



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

100 Main Street Colleyville, Texas 76034

MONDAY, SEPTEMBER 8, 2025

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

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

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

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

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

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

1. APPROVAL OF MINUTES

- 1a** August 11, 2025, Planning and Zoning Commission Meeting Minutes
August 25, 2025, Planning and Zoning Commission Worksession
Minutes

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration 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,
2025 PLANNING AND ZONING COMMISSION MEETING**

- 2b** Consideration 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** Consideration 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** Consideration of a Special Use Permit for an accessory building on Lot 14R, Pecan Park Estates, located at 5912 Ponderosa Street, Case ZC25-023
- 2e** Consideration of a Special Use Permit for a residential carport on Lot 40, Block 2, Tara Plantation Addition, located at 1410 Plantation Drive North, Case ZC25-024 **THE ITEM HAS BEEN WITHDRAWN BY THE APPLICANT**

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, September 2, 2025*, by 5:00 p.m.

Kris Potts
Planner/Urban Forester

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 1a

Agenda Date 9/8/2025

Number -

Type Approval of Minutes

Department Community Development

Title

August 11, 2025, Planning and Zoning Commission Meeting Minutes

August 25, 2025, Planning and Zoning Commission Worksession Minutes

Explanation

Approval of minutes from the Planning and Zoning Commission Meeting on August 11, 2025, and the Planning and Zoning Commission Worksession Meeting on August 25, 2025.

Attachments

1. August 11, 2025, Planning and Zoning Commission Minutes
2. August 25, 2025 Planning and Zoning Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, AUGUST 11, 2025

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on August 11, 2025 at 6:15 p.m.

Roll Call

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

Absent: David Ebert and Richard Remley

Staff Present: Community Development Director Ben Bryner, Planning Manager Daniel Ponder, Planner Bethany Lopez, and Fire Marshal Rob Mckeown

Planning Manager Daniel Ponder and Community Development Director Ben Bryner briefed the Commission on the items that would be presented on tonight's agenda. There was general discussion regarding the updates to the cases the Commission would be voting on.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:38 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on August 11, 2025, at 7:00 p.m.

Roll Call

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

Absent: David Ebert, Richard Remley

Staff Present: Community Development Director Ben Bryner, Planning Manager Daniel Ponder, Planner Bethany Lopez, and Fire Marshal Rob Mckeown

1. APPROVAL OF MINUTES

1a July 14, 2025 Planning and Zoning Commission Meeting Minutes

July 28, 2025 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Savoie made a motion to approve the July 14, 2025 Planning and Zoning Commission Meeting Minutes and the July 28, 2025 Planning and Zoning Worksession meeting minutes.

Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Bevill, Savoie, Obinabo, Arnold, and Groves

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a Consideration of a rezoning from R-15 Single Family Residential to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1, of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive, Case ZC25-016.

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.

Chair Bevill announced the withdrawal of Case ZC25-016 and determined there would be no further discussion on the case.

2b Consideration 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

THE APPLICANT REQUESTED TO TABLE TO THE SEPTEMBER 8, 2025, PLANNING AND ZONING COMMISSION MEETING.

Commissioner Savoie made a motion to remove case ZC25-017 from the table. This was seconded by Commissioner Groves.

The motion was carried by the following vote:

Aye: 5 – Bevill, Savoie, Obinabo, Arnold, and Groves

Nay: 0

Commissioner Groves made a motion to table case ZC25-017 to the September 8 Planning and Zoning Commission meeting. This was seconded by Commissioner Savoie.

The motion was carried by the following vote:

Aye: 5 – Bevill, Savoie, Obinabo, Arnold, and Groves

Nay: 0

- 2c** Consideration of a rezoning from PUD-R Planned Unit Development – Residential to RE Single Family Estate Residential on Lot 1, Block 1, of the McCrary Addition, located at 1516 McCain Lane, Case ZC25-018

Planning Manager Daniel Ponder presented case ZC25-018 and briefed the Commission on the request. The applicant is requesting the rezoning to RE Single Family Estate Residential in order to construct an accessory dwelling unit on the property.

Austin Frisby, 16201 Red River Lane, the applicant, stated that the homeowners requested to rezone to allow for their son to live in an accessory dwelling unit on their property. He stated that the existing trees on the property would be preserved.

The public hearing was opened at 7:11 P.M.

There was no one wishing to speak, but there was one citizen in opposition:

Cheri Moore, 1017 W Murphy Road

With no one wishing to speak, the public hearing was closed at 7:12 P.M.

Commissioner Savoie made a motion to approve case ZC25-018. This was seconded by Commissioner Obinabo.

The motion was carried by the following vote:

Aye: 5 – Bevill, Savoie, Obinabo, Arnold, and Groves
Nay: 0

- 2d** Consideration of a rezoning from AG Agricultural to PUD-C Planned Unit Development – Commercial on Tract 1A01, Abstract 798, Joseph H Harrell Survey, located at 1212 W Murphy Road, Case ZC25-019

Planning Manager Daniel Ponder presented case ZC25-019 and briefed the Commission on the request. The applicant is requesting the rezoning to convert an existing single family house to a commercial business for infrared therapy. The request complies with the Future Land Use Map as designated by *Destination Colleyville*, the City's Comprehensive Plan.

Saima Dost, 210 Bandit Trail, the applicant, spoke on the benefits of her business and infrared therapy. Naim Mutiara also spoke on the changes they would make to the home in order to operate the business.

The Commission had a discussion regarding the appropriate licenses and training required to operate an infrared therapy business. Dost answered that there was no formal training required. Chair Bevill stated concerns about traffic, with the only entrance being from Murphy Road. Dost stated that she was open to the idea of putting an entrance on Precinct Line Road.

The public hearing was opened at 7:38 P.M.

The following citizens did not wish to speak, but did wish to record their opposition:

Susan F. Sorda, 6808 Herbert Road
Trisa Weakley, 6801 Herbert Road
Susan Furgerson, 7016 Benjamin Way

Brad Land, 6811 Curtis Road, spoke in opposition of the case, stating concerns about traffic on Murphy Rd. Land referenced a previous case that had been denied for commercial use on the property.

Max Uzowihe, 6912 Benjamin Way, spoke in opposition of the case, expressing disappointment in the possibility of commercial development near his home. Uzowihe also stated his concerns about increased traffic on Murphy Rd.

Lenonna Nichols, 1017 W Murphy Road, spoke in opposition of the case, referencing a previous case that had been denied for commercial use on the property. The primary concern was the possibility for future commercial development if the applicant's business ceased operations.

Robert Barnhouse, 6704 Curtis Road, spoke in opposition of the case, expressing concerns for traffic along Murphy Road with any commercial development.

Yuri Sirotinski, 6804 Herbert Road, spoke in opposition of the case, with the main concern being increased traffic along Murphy Road. Sirotinski also stated that there were existing residential developments that had been designated for future commercial use.

Rita Uzowihe, 6912 Benjamin Way, spoke in opposition of the case, stating that residential developments should remain residential. Uzowihe also expressed concerns about traffic along Murphy Road.

Alexandra Gordon-Fitzsimmons, 6808 Herbert Road, spoke in opposition of the case, with the main concern being safety with increased traffic on Murphy Road. Gordon-Fitzsimmons agrees with the applicant on the importance of infrared therapy, but disagreed on the location of the business.

Gwen Voltz, 1211 W Murphy Road, spoke in opposition of the case, expressing concerns about safety with increased traffic on Murphy Road and future commercial developments.

Stephen L. Gordon, 6808 Herbert Road, spoke in opposition of the case, stating that Colleyville is a place to live comfortably and should not disrupt residential neighborhoods with commercial development. Gordon also expressed concerns about increased traffic.

Christina Sirotinski, 6804 Herbert Road, spoke in opposition of the case, with her primary concern being safety with increased traffic on Murphy Road. Sirotinski also stated that she believed the business plans were not an accurate depiction of the planned development.

David Furgerson, 7016 Benjamin Way, spoke in opposition of the case, expressing concerns about future commercial development on the property if the rezoning was approved and increased traffic that would come with it.

Michelle Reilly, 3615 Cliffwood Drive, stated her opposition to the case.

Tammy Hopper, 3611 Woodcrest Drive, spoke in opposition of the case, stating that residential neighborhoods do not have the infrastructure to support commercial development.

Terry Weakley, 6801 Herbert Road, spoke in opposition of the case, expressing concerns about traffic and stating that modifications had already been made to the house.

With no one else wishing to speak, the public hearing was closed at 8:22 P.M.

Saima Dost, the applicant, returned to answer concerns about her proposed development. Dost stated that no construction had begun to convert the home to commercial use. There was also discussion between Dost and Commissioner Obinabo regarding the ownership of the property and the next steps if the rezoning request was denied.

There was further discussion between the Commissioners regarding the existing commercial development in the neighborhood. Commissioner Obinabo expressed gratitude for the public input. Commissioner Arnold stated that his vote would align with the Future Land Use Map.

Commissioner Groves made a motion to deny Case ZC25-019. This was seconded by Commissioner Obinabo.

The motion was carried by the following vote:

Aye: 4 – Bevill, Savoie, Obinabo, and Groves

Nay: 1 – Arnold

- 2e** Consideration of a Special Use Permit for a Veterinarian Clinic to operate on Lot 1R1, Block 1, Town Center Colleyville, located at 5615 Colleyville Boulevard, Suite 120, Case ZC25-020

Planner Bethany Lopez presented case ZC25-020 and briefed the Commission on the request. The applicant is requesting a Special Use Permit to operate a Veterinarian Clinic at 5615 Colleyville Boulevard, which is required as per the Land Development Code.

Brad Hoepfner, the applicant, offered to answer any questions about his case. The proposed location is located next door to a pet grooming business. There was discussion regarding relief areas for the pets and safety measures.

The public hearing was opened at 8:59 P.M.

With no one wishing to speak, the public hearing was closed at 8:59 P.M.

Commissioner Savoie made a motion to approve Case ZC25-020. This was seconded by Commissioner Arnold.

The motion was carried by the following vote:

Aye: 5 – Bevill, Savoie, Obinabo, Arnold, and Groves
Nay: 0

- 2f** Consideration of code amendments to the Land Development Code, Chapter 7, Sign Regulations, Case GC25-004

Community Development Director Ben Bryner presented the case and briefed the Commission on the potential code change. There was discussion regarding the proposed code changes about the sizing requirements for commercial real estate signage.

The public hearing was opened at 9:12 P.M.

With no one wishing to speak, the public hearing was closed at 9:12 P.M.

Commissioner Bevill made a motion to approve Case GC25-004 with the Temporary Commercial Signs changed to be no larger than 4' x 3' and 6' in height. This was seconded by Commissioner Groves.

The motion was carried by the following vote:

Aye: 5 – Bevill, Savoie, Obinabo, Arnold, and Groves
Nay: 0

3. CITIZEN COMMENTS

The public hearing was opened at 9:15 P.M.

Jake Finnegan, 6608 Armstrong Court, expressed gratitude to the Planning and Zoning Commission and stated that this was the first meeting he had attended. Finnegan also voiced concerns for future development at the Northern Gateway near the Monterra subdivision. Community Development Director Ben Bryner explained the Future Land Use Map.

With no one else wishing to speak the public hearing was closed at 9:21 P.M.

4. ADJOURNMENT

The meeting adjourned at 9:21 p.m.

The minutes were written and prepared by:

Bethany Lopez

Bethany Lopez
Planner

The meeting minutes were approved on September 8, 2025, by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, AUGUST 25, 2025

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on August 25, 2025, at 6:16 p.m.

Roll Call

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

Staff Present: Community Development Director Ben Bryner, Planning Manager Daniel Ponder, Planner Kristopher Potts, Planner Bethany Lopez, and Fire Marshal Rob Mckeown.

2. WORKSESSION AGENDA ITEMS

- 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

Planning Manager Daniel Ponder presented the case and briefed the Commission on the case stating the city has not received any new files.

- 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

Planning Manager Daniel Ponder presented and briefed the Commission on the case, there was discussion on the proposed outdoor relief area for the animals and how often it would be cleaned, there was also discussion regarding if there would be an overnight employee to watch the animals.

- 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

Planning Manager Daniel Ponder presented the case and briefed the Commission on the request, the previous special use permit for the property expired with a change of ownership and is being re-applied for.

- 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

Director Ben Bryner presented the case and briefed the Commission on the rezoning request. There was discussion regarding the proposed site plan and how large the existing accessory building is.

- 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

Planner / Urban Forester Kristopher Potts presented the case and briefed the Commission on the special use permit request. There was discussion regarding the proposed plan, how the new carport would meet current land development code standards and the previously existing carport that has now been removed from the property.

3. ADJOURNMENT

The meeting adjourned at 6:45 p.m.

The minutes were written and prepared by:

Kristopher Potts

Kristopher Potts
Planner / Urban Forester

The meeting minutes were approved on September 8, 2025 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number -

Agenda Date 9/8/2025

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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, 2025 PLANNING AND ZONING COMMISSION MEETING**

Explanation

Boaz Bryant, the applicant, has submitted a request for a rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 5 and 6, Block 2, Lavaca Trail Addition, being approximately 2.9 acres. The purpose of the request is to rezone the property to PUD-C Planned Unit Development - Commercial to allow for a membership based car club.

Existing Conditions/Background: The subject property, 8086 and 8078 Precinct Line Road, is zoned PUD-C Planned Unit Development - Commercial and is undeveloped. It is located east of the intersection of Precinct Line Road and Lavaca Trail.

Proposed Zoning Change: The request is to rezone from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial to allow for a membership based car club.

Analysis: The applicant is requesting to rezone to PUD-C Planned Unit Development - Commercial 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.

Plat Status: The subject property is platted as Lots 5 and 6, Block 2, Lavaca Trail Addition.

DRC Review: The DRC reviewed the request during their June 23, 2025, meeting and the case has been scheduled for the September 8, 2025, Planning and Zoning Commission meeting.

Drainage: N/A

Surrounding Development: The properties to the north, south, and west are zoned PUD-C Planned Unit Development - Commercial and improved with commercial real

estate. The properties to the east are zoned R-40 Single Family Residential and improved with single family homes.

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

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

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

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

Staff Recommendation: Staff is neutral on this request.

Attachments

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

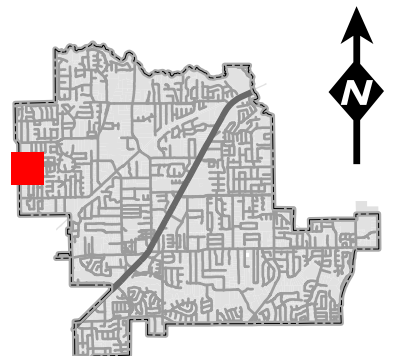
Aerial Map



ZC25-017

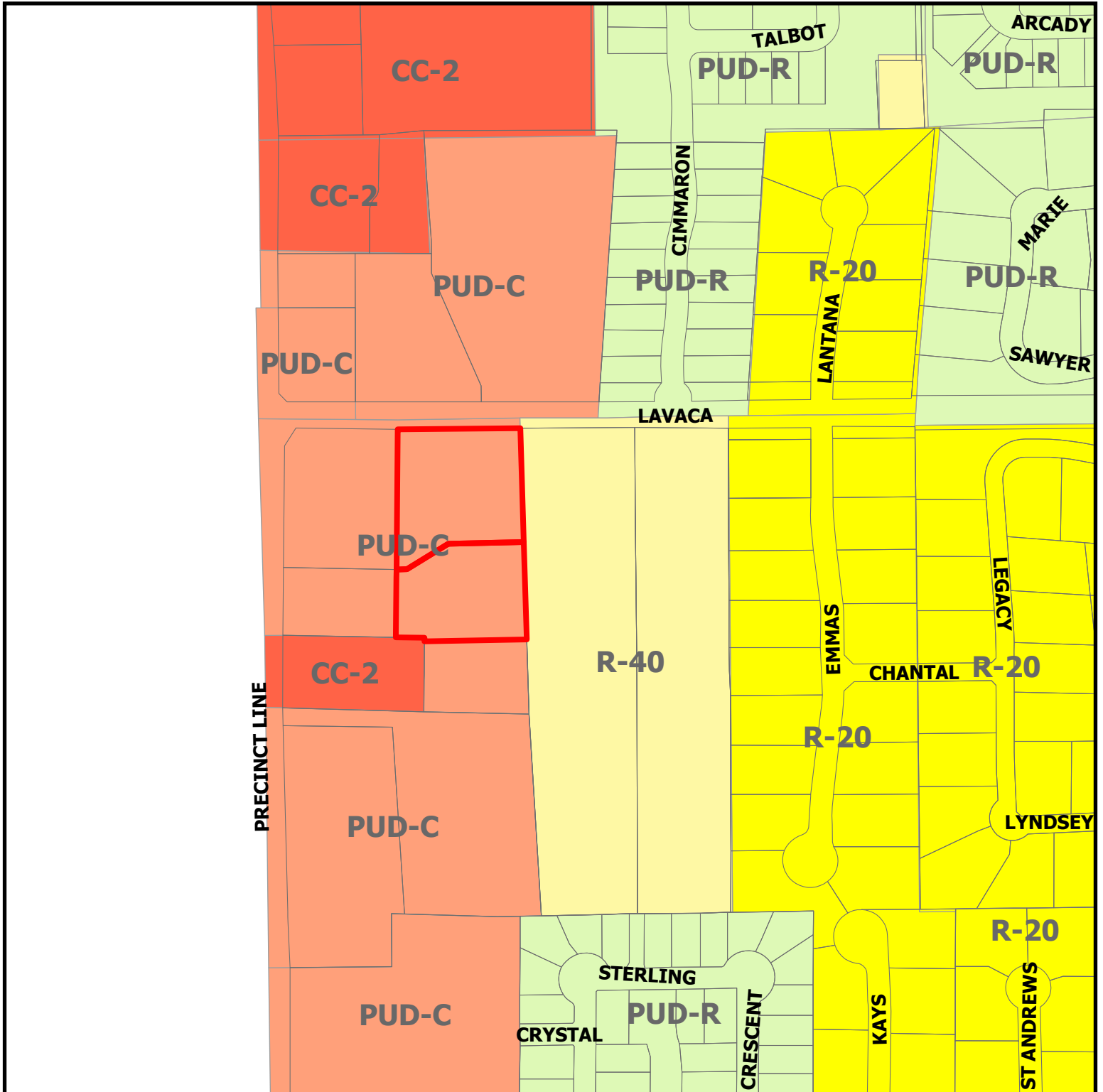
8086 Precinct Line Rd

 Subject Property



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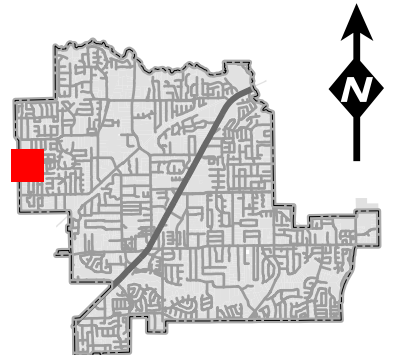
Zoning Map



ZC25-017

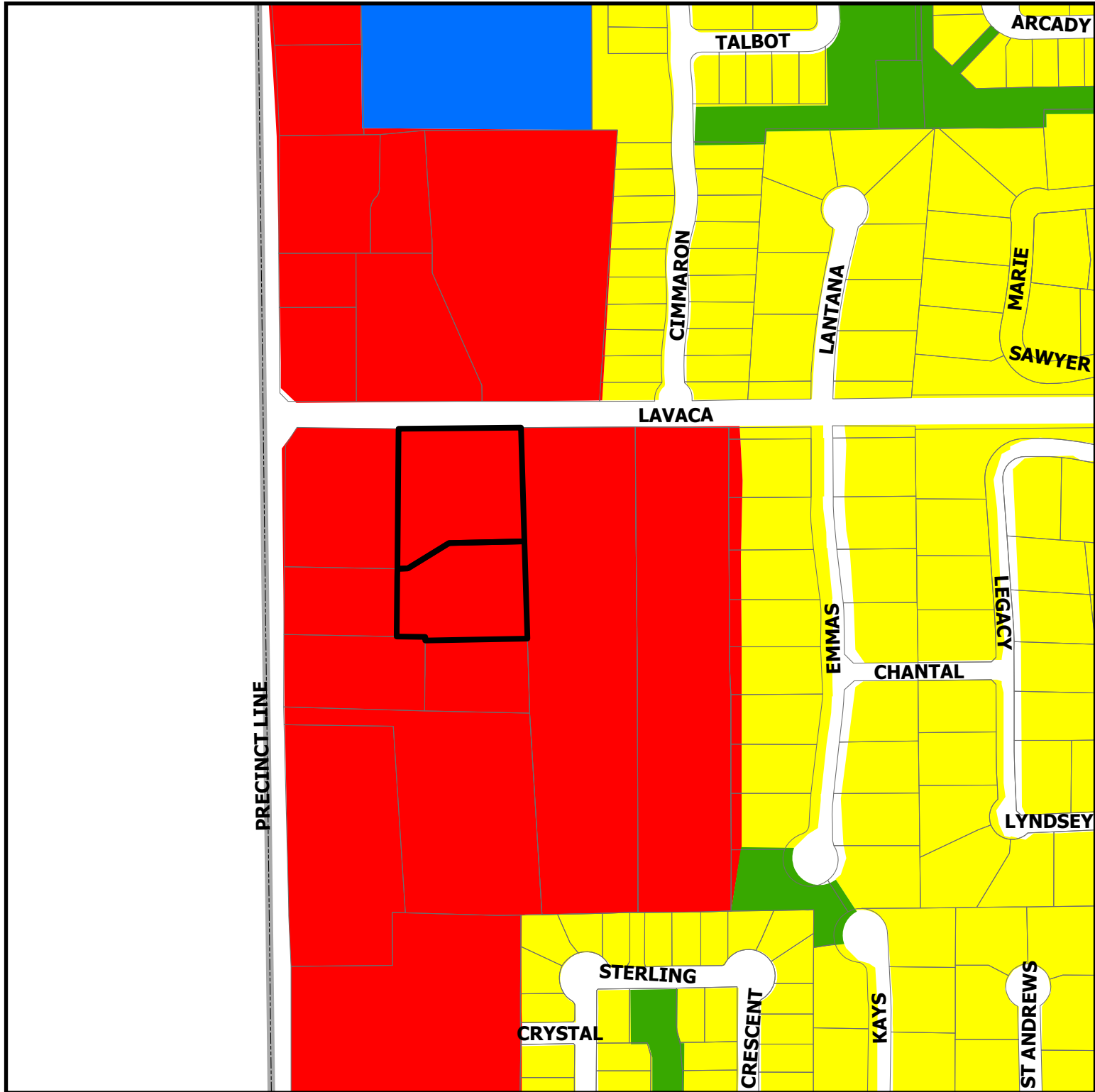
8086 Precinct Line Rd

Subject Property



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Future Land Use Map

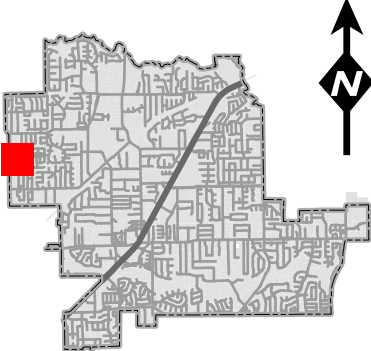


ZC25-017

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	DATE	DESCRIPTION
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8				
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Drawings Prepared for:
Side Car Club

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

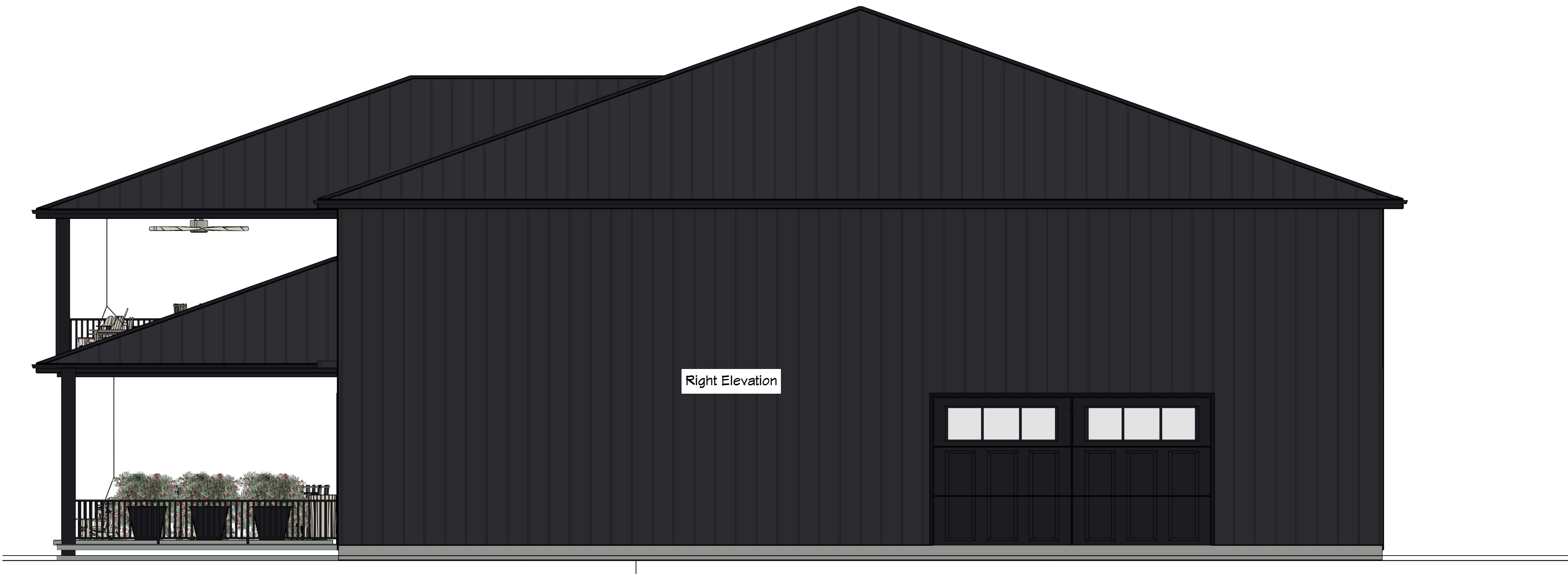
DATE:

6/16/25

SCALE:

SHEET:

P-1



REVISION TABLE		
NUMBER	DATE	REVISION BY

Drawings Prepared for:
Side Car Club

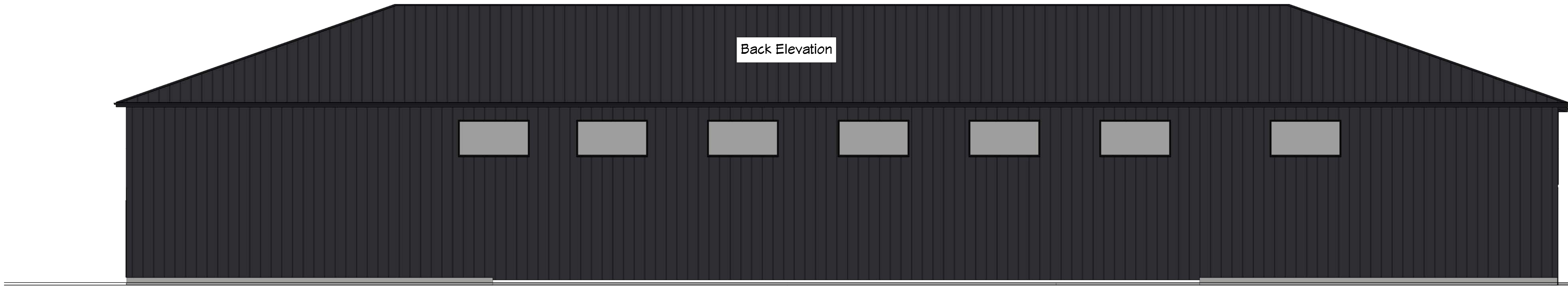
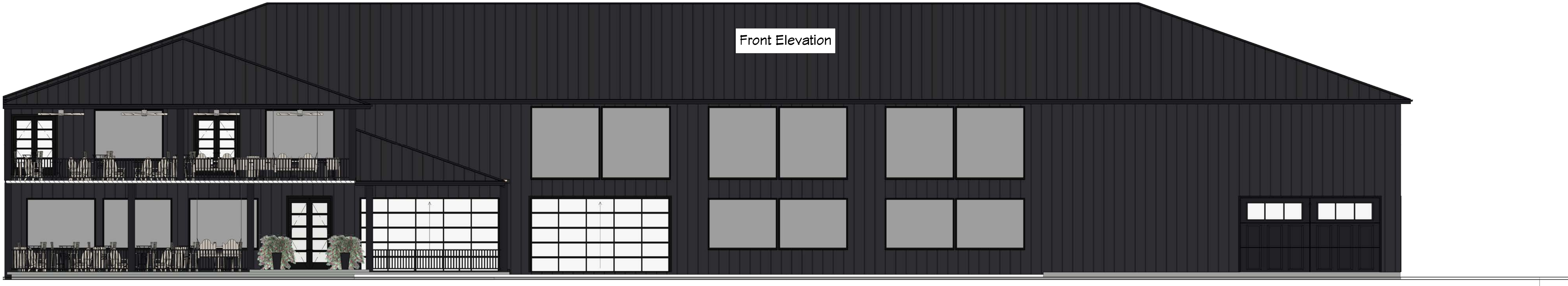
DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:



REVISION TABLE		
NUMBER	DATE	REVISION

Drawings Prepared for:
Side Car Club

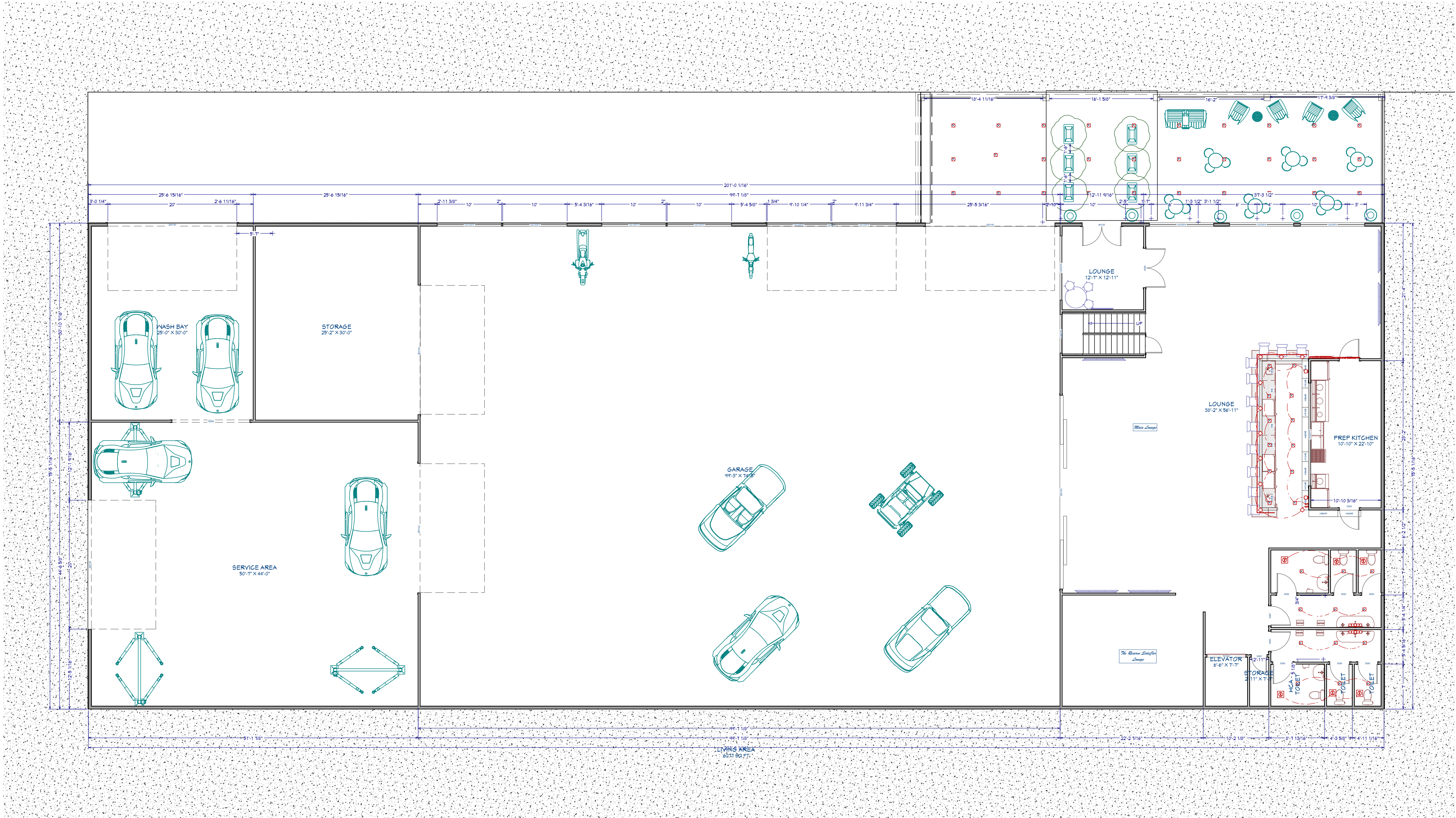
DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:



First Floor

REVISION TABLE	
NUMBER	DATE

Drawings Prepared for:
Side Car Club

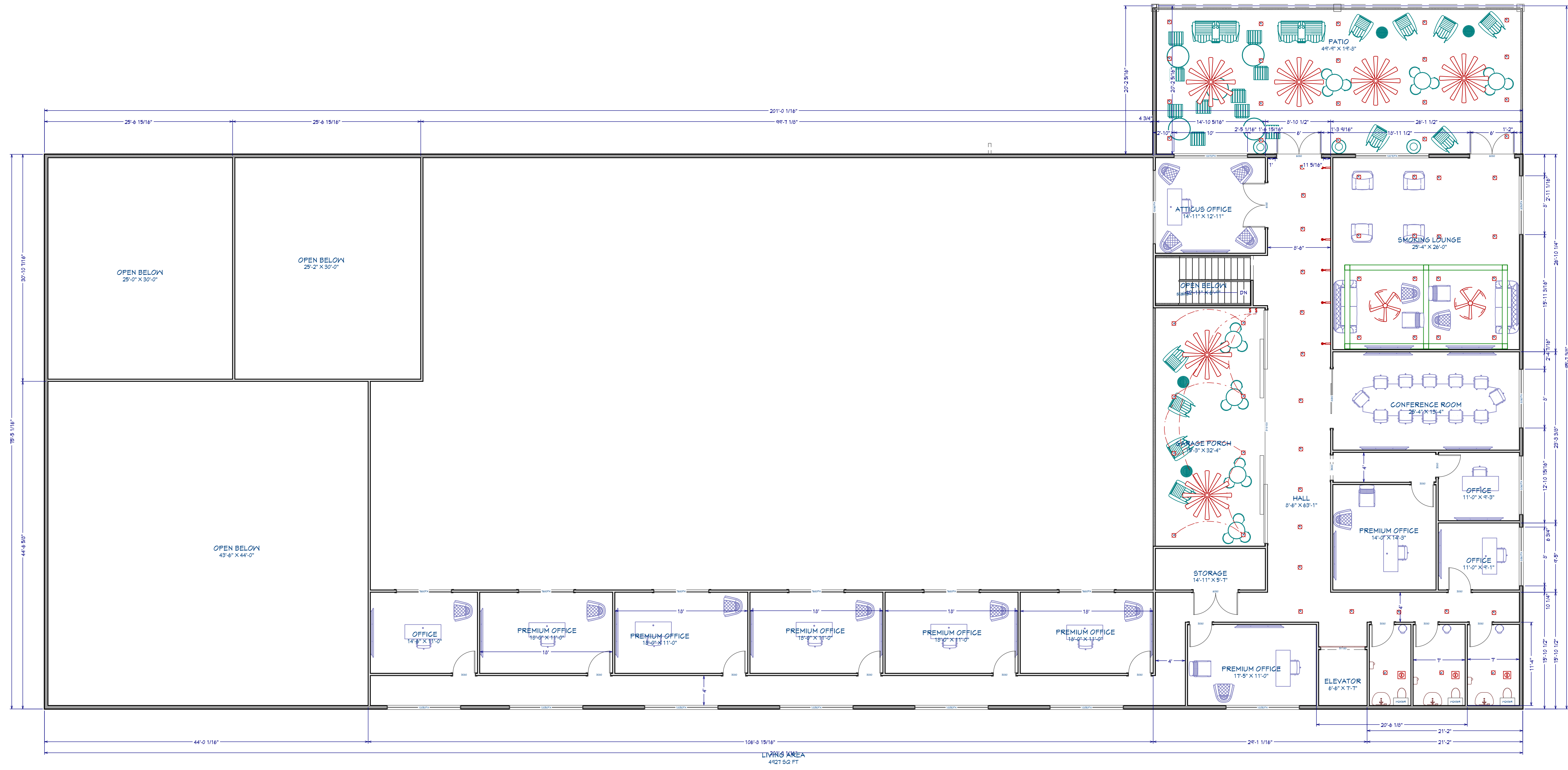
DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:



Second Floor

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

Drawings Prepared for:
Side Car Club

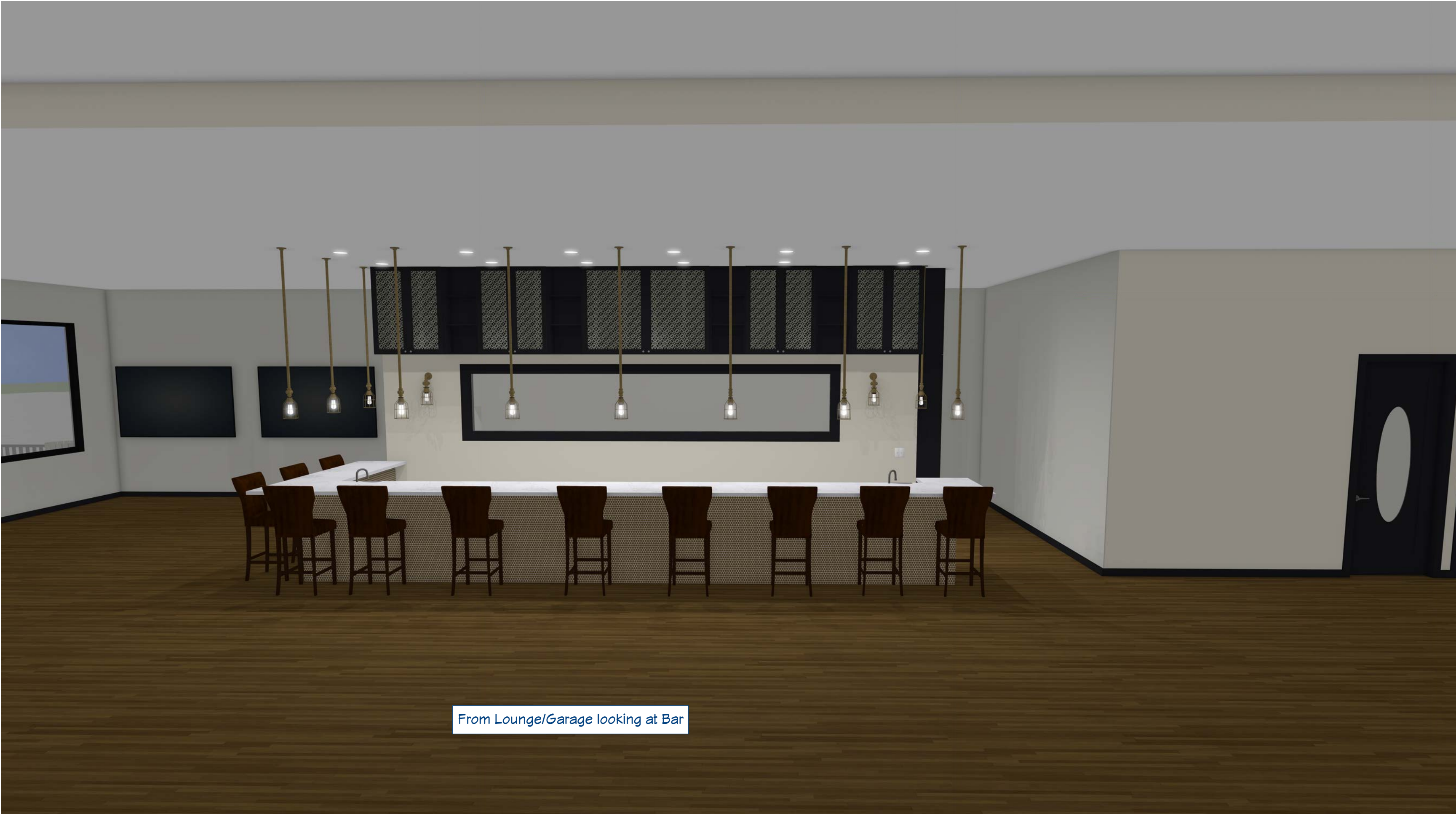
DRAWINGS PROVIDED BY:
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722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:



From Lounge/Garage looking at Bar



From Bar looking to restrooms and the Side Car Reserve Lounge



From Bar looking through main Lounge



Front Side of Bar looking into Lounge

REVISION TABLE		NUMBER	DATE	REVISOR	DESCRIPTION

Drawings Prepared for:
Side Car Club

DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
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DATE:

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SCALE:

SHEET:



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Grapevine, TX 76051
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DATE:

6/16/25

SCALE:

SHEET:

**Drawings Prepared for:
Side Car Club**

[illegible]



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

DATE:

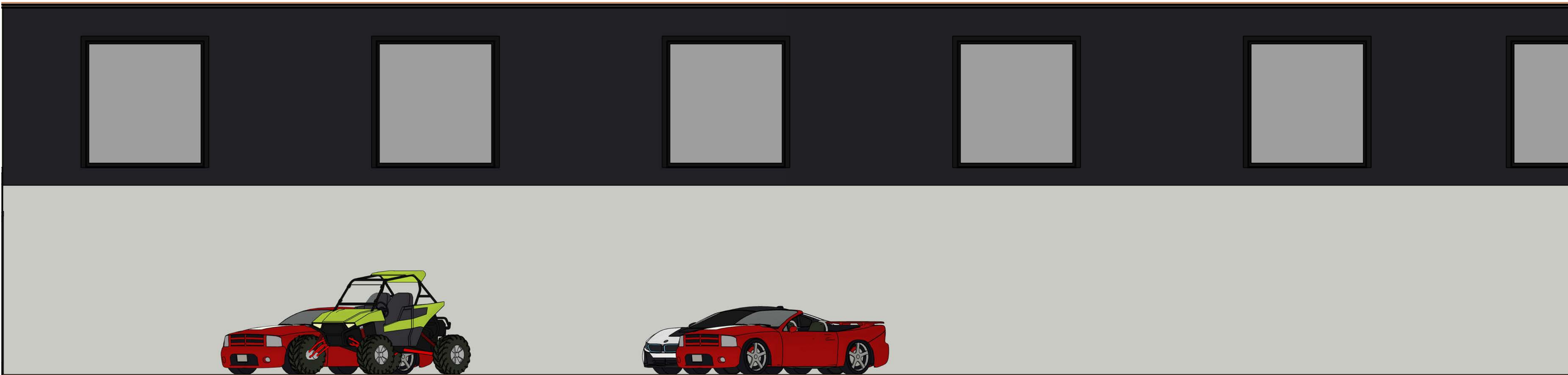
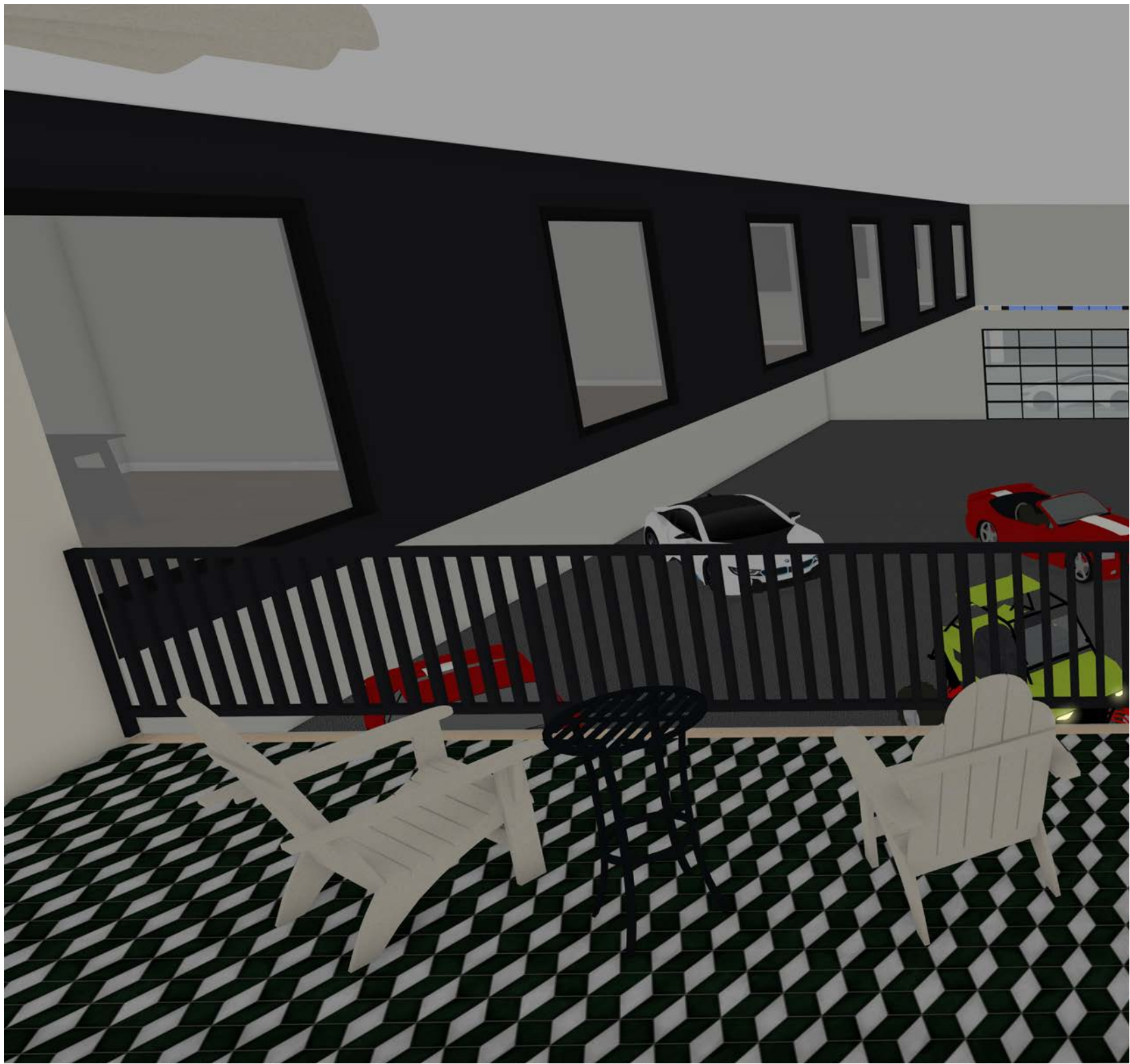
6/16/25

SCALE:

SHEET:

[illegible]

Drawings Prepared for:
Side Car Club



REVISION TABLE		
NUMBER	DATE	DESCRIPTION

Drawings Prepared for:
Side Car Club

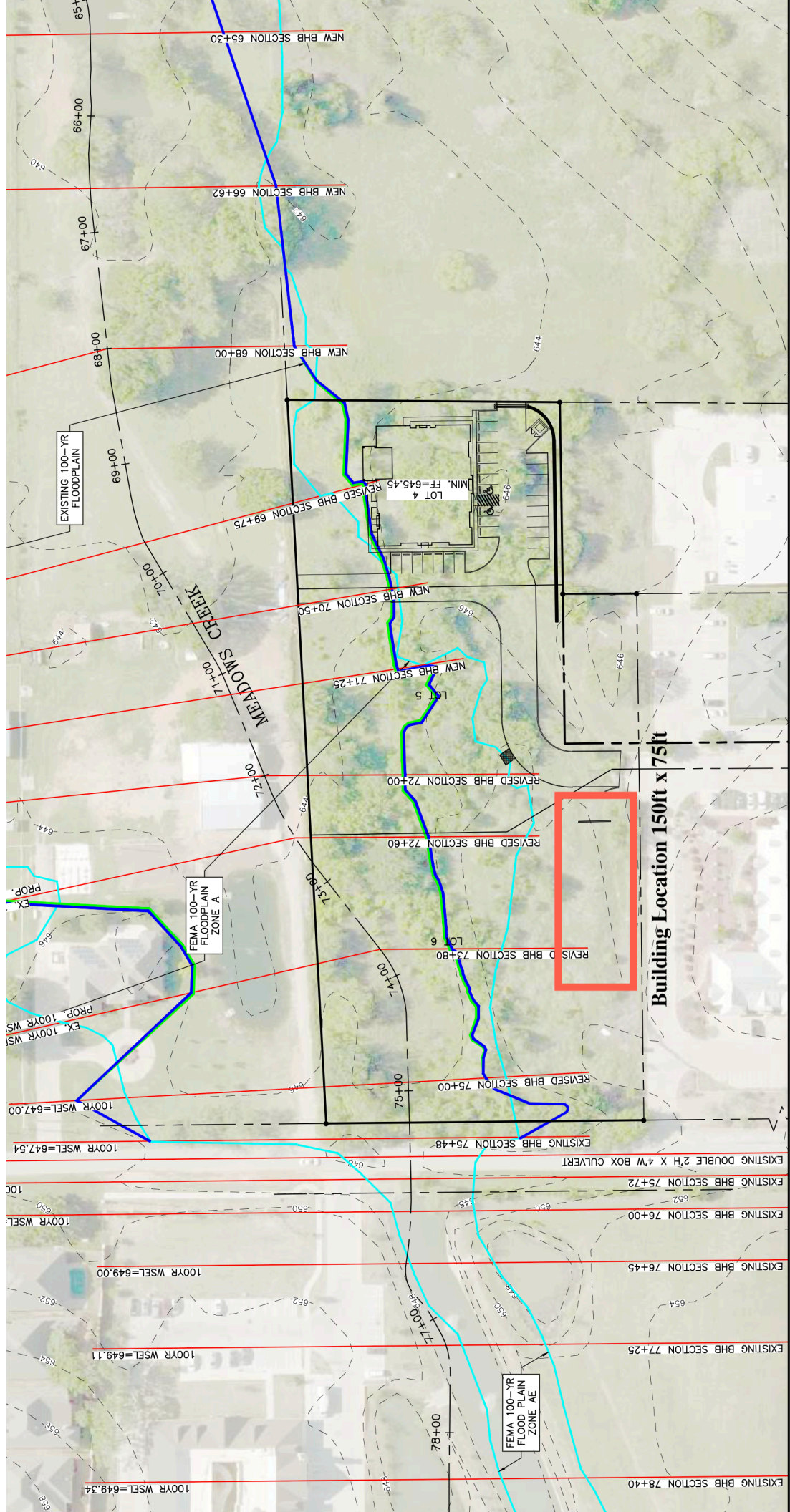
DRAWINGS PROVIDED BY:
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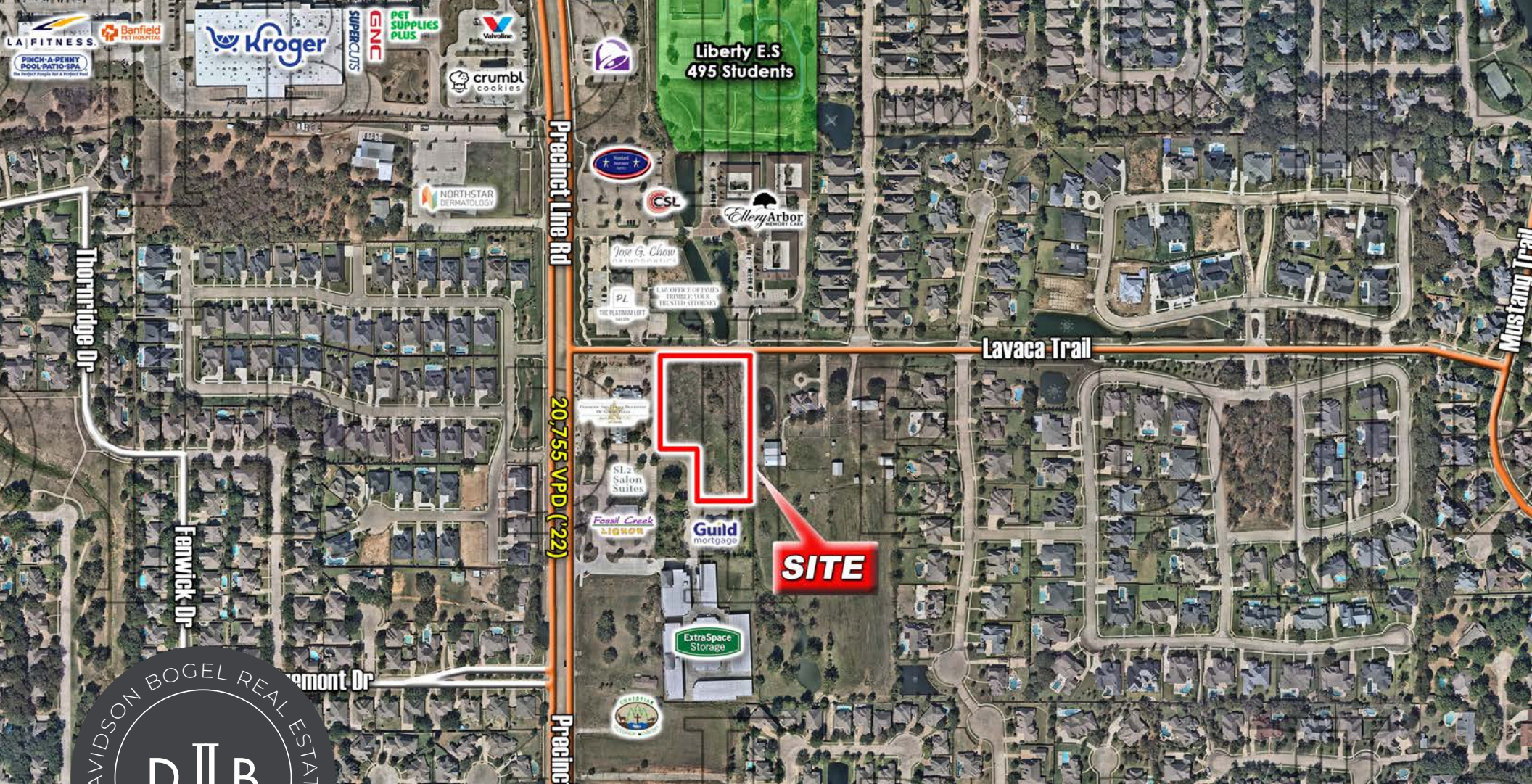
DATE:

6/16/25

SCALE:

SHEET:





8086 & 8078 PRECINCT LINE RD.

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

PHILLIP MAXWELL
 PMaxwell@db2re.com
 817.889.3542

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



PROPERTY INFORMATION



SIZE:
± 2.942 AC



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



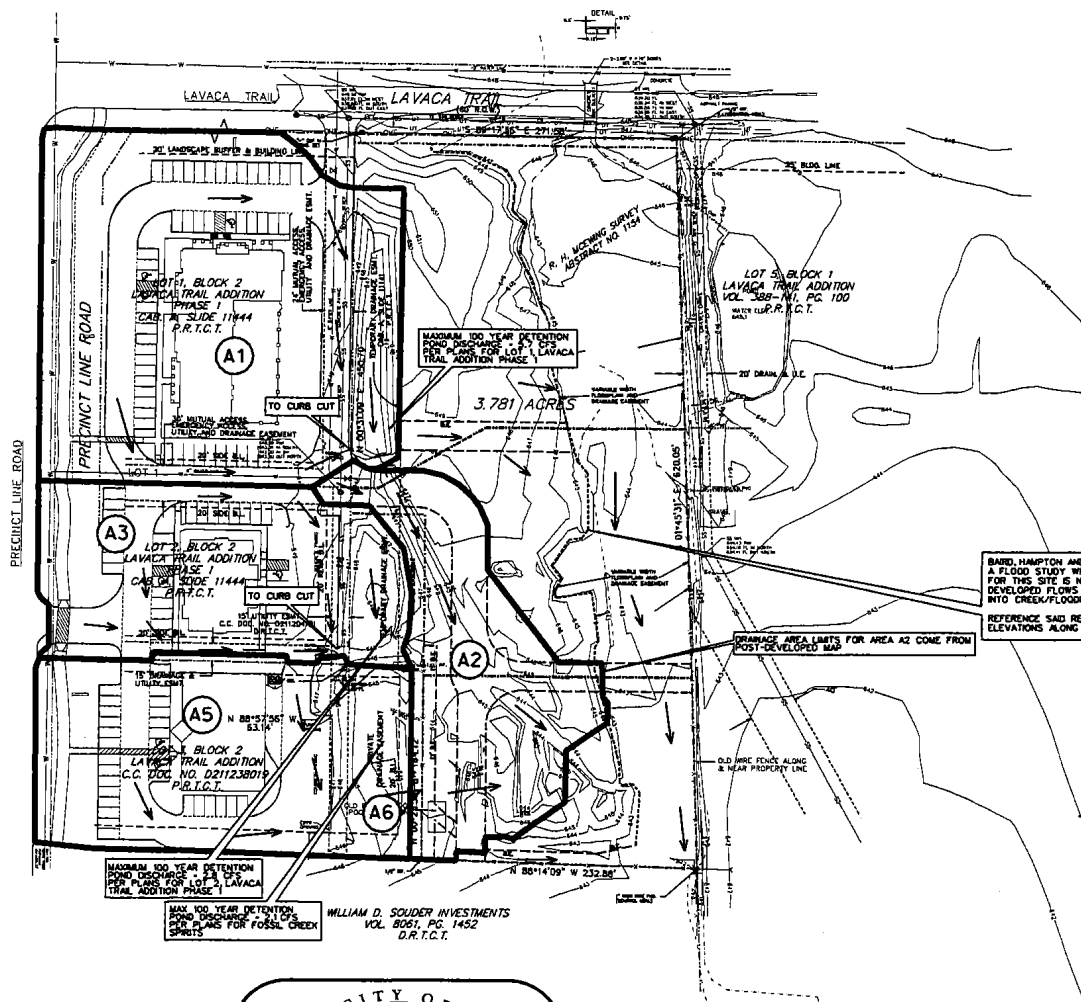
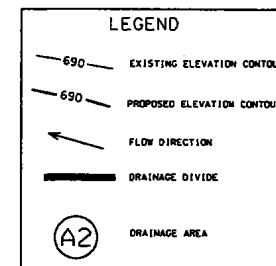
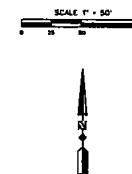
ZONING:
PUD-C



UTILITIES:
To Site

DEMOGRAPHICS

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

[illegible]

DRAINAGE NOTES:

1. ALL DRAINAGE DESIGN IN ACCORDANCE WITH CITY OF COLLETVILLE STANDARDS.
2. SIMILAR DRAINAGE PATTERN MAINTAINED AS SHOWN IN DRAINAGE/GRADING PLANS FOR MEADOWS GREEN CHANNELIZATION AND FLOODPLAIN RECLAMATION PROJECT (2002).

I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this document and its contents are in compliance with the latest technical standards and code of ethics of the City of Galveston, and have not been altered or changed in any way since they were submitted to the City of Galveston for review. I am aware that it is unlawful for me to prepare or cause to be prepared any document which can be used as evidence in litigation without my signature.

Signed this _____ day of _____, 2015

P.E.

**PRELIMINARY
FOR REVIEW ONLY**

THESE DOCUMENTS ARE FOR DESIGN REVIEW
AND NOT INTENDED FOR CONSTRUCTION.
ISSUING OF PERMITS OR OTHER ACTIONS
PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384

PE NO. DATE



Community Development	TEXAS	Planning Review
Project Name: Ravenwood Office Park		
Project/Permit Number: SP16-001		
Status: Approved		
Reviewer: Shane Pace/Oscar Chavez/Caleb Taylor		
Date: 09/16/2016		

POST-DEVELOPED SITE ORNAMANCE DATA																
WELL	AREA	Q	T ₂	T ₂	T ₂	T ₂	T ₂	T ₂	T ₂	T ₂	T ₂	T ₂	T ₂	T ₂	COMMENTS	
	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)		
1	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
2	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
3	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
4	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
5	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
6	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
7	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
8	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
9	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
10	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
11	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
12	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
13	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
14	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
15	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
16	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
17	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
18	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
19	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
20	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
21	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
22	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
23	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
24	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
25	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
26	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
27	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
28	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
29	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
30	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
31	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
32	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
33	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
34	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
35	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
36	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
37	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
38	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
39	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
40	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
41	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
42	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
43	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
44	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
45	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
46	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
47	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
48	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
49	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
50	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
51	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
52	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
53	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
54	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
55	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
56	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
57	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
58	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
59	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
60	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
61	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
62	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
63	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
64	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
65	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
66	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
67	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
68	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
69	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
70	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
71	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
72	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
73	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
74	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
75	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
76	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5	0.1	0.5	11.7	18.0	TO EXISTING DETENTION (1.7) OPS MAIN RELEASE RA
77	1.0	0.75	0	4.71	0.74	0.61	7.28	0.46	0.34	6.6	0.5					

**H HAMILTON
DUFFY, PC**
CONSULTING

SITE CONSTRUCTION PLANS
RAVENWOOD OFFICE PARK
CITY OF COLLEVILLE, TEXAS

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DISCUSSION
AND NOT INTENDED FOR CONSTRUCTION.
SECOND, OR FINAL PURPOSES. THEY WERE
PREPARED BY, OR UNDER SUPERVISION OF,

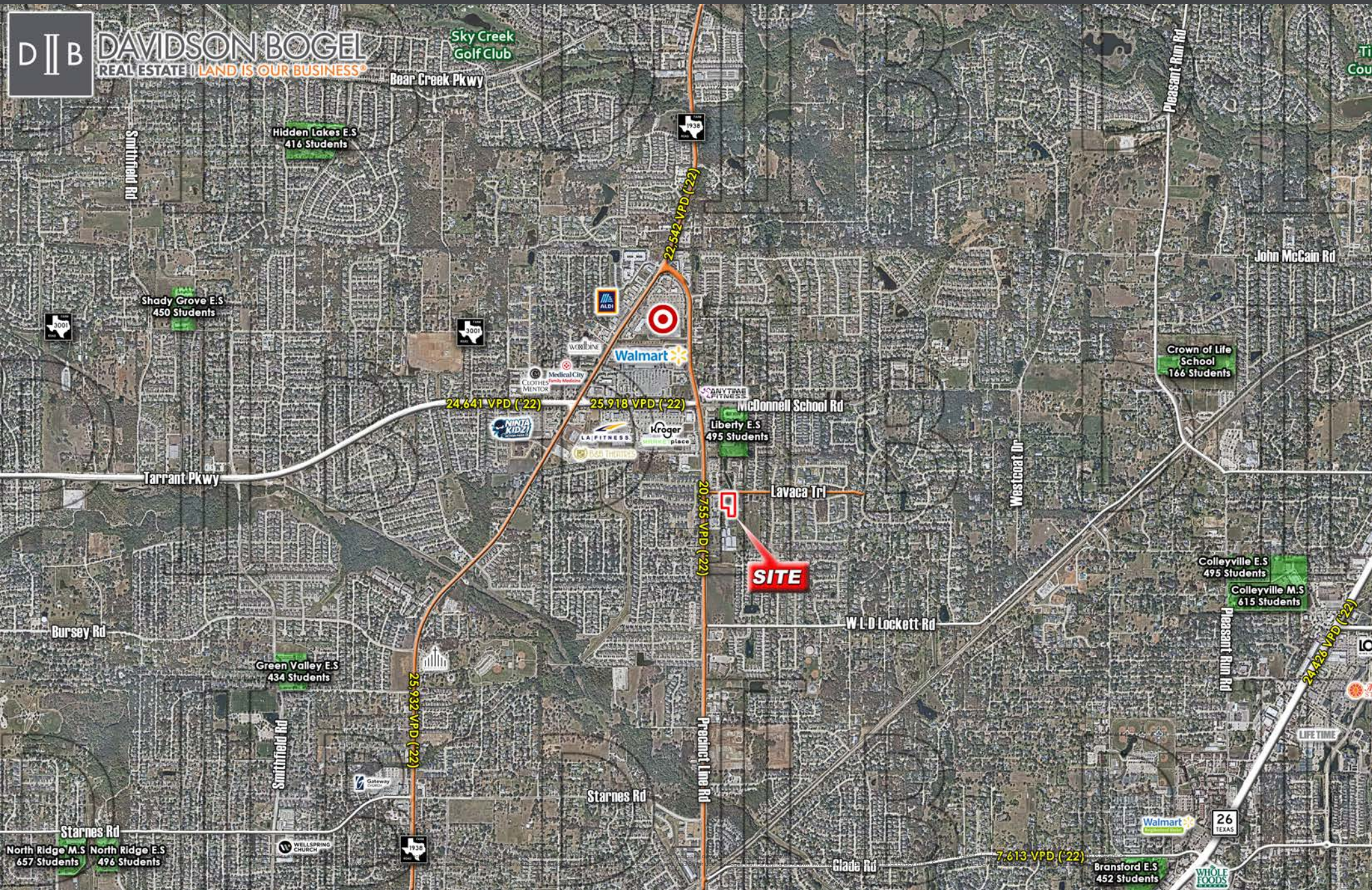
KEITH M. HAMILTON 87304 SDATES
PC NO. DATE

CO.	SECTION	BY	DATE	JOB
				011-006
				DATE 9/22/2016
				REVISIONS
				BY DATE
				DESCRIPTION
				BY DATE
				DESCRIPTION

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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- b) Hydraulic Analysis
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- c) Floodplain Work Map Topo Survey & Prop Grades (1 of 2)
- d) Floodplain Work Map 2007 NCTCOG Contours (2 of 2)
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- b) Proposed Conditions Model

4. DISK

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- b) Emerald Park LOMR 10-06-0420P by NDM
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- e) Flood Study of Meadows Creek at Ravenwood Office Park Report (PDF)

Introduction:

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

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

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

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

Hydraulic Analysis:

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

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

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

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

Conclusion:

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

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

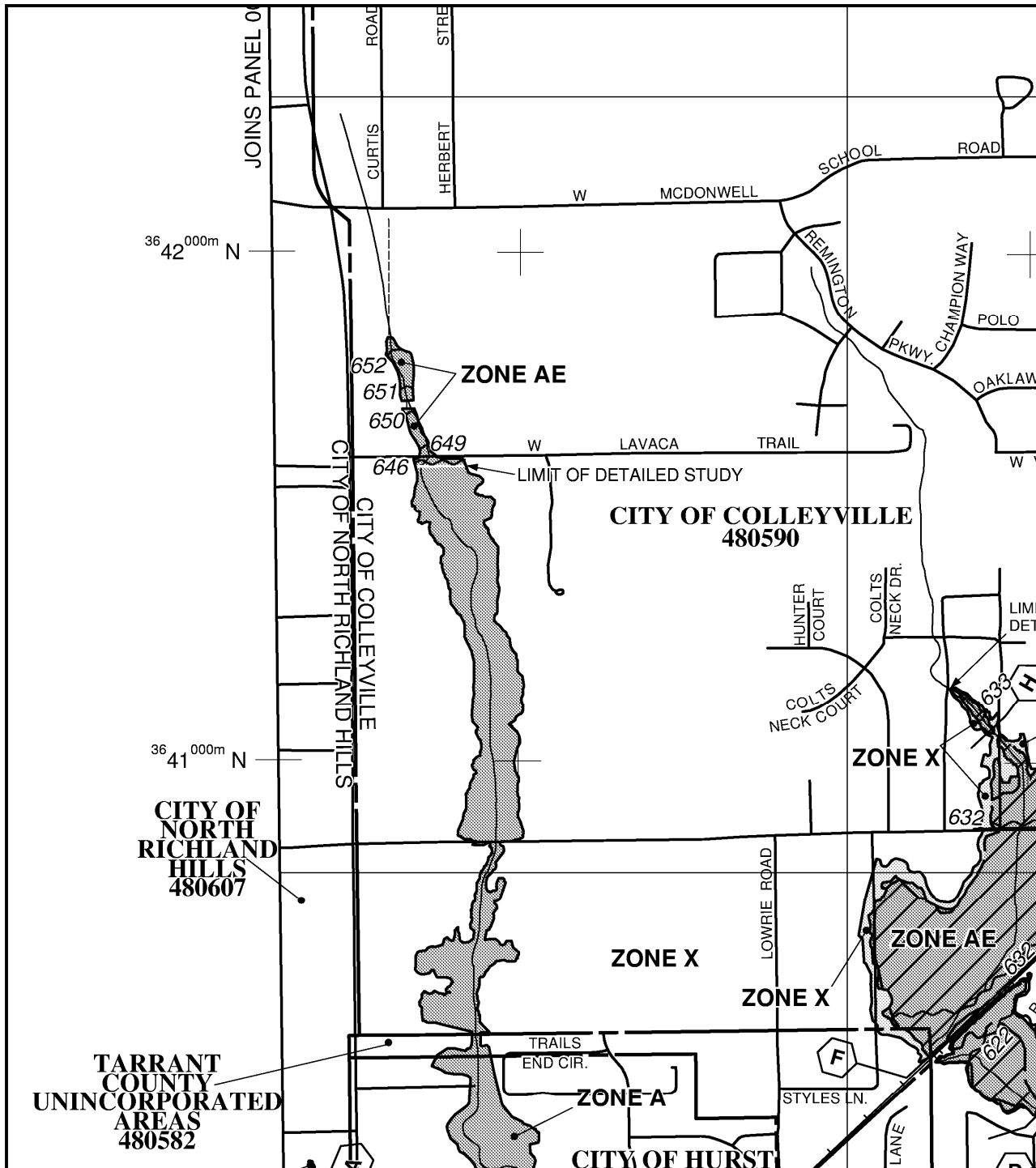
Sincerely:

BAIRD, HAMPTON & BROWN, INC.



Daniel Franklin, PE
Civil Engineer

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



MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

NFIP

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

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.

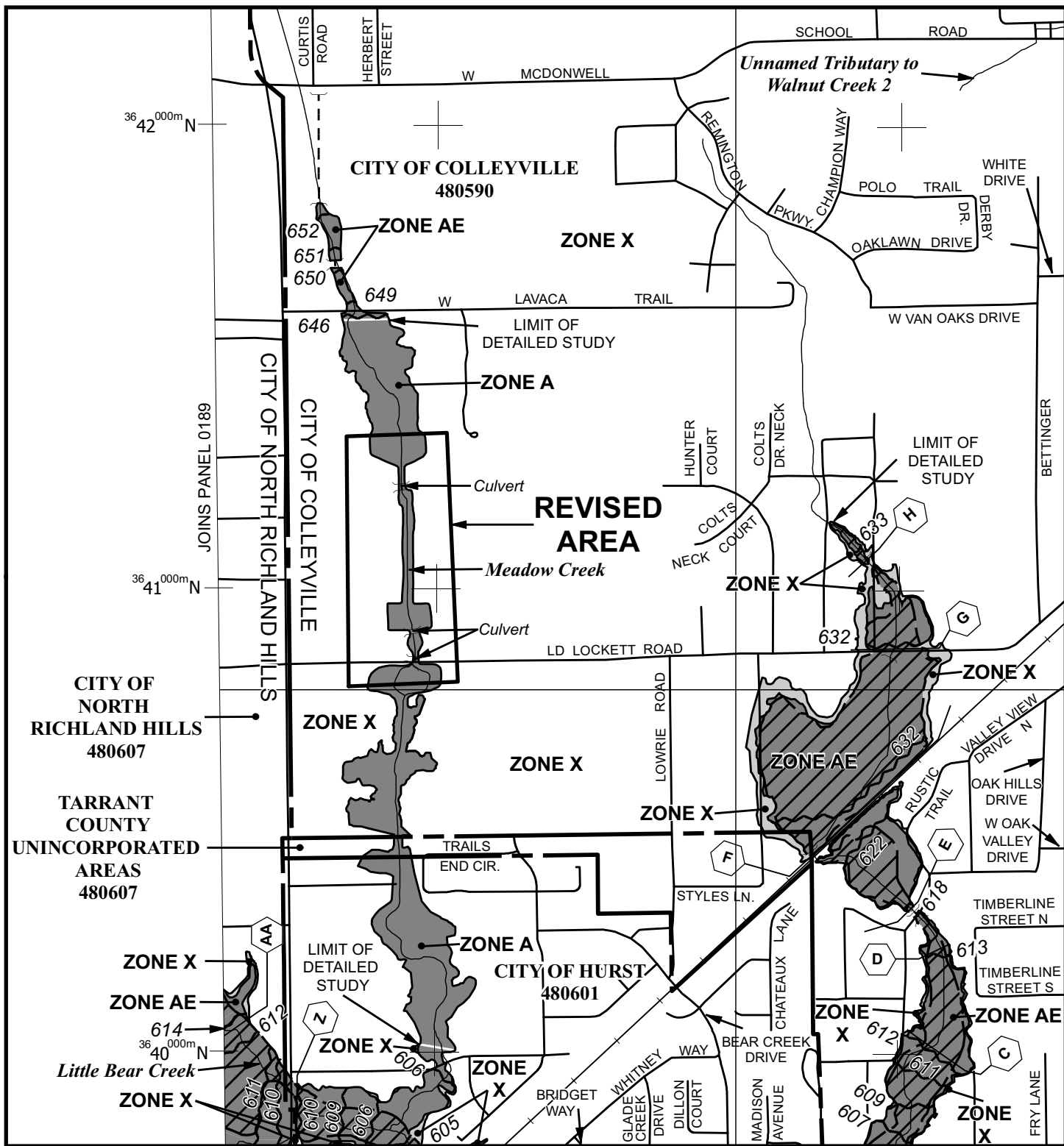


MAP NUMBER
48439C0095K

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

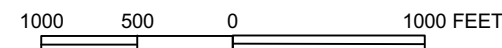


MAP LEGEND

-  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
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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**

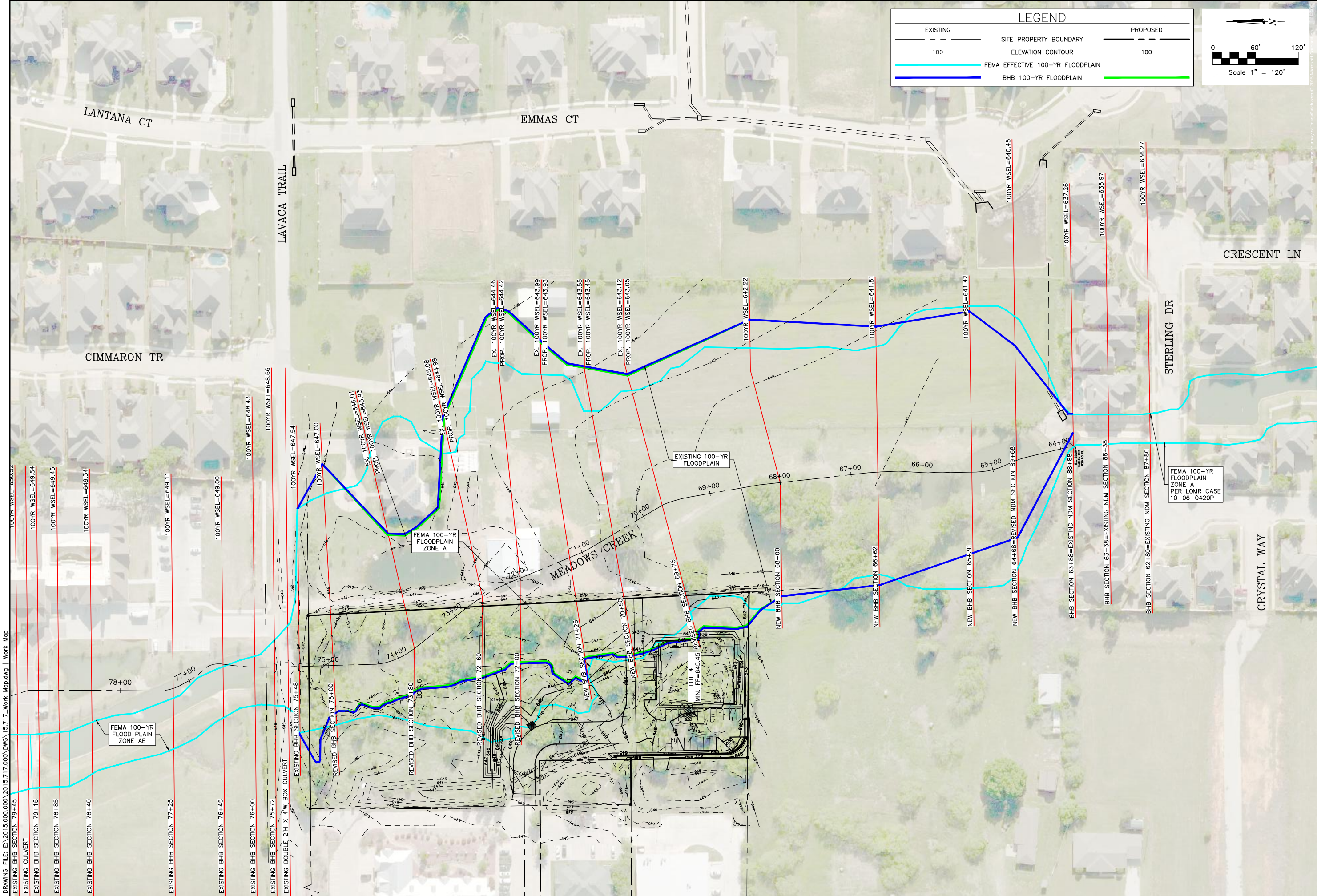
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



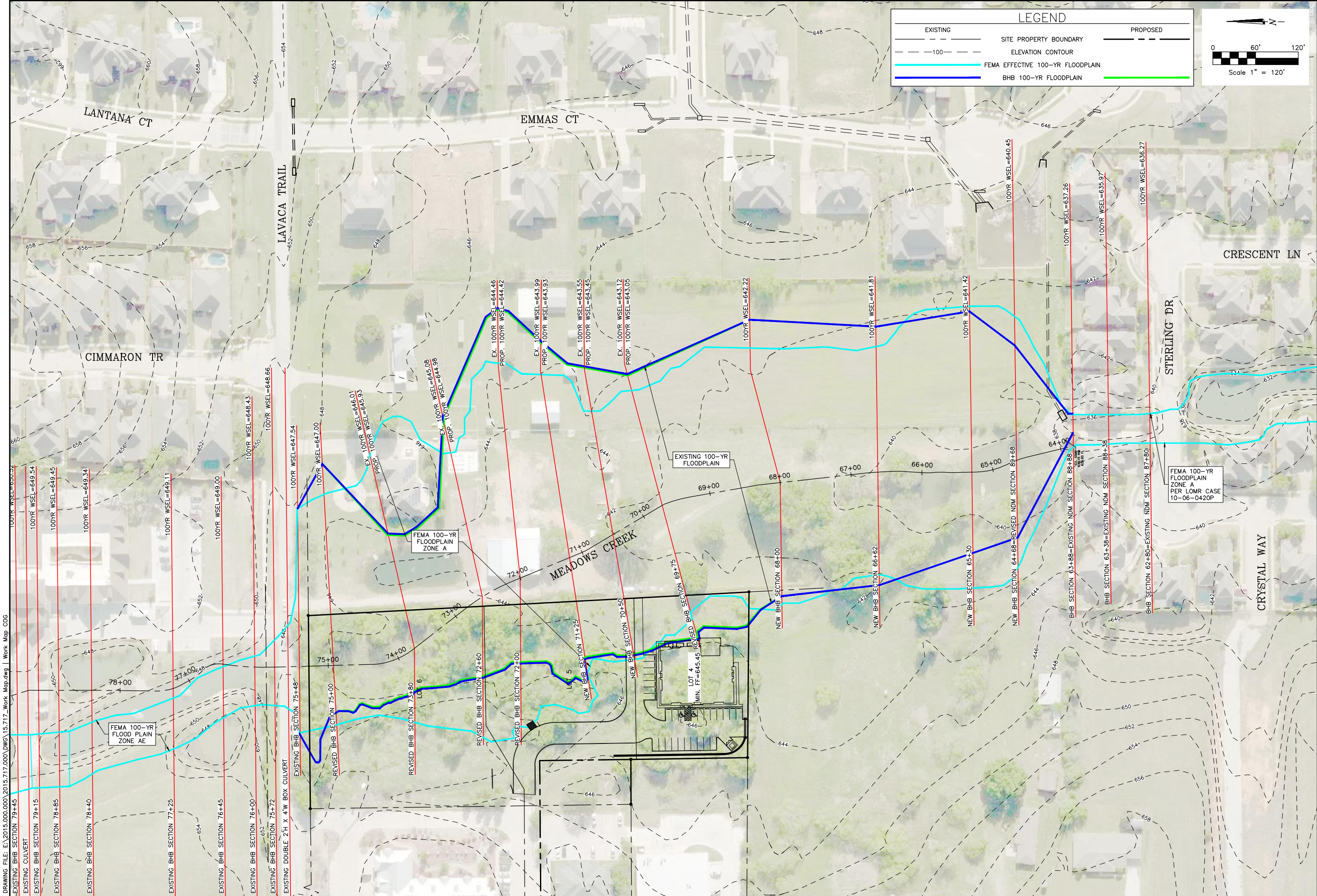
MAP NUMBER
48439C0095K

MAP REVISED
SEPTEMBER 25, 2009

Federal Emergency Management Agency



RAVENWOOD DEVELOPMENT, LLC 131 Quest Court Keller, Texas 76248 Phone: (817) 741-7535 Contact: Jefferson Aldredge		RAID, HAMPTON & BROWN, INC. ENGINEERING & SURVEYING 4550 SH 360, Suite 180 Grapevine, TX 76051 Tel: 817-251-8550 Fax: 817-251-9810 Website: www.rhbinc.com E-Mail: rhb@rhbinc.com 10% Fee Form #44 10% Fee Form #44 10% Fee Form #44	
FLOODPLAIN WORK MAP TOPO SURVEY & PROP. GRADES FLOODPLAIN RECLAMATION OF MEADOWS CREEK AT LAVACA COLLEYVILLE, TX		THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DANIEL A. FRANKLIN, PE TX 122044. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.	
BHB PROJECT NO: 2015.717.000		SHEET NO: 1 of 2	
DESIGNED: DAF		DRAWN: DAF	
NO.		REVISIONS	
DATE:		CHECKED: KB	
AUG. 2016			



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

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

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

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

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

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

April 26, 2016

100-YEAR FLOODPLAIN COMPARISON TABLE

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

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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

```

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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

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						

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.

1039	1092	75	68	72	.1	.3
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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
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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
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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
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1	28	.015	.015	0	.4	
---	----	------	------	---	----	--

Number of Barrels = 4

Upstream Elevation = 647.19

Centerline Stations

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

Downstream Elevation = 647.07

Centerline Stations

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

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7915

INPUT

Description:

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

Manning's n Values

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

MeadowsCreek_EXISTING.rep

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

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7885

INPUT

Description:

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

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

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

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7840

INPUT

Description: Geometry from Survey Section #2

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

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

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

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7725

INPUT

Description: Survey Section #2

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

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

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

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7645

MeadowsCreek_EXISTING.rep

INPUT

Description:

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

Manning's n Values

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

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

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7600

INPUT

Description: Meadows Creeek Plaza Field Survey

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

Manning's n Values

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

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

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7572

INPUT

Description: Upstream Face Culvert at Lavaca Trail

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

Manning's n Values

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

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

Ineffective Flow

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

CULVERT

RIVER: Meadow Creek

REACH: Reach 1 RS: 7560

INPUT

Description:

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

Upstream Deck/Roadway Coordinates

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

Upstream Bridge Cross Section Data

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

Manning's n Values

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

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

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

Downstream Deck/Roadway Coordinates

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

Downstream Bridge Cross Section Data

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

Manning's n Values

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

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

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

Number of Culverts = 1

Culvert Name	Shape	Rise	Span
Culvert #1	Box	2	4.1

FHWA Chart # 58- Rectangular concrete

FHWA Scale # 1 - Side tapered; Less favorable edges

Solution Criteria = Highest U.S. EG

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

Number of Barrels = 2

Upstream Elevation = 645.62

Centerline Stations

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

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7548

INPUT

Description: Downstream Face Culvert at Lavaca Trail

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

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

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

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7500

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

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

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

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

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

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7380

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

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

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

MeadowsCreek_EXISTING.rep

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

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7260

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

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

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

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

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7200

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

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

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

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

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

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7125

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

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

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

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

209.2 485 62 75 70 .1 .3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7050

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 10		Sta		Elev		Sta		Elev	
Sta	Elev	Sta	Elev	Sta	Elev	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	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	90	.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	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	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	150	.1	.3	

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

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	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	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	180	.1	.3	

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6662

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

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

Manning's n Values

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

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

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6530

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

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

Manning's n Values

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

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

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6468

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

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

Manning's n Values

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

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

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6388

INPUT

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

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

MeadowsCreek_EXISTING.rep

Manning's n Values num= 3

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

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

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

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6338

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

Station Elevation Data num= 8

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

Manning's n Values num= 3

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

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

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

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6280

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

Station Elevation Data num= 8

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

Manning's n Values num= 3

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

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

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

Ineffective Flow num= 2

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

SUMMARY OF MANNING'S N VALUES

River: Meadow Creek

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

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

SUMMARY OF REACH LENGTHS

River: Meadow Creek

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

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

SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS
River: Meadow Creek

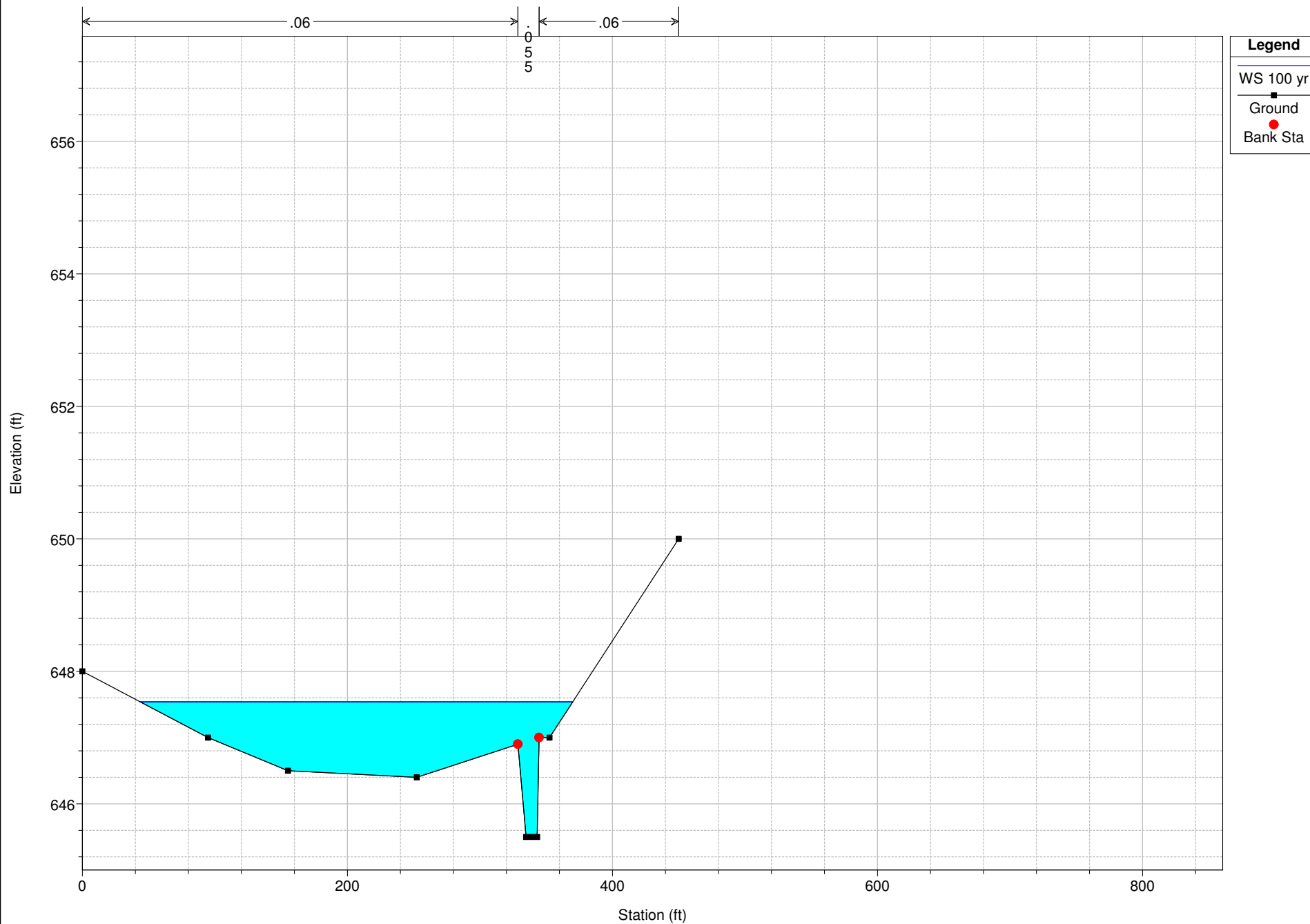
Reach	River Sta.	Contr.	Expan.
Reach 1	9167	.1	.3
Reach 1	9122	.1	.3
Reach 1	9013	.1	.3
Reach 1	8948	.1	.3
Reach 1	8852	.1	.3
Reach 1	8743	.1	.3
Reach 1	8666	.1	.3
Reach 1	8602	.1	.3
Reach 1	8509	.1	.3
Reach 1	8418	.1	.3
Reach 1	8386	.1	.3
Reach 1	8332	.1	.3
Reach 1	8264	.1	.3
Reach 1	8200	.1	.3
Reach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

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

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

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

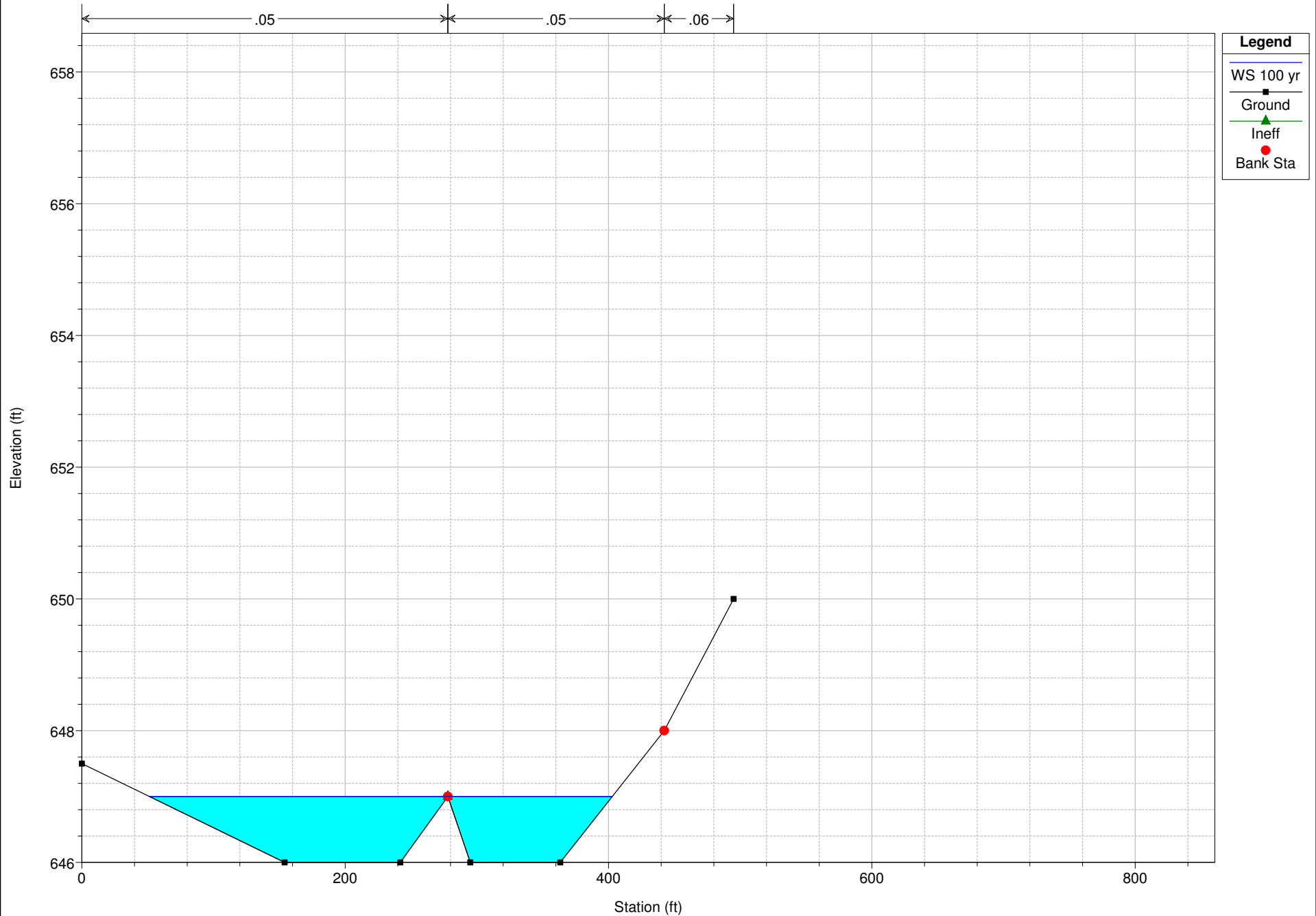
Geom: Existing Conditions Flow: Existing
RS = 7548 Downstream Face Culvert at Lavaca Trail



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

Geom: Existing Conditions Flow: Existing

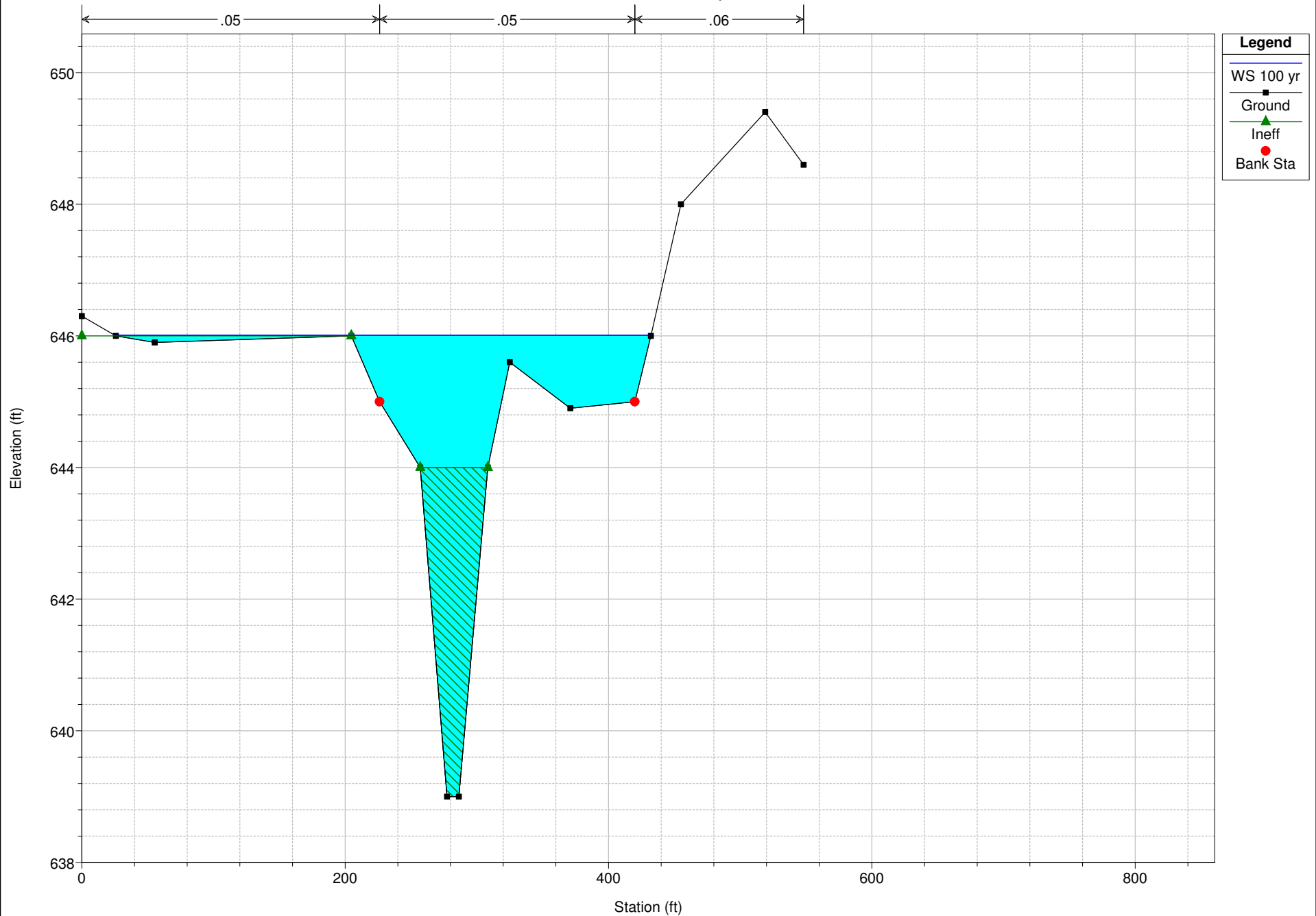
RS = 7500 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



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

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

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

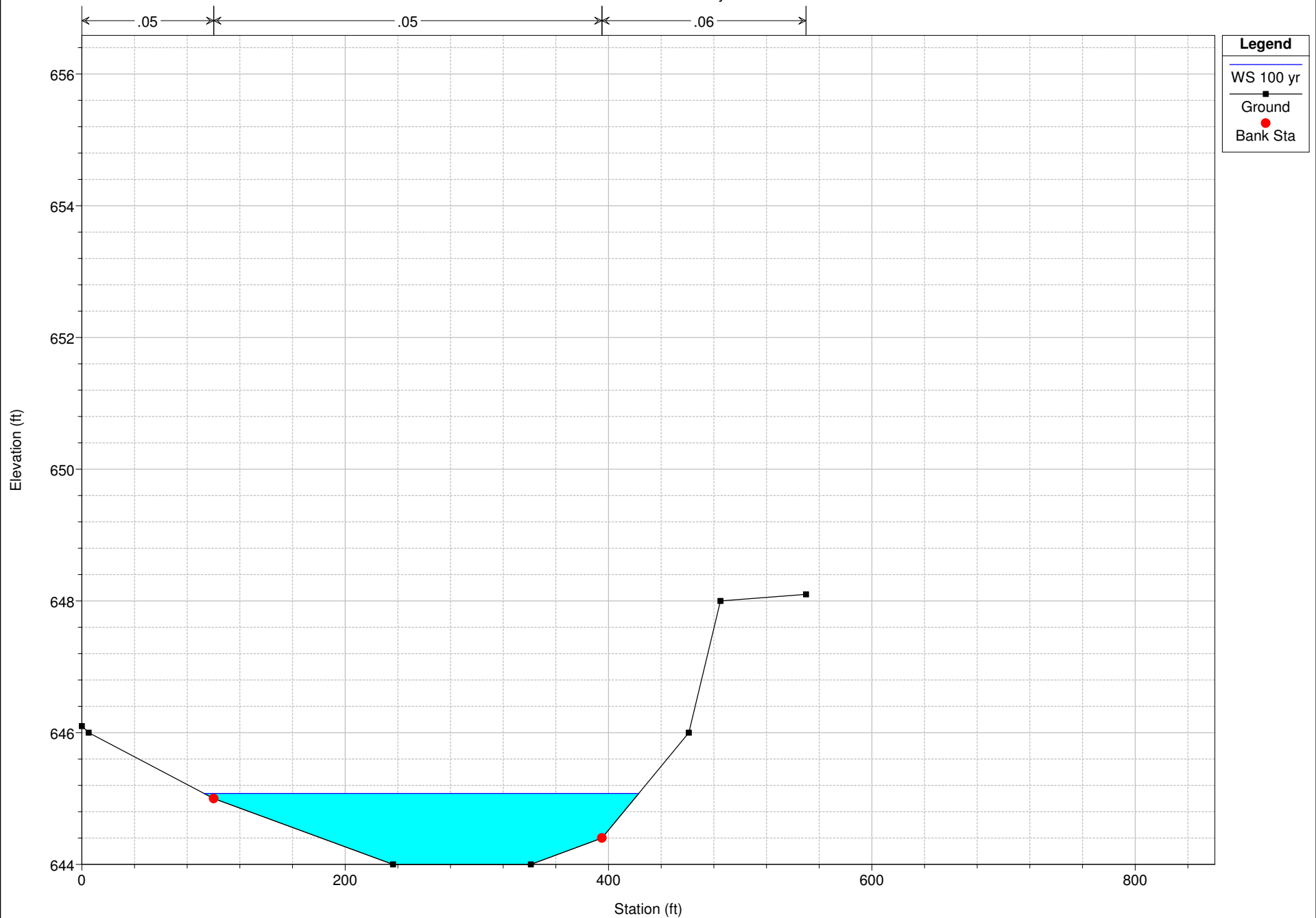


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

Geom: Existing Conditions Flow: Existing

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

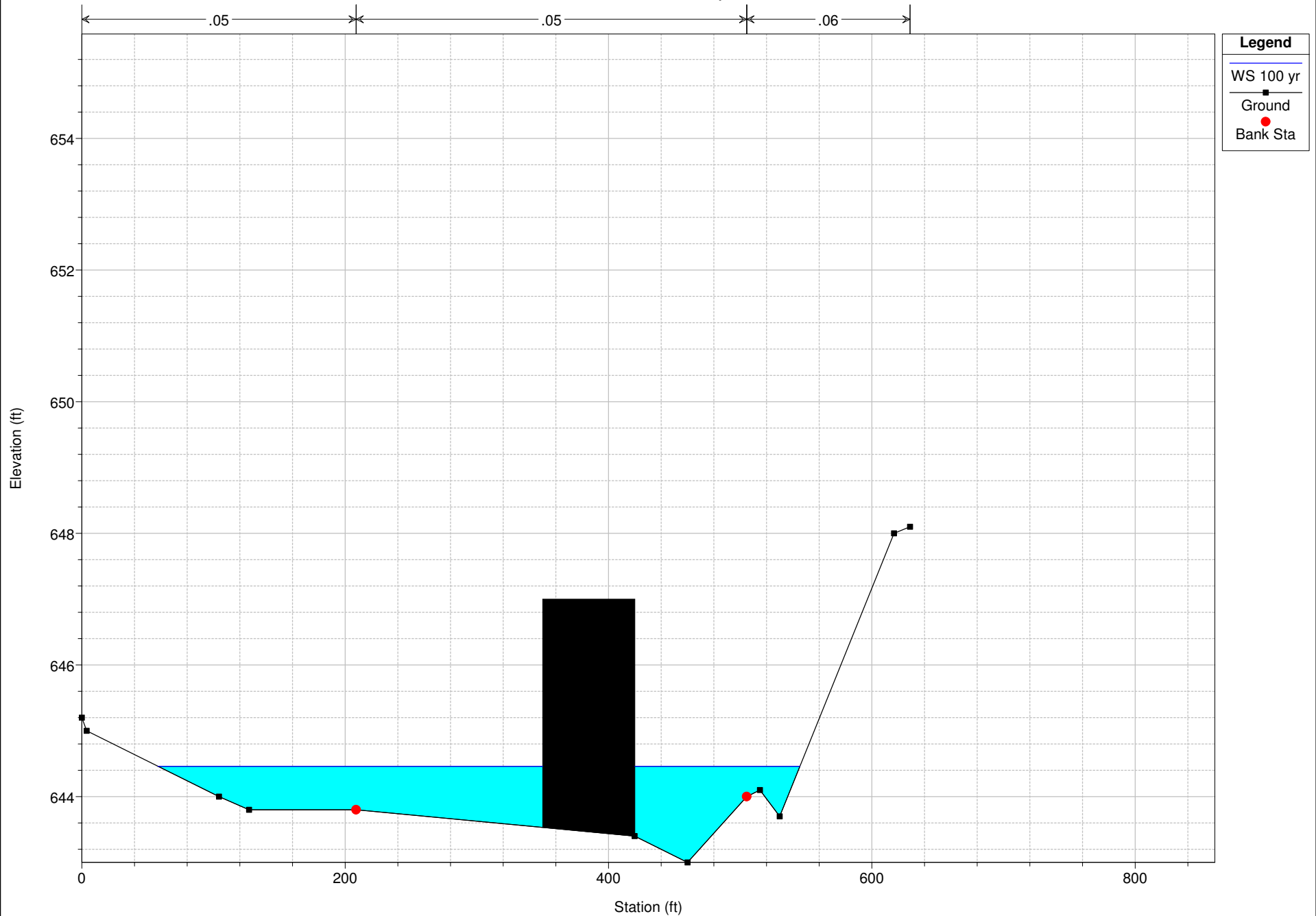


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

Geom: Existing Conditions Flow: Existing

RS = 7200 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

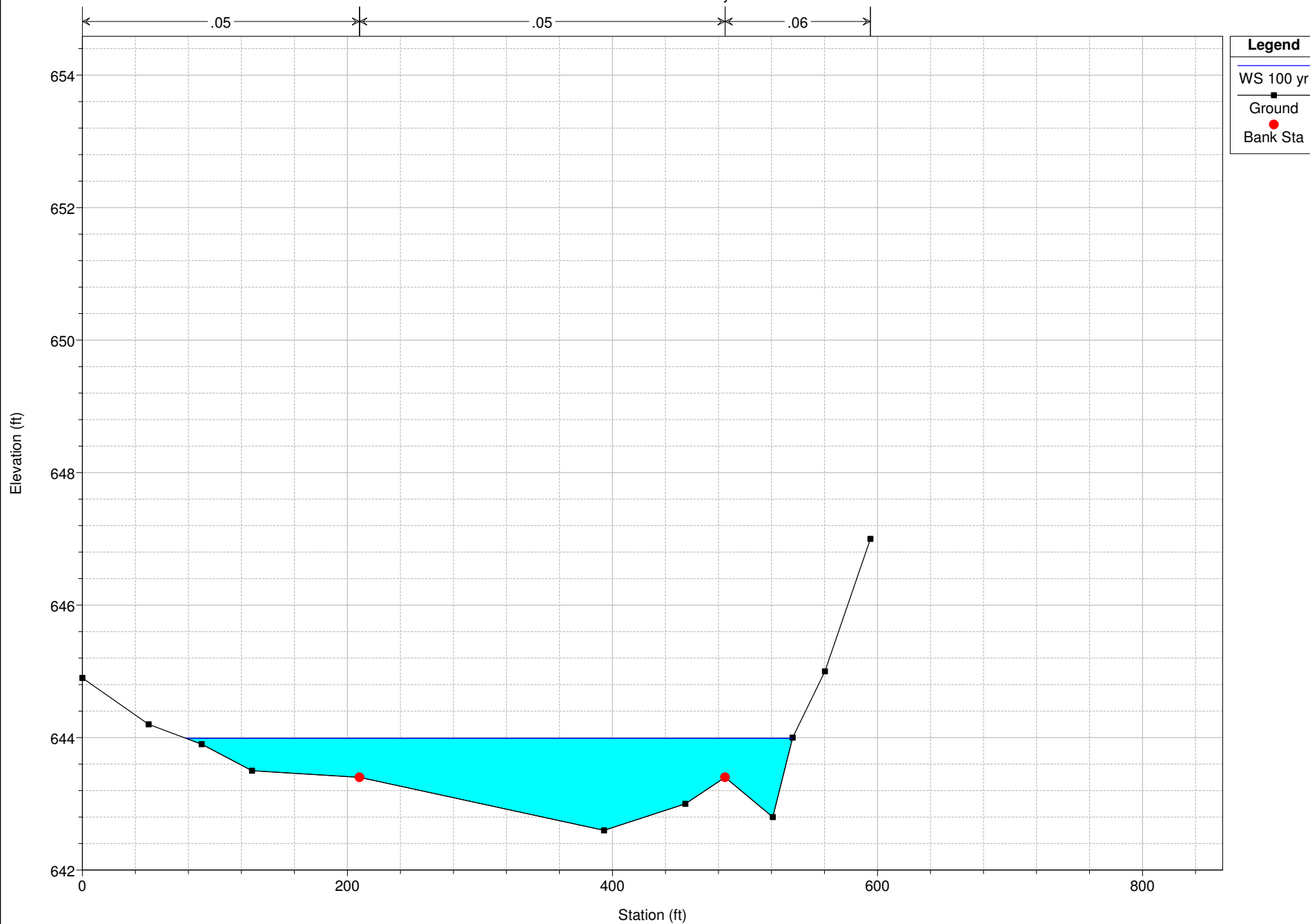


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

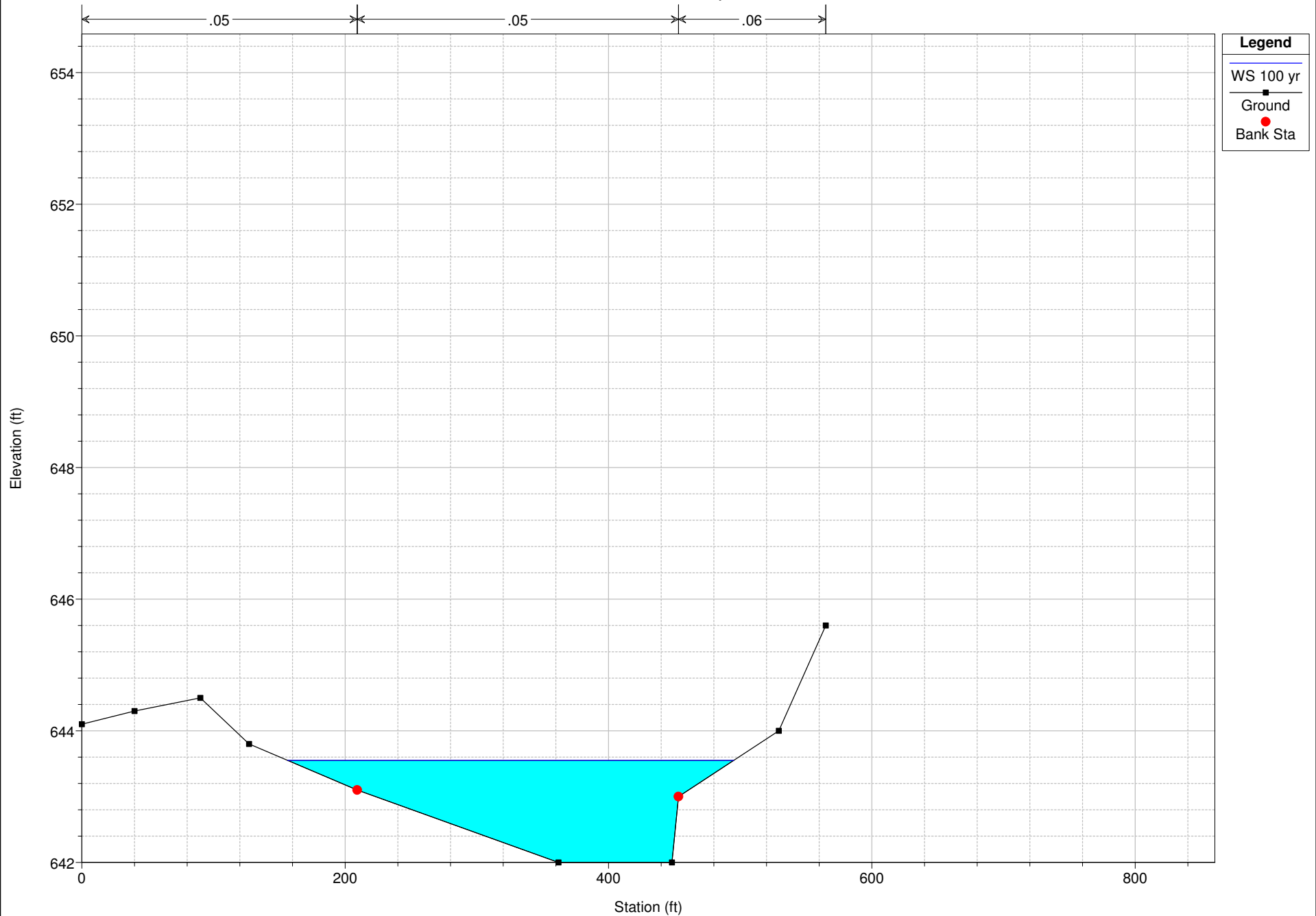


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

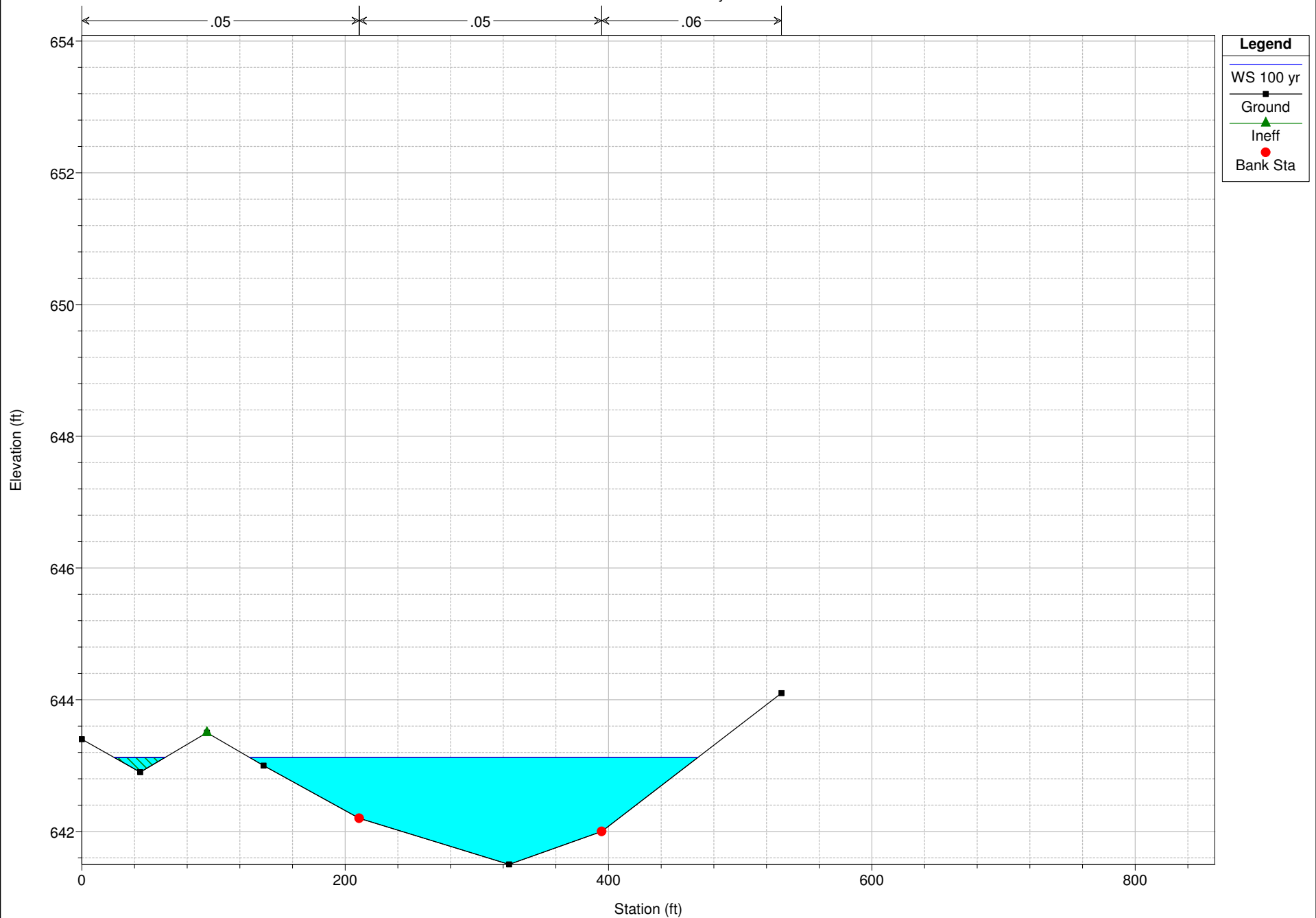


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

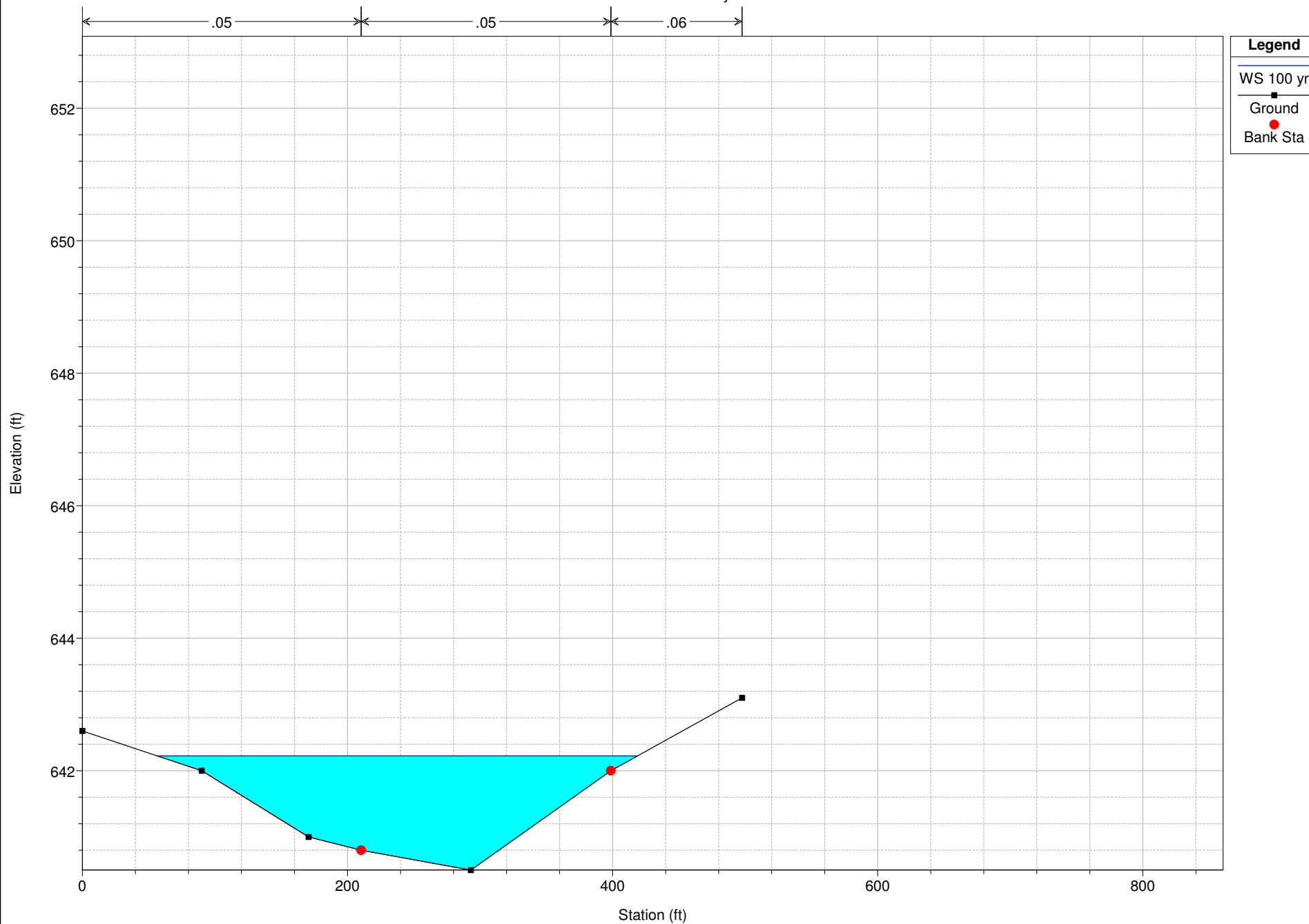


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

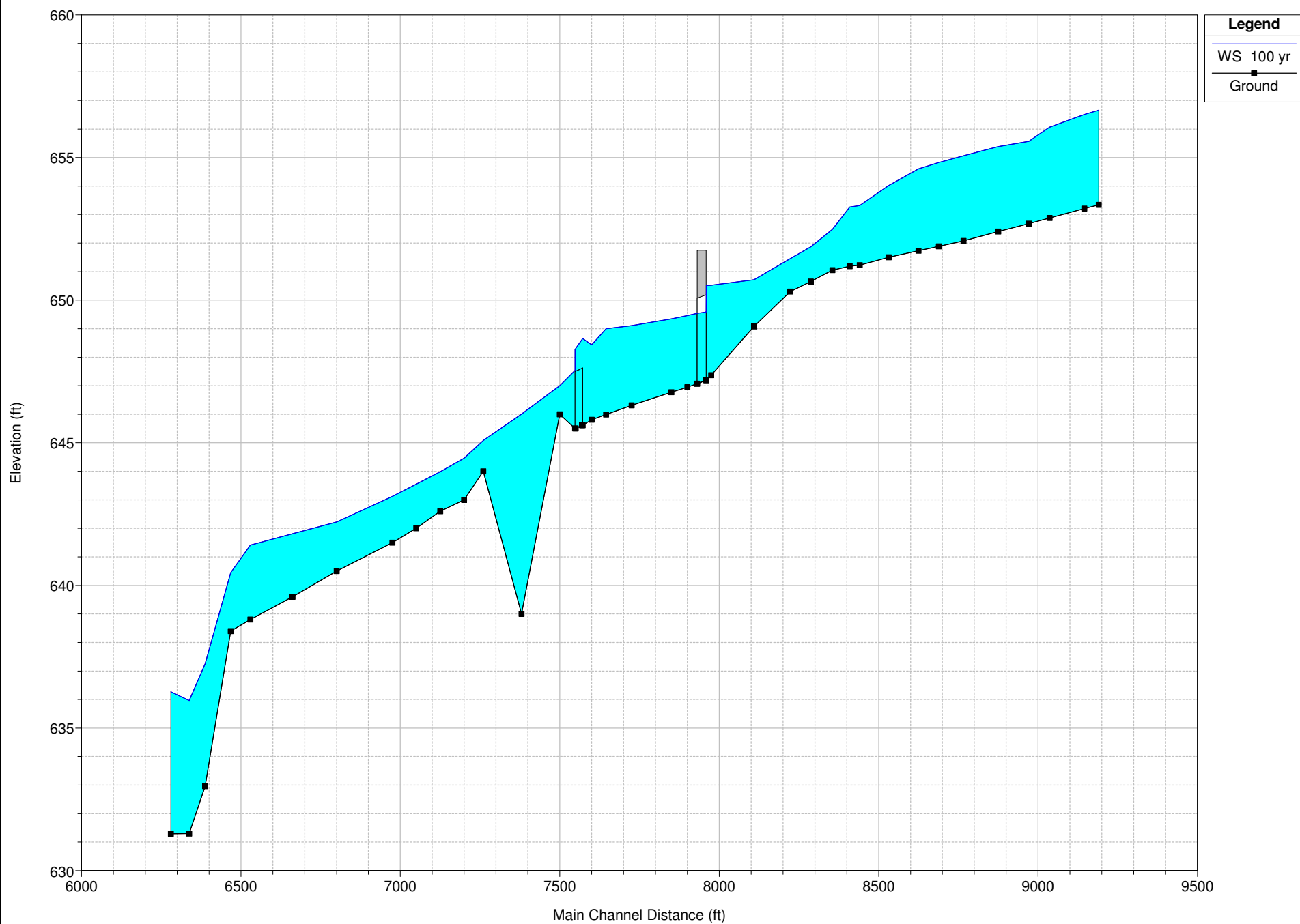
Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

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

```

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

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_PROPOSED.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

RIVER: Meadow Creek

REACH: Reach 1 RS: 8509

INPUT

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

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

Manning's n Values

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

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

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8418

INPUT

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

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

Manning's n Values

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

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

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8386

INPUT

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

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

Manning's n Values

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

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

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8332

INPUT

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

Station	Elevation	Data	num=	9

MeadowsCreek_PROPOSED.rep

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

Manning's n Values num= 3

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

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

1039	1092	75	68	72	.1	.3
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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
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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
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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

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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

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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
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

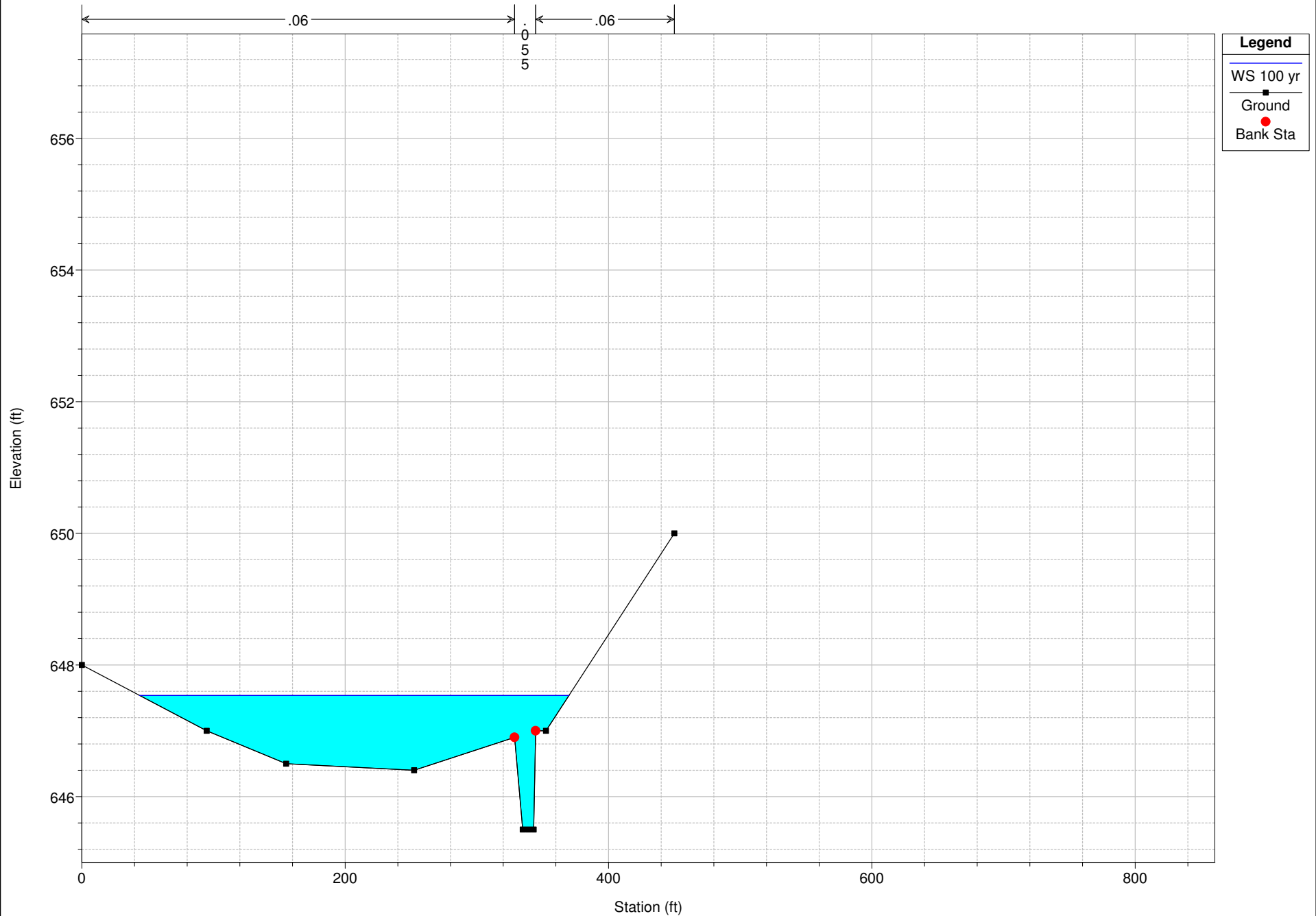
Reach	River Sta.	Contr.	Expan.
Reach 1	9167	.1	.3
Reach 1	9122	.1	.3
Reach 1	9013	.1	.3
Reach 1	8948	.1	.3
Reach 1	8852	.1	.3
Reach 1	8743	.1	.3
Reach 1	8666	.1	.3
Reach 1	8602	.1	.3
Reach 1	8509	.1	.3
Reach 1	8418	.1	.3
Reach 1	8386	.1	.3
Reach 1	8332	.1	.3
Reach 1	8264	.1	.3
Reach 1	8200	.1	.3
Reach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

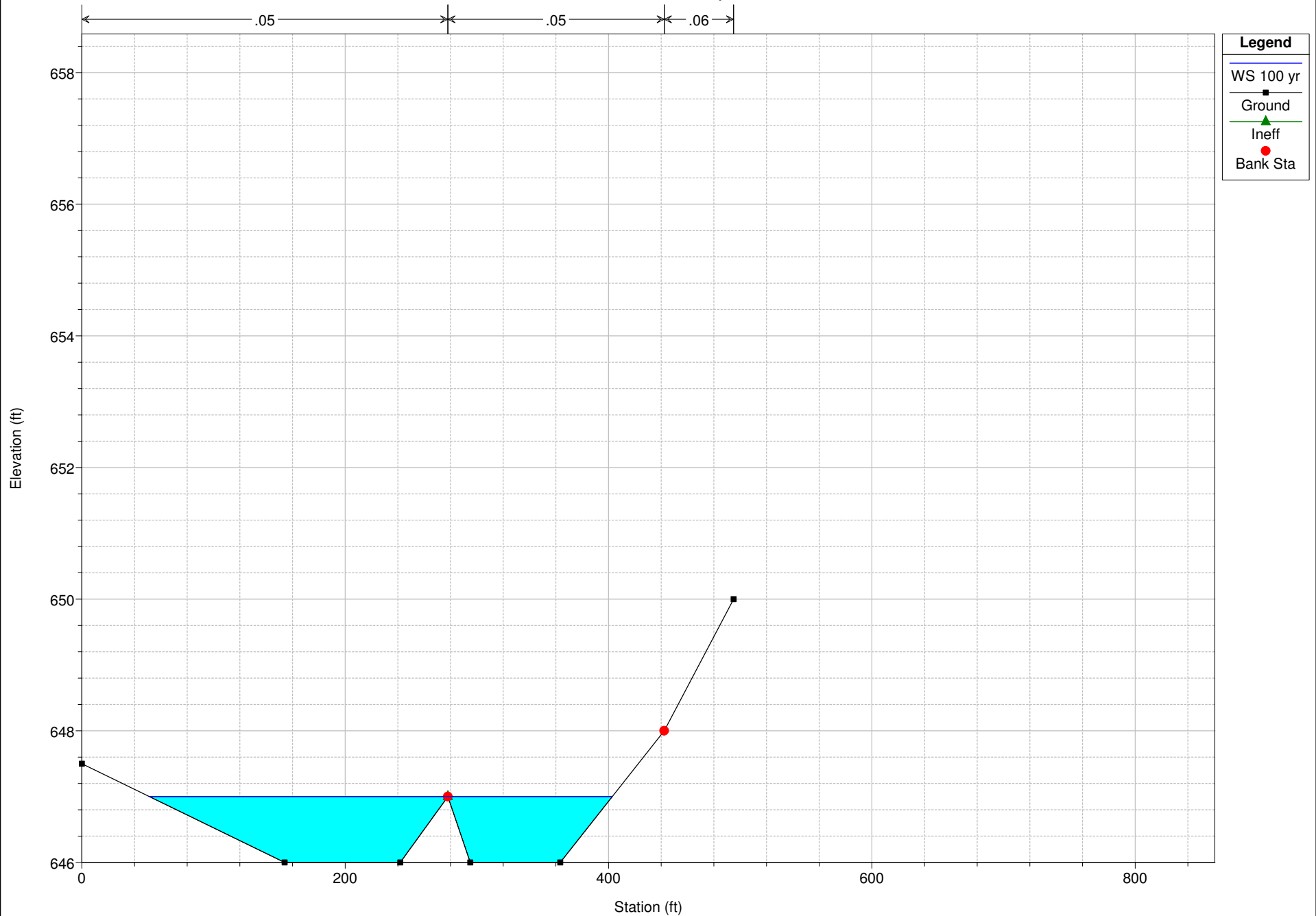


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

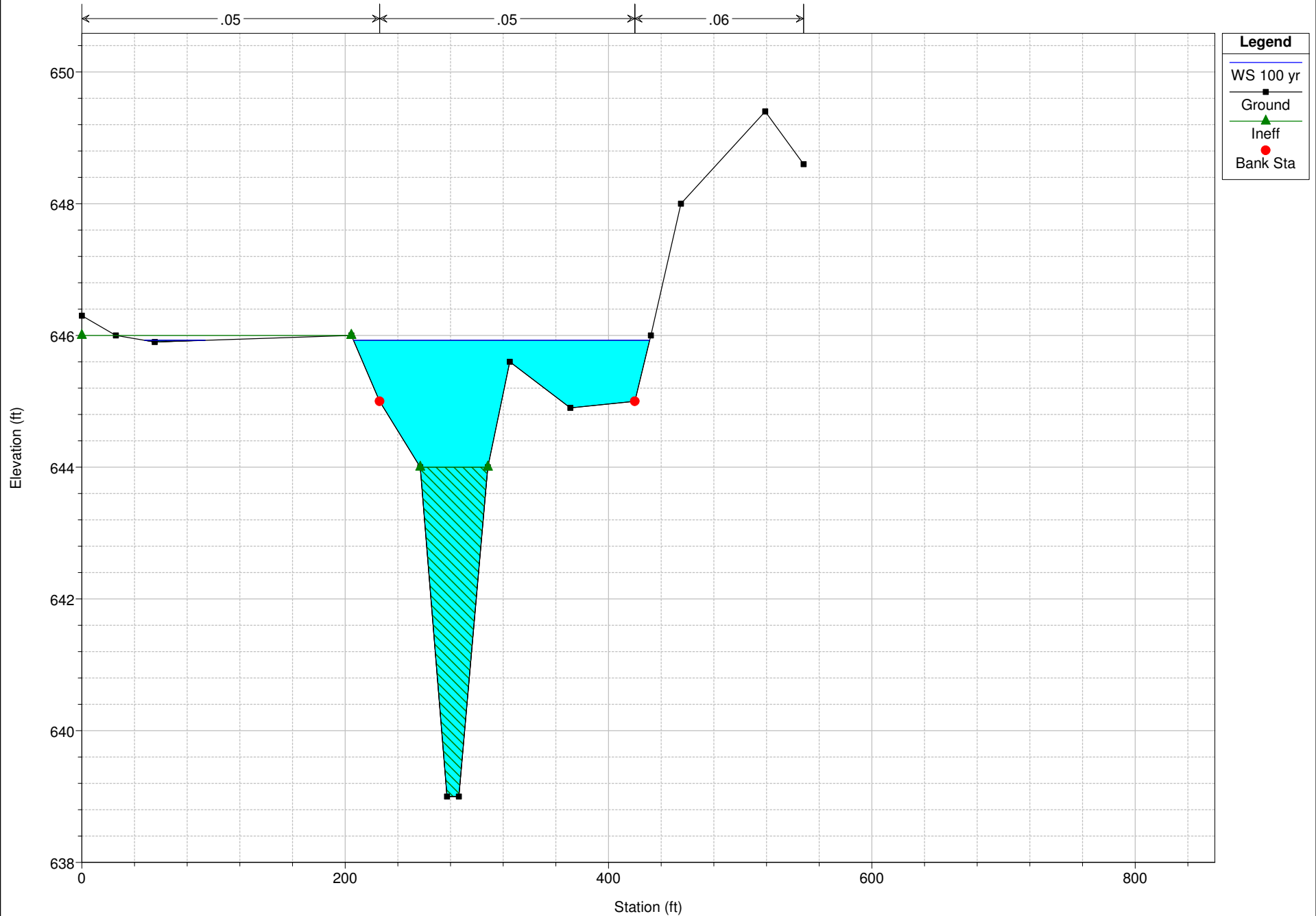
Geom: Proposed Conditions Flow: Existing

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



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

Geom: Proposed Conditions Flow: Existing
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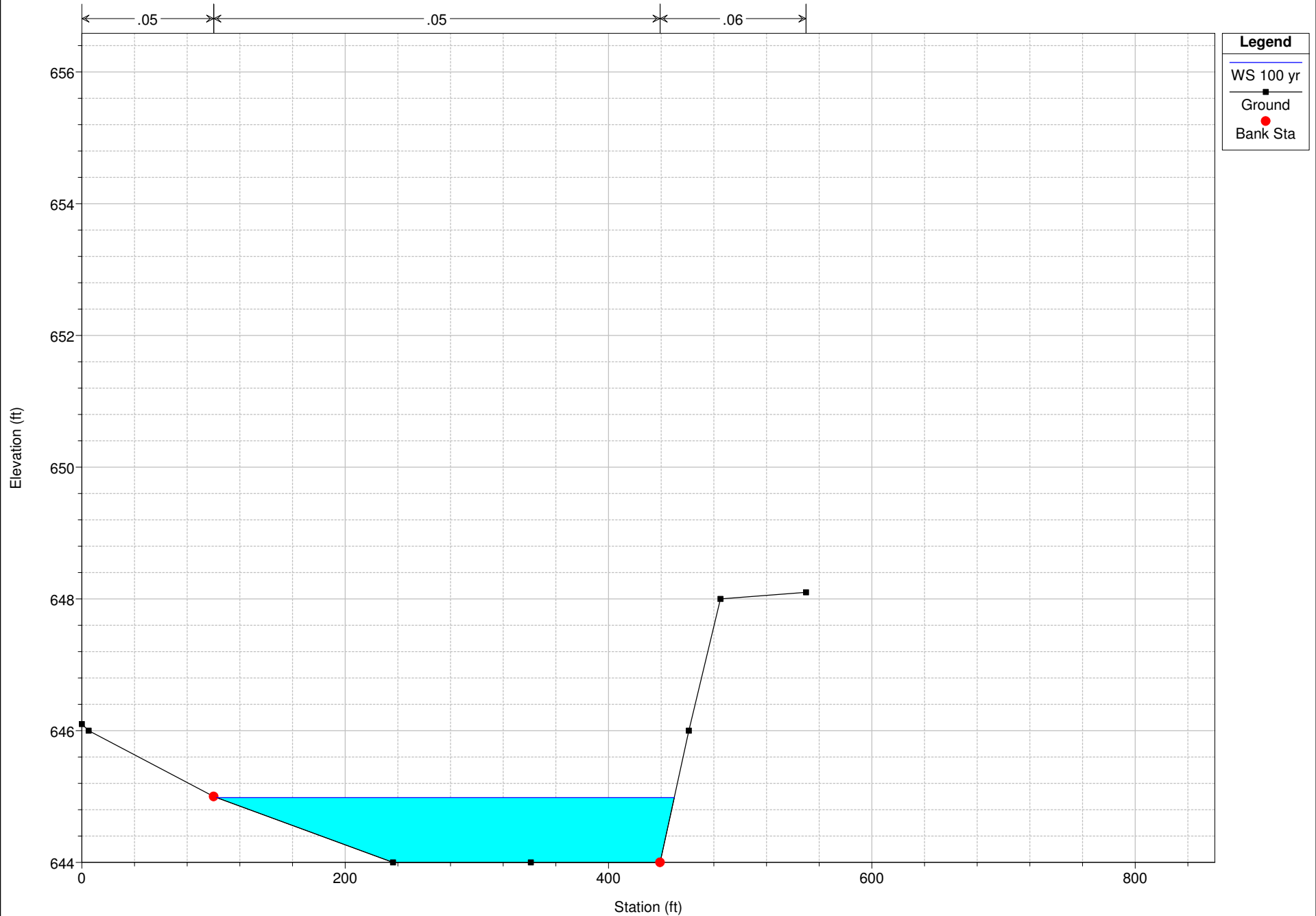


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

Geom: Proposed Conditions Flow: Existing

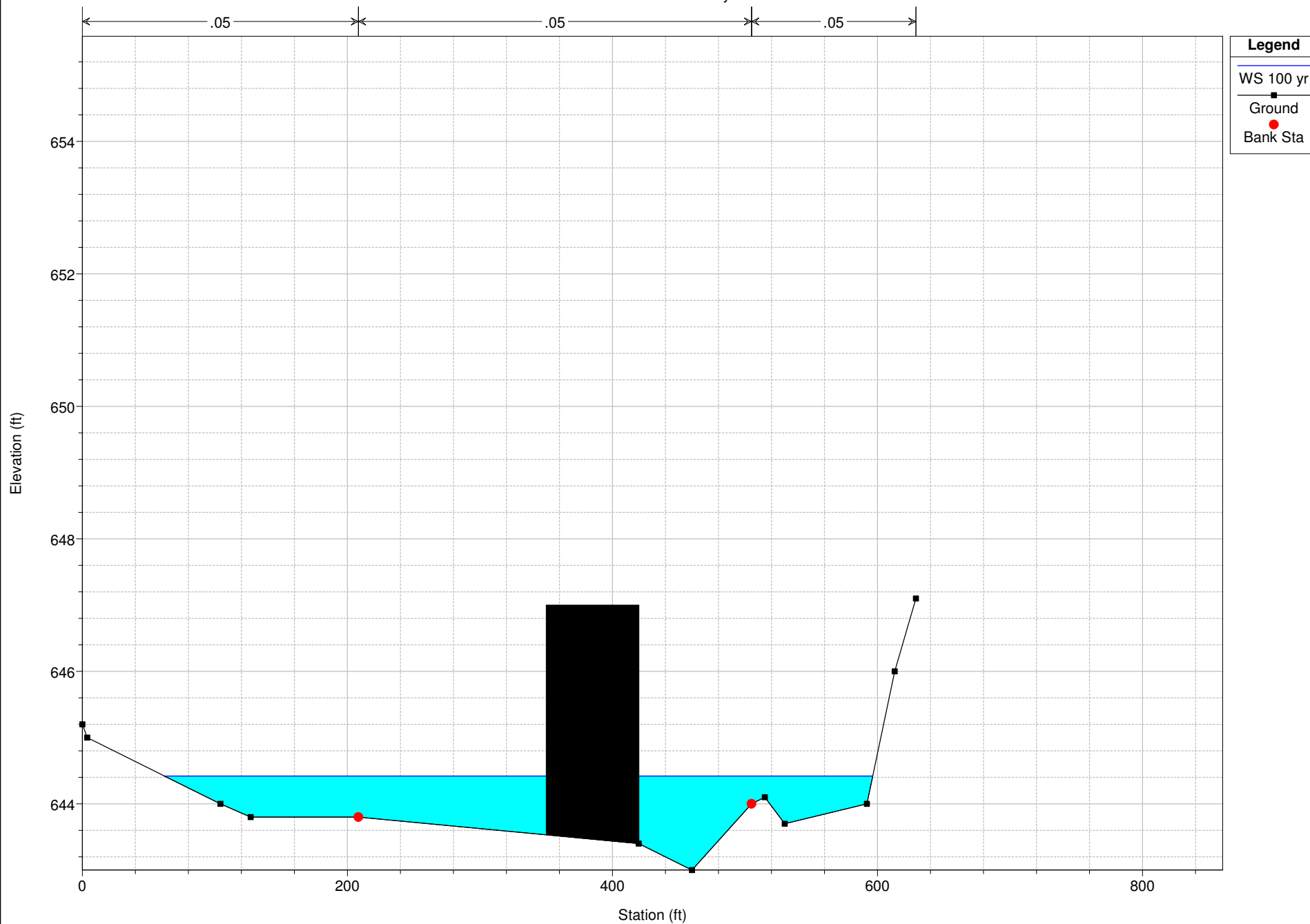
RS = 7260 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



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

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

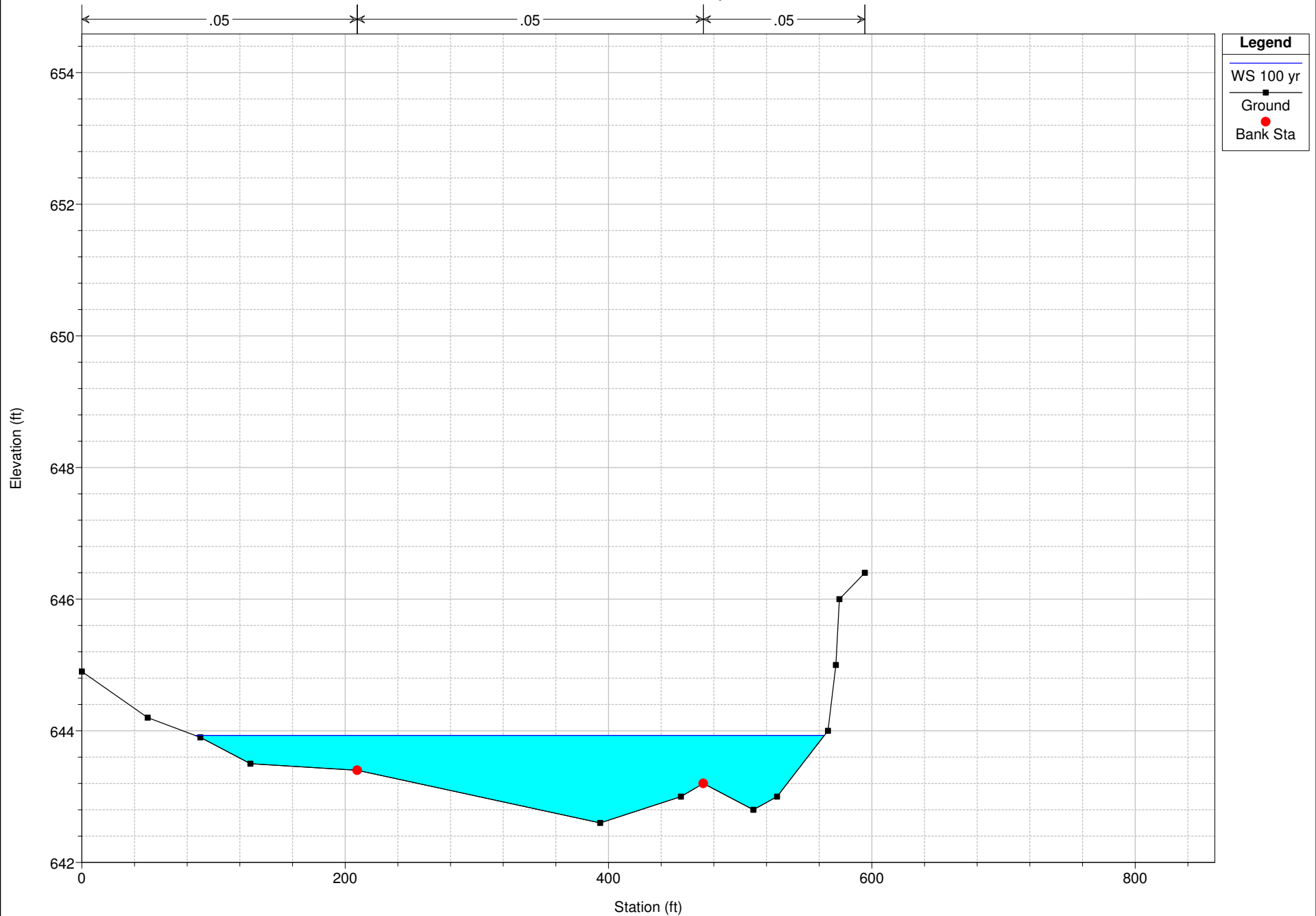
Geom: Proposed Conditions Flow: Existing
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1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

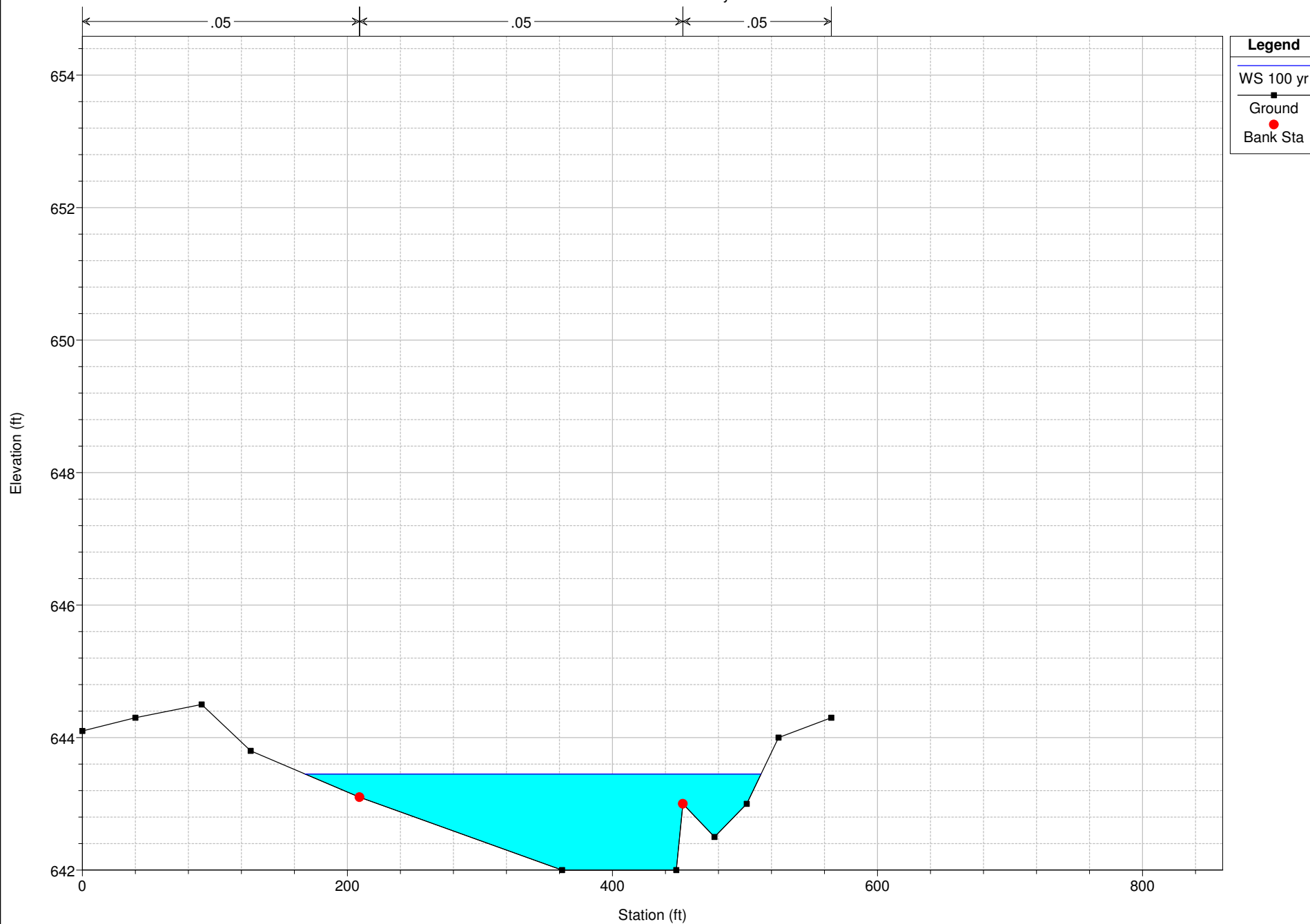
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1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

Geom: Proposed Conditions Flow: Existing
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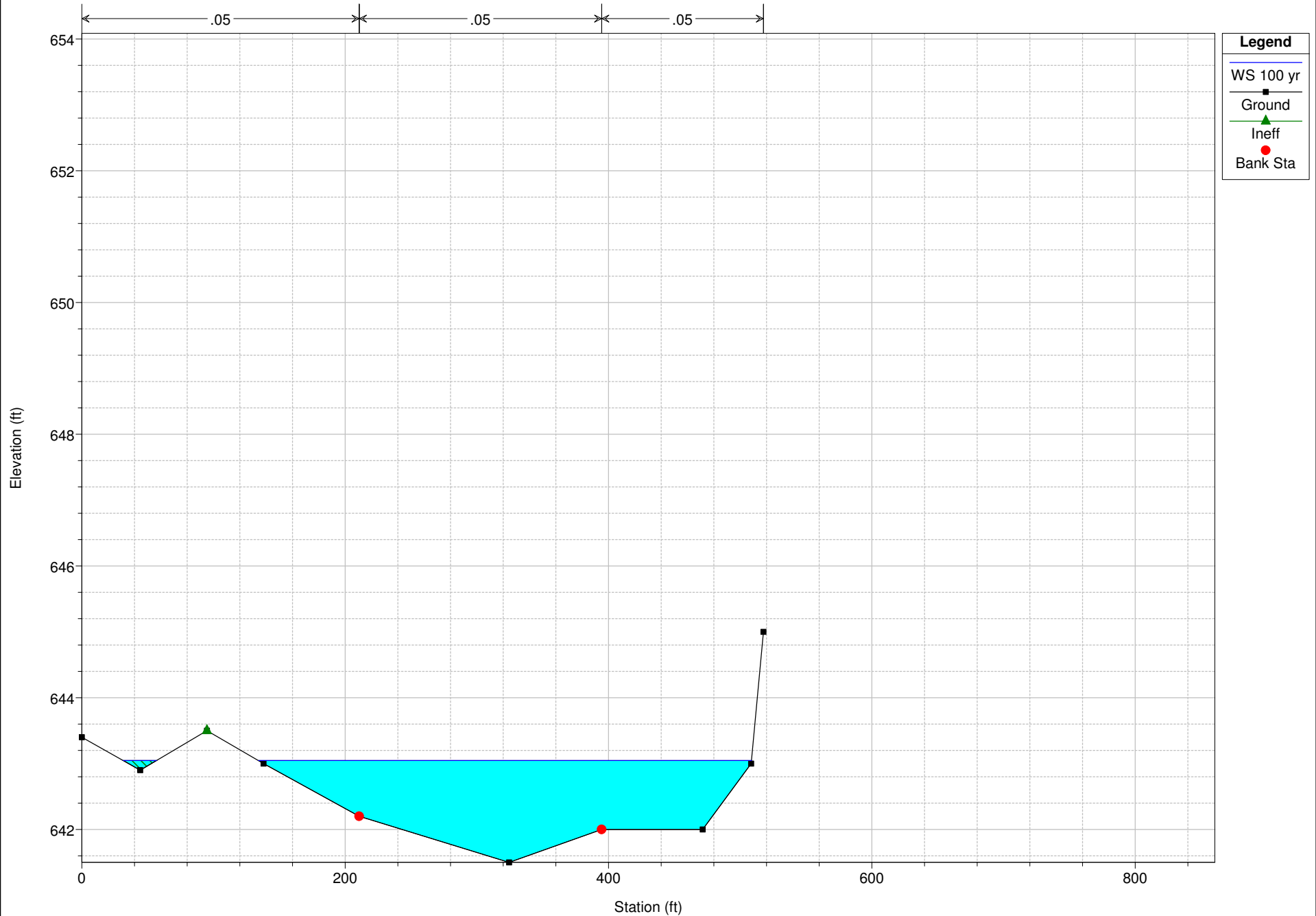


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

Geom: Proposed Conditions Flow: Existing

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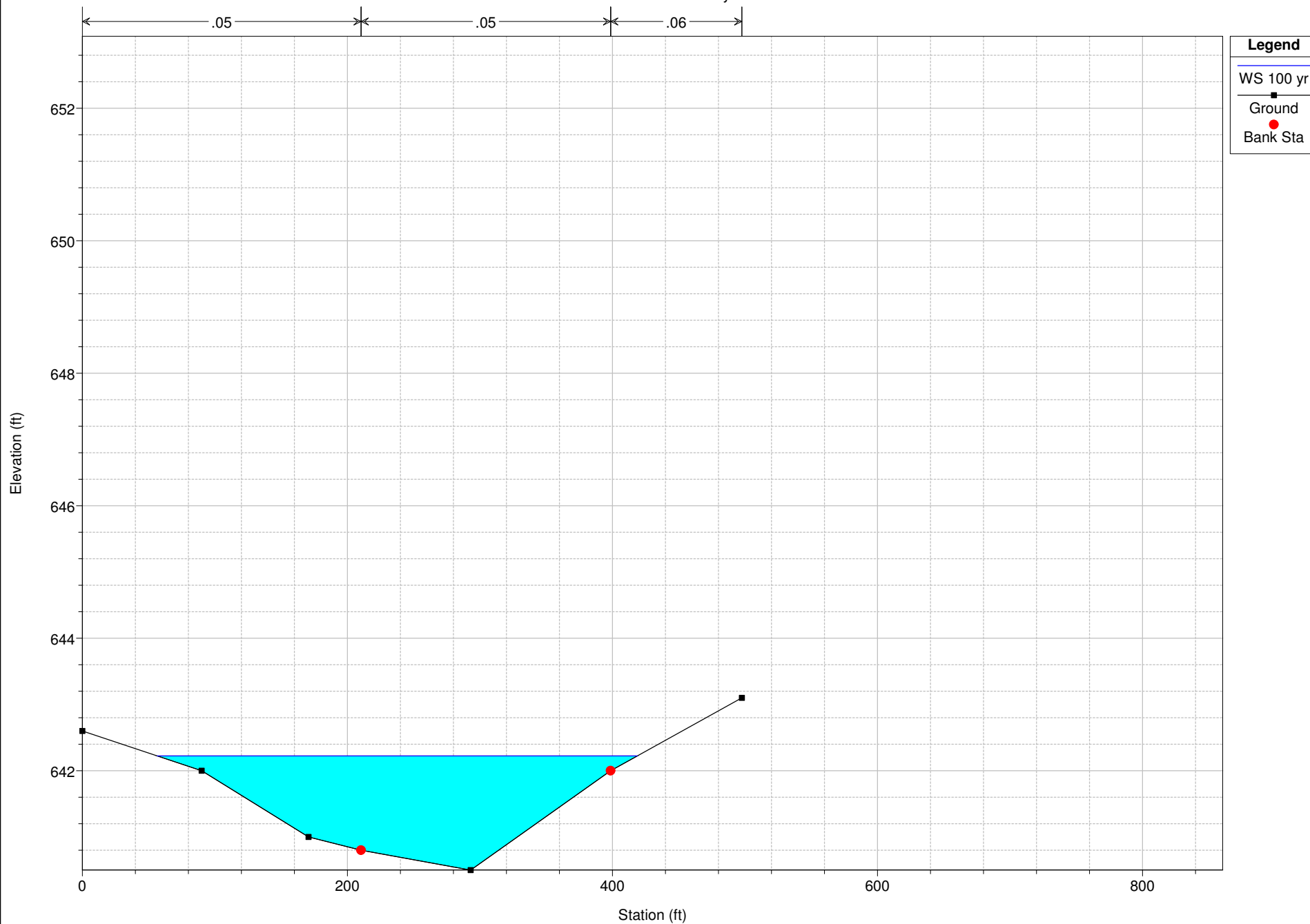


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

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

Geom: Proposed Conditions Flow: Existing

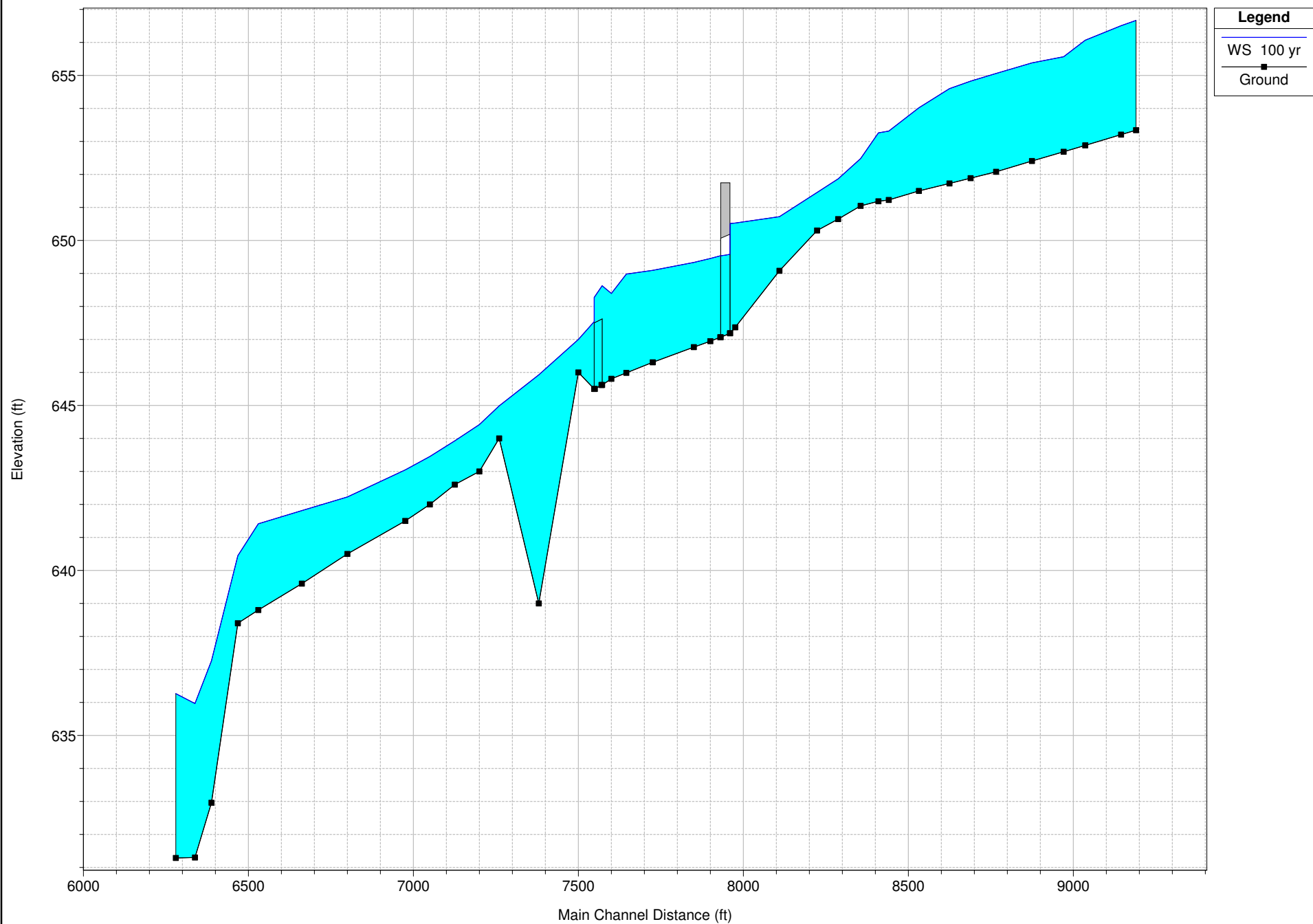
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1 in Horiz. = 100 ft 1 in Vert. = 2 ft

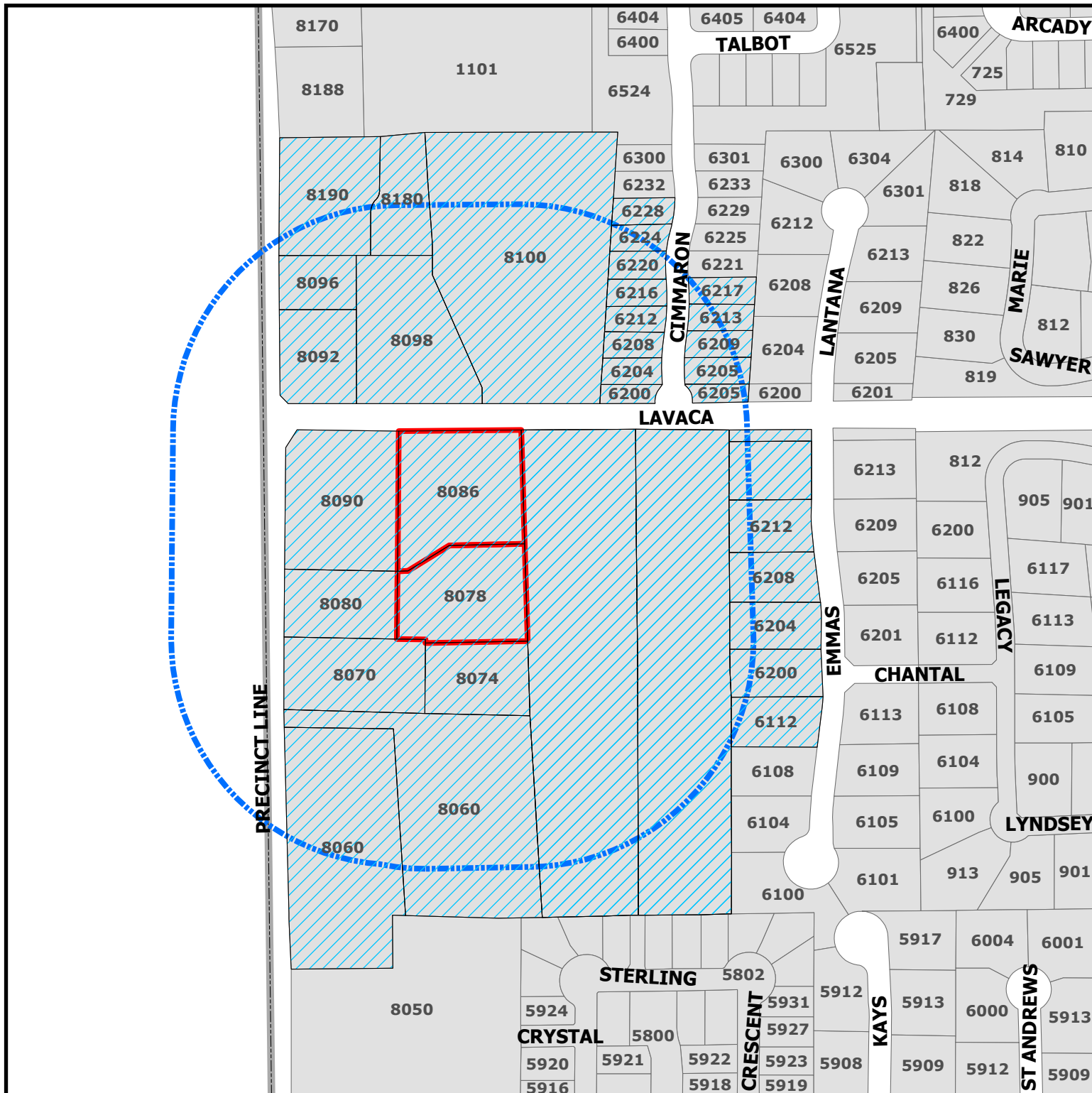
Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

Geom: Proposed Conditions Flow: Existing



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

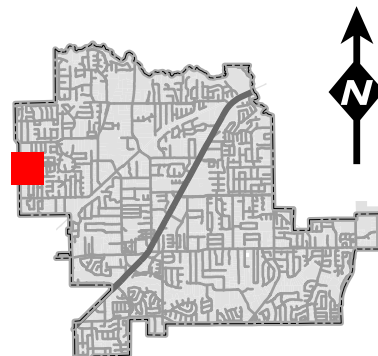
Notification Map



ZC25-017

8086 Precinct Line Rd

-  Buffer
-  Subject Property
-  Parcels to be notified



DISCLAIMER:
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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

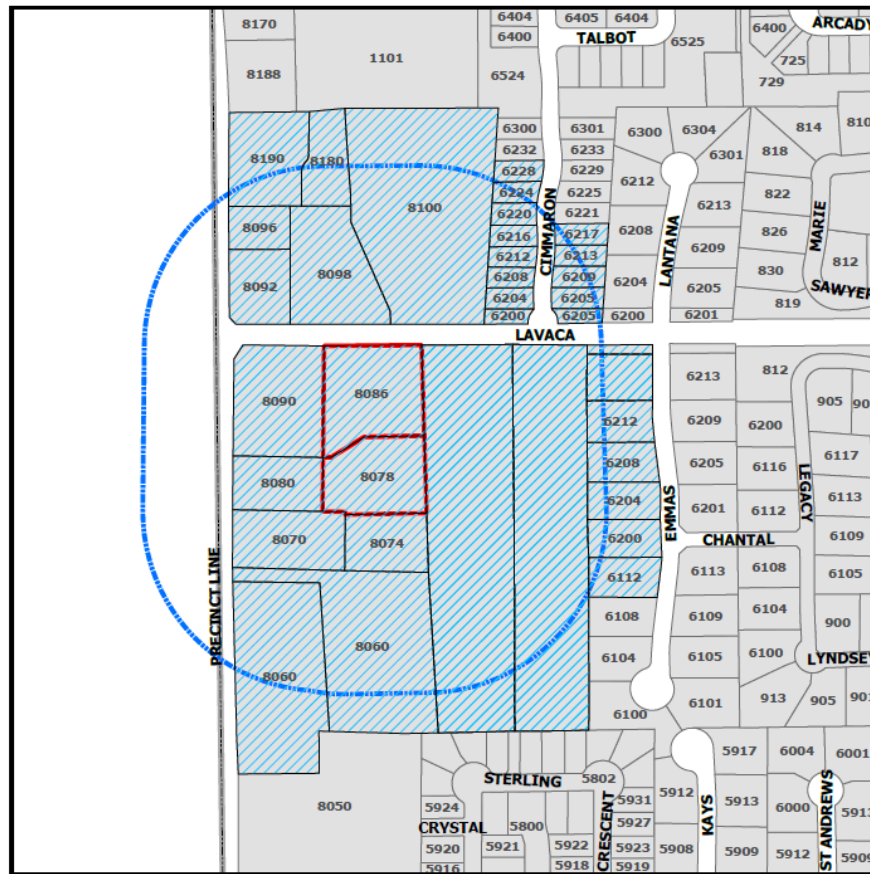
Present Zoning: PUD-C, Planned Unit Development Commercial

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:

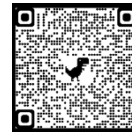
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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 BRIEFING

Agenda Number -

Agenda Date 9/8/2025

Type Presentation and Discussion

Department Community Development

Title

Consideration 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 operate a dog boarding business on Lot 2A, Block 6R, Woodbriar Estates West Addition, being approximately 0.46 acres and zoned CC-3 Highway Commercial. The SUP request is to allow for a dog boarding business, with an outdoor run, to operate in an existing building.

Existing Conditions/Background: The subject property, 3811 Colleyville Boulevard, resides south of the intersection of Colleyville Boulevard and Cheek-Sparger Road, and has CC-3 Highway Commercial zoning. The property is developed as a multi-tenant building with suites available for retail use. The applicant has requested an SUP to operate a dog boarding business, with an outdoor run.

SUP Request: The property is zoned CC-3 Highway Commercial district, which allows for a dog boarding business with approval of an SUP in accordance with Table 3.24.B - Schedule of Permitted Uses of the Land Development Code.

Analysis: The SUP is requested to allow for the operation of a dog boarding business, with an outdoor run. The proposed development will provide boarding, grooming, and training services for pets. Most operations will occur during standard retail hours (7 a.m. to 7 p.m.), with appropriate ventilation and sound-proofing installation.

Plat Status: The property is platted as Lot 2A, Block 6R, Woodbriar Estates West Addition.

DRC Review: The DRC reviewed the request during their August 18, 2025, meeting and determined the case would be scheduled for the September 8, 2025, Planning and Zoning Commission meeting.

Drainage: N/A

Surrounding Development: The properties to the north, east, and west are zoned CC-3 Highway Commercial and improved with commercial uses. The property to the

southeast is zoned CN Neighborhood Commercial and improved with an institutional use. The properties to the south are zoned PUD-R Planned Unit Development – Residential and are improved with single family homes.

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

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

Staff Recommendation: Staff is neutral on this request.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Relief and Screening Plan
6. Floor Plan
7. Notification Map
8. Notification Letter
9. Letters of Opposition
10. Opposition Map
11. Opposition Report
12. Draft Ordinance

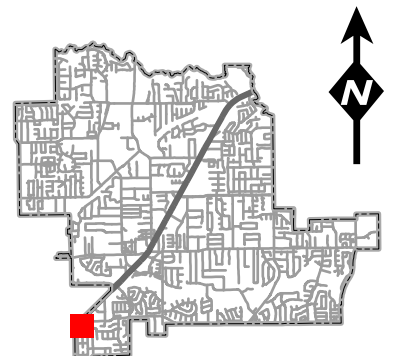
Aerial Map



ZC25-021

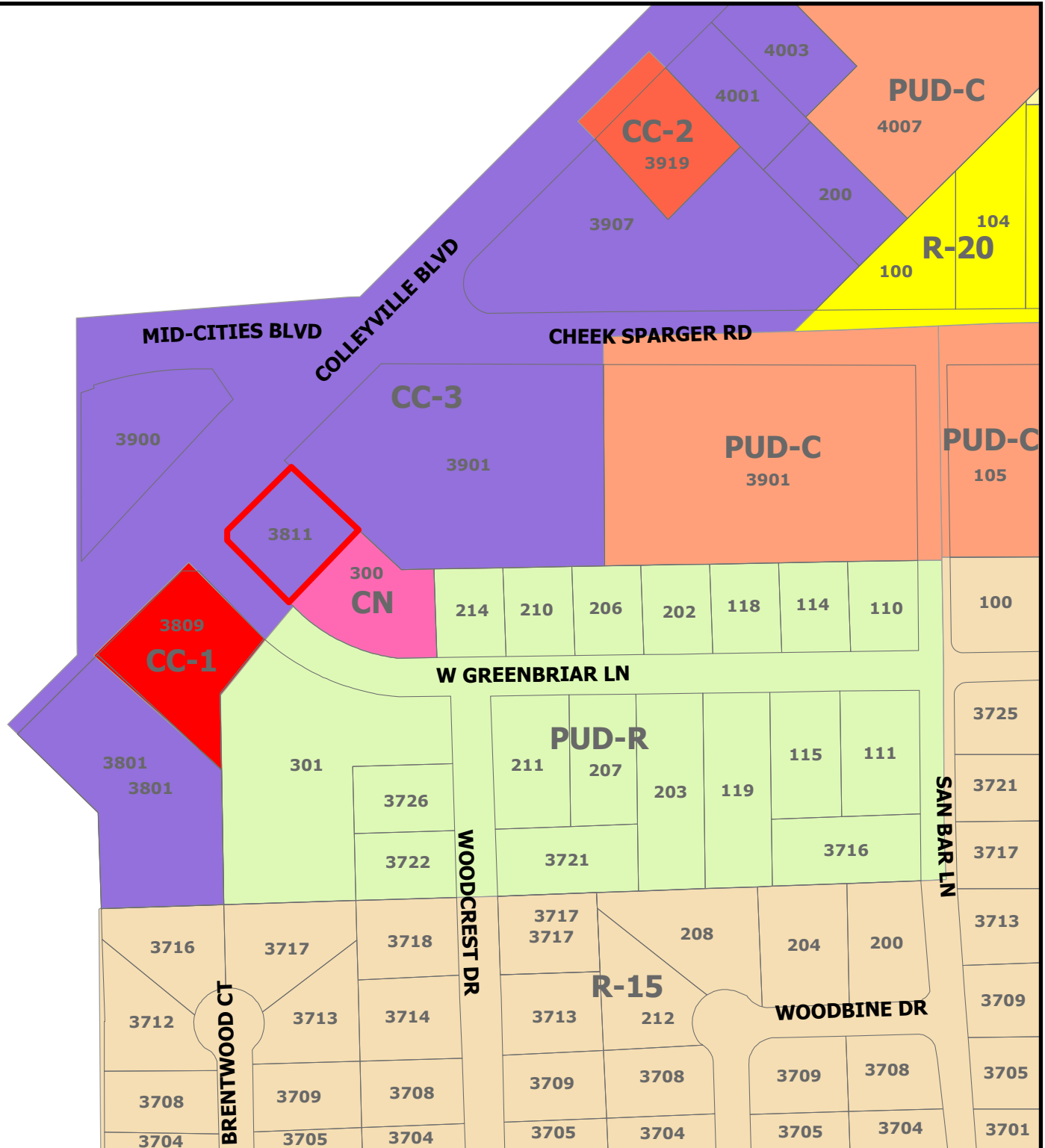
3811 Colleyville Blvd

 Subject Property



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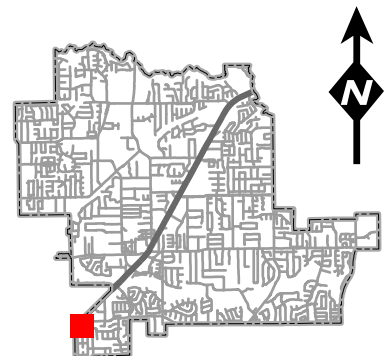
Zoning Map



ZC25-021

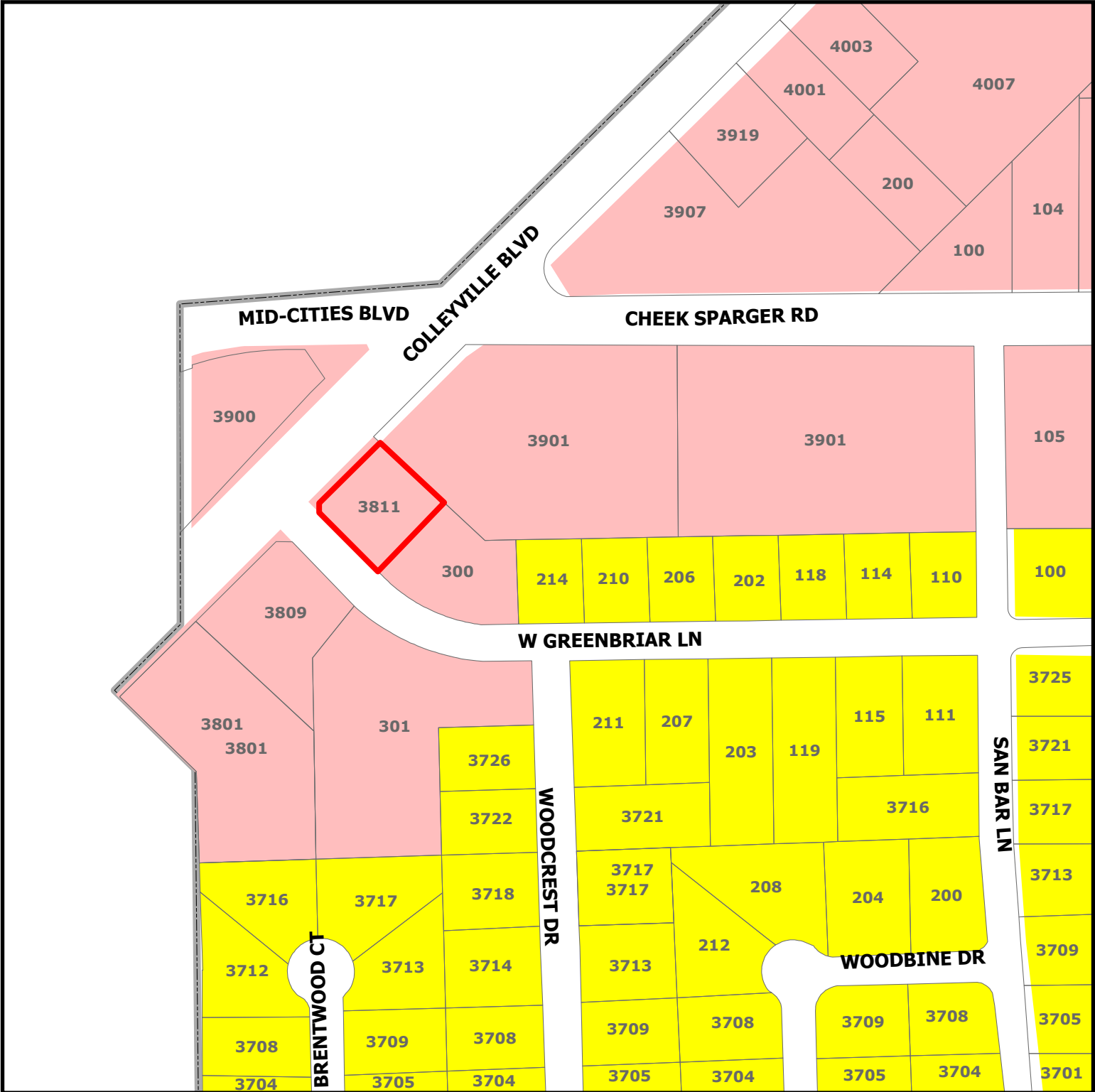
3811 Colleyville Blvd

Subject Property



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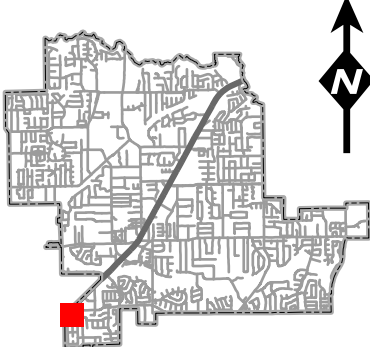
Future Land Use Map



ZC25-021

3811 Colleyville Blvd

- Residential
- Colleyville Blvd Corridor
- Subject Property



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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):

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



- 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
-

Operational Details and Facility Standards:

Hours of Operation:

- Kennel Tech Hours: 7:00 AM – 7:00 PM, Every Day
- Lobby Hours:
 - Monday–Friday: 7:00 AM – 12:00 PM and 2:00 PM – 7:00 PM
 - Saturday: 8:00 AM – 6:00 PM
 - Sunday: 11:00 AM – 5:00 PM
- Pick-up/Drop-off: During lobby hours only

Outdoor Relief and Dog Walking Protocol:

- Dogs may be walked in groups of up to 5 in a fenced outdoor walking area.
- Dogs within this area may be off-leash but are *always monitored* and *never left unattended*.
- Group walk sessions typically last 10–15 minutes, with up to 5 sessions per day.

Waste Management and Sanitation:

- Waste is promptly scooped and disposed of in a covered trash container lined with 30-gallon heavy-duty bags.
- Scoopers are disinfected in a designated bucket and cleaned daily.
- Waste is double-bagged, securely tied, and placed in a refuse container for weekly pickup.

Exterior Cleaning and Treatment:

- Exterior areas are treated with a disinfectant sprayer solution (per Procedures Manual) at least 3 times per week or as needed.



- Surfaces are rinsed with clean water, and standing water is removed using a broom or blower to prevent buildup.

Interior Cleaning Protocols:

- We use a hospital-grade Double Bucket Mop System to protect against cross-contamination, including pathogens such as MRSA, Norovirus, HBV, HCV, HIV, and Parvovirus.
- Our facilities are designed and maintained with a focus on cleanliness and odor control.

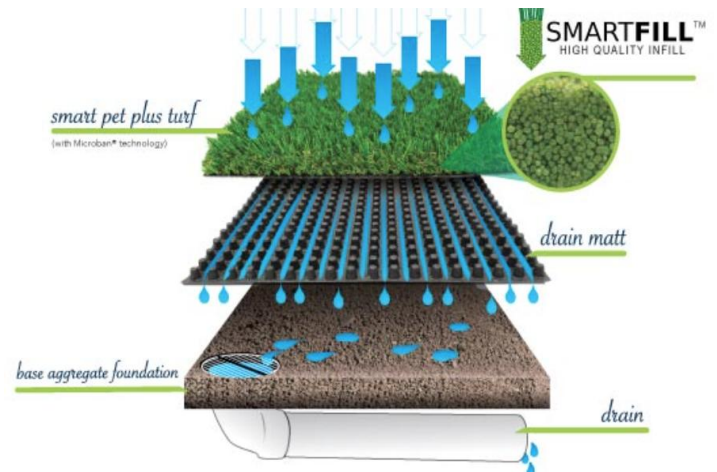
Smell & Tell Tours:

We proudly invite pet parents to participate in our proprietary "*Smell and Tell Tour*," offering a behind-the-scenes look at our rigorous hygiene standards and the thoughtful care provided to every pet.

Facility Enhancements (In Progress):

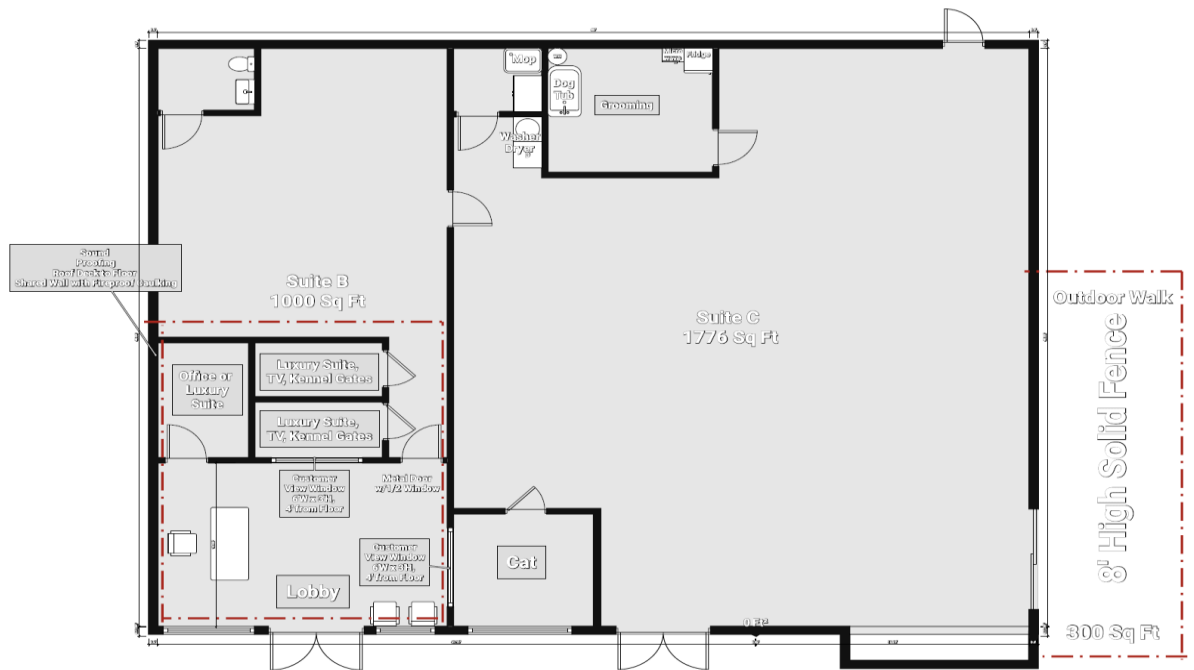
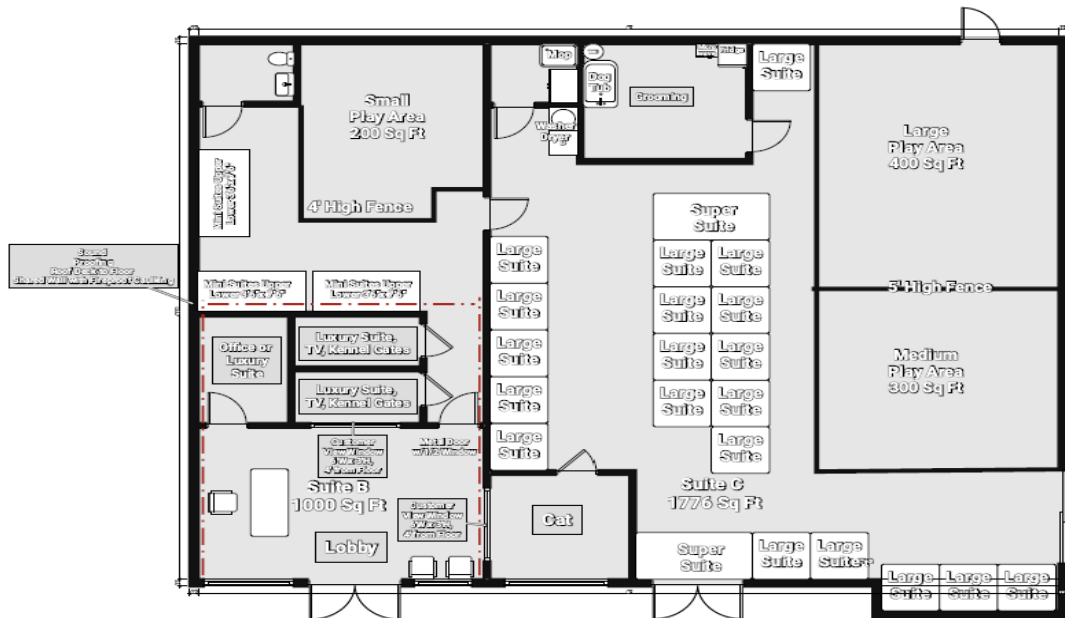
- **New HVAC Units:** Will be installed by the landlord, including air exchange for improved indoor air quality.
- **Soundproofing:** Soundproofing will be added to the shared wall, extending from roof to floor, to further reduce noise transmission. Additionally, fire caulking will be applied to all necessary joints and penetrations to meet safety and code requirements.
- **Interior Additions:** A lobby, two luxury pet suites, and an office will be incorporated into the layout to improve functionality and client experience.
- **Outdoor Play Area:** The existing drive-thru area will be converted into a small, attended outdoor play area for pets only. Play sessions will be limited to 10–15 minutes, with small groups to ensure close supervision and safety.

Our facilities are maintained to the **highest standards of cleanliness, sanitation, and odor control**, ensuring a safe and hygienic environment.

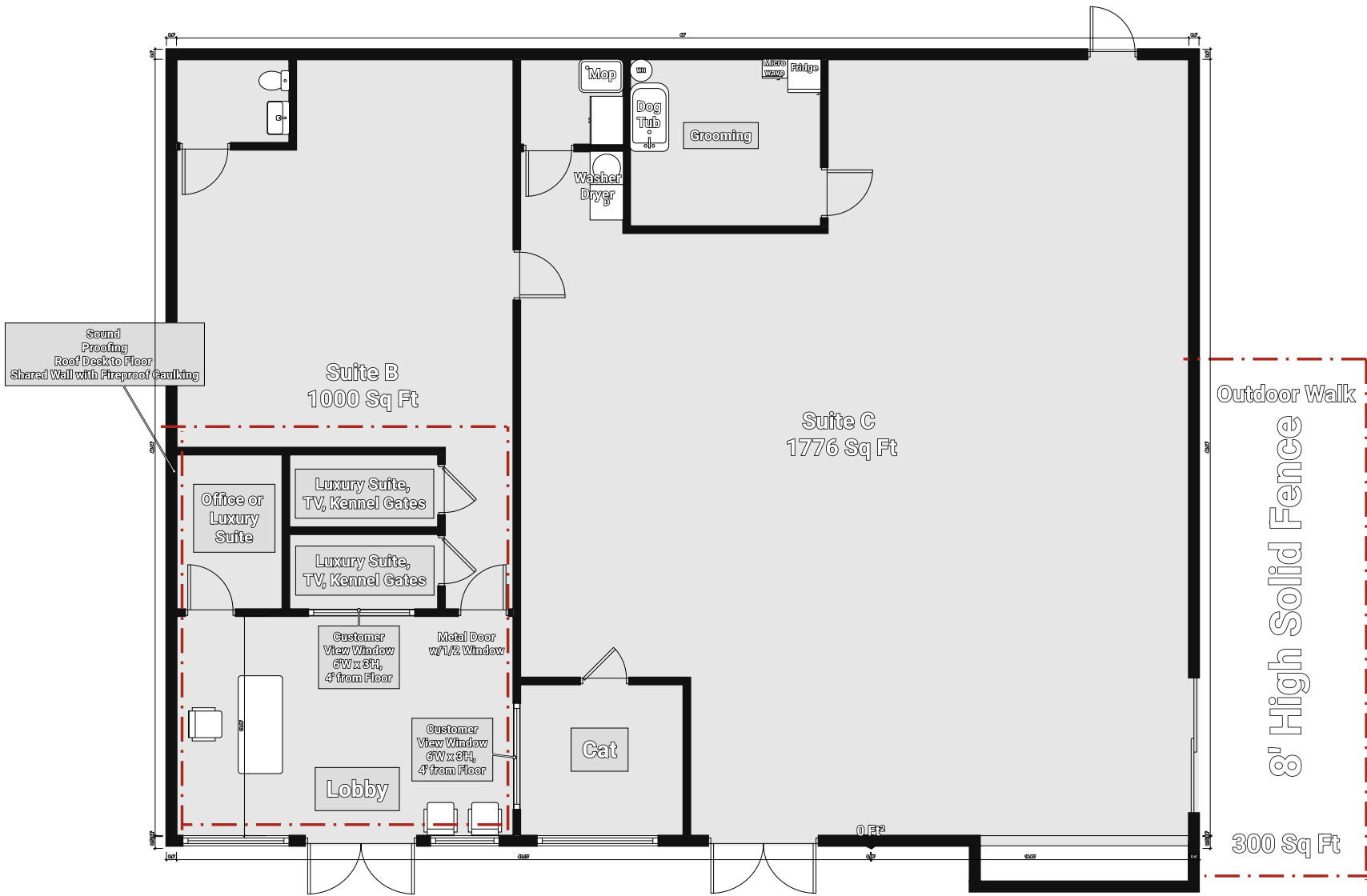


10x30 area Inside the fence, a **6-inch concrete curb**. **8-foot stained wood fence**





May, To Be Built



New, To Be Built

Notification Map

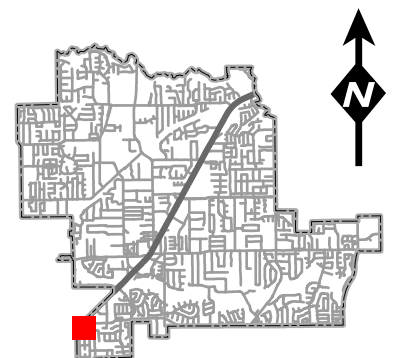
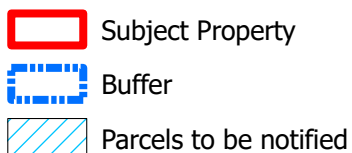


ZC25-021

3811 Colleyville Blvd

DISCLAIMER:

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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, September 8, 2025 at 7:00p.m.
City Council Meetings: Wednesday, October 8, 2025 & Tuesday, October 21, 2025 at 7:00p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Pet Boarding use on Lot 2A, Block 6R, Woodbriar Estates West Addition, located at 3811 Colleyville Boulevard, Case ZC25-021. The applicant is requesting to operate a pet boarding business.

Zoning Case: ZC25-021

Applicant: Chene Verrett

Owner: Castle Core, LLC.

Location: 3811 Colleyville Boulevard

Property Description: Lot 2A, Block 6R, Woodbriar Estates West Addition

Present Zoning: CC-3 Highway 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:

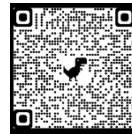
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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.

Daniel Ponder

Daniel Ponder
Planning Manager

From: [REDACTED]
To: [Citizen Letters](#)
Cc: [REDACTED]
Subject: Zoning Case ZC25-021
Date: Tuesday, August 26, 2025 6:53:30 AM

Dear Members of the Planning Commission,

We welcome new business to the community.

However, we respectfully ask that the Commission take time to thoroughly question the prospective owners regarding the proper operation of the proposed pet boarding facility. Based on the current site layout, we have significant concerns about the adequacy of the space for such a business.

Specifically, there appears to be no designated outdoor area for pets. The only exterior space consists of a parking lot and a narrow walkway at the rear of the building. There is no grass, no accessible water source, and no sufficient outdoor area where pets can be safely exercised or cared for.

Given these limitations, we are concerned about how the facility plans to meet the basic needs of boarded animals, including daily exercise, outdoor time, and proper sanitation. We believe these questions are critical for ensuring the well-being of the animals and the suitability of this location for such a business.

Thank you for your attention to this matter.

William and Storie Gilchrist

William Gilchrist
214 W. Greenbriar Ln
Colleyville, TX 76034
[REDACTED]



[REDACTED]

From: Callie Norris [REDACTED]
Sent: Thursday, August 28, 2025 11:35 AM
To: Daniel Ponder <DPonder@colleyville.com>
Subject: SPU- Case- ZC25-021-Pet Boarding

Dear Daniel,

Thank you for your time on the phone today. I represent the owner of the property at 3901 Colleyville Blvd, and I would like to express my concerns in writing regarding the proposed use of the property.

Upon reviewing the area on Google Earth, it appears that there is no designated location for pets to use the bathroom near the subject property. Our property is the most inviting and closest option for pets to dispose of their business in proximity to the subject property, as our property has only limited landscaping available.

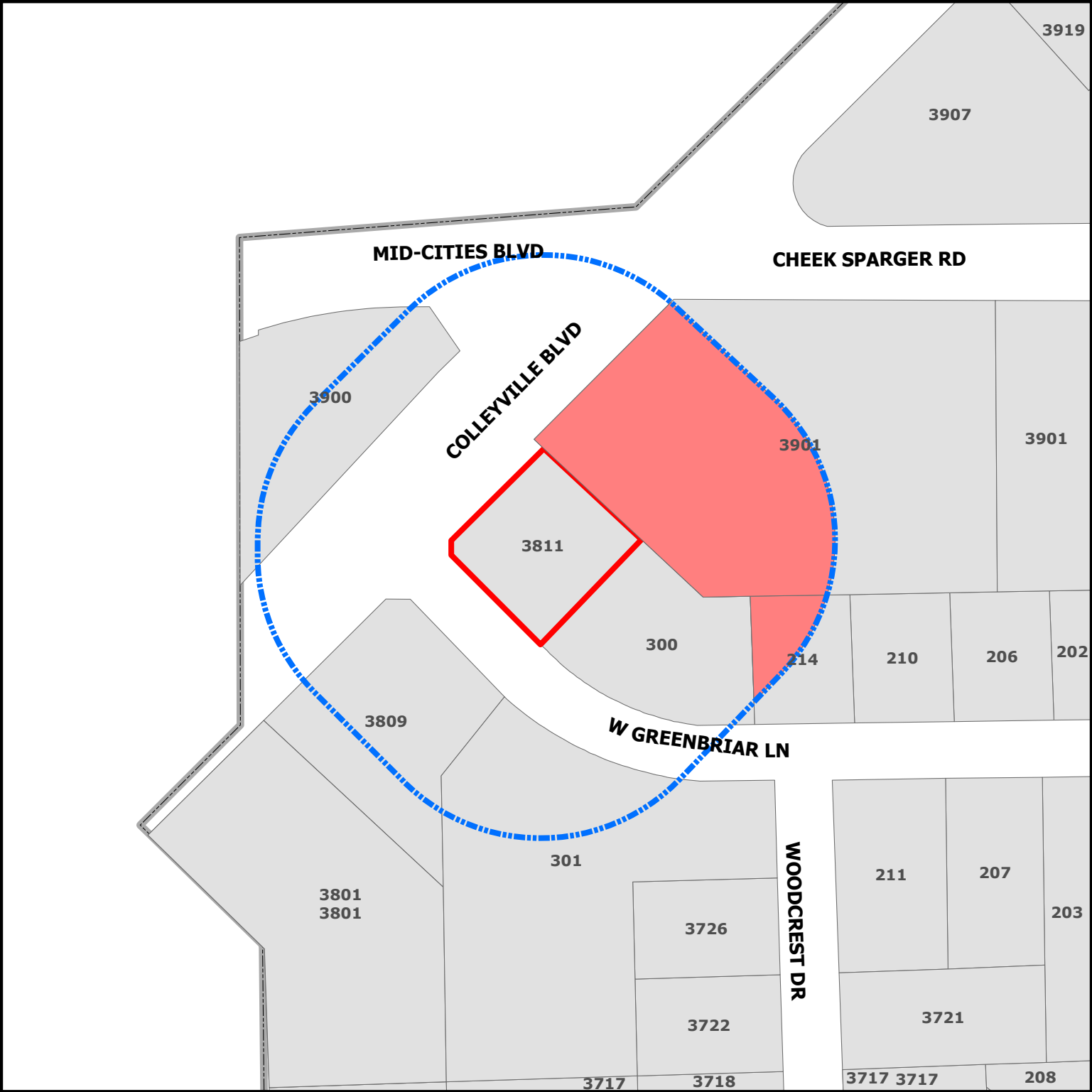
I urge you to communicate my concerns to the Planning and Zoning Commission and advocate for the denial of this proposed use.

Thank you for your attention to this matter.

Sincerely,

Callie Norris
ICA Properties, Inc.
[REDACTED]

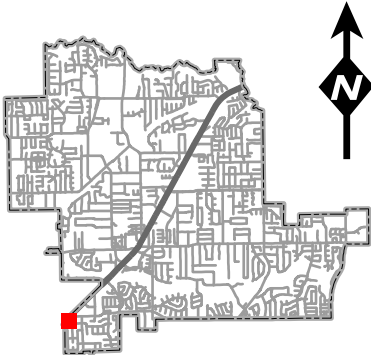
Opposition Map



ZC25-021

3811 Colleyville blvd

-  Subject Property
-  Opposing
-  Buffer_Protest



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List of Opposing Properties

Address	Owner's Name	Percentage
3901 COLLEYVILLE BLVD	ICA PROPERTIES INC	23.29%
214 W GREENBRIAR LN	WILLIAM GILCHRIST	2.14%

Address Count : 2

Total Percentage: 25.43%

ORDINANCE O-25-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.46 ACRES, BEING LOT 2A, BLOCK 6R, WOODBRIAR ESTATES WEST ADDITION, LOCATED AT 3811 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR A DOG BOARDING FACILITY; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for a dog boarding facility to operate under Case ZC25-021; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to allow for a dog boarding facility to operate on 0.46 acres, being Lot 2A, Block 6R, Woodbriar Estates West Addition, located at 3811 Colleyville Boulevard, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

- a. The Special Use Permit shall apply to the dog boarding business known as Preppy Pet, only.
- b. It shall be generally consistent with the floor plan as depicted on the attached Exhibit "B".
- c. It shall conform to the screening and relief plan as depicted in Exhibit "C".
- d. The Special Use Permit shall authorize Preppy Pet to perform the scope of services as depicted on the attached as Exhibit "D".
- e. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- f. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 8th day of October 2025.

The second reading and public hearing being conducted on the 21st day of October 2025.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 21ST DAY OF OCTOBER 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

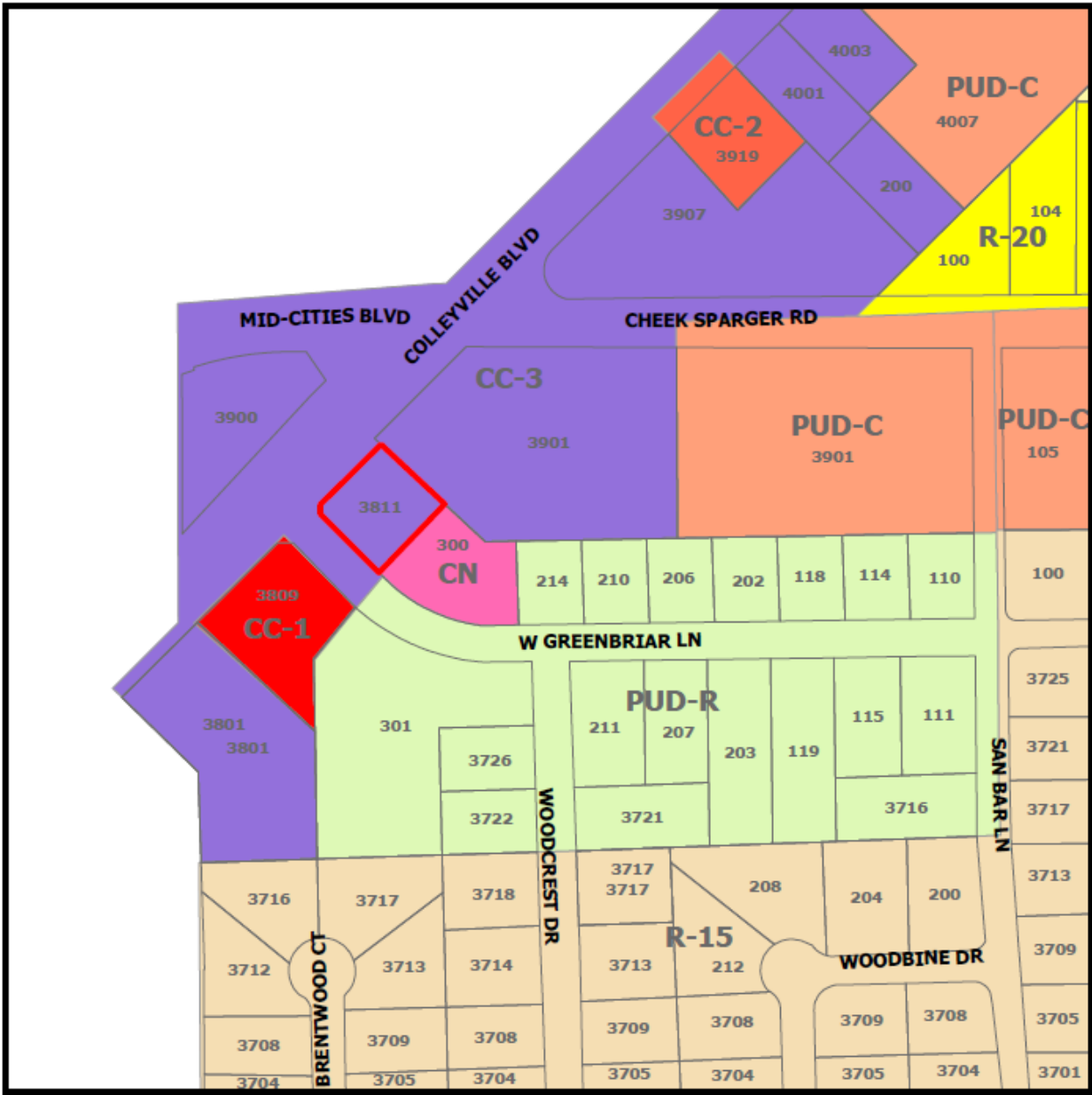


Exhibit "B" – Floor Plan

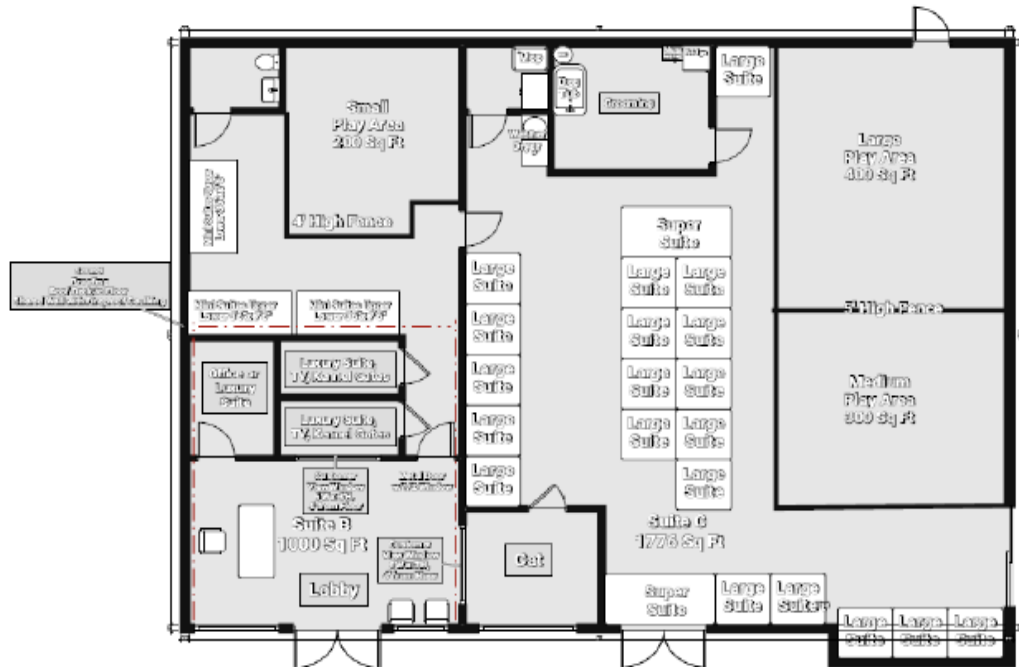
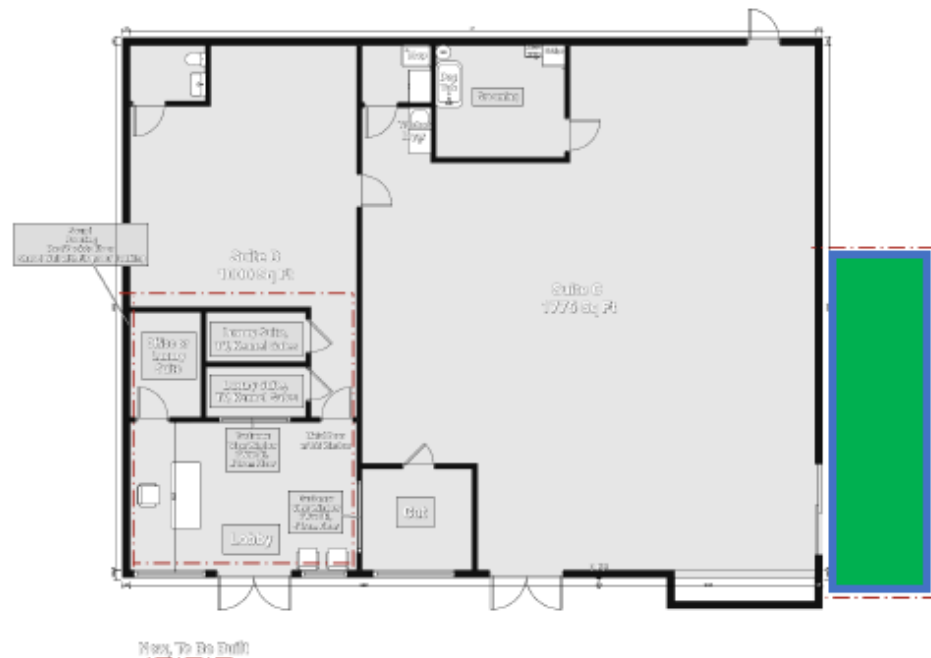


Exhibit "C" – Screening and Relief Plan

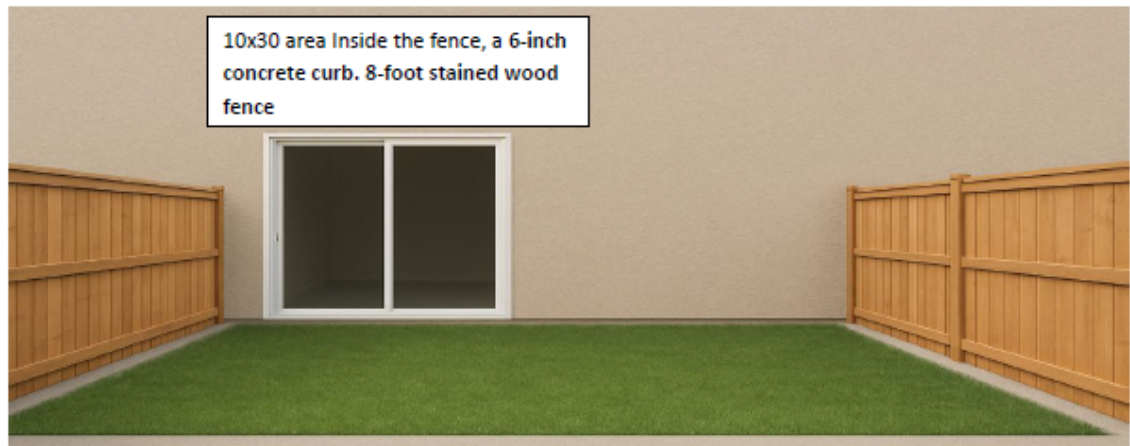
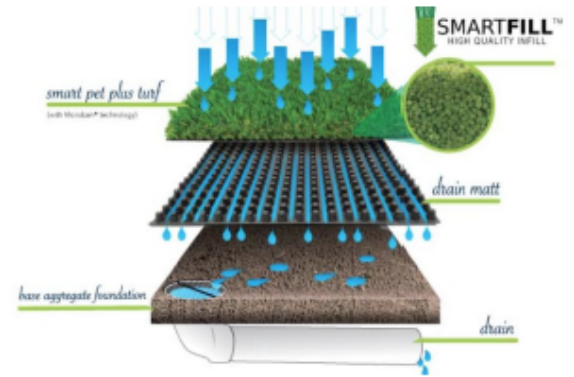


Outdoor Area

- The fenced outdoor area will feature a 8-foot stained wood fence, matched in color to the existing building, supported by meadow-style support poles.
- Inside the fence, a 6-inch concrete curb (indicated in blue) will border the area (approximately 10' x 30'). This curb is designed to prevent water runoff into the parking lot.
- The ground will be graded to create a 12–18 inch slope directing water toward a drain, which will be connected to the building's plumbing system.
- A turf drainage system will then be installed, topped with synthetic turf (shown in green).

Cleaning and Maintenance of the Relief System

- At the end of each day, the area will be thoroughly cleaned and sanitized.
- Cleaning will utilize a hospital-grade Double Bucket Mop System, which disinfects all surfaces while preventing cross-contamination. This system is proven effective against a wide range of pathogens, including MRSA, Norovirus, HBV, HCV, HIV, and Parvovirus.



10x30 area Inside the fence, a 6-inch concrete curb. 8-foot stained wood fence

Exhibit “D” – Scope of Services

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
-

Operational Details and Facility Standards:

Hours of Operation:

- Kennel Tech Hours: 7:00 AM – 7:00 PM, Every Day
- Lobby Hours:
 - Monday–Friday: 7:00 AM – 12:00 PM and 2:00 PM – 7:00 PM
 - Saturday: 8:00 AM – 6:00 PM
 - Sunday: 11:00 AM – 5:00 PM
- Pick-up/Drop-off: During lobby hours only

Outdoor Relief and Dog Walking Protocol:

- Dogs may be walked in groups of up to 5 in a fenced outdoor walking area.
- Dogs within this area may be off-leash but are *always monitored and never left unattended*.
- Group walk sessions typically last 10–15 minutes, with up to 5 sessions per day.

Waste Management and Sanitation:

- Waste is promptly scooped and disposed of in a covered trash container lined with 30-gallon heavy-duty bags.
- Scoopers are disinfected in a designated bucket and cleaned daily.
- Waste is double-bagged, securely tied, and placed in a refuse container for weekly pickup.

Exterior Cleaning and Treatment:

- Exterior areas are treated with a disinfectant sprayer solution (per Procedures Manual) at least 3 times per week or as needed.

Nays Dream LLC

d.b.a



Preppy Pet

- Surfaces are rinsed with clean water, and standing water is removed using a broom or blower to prevent buildup.

Interior Cleaning Protocols:

- We use a hospital-grade Double Bucket Mop System to protect against cross-contamination, including pathogens such as MRSA, Norovirus, HBV, HCV, HIV, and Parvovirus.
- Our facilities are designed and maintained with a focus on cleanliness and odor control.

Smell & Tell Tours:

We proudly invite pet parents to participate in our proprietary "*Smell and Tell Tour*," offering a behind-the-scenes look at our rigorous hygiene standards and the thoughtful care provided to every pet.

Facility Enhancements (In Progress):

- **New HVAC Units:** Will be installed by the landlord, including air exchange for improved indoor air quality.
- **Soundproofing:** Soundproofing will be added to the shared wall, extending from roof to floor, to further reduce noise transmission. Additionally, fire caulking will be applied to all necessary joints and penetrations to meet safety and code requirements.
- **Interior Additions:** A lobby, two luxury pet suites, and an office will be incorporated into the layout to improve functionality and client experience.
- **Outdoor Play Area:** The existing drive-thru area will be converted into a small, attended outdoor play area for pets only. Play sessions will be limited to 10–15 minutes, with small groups to ensure close supervision and safety.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number -

Agenda Date 9/8/2025

Type Presentation and Discussion

Department Community Development

Title

Consideration 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 for alcohol sales on Lot 13R, Block 2, Thompson Terraces Subdivision, being approximately 0.69 acres and zoned CC-1 Village Retail. The SUP request is to continue the sale of alcohol following a change in ownership.

Existing Conditions/Background: The subject property, 5201 Colleyville Boulevard, resides at the intersection of Colleyville Boulevard and Thompson Terrace and has CC-1 Village Retail zoning. The property is developed as the Stone House Restaurant. The applicant is requesting an SUP to continue the sale of alcohol following a change in ownership.

SUP Request: Alcohol beverage sales and consumption require a Special Use Permit in accordance with the Land Development Code. The restaurant currently operates with an approved SUP, but needs to reapply following a change in ownership.

Analysis: The SUP is requested to allow for on-premises alcohol sales/consumption at Stone House Restaurant. The restaurant currently operates with an SUP to serve alcohol, which terminates once the ownership is changed.

Plat Status: The property is platted as Lot 13R, Block 2, Thompson Terraces Subdivision.

DRC Review: The DRC reviewed the request during their August 18, 2025, meeting and determined the case would be scheduled for the September 8, 2025, Planning and Zoning Commission meeting.

Drainage: N/A

Surrounding Development: The properties to the north, south, and west are zoned CC-1 Village Retail and improved with commercial uses. The properties to the east are zoned R-20 Single Family Residential and improved with single family homes.

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

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

Staff Recommendation: Staff recommends approval for this request.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Existing Ordinance
5. Notification Map
6. Notification Letter
7. Draft Ordinance

Aerial Map

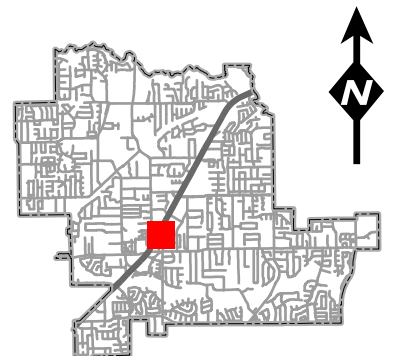


ZC25-022

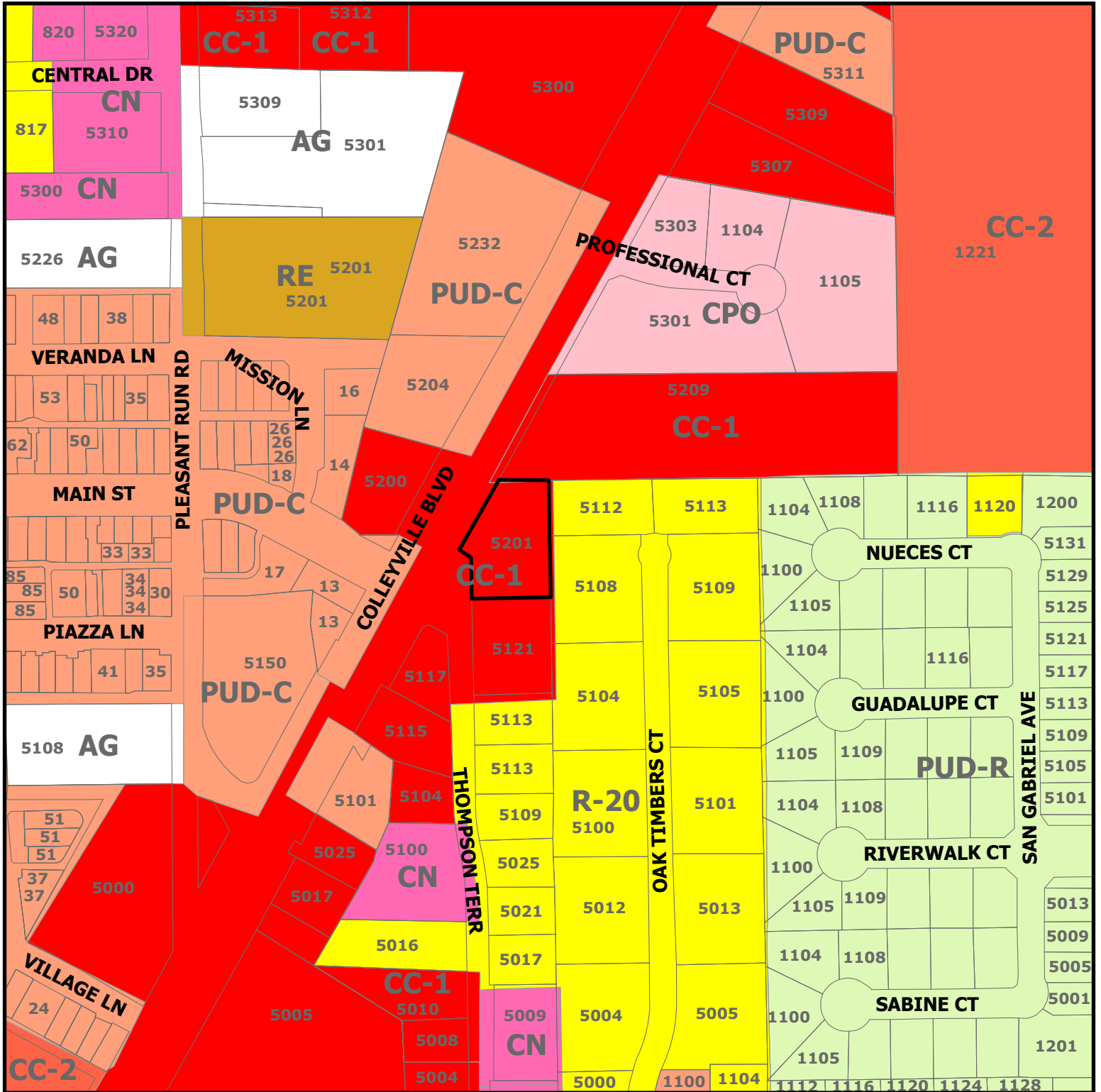
5201 Colleyville Blvd

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 Subject Property



Zoning Map

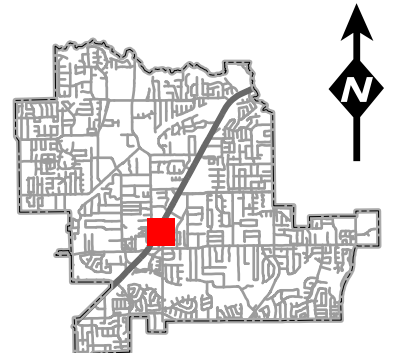


ZC25-022

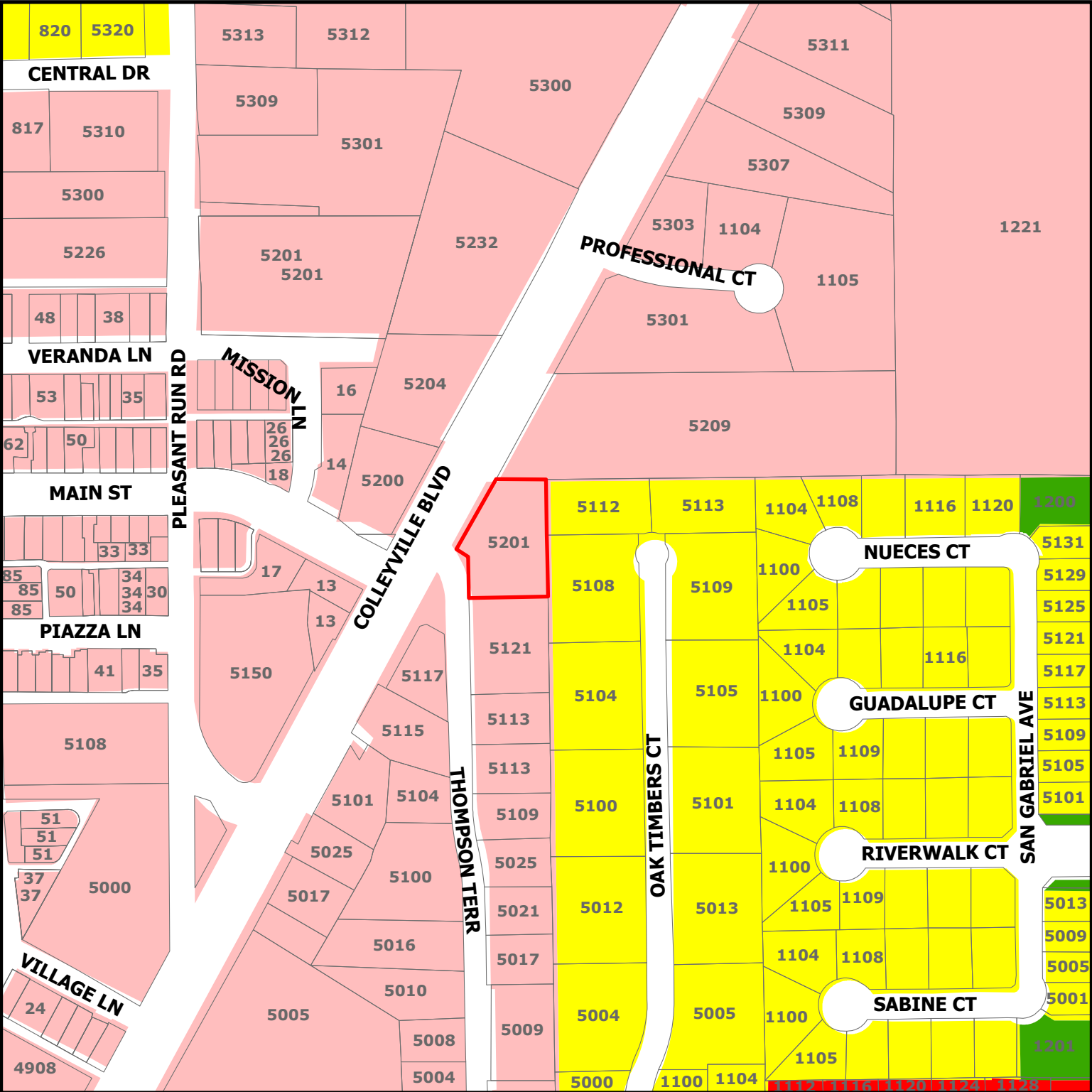
5201 Colleyville Blvd

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 Subject Property



Future Land Use Map

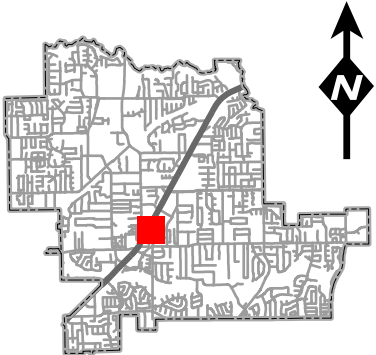


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ZC25-022

5201 Colleyville Blvd

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



ORDINANCE O-22-2216

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOT 13R, 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 a Special Use Permit for the sale of alcoholic beverages for on-premise consumption for Case No. ZC22-027; and

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

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

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

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

Sec. 1. THAT 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 Lot 13R, 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-premises 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-premises consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premises consumption alcohol sales by this Special Use Permit shall be called "Stone House Restaurant and Wine Bar".
- c. The Special Use Permit 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.
- d. 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 and 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 6th day of September 2022.

The second reading and public hearing being conducted on the 20th day of September 2022.

PASSED AND APPROVED BY A VOTE OF 7 AYES, 0 NAYS, ON THIS THE 20th DAY OF SEPTEMBER 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

Aye
Aye
Aye
Aye

Mayor Pro Tem Kathy Wheat
George Bond, Place 2
Chuck Kelley, Place 5

Aye
Aye
Aye

ATTEST:



Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE



Bobby Lindamood
Mayor

APPROVED AS TO FORM:



Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Map

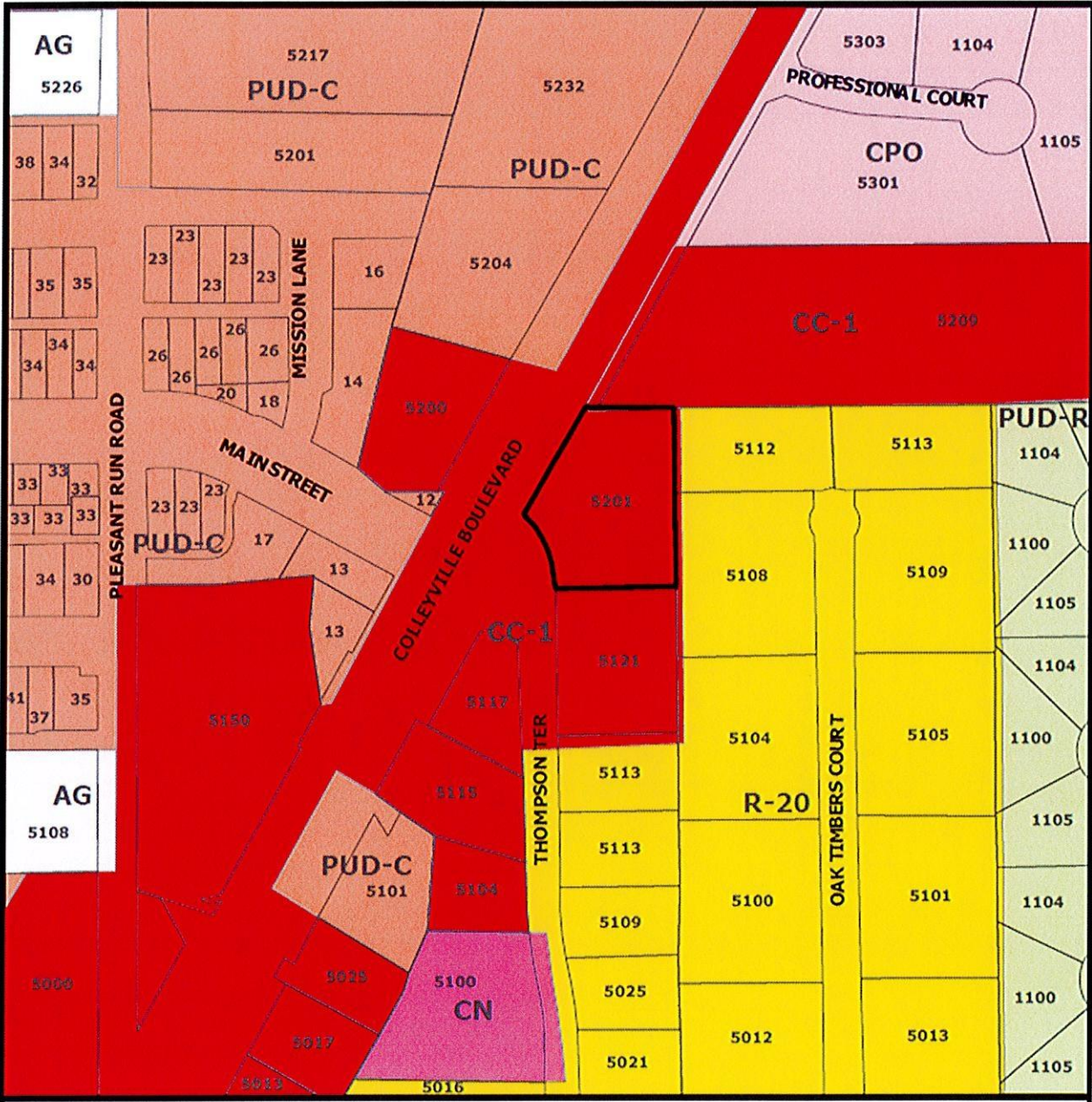
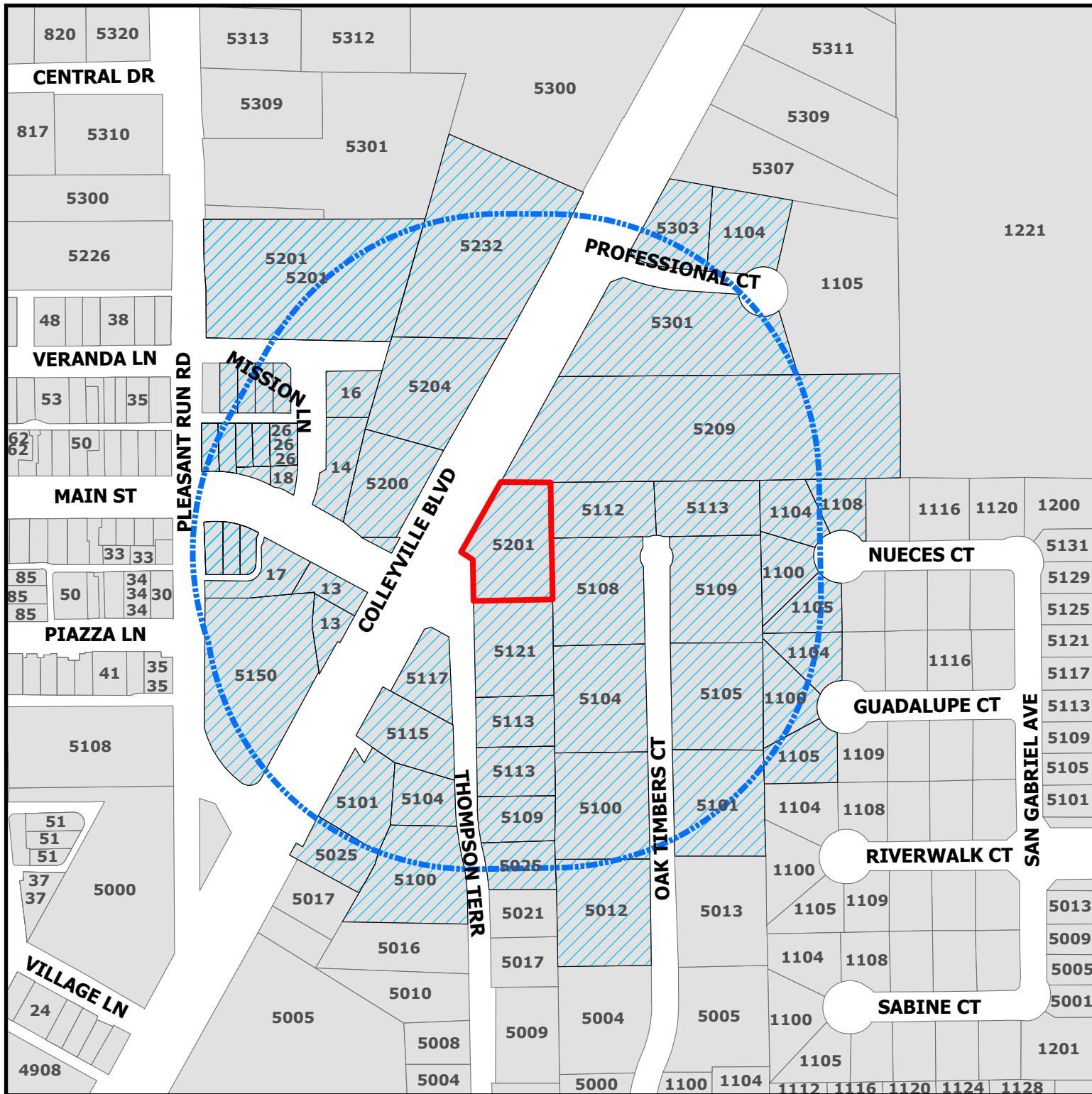


Exhibit "B" – Aerial Map



Copyright 2006 AREA SURVEYING, INC.

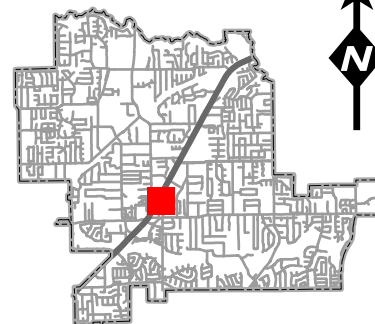
Notification Map



ZC25-022

5201 Colleyville Blvd

- Subject Property
- Buffer
- 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, September 8, 2025 at 7:00p.m.
City Council Meetings: Wednesday, October 8, 2025 & Tuesday, October 21, 2025 at 7:00p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for Alcohol Beverage Sales – On-Premises Consumption on Lot 13R, Block 2, Thompson Terraces Subdivision, located at 5201 Colleyville Boulevard, Case ZC25-022. The applicant is requesting a Special Use Permit to continue the sale of alcohol following a change in ownership.

Zoning Case: ZC25-022

Applicant: Lisa Pardo

Owner: Sunder Holdings, LLC.

Location: 5201 Colleyville Boulevard

Property Description: Lot 13R, Block 2, Thompson Terraces Subdivision

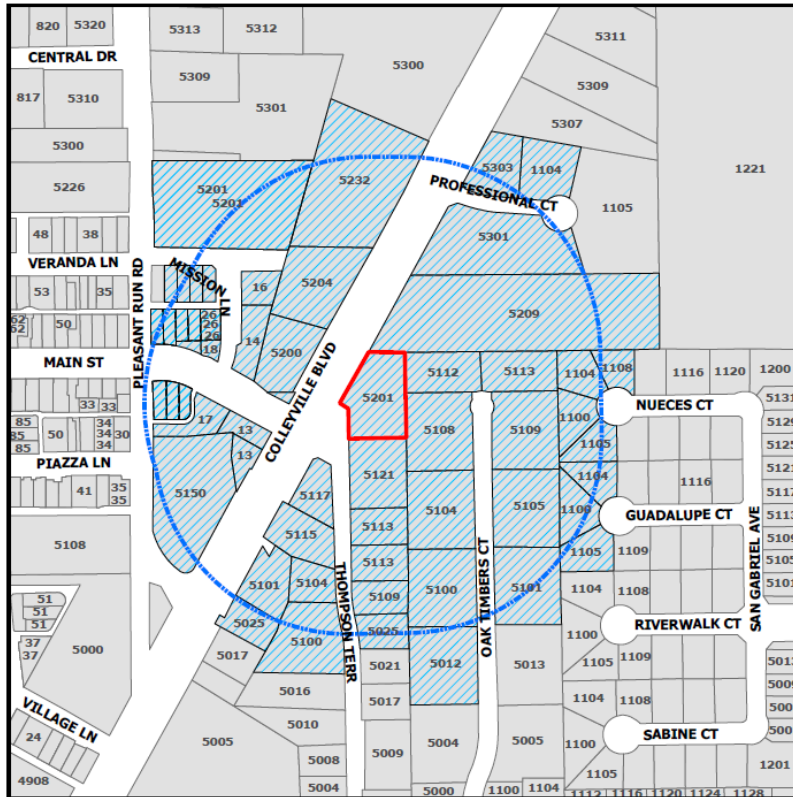
Present Zoning: CC-1 Village Retail

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:

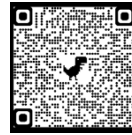
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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.

Daniel Ponder

Daniel Ponder
Planning Manager

ORDINANCE O-25-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOT 13R, BLOCK 2 OF THE THOMPSON TERRACES SUBDIVISION, 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. ZC25-022; 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 Lot 13R, Block 2, of the Thompson Terraces Subdivision, 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. 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.

- d. The Special Use Permit shall automatically expire upon the abandonment of the business, a change in the use, or upon the extermination or termination of the Certificate of Occupancy.
- 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 8th day of October 2025.

The second reading and public hearing being conducted on the 21st day of October 2025.

APPROVED BY A VOTE OF ____ AYES AND ____ NAYS ON THIS THE 21ST DAY OF OCTOBER 2025.

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Map

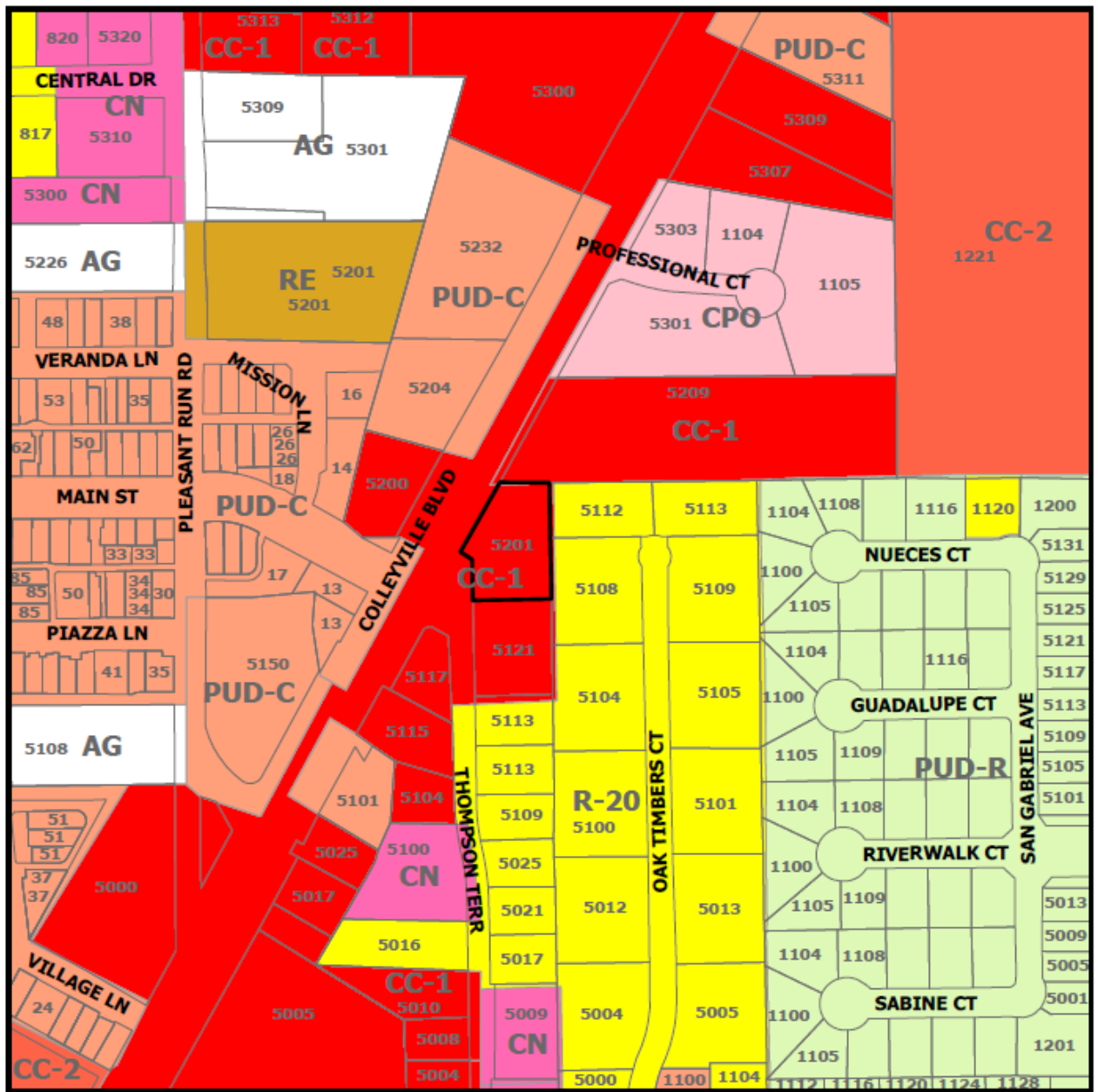


Exhibit "B" – Aerial Map



SPRINT PROJECT NO. CM-04-004--30
 (a)(3), (b)(3), (c)(3), (d)(3), (e)(3), (f)(3), (g)(3), (h)(3), (i)(3), (j)(3), (k)(3), (l)(3), (m)(3), (n)(3), (o)(3), (p)(3), (q)(3), (r)(3), (s)(3), (t)(3), (u)(3), (v)(3), (w)(3), (x)(3), (y)(3), (z)(3)



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number -

Agenda Date 9/8/2025

Type Presentation and Discussion

Department Community Development

Title

Consideration 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).

Existing Conditions/Background: The subject property, 5912 Ponderosa Street, resides southwest of the intersection of Ponderosa Street and Hardage Lane and has R-15 Single Family Residential zoning. The property is developed as a single family home. The applicant has requested an SUP to allow for an accessory structure that, together with another accessory building on the lot, exceeds 4% of the lot coverage allowed by the Land Development Code.

SUP Request: The proposed total accessory structure area would exceed 4% of the total lot coverage, which is the maximum allowed by the Land Development Code.

Analysis: The lot has a square footage of 15,823, which allows 633 square feet for accessory buildings (4%). The proposed accessory structure would be approximately 336 square feet. Combined with an existing accessory structure on the property, the total coverage would be 803 square feet, exceeding the allowed 633 square feet as per the Land Development Code. Thus, the SUP is required in order to construct the accessory building as proposed.

Plat Status: The property is platted as Lot 14R, Pecan Park Estates.

DRC Review: The DRC reviewed the request during their August 18, 2025, meeting and determined the case would be scheduled for the September 8, 2025, Planning and Zoning Commission meeting.

Drainage: N/A

Surrounding Development: The properties to the north and west are zoned R-20 Single Family Residential and are improved with single family homes. The properties to

the east and south are zoned CC-1 Village Retail and are improved with commercial uses. The properties to the northeast are zoned R-15 Single Family Residential and are improved with single family homes.

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

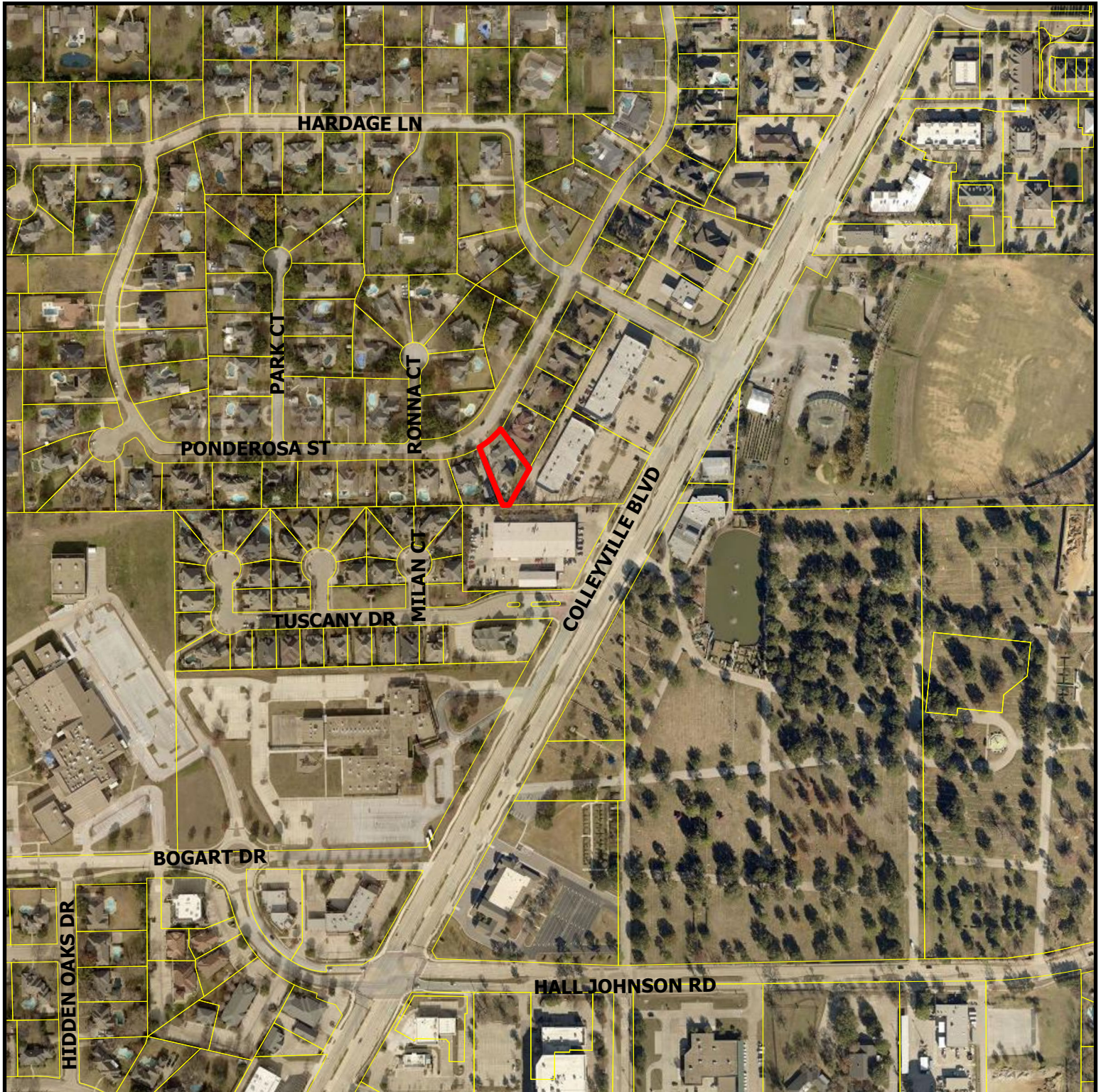
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published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

Staff Recommendation: Staff is neutral on this request.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Elevations
7. Impervious Coverage
8. Framing Plan
9. Electrical Plan
10. Foundation Plan
11. Notification Map
12. Notification Letter
13. Draft Ordinance

Aerial Map

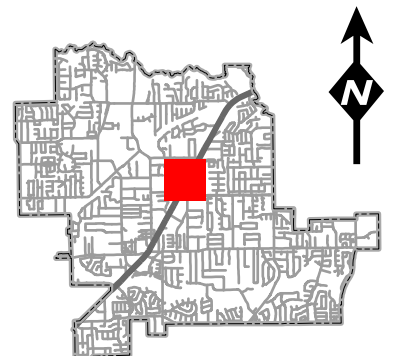


ZC25-023

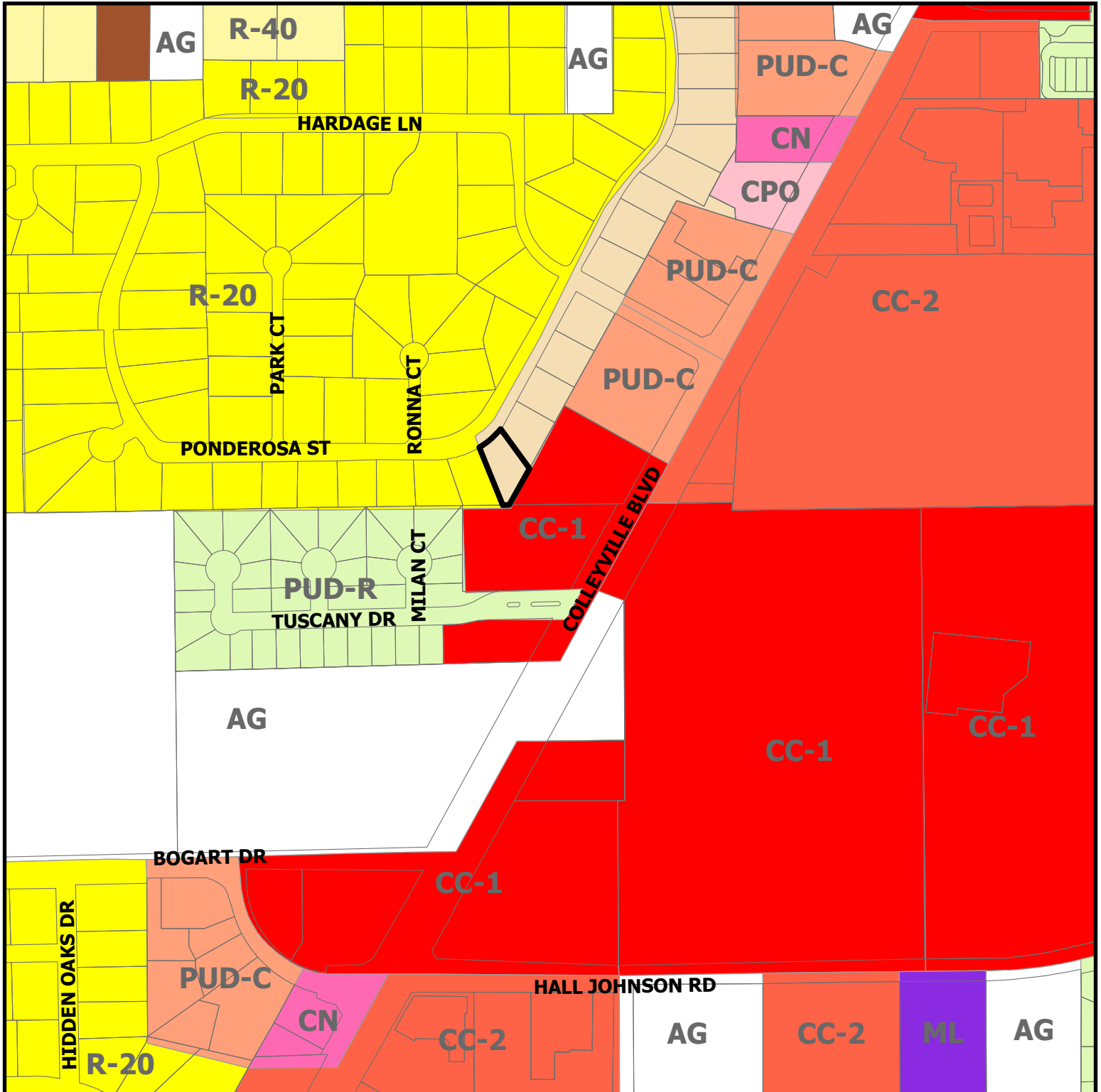
5912 Ponderosa St

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 Subject Property



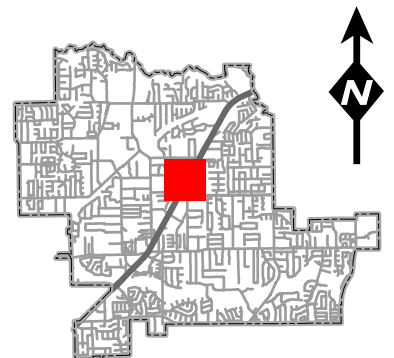
Zoning Map



ZC25-023

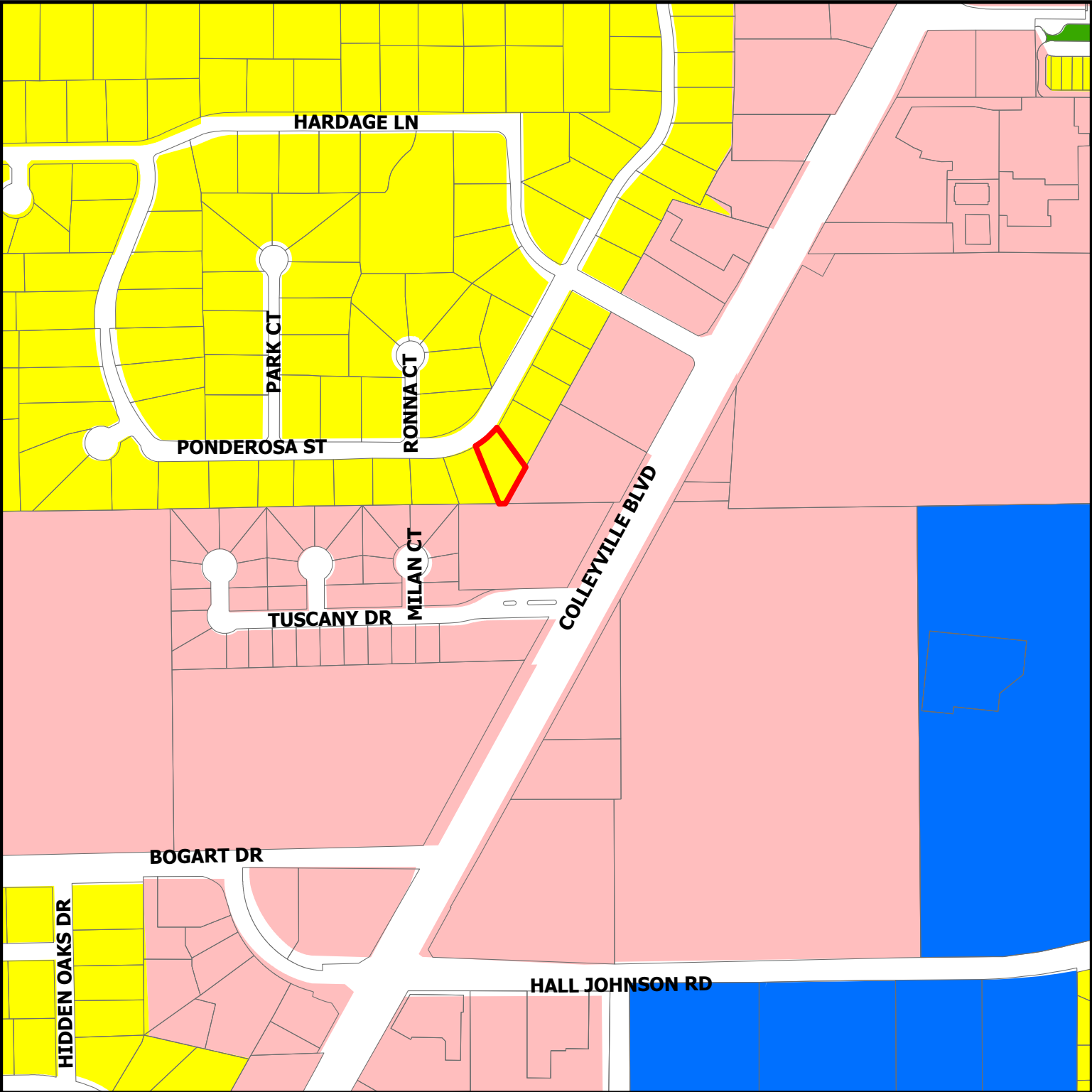
5912 Ponderosa St

 Subject Property



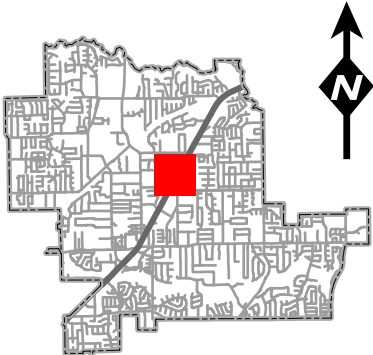
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Future Land Use Map



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.

The shed material will be LP Smart Siding in white which will match our home color. The roof material will be a gray shingle which will also match our home. The roof pitch will also match the existing house.

To summarize the request, our lot size is 15,823 SF. 4% of this amount is 633 SF. The existing accessory structure is 467 SF which is 3.1% of the total. The new shed would add an additional 336 SF for a total of 803 SF or 5.1% of the total or 1.1% over the limit. We are respectfully requesting approval of a zoning exception to allow for this building.

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

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

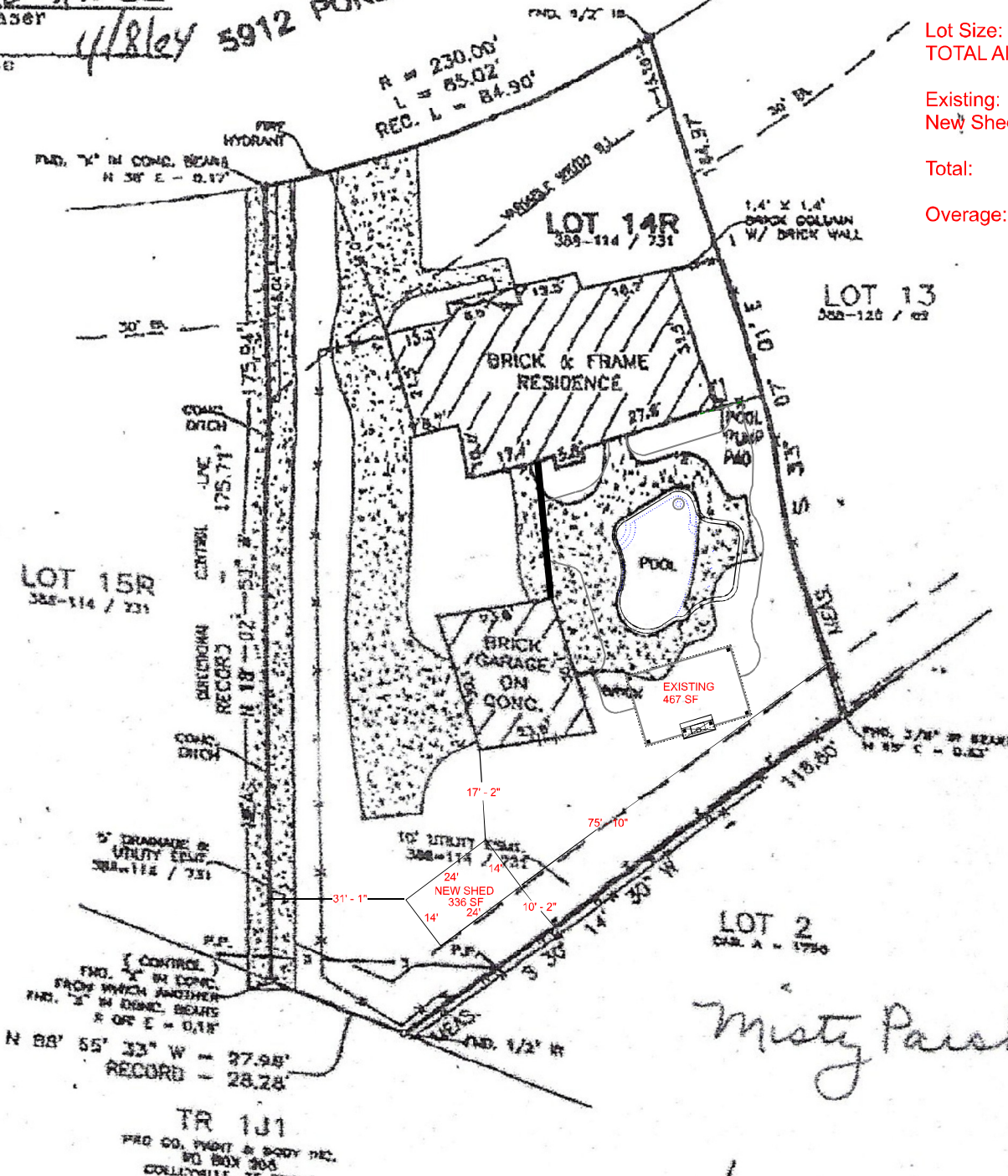
[Signature]
purchaser

[Signature]
purchaser

date

4/8/14

5912 PONDEROSA STREET



Lot Size: 15,823 SF - 100%
TOTAL Allowable: 633 SF - 4%

Existing: 467 SF - 3%
New Shed: 336 SF - 2.1%

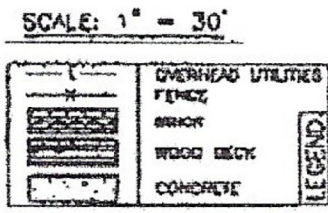
Total: 803 SF - 5.1%
Overage: 170 SF - 1.1%

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. All flood zones are subject to some degree of flood risk. 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
Mason, (817) 278-1148



Not to Scale

REVISIONS: 08/24/25	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
DATE: 06/25/25			
JOB NUMBER: 1			
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



MATERIALS SUMMARY

Base: Pressure Treated Runners - 4x6

Floor Joist: Pressure Treated - 2x6, 12" OC

Flooring: 3/4" LP Smart Floor

Interior Walls: 2x4 Studs, 16" OC

Exterior: LP Smart Panel Siding

Roof: Shingle - color Estate Grey

Exterior Color: White

Exterior Doors and Trim: Cape Cod Grey

Right



[Back](#)

D1	French Doors - 15 Light (Out-swing)	T1	10 Lite Dormer Transom Window
W1	14"x21" Playhouse Window	W2	3'x4' Insulated Window
C1	Outlet	C2	Switch
C3	Exterior GFI Outlet	C4	200A Panel with 12-2 Wiring
D2	6x6 Wood Double Doors (Out-swing)	C5	6' Dormer with 10 Lite
	Closed Wall		

D1	French Doors - 15 Light (Out-swing)	T1	10 Lite Dormer Transom Window
W1	14"x21" Playhouse Window	W2	3'x4' Insulated Window
C1	Outlet	C2	Switch
C3	Exterior GFI Outlet	C4	200A Panel with 12-2 Wiring
D2	6x6 Wood Double Doors (Out-swing)	C5	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)

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	

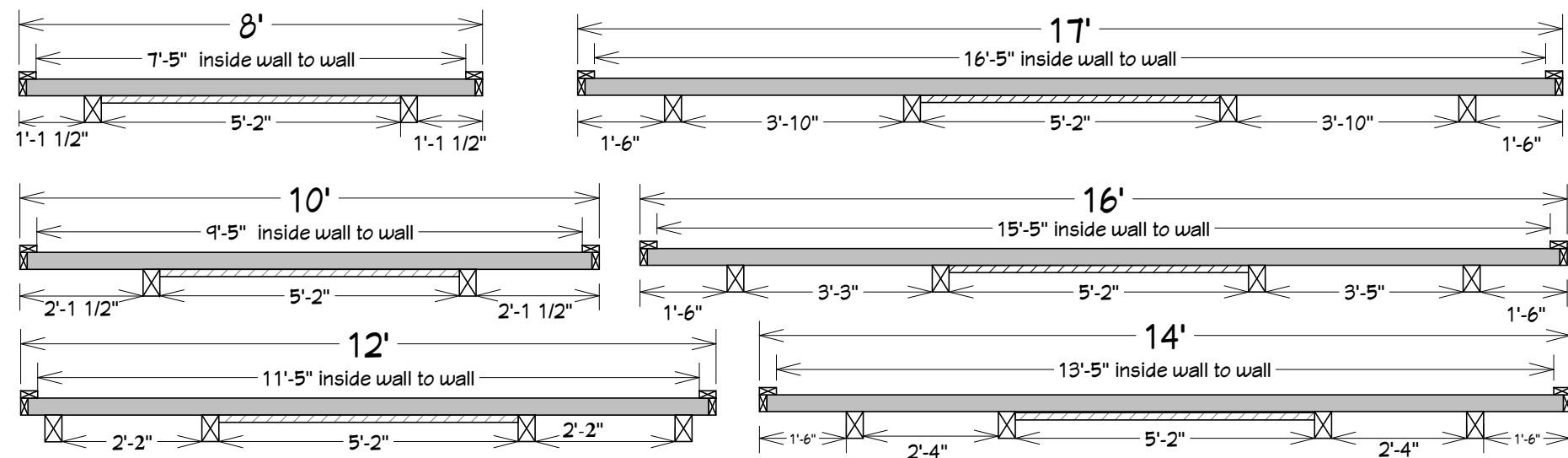
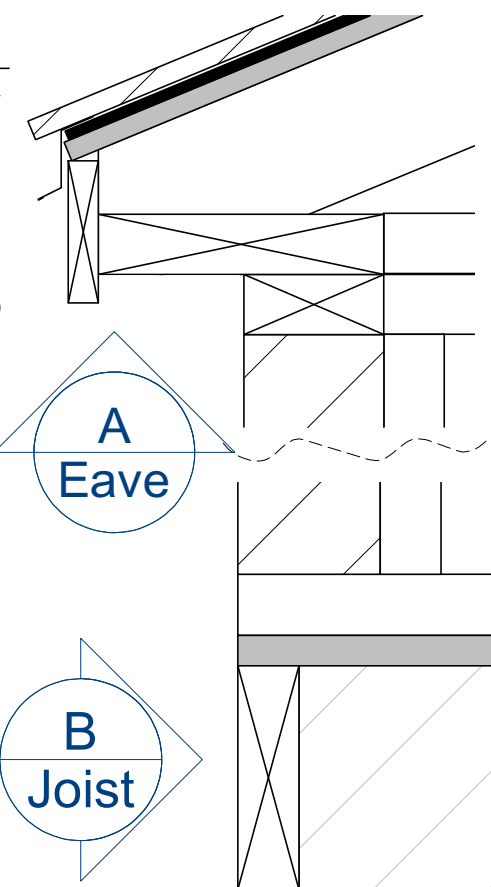
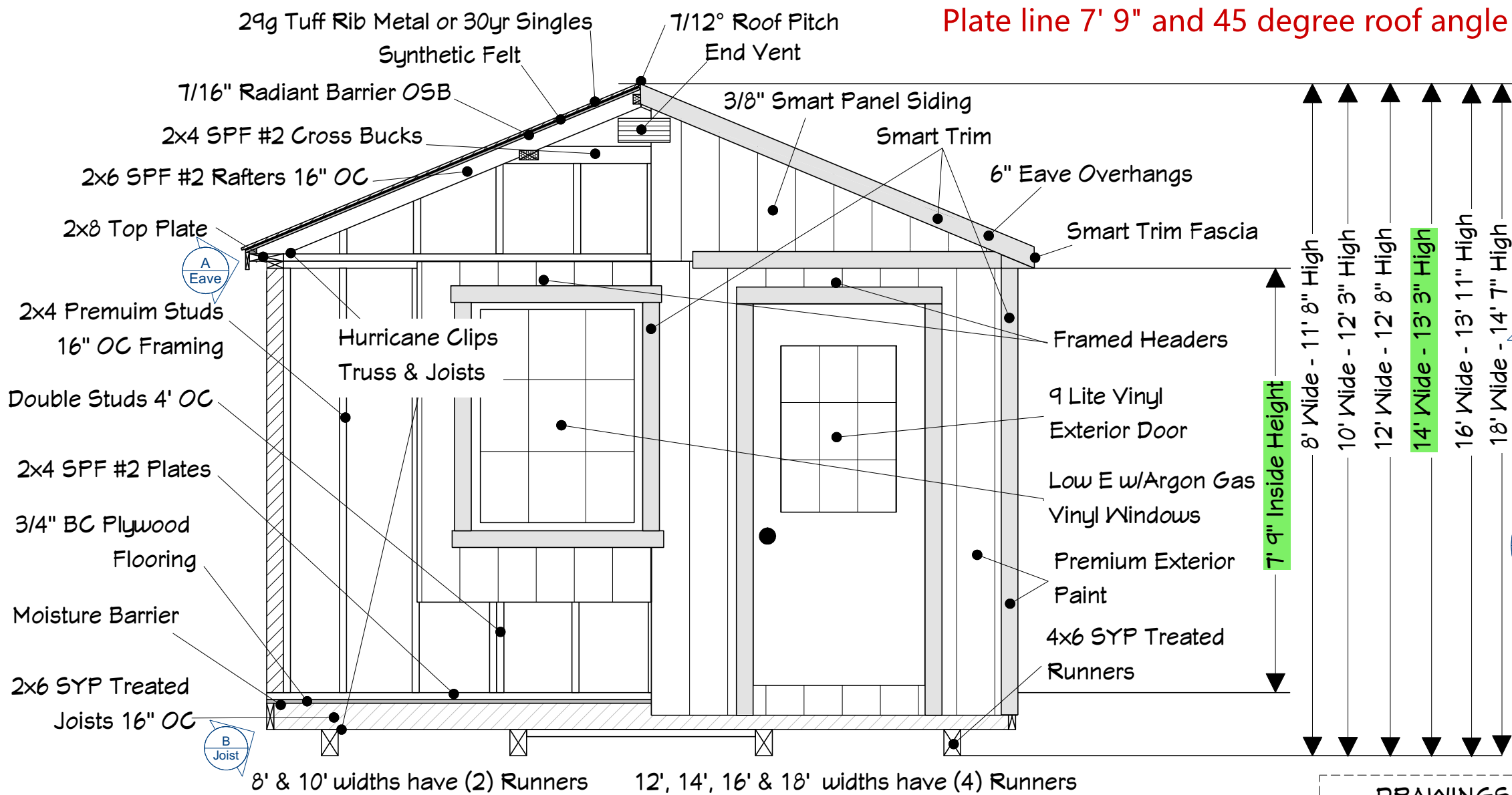
Total (Under Roof)	4,185
--------------------	-------

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

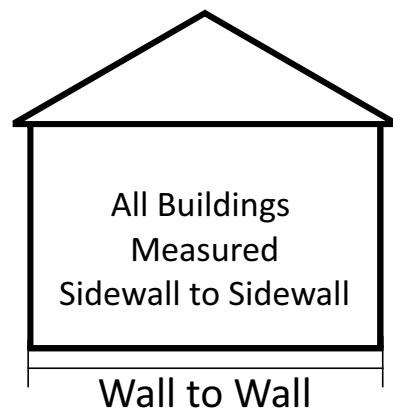
Lot Size (sq. feet)	15,823	SF
---------------------	--------	----

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

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



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

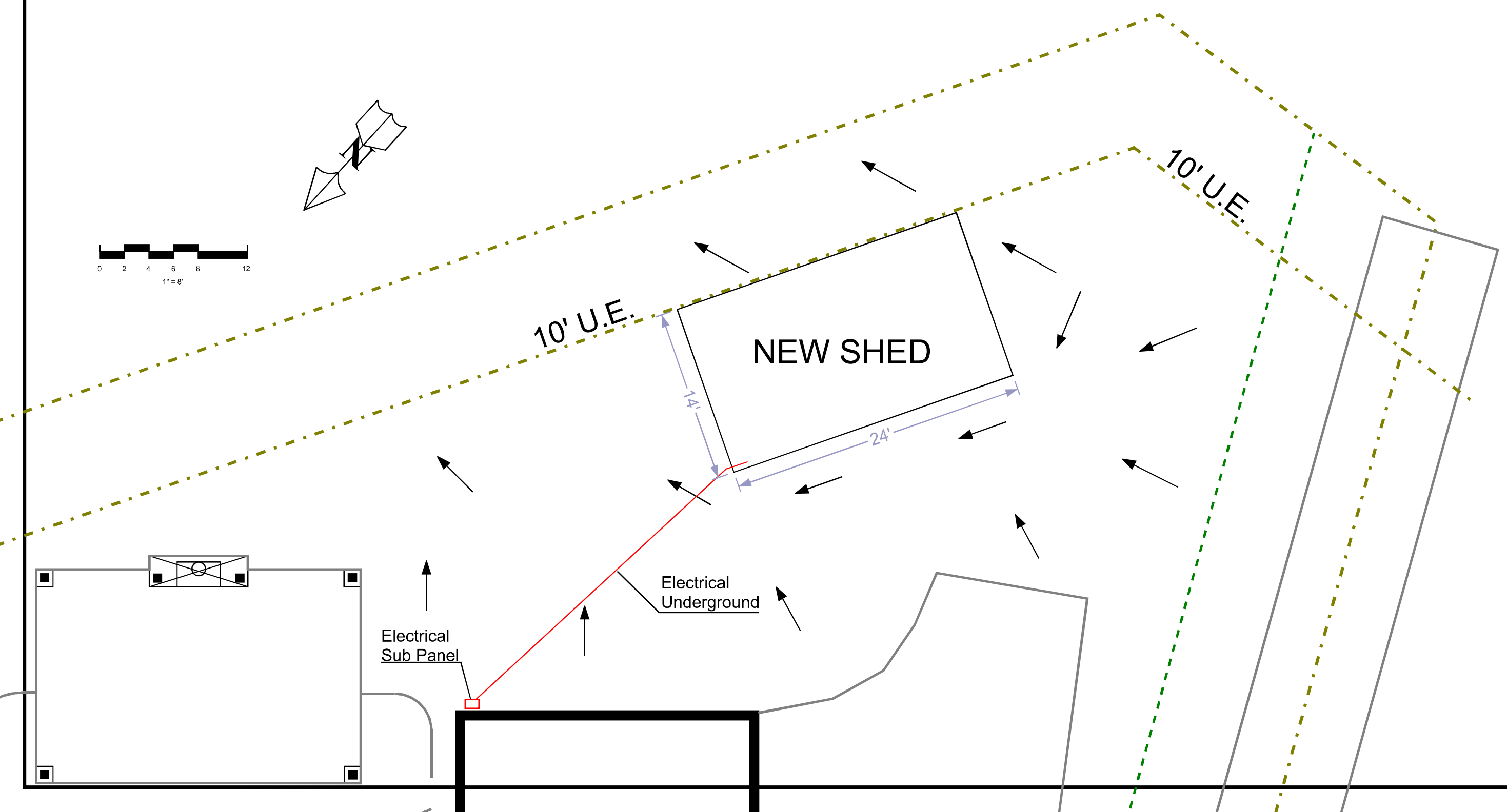
DRAWINGS COPYRIGHT 2020 BY:
Leland's Barns & Sheds
 www.lelandsbarns.com Grandview, TX 76031



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

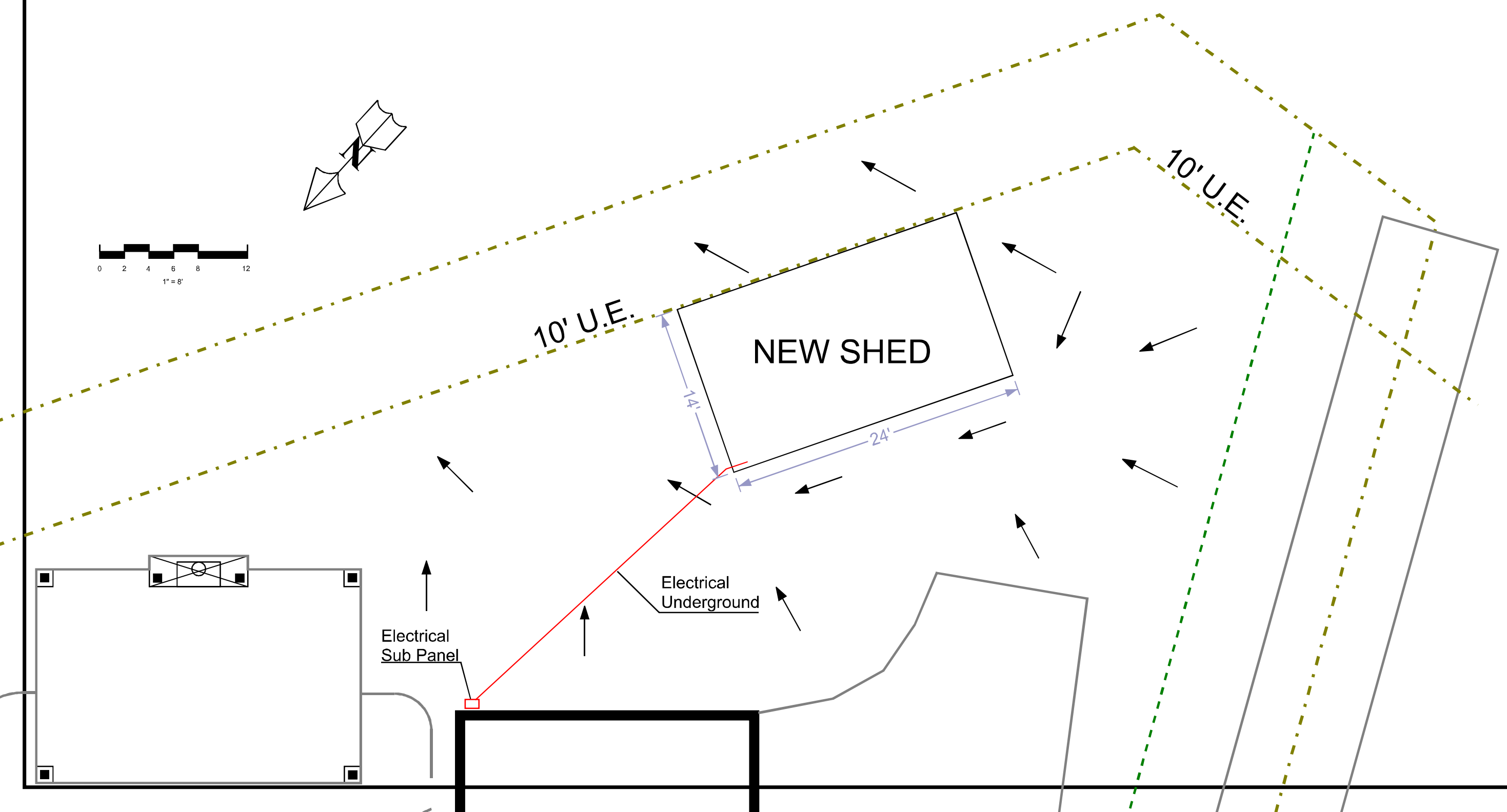
SCALE:
1" = 8'

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

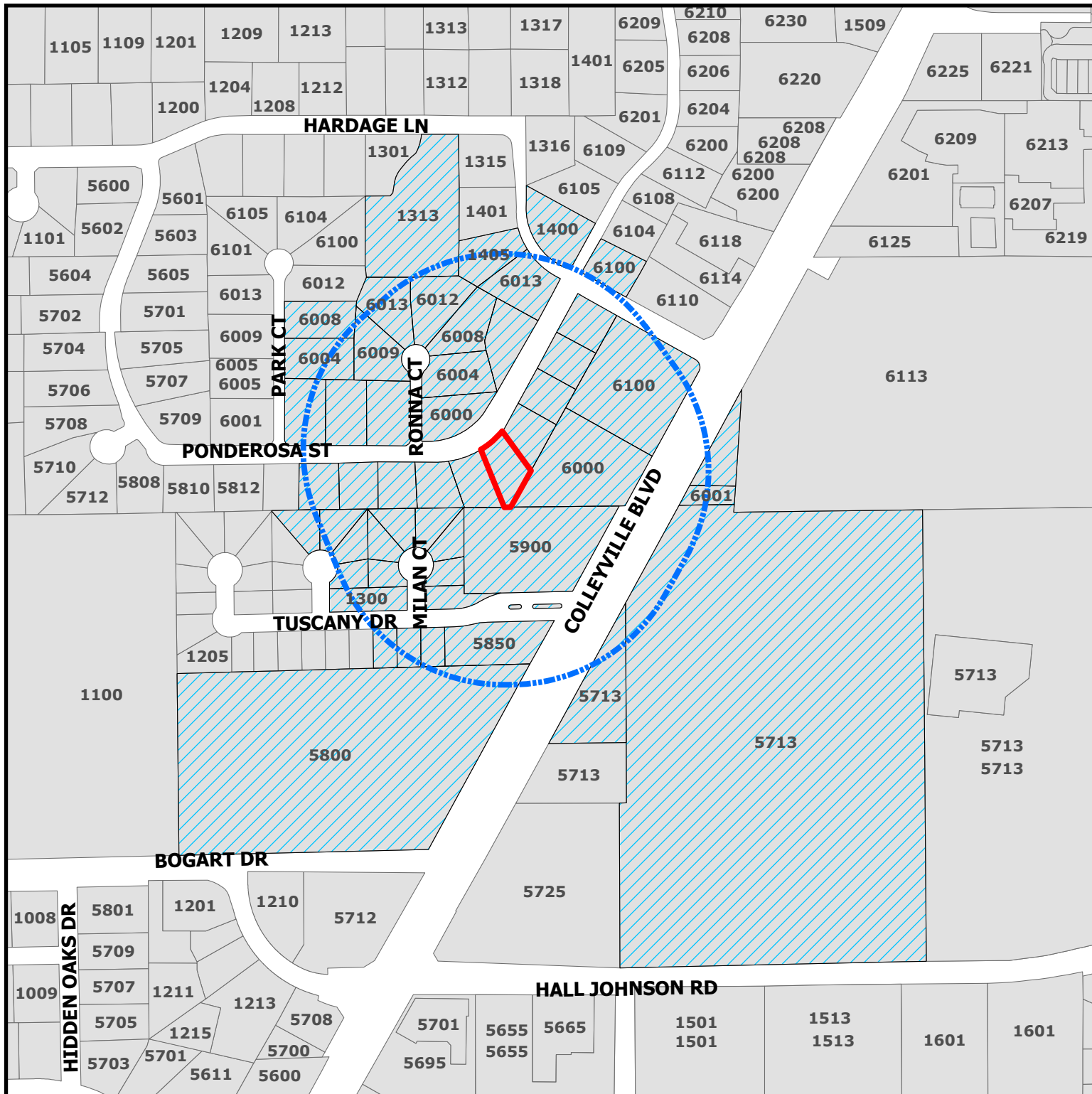
REVISIONS:
none

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

SCALE:
1" = 8'

SHEET:
1 of 1

Notification Map

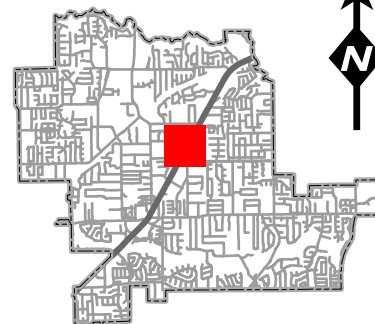


ZC25-023

5912 Ponderosa St

DISCLAIMER:
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-  Subject Property
-  Buffer
-  Parcels to be notified





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, September 8, 2025 at 7:00p.m.
City Council Meetings: Wednesday, October 8, 2025 & Tuesday, October 21, 2025 at 7:00p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Accessory Building on Lot 14R, Pecan Park Estates, located at 5912 Ponderosa Street, Case ZC25-023. The applicant is requesting the Special Use Permit to allow for an accessory building exceeding the size permitted by the Land Development Code.

Zoning Case: ZC25-023

Applicant: Glen Cruson

Owner: Riddle Family Revocable Living Trust

Location: 5912 Ponderosa Street

Property Description: Lot 14R, Pecan Park Estates

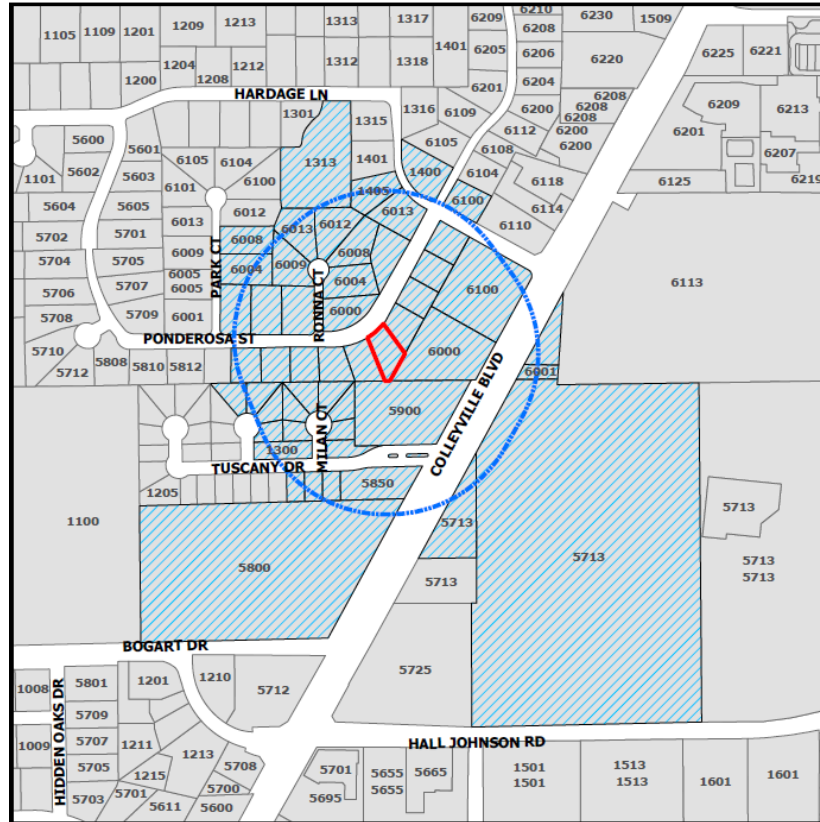
Present Zoning: R-15 Single Family Residential

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

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

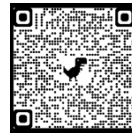
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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.

Daniel Ponder

Daniel Ponder
Planning Manager

ORDINANCE O-25-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOT 14R OF THE PECAN PARK ESTATES, LOCATED AT 5912 PONDEROSA STREET, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR AN ACCESSORY BUILDING TO EXCEED THE MAXIMUM LOT COVERAGE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for an accessory building exceeding the maximum lot coverage under Case No. ZC25-023; 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 Lot 14R of the Pecan Park Estates, located at 5912 Ponderosa Street, by authorizing a Special Use to allow for an accessory building exceeding the maximum lot coverage under Case No. ZC25-023, 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 a new 336 square foot detached outdoor structure that will exceed the total maximum lot coverage for accessory structures.
- b. The accessory building shall be generally consistent with the site plan as depicted on the attached Exhibit "B".
- c. The accessory building shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C" and Exhibit "D".

- d. All requirements of the Land Development Code shall be met, except where amended herein.

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 8th day of October 2025.

The second reading and public hearing being conducted on the 21st day of October 2025.

APPROVED BY A VOTE OF ____ AYES AND ____ NAYS ON THIS THE 21ST DAY OF OCTOBER 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Map

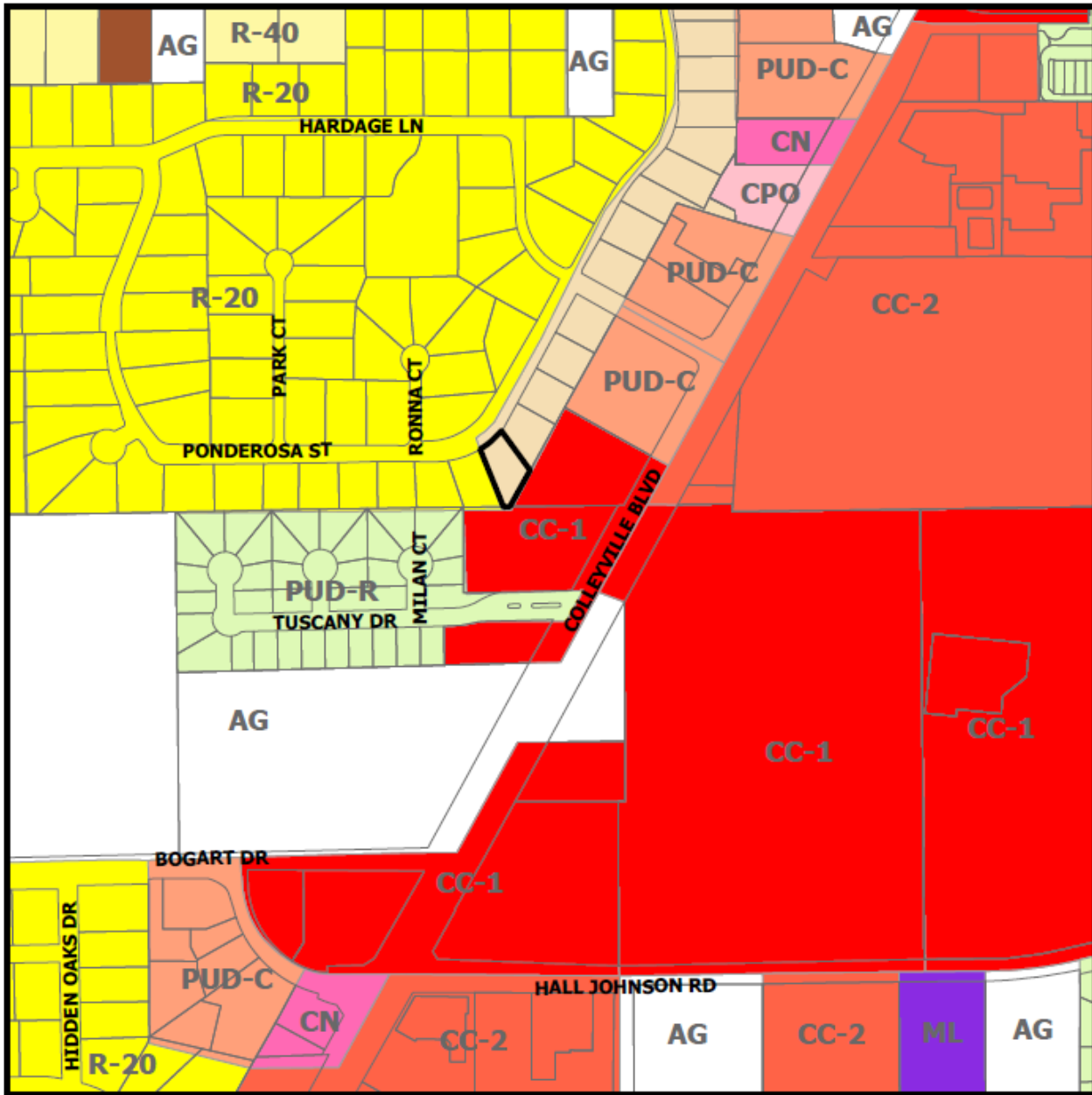


Exhibit "B" – Site Plan

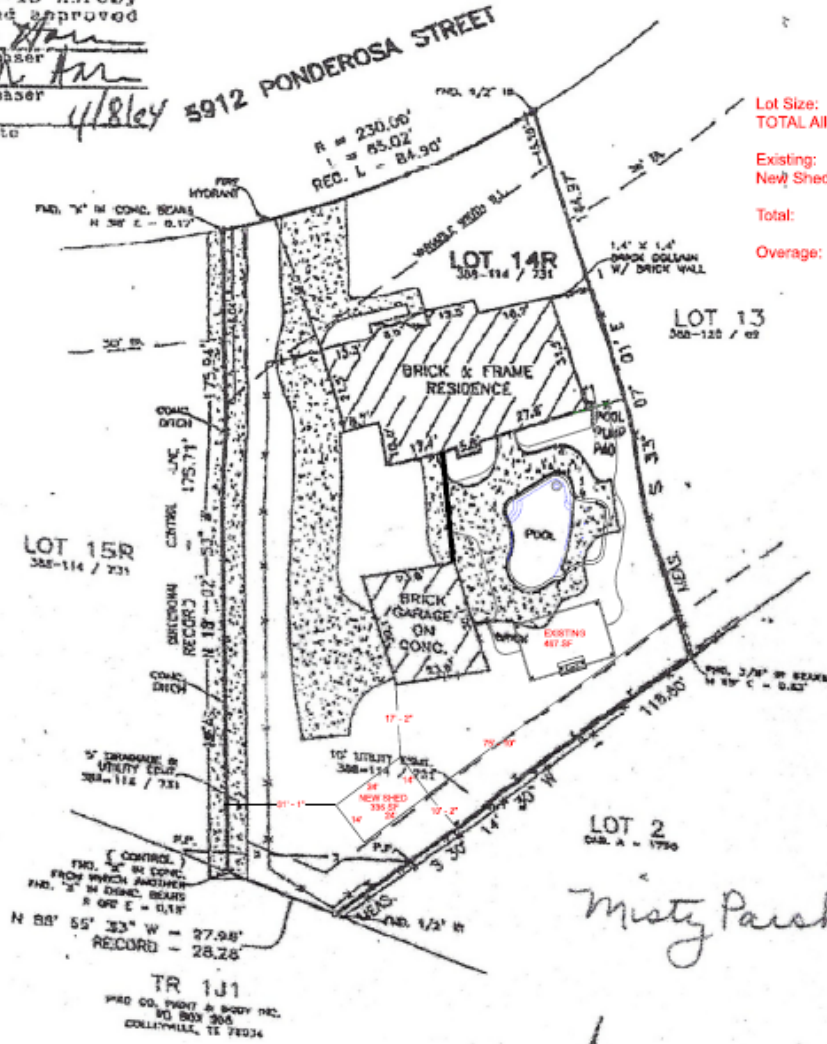
This survey is hereby
accepted and approved

Carol S. Han
purchaser
Robert M. Han
purchaser

date

4/8/64

5912 PONDEROSA STREET



Lot Size:	15,823 SF - 100%
TOTAL Allowable:	633 SF - 4%
Existing:	467 SF - 3%
New Shed:	336 SF - 2.1%
Total:	803 SF - 5.1%
Overage:	170 SF - 1.1%

Exhibit "C" – Elevations

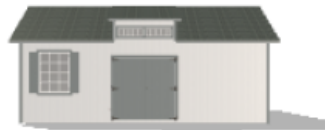
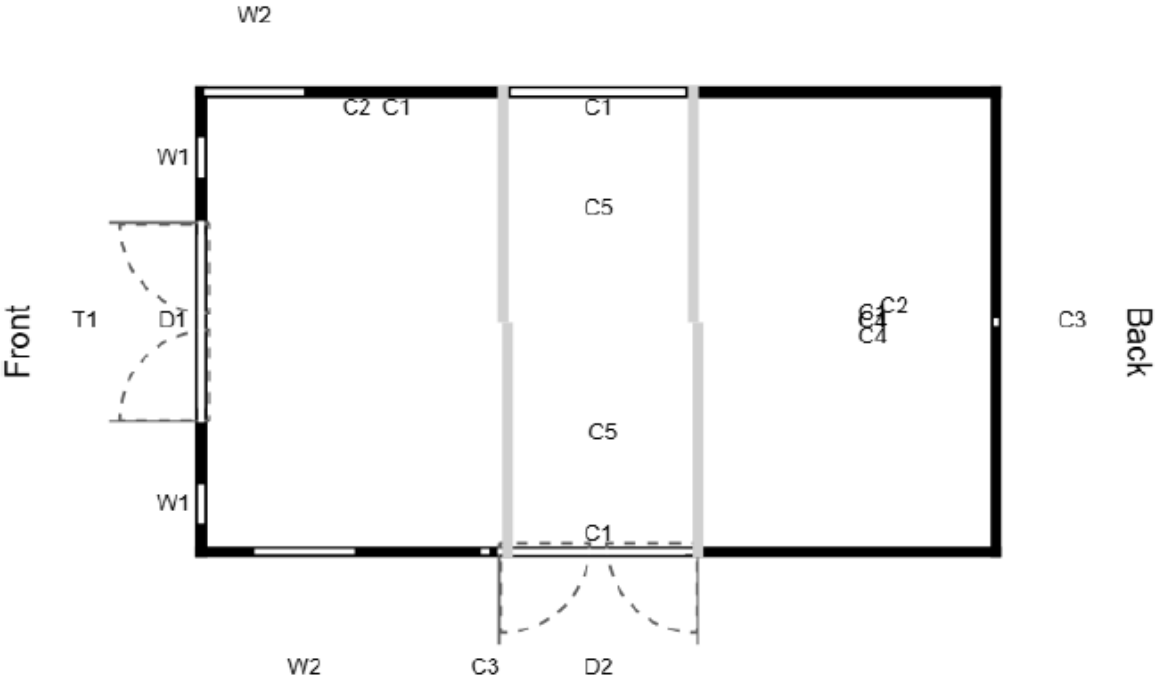


Exhibit “D” –Floor Plan

Left



Right

SYMBOL LEGEND			
	French Doors - 15 Lite (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		



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number -

Agenda Date 9/8/2025

Type Presentation and Discussion

Department Community Development

Title

Consideration of a Special Use Permit for a residential carport on Lot 40, Block 2, Tara Plantation Addition, located at 1410 Plantation Drive North, Case ZC25-024 **THE ITEM HAS BEEN WITHDRAWN BY THE APPLICANT**

Explanation

THE ITEM HAS BEEN WITHDRAWN BY THE APPLICANT

John Webre, the applicant, has submitted a request for a Special Use Permit to allow for a carport on Lot 40, Block 2, Tara Plantation Addition, being approximately 0.44 acres, and zoned PUD-R Planned Unit Development - Residential.

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

Staff Recommendation: No recommendation.

Attachments

1. Aerial Map
2. Withdrawal Request

Aerial Map

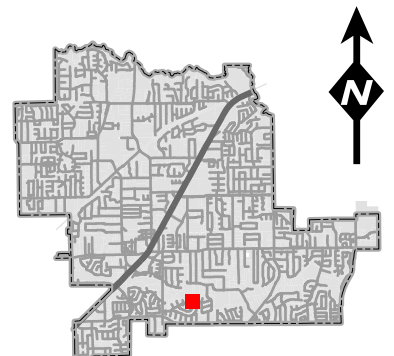


ZC25-002

1410 Plantation Dr

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 Subject Property



From: [John Webre](#)
To: [Daniel Ponder](#)
Subject: Re: 1410 Plantation Drive Carport
Date: Thursday, August 28, 2025 11:30:34 AM
Attachments: [image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Mr. Ponder,

After much deliberation and discussion with my wife, we have decided to withdraw our SUP Application for a carport from the City of Colleyville at our residence, 1410 Plantation Dr N, Colleyville, TX 76034.

Thank you so very much for your assistance with this matter to date.

Wishing you a great day and be safe when traveling,

Jack Webre

[REDACTED]

On Mon, Aug 25, 2025 at 10:31 AM John Webre [REDACTED] wrote: