. Curbside pick-up, reserved parking, and to go signage to be placed in private parking lot as approved by administrative official after review of written request by property owner.

Section 7-145 Permanent Freestanding Signs – General Conditions

- A. Permits – A permit shall be required prior to construction of any permanent freestanding sign, except where an exemption is provided for in these regulations. A permit shall not be required for the sole purpose of removal and replacement of an interchangeable panel for a sign structure designed for such purpose.
- B. Certificate of Occupancy Required – No permit for a permanent freestanding sign shall be approved, except where a business exists with a valid Certificate of Occupancy or where a Certificate of Occupancy has been submitted for the premises on which the sign is to be located.

- C. Construction Standards – The construction of all permanent freestanding signs shall comply with the structural requirements of the Colleyville building code. No permanent wood signs shall be allowed.
- D. Illumination – A permanent freestanding sign may be illuminated. All electrical facilities shall require separate electrical permits and shall be installed in accordance with the City of Colleyville electrical code. Lighting shall be installed so as to avoid any glare or reflection onto adjacent property or create a traffic hazard on a public street. For electronic message signs, the maximum brightness shall not exceed 7,000 nits or its equivalent when measured from the sign's face at its maximum brightness during daylight hours and shall not exceed 1,000 nits or its equivalent when measured from the sign's face at its maximum brightness at night. When determined necessary by the administrative official, illuminated signs shall be shielded to minimize glare on residentially zoned property.
- E. Pedestrian Clearance – No permanent freestanding sign may project over a pedestrian walkway, unless there is a minimum of eight (8') feet of clearance provided from the bottom of the sign to the grade below the sign.
- F. Public Right-of-Way – No permanent freestanding sign shall project over or into a public right-of-way, except where a provision in this Chapter provides for a sign within a right-of-way or with the approval by the City Council of a *Right-of-Way Encroachment and Joint Use Agreement*. A sign may encroach over or into a public access easement that is located on private property provided a minimum of eight (8') feet of clearance is provided over a walkway and a minimum of fourteen (14') feet of clearance is provided over a driving area.
- G. Street Intersection Visibility Triangles – No sign shall be located or placed where it obstructs the vision of motor vehicle drivers approaching any street intersection. At all street intersections, clear vision shall be maintained across the lot for a distance of twenty-five (25') feet back from the property corner along both streets. Within this triangle, vision shall be clear at elevations between thirty inches (30") and nine feet (9') above the average curb grade.
- H. Attachments to Freestanding Sign – No guys, braces, attachments, banners, flags, balloons, or other similar devices shall be attached to any permanent freestanding sign.



Section 7-150 Permanent Freestanding Signs – Sign Classifications & Regulations

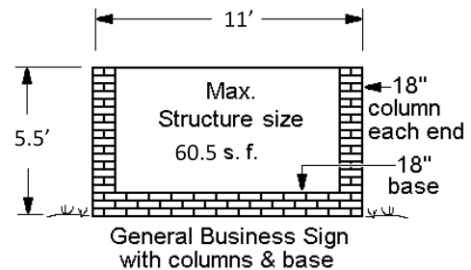
No permanent freestanding sign shall be constructed or displayed unless said sign is in conformance with the sign classifications and standards contained in this Section.

- A. General Business Signs – The purpose of a general business sign is to identify the name of a business, profession, service, product or activity conducted, sold or offered on the premises where the sign is located. A general business sign may provide advertising for a single or multi-tenant occupancy. All general business signs shall be subject to the following additional regulations:
1. *Construction Design*: All general business signs shall be designed and constructed as a monument sign as defined in this Land Development Code.
 2. *Districts Permitted*: A general business sign shall be allowed only in zoning districts in accordance with Table 7-1.
 3. *Maximum Number*: One general business sign shall be allowed for each 250 feet of street frontage, or portion thereof, for each lot. Where a building encompasses more than one lot, each lot shall qualify for a general business sign. If the site is a corner lot, each frontage shall be allowed additional signs using the same formula described in this paragraph. The sign(s) shall be located adjacent to and within the qualifying street frontage. Additional signs are not permitted by adding different street frontages to total more than 250 feet.

4. **Specifications:** The maximum area, height, spacing and setbacks of a general business sign shall conform to the specifications contained in Table 7-2, except where provided as follows:

a. **Maximum Area:** Sixty and one-half square feet (60.5 s.f.), overall structure size.

- b. **Base and Column Requirements:** At a minimum, a general business sign shall be constructed to include a base and columns as described below. Said base and columns shall be included in the calculation for determining the overall structure size for compliance with these regulations.



- i. **Base:** A general business sign shall be constructed with a base that extends the entire length of the face of the sign structure. Said base shall be a minimum of eighteen inches (18") in height and shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
- ii. **Columns:** A general business sign shall be constructed with columns constructed on each end of the face of the sign structure. Said columns shall be a minimum of eighteen inches (18") in width as viewed from the front and side elevations and shall extend the entire height of the face of the sign structure. Said columns shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
- iii. **Sign Face Offset Requirement:** The vertical plane of the advertising image area shall be internally offset (recessed) a minimum of two inches (2") from the vertical plane of the base and columns required above.

c. **Maximum Height:** Five and one-half feet (5 ½').

d. **Minimum Setback:** Eight feet (8') from an abutting street right-of-way and, if applicable, a minimum of twelve feet (12') from the edge of pavement. Thirty feet (30') from any side or rear property line adjacent to another property.

e. **Minimum Thickness:** The advertising image area of a general business sign shall not be less than four and one-half inches (4-½") between vertical face planes.

5. **Changeable Reader Board and Electronic Message Signs:** A general business sign may include a changeable reader board or electronic message area, provided the combined gross surface area does not exceed the maximum allowable message area and provided that no more than fifty (50%) percent of the maximum allowable message area may be used as a changeable reader board or electronic message area. A permit is not required to change the message on a changeable reader board or electronic message sign. Except for scrolling reader boards, all electronic message areas shall be allowed to change messages at a minimum of every thirty (30) seconds **except for schools shall be allowed to change messages at a minimum of every fifteen (15) seconds.**

6. **Spacing:** Where a lot qualifies for an additional general business sign, a general business sign shall be a minimum of one hundred (100') feet from another general business sign situated on the same lot.

7. **Two Frontage Lots:** A lot that abuts two (2) or more street frontages shall be allowed a general business sign for each street frontage, provided minimum spacing requirements are in compliance.

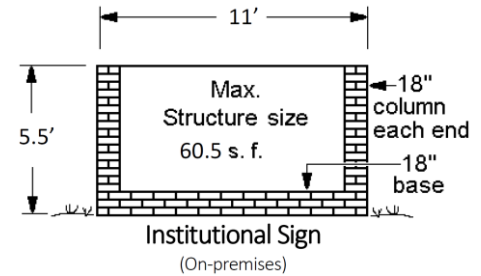
- B. **Institutional Signs** – These regulations provide for on-premises and off-premises institutional signs to assist the public with the location of these types of uses.

1. **On-Premises Institutional Sign:** The purpose of an on-premises institutional sign is to identify schools, churches, hospitals or similar public or quasi-public institutions. One on-premises institutional sign per street frontage shall be allowed on the premises where the institution is located and

in accordance with Table 7-1. All on-premises institutional signs shall be constructed as a monument sign as defined in this Land Development Code. The maximum area, height, spacing, and setbacks of an on-premises institutional sign shall conform to the specifications contained in Table 7-2.

a. **Maximum Area:** Sixty and one-half square feet (60.5 s.f.), overall structure size.

b. **Base and Column Requirements:** At a minimum, a general business sign shall be constructed to include a base and columns as described below. Said base and columns shall be included in the calculation for determining the overall structure size for compliance with these regulations.



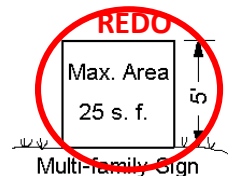
- i. **Base:** A general business sign shall be constructed with a base that extends the entire length of the face of the sign structure. Said base shall be a minimum of eighteen inches (18") in height and shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
- ii. **Columns:** A general business sign shall be constructed with columns constructed on each end of the face of the sign structure. Said columns shall be a minimum of eighteen inches (18") in width as viewed from the front and side elevations and shall extend the entire height of the face of the sign structure. Said columns shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
- iii. **Sign Face Offset Requirement:** The vertical plane of the advertising image area shall be internally offset (recessed) a minimum of two inches (2") from the vertical plane of the base and columns required above.

c. **Minimum Setback:** Eight feet (8') from an abutting street right-of-way and, if applicable, a minimum of twelve feet (12') from the edge of pavement. Thirty feet (30') from any side or rear property line adjacent to another property.

d. **Minimum Thickness:** No on-premises institutional sign shall be less than four and one-half inches (4-1/2") between vertical face planes.

e. **Changeable Reader Board and Electric Message Signs:** An on-premises institutional sign may include a changeable reader board electronic message area, provided the combined gross surface area does not exceed the maximum allowable sign area and provided that no more than fifty (50%) percent of the maximum allowable sign area may be used as a changeable reader board or electronic message area. A permit is not required to change the message on a changeable reader board or electronic message sign. Except for scrolling reader boards, all electronic message areas shall be allowed to change messages at a minimum of every thirty (30) seconds **except for schools shall be allowed to change messages at a minimum of every fifteen (15) seconds.**

C. **Multi-family Signs** – The purpose of a multi-family sign is to identify the name of a multi-family residential development. All multi-family signs shall be constructed as a monument sign as defined in this Land Development Code and be constructed using the same standards as a General Business Sign, except for maximum area and height, which are established in this paragraph. One multi-family sign per street frontage shall be allowed in zoning districts in accordance with Table 7-1. The maximum area, height, spacing, setbacks of a multi-family sign shall conform to the specifications contained in Table 7-2 and the following additional requirements.



1. **Maximum Area:** Forty-four square feet (44 s.f.), overall structure size.

2. **Base and Column Requirements:** At a minimum, a general business sign shall be constructed to include a base and columns as described below. Said base and columns shall be included in the calculation for determining the overall structure size for compliance with these regulations.

- i. **Base:** A general business sign shall be constructed with a base that extends the entire length

of the face of the sign structure. Said base shall be a minimum of eighteen inches (18") in height and shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.

ii. *Columns:* A general business sign shall be constructed with columns constructed on each end of the face of the sign structure. Said columns shall be a minimum of eighteen inches (18") in width as viewed from the front and side elevations and shall extend the entire height of the face of the sign structure. Said columns shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.

iii. *Sign Face Offset Requirement:* The vertical plane of the advertising image area shall be internally offset (recessed) a minimum of two inches (2") from the vertical plane of the base and columns required above.

3. *Minimum Setback:* Eight feet (8') from an abutting street right-of-way and, if applicable, a minimum of twelve feet (12') from the edge of pavement. Thirty feet (30') from any side or rear property line adjacent to another property.

4. *Minimum Thickness:* No multi-family sign shall be less than four and one-half inches (4-½) between vertical face planes.

D. Subdivision Monument Signs – The regulations for subdivision monument signs are intended to allow residential developments to have large grand-entrance structures at the main entrances to a subdivision. All subdivision monument sign structures shall be constructed to avoid the creation of a sight visibility obstruction for vehicular traffic entering and exiting the subdivision. No more than two subdivision monument signs shall be allowed per subdivision entrance. No subdivision monument sign structure shall exceed six and one-half (6.5') feet in height and the message area shall not exceed forty-five (45) square feet. Subdivision monument signs shall be allowed in accordance with Table 7-1. Subdivision monument signs shall not be located within a public right-of-way, except with the approval by the City Council of a *Right-of-Way Joint Use Agreement*. The maximum area, height, spacing and setbacks of a subdivision monument sign shall conform to the specifications contained in Table 7-2.



E. Traffic Directional Signs – The purpose of a traffic directional sign is to guide vehicular traffic into or out of an institutional use or commercial business by identifying a public entrance and exit for vehicular traffic. No more than two traffic directional signs per entrance or exit shall be allowed in accordance with Table 7-1, provided additional traffic directional signs shall be allowed when located behind the building set-back line. The maximum area and height of a traffic directional sign shall conform to the specifications contained in Table 7-2. No permit shall be required for a traffic directional sign, provided all such signs shall comply with the regulations contained in this section.



F. Directory Signs – The purpose of a directory sign is to provide a listing of the occupants within a major multi-tenant shopping center and direct to the buildings in the development. All directory signs shall be constructed as a monument sign as defined in this Land Development Code. Directory signs shall be allowed in accordance with Table 7-1 and only for retail shopping centers that contain more than four (4) tenants and contain a minimum of 250,000 square feet of gross floor area. One (1) directory sign shall be permitted per street entrance with no more than 4 such signs permitted total per retail shopping center. The maximum area, height, spacing, and setbacks of a directory sign shall conform to the specifications contained in Table 7-2.

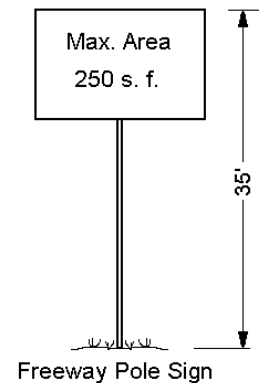
Section 7-155 Special Purpose Sign Districts & Regulations

The following special purpose sign districts are hereby created to provide additional signage provisions that due to special circumstances are not applicable to all locations within the city.

A. Freeway Overlay Zone – The area situated within 250 feet from the right-of-way line of State Highway 121 shall be defined as the Freeway Overlay Zone for the purpose of this sign regulation.

1. *Freeway Pole Signs:* The purpose of a freeway pole sign is to identify the name of a business, profession, service, product or activity conducted, sold or offered on the premises where the sign is located for businesses located adjacent to State Highway 121. Freeway pole signs shall be subject to the following regulations.

- a. *Permit:* A permit shall be required for a Freeway Pole sign upon the review and approval of the City Council.
- b. *Districts Permitted:* A freeway pole sign shall be allowed in zoning districts in accordance with Table 7-1, but only for when the sign is situated within the freeway overlay zone.
- c. *Maximum Number:* No more than one freeway pole sign and one general business sign shall be allowed for each lot.
- d. *Specifications:* The maximum area, height, spacing and setback of a freeway pole sign shall conform to the specifications contained in Table 7-2.

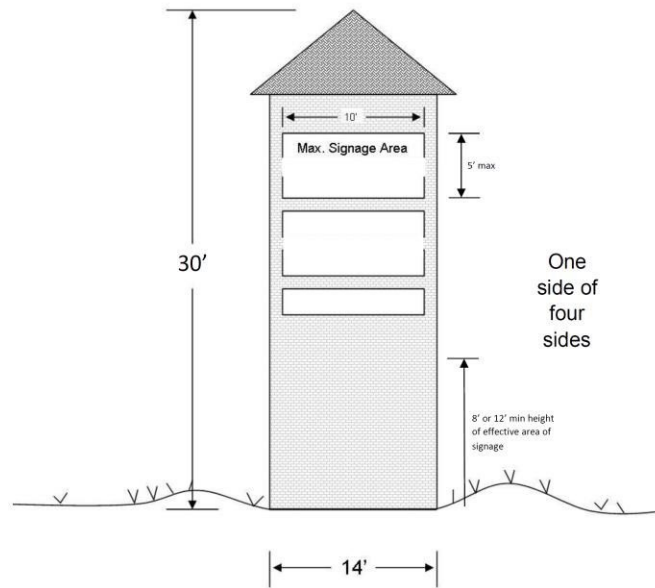


B. Major Multi-Tenant Shopping Center Sign Areas – A Special Purpose Sign District for a Major Multi-Tenant Shopping Center may be approved by the City Council provided the following minimum requirements are met. A Major Multi-Tenant Shopping Center shall include retail shopping centers that contain more than four (4) tenants and contain a minimum of 100,000 square feet of gross floor area for the purpose of this sign regulation.

1. *Major Shopping Center Landmark Signs:* The purpose of a major shopping center landmark sign is to identify a major shopping center and the name of a business, profession, service, product or activity conducted, sold or offered within the major shopping center. A landmark sign shall mean a free standing four-sided sign that provides an effective area for multi-tenant advertisement and shall only be permitted within a major multi-tenant shopping center area as defined above.

- a. *Permit:* A permit shall be required for a landmark sign upon the review and approval of the City Council.
- b. *Specifications:* All landmark signs shall comply with the following minimum requirements:
 - i. *Maximum Height:* Thirty feet (30').
 - ii. *Maximum Base Dimensions:* Fourteen feet (14') by fourteen feet (14').
 - iii. *Maximum Effective Area of Signage:* Five feet (5') in height and ten feet (10') width.
 - iv. *Minimum Height of Effective Area of Signage:* Twelve feet (12') for center identification; Eight feet (8') for other business/tenant identification
 - v. *Architectural Features:* Landmark signs shall be architecturally compatible to the principle building(s) on the property or overall architectural theme of a development. Decorative roof and wall design features, such as parapets, ridges, and eaves, etc. shall be incorporated into the design to provide visual interest. A flat roof line with no articulation is not permitted unless deemed by the Administrative Official to be compatible with the architecture of the development.

- vi. **Signage:** Signage for each tenant shall be uniform in size, color and method of construction.



Major Shopping Center Landmark Signs

Section 7-160 Permanent Freestanding Signs – Allowable Districts

No permit for a permanent freestanding sign shall be issued nor shall a permanent freestanding sign be constructed or displayed unless said sign is situated in a district authorized by Table 7-1 below:

Table 7 - 1 Allowable Districts for Permanent Freestanding Signs																	
Sign Classification	Permit Required (Y or N)	Residential Districts								Commercial Districts						Special Districts	
		R15	R20	R30	R40	RE	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML	AG	PUD
General Business Signs	Y									P	P	P	P	P	P		(1)
Freeway Pole Signs	Y									S (2)	S (2)	S (2)	S (2)	S (2)	S (2)		S (2)
Institutional Signs	Y	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Multi-family Signs	Y							P									(3)
Subdivision Monument Signs	Y	P	P	P	P	P	P	P	P								P
Traffic Directional Signs	N	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	P	P	P	P	P	P	P	(1)
Directory Signs	Y												(5)	(5)			(5)

Notes for Table 7-1:

- (1) Permitted where the PUD ordinance allows commercial uses
- (2) Permitted only in the Freeway Overlay Zone with approval of an SUP
- (3) Permitted where the PUD ordinance allows multi-family uses
- (4) Permitted for Institutional uses in the applicable districts
- (5) Permitted for retail shopping centers containing a minimum of 250,000 square feet of gross floor area.

Legend: **P** = Sign permitted in this district

(#) = Sign permitted in this district
per special footnote

Section 7-165 Permanent Freestanding Signs – Area, Height and Setback Requirements

No permit for a permanent freestanding sign shall be issued nor shall a permanent freestanding sign be constructed or displayed that exceeds the maximum area, height and minimum setback requirements contained in Table 7-2 below:

Table 7 - 2 Area, Height and Setback for Permanent Freestanding Signs						
Type of Sign	Maximum Sign Area (2)	Maximum Sign Height (2)	Minimum Front Property Line Setback (1)	Minimum Side Property Line Setback	Minimum Spacing B/T Next Free-Stand. Sign	Special Conditions
General Business Signs	60.5 s. f.	5.5 ft.	8 ft.	30 ft.	60 ft. (6)	1 per 250' street frontage
Freeway Pole Signs	250 s. f.	35 ft.	8 ft.	30 ft.	60 ft. (6)	1 per lot (3)
Institutional Signs (on-premises)	60.5 s. f.	5.5 ft.	8 ft.	30 ft.	60 ft.	1 per street frontage
Institutional Signs (off-premises)	16 s. f.	5 ft.	none	none	none	Maximum of two signs
Multi-family Signs	25 44 s. f.	6.5 5.5 ft.	8 ft.	30 ft.	60 ft.	1 per street frontage
Subdivision Monument Signs	45 s. f.	6.5 ft.	0 ft.	0 ft. (4)	n/a	Maximum 2 per entrance
Traffic Directional Signs (5)	6 s. f.	30 inches	0 ft.	0 ft.	0 ft.	2 per curb cut
Directory Signs	25 s. f.	6 ½ ft.	150 ft.	N/A	N/A	1 per street entrance and no more than 4 signs per retail shopping center; Sign shall only be located along an internal drive or street within the development

Notes for Table 7-2:

- (1) Any street frontage shall be considered a front property line
- (2) Maximum structure size.
- (3) Only permitted within 250 feet of Hwy. 121 right-of-way.
- (4) Signs on a street island must be designed to permit appropriate driver visibility- joint use agreement required.
- (5) Spacing requirements for Freestanding Signs are not applicable to Traffic Directional Signs.
- (6) 100 feet between signs when signs are located on the same lot.

Section 7-170 Permanent Attached Signs – General Conditions

- A. Permit – A permit shall be required prior to construction of any permanent attached sign, except where an exemption is specifically provided for in these regulations.
- B. Certificate of Occupancy Required – No permit for a permanent attached sign shall be approved, except where a business exists with a valid certificate of occupancy or where a certificate of occupancy has been submitted for the premises on which the sign is to be located.
- C. Construction Standards – The construction of all permanent attached signs shall comply with the structural requirements of the Colleyville building code.
- D. Illumination – A permanent attached sign may be illuminated, however, illuminated attached signs on rear building facades are prohibited. All electrical facilities shall require separate electrical permits and shall be installed in accordance with the City of Colleyville electrical code. Lighting shall be installed so as to avoid any glare or reflection onto adjacent property, or create a traffic hazard on a public street. When determined necessary by the administrative official, illuminated signs shall be shielded to minimize glare

on residentially zoned property.

- E. Pedestrian Clearance – No permanent attached sign may project over a pedestrian walkway, unless there is a minimum of eight (8') feet of clearance provided from the bottom of the sign to the grade below the sign.
- F. Public Right-of-Way – No permanent attached sign shall project over or into a public right-of-way, except where a provision in this Chapter provides for a sign within a right-of-way or with the approval by the City Council of a *Right-of-Way Encroachment and Joint Use Agreement*. A sign may encroach over or into a public access easement located on private property, provided a minimum of eight (8') feet of clearance is provided over a walkway and a minimum of fourteen (14') feet of clearance is provided over a driving area.

Section 7-175 Permanent Attached Signs – Classification and Regulations

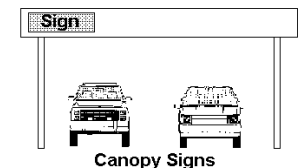
No permit for a permanent attached sign shall be issued nor shall a permanent attached sign be constructed or displayed unless said sign is in compliance with the sign classifications and standards contained in this Section and is situated in a district authorized by Table 7-3.

- A. Awning Signs – The purpose of an awning sign is to provide an advertising message on the face of an awning. An awning may extend across the entire width of a building or tenant space. An awning may extend above the apparent roof line of the building, provided the awning extends across seventy-five (75%) percent of the entire width of the building façade to which it is attached. An awning shall not exceed six (6') feet in height. Awnings shall only be allowed of a single color of a neutral tone (black, gray, white, tan, etc.), opaque, and of a high quality material.

The sign area on an awning shall not exceed 20% of the area of the awning and shall extend for no more than 50% of the length of the awning or ten feet (10'), whichever is more restrictive. **No awning sign shall advertise any products or services, and will only identify the name of the business. An awning sign shall be in lieu of a wall sign.** A permit shall be required for an awning sign. Awning signs may be illuminated.



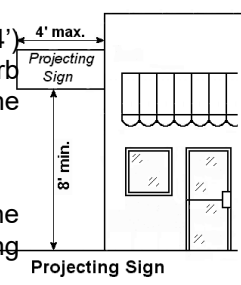
- B. Canopy Signs – A canopy sign shall be no greater in size than 20% of the face of the canopy of which it is a part or to which it is attached and shall not extend beyond the face of the canopy either vertically or horizontally. An illuminated strip may be incorporated into the canopy.



- C. Projecting Signs – The purpose of a projecting sign is to identify the name of a business, profession, service, product or activity conducted, sold or offered on the premises where the sign is located by providing an advertising message that is perpendicular to the wall of the building to which it is attached. A projecting sign shall be allowed in zoning districts in accordance with Table 7-3 and shall comply with the following additional regulations:

1. *Number of Signs*: One (1) projecting sign shall be allowed for each single tenant building or for each tenant in a multi-occupancy structure. However, no tenant storefront shall have a projecting sign in combination with a wall sign on the same building elevation.
2. *Maximum Area*: A projecting sign shall not exceed twenty (20) square feet. The plane of the message area shall not exceed eighteen (18") inches from the plane of the message area on the opposite side of the sign.
3. *Horizontal Projection*: A projecting sign shall not project more than four (4') feet from any wall facing and shall not be closer than two (2') feet from a curb line. A projecting sign shall not extend above the apparent roof line of the building.

4. *Clearance*: Every projecting sign shall be a minimum of eight (8') feet above the grade over a walking area or fourteen (14') feet over a vehicular maneuvering

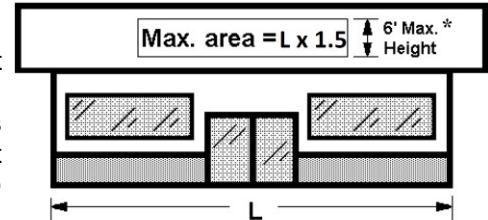


area. Projection signs shall not project over any property line or right-of-way line.

5. **Illumination:** A projecting sign may be illuminated but shall not be internally illuminated.

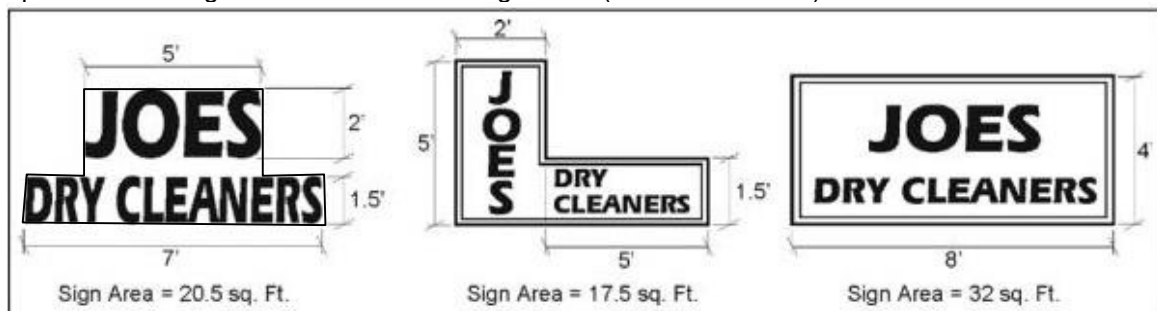
D. Wall Signs - A wall sign shall only be allowed over the premises on which it advertises and may be illuminated; provided, illuminated wall signs on rear building facades are prohibited. Illumination shall allow for a solid color, no changing colors allowed. **Each tenant is allowed one wall sign per occupied space for each building frontage. Wall signs must list the business name as the primary feature. A secondary feature in smaller font may be used such as a business slogan or address. Wall signs should not be used to advertise products or services the business offers.** Wall signs shall comply with the following additional regulations:

1. **Maximum Area:** The total area of ~~all wall signs~~ **a wall sign** on a single tenant building or occupancy space of a multi-tenant building shall not exceed the product of one and one-half (1 ½) times the **total** lineal width of the wall on which such signs are located. For purpose of this regulation, on multi-tenant buildings, the width of each lease space shall be used to calculate each sign ~~width~~ **area**.



* See regulations for maximum letter height in Number 3 below

2. **Sign Area Measurement:** The measurement of sign area to determine compliance with the maximum sign area requirements shall be calculated by enclosing the extreme limits of all framing, emblem, logo, representation, writing, or other display within a single continuous perimeter composed of squares or rectangles with no more than eight lines (see exhibit below).

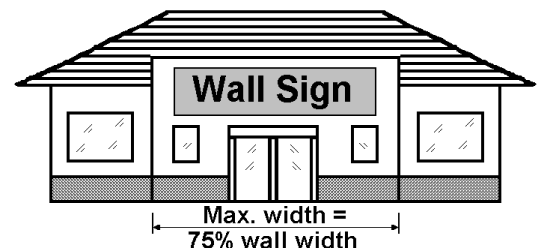


3. **Maximum Letter/Logo Height:** Ratio of letter height based on sign area and/or distance to front property line:
 <50 sf or <50 ft from front property line = 24" max. letter/logo height
 50 sf to 100 sf or 50 ft to 100 ft from front property line = 48" max.
 >100 sf or >100 ft from front property line = 72" max.

4. **Maximum Sign Height:** Six feet (6'), provided that no wall sign shall extend above the wall to which it is attached.

5. **Color:** No more than three (3) colors shall be used.

6. **Maximum Width:** Seventy-five percent (75%) of the width of the wall area to which it is attached. When more than one wall sign is used, the combination of the sign widths, when placed side by side, shall not exceed seventy-five (75%) of the width of the wall to which they are attached.

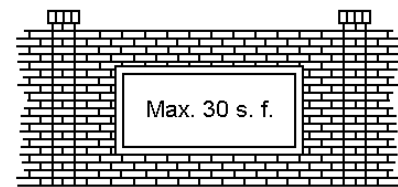


7. **Horizontal Projection:** No wall sign shall project from the vertical plane of the wall more than eighteen inches (18").

8. **Cabinet Signs:** The use of internally illuminated cabinet signs is not permitted by this ordinance, except in cases in which only the lettering and logo of business is lit.

9. **Development Wall Signs:** Signs located in shopping centers or multi-tenant developments will be generally consistent (color, size, etc.) with each other.

- E. **Subdivision Wall Signs or Plaques** - Subdivision wall signs or plaques shall not exceed thirty (30) square feet in area. Subdivision wall signs or plaques are limited to two per subdivision entryway and may be illuminated. A subdivision wall sign or plaque shall be attached to a fence or screening wall. For purposes of this regulation, the size of the graphic and sign text shall be used to measure sign size.



Subdivision Wall Plaque

Section 7-180 Permanent Attached Signs – Allowable Districts

No permit for a permanent attached sign shall be issued nor shall a permanent attached sign be constructed or displayed unless said sign is situated in a district authorized by Table 7-3 below:

Table 7 - 3 Allowable Districts for Permanent Attached Signs																	
Sign Classification	Permit Required (Y or N)	Residential Districts								Commercial Districts						Special Districts	
		R15	R20	R30	R40	RE	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML	AG	PUD
Awning Signs	Y									P	P	P	P	P	P		(1)
Canopy Signs	Y									P	P	P	P	P	P		(1)
Projecting Signs	Y									P	P	P	P	P	P		(1)
Subdivision Wall Signs or Plaques	Y	P	P	P	P	P	P	P	P							P	P
Wall Signs	Y									P	P	P	P	P	P		(1)

Notes for Table 7-3:

(1) Permitted where the PUD ordinance allows commercial uses

Legend: P = Sign permitted in this district

= Sign permitted in this district per special footnote

Section 7-185 Temporary Signs – General Conditions

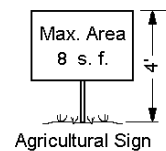
- A. **Permit** – A permit approved by the administrative official prior to the construction or display of some classifications of temporary signs is required to determine compliance with these regulations and to establish the beginning and ending display periods.
- B. **Certificate of Occupancy Required** – No temporary sign shall be constructed or erected, except where a business exists with a valid certificate of occupancy or where a certificate of occupancy has been submitted for the premises on which the sign is to be located, unless a provision in this Section allows a sign to be displayed off-premises.
- C. **Illumination** – No temporary sign may be illuminated, except where a regulation provides for illumination. Lighting, where allowed, shall be installed so as to avoid any glare or reflection onto adjacent property, or create a traffic hazard on a public street. When determined necessary by the administrative official, illuminated signs shall be shielded to minimize glare on residentially zoned property.

Section 7-190 Temporary Business Signs – Classifications & Number Allowed

No permit for a temporary sign shall be issued nor shall a temporary sign be constructed or displayed unless

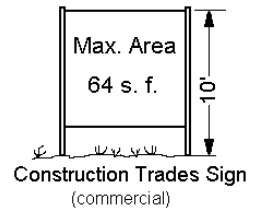
said sign is in compliance with the sign classifications and standards contained in this Section and is situated in a district authorized by Table 7-3. Where a provision exempts certain classifications of temporary signs from the permit requirement, said temporary signs shall comply with all other provisions for temporary signs.

- A. **Agricultural Signs** – The purpose of an agricultural sign is to identify the temporary seasonal sales of produce, crops, animals or poultry that are produced or raised on the farm or ranch on which the sign is placed. An agricultural sign may be displayed in zoning districts in accordance with Table 7-4. One agricultural sign shall be allowed per lot, parcel or tract of land, provided the property contains a minimum of one (1) acre. The maximum gross surface area of the sign shall be eight (8) square feet. Agricultural signs shall have a maximum height of four (4') feet.

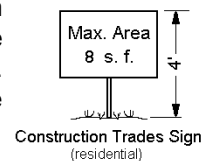


Agricultural Sign

- B. **Construction Trades Signs** – The purpose of a construction trades sign is to denote the architect, engineer, financial institution or building trades contractor involved in a construction project. Construction trades signs shall be regulated as either commercial or residential, which shall be allowed in accordance with Table 7-4. The maximum area, height, spacing and setbacks of a Construction Trades Sign shall conform to the specifications contained in Table 7-5.

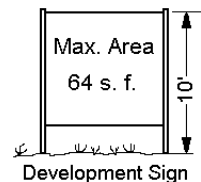
Construction Trades Sign
(commercial)

Construction trades signs shall not be erected until a building permit has been submitted for building construction and shall be removed upon completion of the construction project or occupancy of the structure, whichever is applicable. Construction trades signs shall not be illuminated. No permit or fee shall be required for a construction trades sign.

Construction Trades Sign
(residential)

- C. **Development Signs** – The purpose of a development sign is to advertise a proposed residential subdivision or commercial project. A development sign shall be allowed in accordance with Table 7-4. A development sign shall not be illuminated. The maximum area, height, spacing and setbacks of a development sign shall conform to the specifications contained in Table 7-5. A permit shall be required for a development sign,

A development sign shall be removed when the project is 90% complete or within three years from start of construction, whichever is less. For the purpose of this provision, a subdivision shall be deemed 90% complete when 90% of the lots within the subdivision are sold.



Development Sign

- D. **Garage Sale Signs** – The purpose of a garage sale sign is to announce the sale of household possessions. Garage sale signs shall be allowed in any zoning district in accordance with Table 7-4. The maximum area, height, spacing and setbacks of a garage sale sign shall conform to the specifications contained in Table 7-5 and shall comply with the following additional regulations:

1. **Duration:** A garage sale sign shall not be posted more than twenty-four (24) hours prior to the beginning of the sale and shall be removed within twenty-four (24) hours following the end of the sale.

2. **Illumination:** A garage sale sign shall not be illuminated.

3. **Permit:** No permit or fee shall be required for any garage sale sign.

4. **Single-family residential on-premises:** One garage sale sign per street frontage shall be allowed, but only on the premises where the garage sale is being conducted and where there is an existing residential use.

5. **Neighborhood-wide garage sales:** Two garage sale signs per subdivision entrance shall be allowed for a neighborhood-wide garage sale sponsored by a homeowner's association (HOA). The garage sale sign may be off-premises from where the actual garage sale is conducted, but the sign shall be located on property, including a street right-of-way, that is within the limits of the homeowner's association. The HOA must be registered with the Colleyville Code Enforcement Department.

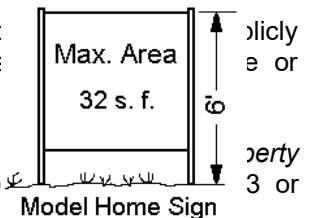
Garage Sale Sign
(residential)Garage Sale Sign
(neighborhood wide)

- F. Home Occupation Signs – (refer to Chapter 3 of the Land Development Code regarding Home Occupations).
- G. Model Home Signs – The purpose of a model home sign is to provide advertising of a typical completed residential dwelling. A model home sign shall be allowed in any residential zoning district in accordance with Table 7-4, provided the sign and the model home are located in the subdivision being developed.

Model home signs are limited to one per premises. A model home sign permit may not exceed a period of 24 months, provided if the model home is sold prior to the expiration of the 24 month period, the sign shall be removed when the sale is completed. The maximum area, height, spacing and setbacks of a Model Home sign shall conform to the specifications contained in Table 7-5.

- H. Political Signs – A political sign shall be allowed in any zoning district. No political sign shall be attached to any utility, light, or traffic signal pole. A political sign shall not be illuminated. Political signs shall be subject to the following additional regulations.

1. *Political Signs on Publicly Owned Property* – A political sign shall not be placed on publicly owned property including but not limited to City parks, City facilities, school districts, or federally owned property, except for the following:



- a. *Said political sign(s) shall be placed in the perimeter landscaped area being used as a polling location in accordance with Texas Election Code, Chapter 85.036;*
 - b. *Said political sign(s) shall not exceed four (4) square feet in area;*
 - c. *Said political sign(s) shall be attached to a metal stake, not to exceed a 9 gauge diameter, driven into the ground;*
 - d. *Said political sign(s) shall not encroach upon any tree roots, irrigation lines, and any other underground vegetation, or structure;*
 - e. *Said political sign(s) shall not extend over any sidewalk, street, or driveway;*
 - f. *Said political sign(s) shall not be placed within 30 feet of an identical sign(s);*
 - g. *Said political sign(s) may be placed beginning 48 hours prior to the first day of the early voting period, and must be removed within three (3) days after early voting of said election, unless the polling location for Election Day is held in the same location at early voting, then the signs shall be removed by 10:00 a.m. on the day following the election;*
 - h. *For a location used for Election Day only, said political sign(s) shall be placed beginning at 6:00 p.m. the day before Election Day, and shall be removed by 10:00 a.m. on the day following the election.*
2. *Political Signs on Private Property* – A political sign situated on private property shall not exceed thirty-two (32) square feet, nor exceed eight (8) feet in height, and shall not be erected more than sixty (60) days prior to the official election and shall be removed within seven (7) days after said election.
3. No permit or fee shall be required for a political sign.

- I. Real Estate Signs (Commercial) – The purpose of a commercial real estate sign is to advertise the sale, rental or lease of the premises on which said sign is located. A commercial real estate sign shall be allowed in accordance with Table 7-4. A commercial real estate sign shall not be illuminated. The maximum area and height of a commercial real estate sign shall conform to the requirements contained in Table 7-5 **unless modified below in this subsection.** ~~No permit or permit fee shall be required for a commercial real estate sign.~~

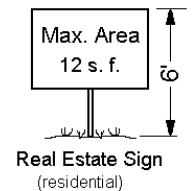


- a. **Individual commercial property shall be limited to a single commercial sale/lease sign no greater than 3' x 3' attached to the building as a banner or displayed in a window located at the specific sale/lease space. If the**

property is vacant or the building is more than 100' from the nearest approved right of way, the property shall have the right to place a single commercial sale/lease sign affixed to the ground no larger in size than 3' x 3' and 4' in overall height. Multi-tenant developments and PUDs shall be restricted to a single window sign or building banner no larger in size than 3' x 3' per vacant storefront. Commercial real estate signs shall be removed within seven (7) days following the completion of the sale, rental or lease of the premises.

- b. Permit Required For Ground Sign: A permit, but no permit fee, shall be required for an allowable free-standing (ground) commercial real estate sign. The permit may be issued for a period of 30 days and may be extended at 30 day increments. Commercial real estate signs shall be removed within seven (7) days following the completion of the sale, rental or lease of the premises.
- c. Commercial property undergoing development/redevelopment with an approved use may be granted permission to erect a "coming soon" temporary sign for a period of 30 days prior to the business opening. Such temporary permits may be extended by the City Manager at 30 day increments.

- J. Real Estate Signs (Residential) – The purpose of a residential real estate sign is to advertise the sale, rental or lease of the premises on which said sign is located. A residential real estate sign shall not be illuminated. A residential real estate sign shall be allowed in a residential district in accordance with Table 7-4. The maximum area and height of a residential real estate sign shall conform to the requirements contained in Table 7-5. All signs shall be removed within seven (7) days following the completion of the sale, rental or lease of the premises. No permit or permit fee shall be required for a residential real estate sign.

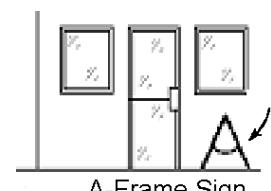


- K. Temporary Business Signs – The purpose of a temporary business sign is to provide advertising for specific periods of time to identify the name of a business, profession, service, product or activity conducted, sold or offered on the premises where the sign is located.

1. **Requirements:** Temporary business signs shall conform to the following additional regulations:
 - a. **Maximum number:** One per business occupancy holding a valid certificate of occupancy.
 - b. **Illumination:** None allowed.
 - c. **Permit Requirements:** A temporary business sign permit shall not be valid for more than 30 consecutive days and there shall be a thirty (30) day non-display period between permits. No more than three temporary business sign permits shall be issued per calendar year per business occupancy.
 - d. **Permit Fee:** A permit fee shall be charged for a temporary business sign. The permit fee shall be established by City Council.
 - e. **Districts Allowed:** Temporary business signs shall be allowed in zoning districts in accordance with Table 7-4.
2. **Types of Temporary Business Signs:** A business tenant may choose any one of the following types of sign structures:
 - a. **Flexible Banner Signs:** Banners shall be kept in good repair and remain firmly anchored or secured to the face of the building or may be suspended below the apparent lower edge of an overhanging covered walkway, provided the banner is firmly secured to the columns supporting the building. A flexible banner sign may not be freestanding. A flexible banner sign shall not exceed fifty (50) square feet nor exceed six (6) feet in height.
 - b. **A-Frame Signs:** The purpose of an A-frame sign is to provide temporary advertising during business hours of a commercial occupancy.

(1). *Maximum height and area shall conform to the following table:*

Maximum heights and areas of A-Frame Signs

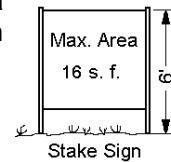


	Max. Area	Max. Height
Located on a sidewalk	8 s. f.	4 feet
Located in a yard	24 s. f.	6 feet

(2). *Time duration*: Only displayed during business hours.

(3). *Placement*: Only allowed on private property, but may be located on a public sidewalk, provided a width of four feet (4) shall remain free from intrusion.

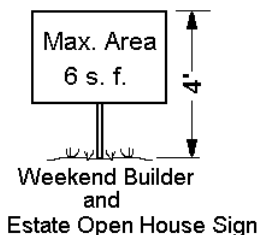
c. *Stake Signs*: A stake sign shall not exceed sixteen (16) square feet, nor exceed six (6) feet in height.



L. Weekend Builder / Real Estate Open House Signs – The purpose of Weekend Builder / Real Estate Open House Signs is to assist the general public by providing direction to available residential properties in Colleyville. Signs that advertise developments located outside the corporate limits of Colleyville shall be prohibited.

1. Open House Sign Definition: A means of advertising and marketing a property that is for sale. A period of time during which a builder, developer, or real estate agency markets the home by inviting buyers in for a public viewing to see the interior without making an appointment.

2. Weekend builder / real estate open house signs may be placed on private property ~~or in the public right-of-way~~ with the approval of adjacent property owner, provided the advertiser has a valid annual permit required by these regulations. Signs placed within the public right-of-way shall be situated not more than five (5) feet from the right-of-way line and shall be no closer than three (3) feet from the edge of the sign to the edge of the street pavement. No weekend builder / real estate open house sign shall block vehicular visibility. Approval of an annual permit does not grant unlimited access or use of the public right-of-way, therefore, it shall be the responsibility of the builder, owner, or real estate agency to secure permission of the property owner for placement of the signs on private property or in the adjacent street right-of-way.



Open house signs shall not be posted within visibility triangles. No sign shall be located or placed where it obstructs the vision of motor vehicle drivers approaching any street intersection. At all street intersections, clear vision shall be maintained across the lot for a distance of twenty-five (25') feet back from the property corner along both streets. Within this triangle, vision shall be clear at elevations between thirty inches (30") and nine feet (9') above the average curb grade.

3. A builder, developer, or real estate agency must be registered with the City of Colleyville to qualify and participate as a weekend advertiser or for open house signs. An annual permit is required for each builder, developer or real estate agency, which shall expire on December 31 each year. The permit fee shall be established by separate ordinance approved by the City Council.

Note: For purpose of this regulation a real estate agency shall be defined as the real estate broker or owner holding a franchised agency.

4. A weekend builder / real estate open house sign shall not exceed six (6) square feet in area and four (4) in height. No sign shall be placed on trees, utility poles, traffic control signs or within a street median or encroach over a sidewalk.

5. *Maximum number of Weekend Builder Signs*: The maximum number of signs displayed at any one time for a weekend builder shall not exceed twenty (20) signs for any subdivision.

6. *Maximum number of Real Estate Open House Signs*: The maximum number of signs displayed at any one time for a real estate agency shall not exceed twenty (20) signs, provided no more than two (2) signs shall be displayed within the right-of-way for any single residential property. One (1) on-site open house sign shall be located on the premises of the open house for property identification. The sign shall be in accordance with the open house sign maximum effective area specifications. The house shall be

open for a public viewing to see the interior without making an appointment for the entire period during which open house signs advertise the property. Real estate open house signs shall be limited to directing traffic to an open house.

All open house signs shall include the open house address, open house date(s), and open house public viewing time(s). Open house viewing times shall refer to the availability of the public to view the interior of a home without making an appointment. The information shall be located on the advertising surface of the sign and shall not be attached to the pole of the sign.

7. Weekend builder signs may be exhibited from 12:00 noon on Friday till 12:00 noon on the following Monday. Open house signs may be exhibited only between the hours of 12:00 midnight Friday to 12:00 midnight on the following Sunday. A holiday falling on a Friday or a Monday will be considered as part of the weekend.

- M. Window Signs - Window signs may be placed so as not to obscure more than 25% of any individual window pane. **No permit shall be required for window signage, but review from the Community Development Department is recommended prior to placement to ensure compliance.**
- N. Temporary Construction Entrance Signs – The administrative official is hereby authorized to approve temporary signs to direct traffic to the entrance of a commercial business when the driveway that provides access to the business or the street immediately abutting the business is under construction.
- O. Allowance for Signs Adjacent to Roadways Under Construction – Businesses adjacent to a major public roadway construction project scheduled for six months or more duration shall be eligible for prolonged temporary signage when roadway construction activities are commencing immediately adjacent to the business. The following conditions shall apply:
 - (1) Shall comply with Section 7-190.K Temporary Business Signs.
 - (2) The *Permit Requirements* (Sec. 7-190.K.1.c) shall not apply for the duration of the construction of the roadway.

Section 7-195 Temporary Signs – Permitted Districts

No temporary sign shall be displayed unless said sign is situated in a district authorized by Table 7-4.

Table 7-4 Permitted Districts for Temporary Signs																	
Sign Classification	Permit Required (Y or N)	Residential Districts								Commercial Districts						Special Districts	
		R15	R20	R30	R40	RE	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML	AG	PUD
Agricultural Signs	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Special Event Signs	N	See Section 7-205															
Construction Trades Signs (Commercial)	N									P	P	P	P	P	P		(1)
Construction Trades Signs (Residential)	N	P	P	P	P	P	P	P	P							P	(2)
Development Signs	Y	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Garage Sale Signs (3)	N	P	P	P	P	P	P	P	P	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)
Missing Pet Signs	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation Signs	N	See Home Occupations in Chapter 3 of the Land Development Code															
Model Home Signs	Y	P	P	P	P	P	P	P								P	(2)
Pole Banners	Y	See Section 7-205.E															
Political Signs	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(1)
Real Estate Sign (Commercial)	N									P	P	P	P	P	P		(2)
Real Estate Sign (Residential)	N	P	P	P	P	P	P	P	P							P	(1)
Temporary Business Signs	Y									P	P	P	P	P	P		(1)
Banner Signs	Y	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	P	P	P	P	P	P		(1)
A-Frame Signs	Y									P	P	P	P	P	P		(1)
Stake Signs	Y									P	P	P	P	P	P		(1)
Weekend Builder / RE Signs	Y	See Section 7-190.K															

Notes for Table 7-4:

- (1) Permitted where the PUD ordinance allows commercial uses.
- (2) Permitted where the PUD ordinance allows residential uses.
- (3) Property must contain a residential use.
- (4) Where an Institutional use occupies the premises

Legend P = Sign permitted in this district

(4) = Sign permitted in this district per footnote

Section 7-200 Temporary Signs – Area & Setback Requirements

All temporary signs shall be constructed in accordance with the requirements listed in Table 7-5:

Table 7-5 Maximum Area, Height and Setback of Temporary Signs					
Type of Sign	Max. Area	Max. Height	Front Property Line Setback	Side Property Line Setback	Special Conditions
Agricultural Signs	8 s. f.	4 ft.	none	none	one acre lot min.
Community Special Events Signs	See Section 7-205 for regulations				
Construction Trades Signs (Commercial)	64 s. f.	10 ft.	none	none	none
Construction Trades Signs (Residential)	8 s. f.	4 ft.	none	none	none
Development Signs	64 s. f.	10 ft.	none	none	none
Garage Sale Signs (single-family residential)	8 s. f.	4 ft.	none	none	1 per frontage
Garage Sale Signs (neighborhood-wide)	32 s. f.	6 ft.	none	none	2 per subdivision entrance
Model Home Signs	32 s.f.	6 ft.	none	none	24 months
Pole Banners	See Section 7-205.E for regulations				
Political Signs (on private property)	32 s. f.	8 ft.	none	none	none
Real Estate Signs (Commercial)	64 s.f. 9 s. f.	10 ft. 4'	None 15'	None 15'	None Existing building: attached to building or within window only
Real Estate Signs (Residential)	12 s. f.	6 ft.	None	None	none
Temporary Business Signs					
Banner Signs	50 s. f.	6 ft.	none	none	3 permits per calendar year / 30 days between permits / permits valid for 30 days
A-Frame Signs (Located in a yard)	24 s. f.	6 ft.	none	none	
A-Frame Signs (Located on a sidewalk)	8 s. f.	4 ft.	none	none	
Stake Signs	16 s. f.	6 ft.	none	none	
Weekend Builder / Real Estate Open House Sign	See Section 7-190.K for regulations				

Section 7-205 Temporary Community Special Event Signs

The purpose of this regulation is to provide temporary advertising for certain community special events sponsored by public and quasi-public agencies, churches and other religious institutions located within the corporate limits of the City of Colleyville. Signs shall be allowed in accordance with the following:

- A. Qualifying Entities – The following public and semi-public agencies, churches and other religious institutions located within the corporate limits of the City of Colleyville shall be permitted to have community special event signs in accordance with the provisions of this section.
 1. *City of Colleyville*: Signs advertising an event conducted and sponsored by the City of Colleyville may be placed on any private property or in the public right-of-way adjacent to the private property with the approval of the adjacent property owner. Signs placed within the public right-of-way shall be situated not more than five (5) feet from the right-of-way line and shall not block vehicular visibility.

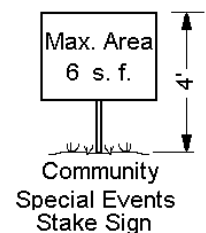
2. *Public and Semi-Public Schools, Colleyville Chamber of Commerce, Churches and Other Religious Institutions, and Non-Profit Civic Organizations:* For the purpose of this section, a non-profit civic organization shall be a not-for-profit community organization that has as its primary objective charitable fundraising, community betterment or youth sports promotion and participation. Signs advertising an event conducted and sponsored by any of the above may be placed on any private property with the approval of the adjacent property owner. Sign dimensions shall be consistent with the provisions of Section “B(1) and (2)” below. Directional signs may be placed no sooner than 24 hours prior to the event and shall be removed no later than 24 hours after the conclusion of the event.

- B. Types and Maximum Area of Signs Allowed – The following types of community special event signs shall be allowed, provided the sign does not exceed the maximum area and height established below.

1. *Flexible Banner Signs:* Banners shall only be allowed on the premises where the event is located. Banners shall be kept in good repair and remain firmly anchored or secured to the face of the building or may be suspended below the apparent lower edge of an overhanging covered walkway, provided the banner is firmly secured to the columns supporting the building. A flexible banner sign may be freestanding. A flexible banner sign shall not exceed fifty (50) square feet nor exceed six (6) feet in height.

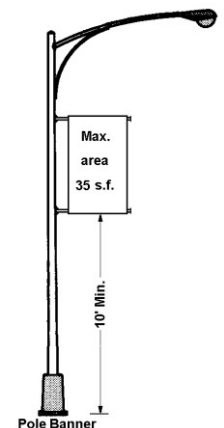


2. *Stake Signs:* Signs shall not exceed six (6) square feet in area nor exceed four (4) feet in height.



- D. Pole Banner Signs

1. *Pole Banners:* The purpose of a pole banner sign is to provide advertising for a community event. Pole banners may be erected on utility and other designated poles within the public right-of-way subject to the following restrictions:
2. *Permit:* A permit is required from the building permit office and may only be issued to a non-profit organization for the purpose of advertising a function or event to which the general public is invited in Colleyville. **Pole banners shall be limited to private property exclusively.** ~~Applications shall be considered on a first-come, first-served basis.~~



3. *Permit Duration:* No permit shall be approved for a period exceeding twenty-one (21) consecutive days. The pole banners shall be removed on the first business day after the last day of the event.
4. *Commercial Message:* A pole banner may only advertise the name, date, phone number and website of the community event. Any commercial message of a sponsor is limited to twenty-five percent (25%) of the sign area.
5. *Maximum area and height:* Thirty-five (35) square feet in area per pole and thirty-five feet (35') from the ground, provided the banner maintains a minimum of ten feet (10') of clearance between the bottom of the pole banner and the ground.
6. *Location:* Pole banners may be installed only on poles identified by the City that include the appropriate hardware for such installation.

- E. Permit – Other than events sponsored by the City of Colleyville or non-profit, community based organization ~~listed on the City's website~~, a temporary sign permit shall be obtained prior to the placement of any signs allowed by this section.

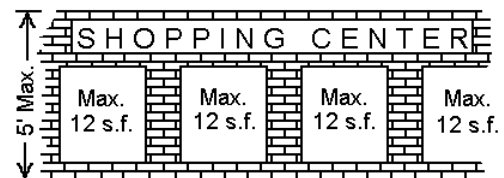
Section 7-210 Special Advertising Provisions

A. Grand Openings – The purpose of the grand opening signage provision is to allow the administrative official to issue a permit to a new business or to a business that has substantially remodeled, as defined herein, for the purpose of obtaining special advertisement signage for a temporary period. The following regulations apply to grand opening signage permits:

1. *Eligibility*: Upon issuance of a certificate of occupancy and within one year thereafter, a business shall be allowed to receive a grand opening sign permit when one of the following conditions applies:
 - a. When a certificate of occupancy has been issued to the new business, or
 - b. When a certificate of occupancy has been issued to an existing business which has substantially remodeled and the cost of the renovation exceeds sixty (60) percent of the current value of the building or lease-space, excluding the value of the land, according to the most recently approved tax roll.
2. *Allowable Signs*: Signs may include a combination of pennants, tethered or inflatable balloons, and one (1) temporary business sign. Non-traditional balloons/inflatables shall not be allowed. The height and area of such signs shall be limited to the applicable regulations for the sign classification. A temporary business sign may be placed off-premises with the permission of the property owner during the period of the grand opening sign permit. The permit holder shall be the responsible party for compliance with the grand opening sign permit regulations.
3. *Permit*: A permit shall be required for a business to utilize the grand opening signage provisions. No permit fee shall be required for a grand opening sign permit. The use of a grand opening sign permit shall have no effect on the number of subsequent temporary sign permits that may be authorized for a business occupancy.
4. *Duration*: A grand opening sign permit shall be valid for a period not to exceed thirty (30) consecutive calendar days

B. Major Shopping Center Overlay Zone – The purpose of a major shopping center overlay zone is to reduce the overall number of signs situated along a public street by providing shared advertising privileges within a major development and by providing off-premises advertising alternatives for businesses located on lots which do not have frontage along a major public transportation thoroughfare. Developments which satisfy the criteria contained in this Section shall qualify for the sign provisions contained in this Section.

1. *General Qualification Criteria*: A commercial development which has a single or multi-occupancy building containing a minimum of one hundred thousand (100,000) square feet of floor area and situated on a single platted lot or on two or more contiguous platted lots shall qualify as a major shopping center. In addition to those lots which satisfy the general qualification criteria described in this paragraph, any adjacent or non-adjacent lots platted within the development that are platted under the same subdivision name shall also be eligible for the sign provisions contained in this Section.
2. *Shared and Off-Premises Signage Privileges*: A lot located within the limits of a major shopping center overlay zone may contain a sign that advertises a single or multi-tenant business occupancy located on another lot within the same major shopping center overlay zone, provided that the sign structure complies with the regulations applicable to the classification of sign constructed.
3. *Major Shopping Center Entry-Wall Signs and Plaques*: The purpose of a major shopping center entry-wall sign and plaque is to identify a major shopping center and the name of a business, profession, service, product or activity conducted, sold or offered within the major shopping center. Two sign structures shall be allowed per vehicular entrance and may be illuminated. The maximum height of the entry-wall structure shall not exceed five (5) feet. The maximum



Major Shopping Center
Entry-Wall Sign and Plaque

area of a sign plaque shall not exceed twelve (12) square feet. There shall be a minimum of three (3) feet spacing between sign plaques.

4. *Permit:* A permit shall be required for a Major Shopping Center Entry Wall Sign upon the review and approval of the City Council.
5. *Permit:* A permit shall be required for a major shopping center entry-wall sign.

Section 7-215 Prohibited Signs

The signs described in this Section shall be prohibited within the corporate limits of the City of Colleyville.

- A. Off-Premises Signs – Off premises signs, including billboards, are prohibited in the City of Colleyville, except where specifically allowed by these regulations.
- B. Obscene Signs – It shall be unlawful for any person to display upon any sign any obscene, indecent or immoral matter.
- C. Portable Signs – No person shall erect or allow to be displayed on the premises owned or controlled by him a portable sign. Portable signs shall include windsail style signs, flags, pennants, etc., with or without lettering. No person shall attach any sign to a trailer, or similar mobile structure, where the primary use of such structure is to provide a base for such sign or to constitute the sign itself. A temporary business sign allowed by the regulations in this chapter may be constructed on skids where there is no opportunity for the sign supports to be installed in the ground.
- D. Roof Sign – Signs mounted on roofs or above a parapet are not permitted.
- E. Painting, Marking, Attaching, Materials to Streets, Sidewalks, etc. – No person shall attach any sign, whether consisting of paper, plastic, or paint, or stencil or write any name, number (except house numbers), or otherwise mark on any sidewalk, curb, gutter, street, whether public or private, utility pole, public building, fence or structure except as allowed by the sign code.
- F. Attaching Signs to Fences or Utility Poles – No person shall attach a sign to a fence or a utility pole, except a small sign identifying the name of the fence company not discernable from the street.
- G. Animated and Flashing Signs – No person shall erect or allow to be displayed upon premises owned or controlled any animated, moving or flashing sign.
- H. Balloons and Inflatable Advertising – No person shall erect or allow to be displayed as a sign, any balloon, flag, pennant or other floating or inflatable advertising device anchored to the ground or to any other structure, except as allowed by a grand opening sign permit.
- I. Non-Combustible Material – Any sign with either direct or indirect illumination which is attached to the sign shall be constructed of non-combustible materials. Such signs shall be supported by non-combustible supports.
- J. Simulation of Traffic Control Signs – No sign shall obstruct the free and clear vision at any location, where as a result of the position, size, movement, shape, color, fashion, manner or intensity of illumination or any other characteristics, such sign may interfere with vehicular or pedestrian traffic. Nor shall any person erect or allow to be displayed upon premises owned or controlled by him any sign in such a manner as to interfere with, obstruct the view of or be confused with, any authorized traffic sign, signal, or device, including, without limitation, signs making use of the words "stop," "go," "look," "slow," "danger," or any other similar word, phrase, symbol or character, or employ any red, yellow, orange, green or other colored lamp or light in such a manner as to cause confusion or otherwise interfere with vehicular or pedestrian traffic.
- K. Non-Defined Signs – No person shall erect or allow to be displayed upon premises owned or controlled by him any sign that is not specifically allowed by this Chapter.

Section 7-220 Sign Maintenance

No person shall allow a sign located on a premises owned by him, or which he has control of, to display or contain any of the following defects or conditions:

- A. where the elements of the surface or background can be seen as viewed from the intended viewing distance to have portions of the finished material flaked, broken off, missing or otherwise not in harmony or consistency with the rest of the surface; or
- B. where the structural supports or frame members are visibly bent, broken, dented, deteriorated or torn; or
- C. where a panel is visibly cracked or in the case of wood and other similar products, splintered in such a way as to constitute unsightly or harmful conditions-, or
- D. the sign, or its elements are twisted leaning or at angles other than those at which it was originally erected; or
- E. where the message or wording can no longer be clearly read by a person with normal eyesight under normal viewing conditions; or
- F. where the sign or its elements are not in compliance with the requirements of any building, electrical, sign or other type of code construction standards adopted by the City of Colleyville.

Section 7-225 Enforcement

- A. Authority - The administrative official is hereby authorized and directed to enforce all the provisions of this Chapter.
- B. Right of Entry - Whenever necessary to make an inspection to enforce any of the provisions of this Chapter, the administrative official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the administrative official by this Chapter, provided that if such building or premises is occupied, he shall first present proper credentials and request entry; and if such building or premises is unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If such entry is refused, the administrative official or his authorized representative shall have recourse to every remedy provided by law to secure entry.
- C. Removal of Certain Signs Upon Notice – When a sign is constructed or erected in violation of these regulations, the property owner and/or tenant shall be given notice to remove said sign or alter said sign so as to comply with the regulations contained in this Chapter. Notice shall require compliance with these regulations within not more than ten (10) days from the date notice is served. Notice may be hand delivered or deposited in the United States mail, addressed to the property owner at the address shown on the most current tax roll of the City, or the tenant as shown on the utility billing records of the City. If the owner cannot be found, or if the notice is refused, or if the notice is returned by the United States Postal Service, then the owner may be notified by posting notice on or near the front door of each building on the premises where the violation exists at least ten (10) days prior to further action or by posting notice on a placard attached to a stake driven into the ground on the premises where the violation exists at least ten (10) days prior to further action.

EXCEPTION: Illegal Temporary Signs – The administrative official is hereby authorized to remove without notice any illegal temporary signs placed on public property or within a right-of-away. Such signs shall be impounded and may be destroyed by the City.

- D. Dilapidated or Deteriorated Signs – Upon determination by the administrative official that a sign is in a dilapidated or deteriorated condition or declared unsafe, dangerous or poses a threat to the safety of the general public, the administrative official shall give notice of said determination to the owner of the property on which the sign is erected. Said notice shall specify a time period of not more than ten (10)

days in which said dilapidated or deteriorated condition must be corrected.

1. Failure by the owner of the property to correct the dilapidated or deteriorated sign or remove the same within the time provided in the notice shall constitute a violation of this Chapter.
 2. When a property owner, agent, or tenant fails to abate a sign declared to be unsafe and dangerous within the time period allowed, the administrative official is hereby authorized to contract for such work to abate the unsafe or dangerous condition and charge the property owner for the costs of such abatement. If the actual charges to the City are not paid within thirty (30) days, the City shall file a lien against the property.
 3. A sign which has been substantially destroyed or dismantled for any purpose other than maintenance operations or for changing letters, symbols or other matters on the sign. The sign shall be deemed to be substantially destroyed or dismantled if the cost of repairing the sign is more than 60% of the cost of erecting a new sign of the same type at the same location.
- E. **Obsolete Signs** – Any sign, which the administrative official determines to be obsolete, shall be removed by the permit holder, owner of the sign, or owner of the site on which the sign is located. For temporary signs, the sign must be removed as noted on the sign permit application or within three days after receiving written notification to do so from the administrative official. For permanent signs, the sign must be removed by the permit holder, owner of the sign, or owner of the site on which the sign is located within 30 days. Upon failure to comply with such notice or to file an appeal of the decision in accordance with this article, the administrative official is authorized to cause the removal of such sign, and any expense incident thereto shall be paid by the permit holder, owner of the sign, or owner of the site on which the sign is located.

Section 7-230 Nonconforming Signs

A sign which does not conform to the regulations prescribed in this Chapter and existed lawfully on the date of adoption of this Chapter, or amendment hereto, shall be declared a nonconforming sign and may exist in its present form. A nonconforming sign may be maintained, but shall not be altered, or moved unless a permit be issued pursuant to the provisions of this Chapter. The right to continue a nonconforming sign shall cease and such shall be removed whenever:

- A. A sign is altered, moved or relocated without a permit pursuant to the provisions of this Chapter.
Exception: A sign face of a nonconforming sign may be replaced, provided no alterations to the sign structure are made.
- B. A sign is destroyed and the cost to repair exceeds 60% of the replacement cost on the date of the damage.
- C. A sign leans such that an angle between the sign and the ground is 75 degrees or less.

Section 7-235 Commercial Wall Murals and Public Art Murals

No commercial wall mural or public art mural shall be executed or displayed unless said mural is in conformance with the classifications and standards contained in this Section.

- A. **Administrative Approval Required:** Commercial Wall Murals and Public Art Murals shall be allowed with the approval of an application through the Administrative Official/Sign Board of Appeals.
- B. **Maintenance Agreement Required:** Unless otherwise approved by the Administrative Official/Sign Board of Appeals, it is the responsibility of the applicant to ensure the Public Art Mural is maintained in good condition. A signed maintenance agreement and mural maintenance plan will be required as part of the application for a mural.
 1. To extend the lifespan of the mural, maintenance best practices should be followed. These include but

- are not limited to, preliminary wall preparation or cleaning, priming, and curing; using appropriate paints, enamels, or materials to match the surface; and applying topcoats, sacrificial layers, and graffiti-resistant coatings that do not compromise the artwork.
2. No alterations to the mural's design, theme, or scope may be made during routine maintenance performed by the applicant and/or artist unless authorized by the Sign Board of Appeals.
- C. City of Colleyville: Public Art Mural projects initiated, commissioned, and/or funded by the City may be placed on city-owned public buildings, structures, or infrastructure and are exempt from the regulations of this section.
- D. Commercial Wall Mural – A graphic or artwork painted or applied to the front façade, entryway, side, or back of a building, where its background differentiates it from the general color or material of the wall or other surface. The artwork is located on private property and is associated with the tenant occupying the corresponding space. All Commercial Wall Murals shall be subject to the following additional regulations:
1. *Design Criteria:*
 - a. Commercial Wall Murals may contain a commercial message such as, but not limited to, logos, branding, or any indication or description in image from the type of commercial activity that occurs in the inside of a building.
 - b. Commercial Wall Murals shall not include any owner identification or commercial text message; however it may contain graphics or images that relate to the products or services offered on the premises where the mural is located.
 - c. The following themes or elements are not permitted: representations of violence or hate; nudity or sexually explicit content; profanity or obscene language; disparagement or denigration of cultures; political themes or agenda-driven content; commercial or advertising messages; use of copyright material without proper authorization; or any content that may pose safety risks or create hazardous conditions. The City reserves the right to reject proposals for murals based on the themes or messages expressed as permitted by applicable First Amendment law.
 - d. Materials utilized in painting a mural shall have proven durability and shall be maintained or removed if not maintained.
- E. Public Art Mural – Any graphic artwork painted or applied on a wall, ceiling, ground surface, or other architectural surface (including but not limited to mosaic tiles, photographic elements, wheat paste murals, and collages of elements) where its background differentiates it from the general color or material of the wall or other surface. These murals are displayed in a City park, public right-of-way, or the interior/exterior of a city facility or privately owned building that has entered a public-private partnership with the City.
1. *Design Criteria:*
 - a. A mural shall not be considered public art if it is any way associated with a commercial entity and/or contains a commercial message such as, but not limited to, logos, branding, or any indication or description in narrative or image from the type of commercial activity that occurs on the inside of the building. Public Art Murals may not advertise any business, brand, or product.
 - b. Proposals will be evaluated based on their contribution to the urban environment, the quality they bring to the public art landscape, and the overall strength of the proposal.
 - c. Public Art Murals should be generally consistent with the surrounding area and designed to promote and enhance the character of Colleyville. In general, themes should be positive and uplifting, foster positive community interaction, and reflect the City of Colleyville's values of integrity, excellence, and public service.

Section 7-240 Amendments to This Chapter

Reserved for listing of amendments to this Chapter.

Ord. Number	Date	Subject
O-02-1321	01/15/2002	Community Special Event Signs
O-02-1353	08/07/2002	Grand Opening Signs
O-03-1428	11/18/2003	Revision of entire chapter
O-04-1456	04/06/2004	Political sign revisions
O-08-1657	02/05/2008	Landmark Signs

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O-08-1684	07/01/2008	Prohibited Signs
O-08-1685	07/01/2008	Weekend Builder/Real Estate Open House Signs revisions
O-09-1719	06/02/2009	Electronic Sign Regulations revisions
O-10-1742	02/16/2010	Temporary Sign Revisions
O-14-1932	10/06/2014	Political Sign Revisions
O-19-2074	02/05/2019	Several amendments as part of a total LDC review