



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, AUGUST 25, 2025

**CITY COUNCIL CHAMBERS - THIRD FLOOR
6:15 P.M.**

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** 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 AUGUST 11 PLANNING AND ZONING COMMISSION MEETING**
- 2b** Presentation and discussion of a Special Use Permit for a Dog Boarding use to operate on Lot 2A, Block 6R, of the Woodbriar Estates West Addition, located at 3811 Colleyville Boulevard, Case ZC25-021
- 2c** Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales-On-Premises Consumption on Lot 13R, Block 2, of the Thompson Terraces Subdivision, located at 5201 Colleyville Boulevard, Case ZC25-022
- 2d** Presentation and discussion of a Special Use Permit for an accessory building on Lot 14R, Pecan Park Estates, located at 5912 Ponderosa Street, Case ZC25-023
- 2e** Presentation and discussion of a Special Use Permit for a residential carport on Lot 40, Block 2, Tara Plantation Addition, located at 1410 Plantation Drive N, Case ZC25-024

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, August 19, 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 8/25/2025

Type Public Hearing Agenda Items

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 AUGUST 11 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. Request to Table
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Supporting Document
7. Building Elevations
8. Zoning Exhibit Building Location
9. Zoning Exhibit
10. Flood Study
11. Notification Map
12. Notification Letter
13. Letter of Opposition

From: [REDACTED]
To: [Daniel Ponder](#)
Subject: Re: ZC25-017
Date: Tuesday, August 5, 2025 1:55:25 PM
Attachments: [image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)

Daniel,

I am requesting to table till September 8th PZ Meeting. Please use this email as the official request.

Thank You,

Boaz Bryant

Bryant General Construction

Cell: [REDACTED]

Email: [REDACTED]

Website: [REDACTED]

FaceBook: [REDACTED]

Hours: 8:00am-5:00pm M-F

On Tue, Aug 5, 2025 at 1:49 PM Daniel Ponder <DPonder@colleyville.com> wrote:

Not a problem. I do have to put your email in the PZ agenda - do you want to use the below message or another rendition of the request to table?

Daniel Ponder



**Planning Manager
City of Colleyville**



P: 817-503-1056

E: dponder@colleyville.com

100 Main Street, Colleyville, TX 76034

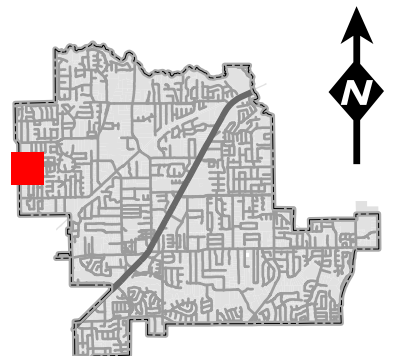
Aerial Map



ZC25-017

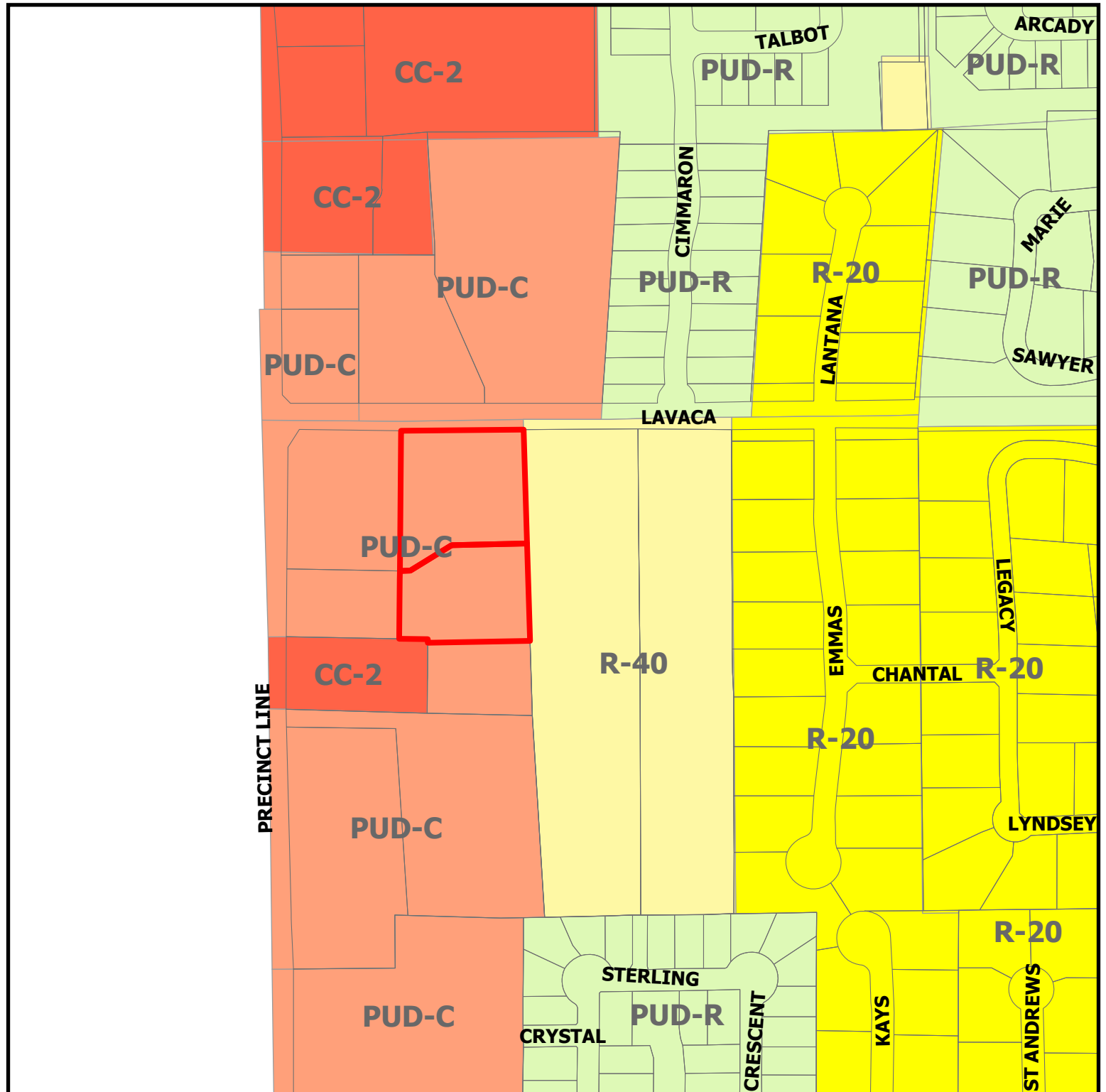
8086 Precinct Line Rd

 Subject Property



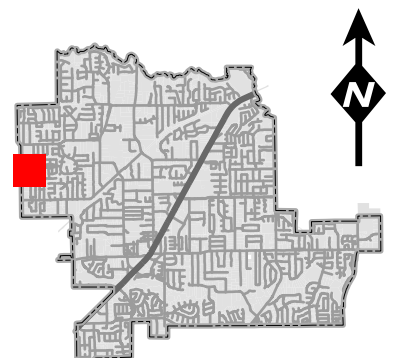
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

Zoning Map



ZC25-017

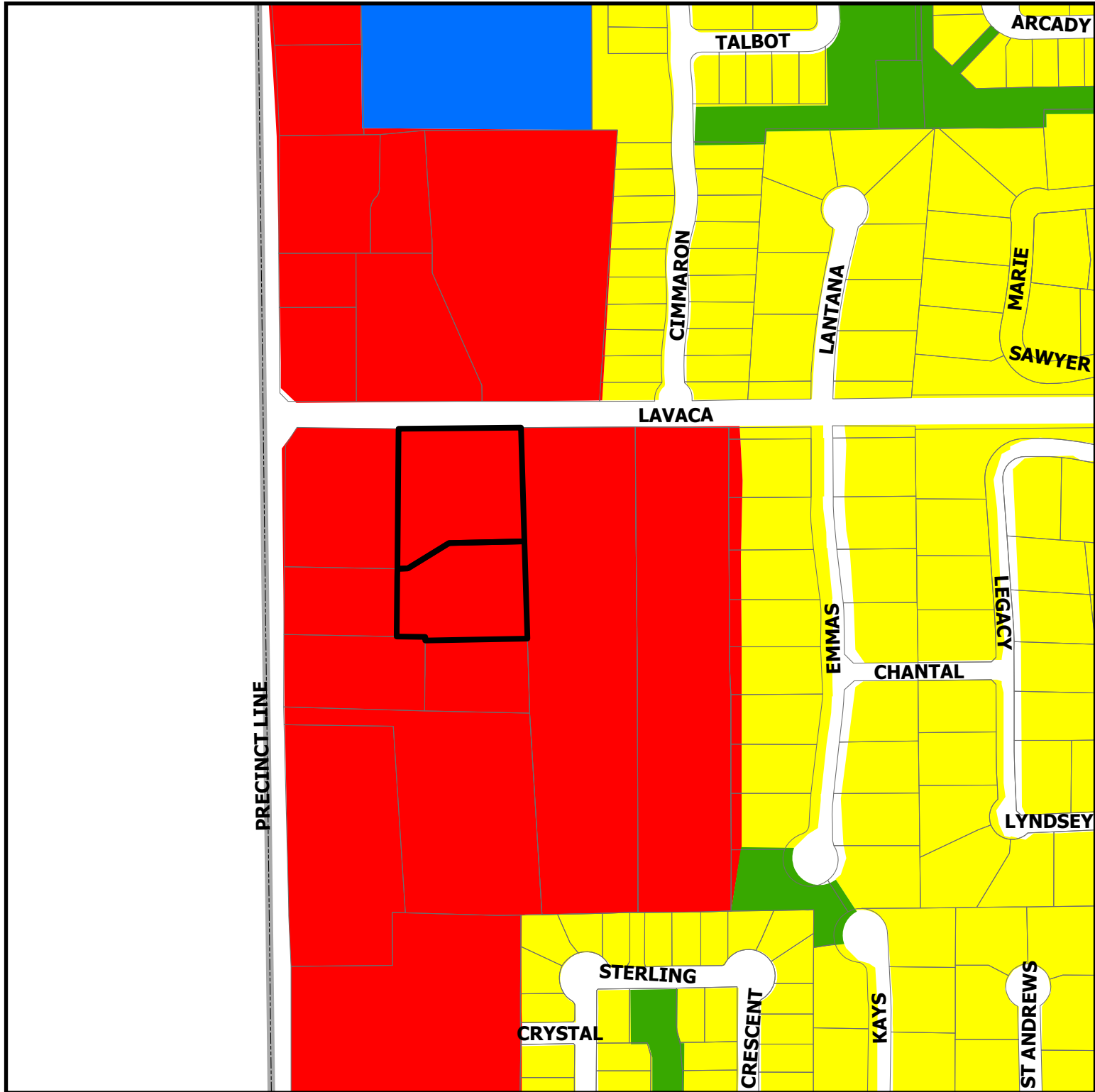
8086 Precinct Line Rd



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Subject Property

Future Land Use Map

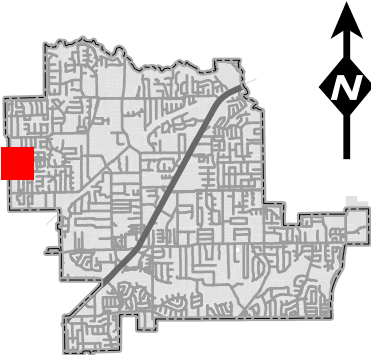


ZC25-017

8086 Precinct Line Rd

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



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.

Supporting Document

Project Name: Side Car Club

Applicant: Atticus Hamp Owner Side Car Club

Location: 8078 and 8086 Precinct Line Rd Colleyville, Texas

Zoning Request: Planned Unit Development (PUD) Amendment

Project Description

Side Car Club is a proposed private, membership-based automotive club and lifestyle venue. Designed for car enthusiasts and collectors, the facility will provide secure, climate-controlled storage for luxury and classic vehicles, along with premium social amenities such as a lounge, event space, and curated programming. The development will include:

- A modern showroom-style storage facility with space for up to 60 vehicles
- A private bar and cigar lounge
- Multi-use social event areas for members
- Outdoor patios and green space for member gatherings and seasonal events

Hours of Operation & Traffic Flow

To minimize impact on the surrounding community, Side Car Club will operate during controlled hours:

- Operating Hours: 10 AM – 10 PM (Tuesday – Sunday)
- Access: Member-only, gated, by appointment or key fob
- Traffic Volume: Low — estimated under 50 vehicle trips per day
- Parking: On-site parking provided, no street parking required

The site layout ensures that all traffic enters and exits from a single controlled driveway, reducing neighborhood intrusion.

Utilities & Infrastructure

The proposed site is adequately served by existing utilities. No significant upgrades are anticipated. Plans include:

- Connection to city water and sewer
- Fire and safety infrastructure compliant with city code
- LED lighting with directional shielding to prevent light pollution

Compatibility with Surrounding Area

Side Car Club has been intentionally designed with scale, aesthetics, and operations that preserve the integrity of the surrounding residential and commercial zones:

- Building height and massing will conform to city PUD guidelines
- Landscaping buffers and fencing will screen the development from nearby properties
- Events will be indoors or in limited outdoor areas buffered by greenery

Community and Economic Benefit

This project supports Colleyville's economic goals while being sensitive to its suburban context:

- Creation of local jobs (staff, maintenance, event services)
- Increased property tax value and sales tax revenue from operations
- Philanthropic and cultural events aligned with local organizations
- Support for local hospitality, catering, and automotive vendors

Development Timeline

- Phase 1: Land Preparation & Utilities – Q4 2025
- Phase 2: Vertical Construction – Q1–Q3 2026
- Phase 3: Interior Build & Inspections – Q3 2026
- Opening Date (Estimated): Q4 2026

Conclusion

Side Car Club offers a sophisticated, small-footprint development aligned with the City of Colleyville's vision for upscale, responsible growth. The proposed amendment will allow for a unique land use that balances economic vitality with the community's desire for peace, privacy, and character.



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

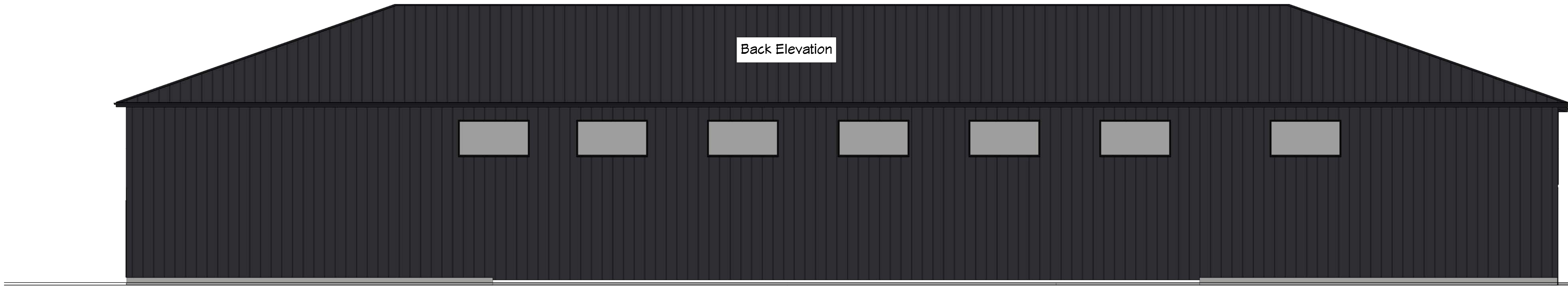
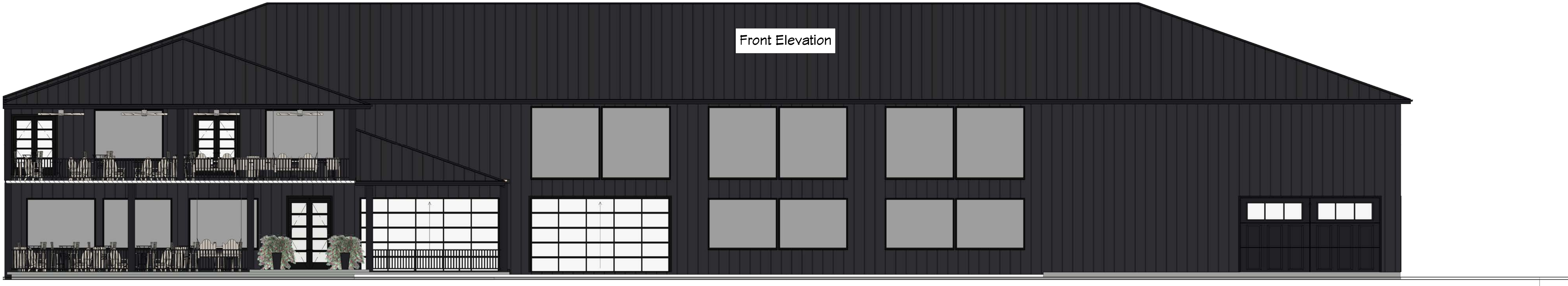
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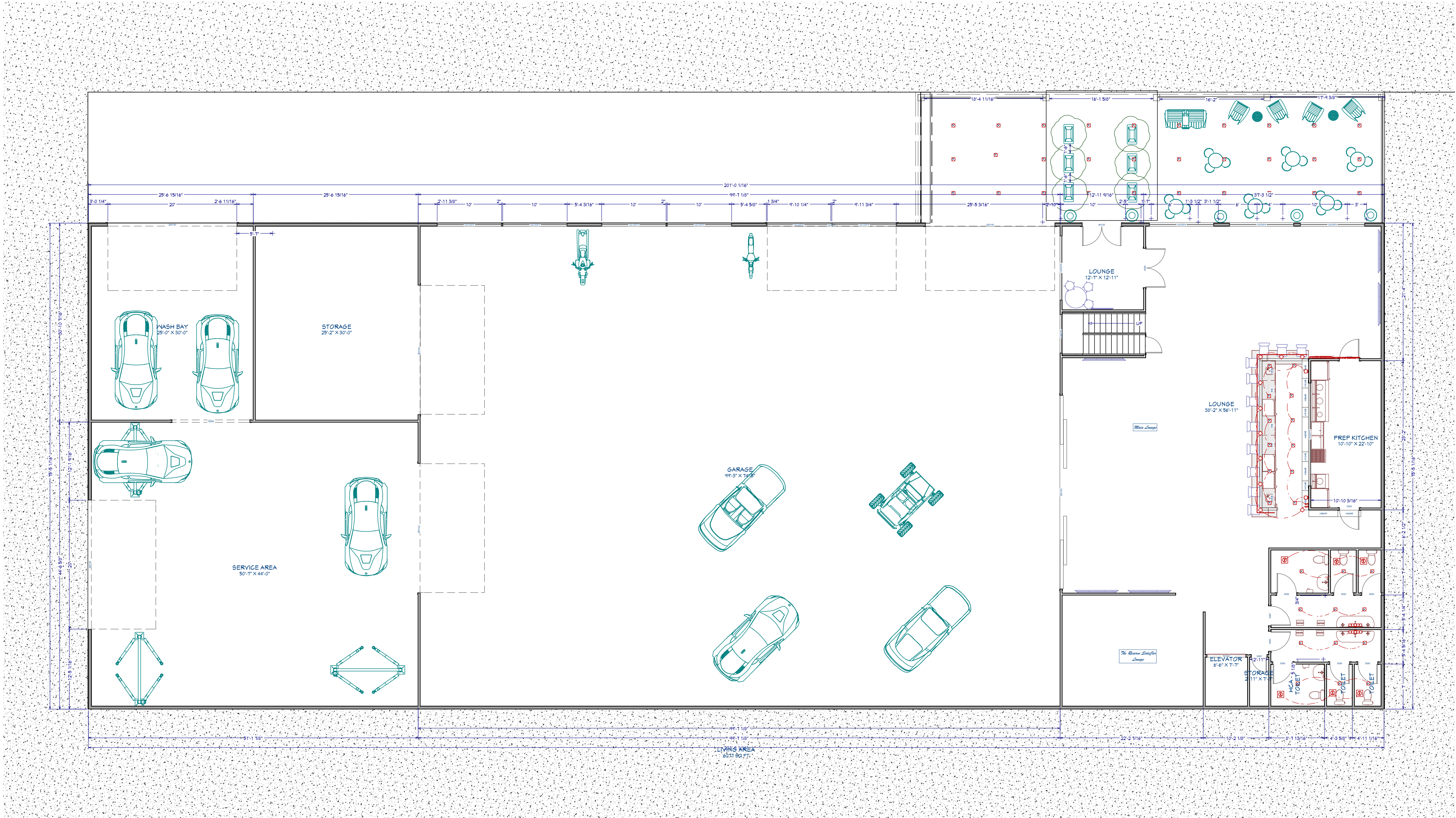
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First Floor

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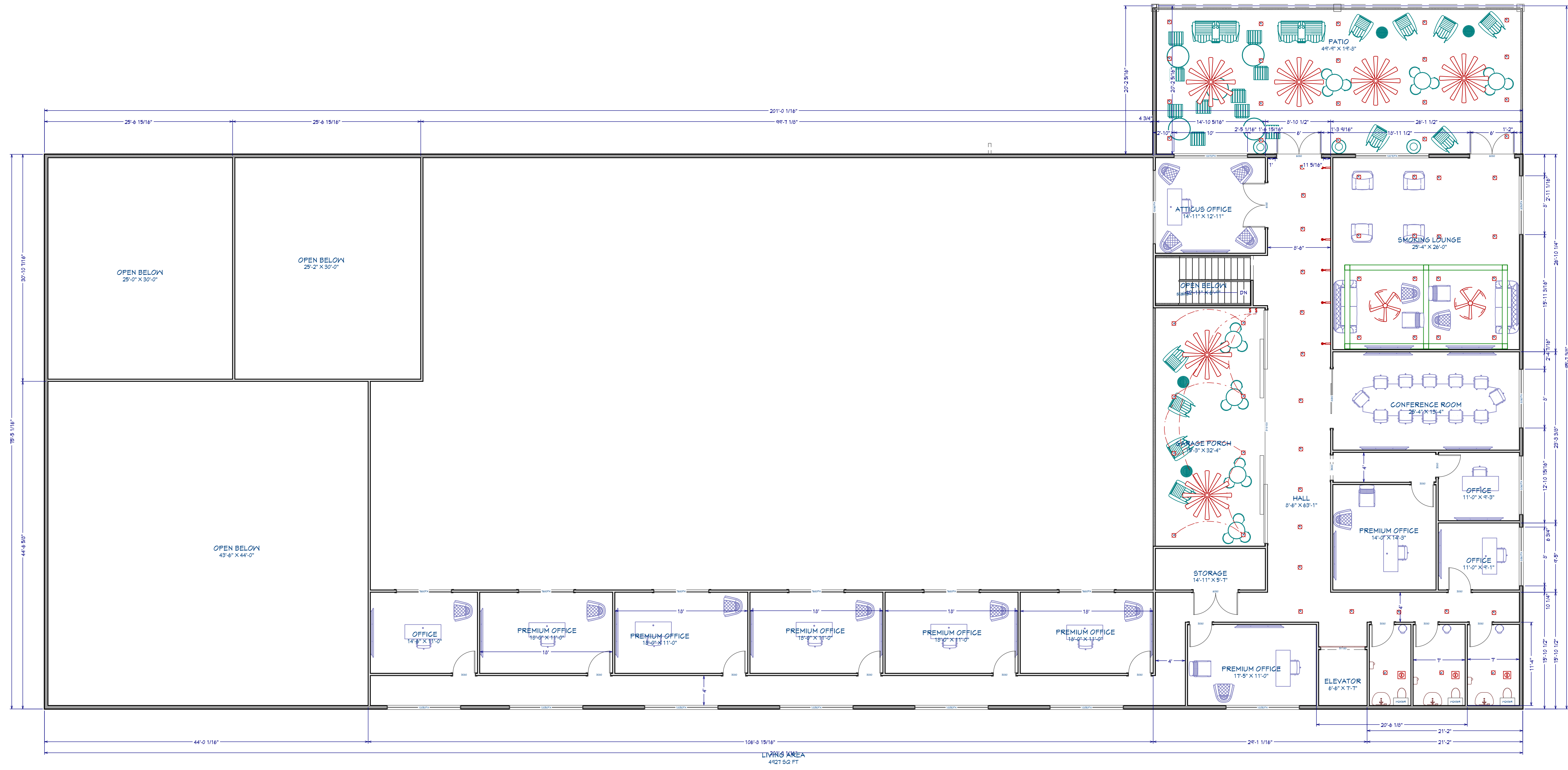
DRAWINGS PROVIDED BY:
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6/16/25

SCALE:

SHEET:



Second Floor

REVISION TABLE	
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Side Car Club

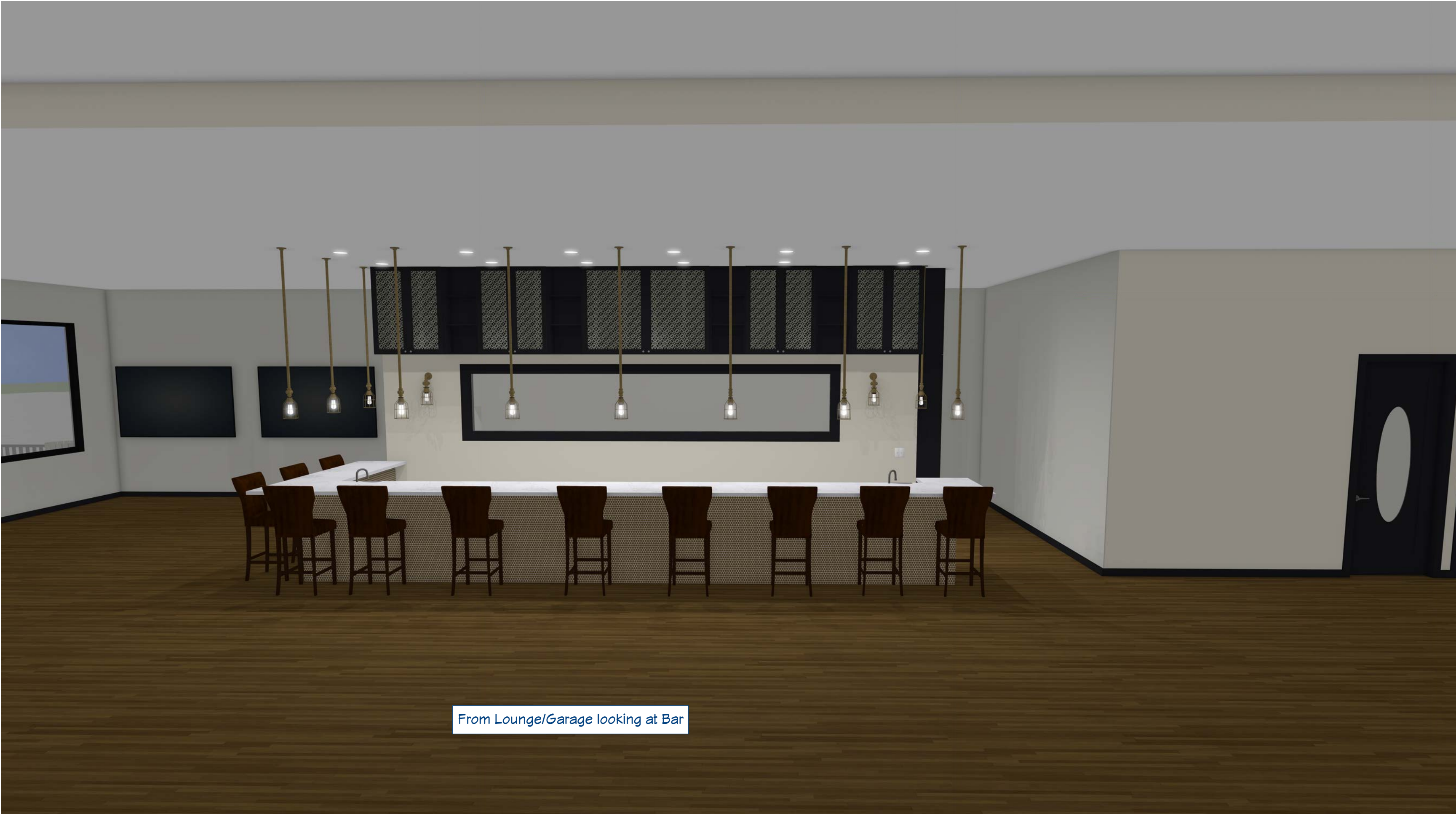
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6/16/25

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

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469-878-1345

DATE:

6/16/25

SCALE:

SHEET:



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6/16/25

SCALE:

SHEET:

**Drawings Prepared for:
Side Car Club**

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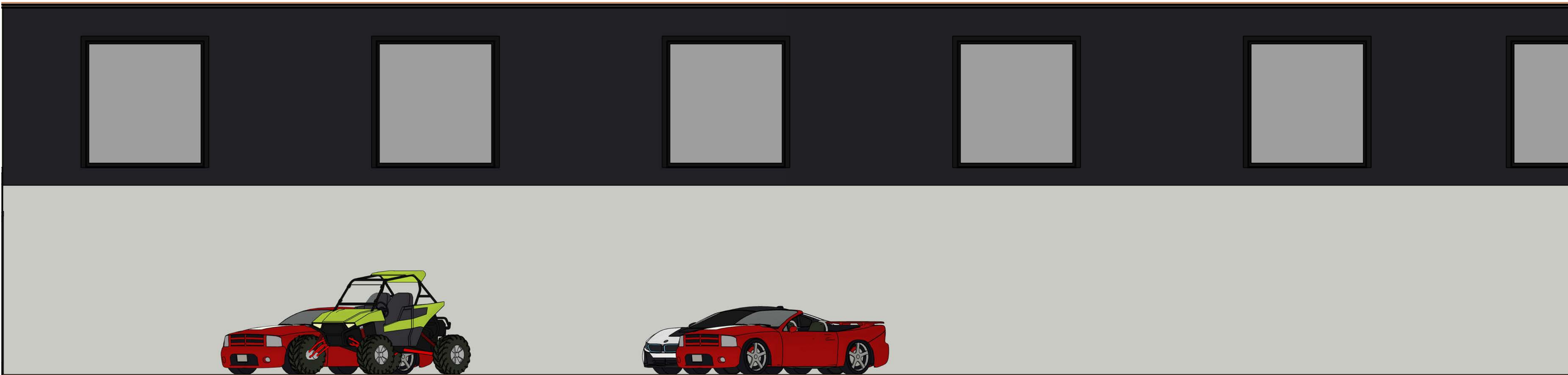
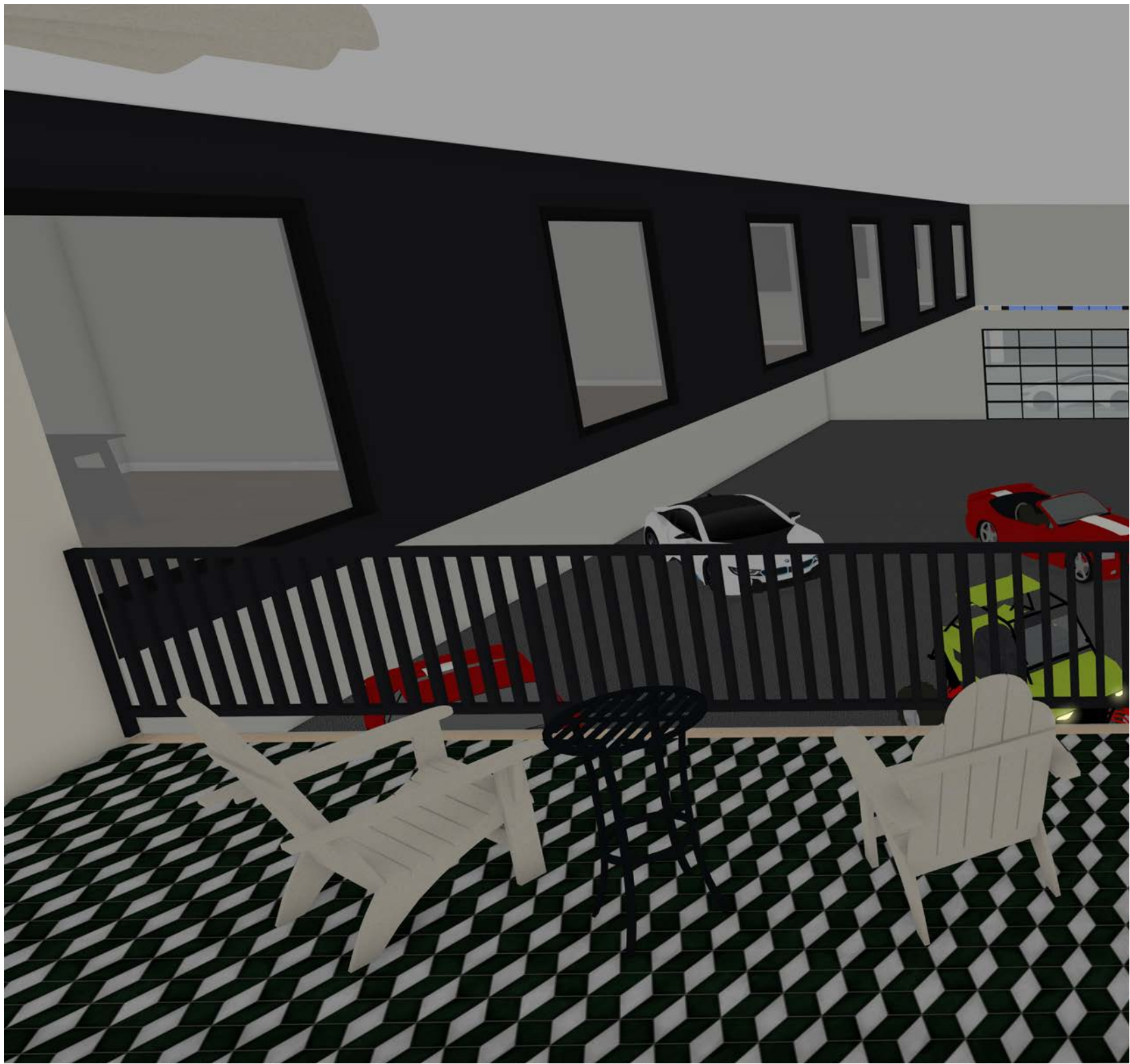
6/16/25

SCALE:

SHEET:

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Drawings Prepared for:
Side Car Club



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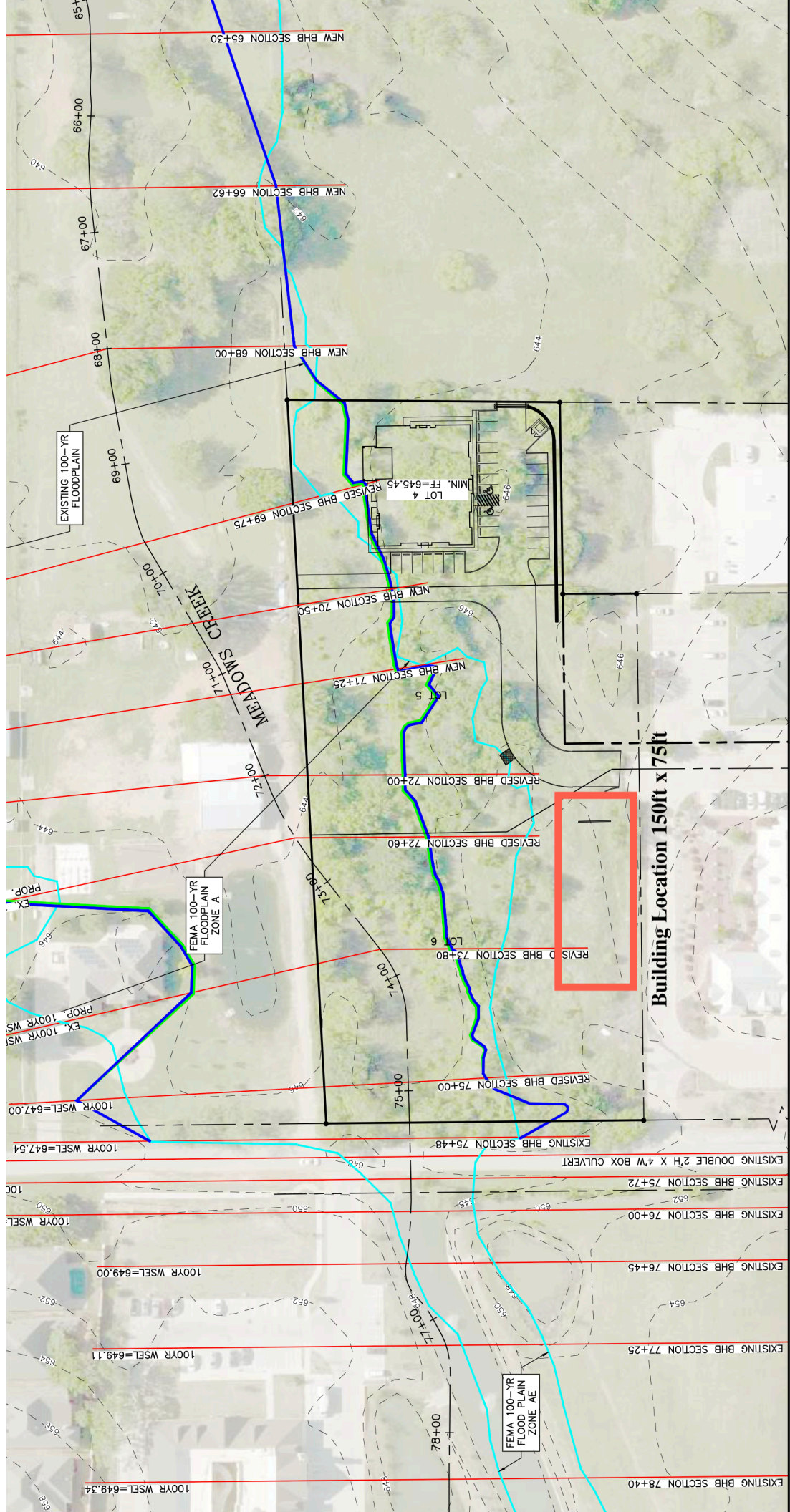
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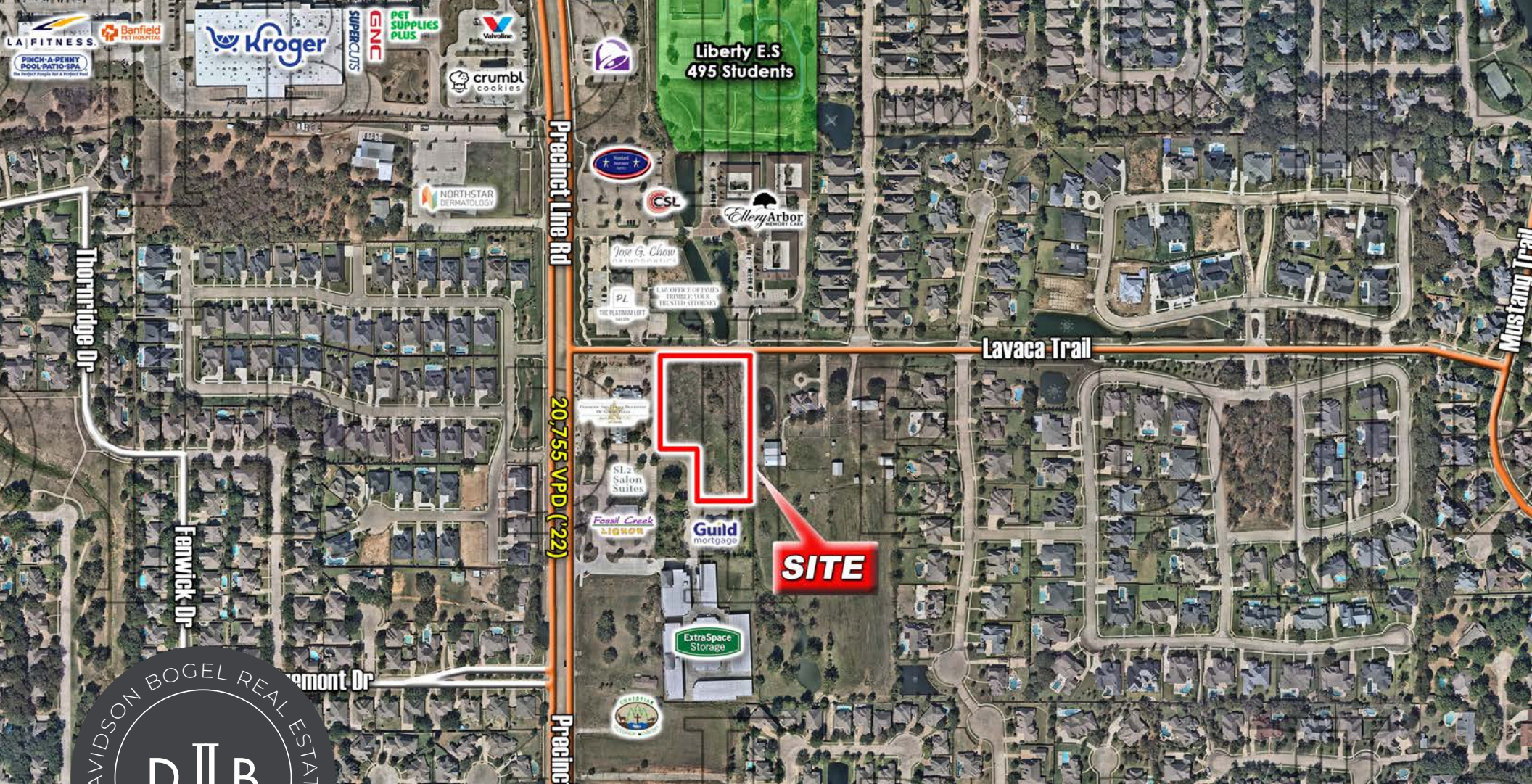
SCALE:

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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



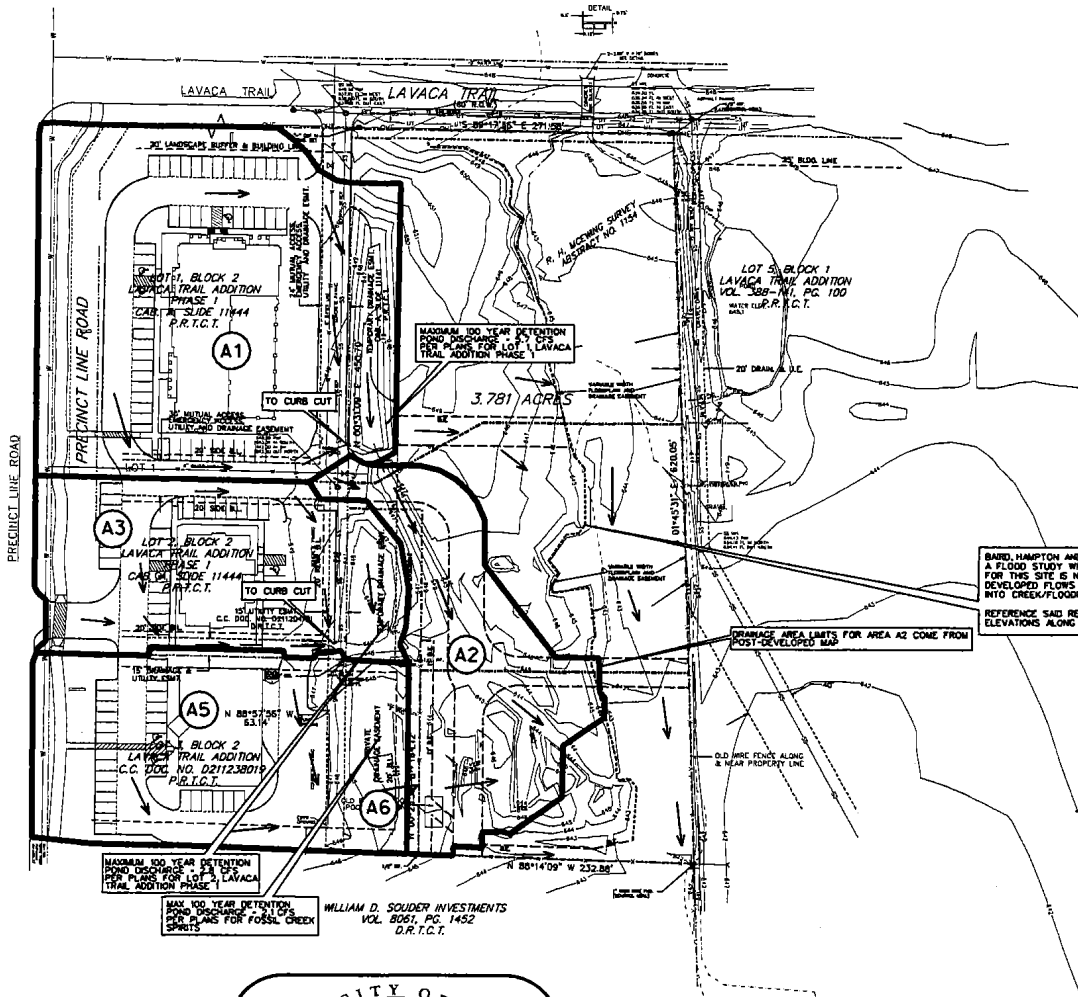
ZONING:
PUD-C



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



DRAINAGE AREA COMPUTATIONS

BASED ON:

- D - DA (Detention Method)
- E - Storm discharge based on peak rate
- F - runoff coefficient, based on land use
- G - increase related intensity, based on concentration
- H - Time of travel (minutes)
- I - Rainfall intensity (inches per hour)
- J - Area contributing runoff (acres)

RUNOFF COEFFICIENT:

- 0.50 - Park like (unimproved)
- 0.50 - Residential (unimproved)
- 0.50 - Commercial (unimproved)
- 0.50 - Office (unimproved)
- 0.50 - Industrial (unimproved)
- 0.50 - Other (unimproved)

STORM FREQUENCY:

- 5 Years - Combined Pipe System
- 100 Years - Combined Pipe System

TIME OF CONCENTRATION:

Combination of time from the start of the storm to the time it reaches the outlet of the drainage area to the storm drain inlet (or outlet) - 10 minutes

MINIMUM TIME OF CONCENTRATION:

- Residential, Office, Farm, Park - 15 minutes
- Industrial, Commercial - 10 minutes

LEGEND

- 690 - EXISTING ELEVATION CONTOUR
- 690 - PROPOSED ELEVATION CONTOUR
- FLOW DIRECTION
- DRAINAGE DIVIDE
- A2 - DRAINAGE AREA

DRAINAGE NOTES:

1. ALL DRAINAGE DESIGN IN ACCORDANCE WITH CITY OF COLLEYVILLE STANDARDS.
2. DRAINAGE PATTERNING MAINTAINED AS SHOWN IN DRAINAGE/GRADING PLANS FOR MEADOWS CREEK CHANNELIZATION AND FLOODPLAIN REGULATION PROJECT 10000.

I, Keith M. Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study and report in accordance with the latest drainage requirements and standards of the City of Colleyville, and have made sure that the information contained in this study and report is true and correct to the best of my knowledge and belief. I am not responsible for any errors or omissions in this study and report.

Signed this _____ day of _____, 2016.

PRELIMINARY FOR REVIEW ONLY

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

KEITH M. HAMILTON 87384

PE NO. DATE

CITY OF COLLEYVILLE TEXAS

Community Development Planning Review

Project Name: Ravenwood Office Park

Project/Permit Number: SP16-001

Status: Approved

Reviewer: Shane Pace/Oscar Chavez/Caleb Tani

Date: 09/16/2016

POST-DEVELOPED SITE DRAINAGE DATA														
AREA	AREA (ACRES)	C	T ₁ (MIN)	T ₂ (MIN)	T ₃ (MIN)	T ₄ (MIN)	T ₅ (MIN)	T ₆ (MIN)	T ₇ (MIN)	T ₈ (MIN)	T ₉ (MIN)	T ₁₀ (MIN)	T ₁₁ (MIN)	COMMENTS
A1	1.00	0.70	10	4.71	0.74	0.01	7.00	0.40	0.34	0.0	0.0	0.1	10.0	TO EXISTING DETENTION (0.7 CFS MAX RELEASE RATE)
A2	0.88	0.30	10	4.71	0.74	0.01	7.00	0.40	0.34	1.3	1.0	1.9	3.4	TO EXISTING DETENTION (0.7 CFS MAX RELEASE RATE)
A3	1.01	0.70	10	4.71	0.74	0.01	7.00	0.40	0.34	3.3	4.1	4.8	6.0	TO EXISTING DETENTION (0.7 CFS MAX RELEASE RATE)
A4	1.18	0.70	10	4.71	0.74	0.01	7.00	0.40	0.34	3.9	4.8	5.4	7.0	TO EXISTING DETENTION (0.7 CFS MAX RELEASE RATE)

HAMILTON DUFFY, P.C.
CONSULTING ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
801 MOORE BLVD. - IRVING, TEXAS 75039
PHONE (972) 384-5400 FAX (972) 384-5400

SITE CONSTRUCTION PLANS
RAVENWOOD OFFICE PARK
CITY OF COLLEYVILLE, TEXAS
PRE-DEVELOPED DRAINAGE AREA MAP

PRELIMINARY FOR REVIEW ONLY

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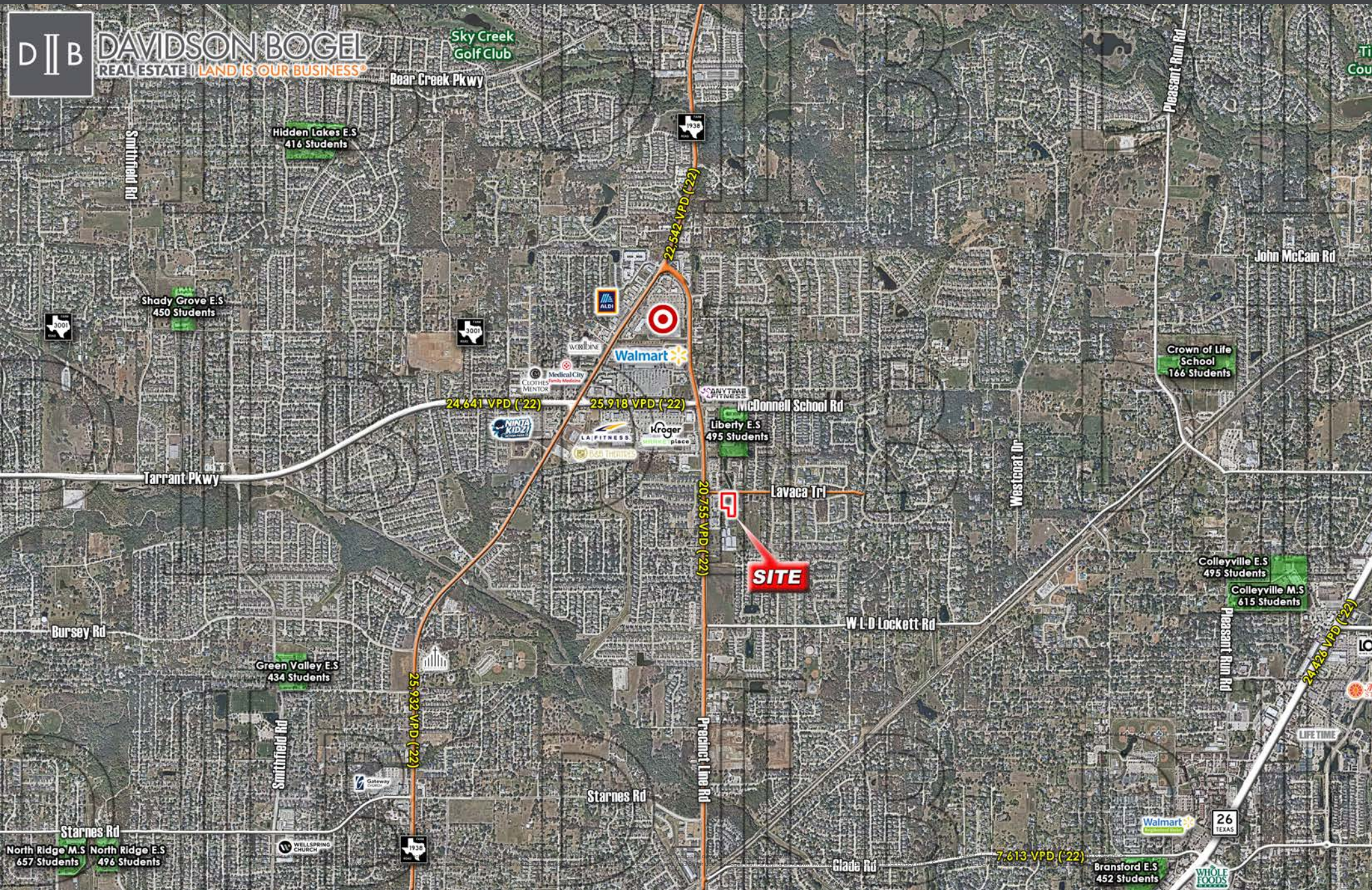
KEITH M. HAMILTON 87384

PE NO. DATE

SHEET
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

**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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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.

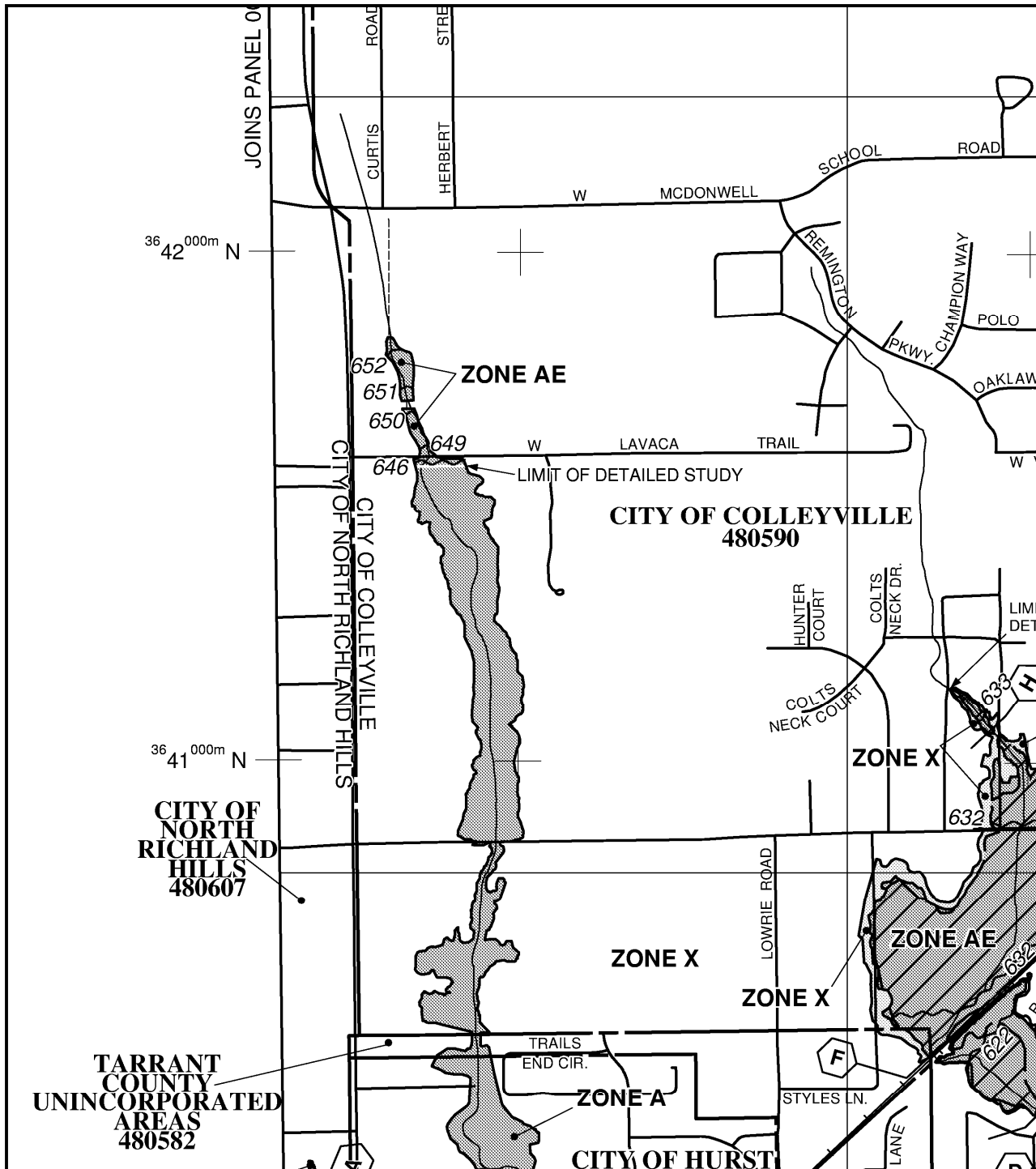
Sincerely:

BAIRD, HAMPTON & BROWN, INC.



Daniel Franklin, PE
Civil Engineer

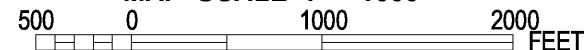
e:\2015.000.000\2015.717.000\hec-ras\report\flood study report.docx



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.

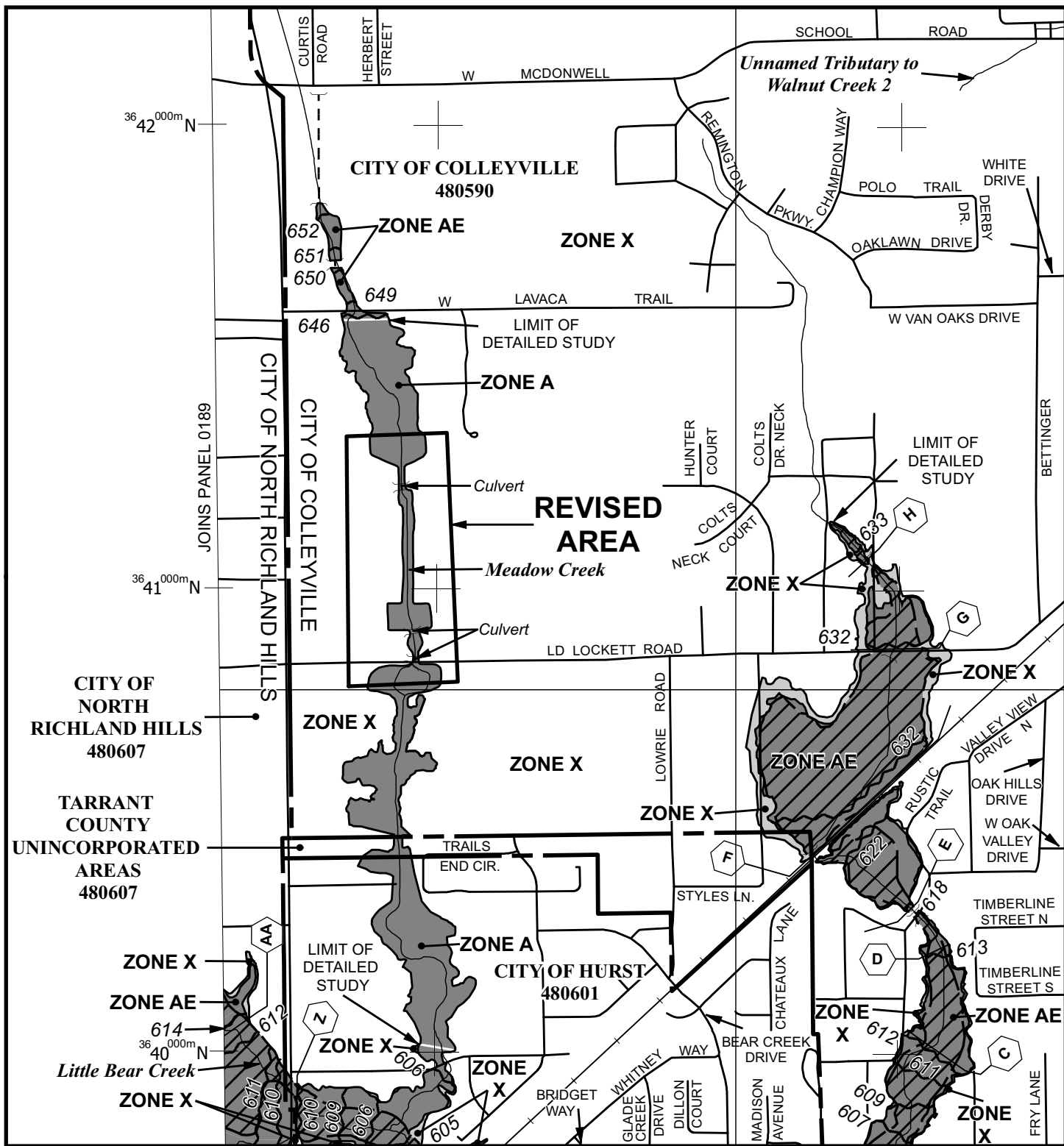


MAP NUMBER
48439C0095K

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

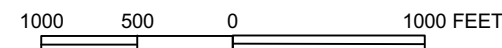


MAP LEGEND

-  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**

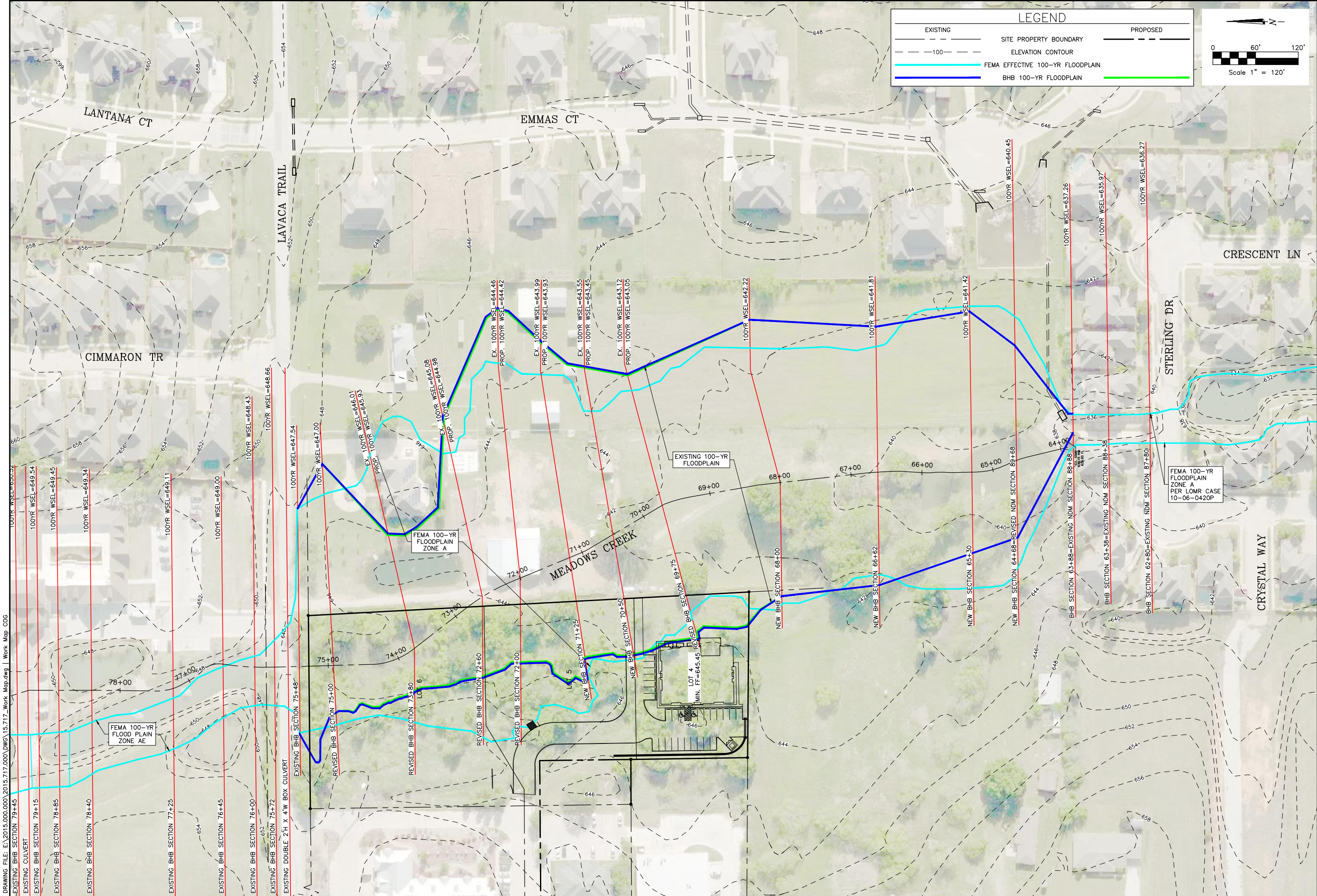
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
48439C0095K

MAP REVISED
SEPTEMBER 25, 2009

Federal Emergency Management Agency



FLOODPLAIN WORK MAP
2007 NCTCOG CONTOURS

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.

BHB PROJECT NO:
2015.717.000

SHEET NO:
2 of 2

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: info@bhbinc.com
100% Firm #1001302

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

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		647.54	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	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	num=	3	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	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	num=	3	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	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	num=	3	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	58.98		.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.

Left	Right	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.

Left	Right	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.

Left	Right	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

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

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

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

1

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

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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

Manning's n Values		num= 3			
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				

Manning's n Values		num= 3			
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						

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

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

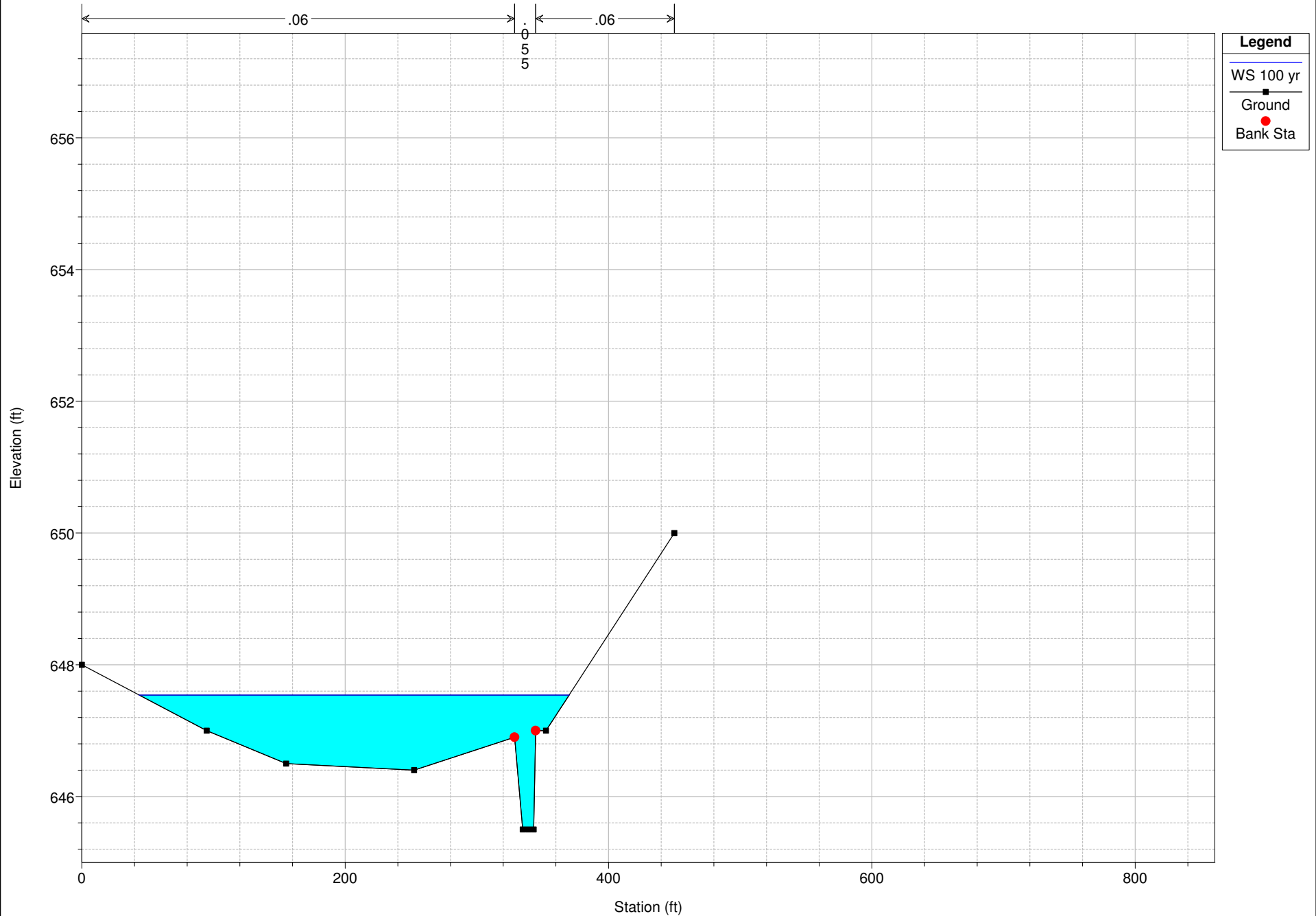
Reach	River Sta.	Contr.	Expan.
Reach 1	9167	.1	.3
Reach 1	9122	.1	.3
Reach 1	9013	.1	.3
Reach 1	8948	.1	.3
Reach 1	8852	.1	.3
Reach 1	8743	.1	.3
Reach 1	8666	.1	.3
Reach 1	8602	.1	.3
Reach 1	8509	.1	.3
Reach 1	8418	.1	.3
Reach 1	8386	.1	.3
Reach 1	8332	.1	.3
Reach 1	8264	.1	.3
Reach 1	8200	.1	.3
Reach 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

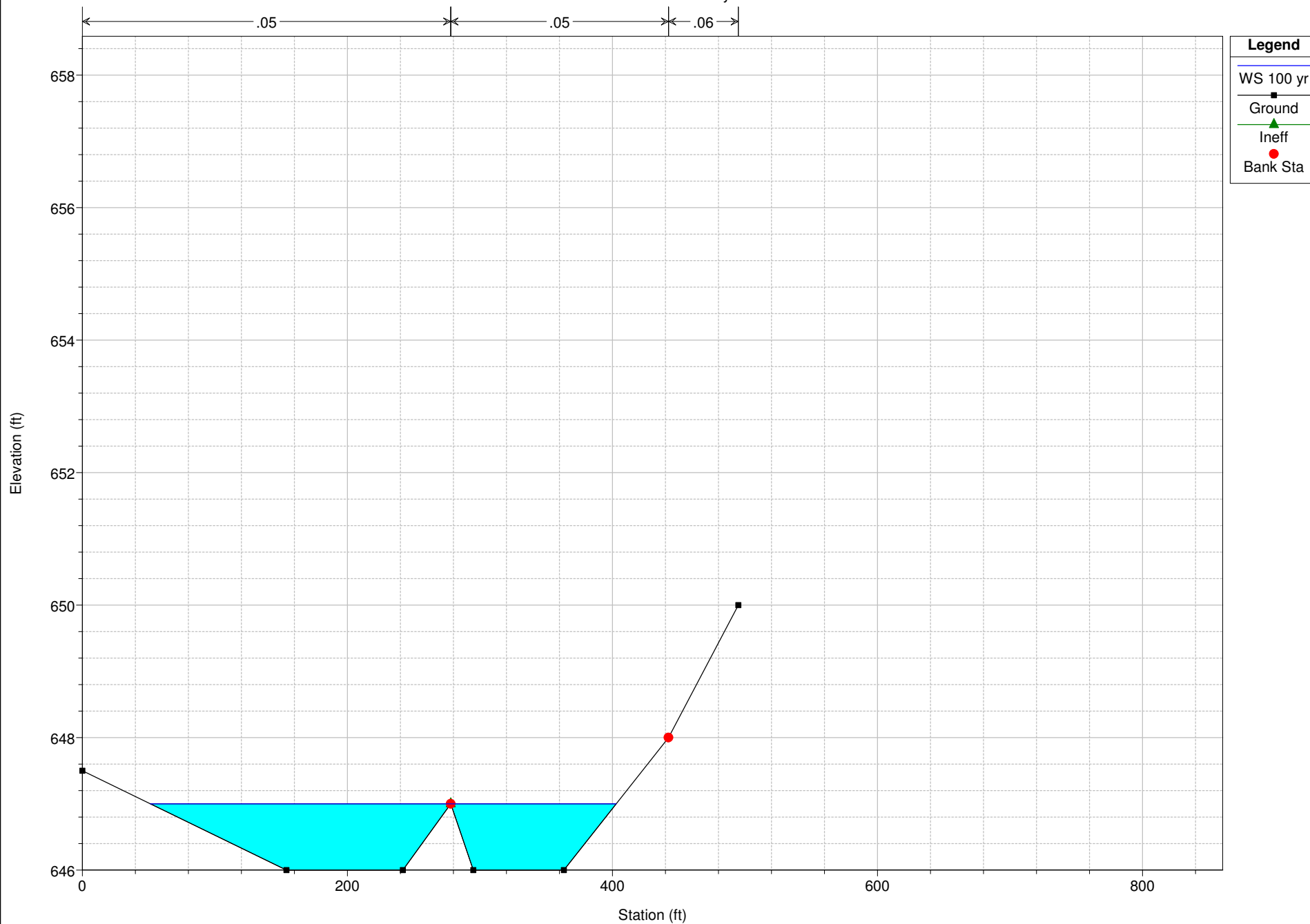


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

Geom: Existing Conditions Flow: Existing

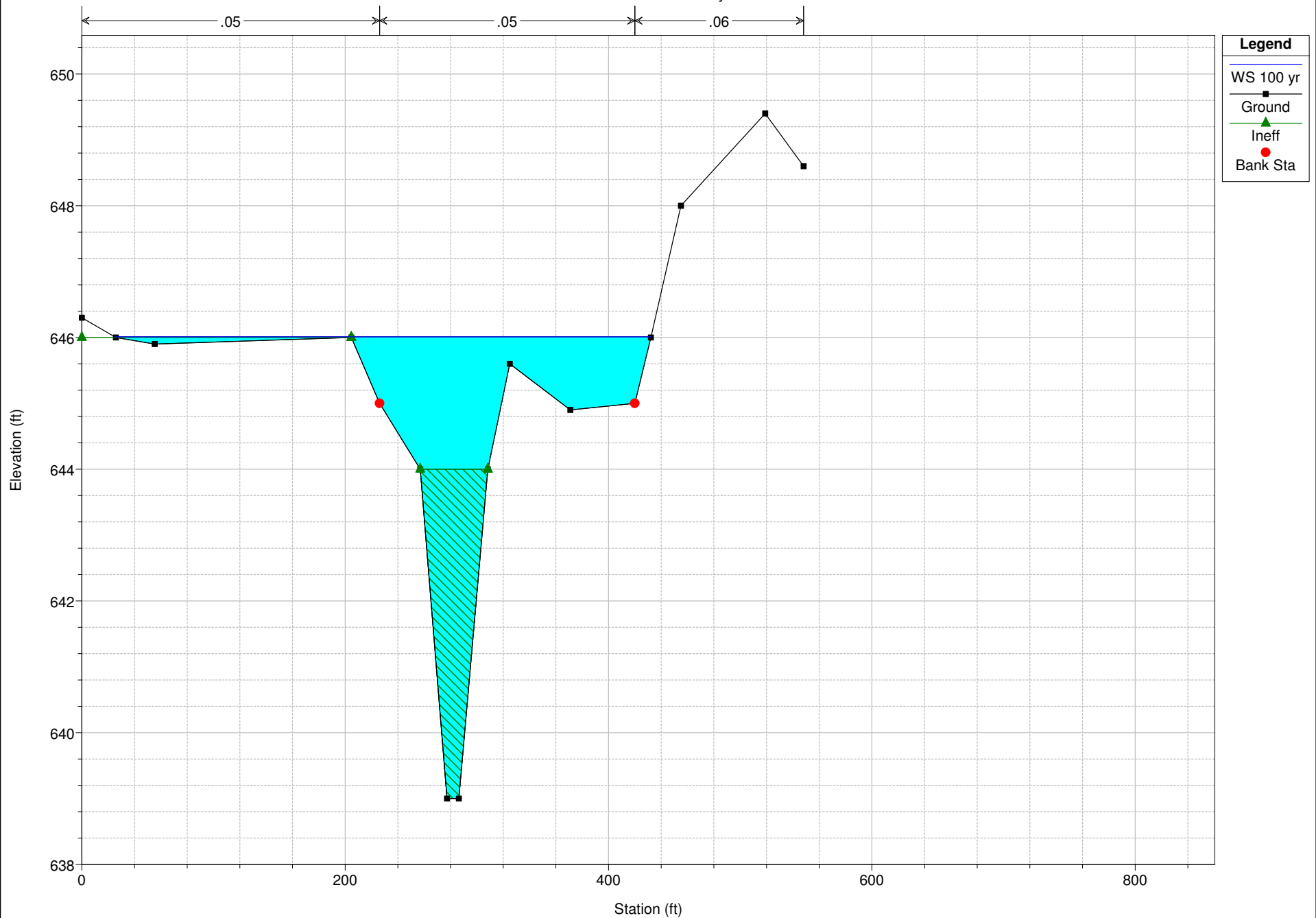
RS = 7500 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



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

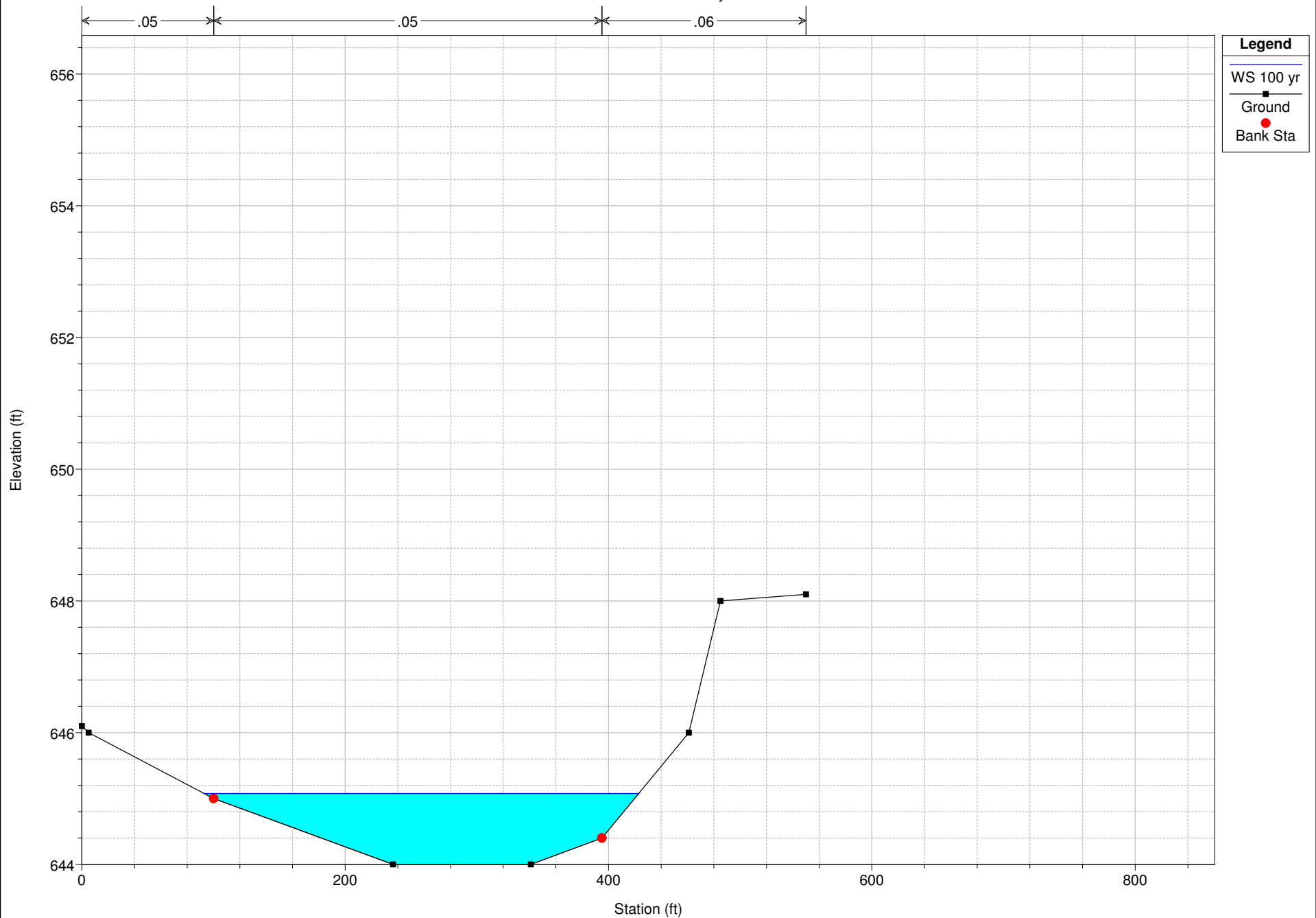


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

Geom: Existing Conditions Flow: Existing

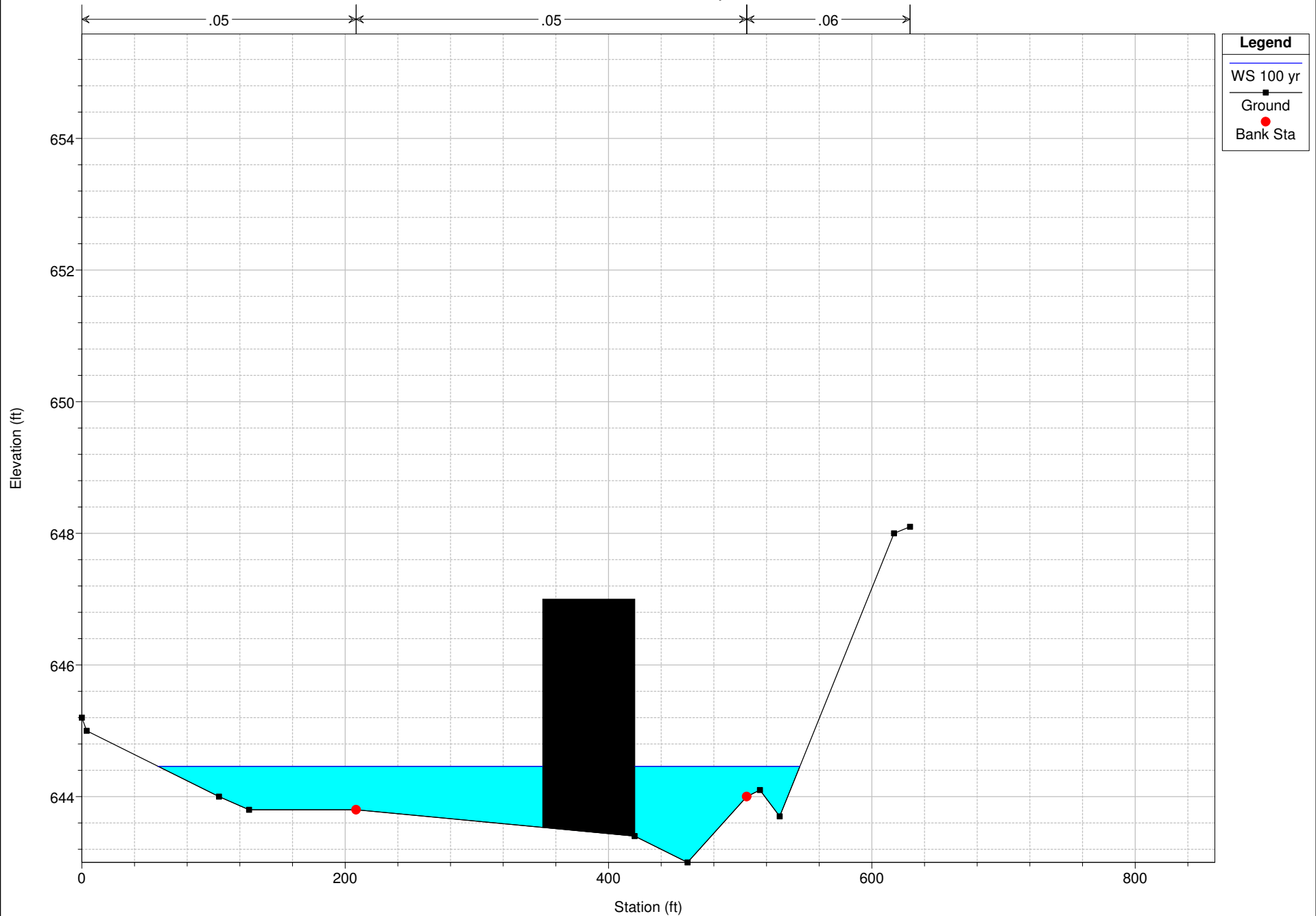
RS = 7260 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



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

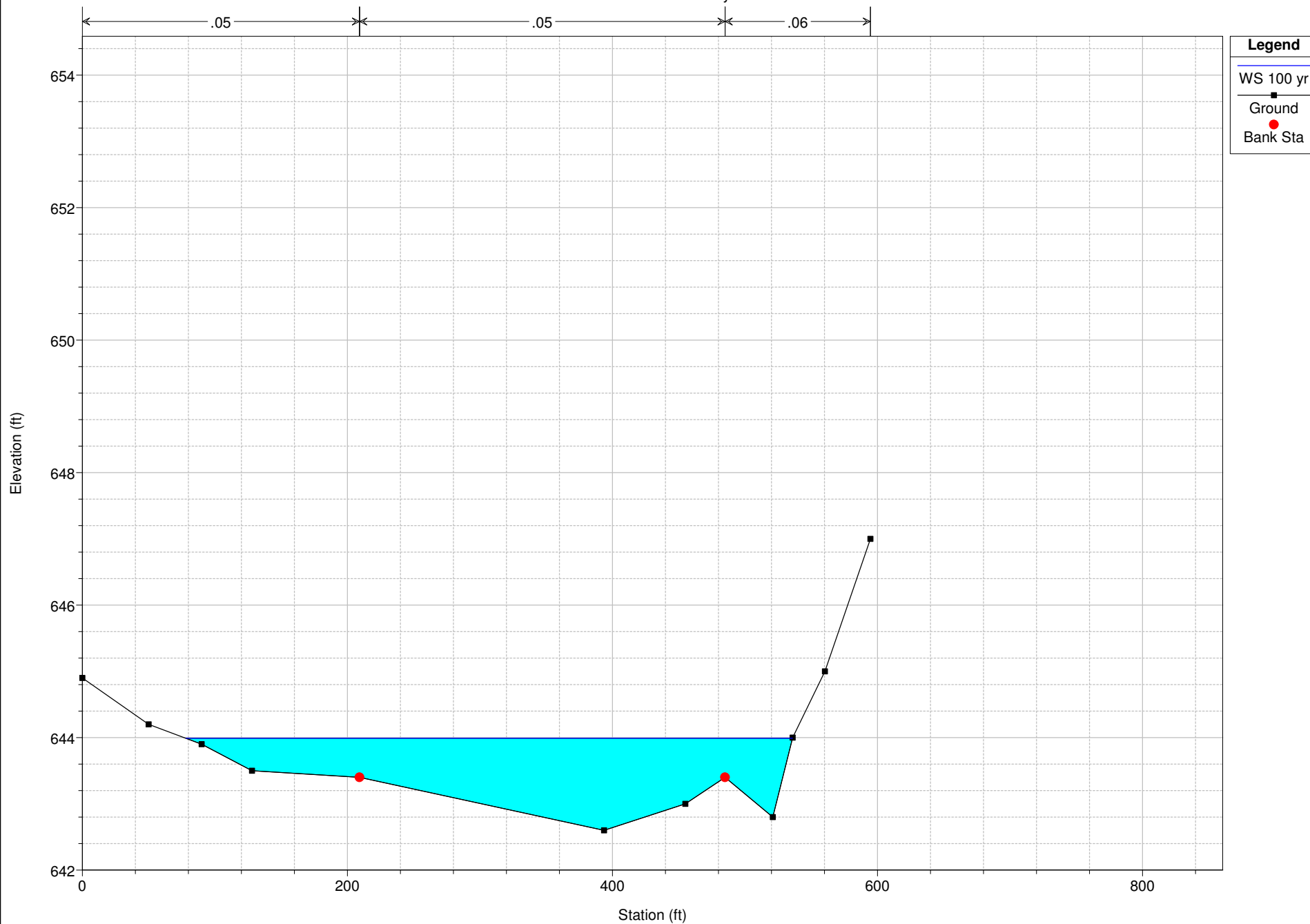


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

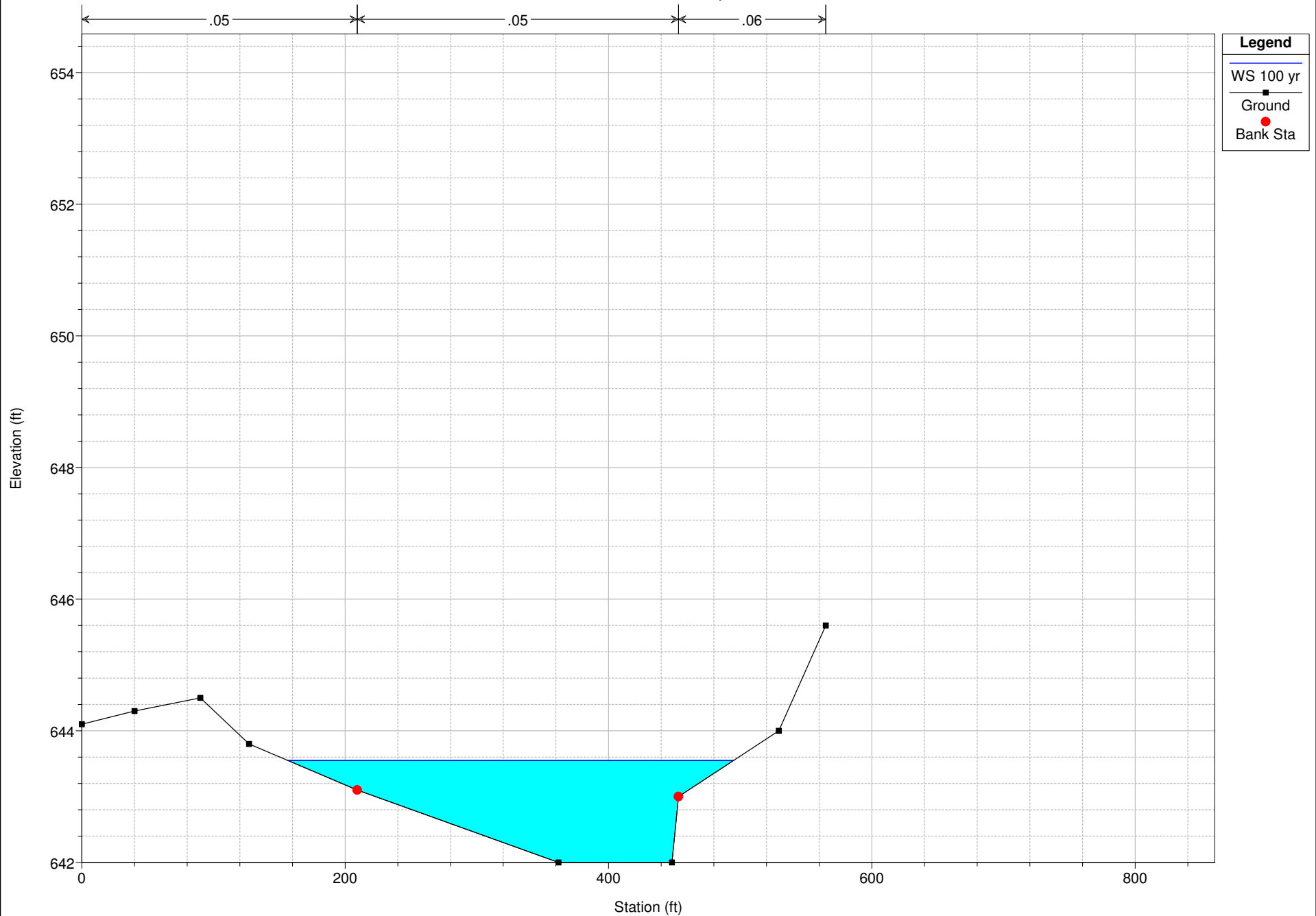


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

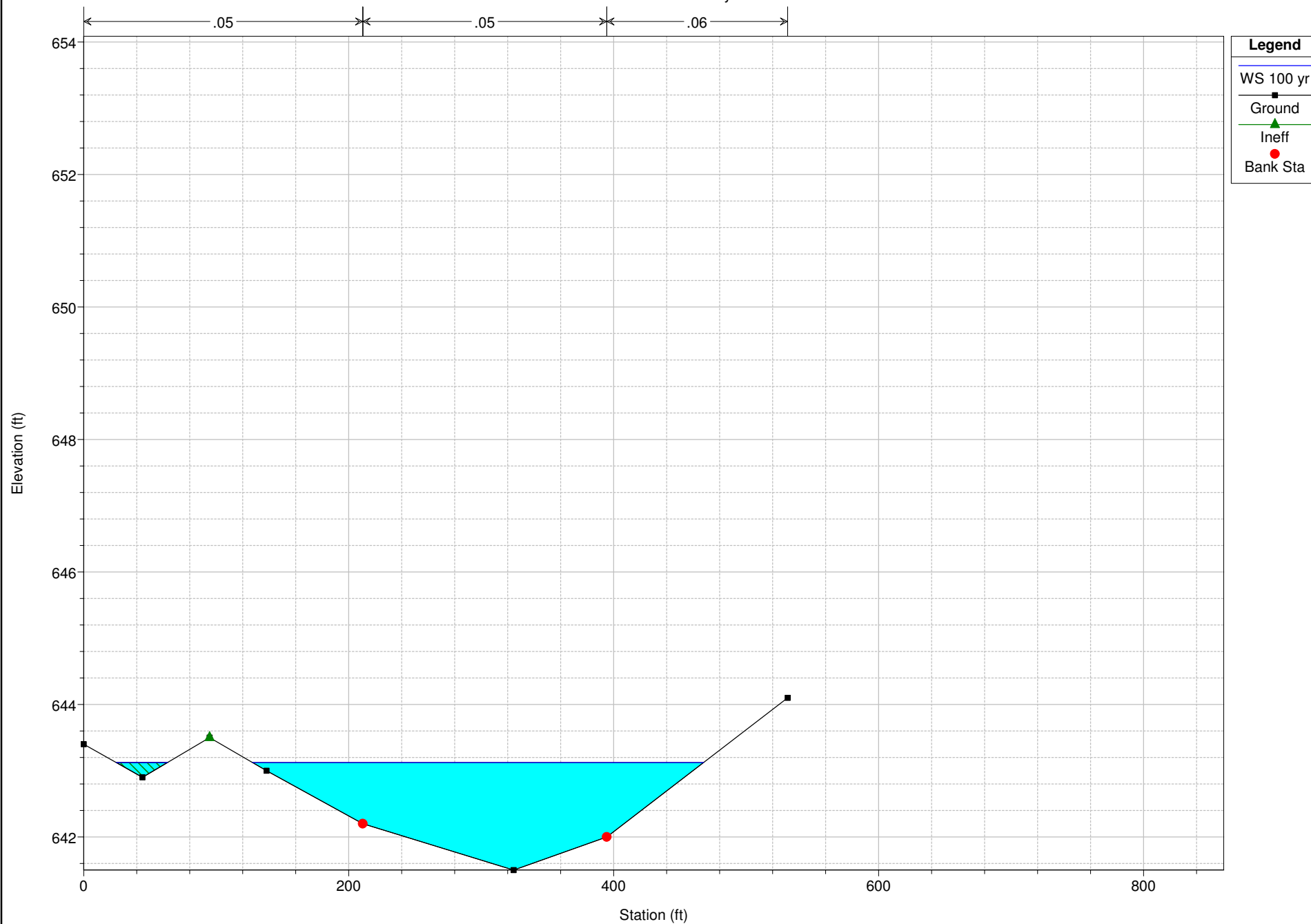


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

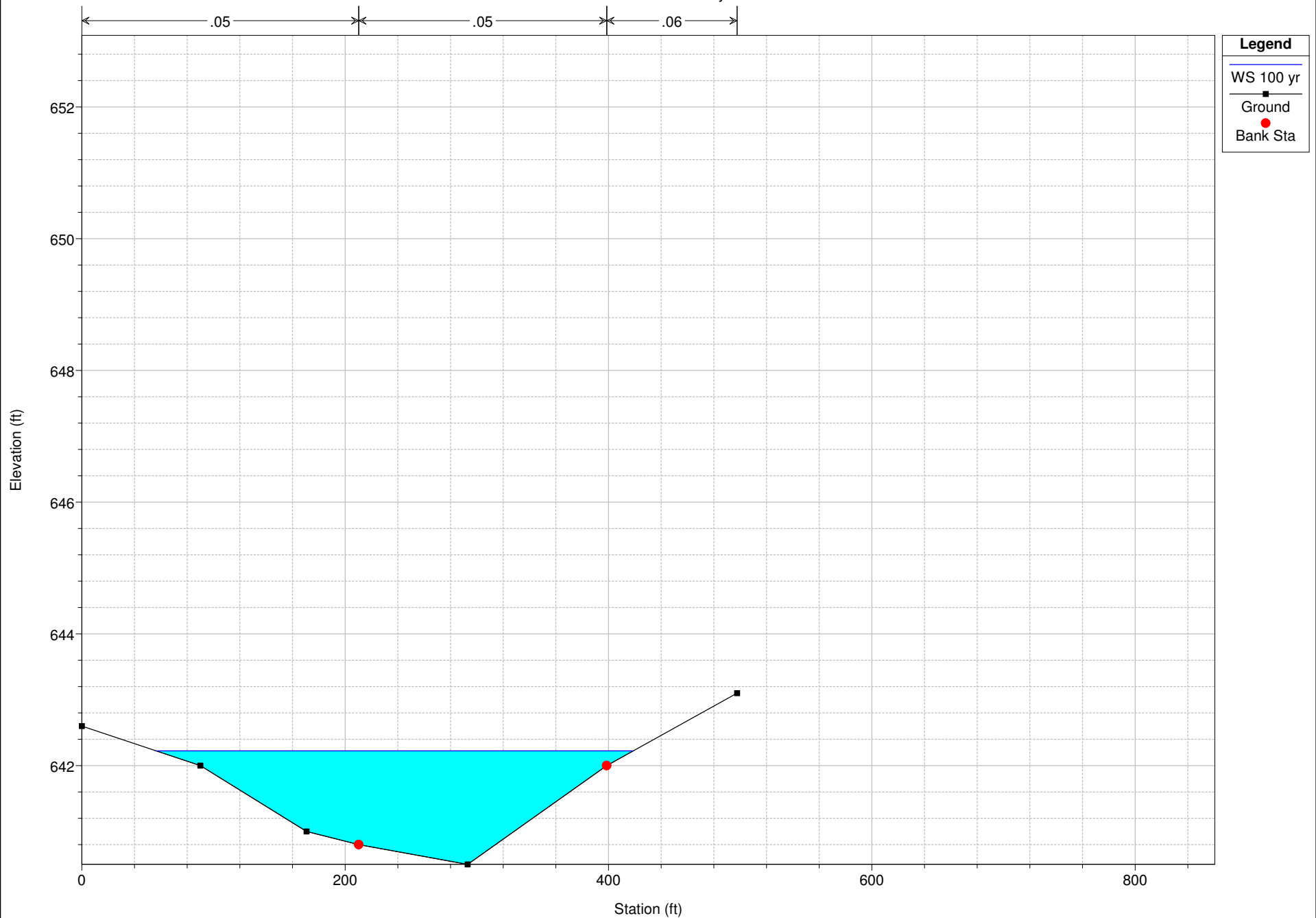


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

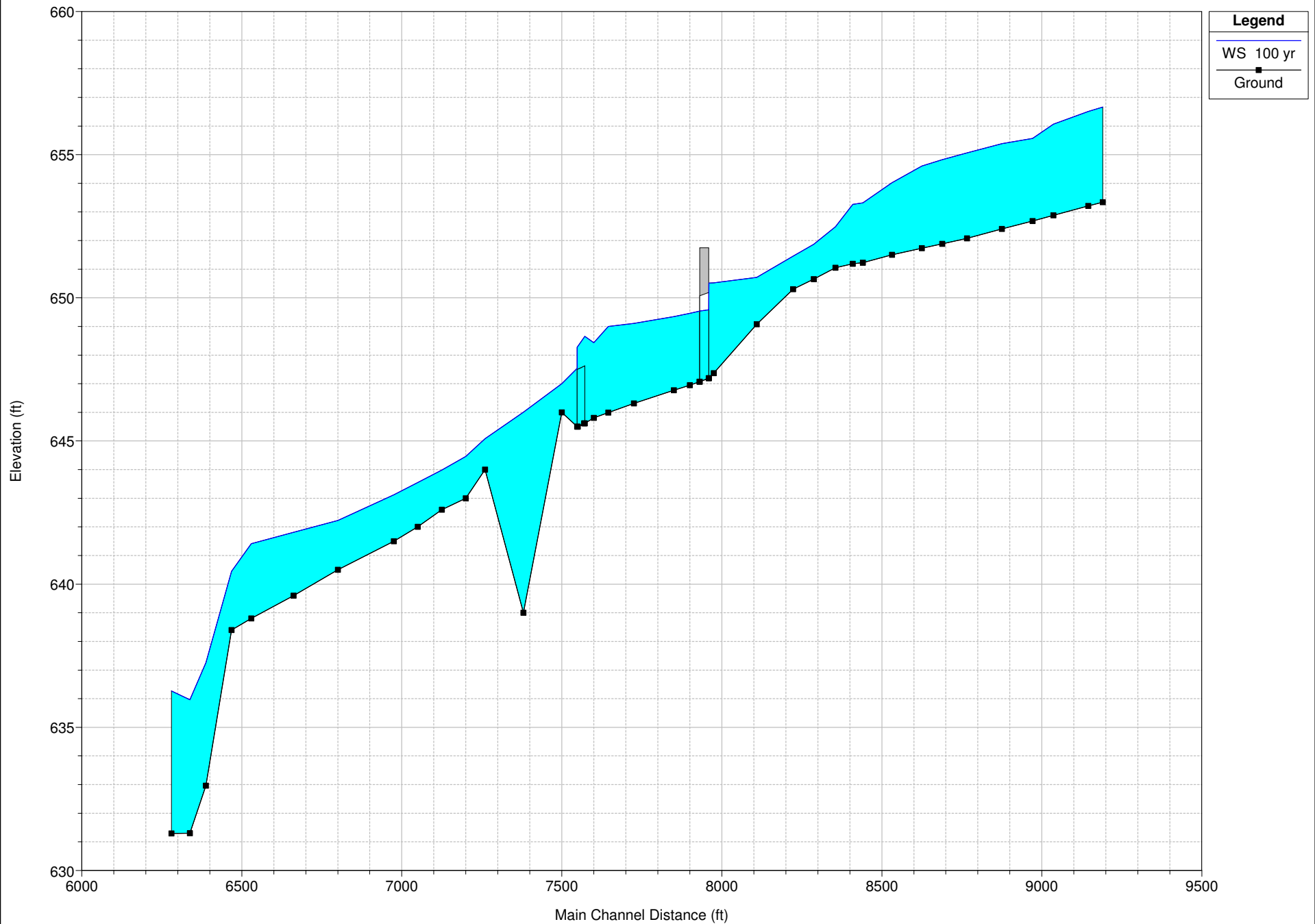
Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

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	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	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	58.98		.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 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_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		.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

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

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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.
----------------	-------	---------------	---------	-------	-------	--------	--------

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				

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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

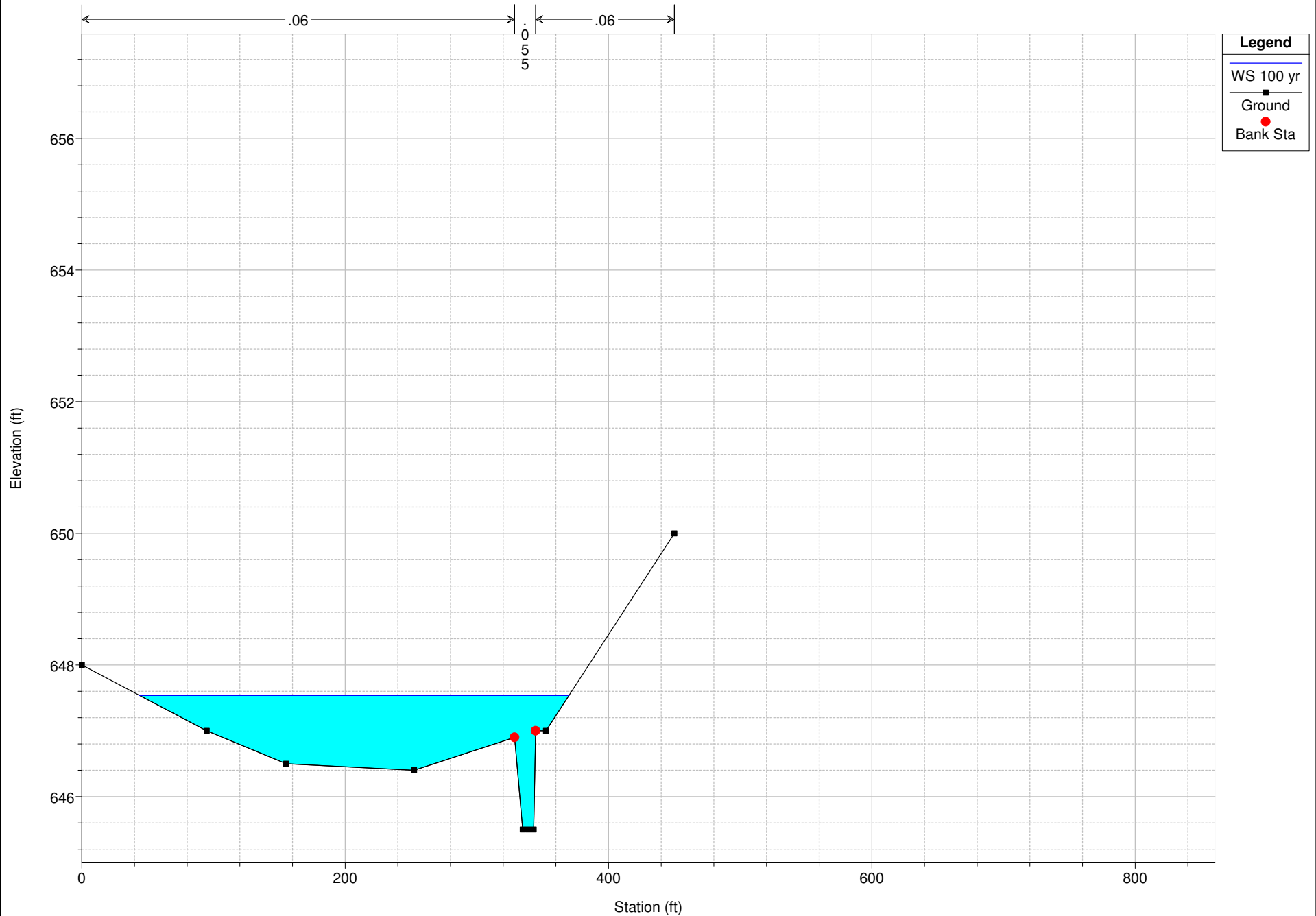
Reach	River Sta.	Contr.	Expan.
Reach 1	9167	.1	.3
Reach 1	9122	.1	.3
Reach 1	9013	.1	.3
Reach 1	8948	.1	.3
Reach 1	8852	.1	.3
Reach 1	8743	.1	.3
Reach 1	8666	.1	.3
Reach 1	8602	.1	.3
Reach 1	8509	.1	.3
Reach 1	8418	.1	.3
Reach 1	8386	.1	.3
Reach 1	8332	.1	.3
Reach 1	8264	.1	.3
Reach 1	8200	.1	.3
Reach 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

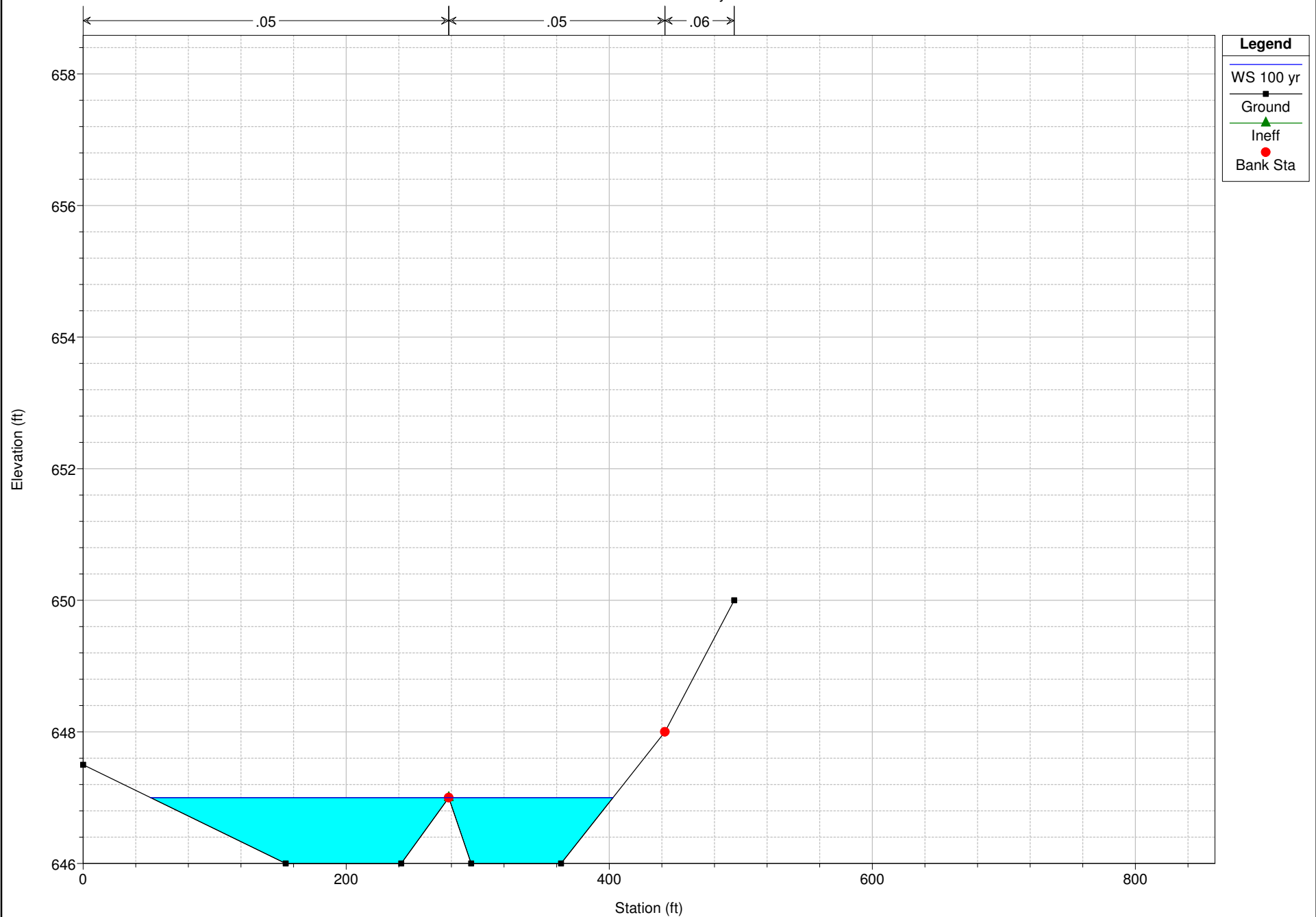


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

Geom: Proposed Conditions Flow: Existing

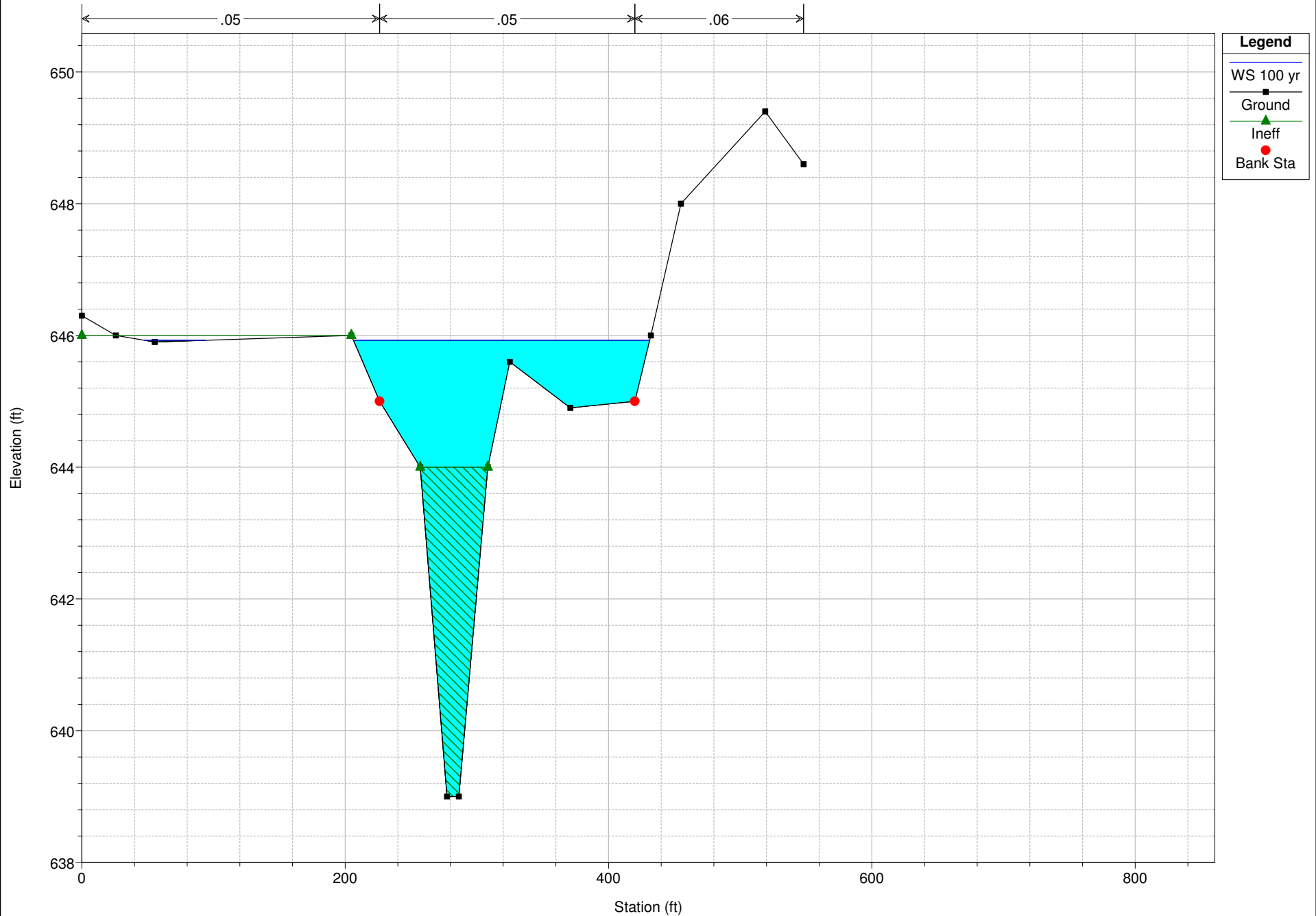
RS = 7500 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



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 = 7380 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

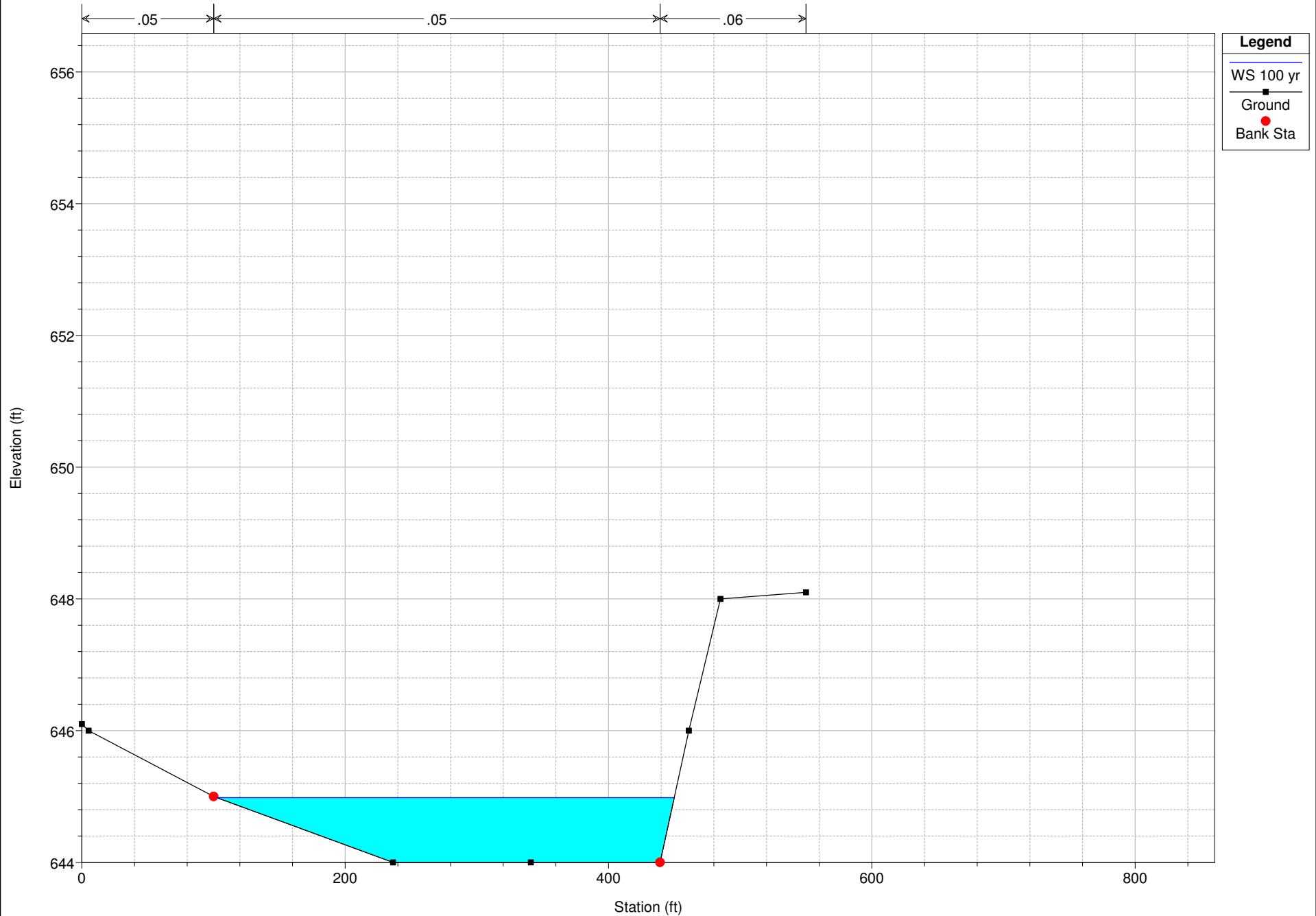


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

Geom: Proposed Conditions Flow: Existing

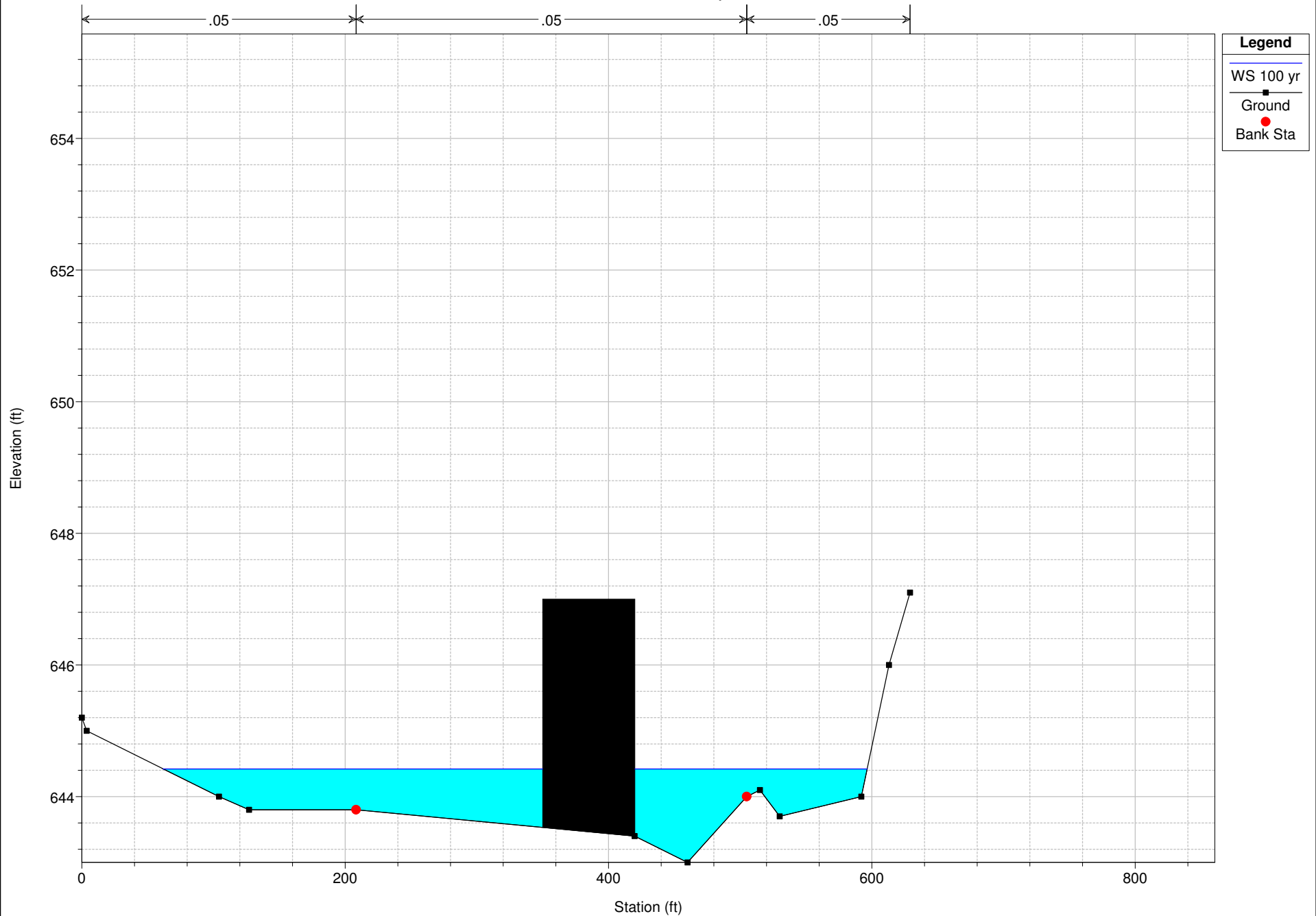
RS = 7260 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



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

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

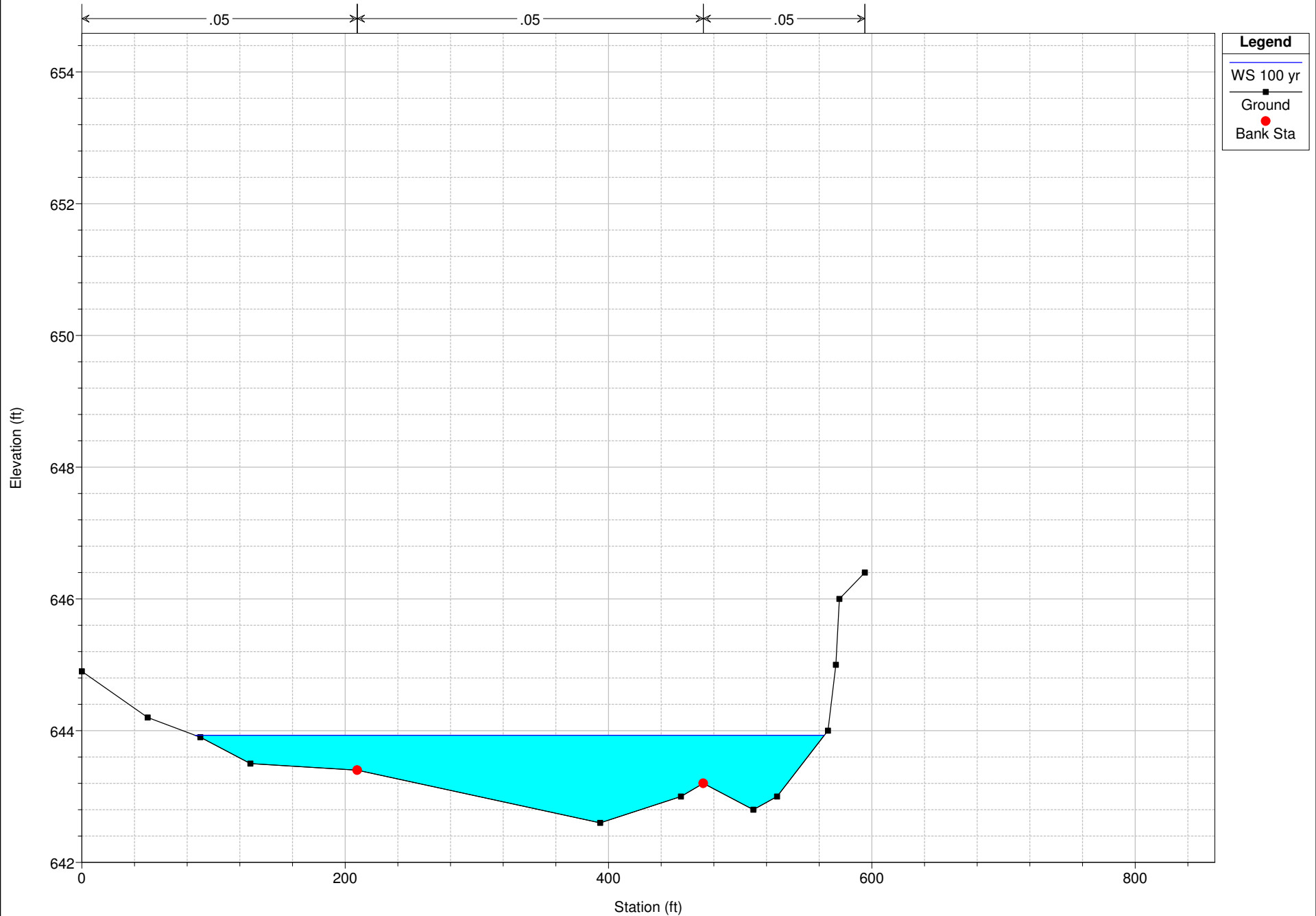
Geom: Proposed Conditions Flow: Existing
RS = 7200 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



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

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

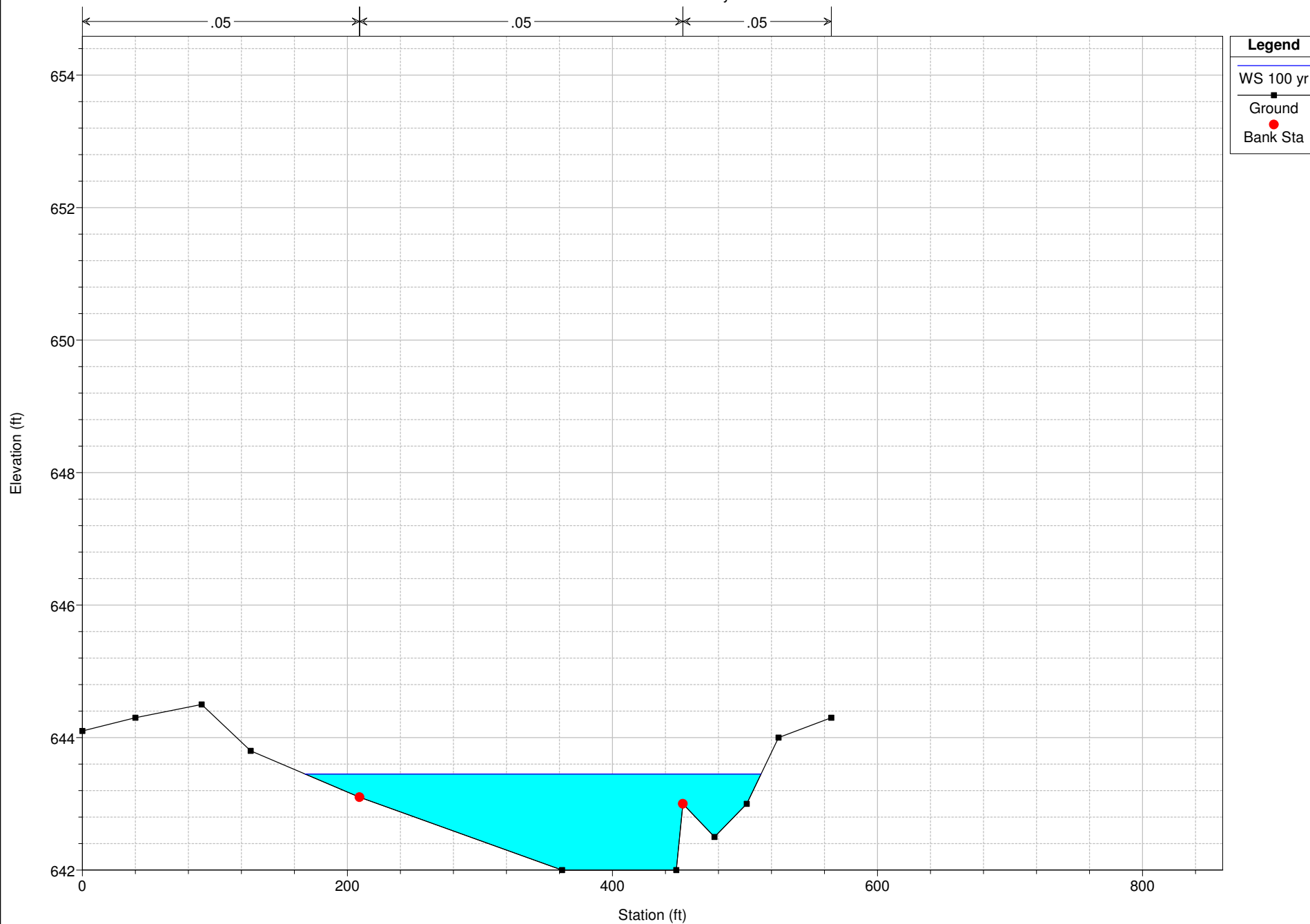
Geom: Proposed Conditions Flow: Existing
RS = 7125 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



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

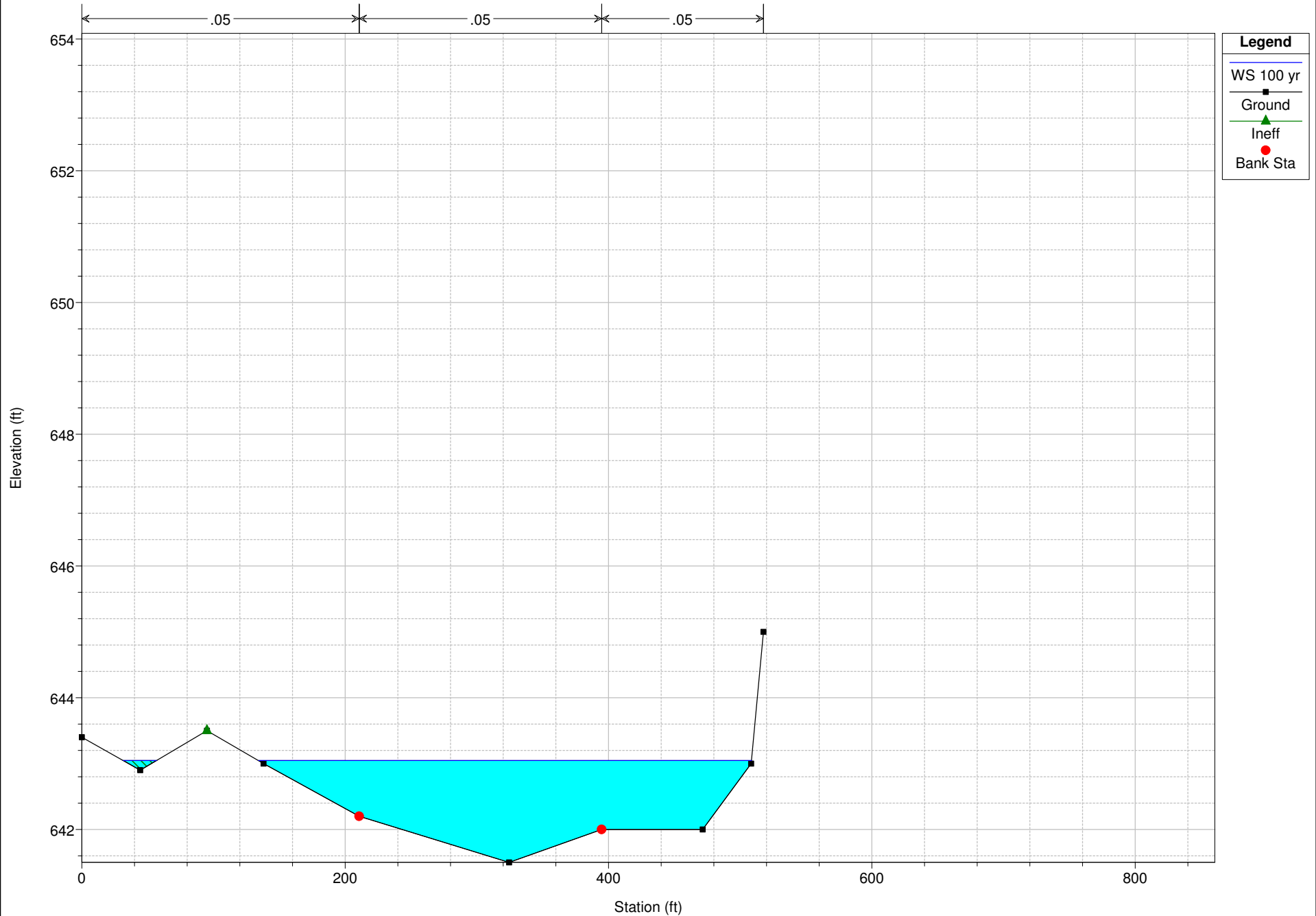


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

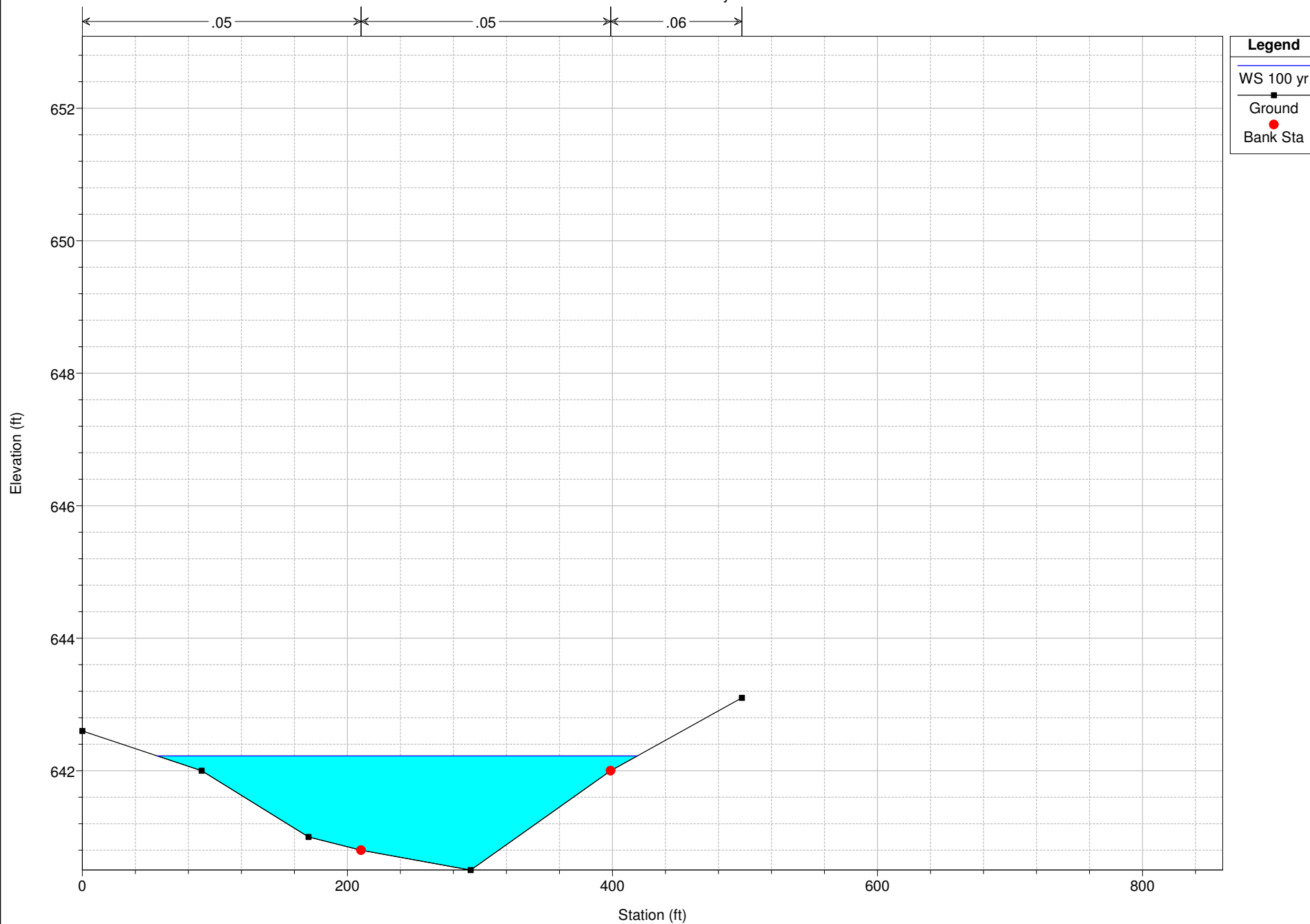


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

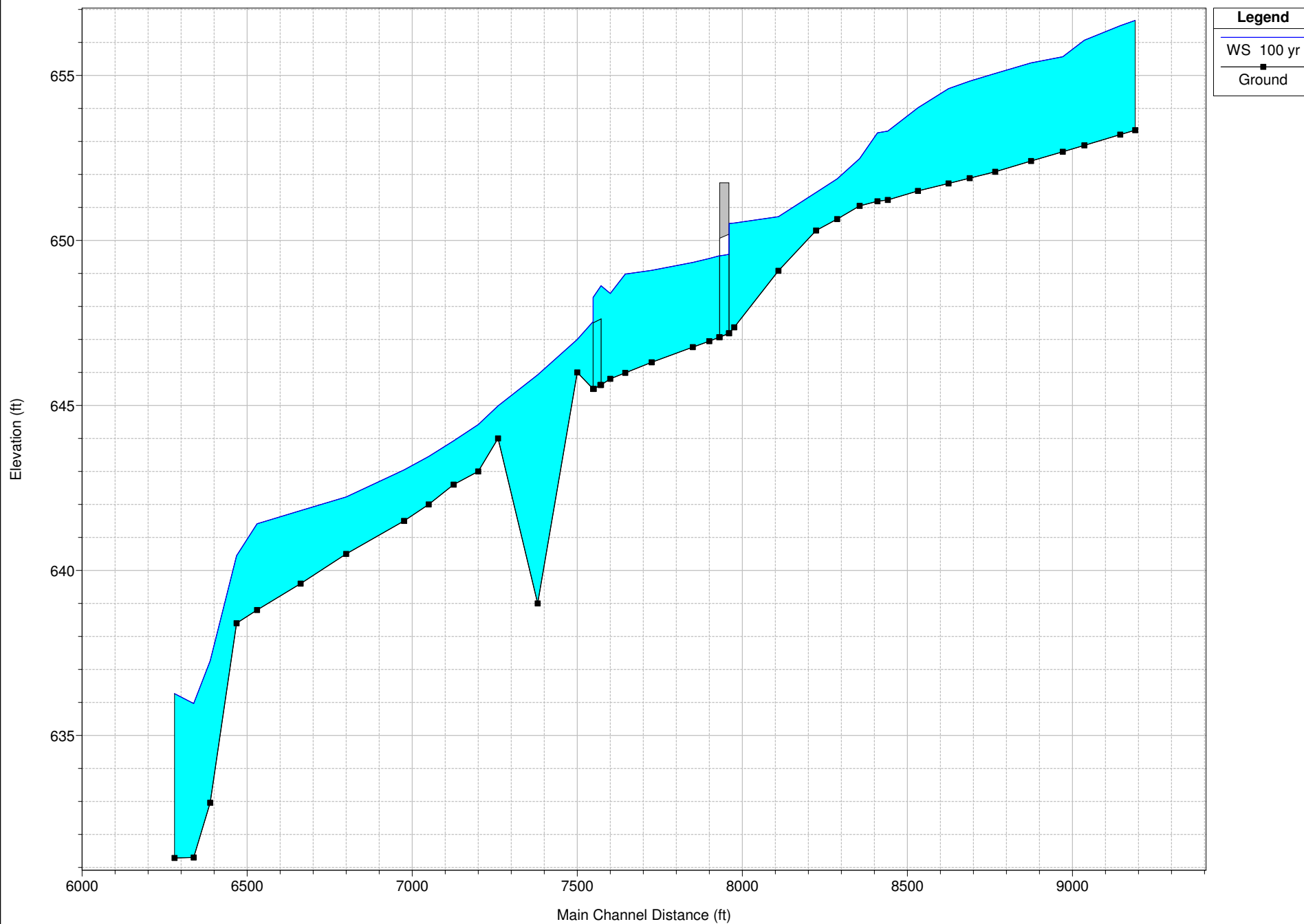
Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

Geom: Proposed Conditions Flow: Existing

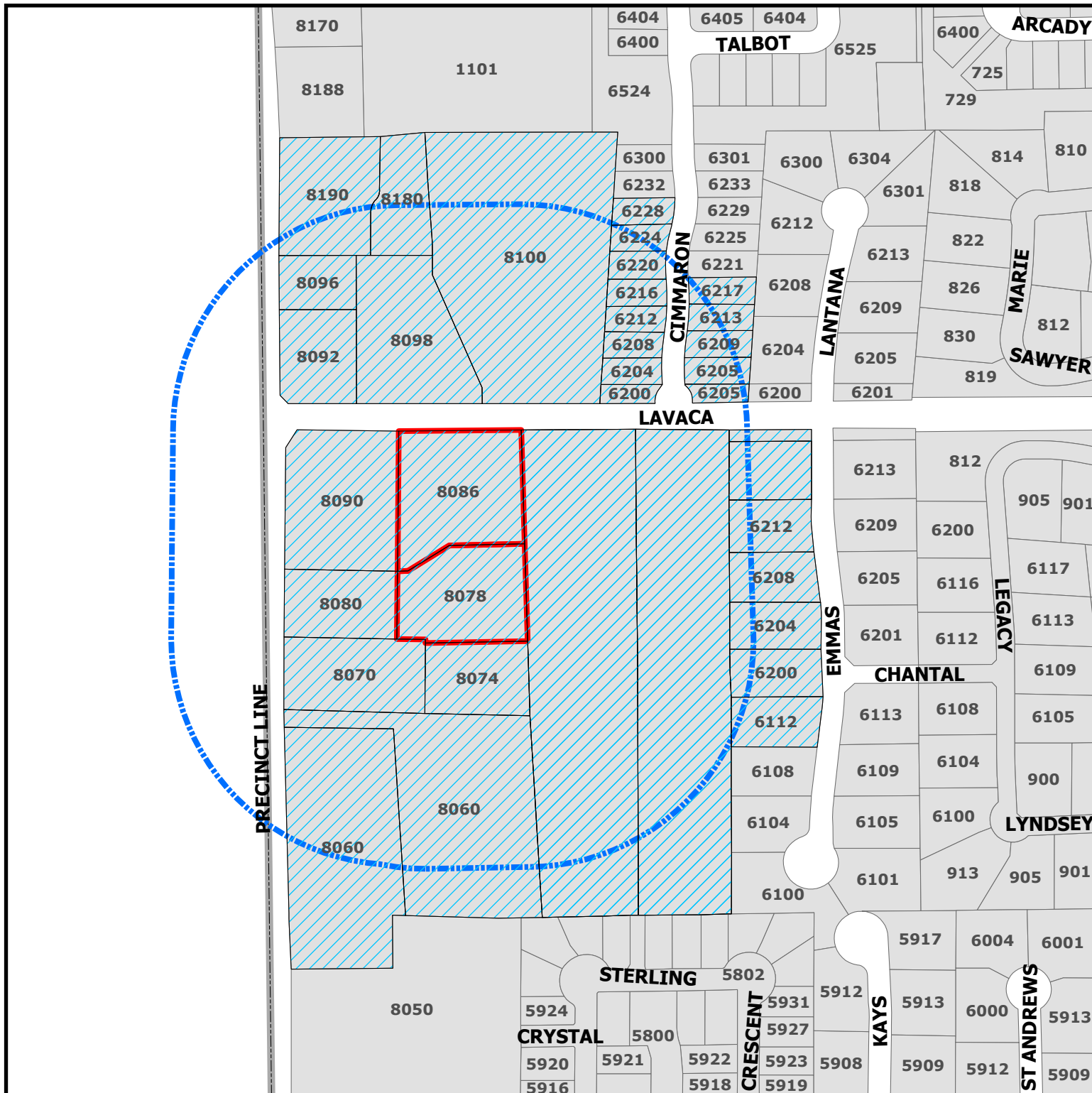
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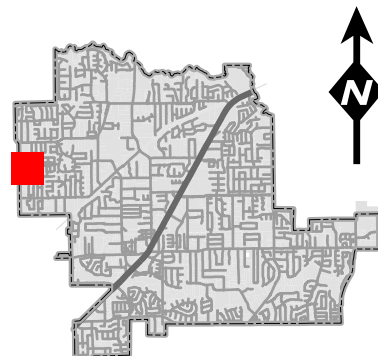
Notification Map



ZC25-017

8086 Precinct Line Rd

-  Buffer
-  Subject Property
-  Parcels to be notified



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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, July 14, 2025 at 7:00 p.m.
City Council Meetings: Tuesday, August 5, 2025 & Tuesday, August 19, 2025 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a rezoning from PUD-C, Planned Unit Development – Commercial to PUD-C, Planned Unit Development - Commercial on Lot 5 and 6, Block 2, of the Lavaca Trail Addition, located at 8086 and 8078 Precinct Line Road, Case ZC25-017. The request is to allow for a private membership based car club facility to be known as the Side Car Club.

Zoning Case: ZC25-017

Applicant: Boaz Bryant

Owner: Atticus Hamp

Location: 8086 and 8078 Precinct Line Rd

Property Description: Lot 5 and 6, Block 2, Lavaca Trail Addition

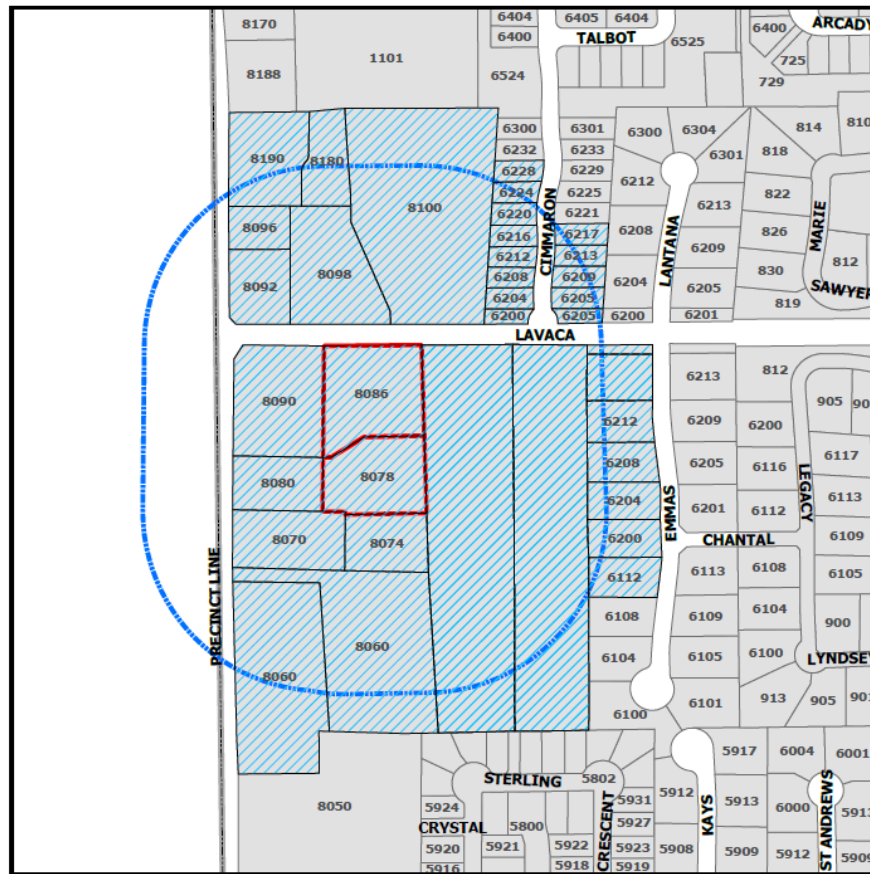
Present Zoning: PUD-C, Planned Unit Development Commercial

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

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

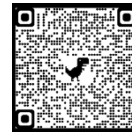
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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

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



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

Kristopher Potts

Kristopher Potts
Planner

From: [Ben Bryner](#)
To: [Daniel Ponder](#); [Kristopher Potts](#); [Bethany Lopez](#)
Subject: FW: Zoning Change: Case ZC25-017
Date: Monday, July 14, 2025 8:59:52 AM

From: Matt Tuggey [REDACTED]
Sent: Monday, July 14, 2025 8:53 AM
To: Ben Bryner <BBryner@colleyville.com>; MATT TUGGEY [REDACTED]
Subject: Zoning Change: Case ZC25-017

Dear Mr. Bryner,

I am the owner of the buiding at 8090 Precinct Line in Colleyville, located next to the property requesting a zoning change. We operate the dental office and also lease spaces for two medical offices.

We are missing a lot of information regarding a zoning change that might have a direct impact on our location.

Please note our concerns:

1. What type of private club with what type of activities? How much parking will be available and what happens if overflow parking is needed? Currently, our parking lot is at full capacity, Monday through Saturday, 7:00am - 7:00pm
2. Will private events be held at this location? How will traffic flow and parking be handled?
3. Will the club serve alcohol? Currently, we have a liquor store one building over from ours. Consequently, we are routinely picking up disposable bottles of alcohol littering our property - apparently thrown away from people who are drinking and drving after their visit to the liqour store. Our concern is that a private club serving alcohol will add to the number of intoxicated drivers, possibly endangering our staff and customers (patients).
4. Will automobile maintenance be performed at this location?

I cannot attend the meeting on the 14th, so feel free to submit this email to the board for consideration.

Please acknowledge receipt.

Sincerely

Matt Tuggey
Linles Properties, LTD

Jean A. Tuggey DDS, PC and Associates
Cosmetic and Family Dentistry of North Texas





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 8/25/2025

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for a Dog Boarding use to operate on Lot 2A, Block 6R, of the Woodbriar Estates West Addition, located at 3811 Colleyville Boulevard, Case ZC25-021

Explanation

Chene Verrett, the applicant, has submitted a request for a Special Use Permit (SUP) to allow a Dog Boarding use on Lot 2A, Block 6R, Woodbriar Estates West Addition, being approximately 0.46 acres and zoned CC-3 Highway Commercial. The request is to allow for a pet boarding business, with an outdoor run, to operate in an existing building.

Attachments

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

Aerial Map

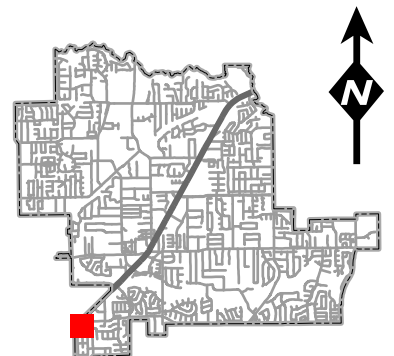


ZC25-021

3811 Colleyville Blvd

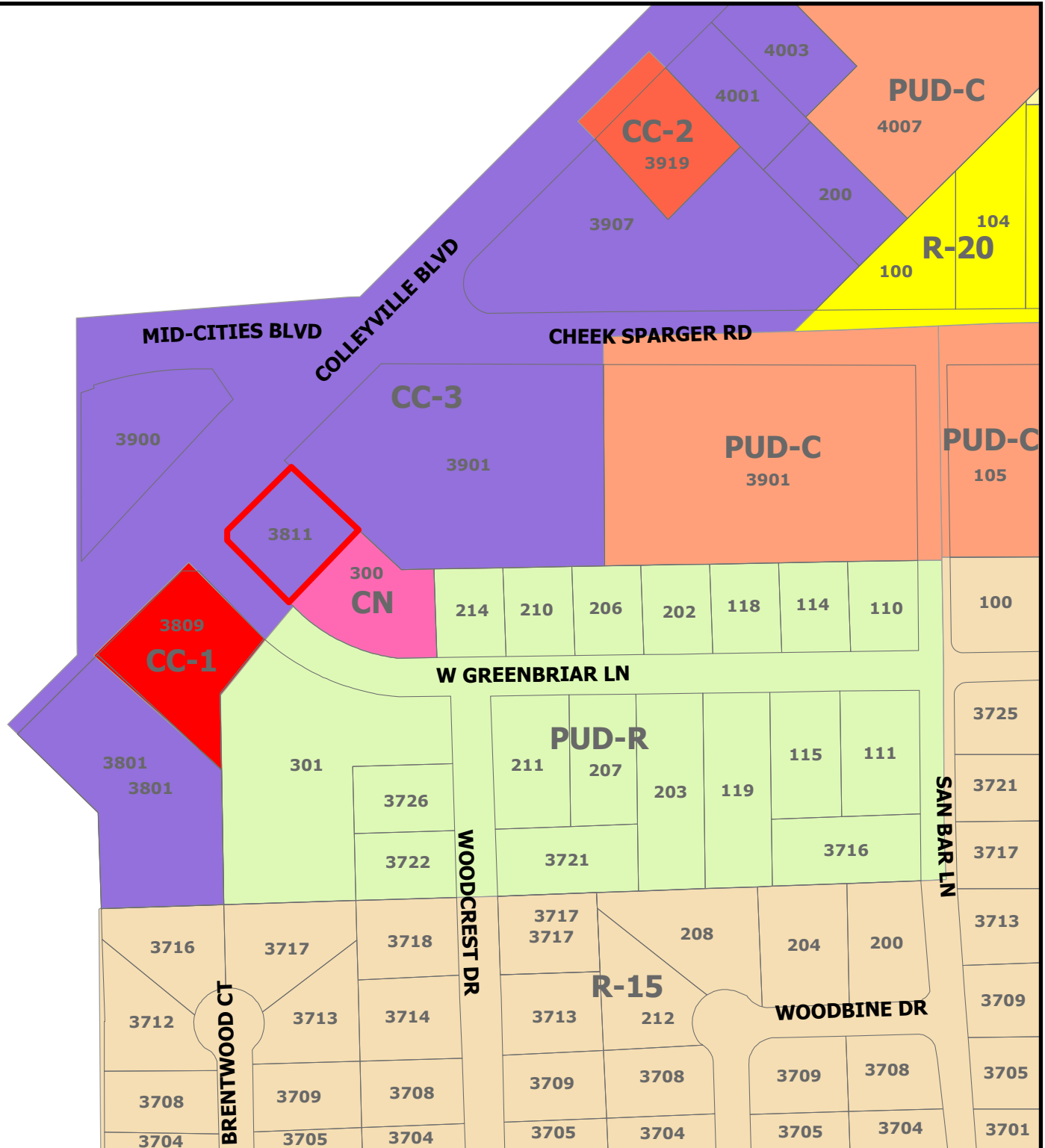


Subject Property



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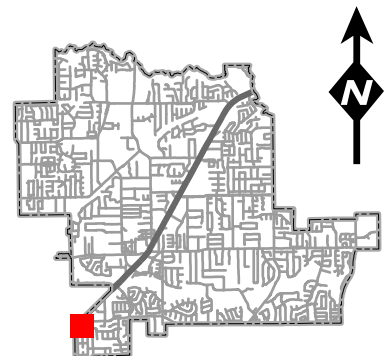
Zoning Map



ZC25-021

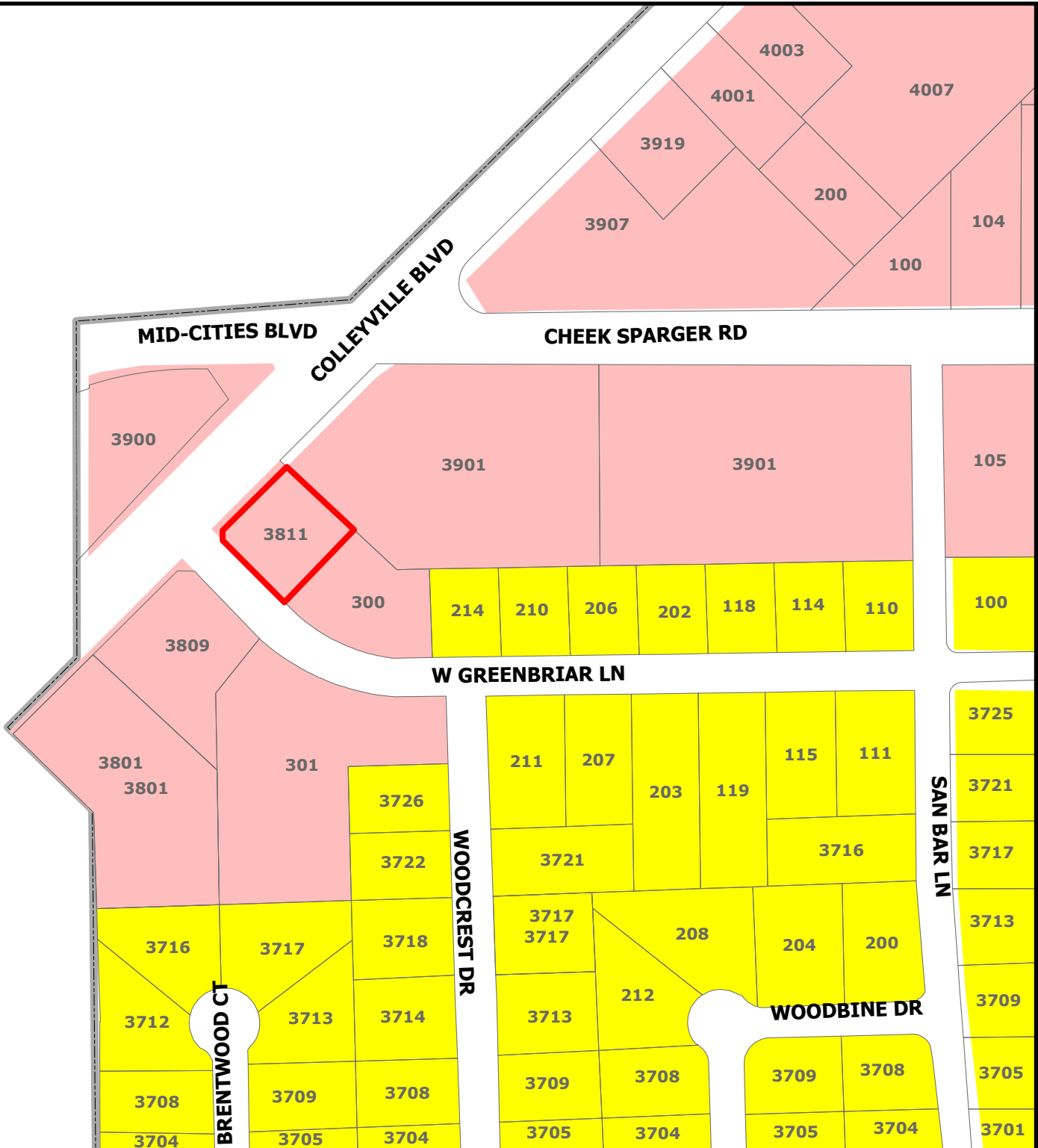
3811 Colleyville Blvd

Subject Property



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Future Land Use Map

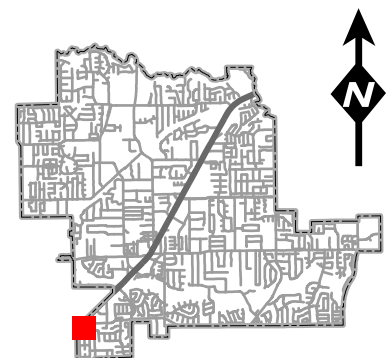
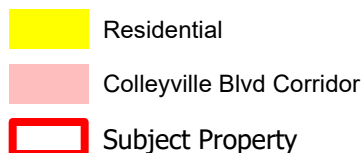


ZC25-021

3811 Colleyville Blvd

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**Statement of Objective Planning**

Business Name: Preppy Pet

Established: 2003

Franchising Since: 2006

Current Locations: ~20 Nationwide

Business Overview:

Preppy Pet provides a full range of pet care services, including **Pet Boarding, Doggie Daycare, Training, pet apparel and Grooming**, with a focus on affordable, reliable, and high-quality service. One of our most popular offerings, *Climate-Controlled All Day Dog Play*, reflects our commitment to both innovation and the comfort of pets in our care.

Business Objective:

Our core objective is to deliver **the very best care for pets** at an **affordable rate**, ensuring peace of mind for pet owners while setting high standards in the pet services industry. We aim to provide a safe, clean, and fun environment for pets, while offering convenience and value to their owners.

Short-Term Goals (6–12 months):

- Strengthen operational consistency across all franchise locations
 - Expand marketing reach to increase brand awareness in underserved regions
 - Introduce additional service packages or seasonal promotions to boost revenue
 - Enhance customer experience through digital tools (e.g., online booking, mobile updates)
-

Long-Term Vision (3–5 years):

- Adding 3+ more franchise locations within the DFW area
- Innovate in pet wellness offerings (e.g., enrichment activities, nutrition add-ons)

Nays Dream LLC

d.b.a



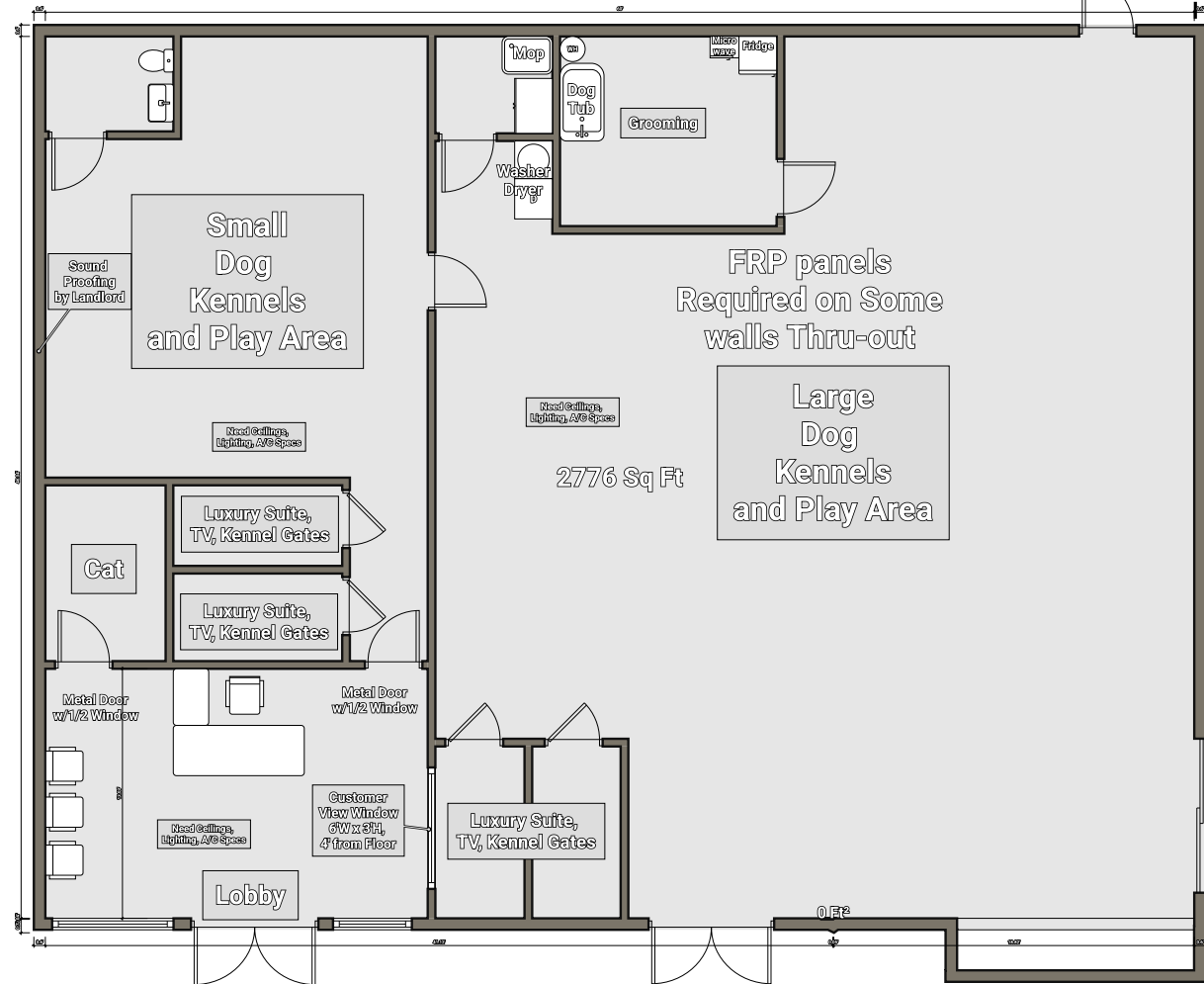
Preppy Pet

- Maintain our position as a leading provider of affordable pet care without compromising quality
 - Build partnerships with local rescues or community organizations to reinforce our commitment to animal welfare
-

Guiding Principles:

- **Affordable Excellence:** Superior care at a price point accessible to everyday pet owners
- **Pet-First Culture:** Every decision centers around the well-being, comfort, and safety of the pets we serve
- **Trust & Transparency:** Open communication with pet owners and a commitment to high service standards
- **Franchise Support:** Provide tools and training to empower franchisees for success and consistency

Fenced Walk





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 8/25/2025

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales-On-Premises Consumption on Lot 13R, Block 2, of the Thompson Terraces Subdivision, located at 5201 Colleyville Boulevard, Case ZC25-022

Explanation

Lisa Pardo, the applicant, has submitted a request for a Special Use Permit (SUP) to allow Alcoholic Beverage Sales-On-Premises Consumption on Lot 13R, Block 2, Thompson Terraces Subdivision, being approximately 0.69 acres and zoned CC-1 Village Retail. The SUP request is to allow for on-premises alcohol beverage sales/consumption at an existing restaurant (Stone House Restaurant) after a change in ownership. The restaurant currently operates with an approved SUP, but must reapply.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Existing Ordinance

Aerial Map

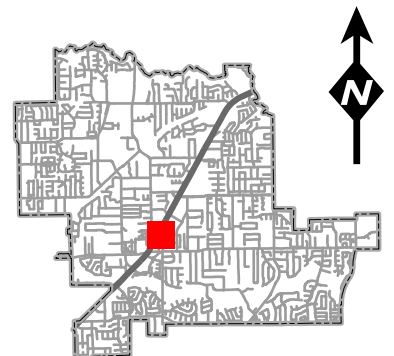


ZC25-022

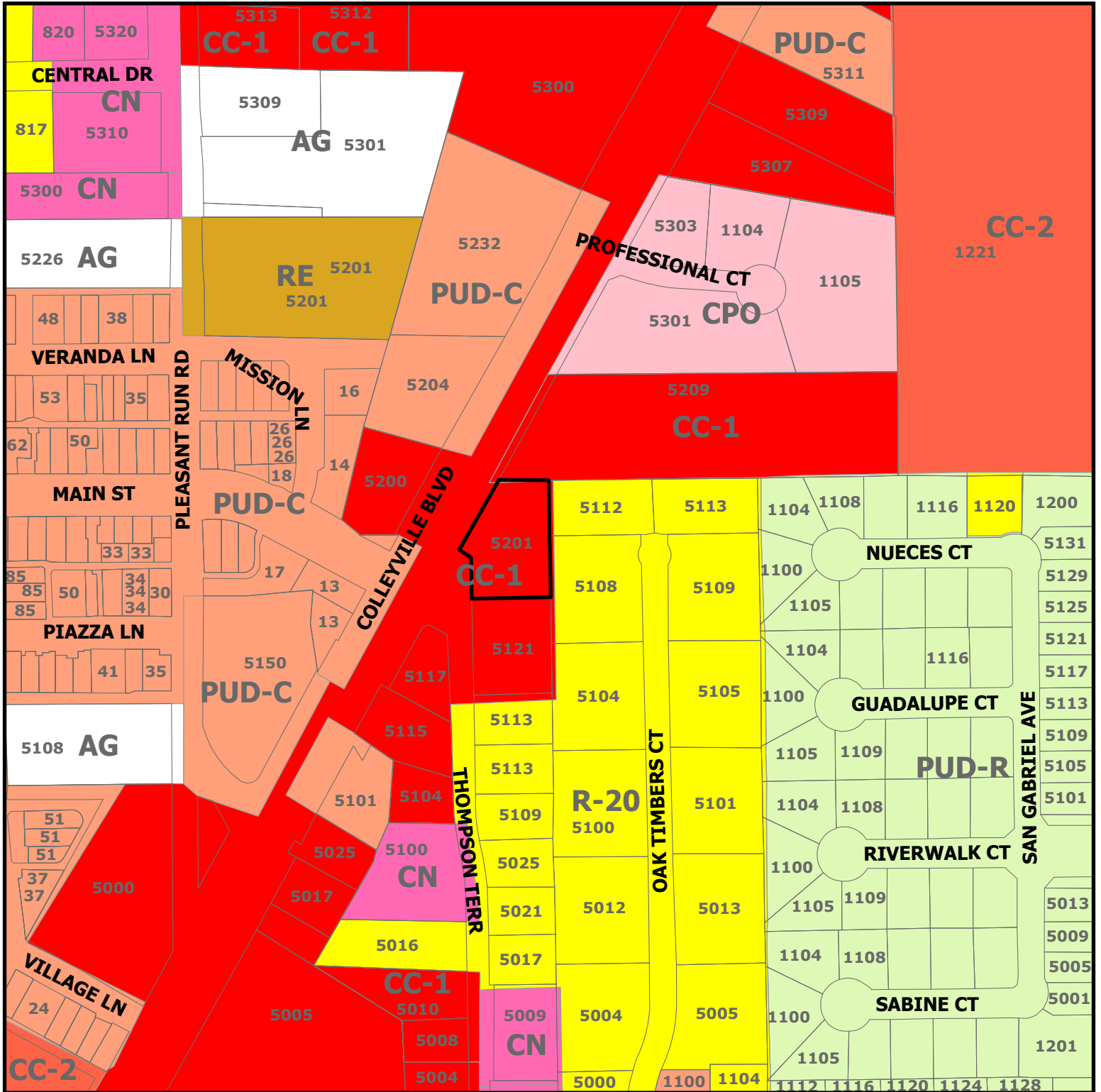
5201 Colleyville Blvd

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 Subject Property



Zoning Map

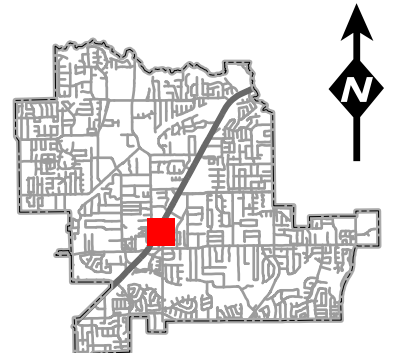


ZC25-022

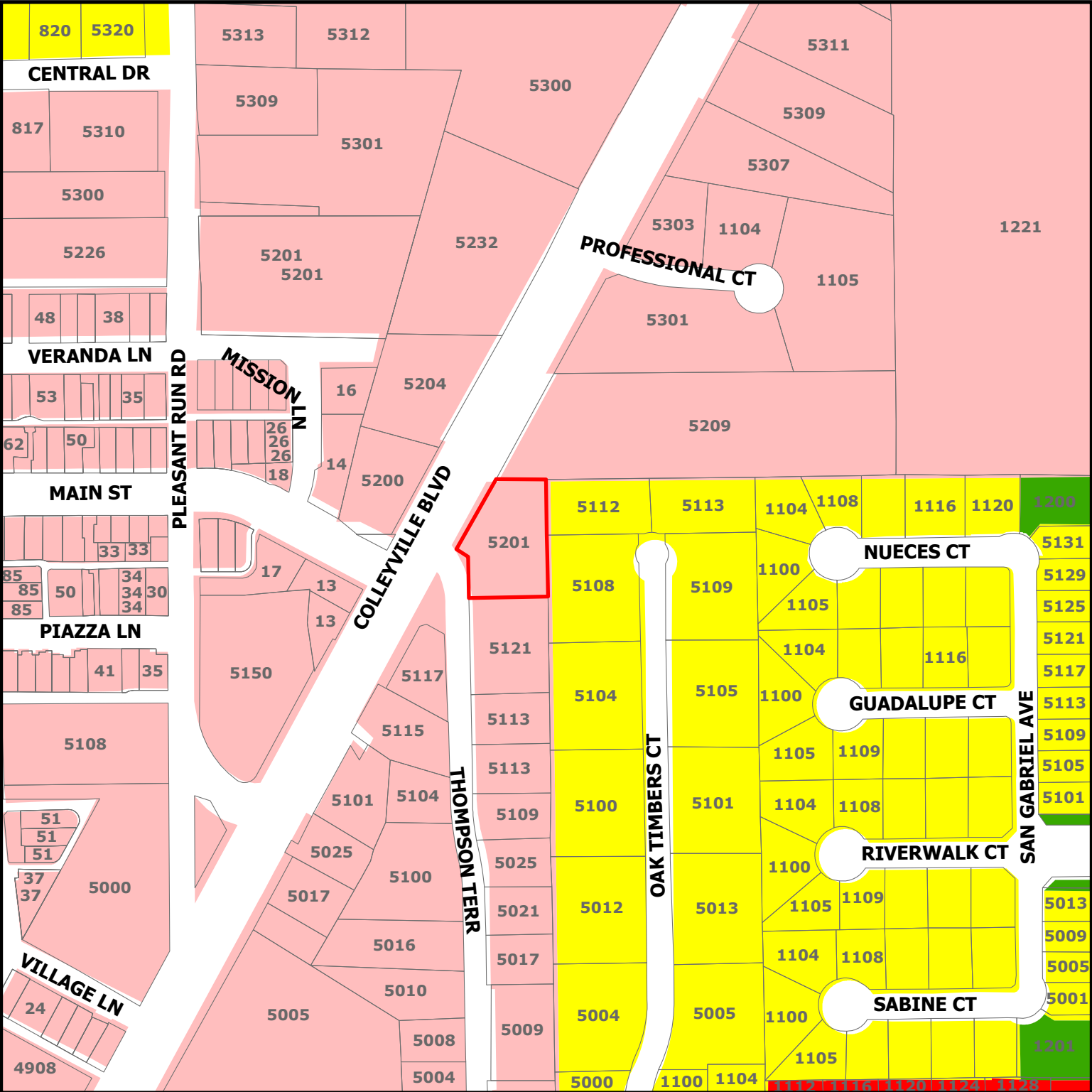
5201 Colleyville Blvd

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 Subject Property



Future Land Use Map

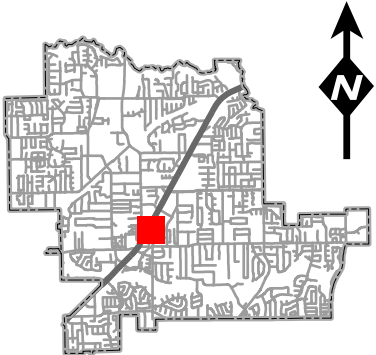


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ZC25-022

5201 Colleyville Blvd

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



ORDINANCE O-19-2098

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOTS 13 AND 14, BLOCK 2 OF THE THOMPSON TERRACES ADDITION, LOCATED AT 5201 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for on-premise consumption of alcohol under Case No. ZC19-010; and

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lots 13 and 14, Block 2, of the Thompson Terraces Addition, located at 5201 Colleyville Boulevard, by authorizing a Special Use Permit for the sale of alcoholic beverages for on-premise consumption, as depicted on Exhibit "A" Exhibit "B" and Exhibit "C".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Land Development Code of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premise consumption alcohol sales by this Special Use Permit shall be called "Stone House Restaurant".

- c. The Special Use Permit shall be issued solely to the entity 910 Proverbs, LLC, and shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy. For this purposes of this Special Use Permit, a change in ownership shall include any change where more than twenty-five percent (25%) in the direct or indirect capital ownership of the entity occurs (whether through one or multiple transactions).
- d. Live music shall be limited to acoustic instruments only and shall remain subject to all state and local noise regulations. No amplification or loud speakers shall be used in connection with any live music within the interior or exterior of the premises.
- e. All requirements of the Land Development Code shall be met, except where amended herein.

2. HOURS OF OPERATION

- a. The hours of operation shall not exceed the following schedule:

Monday & Tuesday: 4:00 p.m. – 9:00 p.m.

Wednesday – Saturday: 4:00 p.m. – 10:00 p.m.

Closed on Sundays

- Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 17th day of September 2019.

The second reading and public hearing being conducted on the 23rd day of September 2019.

PASSED AND APPROVED BY A VOTE OF **6** AYES, **0** NAYS, AND **0** ABSTENTIONS ON THIS THE 23RD DAY OF SEPTEMBER 2019.

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

ATTEST:



Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE



Richard Newton
Mayor

APPROVED AS TO FORM:



Whitt L. Wyatt
City Attorney

Exhibit "B" – Aerial Map

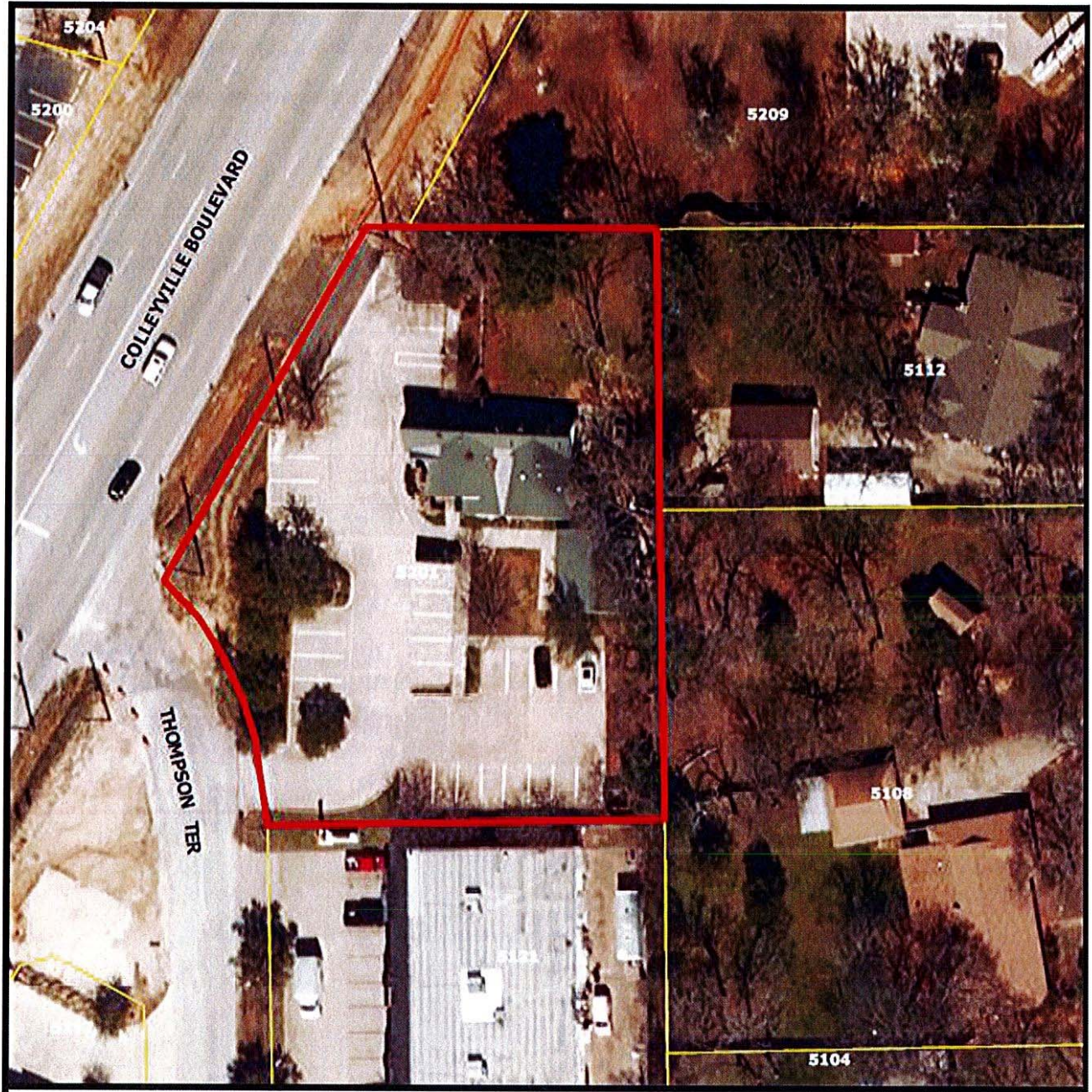
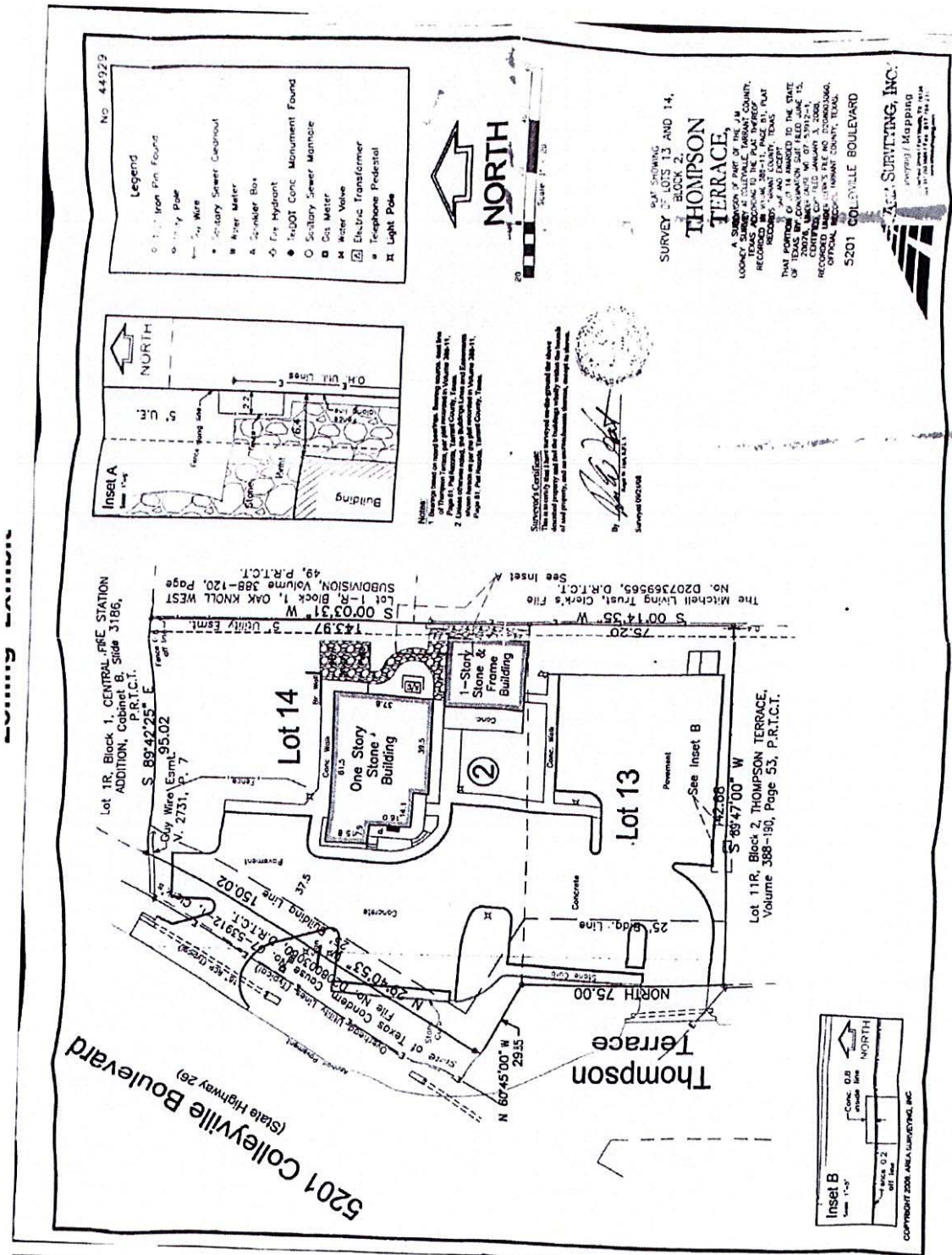


Exhibit "C" - Site Exhibit





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 8/25/2025

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for an accessory building on Lot 14R, Pecan Park Estates, located at 5912 Ponderosa Street, Case ZC25-023

Explanation

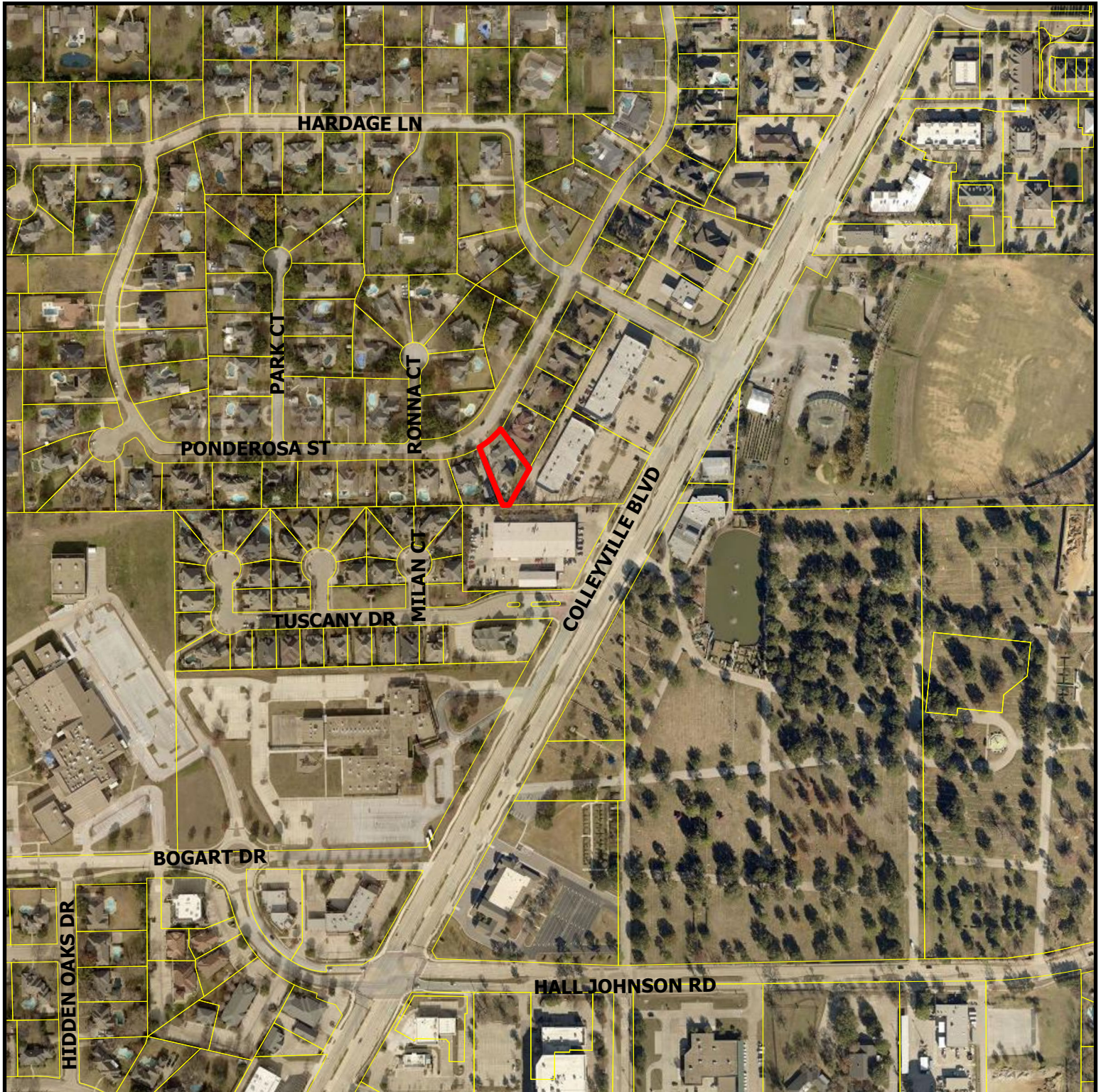
Glen Cruson, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for an accessory building on Lot 14R, Pecan Park Estates, being approximately 0.36 acres and zoned R-15 Single Family Residential. The request is to allow for an accessory structure that does not conform to Land Development Code, Section 3.27(A)(2)(a). The proposal would exceed 4% of the total lot coverage, which is the maximum allowed by the Land Development Code, unless granted an SUP.

The subject property is 15,823 square feet, permitting a maximum of 633 square feet (4%) to be used for accessory buildings. The proposed accessory building is approximately 336 square feet. When combined with an existing 467-square-foot accessory structure, the total accessory lot coverage would be 803 square feet (5.1%), exceeding the allowable limit by 170 square feet.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Impervious Coverage
6. Site Plan
7. Elevations
8. Electrical Plan
9. Foundation Plan
10. Framing Plan
11. Supporting Document

Aerial Map

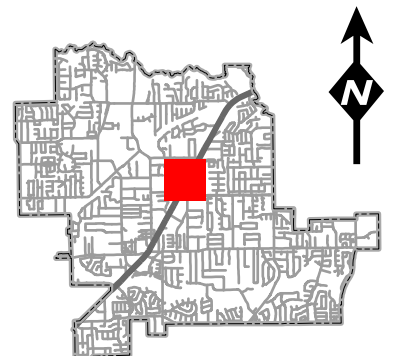


ZC25-023

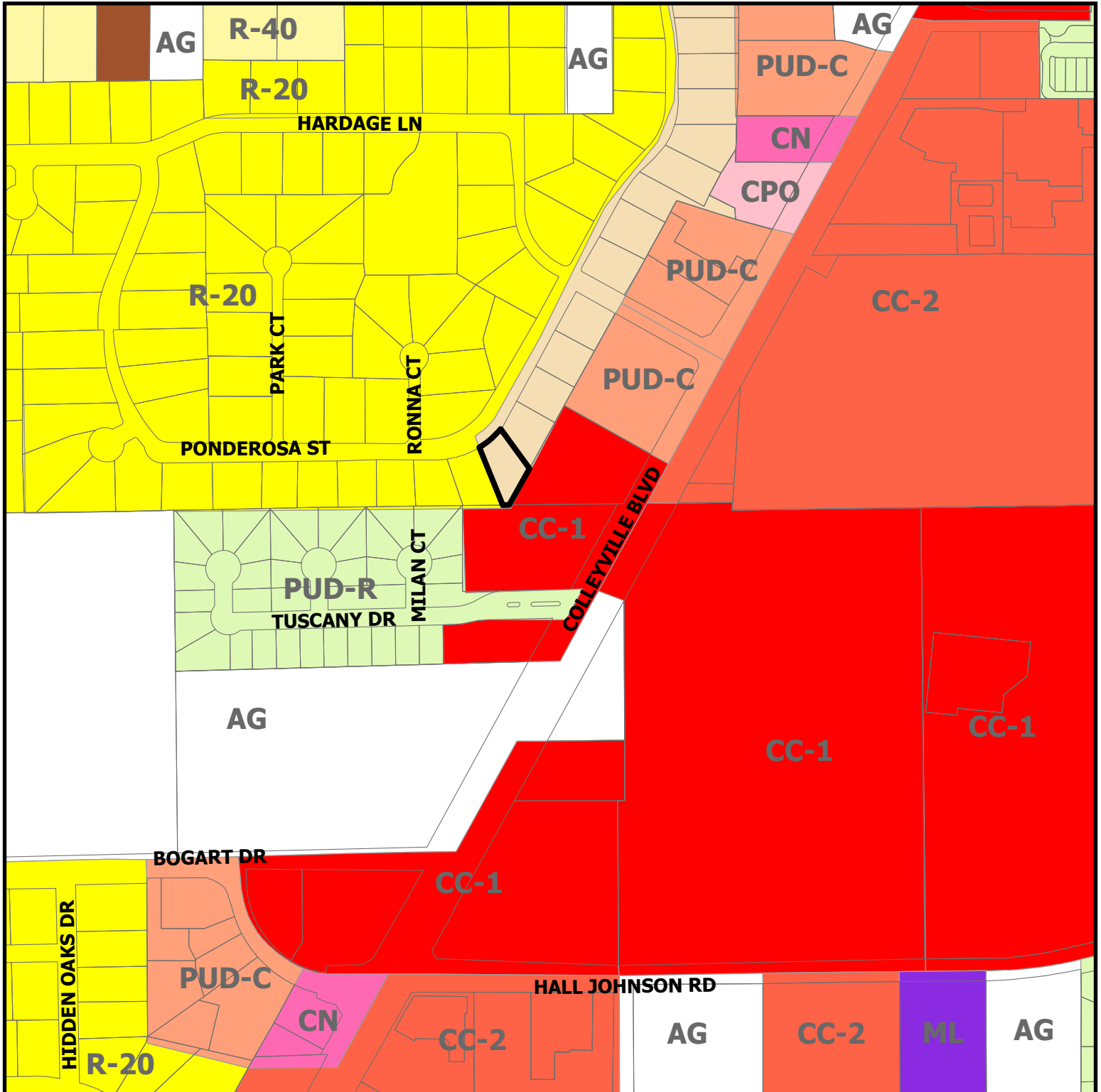
5912 Ponderosa St

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 Subject Property



Zoning Map

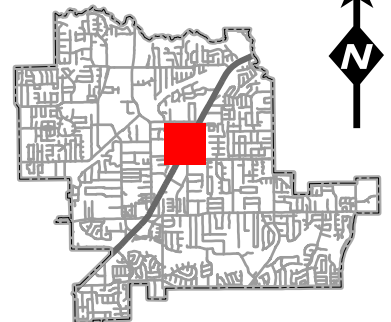


ZC25-023

5912 Ponderosa St

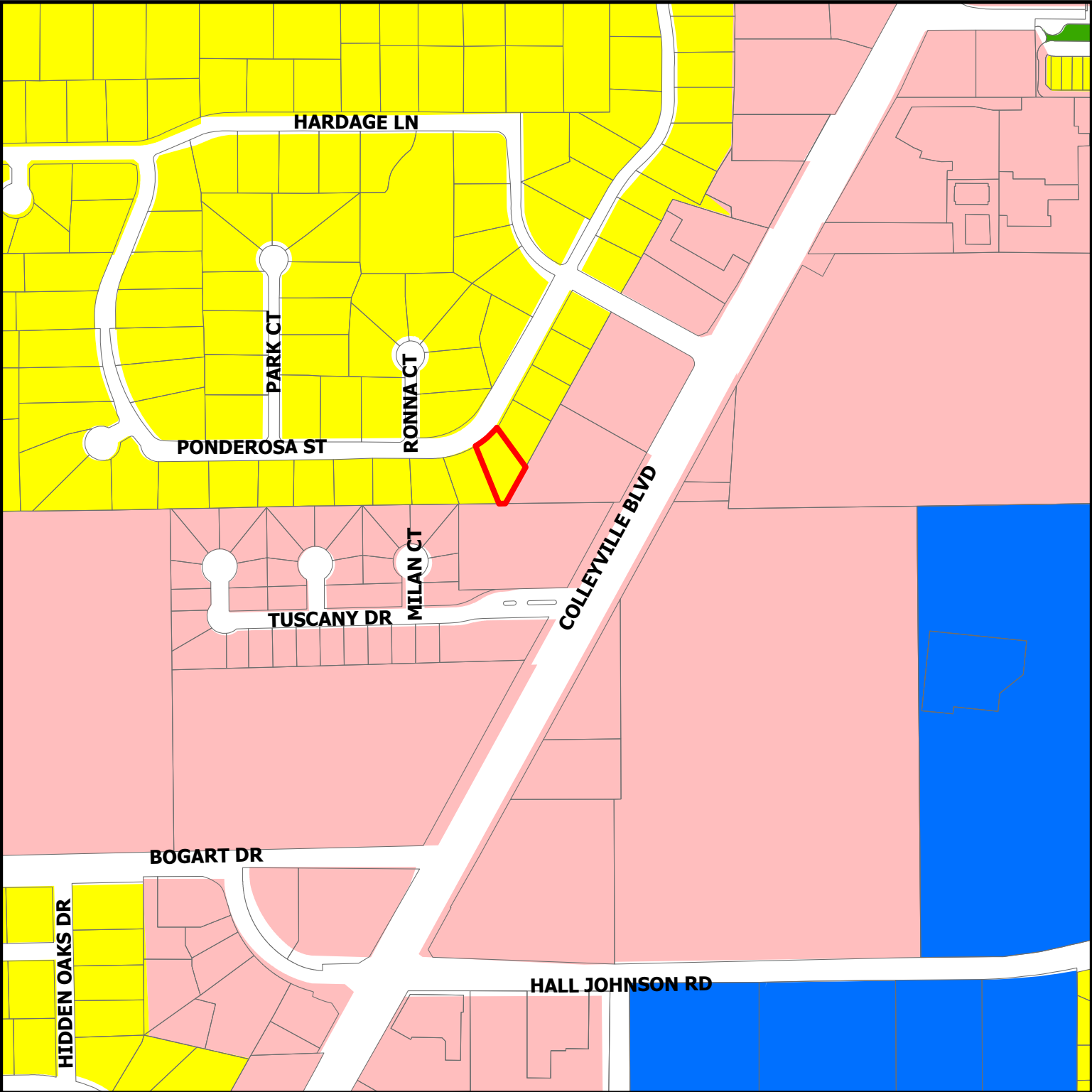


Subject Property



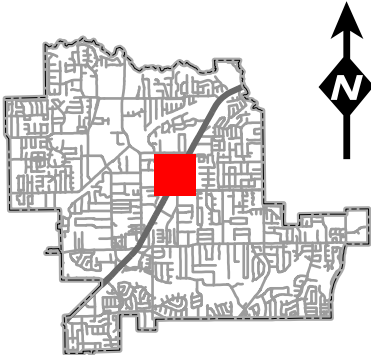
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Future Land Use Map



ZC25-023
5912 Ponderosa St

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



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Eric and Misty Riddle
5912 Ponderosa Street
Colleyville, TX 76034

August 5, 2025

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

Re: Statement of Planning Objectives - Zoning Exception Request – 5912 Ponderosa Street

Dear Mr. Bryner,

We are writing to respectfully request approval of a zoning exception to allow for the construction of a 14' x 24' accessory structure in the backyard of our residence at 5912 Ponderosa Street. We understand this request places us 170 square feet above the allowable limit for total accessory building square footage on our lot.

We have lived in Colleyville for nearly 20 years and proudly consider it our lifelong home. While many friends have chosen to retire elsewhere, we remain committed to this city and are investing in our property to make it our lifetime home. Supporting Colleyville's businesses and maintaining a home that reflects the character of the community are both important to us.

The purpose of this shed is to complete a long-envisioned renovation of our backyard and enhance its enjoyment. The structure will be used exclusively as a personal golf simulator and small viewing area for watching televised sports — it will not serve as an office, guest house, or living space. Its design will match our home in both paint and trim, and we intend to landscape the surrounding area to further beautify and integrate it into the yard.

The shed will also serve an important functional purpose by restoring a visual and auditory buffer between our home and a nearby automotive body repair shop. This natural buffer was previously provided by mature trees that did not survive recent drainage improvements

on our street. The shed will help restore some of the tranquility and privacy that made our backyard a retreat.

We are aware that several neighboring properties have similar accessory structures, and we believe our proposed shed will be consistent with the residential character of the area. Our project meets all setback and placement requirements; the only trigger for this request is the square footage threshold.

We appreciate your consideration of this exception as we work to finalize our vision for our home and backyard. Should you or the Planning and Zoning Commission require additional information, we would be happy to provide it or attend a meeting in support of this request.

Kindest Regards,

Eric and Misty Riddle

5912 PONDEROSA STREET

City of Colleyville Impervious Coverage Worksheet

Building Square Foot		
Existing	Dwelling + Garage	3,382
	Covered Porch	
	Covered Patio	
	Accessory Structures	CABANA under construction 467
	Other roofed areas	
New	Dwelling + Garage	
	Covered Porch	
	Covered Patio	
	SHED Accessory Structures	14'x24' 336
	Other roofed areas	

Paved + Pool/Spa Square Foot	
Driveway	2,530
Sidewalk	102
Uncovered Patio	
Uncovered Deck	
Pool/Spa (Surface area)	708
Pool/Spa Deck (surface area)	1,447
Sport Court	
Driveway	
Sidewalk	
Uncovered Patio	
Uncovered Deck	
Pool/Spa (Surface area)	
Pool/Spa Deck (surface area)	
Sport Court	

Total (Under Roof)	4,185
--------------------	-------

Total Under Roof/Lot Size	26.44 %
---------------------------	---------

Lot Size (sq. feet)	15,823	SF
---------------------	--------	----

Total Uncovered	4787	Total Impervious (Under roof + Uncovered)	8,972
-----------------	------	---	-------

Total Impervious/Lot Size	56.70 %
---------------------------	---------

Reference No: 784Y04 G.F. No: 03-4010283 MO/NIE
Title Co: ALAMO TITLE COMPANY
Purchaser: HANNA

PROPERTY DESCRIPTION

Lot 14R, PECAN PARK ESTATES, an Subdivision in the City of Colleyville, Tarrant County, Texas, according to the plat recorded in Volume 368-114, Page 731, Plat Records, Tarrant County, Texas.

This survey is hereby
accepted and approved

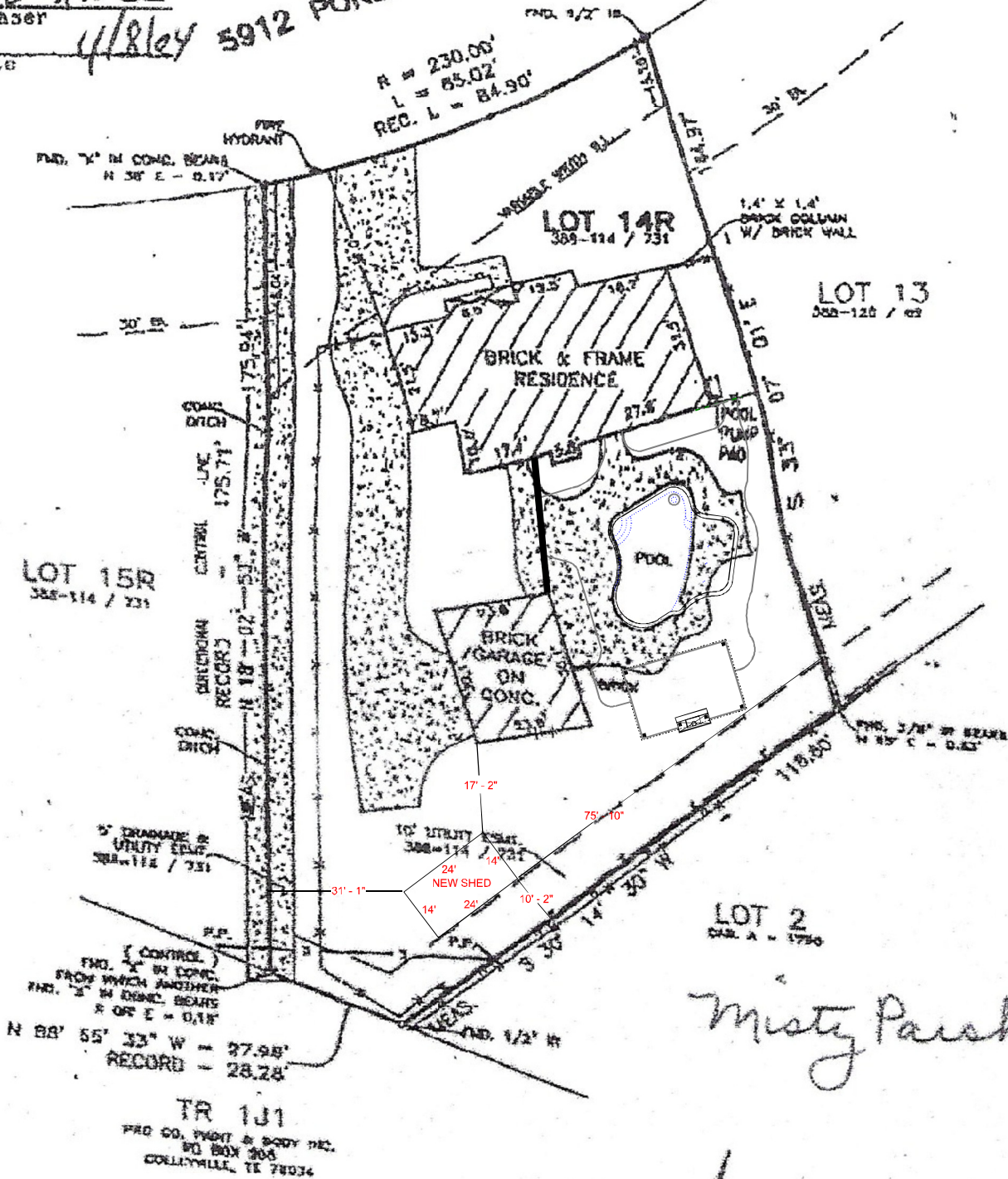
[Signature]
purchaser

[Signature]
purchaser

date

4/8/04

5912 PONDEROSA STREET



Misty Parrish 2/29/01

According to Field Map 4843801, which is not to scale, this property is located in Zone 1, which is not to scale. The above flood statement is based on the map provided, which may not show the property to be in the 100 year special flood hazard area. Flood zones are subject to some degree of floodplain, for more information contact the local floodplain administrator or FEMA.

SURVEYOR'S CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN THE ORDINARY COURSE OF MY BUSINESS AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY AND RELIES SOLELY ON THE TITLE WORK PROVIDED TO HIM FOR NOTICE OF ANY EASEMENTS WHICH MAY AFFECT THIS PROPERTY.

PR & LINE SURVEYING, LTD.

P.O. Box 924

Phone: (817) 278-1148

SCALE: 1" = 30'

OVERHEAD UTILITIES	LEGEND
FENCE	
BRICK	
WOOD DECK	
CONCRETE	



Not to Scale

PROJECT:
RIDDLE RESIDENCE
5912 Ponderosa
Colleyville, TX

SHEET DESCRIPTION:
GENERAL SURVEY LAYOUT

TopLawn & Landscape, Inc.
5916 Pleasant Run Road
Colleyville, Texas 76034
817-239-6471

REVISIONS: None	DATE: 06/25/25	DRAWN BY: Glen Cruson	CHECKED BY: Glen Cruson	SCALE: NTS	SHEET: 1 of 1
--------------------	-------------------	--------------------------	----------------------------	---------------	------------------



Leland's Sheds
Grandview, TX, 76050
817-768-5199
sheds@lelandsbarns.com



Right



[Back](#)

Right

	French Doors - 15 Light (Out-swing)		10 Lite Dormer Transom Window
	14"x21" Playhouse Window		3'x4' Insulated Window
	Outlet		Switch
	Exterior GFI Outlet		200A Panel with 12-2 Wiring
	6x6 Wood Double Doors (Out-swing)		6' Dormer with 10 Lite
	Closed Wall		

Dealer Information

Name: Leland's Sheds
Email: sheds@lelandsbarns.com

Delivery Information

Delivery Location: Texas

Structure Details

Style: Chalet
Sidewall Height: 7'9" Walls
Size: 14x24
6' Dormer with 10 Lite
6' Dormer with 10 Lite
Base: 4 Pressure Treated 4x6 Runners
Siding: LP Smart Panel Siding
Roof Pitch: 7/12 Pitch
Roof Overhang: 12" Gable Overhang

Siding Color: White
Trim Color: Cape Cod Grey
Roof Color: Estate Gray
Roof Material: Shingles

Doors & Ramps

French Doors - 15 Lite (Out-swing)
Color: Cape Cod Grey
6x6 Wood Double Doors (Out-swing)
Color: Cape Cod Grey

Windows & Accessories

10 Lite Dormer Transom Window
Color: White
14"x21" Playhouse Window
Color: White
Shutters: Shutters
Shutters Color: Cape Cod Grey
14"x21" Playhouse Window
Color: White
Shutters: Shutters
Shutters Color: Cape Cod Grey
3'x4' Insulated Window
Color: White
Shutters: Solid Shutters
Shutters Color: Cape Cod Grey
3'x4' Insulated Window

Color: White
Shutters: Solid Shutters
Shutters Color: Cape Cod Grey

Flooring & Interior

Flooring: 3/4 LP Smart Floor
Floor Joist: 2x6 Pressure Treated 12” O.C.
Loft: No Loft
Electrical Package Heavy Duty
200A Panel with 12-2 Wiring
Switch
Exterior GFI Outlet
Outlet
Interior Wall: 2x4 Wall Studs on 16" Centers
Interior Roof: Radiant Barrier Roof Decking 7/16 OSB

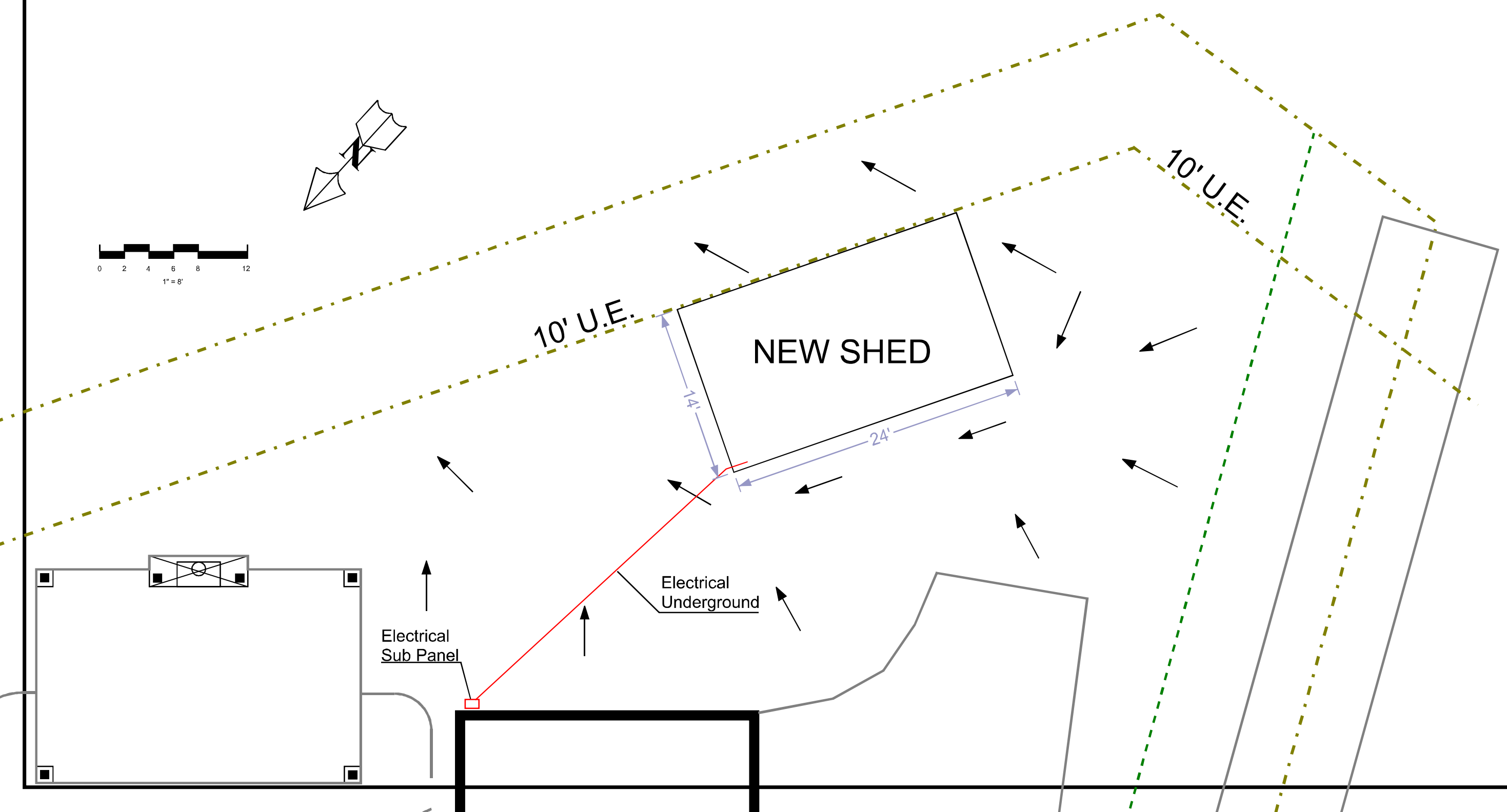
Additional Options

Built On Site
14' or 16' Full Width
14' or 16' Full Width
Strapping for Anchor Prep (Qty. 8)

The prefabricated shed will set on 4" of compacted base material.
The base material will be top coated with decomposed granite.

The prefabricated shed is prewired from the manufacturer.

EXISTING AND FUTURE DRAINAGE



TopLawn & Landscape, Inc.
5916 Pleasant Run Road
Colleyville, Texas 76034
817-239-6471

SHEET DESCRIPTION:
PREFABRICATED SHED
ELECTRICAL - FOUNDATION
DRAINAGE

PROJECT:
RIDDLE RESIDENCE
5912 Ponderosa
Colleyville, TX

REVISIONS:
none

DATE:
06/25/25
JOB NUMBER:
1
DRAWN BY:
Glen Cruson
CHECKED BY:
Glen Cruson

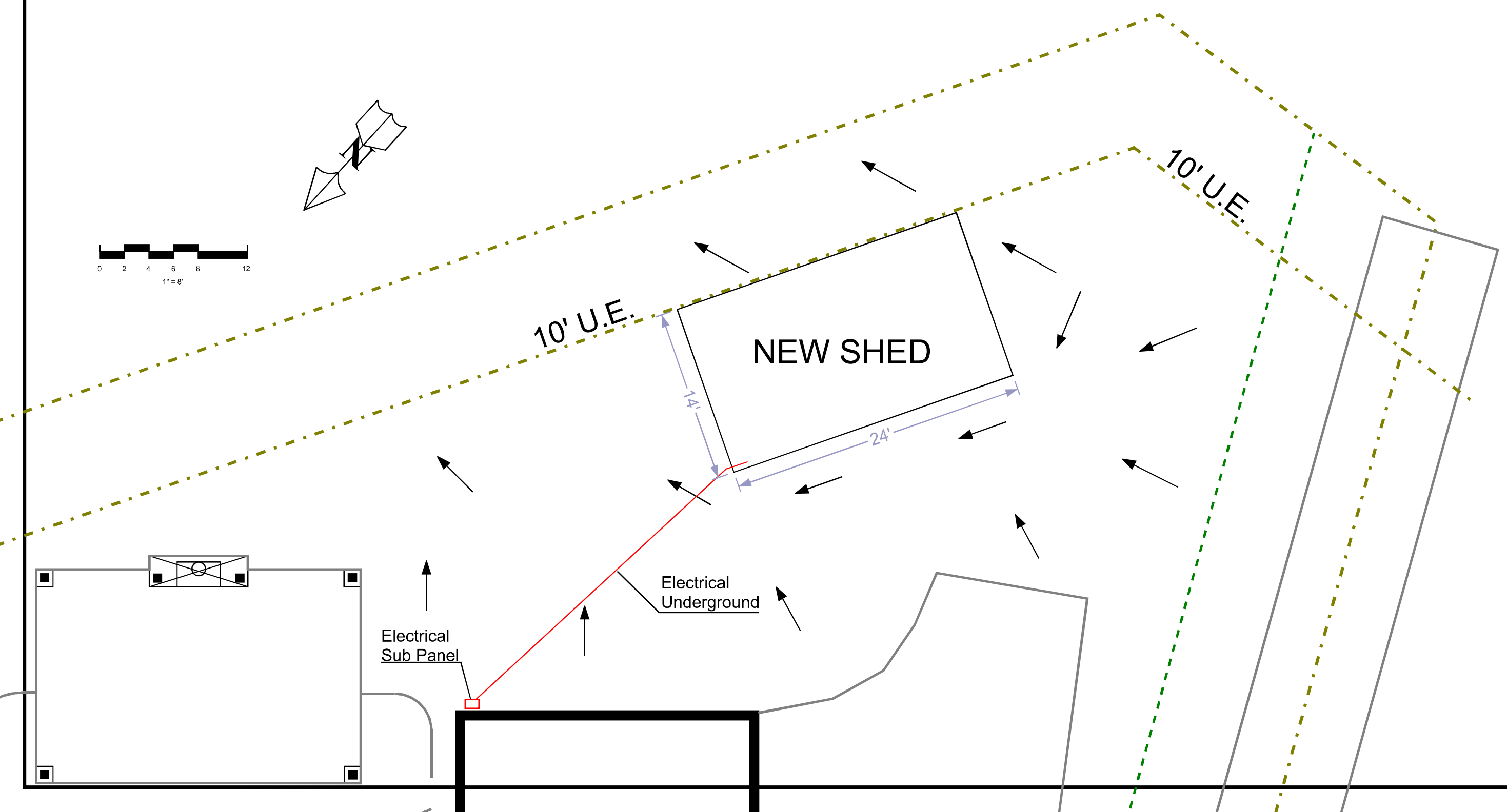
SCALE:
1" = 8'

SHEET:
1 of 1

The prefabricated shed will set on 4" of compacted base material.
The base material will be top coated with decomposed granite.

The prefabricated shed is prewired from the manufacturer.

EXISTING AND FUTURE DRAINAGE



TopLawn & Landscape, Inc.
5916 Pleasant Run Road
Colleyville, Texas 76034
817-239-6471

SHEET DESCRIPTION:
PREFABRICATED SHED
ELECTRICAL - FOUNDATION
DRAINAGE

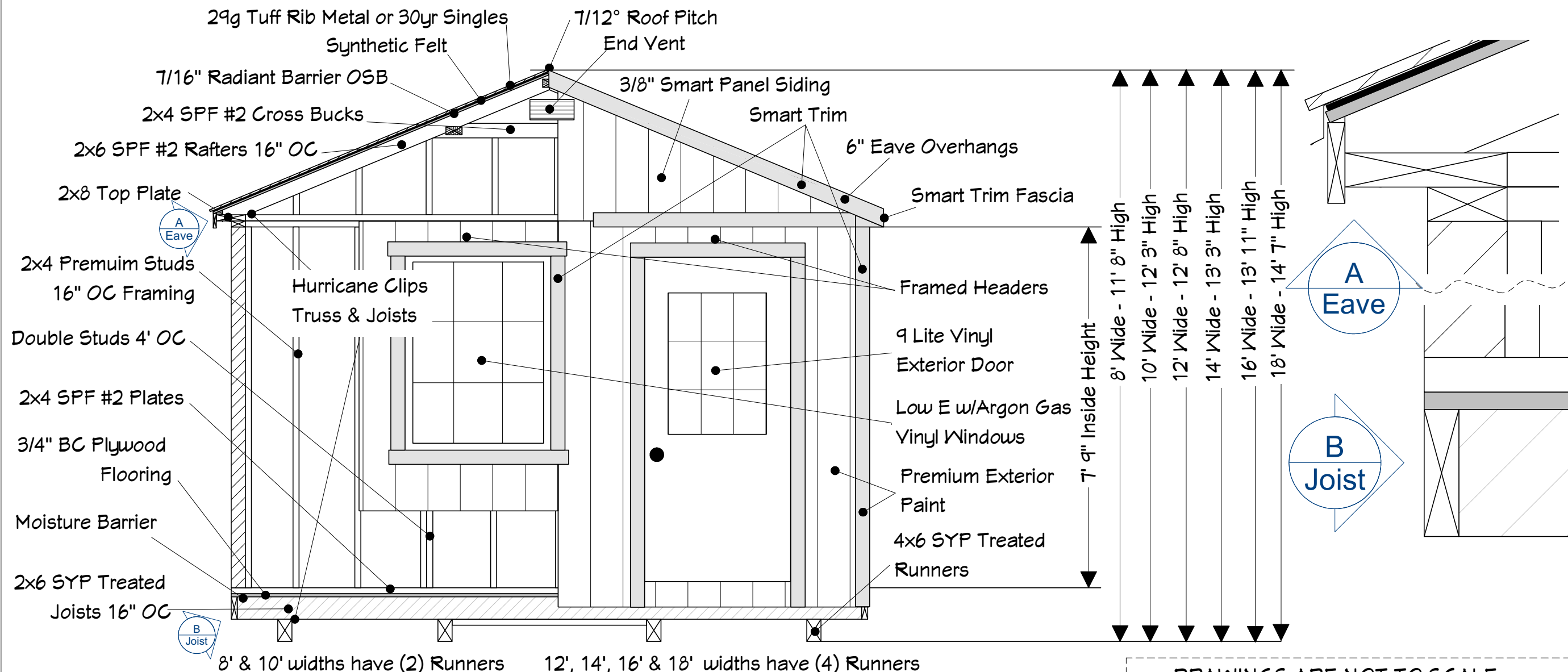
PROJECT:
RIDDLE RESIDENCE
5912 Ponderosa
Colleyville, TX

REVISIONS:
none

DATE:
06/25/25
JOB NUMBER:
1
DRAWN BY:
Glen Cruson
CHECKED BY:
Glen Cruson

SCALE:
1" = 8'

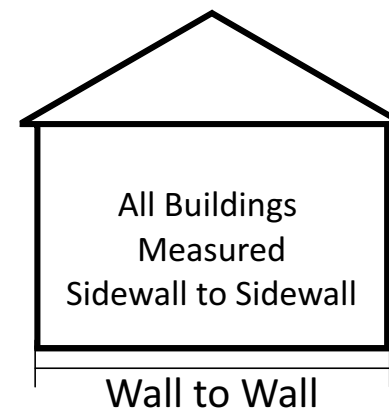
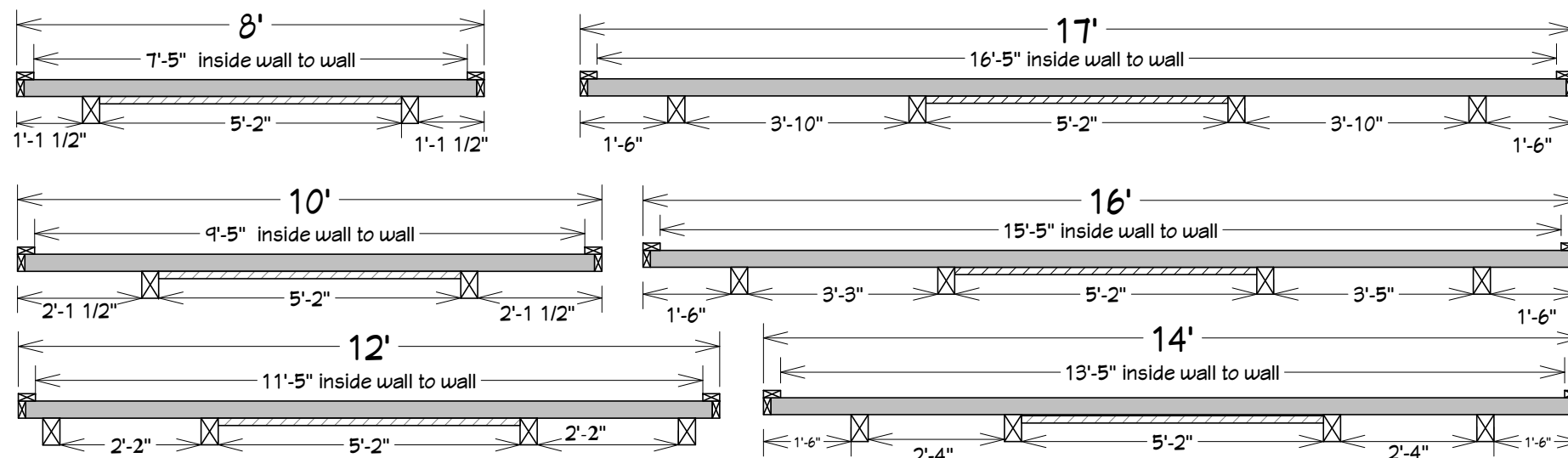
SHEET:
1 of 1



8' & 10' widths have (2) Runners 12', 14', 16' & 18' widths have (4) Runners

**DRAWINGS ARE NOT TO SCALE -
FOR REFERENCE PURPOSES ONLY**

Measurements may vary slightly
*Door & Window placement will
 vary per client design*



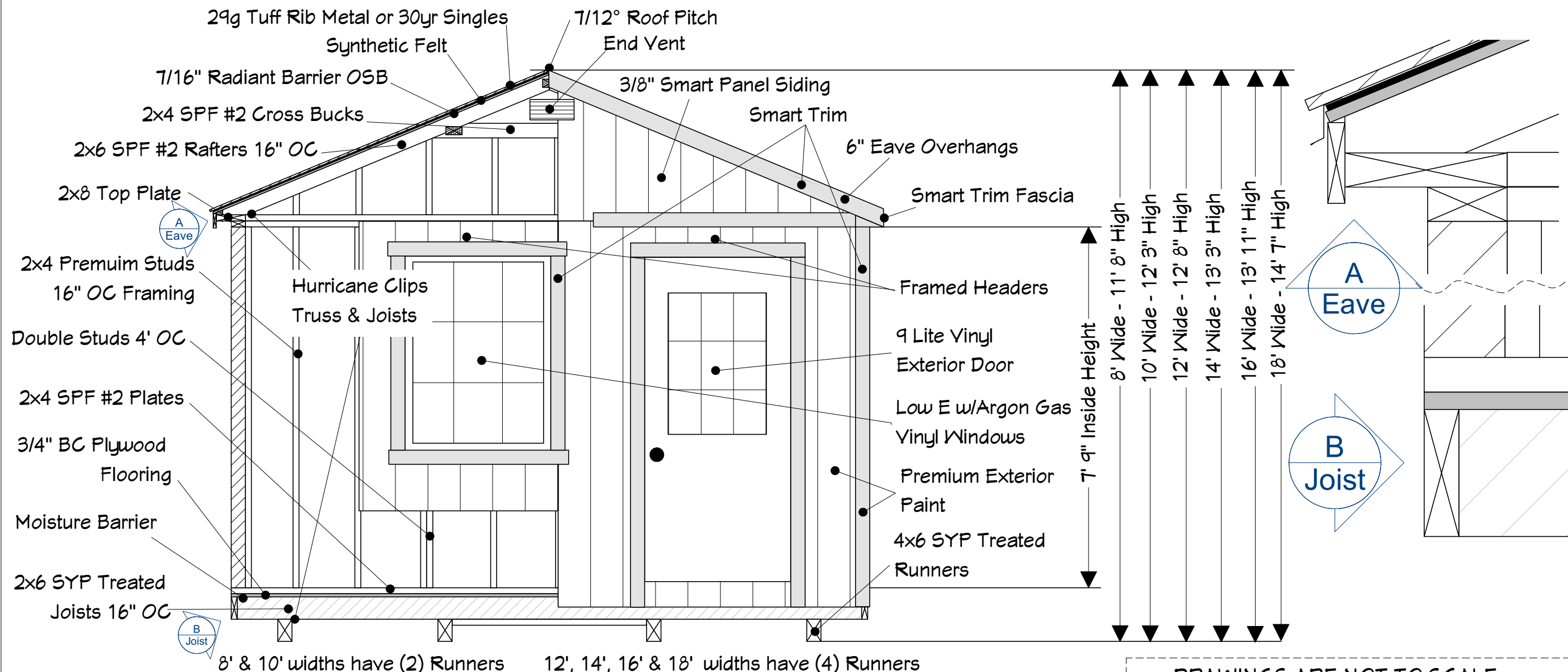
All Buildings measure as shown.
 ASK DEALER FOR INFORMATION

Specifications for the:
CHALET

**Defender
Series**

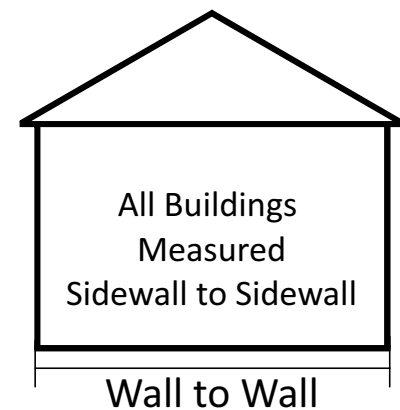
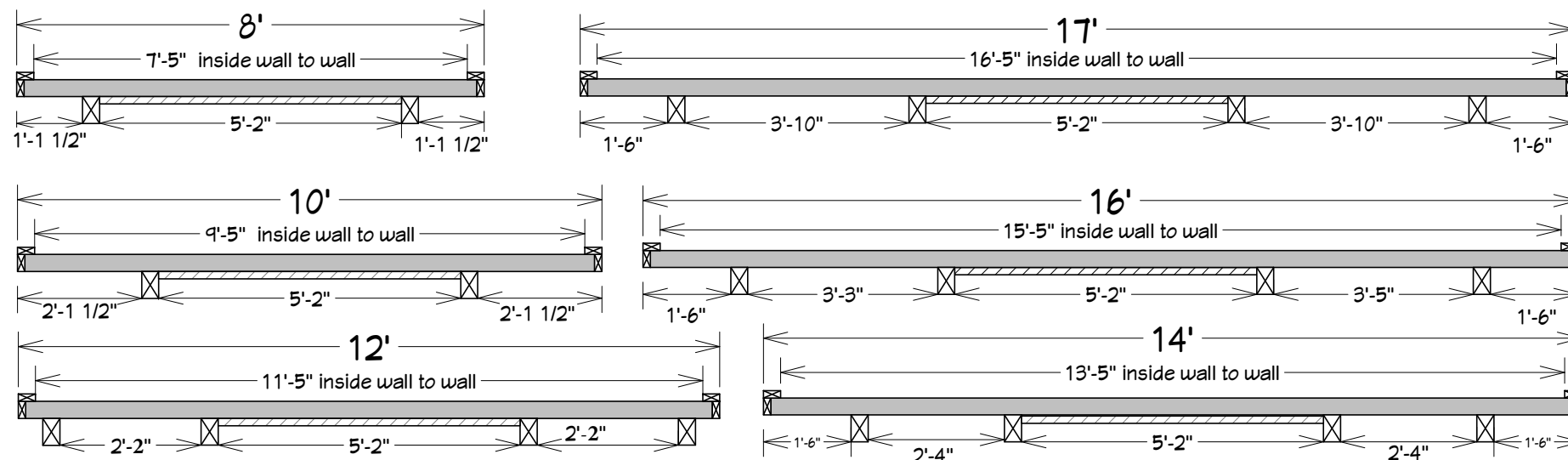
DRAWINGS COPYRIGHT 2020 BY:
Leland's Barns & Sheds
www.lelandsbarns.com Grandview, TX 76031





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FOR REFERENCE PURPOSES ONLY

Measurements may vary slightly
*Door & Window placement will
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All Buildings measure as shown.
ASK DEALER FOR INFORMATION

Specifications for the:
CHALET

Defender
Series

DRAWINGS COPYRIGHT 2020 BY:
Leland's Barns & Sheds
www.lelandsbarns.com Grandview, TX 76031





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 8/25/2025

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for a residential carport on Lot 40, Block 2, Tara Plantation Addition, located at 1410 Plantation Drive N, Case ZC25-024

Explanation

John Webre, the applicant, has submitted a request for a Special Use Permit for a residential carport on Lot 40, Block 2, Tara Plantation Addition, being approximately 0.44 acres, and zoned PUD-R Planned Unit Development – Residential district. The request is to allow for a metal carport, approximately 480 square feet, on the property.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Construction Plans

Aerial Map



ZC25-002

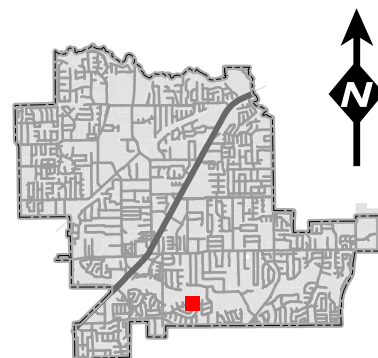
1410 Plantation Dr

DISCLAIMER:

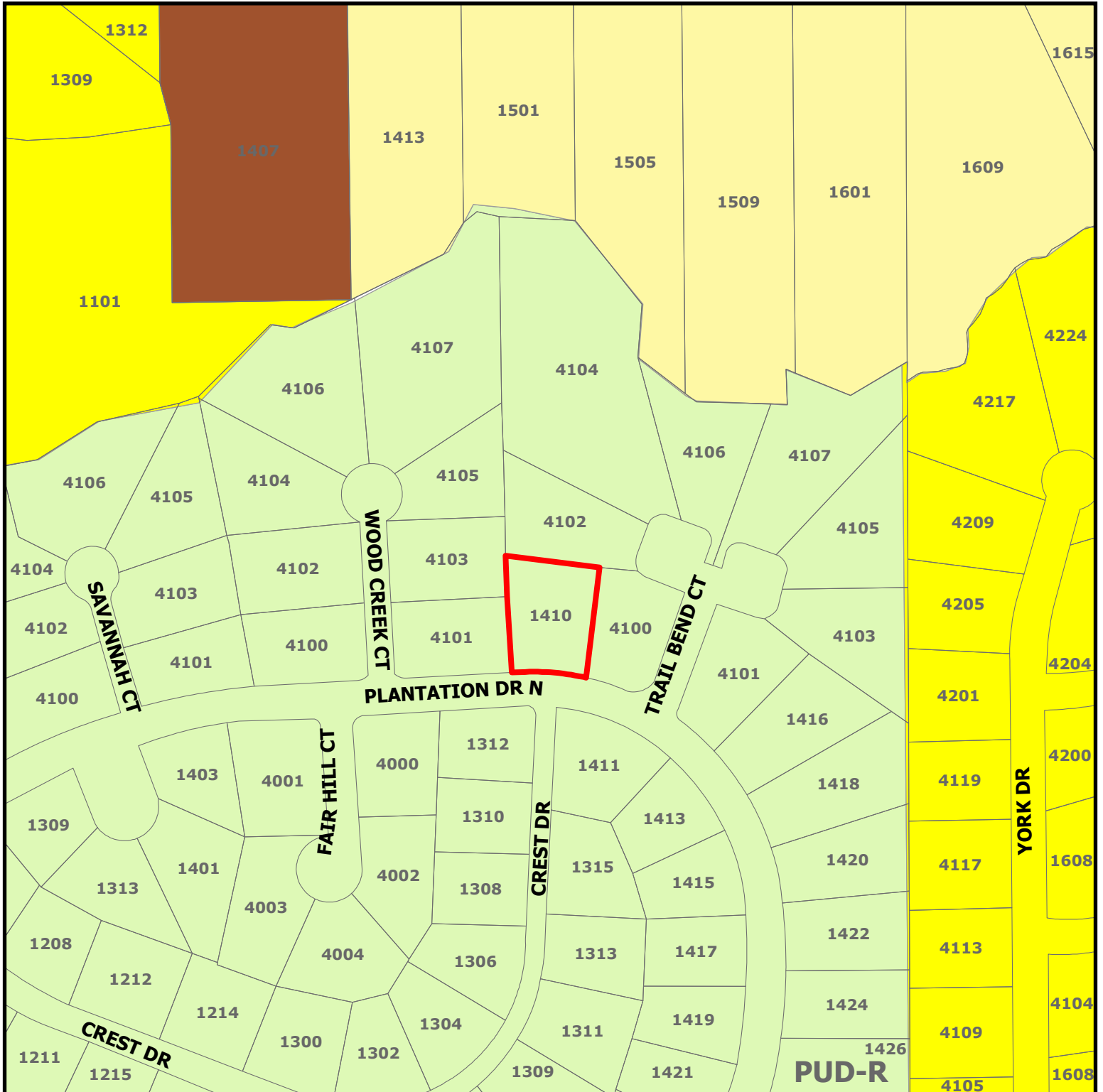
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Subject Property



Zoning Map

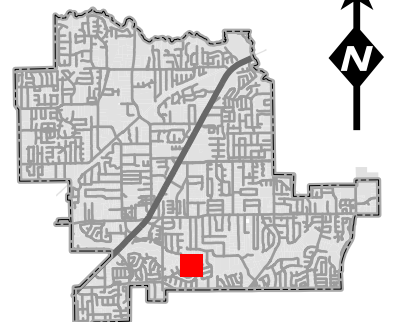


ZC25-002

1410 Plantation Dr

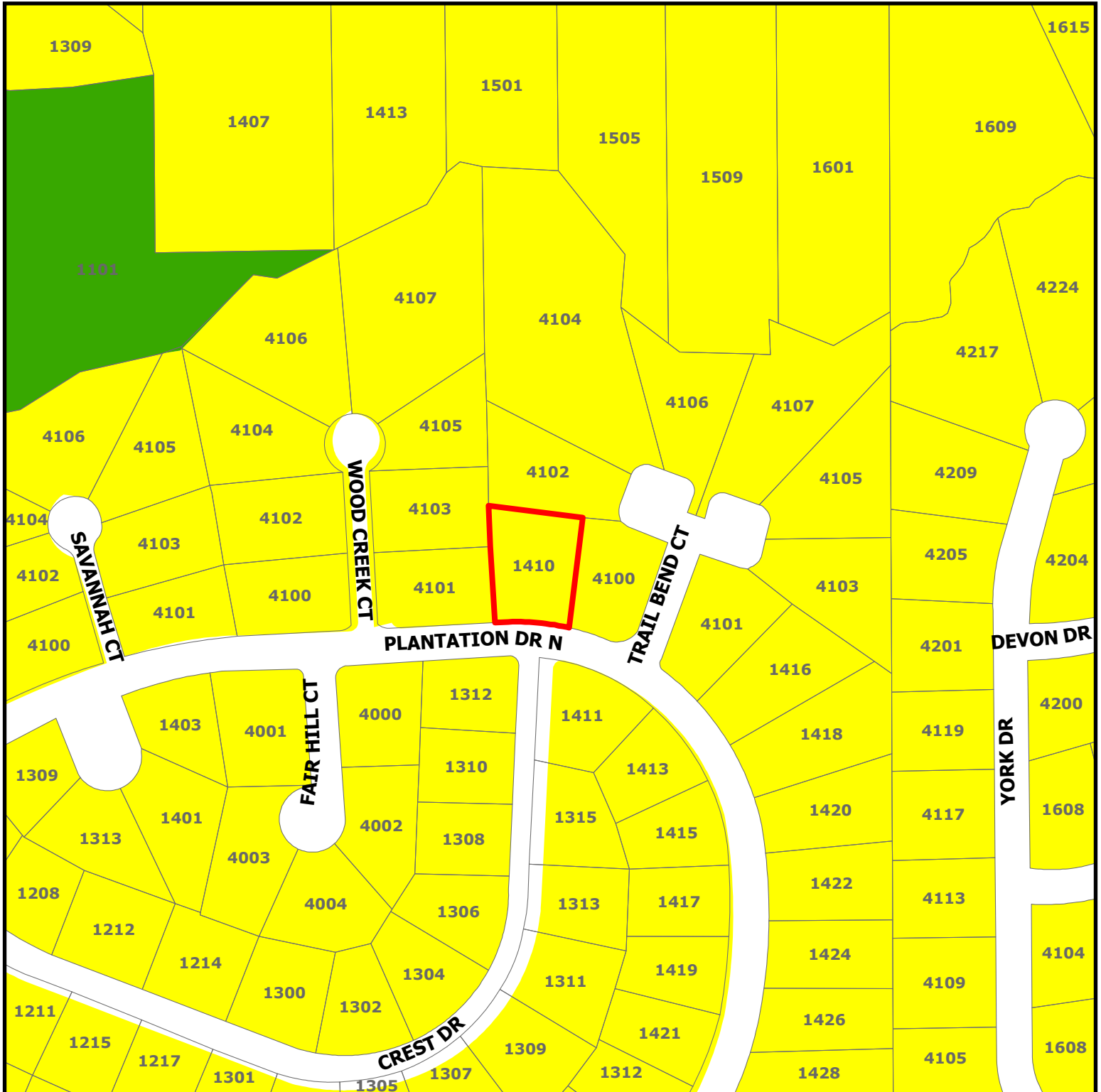


Subject Property



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Future Land Use Map

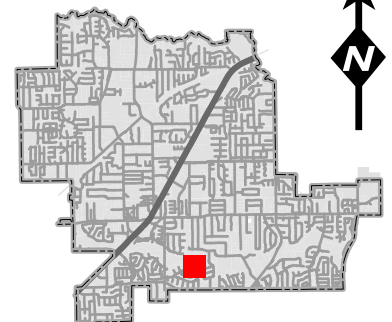
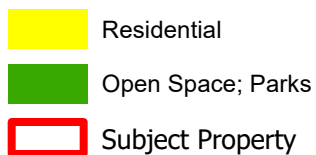


ZC25-002

1410 Plantation Dr

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Thank you for your payment



Please verify ALL invoices in your cart prior to payment. REMOVE any previously paid invoices to avoid duplicate payments.
An email confirmation was sent to jfwebre2405@gmail.com.

City of Colleyville
100 Main St Colleyville, TX 76034
817-503-1030
www.colleyville.com

Transaction details

Date: August 11, 2025 04:11 PM CDT

Plan: SP-000211-2025 Invoice: INV-00008468	\$175.00
Subtotal	\$175.00
Processing fee	\$6.56
Total	\$181.56

Payment information

John F Webre
Visa ending in 2535
Confirmation number: FTWPFDTVMK
Transaction type: Purchase
Thank you for your payment

 [Return to EnerGovProd](#)



August 11, 2025
Revised August 13, 2025

Bethany Lopez
Planner
City of Colleyville

Dear Bethany,

I want to take this opportunity to again thank you and Greg for meeting with me last week.

My wife has asked me to follow through with getting a SUP for the carport we would like to install at our house at 1410 Plantation Dr N in Tara Plantation subdivision. There are several extenuating circumstances why we are seeking this SUP. Having a carport will greatly improve our health and prevent weather related accidents.

- Because of health reasons we both have to use walkers all the time whether we are in or out of our house. Last year, I had to have back surgery to remove a herniated disc that was applying pressure onto my spinal cord. It got to the point that I could hardly walk at all from the pressure being placed on my spinal cord. The doctor said I needed surgery immediately. If I did not go through with the surgery, I would be wheelchair bound for the rest of my life. My wife has to use a walker all the time as well for other health reasons.
- If we have to go somewhere, we have to leave our walkers out in the elements. They are not designed to be left outdoors, especially out in the sun. Having a carport will protect them from the hot sun and bad weather. The sun can really heat up our walkers (black in color) to the point that they can be too hot to hold onto and sit on for a period of time.
- The carport would also provide protection from the rain so we don't get soaked when walking and getting into/out of our automobiles.
- The carport would also provide protection when we experience freezing rain or snow. We cannot safely walk on any ice that is covering our driveway. We would be house bound until the ice melts and temperature go back above 32 degF.

I have decided to request a SUP for the following carport design:

1. I know we discussed the final dimensions of the carport being within the CofC building codes not to exceed 480 sq. ft. I would like the P&Z Committee to consider giving me

permission to build a carport that covers both the front areas of my double and single car bays garage doors. The plan that I would like to be considered will be 30' wide instead of the 24' (maximum span permitted by the CofC) that you told me about last week. This will keep the total coverage area at 480 sq. ft. I propose that the new carport will be 16' wide when looking at the carport from left to right - $30' \times 16' = 480$ sq. ft. which is within city's code maximum requirements.

2. I would like to point out that as you look at my drawing, it looks like the carport is made up of two 16' x 15' rectangles and not a single 16' x 30' rectangle. The design I propose breaks up the 30' span into two 15' spans, well under the 24' span permitted by the city. My design breaks up the long span by placing an additional support column in the middle of the 30' span essentially cutting that dimension into two 15' span structures totaling 240 sq. ft. each.
3. The drawing that I shared with you last week included three additional 4" x 4" square steel posts placed in the middle of the carport structure equally placed 15' apart from the front to the back of the carport for additional support. This was done to strengthen the carport steel structure where the span would have been 20' across looking at the carport from left to right as if you were standing in front of it. I have removed these additional support columns. I believe this is doable by replacing the 3" x 3" x 14 ga. Steel square tube with a 3" x 6" x 14 ga. steel square tube made on site from materials I already have on site (See #4 below for assembly and construction details). Another reason for my removal of the middle support columns is that I am concerned that someone may hit one of the columns when driving under the carport.
4. In addition, my initial drawing detailed a single 3" x 3" steel square tubing being installed around the perimeter of the carport structure and a single piece across the middle. The purpose of the 3" x 3" square tubing was to provide additional support under the 8' x 2-1/2" steel C-Purlin that ran the length of the 30' span of the structure. Now that the size of the carport is smaller, I propose doubling the depth of 3" x 3" square tubing to 3" x 6" square tubing. The 3" x 6" square tubing would be installed around the perimeter and across the middle of the smaller 16' x 30' carport keeping with the original placement of the initial design concept. The 3" x 6" square tubing will be constructed by placing two 3" x 3" x 14 ga. square tubing, one on top of the other, and then tack welding them together. The tack weld will be 2" long and placed 12" apart, center to center, for the entire length of the 3" x 6" square tubing. The 3" x 6" square tubing will be placed

under the 8" x 2-1/2" x 30' steel C-purlins that run the entire inside perimeter length of the carport. The 3" x 6" rectangular tubing will be bolted in place.

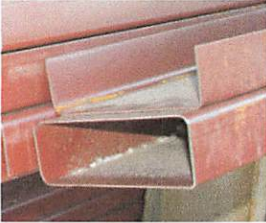
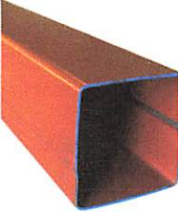
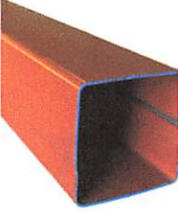
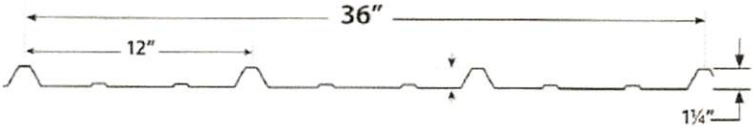
5. The design of my carport does not meet the slope requirements of the city and this is in part why I am asking for a SUP.
6. I believe that the design changes will improve the overall strength of the carport structure per the following:
 - Using 8" x 3" steel C-Purlins instead of 8" x 2-1/2" steel C-Purlin for the perimeter of the roof and across the middle of the carport.
 - Using 3" x 6" square tube that runs the whole perimeter of the roof and across the middle of the carport.
 - The design and placement of the carport meets the city's utility easement requirement of 5' from the property line.
 - The design and placement of the carport meets the city's setback requirement of 10' from the property line.
 - Where columns are not installed in the ground, the columns will have an 8" x 8" x 1/4" steel plate welded at the bottom of the five other columns and then attached to the existing driveway concrete pad with four, 3" long concrete bolts, nuts and washers.
 - I have also agreed to put a stone façade on all four sides of support columns going from the ground to the bottom of the carport cover.
7. I have not submitted new pictures showing the smaller carport design. I just didn't have the time to completely redo all of them. I think the drawing that I have attached is pretty self-explanatory.
8. I would also like this SUP to include my modifying my driveway iron gate and fence to block the view of the carport from bystanders and people who drive by placing wooden slats to cover the opening in the existing steel gate and fence structure.
9. I have spoken with Gary Baker, who is on the Tara Plantation Board who reviews new construction plans. He told me that the HOA cannot put in writing their approval of the carport I am seeking a SUP for because of liability reasons and it is not permitted within the HOA bylaws. He is the person who suggested putting up something on my driveway iron gate and fence to block the view of the carport from the street. He said that the HOA would turn a blind eye to my installing the carport if I were to make modification to the iron gate and fence. I would like to point out that times are changing where our citizenry is getting older and we want to stay in our houses as long as

we can. I do not believe that HOA bylaws, in general, do not take into account our aging population and their special needs.

Thank you for your assistance with this application. Please attach this letter and my revised drawing to my original SUP packet for presentation to the P&Z committee.

Jack Webre

ALL STEEL CONSTRUCTION

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



ALTERATION, ADDITION OR ACCESSORY BLDG APPLICATION

Residential

(Please print clearly)

Property Owner Information		Applicant/Contractor Information			
Project Address 1410 Plantation Drive North		General Contractor (Co. Name) Wade Hoggard			
Lot 40	Block 2	Applicant Name John Webre			
Subdivision Tara Plantation		Applicant Email jfwebre2405@gmail.com			
Property Owner Name John Webre		Applicant Phone (817) 692-5323			
Property Owner Address 1410 Plantation Drive North		Field contact person (if different than above) Wade Hoggard			
City / State / Zip Colleyville, TX 76034		Cell phone: 8173666066			
<u>Alteration/Addition Permit Areas</u>		<u>Accessory Buildings</u>	<u>Setbacks Shown</u>		
Remodel Area	_____ s.f.	Building Area	120 s.f.	Front	_____
New 1st floor living area	_____ s.f.	Ext. Wall Height	SEE	Left	_____
New 2nd floor living area	_____ s.f.	Roof Pitch	ATTACHED	Right	_____
New Total living area	_____ s.f.	Overall Height	DRAWING	Rear	_____
New Garage area	_____ s.f.	No. of Existing Accessory Buildings	_____	Dwelling	_____
New Porches & Patios	New Carport 720	on this site	1		
TOTAL NEW AREA	720	Total Area of All Existing Acc. Bldgs.	_____		
Total EXISTING Area	720	on this site	120 s. f.		
Estimated value	\$7,900.00	Estimated value	\$9,600.00		
<u>Subcontractor Information</u>					
Electrical		Mechanical			
Plumbing		3rd Party Energy			

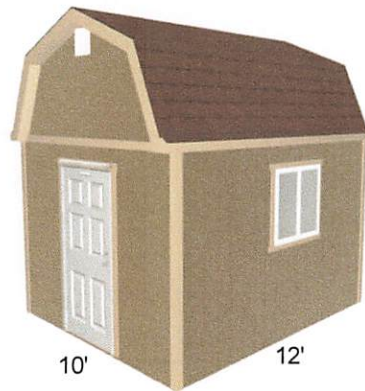
Applicant Information	
Printed Name John Webre	Signature

The owners signature below is an acknowledgement that a contract exists between the owner and the general contractor. The city is not a party to the contract and only reviews and inspects the project for compliance with adopted codes. Any disputes between the parties does not involve the city or its staff. The permit belongs to the applicant and no other permits will be issued for the same scope of work until the existing permit is finaled, canceled, expired, or transfered by the applicant.

Owner Information	
Printed Name John Webre	Phone (817) 692-5323
Signature 	



Jack Webre
1410 Plantation Dr N
Colleyville TX 76034
Q-529955



10'

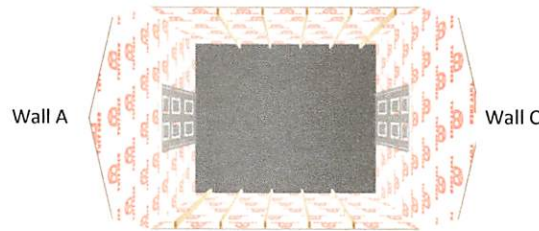
12'

West View

Overall
Height
13'



East View



Wall A

Wall C

Wall B

Base Details

Building Size & Style

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

Paint Selection

Base: Hat Box Brown, Trim: Almond
Brittle

Roof Selection

Hickory Dimensional Premium
Shingle

Drip Edge

White

Options Details

Special Instructions

12 x 12 BROWN GABLE VENTS

Doors

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

Windows

2 Ea 3'x3' Horizontal Sliding Window

Walls

414 Sq Ft House Wrap

Interior

96 Sq Ft Overhead Loft

Vents

2 Ea 12"x12"Gable End Vent, White

Loft

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

Jobsite/Installer Details

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

Yes

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

Yes

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

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

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

Yes

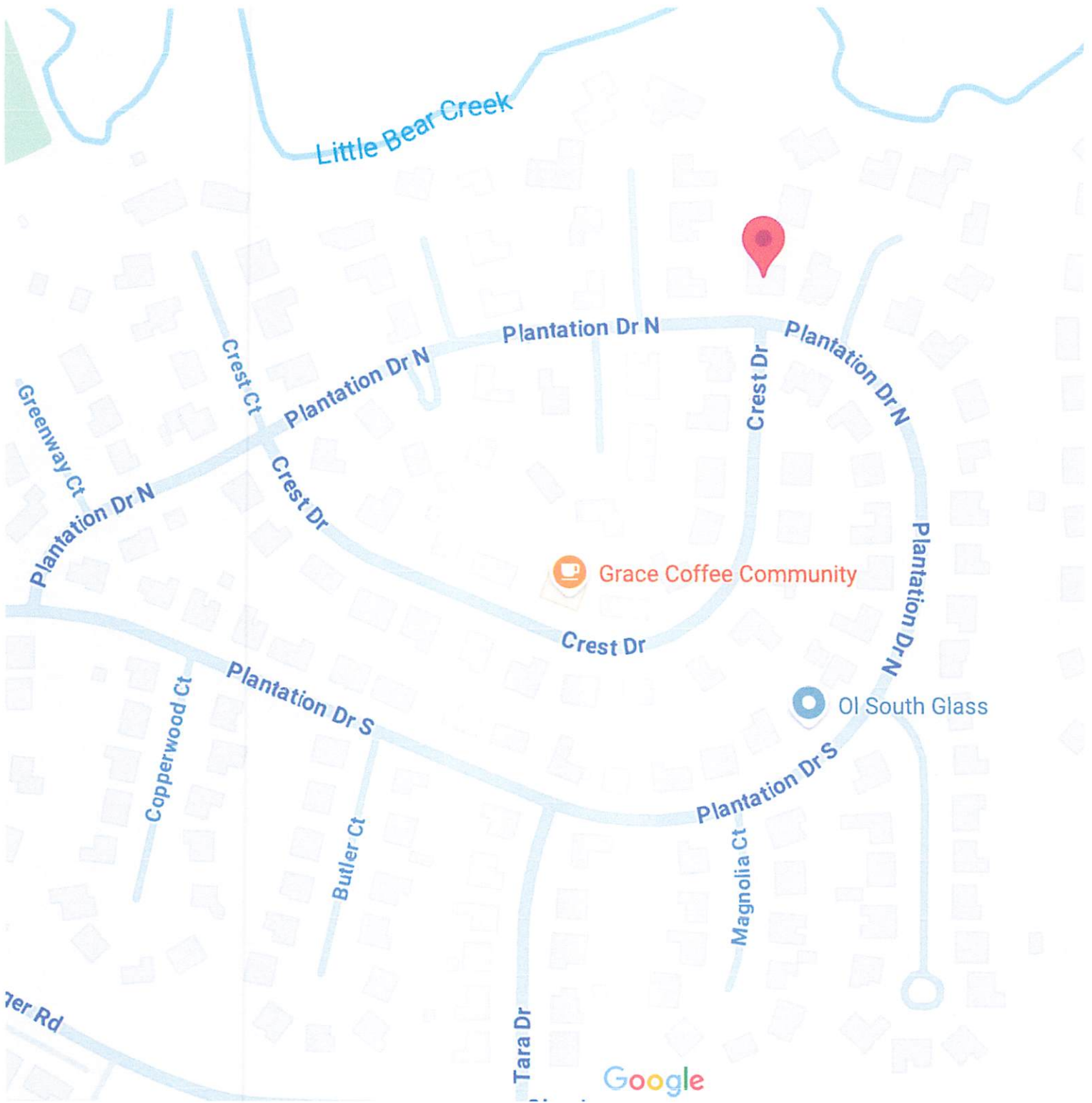
Can the installers park their pickup truck & trailer within
approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Concrete without Shed Floor

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



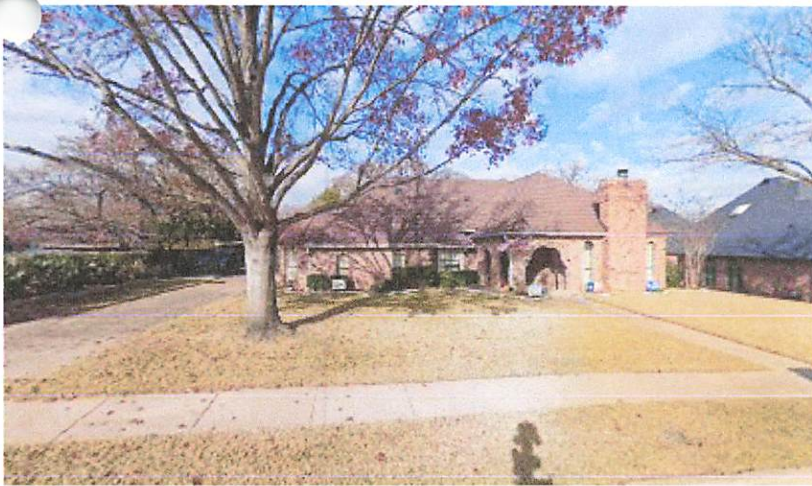
1410 PLANTATION DRIVE NORTH
COLLEYVILLE, TEXAS 76034
LOT 40, BLOCK 2 OF TARA PLANTATION,
PHASE IV, AN ADDITION TO
THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

Google Maps

1410 Plantation Dr N



Imagery ©2025 Airbus, Map data ©2025 20 ft



Home
Building


Directions


Save


Nearby


Send to
phone


Share

 1410 Plantation Dr N, Colleyville, TX 76034

7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

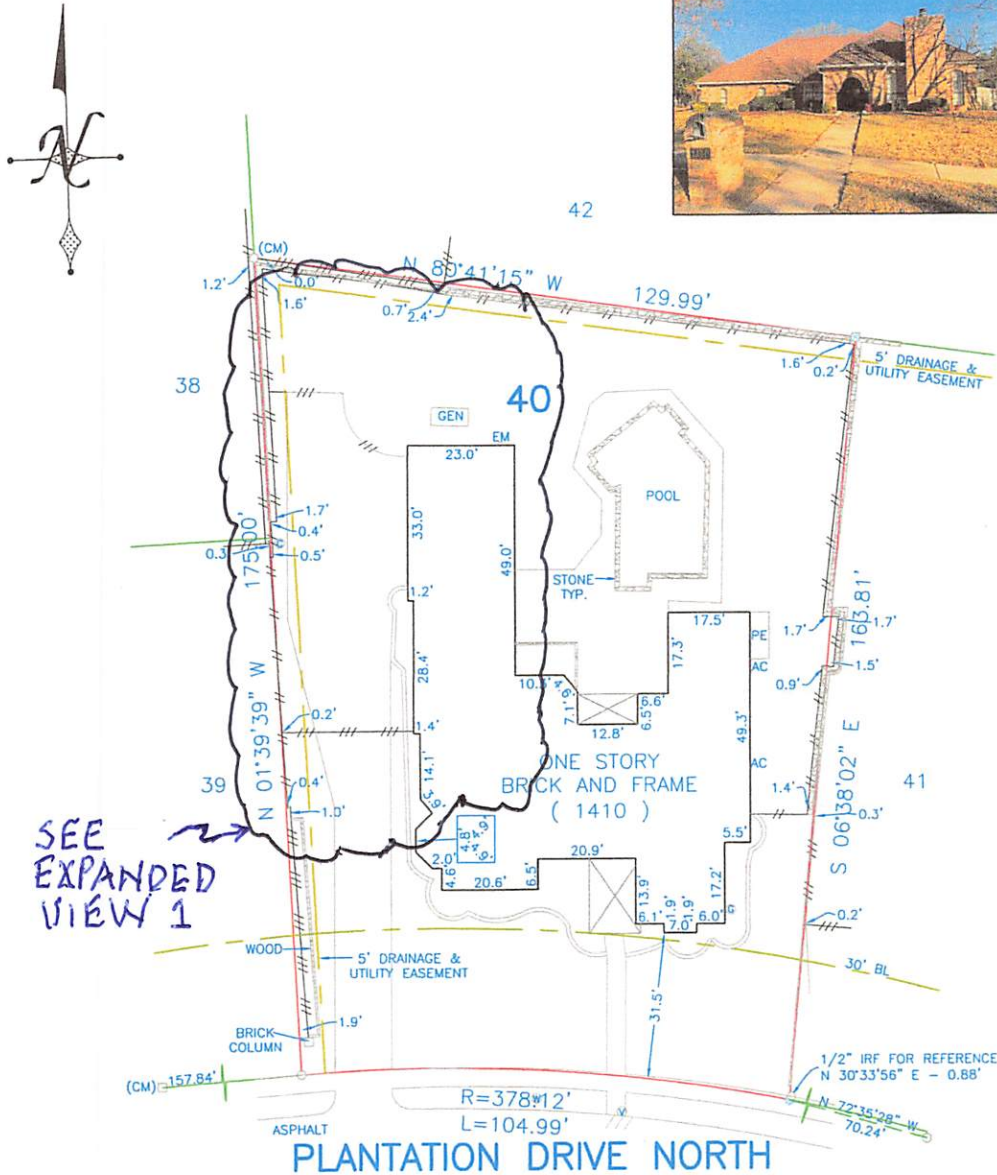
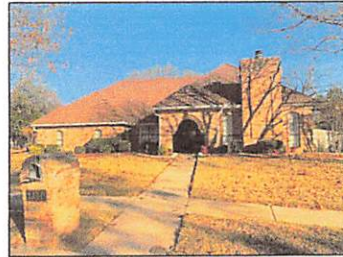
FIRM REGISTRATION NO. 10194366

SURVEY PLAT



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

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



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

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

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

Scale: 1" = 30'
Date: 12/02/19
G. F. No.: N/A
Job no.: 201908794
Drawn by: AEG

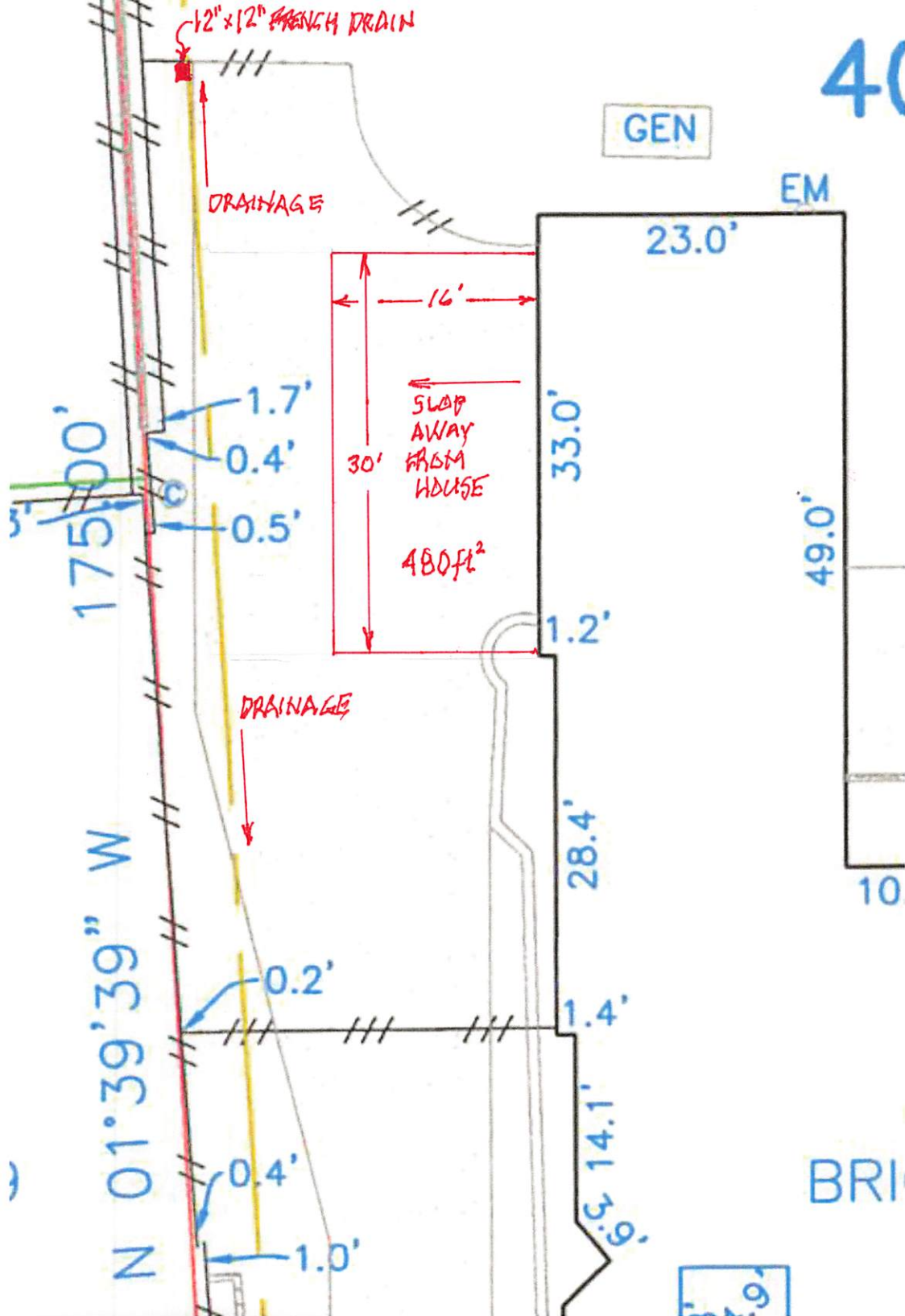
USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR
ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
John Webre

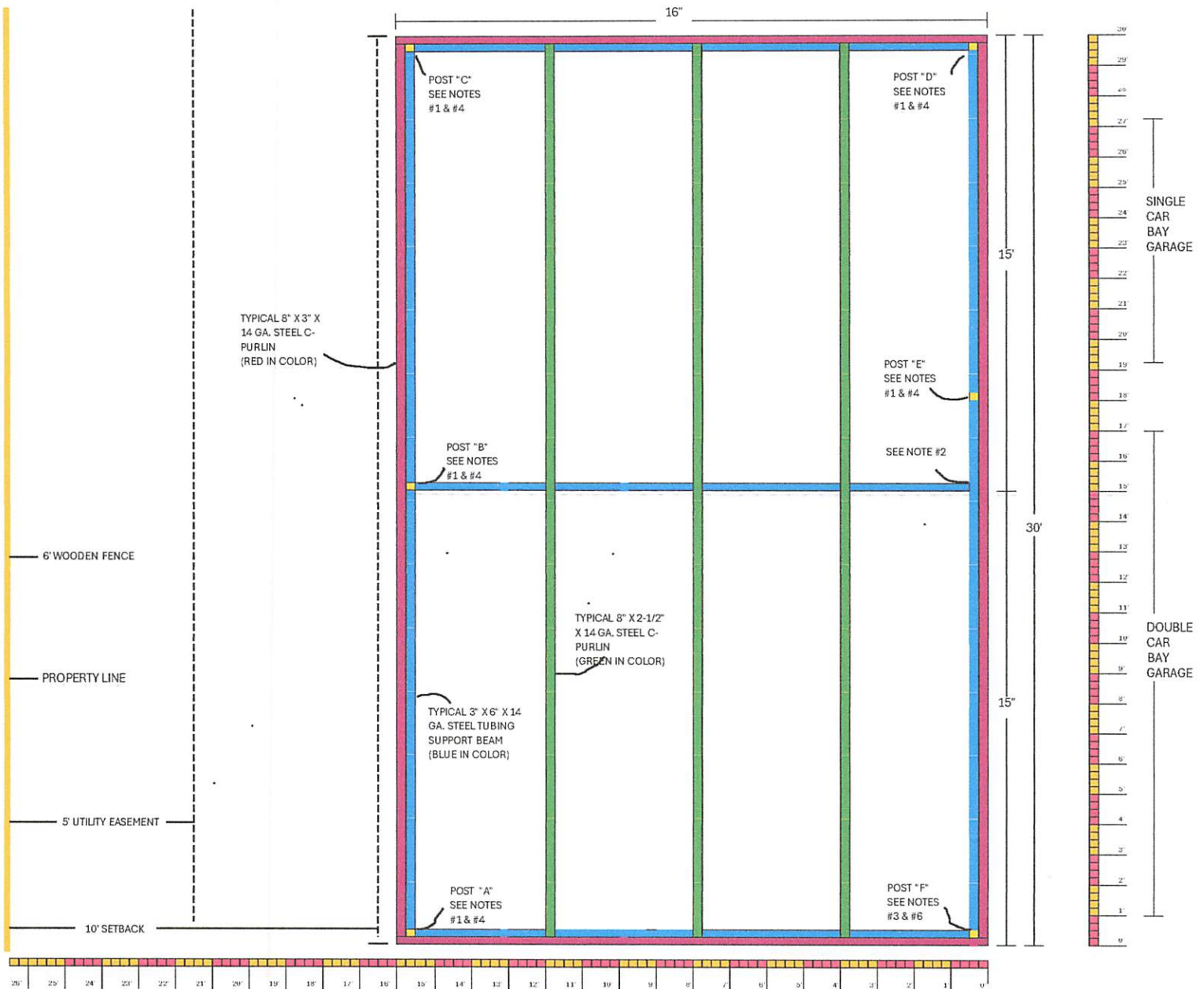
LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	BOUNDARY LINE
IRON FENCE	ADJACENT SETBACK
WIRE FENCE	RESIDENCE
CM	CONTROLLING MONUMENT
WD	MONUMENTS OF RECORD EIGHTY
1/2"	IRON ROD FOUND
1/2"	YELLOW-CAPPED IRON ROD SET
MAG NAIL	SET
3/8"	IRON ROD FOUND
POINT FOR CORNER	
C	CABLE
CL	CLEAN OUT
G	GAS METER
FI	FIRE HYDRANT
LI	LIGHT POLE
M	MANHOLE
	(UNLESS OTHERWISE NOTED)
E	ELECTRIC
PE	POOL EQUIP
P	POWER POLE
T	TELEPHONE
W	WATER METER
V	WATER VALVE



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

THE FENCE SHOWN HERE ON THE 2019 BURNS SURVEY
PLAT DOES NOT APPEAR ON THE 2000 DOWDY SURVEY
PLAT THAT WAS PROVIDED TO ME AT CLOSING.
IT APPEARS TO ME THAT IT WAS ADDED SOME TIME
AFTER 2000. THIS FENCE IS LOCATED
APPROXIMATELY 19" AWAY FROM PROPERTY LINE.





COLOR LEGEND FOR STEEL MATERIALS USED:

8" x 2-1/2", 14ga. Steel Beam C-Purlin
8" x 3", 14ga. Steel Channel C-Purlin
4" x 4", 14 ga. Steel Square Post
3" x 6", 14 ga. Steel Square Tubing



CONSTRUCTION NOTES:

1. 3" x 6" Square Tube Welded or Bolted to 4" x 4" Square Steel Post
2. 3" x 6" Square Steel Tube Welded or Bolted to 3" x 6" Square Steel Tube
3. Post "F" buried 2' into the ground & backfilled with concrete.
4. Posts A-B-C-D-E shall be welded to an 8" x 8" x 1/4" steel plates & then mounted to concrete pad with four 3" concrete anchor bolts.
5. 36" X 26 ga. Baked Enamel Light Stone PBR Panels mounted on top of carport steel structure.

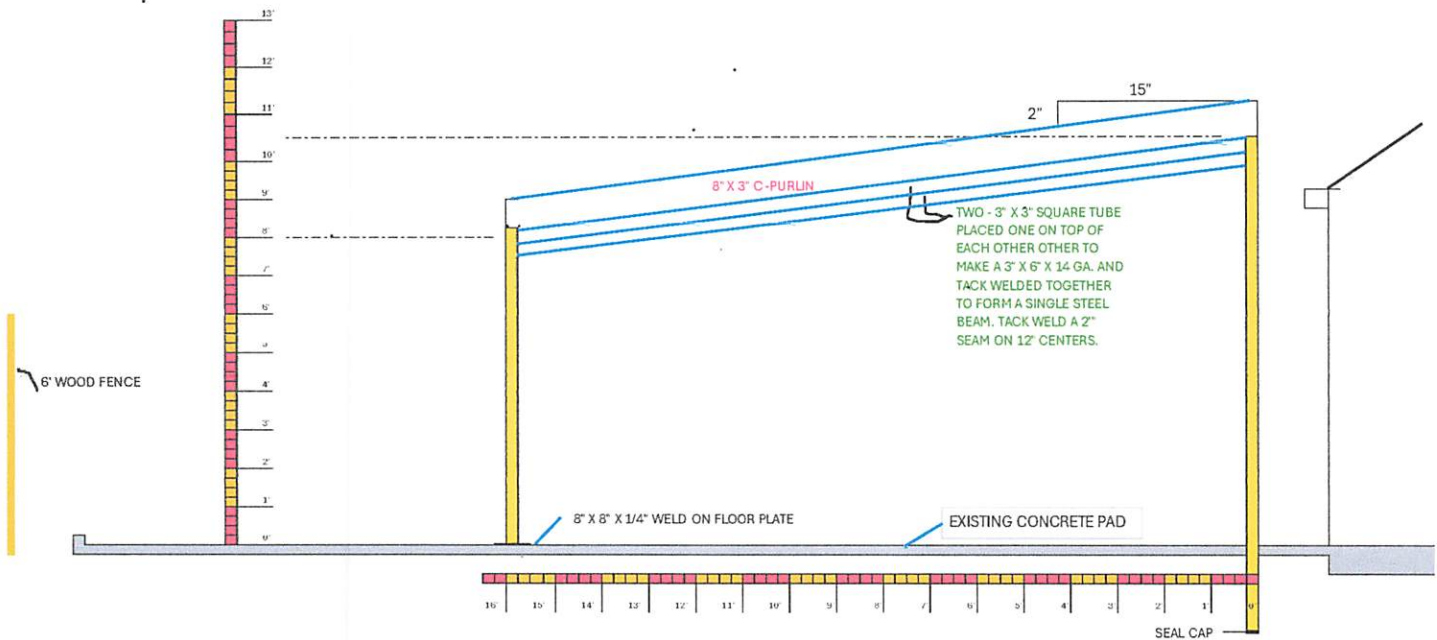
16' X 30' STEEL CARPORT (480 SQ. FT.)

JOHN WEBRE
1410 PLANTATION DR N
COLLEYVILLE, TX 76034

jwebre2405@gmail.com

AUGUST 13, 2025
PAGE 1 OF 2

SCALE:
1 sq. = 3"



CONSTRUCTION NOTES CONTINUED:

6. SUPPORT COLUMNS SHALL BE 4" X 4" X 14 GA. STEEL SQUARE POST. POST SHALL BE BURIED 2' INTO GROUND AND THEN BACKFILLED WITH CONCRETE. A STEEL CAP SHALL BE PLACED AT THE BOTTOM OF THIS POST TO PREVENT IT FROM SHINKING INTO THE GROUND OVER TIME.
7. A 8" X 8" X 1/4" STEEL PLATE FLANGE SHALL BE WELDED AT THE BOTTOM OF EACH POST AND THEN PLACED ON THE EXISTING CONCRETE PAD. FLOOR PLATE SHALL BE ANCHORED TO EXISTING CONCRETE PAD WITH FOUR 3" X 3/8" CONCRETE ANCHOR BOLTS.
8. ALL PERIMETER C-PURLIN SHALL BE 8" X 3" X 14GA. STEEL C-PURLIN, RED IN COLOR.
9. ALL CROSS MEMBERS SHALL BE 8" X 2-1/2" X 14 GA. STEEL C-PURLIN, GREEN IN COLOR.
10. CROSS MEMBERS ARE TO BE SUPPORTED BY 3" X 6" X 14 GA. STEEL SQUARE TUBING, BLUE IN COLOR.
11. A 3" X 6" SQUARE TUBING SHALL BE PLACED IN SUCH A POSITION AS TO DIRECTLY SUPPORT ALL CROSS MEMBERS THAT RUN NORTH TO SOUTH (PARALLEL TO HOUSE). THE 3" X 6" SQUARE TUBING SHALL THEN BE WELDED OR BOLTED TO THE 4" X 4" STEEL SQUARE TUBING. THE 8" X 2-1/2" STEEL BEAM SHALL ALSO BE WELDED OR BOLTED TO THE 3" X 6" SQUARE STEEL TUBE.
12. A 3" X 6" STEEL SQUARE TUBING SUPPORT SHALL BE INSTALLED ON THE INSIDE PERIMETER OF THE 4" X 4" SQUARE STEEL POST AND RUN THE ENTIRE INSIDE PERIMETER, ON ALL FOUR SIDES, OF THE CARPORT AS SHOWN ON PAGE 1, BLUE IN COLOR.
13. STONE OR BRICK FACADE SHALL BE INSTALLED ON ALL FOUR SIDES OF EACH POST OVER ITS ENTIRE HEIGHT.

JOHN WEBRE
1410 PLANTATION DR N
COLLEYVILLE, TX 76034
jwebre2405@gmail.com SCALE:
AUGUST 13, 2025
PAGE 2 OF 2 1 in. = 3'

A photograph of a single-story brick house with a red-tiled roof. A large, mature tree stands in the front yard, casting a shadow over the house. A concrete driveway leads to the left side of the house. The house features arched windows and a brick chimney. A concrete sidewalk runs along the front of the property. A black address sign with the number '1410' is visible on the sidewalk. A white text box in the bottom center contains the address and the title 'FRONT ELEVATION VIEW'.

1410 PLANTATION DRIVE NORTH
COLLEYVILLE, TX 76034

FRONT ELEVATION VIEW

1410



1410 Plantation Dr N

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

58 ft

1985

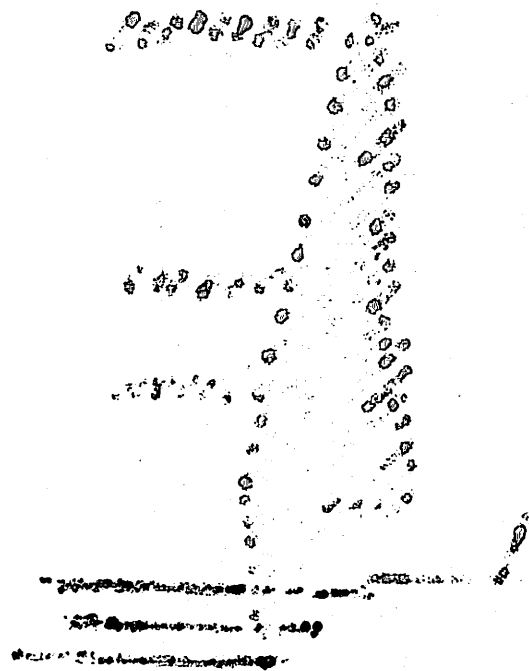
Imagery Date: 11/11/2023 lat 32.871360° lon -97.144891° elev 597 ft eye alt 852 ft

Google Earth

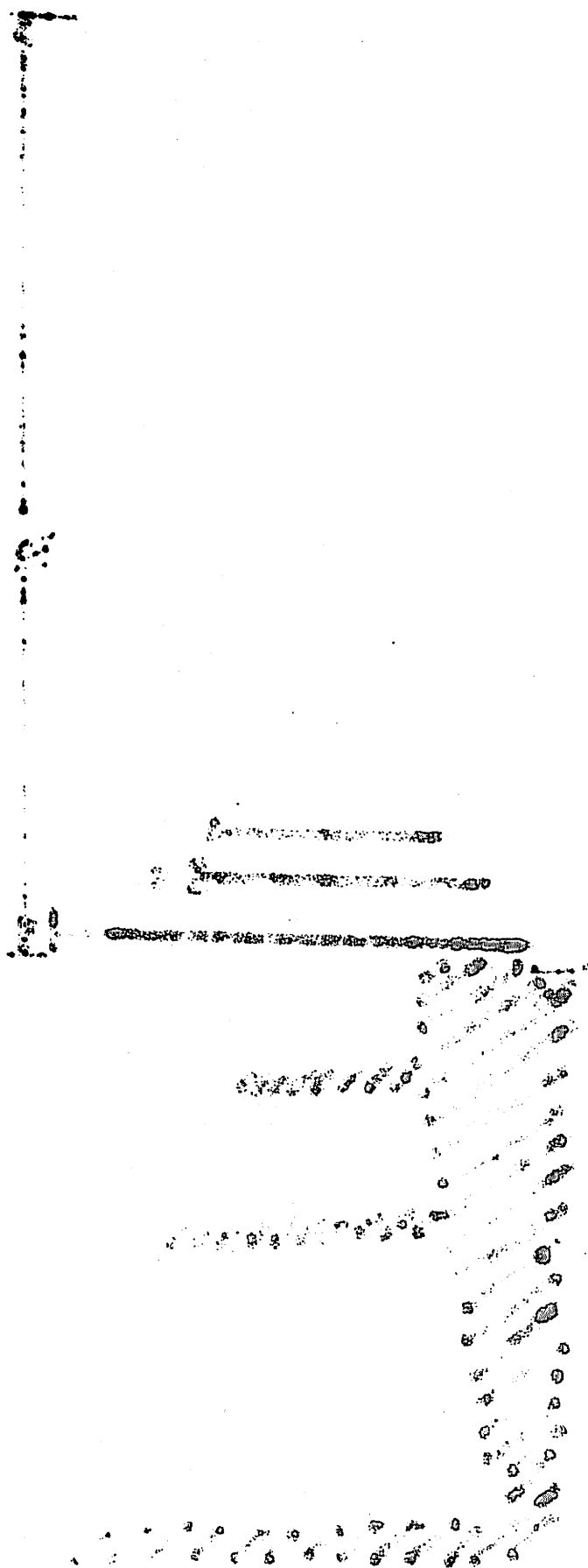


CARPORT WILL
END AT THIS
LOCATION

SILVER LINES IDENTIFIES
CARPORT MATERIAL
TO BE REMOVED TO MEET
CofC 10' SETBACK REQUIREMENT







CARPORT ENDS
ON THIS SIDE OF STEEL
BEAM LOCATION





THE FENCE SHOWN IN THIS
IS LOCATED ~19" IN FROM
THE ACTUAL PROPERTY LINE
SHOWN ON THE BURN SURVEY PLAT

RAIN WATER DRAINS TO THE
12" X 12" FRENCH DRAIN
LOCATED AT THE LOWER RIGHT
CORNER OF THE CONCRETE PAD