



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, SEPTEMBER 22, 2025

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

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales-On-Premises Consumption on Lot 1R2, Block 2, of the Town Center Colleyville subdivision, located at 1205 Church Street, Case ZC25-025
- 2b** Presentation and discussion of a PUD-R Planned Unit Development - Residential Amendment on Lots 1-34, Block 1, of the Oak Alley subdivision, located at 7211 Oak Alley Drive, Case ZC25-026
- 2c** Presentation and discussion of a Special Use Permit for an accessory dwelling on Lot 4 of Mrs. Eva Paul's Subdivision, located at 1005 Tinker Road, Case ZC25-027
- 2d** Presentation and discussion of a Special Use Permit for an electric vehicle charging station on Lot 1R, Block 1, of the Kroger Addition, located at 4904 Colleyville Boulevard, Case ZC25-028
- 2e** Presentation and discussion of a replat for Lot 3R and Lot 4, Block 1, Meadows Creek Offices Addition, located at 8098 Precinct Line Road, Case PC25-019

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, September 16, 2025*, by 5:00 p.m.

Daniel Ponder
Planning Manager

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 9/22/2025

Type Public Hearing Agenda Items

Department Community Development

Title

Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales-On-Premises Consumption on Lot 1R2, Block 2, of the Town Center Colleyville subdivision, located at 1205 Church Street, Case ZC25-025

Explanation

Cengiz Yumrutas, the applicant, has submitted a request for a Special Use Permit (SUP) to allow Alcoholic Beverage Sales-On-Premises Consumption on Lot 1R2, Block 2, Town Center Colleyville, being approximately 3.02 acres and zoned CC-2 Shopping Center Commercial, for a restaurant.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map

Aerial Map

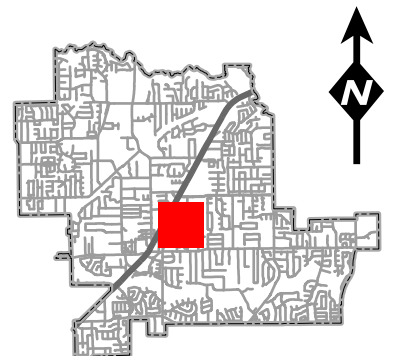


ZC25-025

1205 Church St

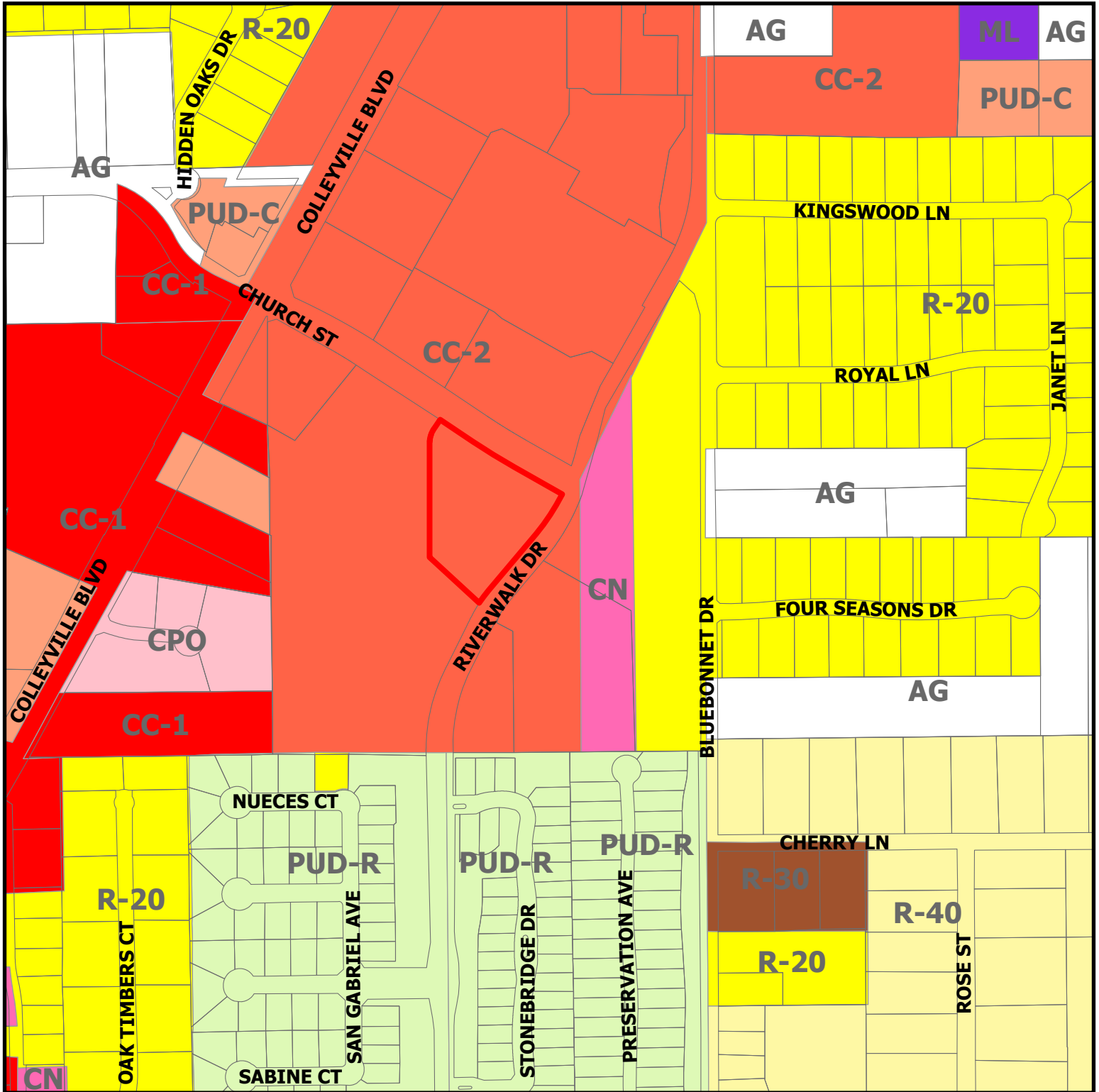


Subject Property



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

Zoning Map

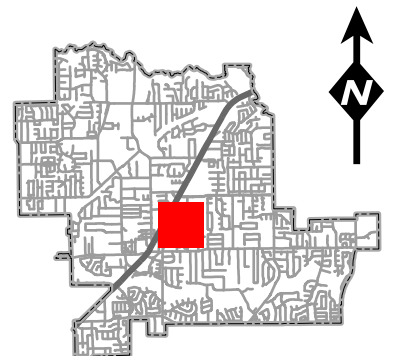


ZC25-025

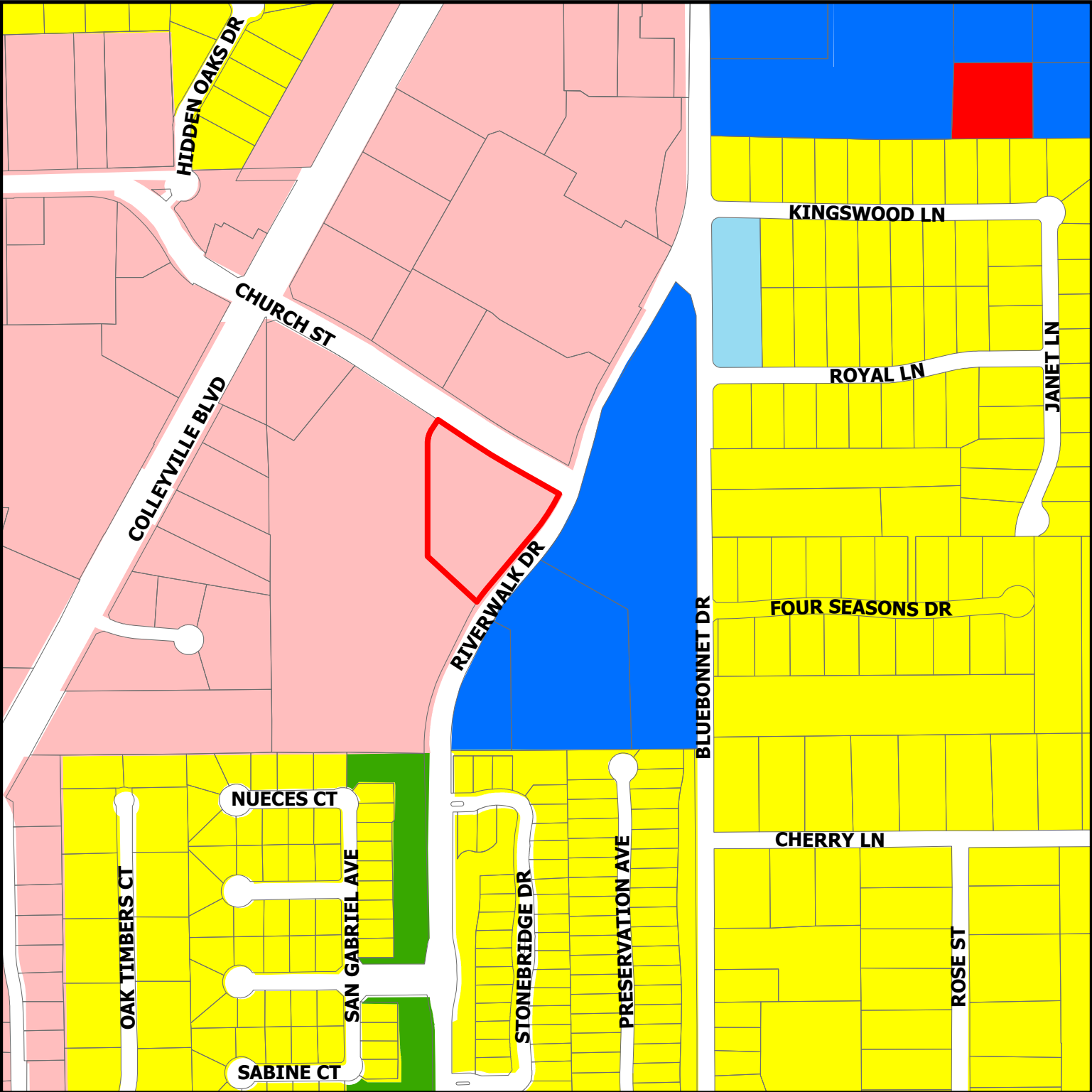
1205 Church St

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

 Subject Property



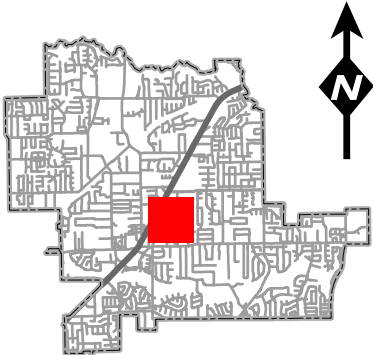
Future Land Use Map



ZC25-025
1205 Church St

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

- | | |
|---------------------------|-------------------|
| Residential | Open Space; Parks |
| Commercial | Water Body |
| Institutional | Subject Property |
| Colleyville Blvd Corridor | |





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 9/22/2025

Type Public Hearing Agenda Items

Department Community Development

Title

Presentation and discussion of a PUD-R Planned Unit Development - Residential Amendment on Lots 1-34, Block 1, of the Oak Alley subdivision, located at 7211 Oak Alley Drive, Case ZC25-026

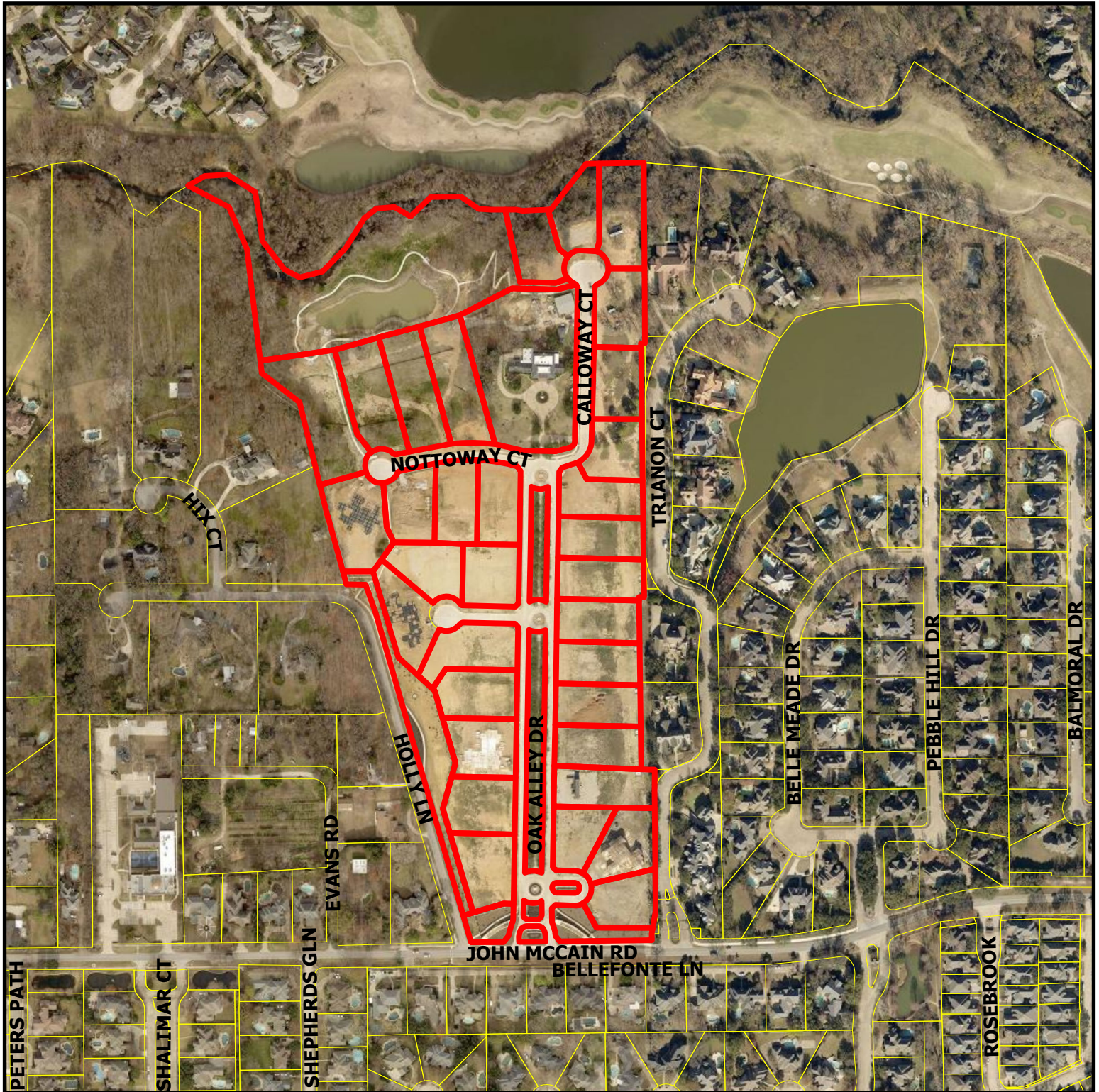
Explanation

Ryan Raybould, the applicant, has submitted a request to amend a PUD-R Planned Unit Development — Residential on Lots 1-34, Block 1, Oak Alley, being approximately 43.5 acres and zoned PUD-R Planned Unit Development — Residential. The request is to remove a 25-foot landscape easement.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Oak Alley Plat
5. Existing Ordinance

Aerial Map

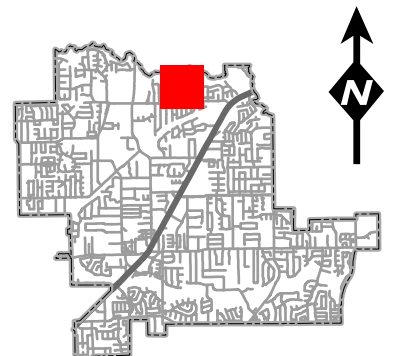


ZC25-026

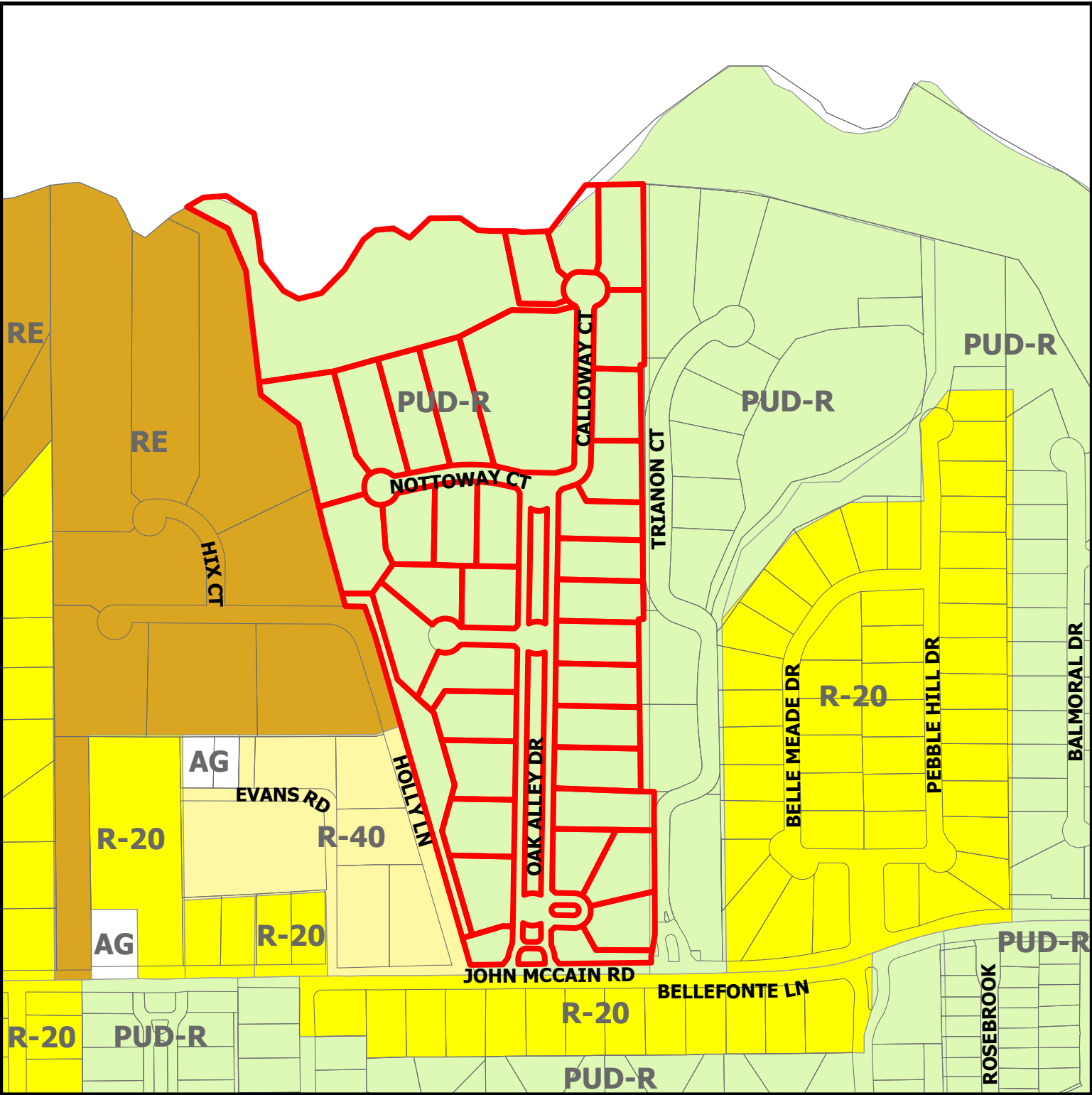
Oak Alley Estates

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

 Subject Property



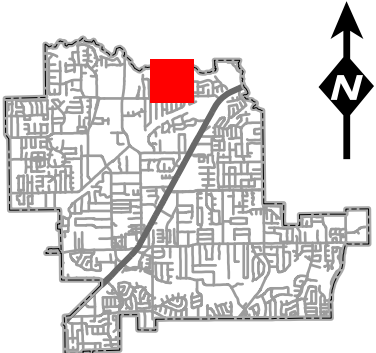
Zoning Map



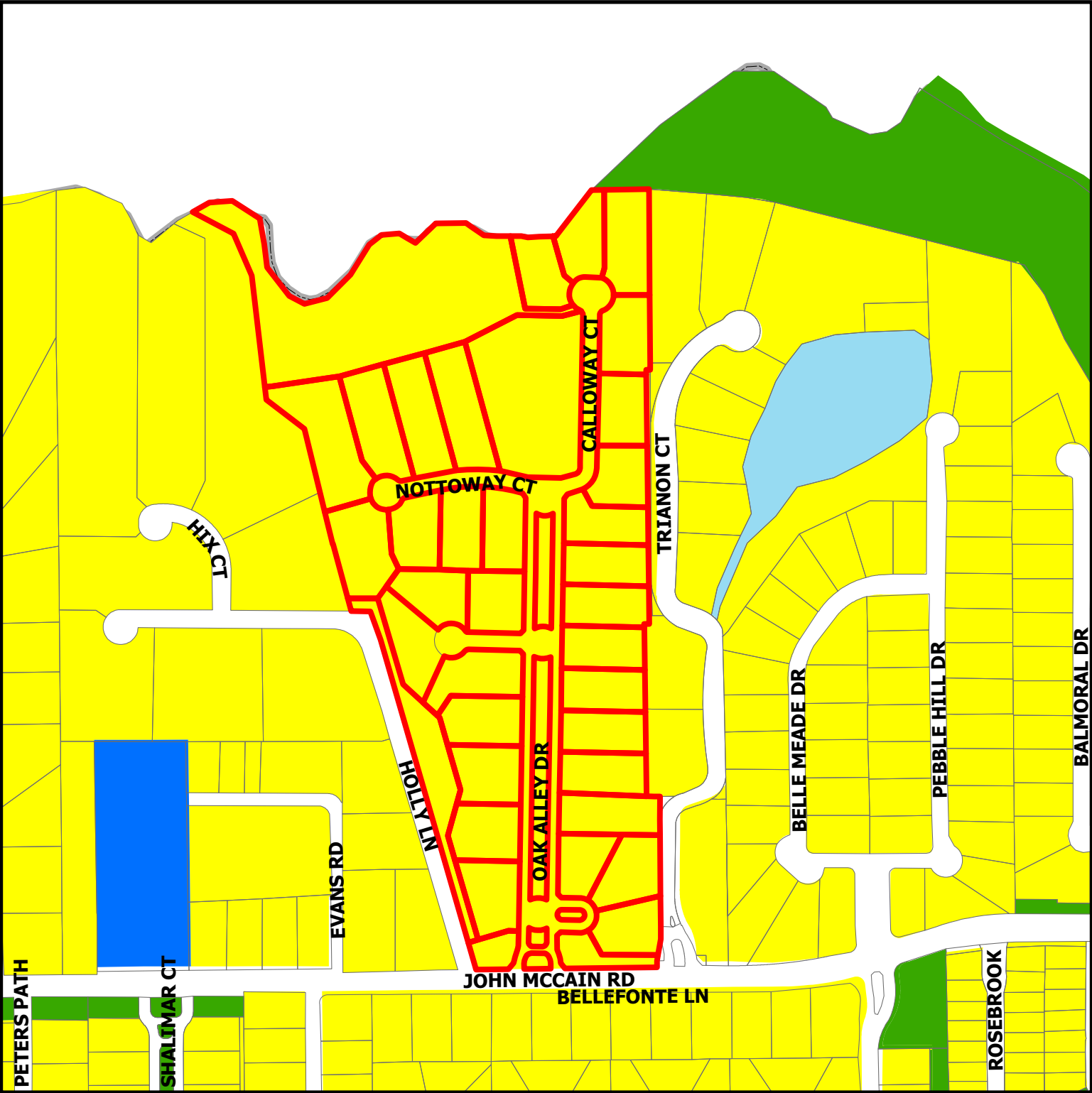
ZC25-026
Oak Alley Estates

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

 Subject Property



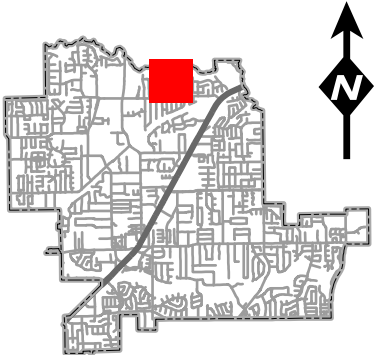
Future Land Use Map

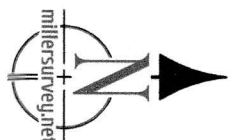
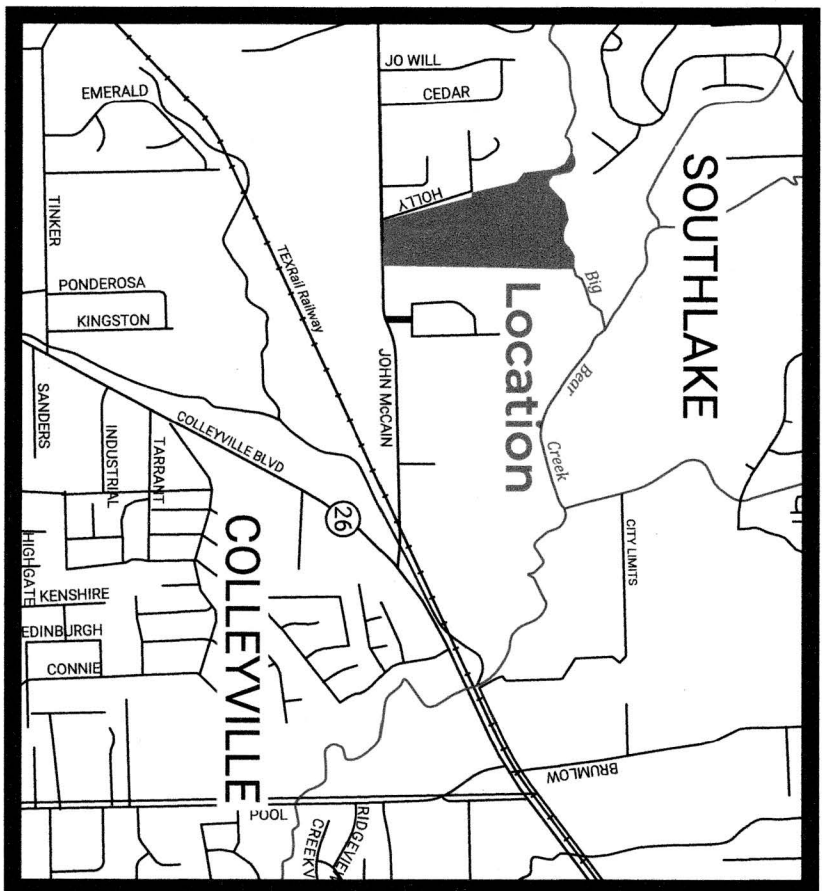


ZC25-026 Oak Alley Estates

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

- | | | | |
|---|-------------------|---|------------------|
|  | Residential |  | Water Body |
|  | Institutional |  | Subject Property |
|  | Open Space; Parks | | |





0' 30' 60' 90' 120' 150' 180' 210' 240' 270' 300'

1" = 60' on original plat

● = 1/2" MILLER 5665' capped steel rod set

● = steel rod not found as described

Outer Boundary Line Table

Line	Bearing	Distance
BL-1	S 89°26'57" E	1.94
BL-2	N 15°26'25" W	53.23
BL-3	N 89°07'37" W	52.32
BL-4	N 52°24'53" W	140.46
BL-5	N 23°18'22" W	134.15
BL-6	N 23°18'22" W	134.15
BL-7	N 65°00'00" E	165.00
BL-8	N 62°00'00" E	49.00
BL-9	S 62°00'00" E	46.00
BL-10	S 56°00'00" E	66.00
BL-11	S 56°00'00" E	31.00
BL-12	S 56°00'00" E	145.00
BL-13	S 56°00'00" E	126.00
BL-14	N 85°00'00" E	156.00
BL-15	N 87°00'00" E	29.00
BL-16	S 65°00'00" E	166.00
BL-17	S 65°00'00" E	91.00
BL-18	N 87°00'00" E	13.00
BL-19	N 87°00'00" E	13.00
BL-20	N 60°00'00" E	42.00
BL-21	N 60°00'00" E	83.00
BL-22	N 52°00'00" E	55.00
BL-23	N 65°00'00" E	55.00

Interior Lot Line Table

LINE	BEARING	DISTANCE
LI-1	S 89°26'57" E	1.94
LI-2	N 15°26'25" W	53.23
LI-3	N 89°07'37" W	52.32
LI-4	N 52°24'53" W	140.46
LI-5	N 23°18'22" W	134.15
LI-6	N 23°18'22" W	134.15
LI-7	N 65°00'00" E	165.00
LI-8	N 62°00'00" E	49.00
LI-9	S 62°00'00" E	46.00
LI-10	S 56°00'00" E	66.00
LI-11	S 56°00'00" E	31.00
LI-12	S 56°00'00" E	145.00
LI-13	S 56°00'00" E	126.00
LI-14	N 85°00'00" E	156.00
LI-15	N 87°00'00" E	29.00
LI-16	S 65°00'00" E	166.00
LI-17	S 65°00'00" E	91.00
LI-18	N 87°00'00" E	13.00
LI-19	N 87°00'00" E	13.00
LI-20	N 60°00'00" E	42.00
LI-21	N 60°00'00" E	83.00
LI-22	N 52°00'00" E	55.00
LI-23	N 65°00'00" E	55.00

Easement Line Table

Line	Bearing	Distance
EL-1	S 86°25'20" E	30.28
EL-2	S 79°57'43" E	85.45
EL-3	N 75°48'28" E	86.60
EL-4	N 89°17'45" E	58.86
EL-5	N 48°12'55" E	81.65
EL-6	N 57°49'44" E	134.45
EL-7	N 42°30'37" E	60.12
EL-8	N 29°14'32" E	104.44
EL-9	N 23°18'22" E	134.15
EL-10	N 23°18'22" E	134.15
EL-11	N 37°24'15" E	86.36
EL-12	N 61°06'45" E	84.76
EL-13	N 61°06'45" E	109.75
EL-14	N 63°35'01" E	73.30
EL-15	N 65°49'21" E	69.80
EL-16	N 82°00'34" E	92.11

Road Centreline Line Table

Line	Bearing	Distance
CL-1	N 01°33'05" E	1.98
CL-2	N 26°19'24" E	12.85
CL-3	N 22°01'56" W	22.82
CL-4	N 87°50'11" W	37.00
CL-5	N 87°50'11" W	37.00
CL-6	N 76°25'15" E	56.33
CL-7	S 01°33'05" W	2.70
CL-8	S 01°33'05" W	2.70
CL-9	S 02°34'44" W	63.21
CL-10	N 87°25'16" W	55.00
CL-11	N 87°25'16" W	88.96
CL-12	S 87°25'16" E	88.96
CL-13	S 02°34'44" W	28.37
CL-14	N 87°18'04" W	15.00
CL-15	N 87°18'04" W	17.00
CL-16	S 87°25'04" E	37.00

Interior Lot Curve Table

Curve	Inc.	Radius	Central Angle	Chord
CC-1	46.44	47.00	56.3705°	S 87°25'16" E 44.58
CC-2	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-3	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-4	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-5	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-6	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-7	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-8	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-9	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-10	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-11	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-12	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-13	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-14	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-15	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-16	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-17	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-18	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-19	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-20	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-21	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-22	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-23	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-24	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-25	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-26	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-27	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-28	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-29	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-30	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-31	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-32	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-33	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-34	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-35	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-36	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-37	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-38	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-39	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-40	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-41	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-42	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-43	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-44	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-45	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-46	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-47	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-48	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-49	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-50	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-51	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-52	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-53	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-54	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-55	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-56	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-57	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-58	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-59	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-60	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-61	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-62	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-63	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-64	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-65	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-66	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-67	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-68	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-69	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-70	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-71	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-72	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-73	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-74	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-75	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-76	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-77	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-78	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-79	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-80	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-81	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-82	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-83	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-84	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-85	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-86	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-87	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-88	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-89	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-90	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-91	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-92	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-93	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-94	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-95	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-96	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-97	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-98	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-99	46.42	47.50	55.9921°	S 87°25'16" E 44.59
CC-100	46.42	47.50	55.9921°	S 87°25'16" E 44.59

Road Centreline Curve Table

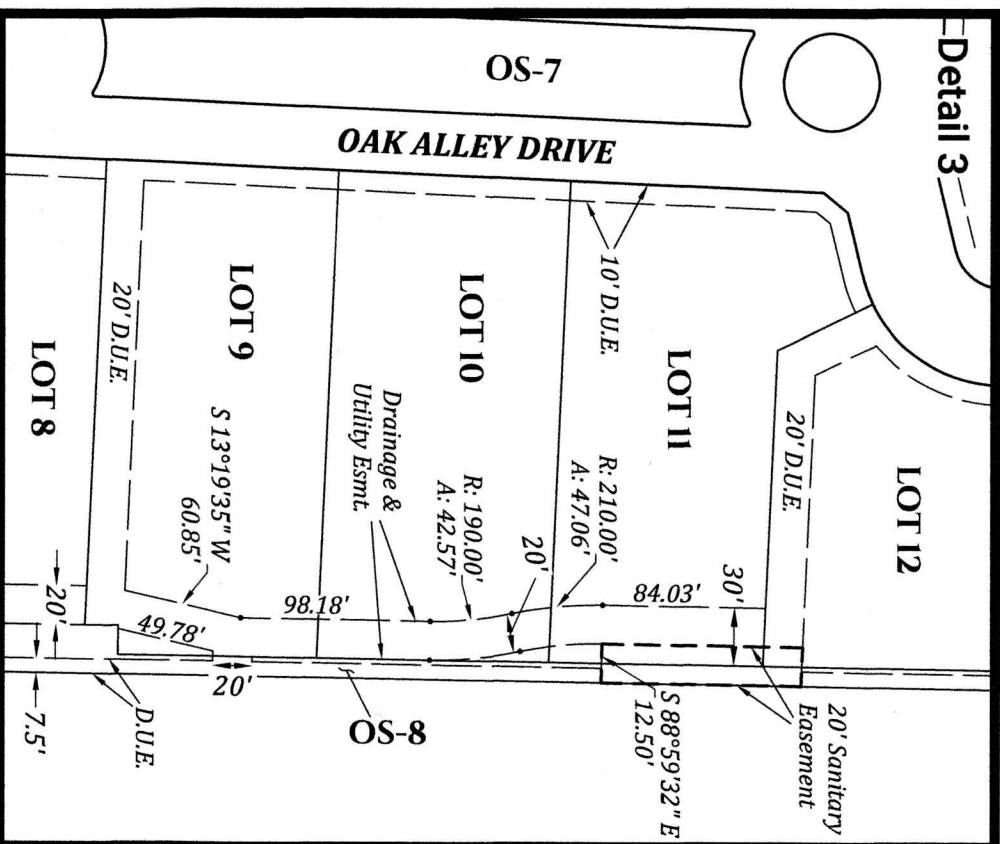
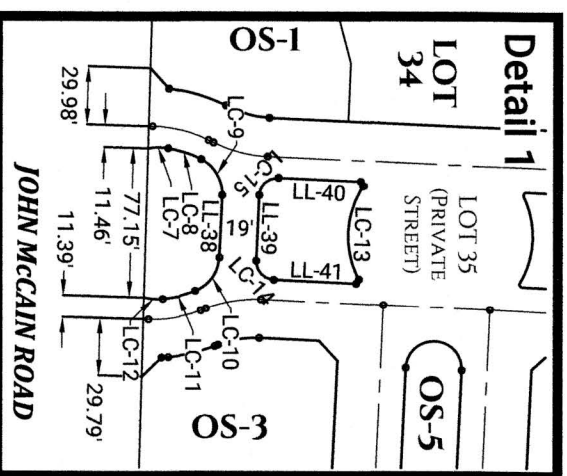
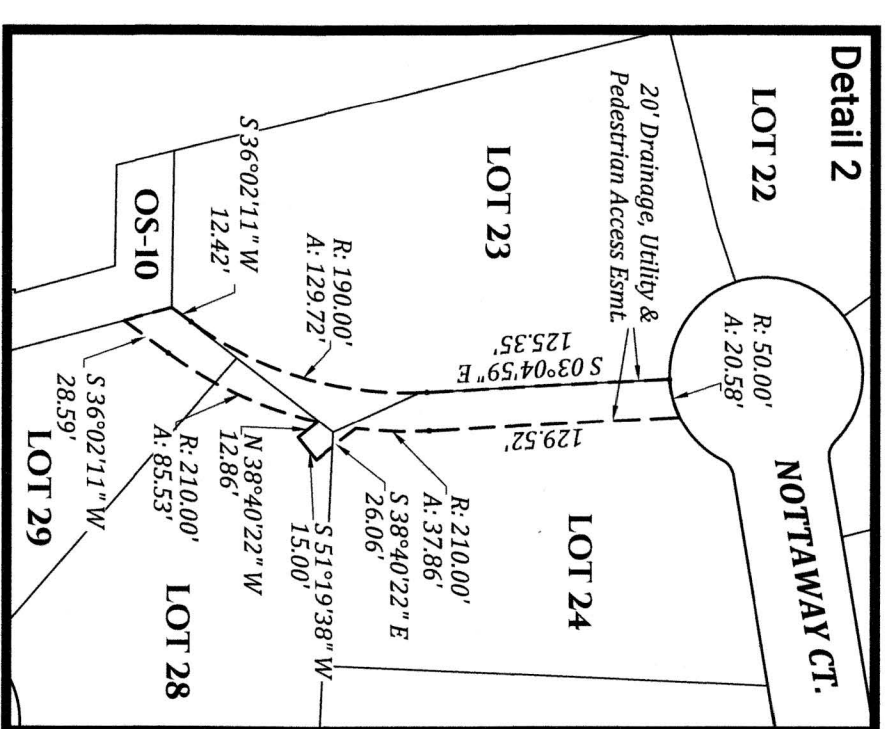
Curve	Inc.	Radius	Central Angle	Chord
CC-1	30.26	70.00	24°46'19"	S 13°56'15" W 30.03
CC-2	29.01	70.00	23°44'40"	N 14°27'04" E 28.80
CC-3	239.45	500.00	27°26'19"	N 85°45'06" W 237.17
CC-4	64.33	50.00	73°43'19"	N 39°33'36" E 59.99
CC-5	27.75	70.00	22°43'00"	N 09°48'25" W 27.57
CC-6	29.01	70.00	23°44'40"	S 09°17'35" E 28.80
CC-7	86.39	27.50	180°00'00"	N 02°34'44" E 55.00

D.U.E.: Drainage & Utility Easement
D.U.P.E.: Drainage, Utility & Pedestrian Access Easement
W.E.: Water Easement
B.L.: Building Line

FLOOD STATEMENT: The flood areas shown herein are based on scaling the surveyed tract onto the current online FEMA public data, Miller Surveying, Inc. The flood areas are shown as a reference to the actual flooding of any areas shown herein.

PLAT CONDITIONAL NOTES:

- All front, side and rear setbacks shall be per PUD zoning.
- Lots OS-1, OS-2, OS-3, OS-4, OS-5, OS-6, OS-7, OS-8, OS-9 and OS-10 are dedicated heretofore as Drainage, Utility and Pedestrian Access Easements.
- Utility Easement: Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat.
- The easements shown on this plat are for the purpose of providing utility easements at all times of ingress and egress to and from all upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- Drainage Easement Restriction: No construction or filling without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
- The maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.
- Lots 19, 20, 21 and 22 are likely to require grinder pumps for sanitary sewer service. Pump costs and maintenance will be the responsibility of the HOA or homeowner.

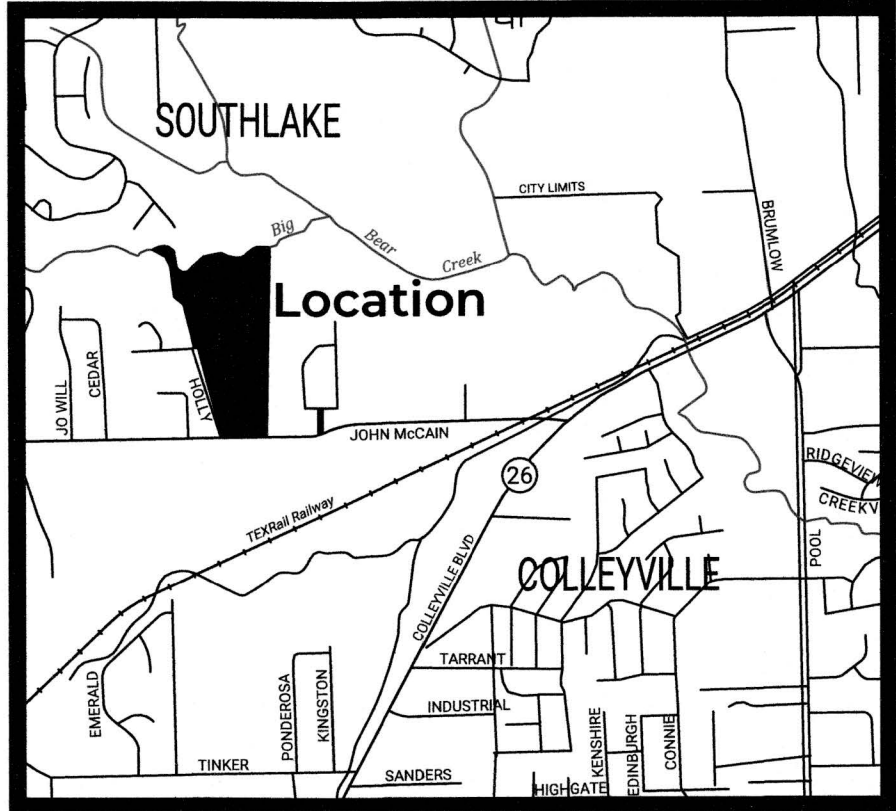


KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Rawlins, Registered Professional Land Surveyor No. 5665, licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of Professional Land Surveying Practices Act.

Jason B. Rawlins
Date: 9-21-2021





PLAT CONDITIONAL NOTES:

- All front, side and rear setbacks shall be per PUD-R zoning.
- Lots OS-1, OS-2, OS-3, OS-4, OS-5, OS-6, OS-7, OS-8, OS-9 and OS-10 are dedicated hereby as Drainage, Utility and Pedestrian Access Easements.
- Utility Easement: Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- Drainage Easement Restriction: No construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
- The maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.
- Lots 19, 20, 21 and 22 are likely to require grinder pumps for sanitary sewer service. Pump costs and maintenance will be the responsibility of the HOA or homeowner.

Per Exhibit 10-B of City of Colleyville Development Code Chapter 10:

- Lot 35, Block 1 denotes the private access and private drainage easement owned by the Homeowners Association (HOA) of . No building permit will be issued for Lot 35, Block 1.
- The landowners and any subsequent owners of lots shown herein (the Lot Owners), jointly and severally, shall be responsible and liable for the construction, operation and maintenance of any private common areas or facilities in the addition created herein (the Addition), including but not limited to private streets, private entrance gates or structures, private walls and fences, private pedestrian access, private storm drainage systems, private lake, private open space and landscaping, and emergency access.
- A HOA shall be established by the subdivider or developer to operate and/or maintain the aforementioned private common areas or facilities.
- The City of Colleyville, Texas (the City) shall not be responsible for maintaining any of the aforementioned private common areas or facilities. The City will maintain only the public water and sanitary sewer systems in utility easements accepted by the City.
- The HOA, lot owners, and landowners shall not seek maintenance from the City except for the aforementioned public water and sanitary sewer systems in utility easements accepted by the City.
- Any public utility entities, including the City, shall have the right at all times of ingress and egress to and from and upon the utility easements shown herein for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems. Except for private storm drainage systems, private streets and related entrance gates or structures that are approved by the City, no buildings, fences, structures, trees, shrubs, or other improvements or growths shall be constructed or placed upon, or across said public utility easements. Any public utility entity, including the City, shall have the right to remove and keep removed all or parts of any buildings, fences, structures, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with its respective systems within said utility easements.
- The City shall have the right at all times to remove and keep removed any vehicle or obstacle that impairs emergency access in the emergency access easements shown herein.
- Any governmental entities, including the City, shall have the right at all times of ingress and egress to and from and upon the private access easements shown herein for any purpose related to the exercise of a governmental service or function.
- If the HOA or lot owners fail to maintain reliable access to any public utility or governmental entities for purposes stated hereinabove, the City may enter the Addition and remove any entrance gate or structure which is a barrier to access at the sole expense of the HOA or lot owners on a pro-rata share formula.
- The construction, reconstruction or repair of any private streets within the Addition must meet the approval of the Director of Public Works and comply with the specifications of the City for public streets at the time of construction, reconstruction or repair. The construction, reconstruction or repair of any entrance gate and structure for the Addition must meet the approval of the Engineering Department and Fire Department of the City.
- The installation or replacement of all traffic regulatory signs along the private streets must conform to the Texas Manual of Uniform Traffic Control Devices.
- THE HOA AND LOT OWNERS AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, LICENSEES, SERVANTS AND EMPLOYEES, FROM AND AGAINST ANY AND ALL CLAIMS OR SUITS FOR PROPERTY DAMAGE OR LOSS AND/OR PERSONAL INJURY, INCLUDING DEATH, TO ANY AND ALL PERSONS, OF WHATSOEVER KIND OF CHARACTER, WHETHER REAL OR ASSERTED, ARISING OUT OF OR IN CONNECTION WITH, DIRECTLY OR INDIRECTLY: (A) THE REASONABLE USE OF THE PRIVATE STREETS, EMERGENCY ACCESS, UTILITY EASEMENTS, ENTRANCE GATE OR STRUCTURE BY THE CITY, ITS OFFICERS, AGENTS, LICENSEES, SERVANTS AND EMPLOYEES; (B) THE CONDITION OF THE PRIVATE STREETS, PRIVATE ENTRANCE GATES OR STRUCTURES, PRIVATE WALLS AND FENCES, PRIVATE PEDESTRIAN ACCESS, PRIVATE STORM DRAINAGE SYSTEMS AND EMERGENCY ACCESS; OR (C) ANY USE OF THE ADDITION BY THE CITY, ITS OFFICERS, AGENTS, LICENSEES, SERVANTS AND EMPLOYEES FOR ANY PURPOSE STATED HEREINABOVE, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY ALLEGED NEGLIGENCE OR OFFICERS, AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, LICENSEES OR INVITEES OF CITY. THE HOA SHALL BE RESPONSIBLE FOR CARRYING LIABILITY INSURANCE TO MEET THE REQUIREMENTS IN THIS PARAGRAPH.

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this the 27th day of September, 2021, to approve this Plat.

Claudia M. Bivell
Chairman, Planning and Zoning Commission

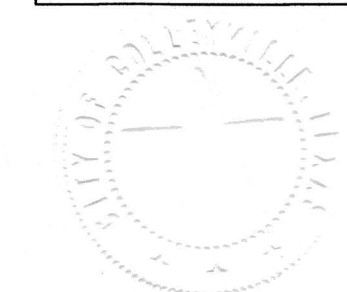
Dakari Hill
Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas the City Council of the City of Colleyville, Texas voted affirmatively on this 28 day of September, 2021, to approve of this Plat.

Paul Scott
Mayor, City of Colleyville

Paul Scott
Attest: City Secretary, Assistant



STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Oak Alley Development, LLC and The Burk and Gloria Collins Trust are the owners of a tract of land out of the Hall-Medlin Survey, Abstract No. 1037 and the H. R. Wall Survey, Abstract No. 1973, situated in the City of Colleyville, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in June of 2017, said tract being all of Lot 1R1 and Lot 1R2, Block 1, Bear Creek Plantation, an addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 5622 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch steel rod found for the southwest corner of said Lot 1R1, said rod being the intersection of the northerly right-of-way line of John McCain Road and the easterly right-of-way line of Holly Lane;

Thence North 14 degrees 59 minutes 54 seconds West with the westerly boundary line of said Lot 1R1 and with said easterly right-of-way line, passing at 986.79 a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the southwest corner of Lot 1R2 of said Block 1 and continuing with a total distance of 1031.79 feet to a 5/8 inch steel rod found;

Thence North 89 degrees 26 minutes 57 seconds East with the westerly boundary line of said Lot 1R2 and said easterly right-of-way line a distance of 1.94 feet to a 5/8 inch steel rod found;

Thence North 15 degrees 26 minutes 25 seconds West continuing with said westerly boundary line and said easterly right-of-way line a distance of 53.23 feet to a 1/2 inch "MILLER 5665" capped steel rod found;

Thence North 89 degrees 07 minutes 37 seconds West continuing with said westerly boundary line and said easterly right-of-way line a distance of 52.32 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the southwest corner of said Lot 1R2;

Thence North 13 degrees 49 minutes 10 seconds West with the westerly boundary line of said Lot 1R2, passing at 190.00 feet a 1/2 inch "MILLER 5665" capped steel rod found for the northwest corner of said Lot 1R2 and continuing with the westerly boundary line of said Lot 1R1 a total distance of 537.38 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an angle point in said westerly boundary line;

Thence North 52 degrees 24 minutes 53 seconds West continuing with said westerly boundary line a distance of 140.46 feet to an angle point therein;

Thence North 06 degrees 44 minutes 16 seconds West continuing with said westerly boundary line a distance of 366.77 feet to an angle point therein;

Thence North 23 degrees 18 minutes 22 seconds West continuing with said westerly boundary line a distance of 134.15 feet;

Thence North 62 degrees 10 minutes 30 seconds West continuing with said westerly boundary line a distance of 175.21 feet to the northwest corner of said Lot 1R1 and being in Big Bear Creek;

Thence easterly with the northerly boundary line of said Lot 1R1 and with said creek along the following calls:

North 48 degrees 23 minutes 38 seconds East a distance of 16.00 feet;
North 65 degrees 00 minutes 00 seconds East a distance of 66.00 feet;
North 82 degrees 00 minutes 00 seconds East a distance of 58.00 feet;
South 82 degrees 00 minutes 00 seconds East a distance of 49.00 feet;
South 58 degrees 00 minutes 00 seconds East a distance of 66.00 feet;
South 37 degrees 00 minutes 00 seconds East a distance of 31.00 feet;
South 08 degrees 00 minutes 00 seconds East a distance of 145.00 feet;
South 12 degrees 00 minutes 00 seconds East a distance of 64.00 feet;
South 55 degrees 00 minutes 00 seconds East a distance of 78.00 feet;
North 85 degrees 00 minutes 00 seconds East a distance of 56.00 feet;
North 58 degrees 00 minutes 00 seconds East a distance of 29.00 feet;
North 46 degrees 00 minutes 00 seconds East a distance of 247.00 feet;
North 78 degrees 00 minutes 00 seconds East a distance of 213.00 feet;
South 66 degrees 00 minutes 00 seconds East a distance of 96.00 feet;
South 79 degrees 00 minutes 00 seconds East a distance of 91.00 feet;
North 87 degrees 00 minutes 00 seconds East a distance of 63.00 feet;
North 68 degrees 00 minutes 00 seconds East a distance of 50.00 feet;
North 40 degrees 00 minutes 00 seconds East a distance of 42.00 feet;
North 52 degrees 00 minutes 00 seconds East a distance of 83.00 feet;
North 65 degrees 00 minutes 00 seconds East a distance of 55.00 feet;
South 88 degrees 46 minutes 16 seconds East a distance of 153.00 feet to the northeast corner of said Lot 1R1;

Reviewed by Bonnie J. Perry Director Community Development

Reviewed by Paul Scott for Director of Public Works

Thence South 01 degrees 19 minutes 45 seconds West with the easterly boundary line of said Lot 1R1 a distance of 422.00 feet to a 5/8 inch steel rod found for an angle point therein;

Thence South 01 degrees 00 minutes 28 seconds West continuing with said easterly boundary line a distance of 835.92 feet to a brass monument found for an angle point therein;

Thence South 00 degrees 56 minutes 29 seconds West continuing with said easterly boundary line a distance of 1016.49 feet to a 1/2 inch steel rod found for the southeast corner of said Lot 1R1, said rod being in the northerly right-of-way line of John McCain Road;

Thence North 88 degrees 26 minutes 55 seconds West with the southerly boundary line of said Lot 1R1 and with said northerly right-of-way line a distance of 534.37 feet to the point of beginning and containing 43.536 acres of land, more or less;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Oak Alley Development, LLC and The Burk and Gloria Collins Trust, acting by and through the undersigned agent thereof, do hereby adopt this plat designating the hereinbefore described property as OAK ALLEY, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all easements and rights-of-way shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules regulations, and resolutions of the City of Colleyville, Texas.

Witness my hand this 22nd day of September, 2021.

Burk Collins

Burk Collins

Oak Alley Development, LLC

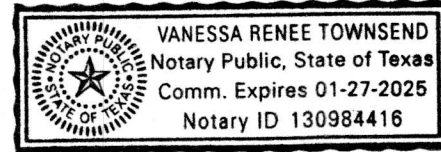
Witness my hand this 22nd day of September, 2021.

Jimmy Paxton

Jimmy Paxton, Trustee

The Burk and Gloria Collins Trust

STATE OF TEXAS §
COUNTY OF Tarrant §

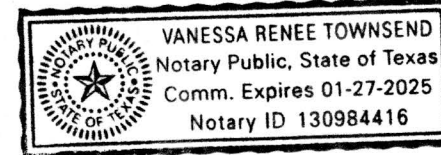


BEFORE ME, the undersigned authority, on this day personally appeared Burk Collins known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 22nd day of September, 2021.

Vanessa Renee Townsend
Notary Public in and for the State of Texas

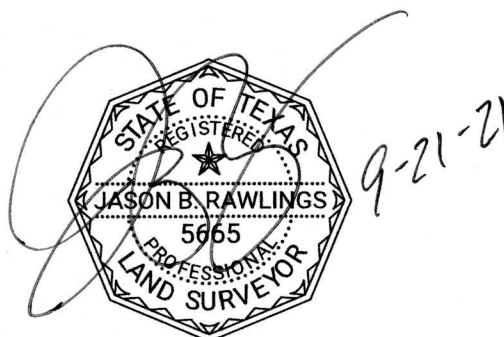
STATE OF TEXAS §
COUNTY OF Tarrant §



BEFORE ME, the undersigned authority, on this day personally appeared Jimmy Paxton known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 22nd day of September, 2021.

Vanessa Renee Townsend
Notary Public in and for the State of Texas



Owner - Development less Lot 18:
Oak Alley Development
Development, LLC
500 Grapevine Hwy. Ste. 224
Hurst, Texas 76054
Contact: Burk Collins
817-307-1109

Owner - Lot 18:
Burk & Gloria Collins Trust
500 Grapevine Hwy. Ste. 224
Hurst, Texas 76054
Contact: Jimmy Paxton, Trustee
580-889-0922

Applicant/Engineer:
DeOtte, Inc.
420 Johnson Road, Suite 303
Keller, Texas 76248

FINAL PLAT
OAK ALLEY ESTATES

LOTS 1 THRU 34 AND OPEN SPACE LOTS OS-1 THRU OS-10

BEING 43.536 ACRES OUT OF THE HALL-MEDLIN SURVEY A-1037 AND THE WALL SURVEY A-1973

AND BEING A REVISION OF LOTS 1R1 AND 1R2, BLOCK 1, BEAR CREEK PLANTATION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 5622 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

SEPTEMBER 2021

ORDINANCE O-18-2056

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 43.54 ACRES ON LOTS 1R1 AND 1R2, BLOCK 1, BEAR CREEK PLANTATION ADDITION, LOCATED AT 1312 JOHN MCCAIN ROAD AND 7309 HOLLY LANE FROM THE AG AGRICULTURAL AND R-40 SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS TO THE PUD-R PLANNED UNIT DEVELOPMENT - RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC18-019; and

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning

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

WHEREAS, The City Council acknowledges the existence of a binding letter of intent between the developer and the Tanglewood HOA dated June 27, 2018 (LOI) containing certain mutual covenants between these two parties related to the development of the property described herein and that said parties intend on performing the covenants contained therein, provided said performance does not expressly conflict with applicable law or this ordinance.

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 43.54 acres on Lots 1R1 and 1R2, Block 1, Bear Creek Plantation Addition, located at 1312 John McCain Road and 7309 Holly Lane from the AG Agricultural and R-40 Single Family Residential zoning districts to the PUD-R Planned Unit Development – Residential zoning district, as depicted in the attached Exhibit "A" and Exhibit "C", and as described in Exhibit "B".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-R is for a single-family residential development of no more than 34 single-family detached dwelling units.
- b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.
- c. Temporary fencing shall be installed during development construction.
- d. All permanent perimeter wall/fencing shall be installed prior to home construction within the development and maintained in perpetuity by the Oak Alley HOA.
- e. No development-related access shall come from Holly Lane and all construction related activity shall be prohibited within the public ROW along Holly Lane, including without limitation, the operation, parking, and storing of construction equipment or vehicles.

2. CONCEPTUAL PLAN AND PLATting

- a. The street layout and arrangement of lots of the subdivision shall be generally consistent with the Preliminary Plat and Development Plan, labeled as Exhibit "C" & "D" respectively. The actual street and lot arrangement presented as a Final Plat may differ from that shown on Exhibit "C" to accommodate topographic, drainage, engineering design limitations, or other conditions. However, the Final Plat shall not differ in the number of lots allowed or any of the specific conditions provided herein.
- b. The developer shall submit and receive approval from the City a Preliminary Plat and Final Plat in accordance with the requirements of the Land Development Code prior to development of this PUD-R.
- c. Preliminary Plat shall include measurement of buildable area and lot size for each lot within the development.

- d. Pedestrian access easements shall be provided to Holly Lane and John McCain and depicted on the Final Plat.

3. PERMITTED USES

- a. Single-family residences, detached, and accessory uses/structures per regulations of the R-30 zoning district, except where amended herein.
- b. Common open space areas
- c. The existing structure commonly known as the foreman's house (7309 Holly Lane) shall be demolished and removed within twenty-four (24) months of final plat approval.

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

Single-family detached residential lot requirements and setbacks shall comply with the following provisions:

- a. Minimum Lot Size: 26,000 square feet minimum lot size for lots 1 and 3.

30,000 square feet for no more than 32 residential lots.

- b. Minimum Lot Width: One Hundred feet (100') measured at the building setback line, except pie-shaped cul-de-sac lots 1 and 2, in which case the minimum shall be sixty seven feet (67') at the building setback line

- c. Front Yard Setback: 30 feet

- d. Side Yard Setback: 10 feet

- e. Street Side Setback: 20 feet, except for "key" lots which shall match the front setback of adjacent lots, as shown on the Development Plan

- f. Rear Yard Setback: 25 feet, except where noted below and/or on the Development Plan
- g. Minimum House Size: 4,300 square feet
- h. Maximum Lot Coverage: 25 percent
- i. Lot 29 shall be limited to a single-story structure, and the rear setback shall be no less than 10' from Open Space Lot 10 (setback shall apply to all primary and accessory structures)
- j. Lots 30, 31, 32, 33, & 34 shall provide for a rear building setback from Open Space Lot 10 of no less than 10 feet (setback shall apply to all primary and accessory structures)
- k. Lots 4, 5, 6, 7, 8, 9, 10 & 11 shall provide for a rear building setback from the western boundary of the "landscape and wall easement" of no less than 50 feet (setback shall apply to all primary and accessory structures).
- l. Lots 12, 13 & 14 shall have no accessory structures in the rear yard, behind the primary house and/or garage.

5. OPEN SPACE

- a. This development shall provide not less than approximately 20% common open space, which shall generally be configured as shown in Exhibit "D". All open space areas shall be landscaped and maintained by the Homeowner's Association as described in Exhibit "B".
- b. All amenities within the open space areas shall be maintained by the Homeowner's Association. A landscape and pond maintenance plan shall be provided in conformance with the Declaration of Covenants, Conditions, and Restrictions as required by this PUD-R and the Perimeter Fencing Exhibits as attached in Exhibit "D".

- c. Landscaping easements along the east border of the development (Tanglewood) to be deeded to the Tanglewood Maintenance Association shall be conveyed and improved within 30 days of the Final Plat being recorded at the county. All green space improvements shall be installed immediately following wall/fence construction and shall be adequately irrigated and maintained to assure compliance with landscape plan.

6. SCREENING

- a. Perimeter fencing and screening shall be in compliance with the Wall/Fence Diagram included and shown on the Conceptual Site Plan and associated exhibits, labeled as Exhibit "D".
- b. Wood, plastic or chain-link fencing is not permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. Double fencing shall be prohibited
- c. All lots backing to the Common Open Space lots shall be open style fencing of decorative metal, and/or masonry.

7. ARCHITECTURAL FEATURES

- a. Masonry Requirement – 80% masonry (brick, stone, or stucco over CMU) shall be required on all structures. No EIFS or artificial stucco material (Dryvit systems or Styrofoam products) shall be permitted in the subdivision.
- b. Garage Standard – Minimum of a three car garage with wood or wood-clad architecturally enhanced doors.
- c. Minimum Roof Pitch – Minimum of a 10:12 roof pitch unless architecturally required to vary, based on home style and with approval of the HOA's Architectural Review Committee.

- d. Windows – No aluminum windows allowed in the subdivision, only windows of higher quality and efficiency will be allowed. All windows will be insulated glass with a “low-e” specification.
- e. Wood, plastic, PVC, or chain-link type fences shall be prohibited.

8. OTHER

- a. A minimum of two (2) three-inch caliper trees shall be planted within the front yard of each lot by the homebuilder upon construction of a new home, unless quality existing trees are present and saved.
- b. Within 60 days of the final inspection/certificate of occupancy being issued for the primary residential structure, all lots must be fully landscaped and irrigated, both front and rear yards.
- c. The streets within Oak Alley are proposed to be private streets with restricted access (gated).
- d. Street Design Standards:
 - Right-Of-Way: Fifty feet (50')
 - Travel Lane Width: Thirty-one feet (31'), back of curb to back of curb
 - Turning Radii: Fifteen feet (15')
- e. Street “A” (southbound and northbound), is a divided road, intended to preserve the double row of Live Oaks in the median, with paving in each direction of 25' b/b, in separate 32.5' Private Street ROW's.
- f. All residences within the subdivision shall contain automatic fire-sprinkler systems
- g. An enhanced entry feature, as depicted in Exhibit “D” and hereto attached, shall be erected along the John McCain Road frontage and shall serve as the entryway to the development.
- h. The construction entrance(s) shall be on John McCain Road only. Access from Holly Lane shall be prohibited

including the property commonly known as the foreman's house (7309 Holly Lane).

- i. Appropriate construction methods shall be utilized to ensure that the ponds are able to hold the volumes of water contemplated in the final design plans and retain the water in the manner in which the ponds are designed. The north pond shall maintain at least 2 feet of storage capacity over the low water elevation design. All ponds shall be owned and maintained in an appropriate manner by the Oak Alley HOA.
- j. A water main loop shall be connected to the existing water main on Holly Lane between Lot 23 and Lot 29. Said pipe installation, sizing, and material shall be approved by the City Engineer.
- k. Pedestrian access to the north pond walking trail shall be provided via public easement from Holly Lane.
- l. Storm sewer installation and connection shall be made to drain the area west of Lot 33 (west of Holly Lane) into the new drainage system to be installed along Holly Lane. Said pipe installation, sizing, and material shall be approved by the City Engineer.
- m. Street lights, and the cost of electricity for the lights, shall be the responsibility of the HOA. Diverters/shields shall be installed on all street lights adjacent to perimeter homes.
- n. The City reserves the right to revisit this PUD ordinance if the property is not final platted within 48 months of the date of Council approval.
- o. The project will complete grading to bypass the current discharge location in the floodplain generally in conformance with the concept shown on the attached "Drainage Bypass Exhibit" dated 1/28/2019.

9. HOA DOCUMENTS

- a. At a minimum, the agreements, covenants and restrictions establishing and creating the homeowners' association required herein (CCRs) shall contain and/or provide for the following:
- 1) The initial term of the agreement, covenants and restrictions establishing and creating the homeowners' association shall be for a period of not less than 25 years and, if not established to be perpetual, shall automatically renew for successive periods of not less than 10 years thereafter;
 - 2) The homeowners' association may not be dissolved without the prior written consent of the City Council;
 - 3) Provisions acceptable to the City to ensure the continuous and perpetual use, operation, maintenance and/or supervision of all facilities, structures, improvements, systems, open space or common areas that are the responsibility of the homeowners' association and to establish a reserve fund for such purposes;
 - 4) Provisions prohibiting the amendment of any portion of the homeowners' association's agreements, covenants or restrictions pertaining to the use, operation, maintenance and/or supervision of any facilities, structures, improvements, systems, area or grounds that are the responsibility of the homeowners' association without the prior written consent of the City Council;
 - 5) The right and ability of the City or its lawful agents, after due notice to the homeowners' association, to remove any landscape systems, features or elements that cease to be maintained by the homeowners' association; to perform the responsibilities of the homeowners' association and its board of directors if the homeowners' association fails to do so in compliance with any provisions of the agreements, covenants or restrictions of the homeowners' association, or of any applicable City ordinances or regulations; to assess the homeowners' association for all costs incurred by the

City in performing said responsibilities if the homeowners' association fails to do so; and/or to avail itself of any other enforcement actions available to the City pursuant to state law or City ordinances or regulations; and

- 6) Provisions indemnifying and holding the City harmless from any and all costs, expenses, suits, demands, liabilities or damages including attorney's fees and costs of suit, incurred or resulting from the City's removal of any landscape systems, features or elements that cease to be maintained by the homeowners' association or from the City's performance of the aforementioned operation, maintenance or supervision responsibilities of the homeowners' association due to the homeowners' association's failure to perform said responsibilities.
- 7) No boat, marine craft, hovercraft, recreational vehicle, pick-up camper, travel trailer, motor home, camper body or similar vehicle or equipment may be parked in public view for more than 24 consecutive hours within the development.
- 8) The HOA should make every effort to prevent unsightly structures or uses that can be visible from the neighbors outside the development.
- 9) Clothes lines or outside washing or drying of clothes shall be prohibited.
- 10) Garage doors should be of a side-load design or screened from street view and lots in adjacent neighborhoods.
- 11) Whenever possible, storage/shed buildings should be limited in height to avoid viewing by neighbors and subject to all building setback requirements.
- 12) Architectural design guidelines that include building rendering/evaluation illustrations.

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the

Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 7th day of August 2018.

The second reading and public hearing being conducted on the 4th day of December 2018.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 19th day of February 2019.

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

ATTEST:



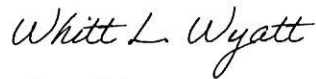
Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE



Richard Newton
Mayor

APPROVED AS TO FORM:



Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

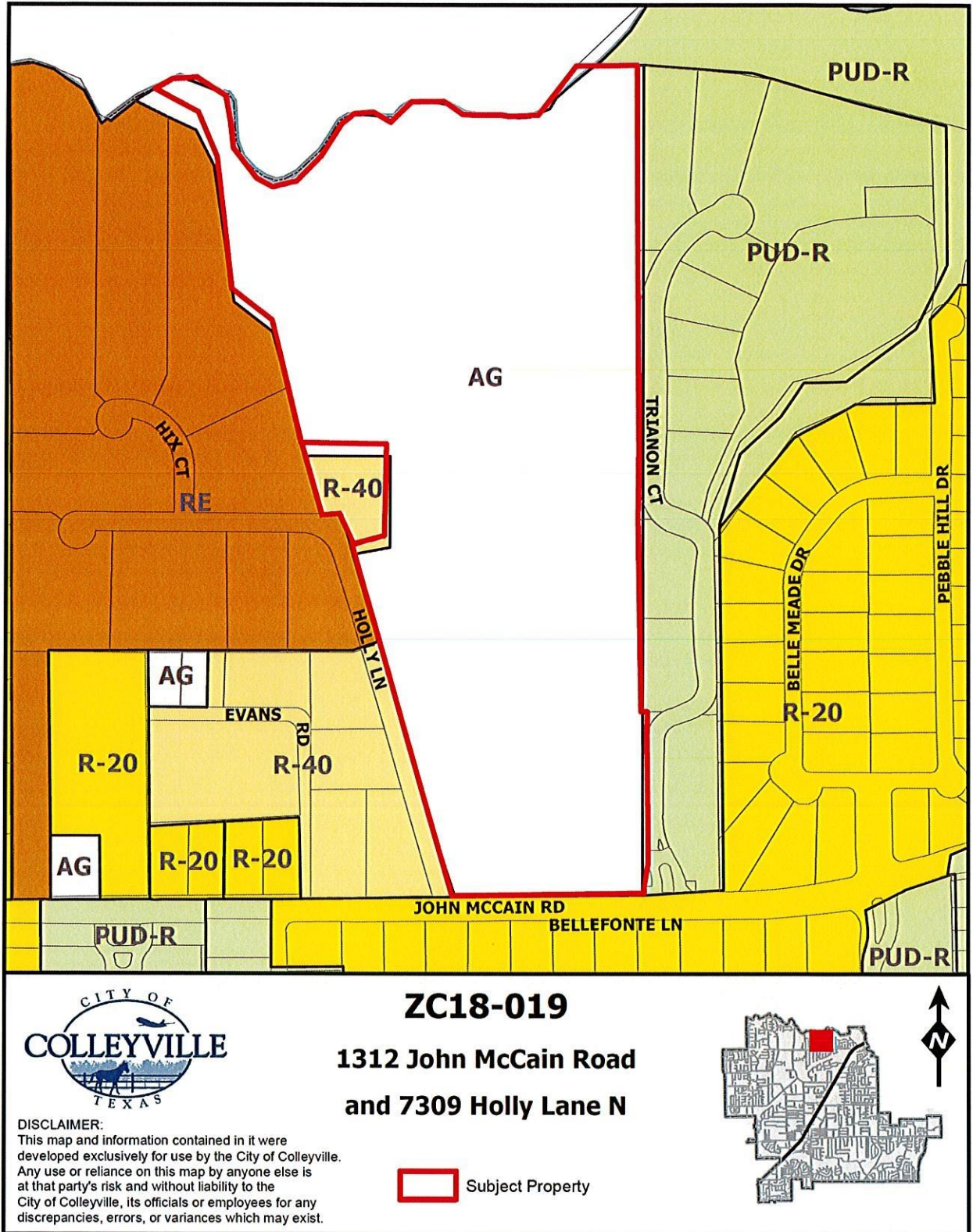


Exhibit "B" – Statement of Planning Objectives

Oak Alley

Colleyville, Texas

Zoning Narrative –8 Oct. 2018

Burk Collins & Co. LTD, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

Oak Alley is a proposed residential neighborhood to be developed by Burk Collins & Co, LTD, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The 43.54 acre property is located on the north side of John McCain Road, just east of Holly Lane (adjacent to the Hidden Acres Addition) and west of, and adjacent to, the Tanglewood Estates gated neighborhood. The property is currently zoned R-40 and AG. The intent here is to rezone the entire property to PUD-R, unifying the property into one cohesive, master planned residential development of the highest quality.

There are currently two occupied single-family homes on the two platted properties that make up this proposal. The main home will be worked into the plan; most of the remaining structures will be removed.

The surrounding area is, for the most part, fully developed with a combination of PUD-R lots ranging from 15,000 s.f. lots, 30,000 s.f. lots, as well as acre plus sized lots. There are existing subdivisions bordering the subject tract on the entire western, eastern and southern boundaries. The northern boundary is Bear Creek, and is the city limit line. Across the creek is the Timarron Golf Course, and the City of Southlake.

The proposed plan, primarily consisting of 30,000 s.f. lots (average of about 38,000 s.f.), and has a range of lot sizes from 26,000 sf minimum, up to several acre plus lots (and one 3.3 acre lot for the existing large home) and open space, would fit in well with the neighborhood, as well as be consistent with the city's Future Land Use Plan.

Quality and compatibility with the adjacent residential, as well as the rest of Colleyville is essential, and we have designed this proposal with those goals in mind.

The residences planned for Oak Alley will be very upscale, with selling prices estimated to start at around \$2.0 million. The development will center upon, and feature, the existing double row of Live Oaks, installed some years ago by the property owner along either side of the drive, the defining feature of the property. This will continue to enhance the vista toward the "plantation house" at the far end by placing a boulevard (divided) road along either side of it. An expanded greenbelt setback will be dedicated along the John McCain frontage, and will be fully landscaped, as will the other open space areas within the project. Open Space will make up over 19% of the project area.

Oak Alley will be proposed as a gated community with private streets. A double road, divided entry from John McCain Road, positioned to line up with and take advantage of the central double row of Live Oaks, will provide a distinctive and quality main entry. This

divided road will serve as a loop road through the development, with the two entries from John McCain meeting the minimum 100' centerline spacing for two points of emergency access. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project, except for the main divided central entry road.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way, unless there are already existing trees there that are saved. We have worked extensively, in conjunction with our neighbors to the east and west, to provide landscape buffers between the existing homes and the future home sites within Oak Alley. All perimeter boundaries will have 25', fully landscaped buffer easements, as shown on the Development Plan.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. There will be a pond constructed along the Holly Lane frontage- in a landscaped setting, which will double as a storm detention facility, to the extent it is necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot, and a connection will be made to the large greenbelt area along Bear Creek, and an amenity for the residents.

The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

Development Schedule

Oak Alley will most likely be developed in one phase, with development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision's infrastructure.

Economic Development Information

Oak Alley will have a total of thirty five (35) homes, each with an estimated average value upon completion of \$2,570,000, resulting in an overall tax base of over \$90,000,000. At the current tax rate of 2.339023%, the total taxes generated from the development are projected to be \$2,105,120, with over \$300,000 generated directly for the City at buildout.

Development Standards

Permitted Land Use:	Single Family Residential Detached
Minimum House Size:	4,300 square feet.
Minimum Lot Area:	26,000 s.f. (Average about 38,000 s.f.)
Minimum Lot Width:	One Hundred feet (100') measured at the building setback line, except pie-shaped cul-de-sac lots 1 and 2, in which case the minimum shall be sixty seven feet (67') at the building setback line.
Front Yard Setbacks:	Thirty feet (30') back of the property line
Rear Yard Setbacks:	Twenty Five feet (25')
Side Yard Setbacks:	Ten feet (10').
Street-facing Side Yard:	Side yard setbacks on the street side of a corner lot, fronting on another street, shall be 20', except for "key" lots which shall match the front setback of adjacent lots, as shown on the Development Plan.
Street Standards:	The streets within Oak Alley are proposed to be private streets with restricted access (gated). All undivided sections will be built to the standard street section of 31' b/b paving, in a 50' Private Street ROW. Street "A" (southbound and northbound), is a divided road, intended to preserve the double row of Live Oaks in the median, with paving in each direction of 24'b/b, in separate 32.5' Private Street ROW's.
Minimum Roof Pitch:	Minimum of a 10:12 roof pitch, unless architecturally required to vary, based on home style.
Garage Standard:	Minimum of a three car garage with wood-like, architecturally enhanced doors.
Masonry Requirement:	The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco over CMU block) or other material solely determined by the Committee. No more than 20% of the exterior vertical wall to be authentic lath and stucco application over wood framing. Dryvit systems or Styrofoam products are not acceptable. The exterior of chimney flues shall be of masonry material acceptable to the Committee. Installation of all types of exterior items and

surfaces such as address numbers or external ornamentation, lights, mail chutes, mailboxes, roofing materials and exterior paint or stain, shall be subject to the approval of the Committee as to size, design, materials color, manufacturer and location.

Additional Elevation Requirements: All plans will be reviewed by the Oak Alley Architectural Review Committee, and will comply with a set of Design Guidelines which will be developed to assure structures and site features of the highest quality. Elevations will have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. The elevations on all "four sides" shall be addressed in the design to present a finished appearance. Roofing will match the architectural style. Slate, tile or standing seam metal are examples. Each elevation should add interest to the entire streetscape.

Windows: No aluminum widows allowed in the subdivision, only windows of higher quality and energy efficiency will be allowed. All windows will be insulated glass with a "low-e" specification.

Fencing: Wood fencing between lots is not permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots backing to the Common Open Space shall be open style fencing of decorative metal, and/or Masonry.

Where lots back to existing residential lots with fences, the existing fence shall be kept, maintained or improved in coordination with each owner, as shown in the diagram on the Development Plan and associated detailed diagrams. Where open space lots border adjacent properties, either the existing fence will be maintained or improved, or a decorative masonry or metal fence will be installed, all in cooperation with the adjacent property owner, according to the detailed plans submitted with zoning. All perimeter walls and fences shall be installed prior to any vertical home construction.

Streetscape Standards: Minimum of two (2) three-inch (3") caliper trees per front yard, unless quality existing trees are present and saved. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.

Open Space Maintenance: The open space lots within the subdivision shall be maintained in a consistent, uniform manner by the Oak Alley Homeowners Association through dues collected from the individual

homeowners. Membership in the Homeowner's Association is mandatory.

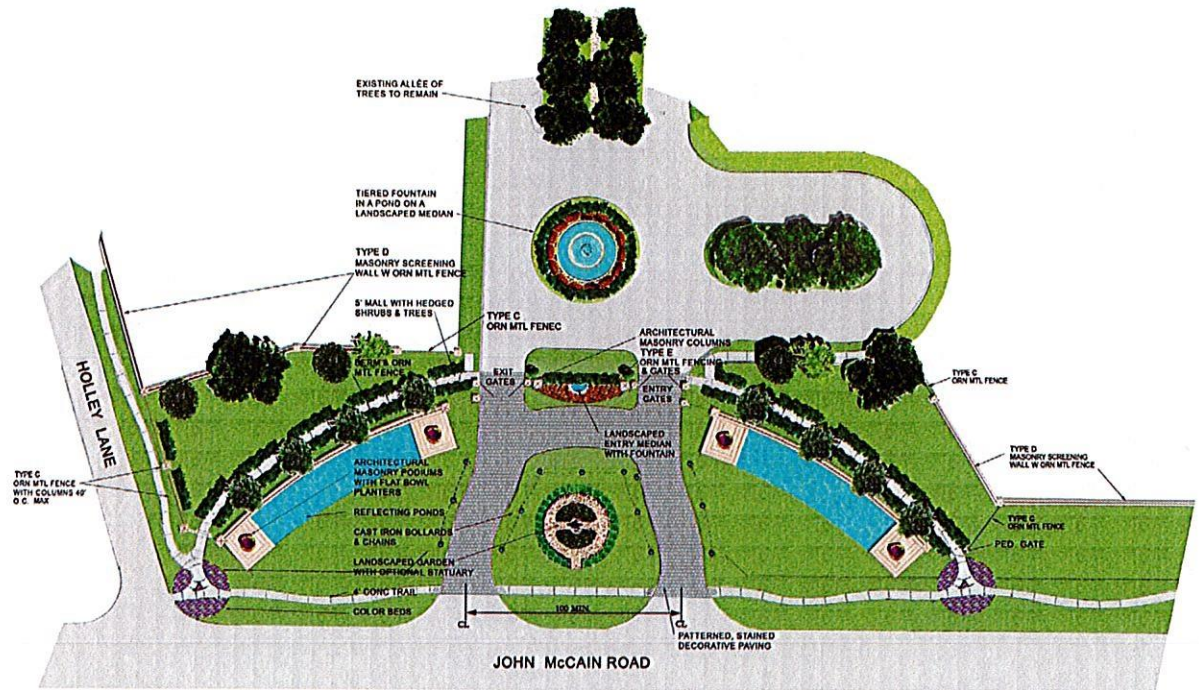
Street Design Standards:

Right of Way:	Fifty feet (50') (Undivided), Thirty Two, one half feet (32.5') (each side of divided entry road)
Travel Lane Width:	Thirty-one feet (31'), back of curb to back of curb (undivided) Twenty-four feet (24'), back of curb to back of curb (divided)
Turning Radii:	Fifteen feet (15')

Open Space Standards:	Except for the natural tree preservation areas, the Common Open Space shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned, operated and maintained by Oak Alley Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.
-----------------------	--

Signage:	A monument sign identifying the subdivision shall be built at the gated entry from John McCain Road.
----------	--

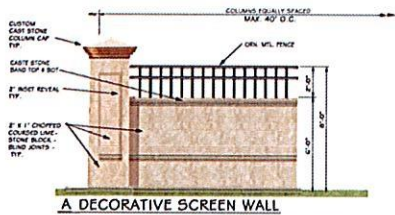
[illegible]



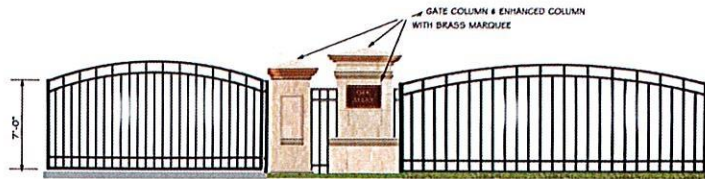
SAGE GROUP, INC.
 0000
 1100 N. Grand Ave., Ste. 200
 Phoenix, AZ 85004
 Tel: 602-494-4000

THE ENTRY

OAK ALLEY



A DECORATIVE SCREEN WALL



B ENTRY GATE MEDIAN ORNAMENTAL METAL FENCING
 GATE & MEDIAN FENCING DESIGN T.B.D.



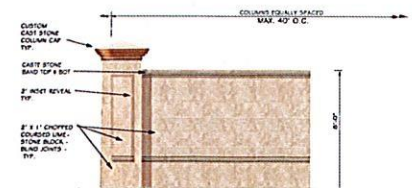
C ORNAMENTAL METAL FENCE
 WITH COLUMN TERMINUS



D LOW STONE WALL WITH
 ORNAMENTAL METAL FENCE



E ORNAMENTAL
 METAL FENCE



F DECORATIVE SCREEN WALL

SAGE GROUP, INC.
 0000
 1100 N. Grand Ave., Ste. 200
 Phoenix, AZ 85004
 Tel: 602-494-4000

SCREENING WALLS & ORNAMENTAL FENCING EXHIBIT

OAK ALLEY

STONE



PAVERS



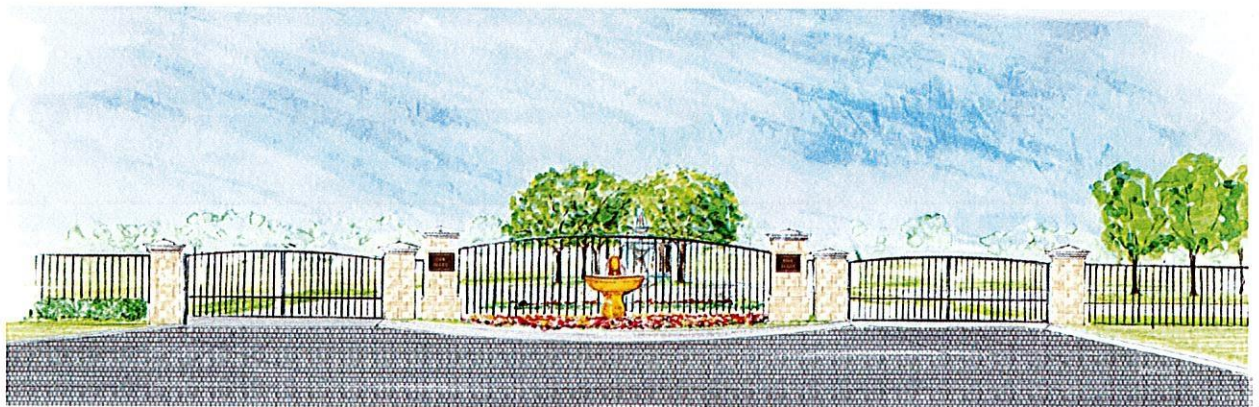
INSPIRATION



SAGE GROUP, INC.
 Master Planning
 40 East Chicago
 Austin, Texas 78701
 11111 N. Capital Ave., Ste 200
 Dallas, Texas 75203
 Tel: 817-424-2624

THE ENTRY

OAK ALLEY



SAGE GROUP, INC.
 Master Planning
 40 East Chicago
 Austin, Texas 78701
 11111 N. Capital Ave., Ste 200
 Dallas, Texas 75203
 Tel: 817-424-2624

ELEVATION OF THE ENTRY

OAK ALLEY



Holly Lane / Western Boundary Landscape Easement - Landscape Specifications

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
●	Live Oak	10	12" - 18" DBH	Establishment trees for 100 L.F. of landscape easement. Credit given for preserving existing trees.
●	Live Oak	10	12" - 18" DBH	Establishment trees for 100 L.F. of landscape easement. Credit given for preserving existing trees.
●	Live Oak	10	12" - 18" DBH	Establishment trees for 100 L.F. of landscape easement. Credit given for preserving existing trees.

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
●	Live Oak	10	12" - 18" DBH	Establishment trees for 100 L.F. of landscape easement. Credit given for preserving existing trees.
●	Live Oak	10	12" - 18" DBH	Establishment trees for 100 L.F. of landscape easement. Credit given for preserving existing trees.
●	Live Oak	10	12" - 18" DBH	Establishment trees for 100 L.F. of landscape easement. Credit given for preserving existing trees.

Eastern Boundary Landscape Easement - Landscape Specifications

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
●	Live Oak	10	12" - 18" DBH	Establishment trees for 100 L.F. of landscape easement. Credit given for preserving existing trees.
●	Live Oak	10	12" - 18" DBH	Establishment trees for 100 L.F. of landscape easement. Credit given for preserving existing trees.
●	Live Oak	10	12" - 18" DBH	Establishment trees for 100 L.F. of landscape easement. Credit given for preserving existing trees.

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
●	Live Oak	10	12" - 18" DBH	Establishment trees for 100 L.F. of landscape easement. Credit given for preserving existing trees.
●	Live Oak	10	12" - 18" DBH	Establishment trees for 100 L.F. of landscape easement. Credit given for preserving existing trees.
●	Live Oak	10	12" - 18" DBH	Establishment trees for 100 L.F. of landscape easement. Credit given for preserving existing trees.

Planner:

SAGE GROUP, INC.

0000



21 SEPT 18

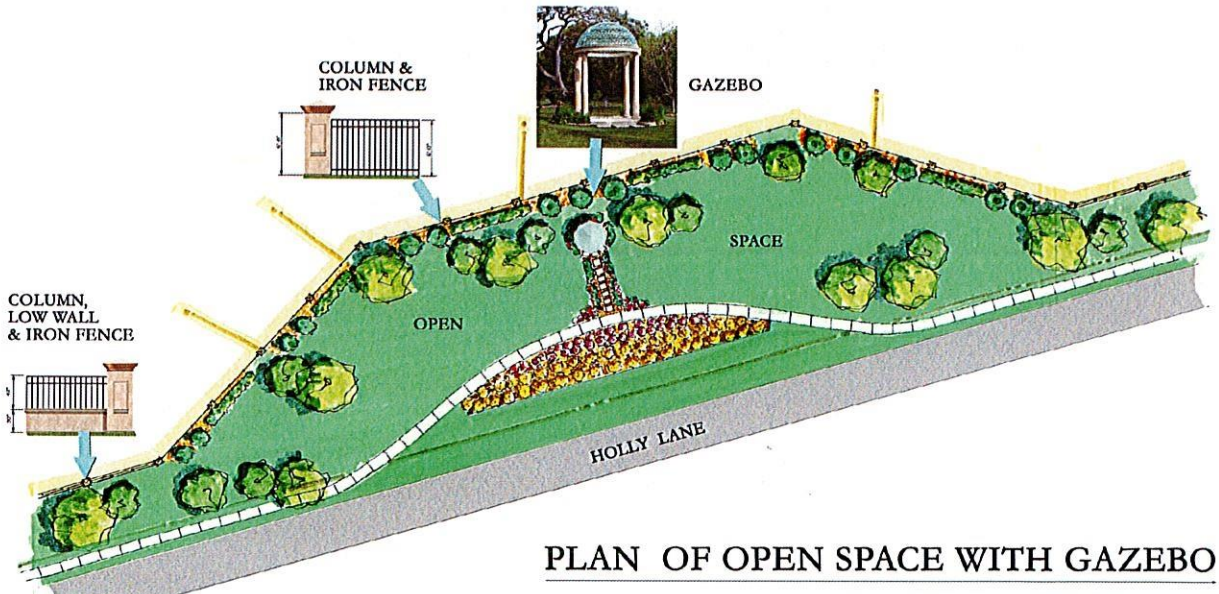
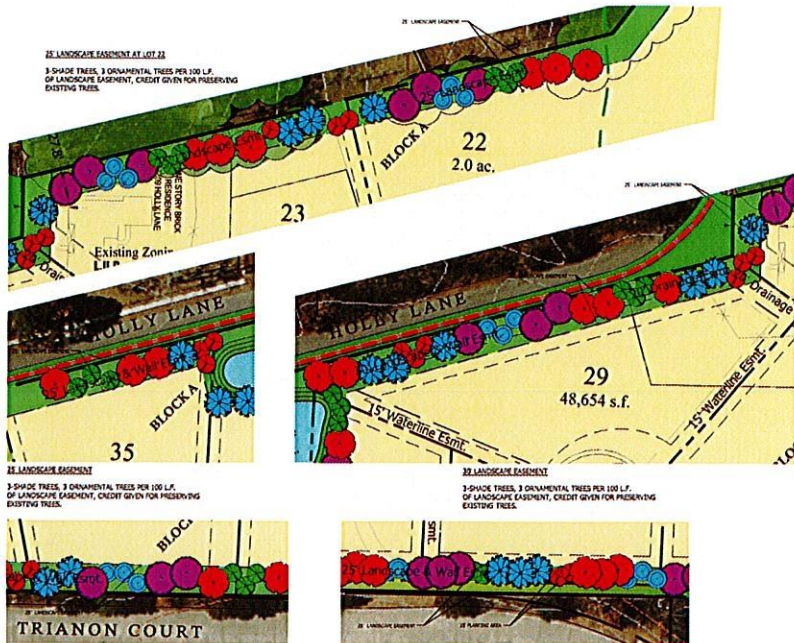


Landscape Easement Plantings

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Oak Alley

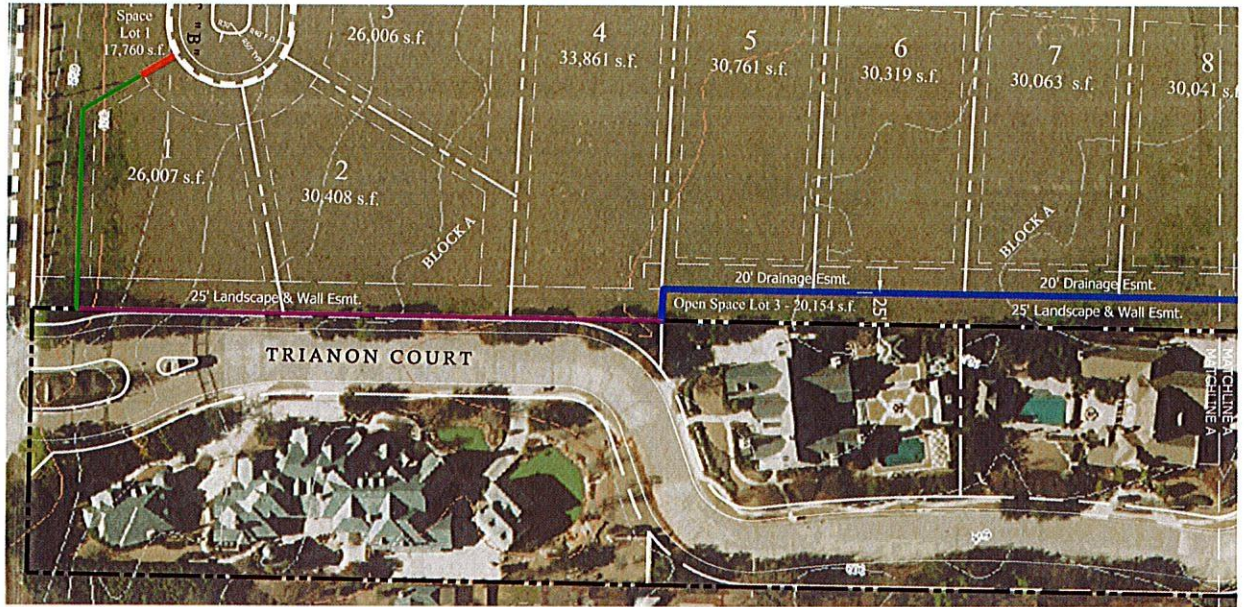
Colleyville, Tarrant County, Texas



PLAN OF OPEN SPACE WITH GAZEBO

OAK ALLEY

SAGE GROUP, INC.
 0000
 21 SEPT 18



Planner: SAGE GROUP, INC.
 21 SEPT 18
 1" = 60'

TYPE C - 6' Ornamental Metal Fence WITH Masonry Columns
 TYPE D - 6' Total: Masonry Wall 2.5' / Ornamental Metal Fence 3.5'
 TYPE F - 8' Masonry Wall
 Retain Existing Wall / Fence

Eastern Boundary Detail (Sheet 1 of 3)

Case #ZC18-002

Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas



Planner: SAGE GROUP, INC.
 21 SEPT 18
 1" = 60'

TYPE A - 8' Total: Masonry Wall 6' / Ornamental Metal Fence 2'
 TYPE F - 8' Masonry Wall

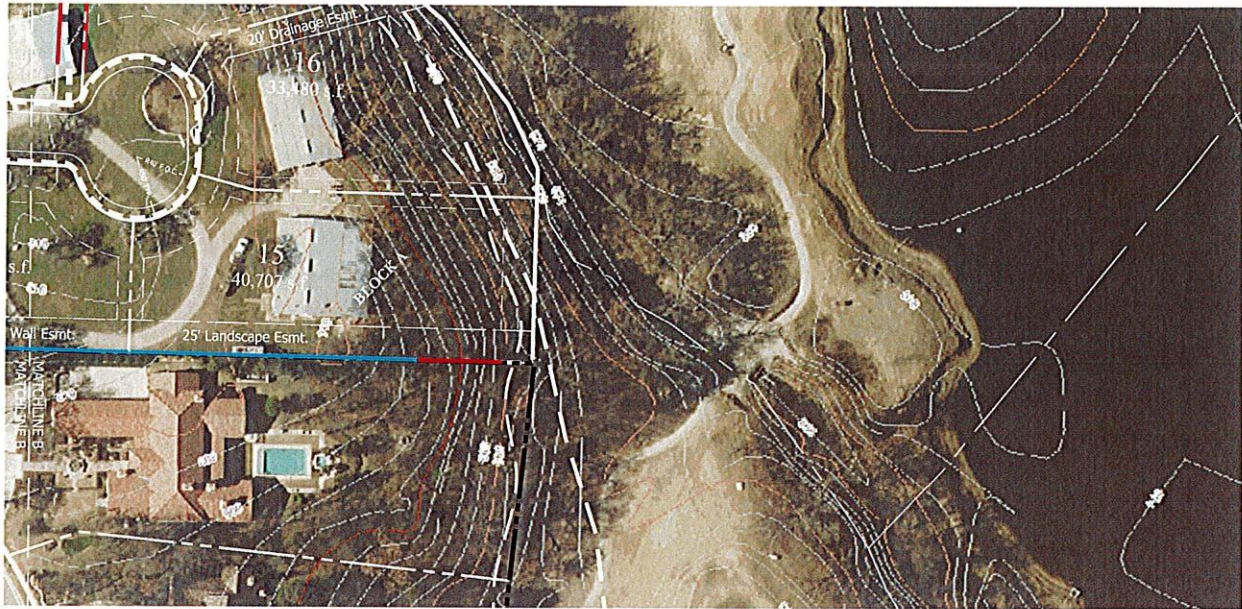
Eastern Boundary Detail (Sheet 2 of 3)

Case #ZC18-002

Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas



Planner: SAGE GROUP, INC.
 0000
 21 SEPT 18
 1" = 60'

TYPE A - 8' Total: Masonry Wall 6' / Ornamental Metal Fence 2'
 TYPE E - 6' Ornamental Metal Fence

Case #ZC18-002

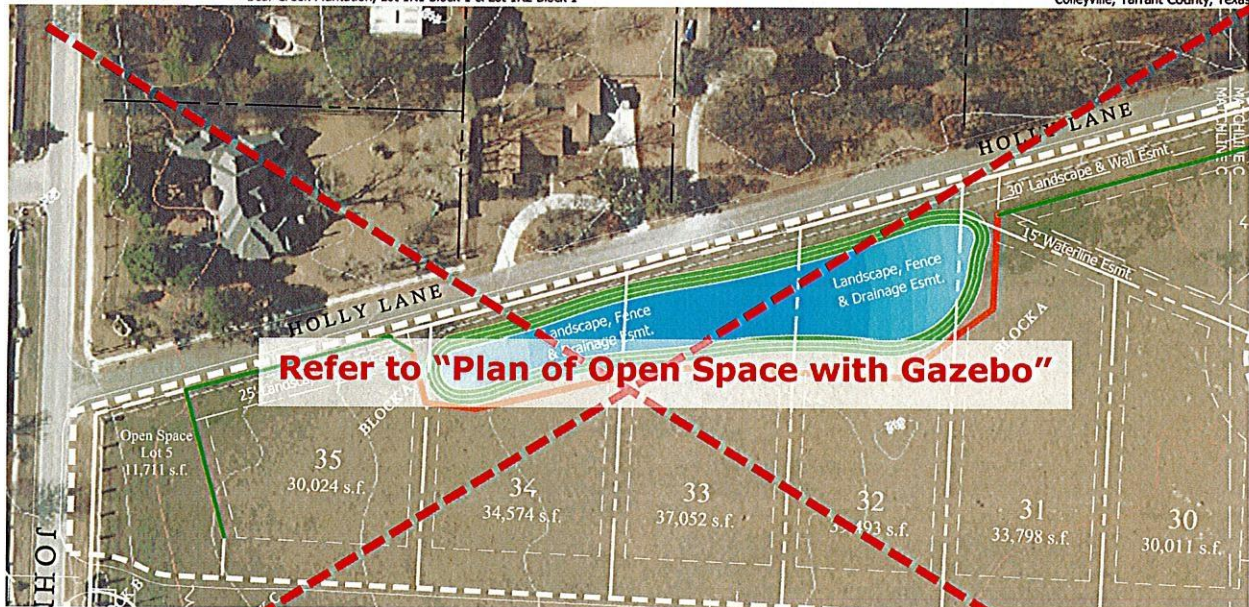


Eastern Boundary Detail (Sheet 3 of 3)

Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas



Refer to "Plan of Open Space with Gazebo"

Planner: SAGE GROUP, INC.
 0000
 21 SEPT 18
 1" = 60'

TYPE D - 6' Total: Masonry Wall 2.5' / Ornamental Metal Fence 3.5'
 TYPE C - 6' Ornamental Metal Fence with Masonry Columns

Case #ZC18-002

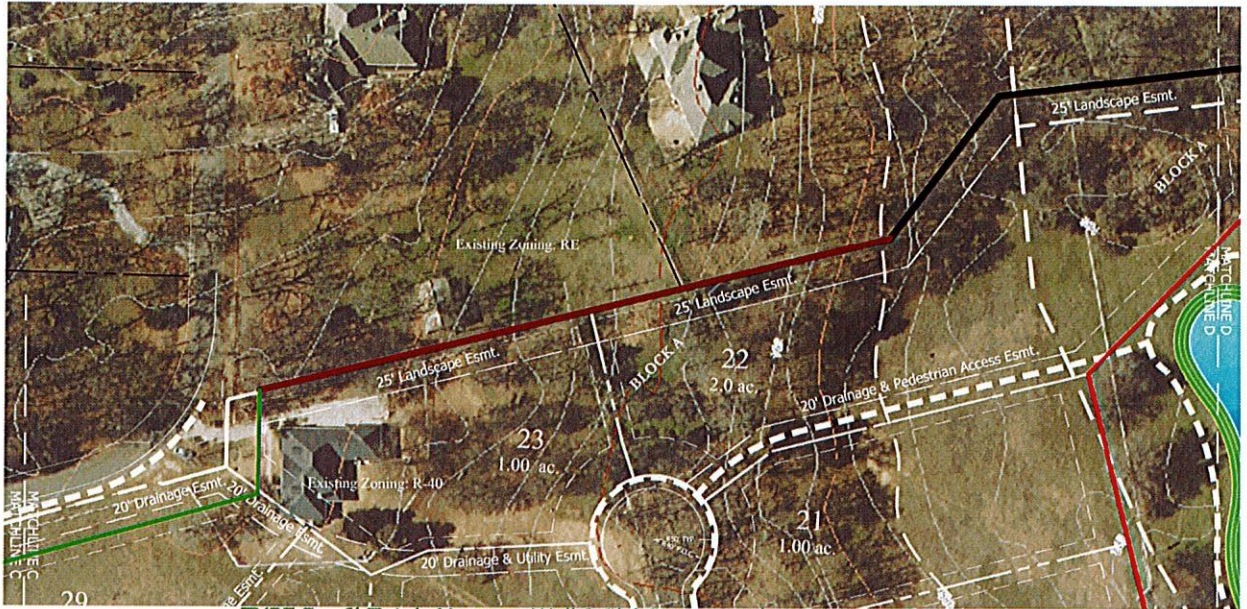


Western Boundary Detail (Sheet 1 of 3)

Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas



Planner: SAGE GROUP, INC.
 0 0 0 0
 21 SEPT 18
 1" = 60'

TYPE D - 6' Total: Masonry Wall 2.5' / Ornamental Metal Fence 3.5'
 TYPE A - 7' Total: Masonry Wall 5' / Ornamental Metal Fence 2'
 Replace Pipe Rail Fence
 6' Iron Fence

Case #ZC18-002



Western Boundary Detail (Sheet 2 of 3)

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Oak Alley

Colleyville, Tarrant County, Texas



Planner: SAGE GROUP, INC.
 0 0 0 0
 21 SEPT 18
 1" = 60'

Replace Pipe Rail Fence

Case #ZC18-002

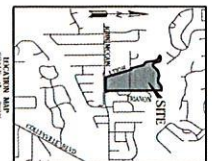
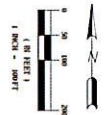
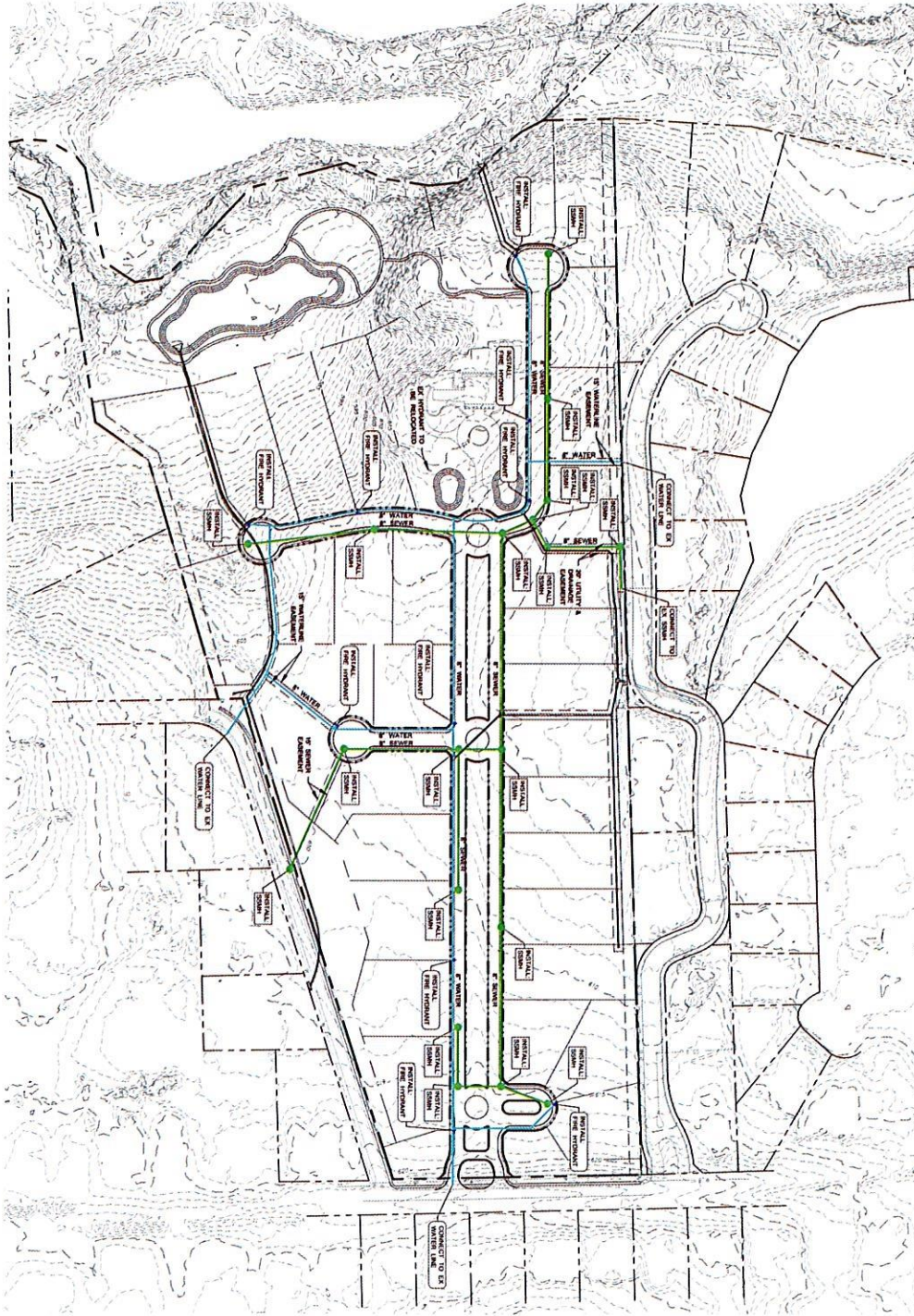


Western Boundary Detail (Sheet 3 of 3)

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Oak Alley

Colleyville, Tarrant County, Texas



- LEGEND**
- 12" WATER MAIN
 - 12" SEWER MAIN
 - 12" STORM MAIN
 - 12" WATER SERVICE LINE
 - 12" SEWER SERVICE LINE
 - 12" STORM SERVICE LINE

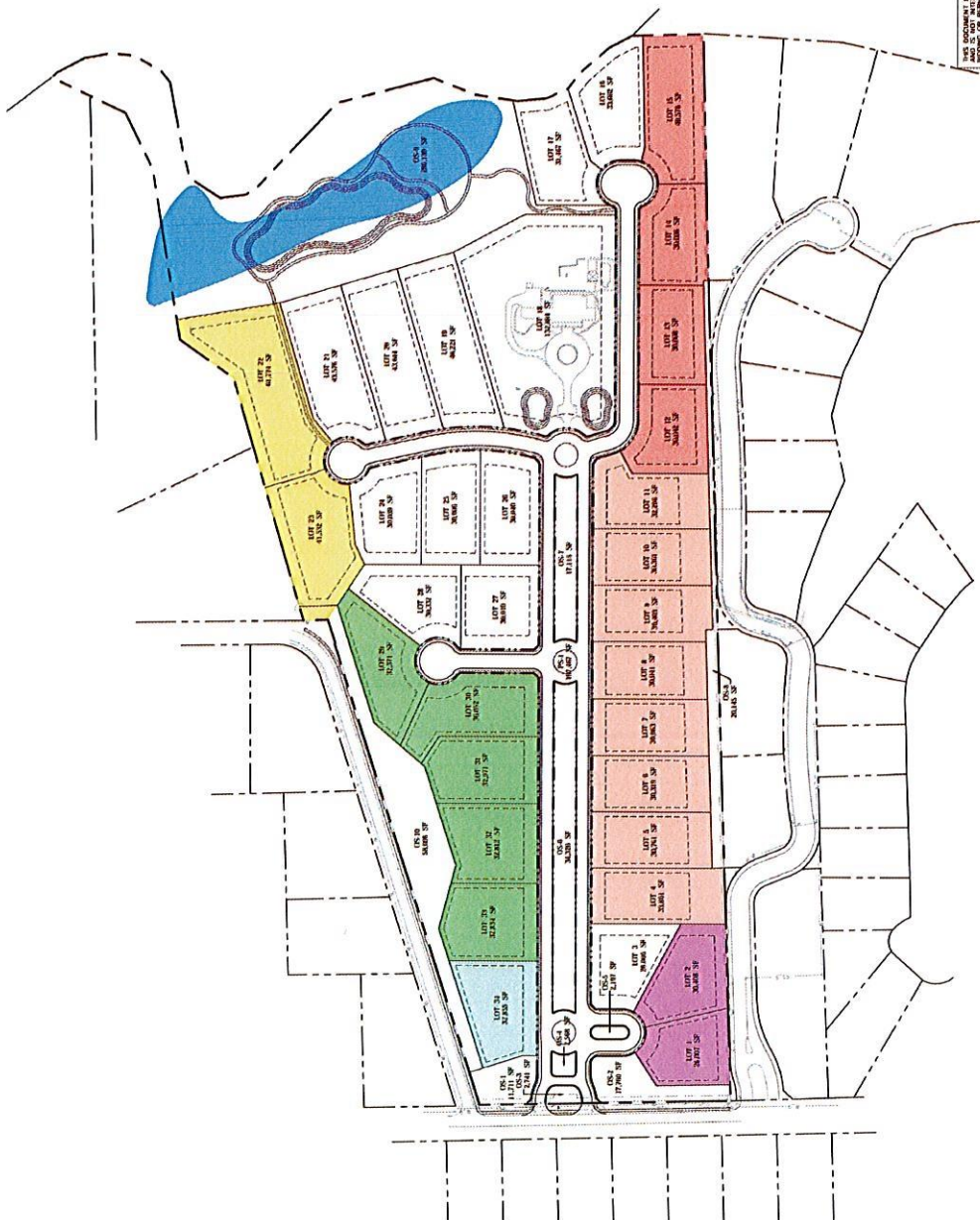
3	DATE: 1/28/2019	THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION. BEYOND OR BEYOND PROPOSED. BY: <i>David T. Redger</i> DATE: 1/28/2019	REVISIONS: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">NO.</td> <td style="width: 15%;">DATE</td> <td style="width: 80%;">DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				PRELIMINARY UTILITY PLAN OAK ALLEY COLLEYVILLE, TEXAS	DEOTTE, INC. CIVIL ENGINEERING (TExas P-00114) 11111 48th Street, Suite 100, Dallas, TX 75244 PREPARED FOR: <i>TRC & GLOVER COLLETT TRC</i>
NO.	DATE	DESCRIPTION									



OAK ALLEY GRADING CONCEPT

1. **FINAL GRADING** IS THE FIRST STEP. FINAL SURFACES IN THE FINAL DESIGN PROCESS ARE THE LAST THING TO BE DONE. THE PROBLEMS IN OUR DESIGN PROCESS BECAUSE MANY OF OUR CLIENTS DO NOT WANT TO PAY FOR THE FINAL GRADING UNTIL THEY HAVE RECEIVED THE FINAL DESIGN. WE HAVE TO BE ABLE TO DEFEND OUR FINAL GRADING SURFACE AND THE FINAL SURFACE WHICH WE HAVE BEEN COMPLETING.
2. **FUNCTIONS THAT AFFECT FINAL GRADING** WILL INCLUDE TREE PROTECTION, DRAINAGE, UTILITY LOCATIONS, EROSION CONTROL, SLOPE PROTECTION, POSITIVE DRAINAGE, DRAINAGE DITCHES AND DRAINAGE SLOPES, ON LOTS TO ASSURE PROPER DRAINAGE.
3. **MAJOR CONSIDERATIONS** INVOLVING GRADING ON THIS SITE INCLUDE THE PERMITTER HAZARD, EXISTING ADJACENT PROPERTIES AND THE DOUBT MAY OF OAK TREES REMAINING. WE HAVE TO BE ABLE TO DEFEND OUR GRADING SURFACE. WE CAN NOT BE COMPROMISED ALTHOUGH WE CAN BE ABLE TO DEFEND OUR GRADING SURFACE. WE HAVE PRESENTED OUR GRADING SURFACE FOR EACH LOT WITH FINAL GRADING.

- [illegible]



THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.

BY: Clayton L. Reddyer
Reg. No.: 97497
Firm No.: F-3116(TX)
Date: 1/28/2019

OAK ALLEY
PERIMETER GRADING CONCEPT PLAN
COLLEYVILLE, TEXAS
DEOTTE, INC.
4024 Southland, Suite 100
Dallas, Texas 75246
Tel. 972/381-0426, 972/381-1000

[illegible]

THIS DOCUMENT IS FOR INTERNAL REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION
BIDDING OR PERMIT PURPOSSES.

BY: Inwood W. DaChille
742327
F-3116(TO)
Date: 1/26/2019

OAK ALLEY
DRAINAGE BYPASS EXHIBIT
COLLEYVILLE, TEXAS

COMPANY NO.	GROUP	DATE	PROJECT NO.	SHEET

RESOLUTION R-20-4469

A RESOLUTION APPROVING A FINAL PLAT FOR THE OAK ALLEY ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Final Plat for the Oak Alley Addition on January 13, 2020.

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

Sec. 1. THAT the Final Plat for Oak Alley Addition on approximately 43.536 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF 7 AYES, 0 NAYS, ON THIS THE 4TH DAY OF FEBRUARY 2020.

Mayor Richard Newton
Place 1, Tammy Nakamura
Place 3, Kathy Wheat
Place 4, George Dodson

Aye
Aye
Aye
Aye

Mayor Pro Tem Bobby Lindamood
Place 5, Chuck Kelley
Place 6, Callie Rigney

Aye
Aye
Aye

ATTEST:



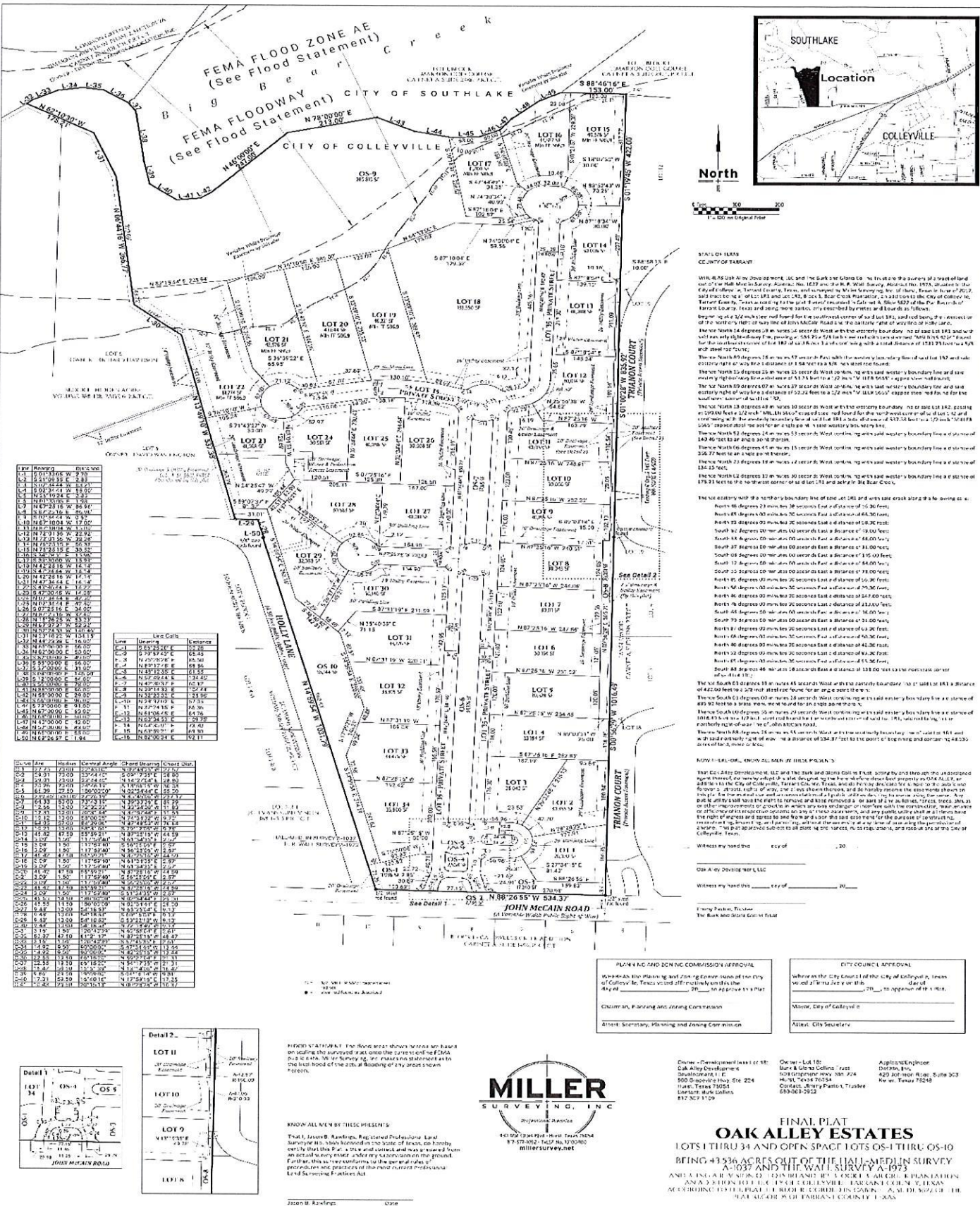
Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE



Richard Newton
Mayor

Exhibit "A" - Plat Exhibit





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 9/22/2025

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for an accessory dwelling on Lot 4 of Mrs. Eva Paul's Subdivision, located at 1005 Tinker Road, Case ZC25-027

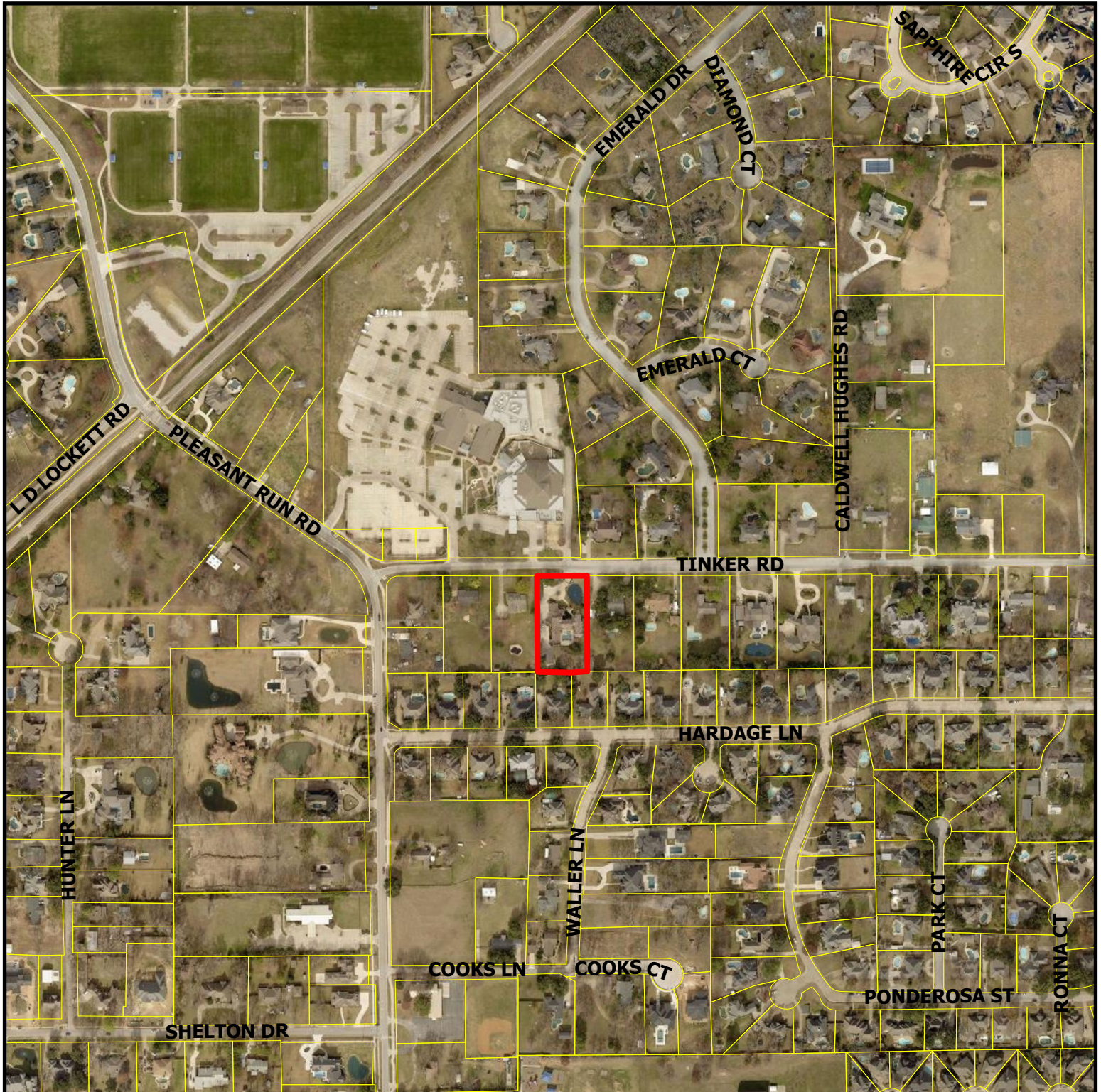
Explanation

Amy Hoffmann, the applicant, has submitted a request for a Special Use Permit for an accessory dwelling unit on Lot 4, Mrs. Eva Paul's Subdivision, being approximately 1.02 acres, and zoned R-40 Single Family Residential. The proposed unit would be approximately 375 square feet, on the property.

Attachments

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

Aerial Map

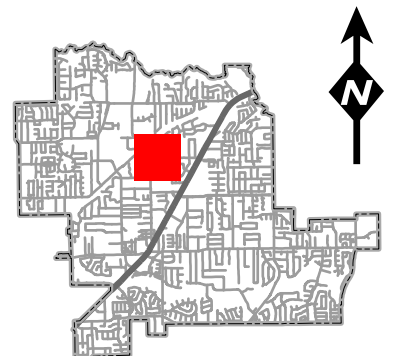


ZC25-027

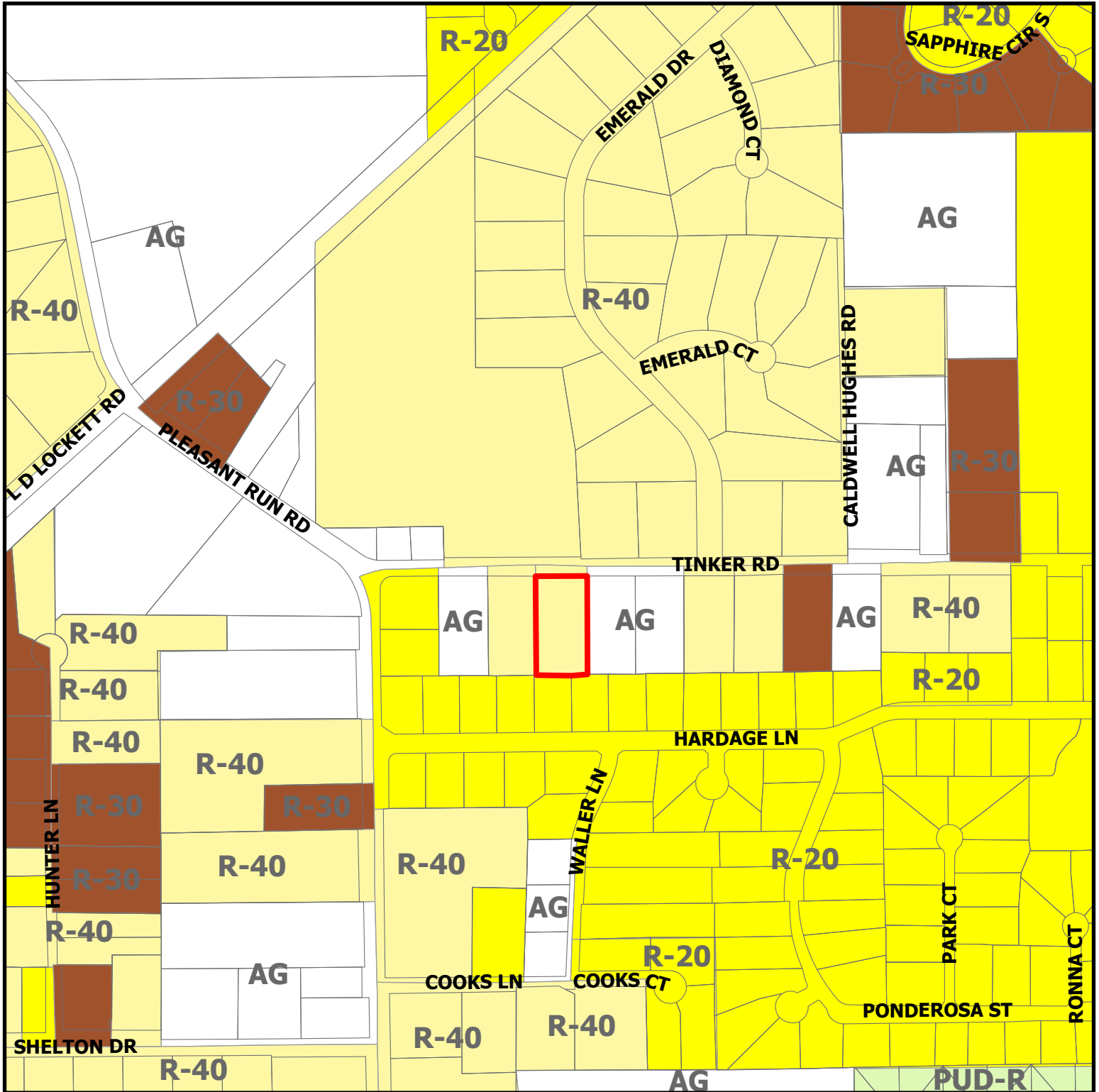
1005 Tinker Rd

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

 Subject Property



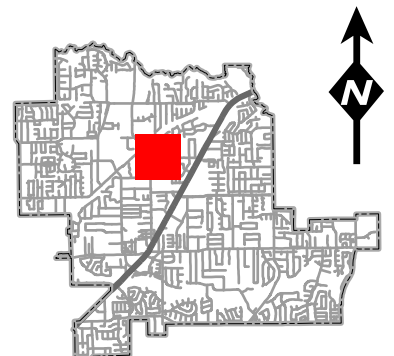
Zoning Map



ZC25-027

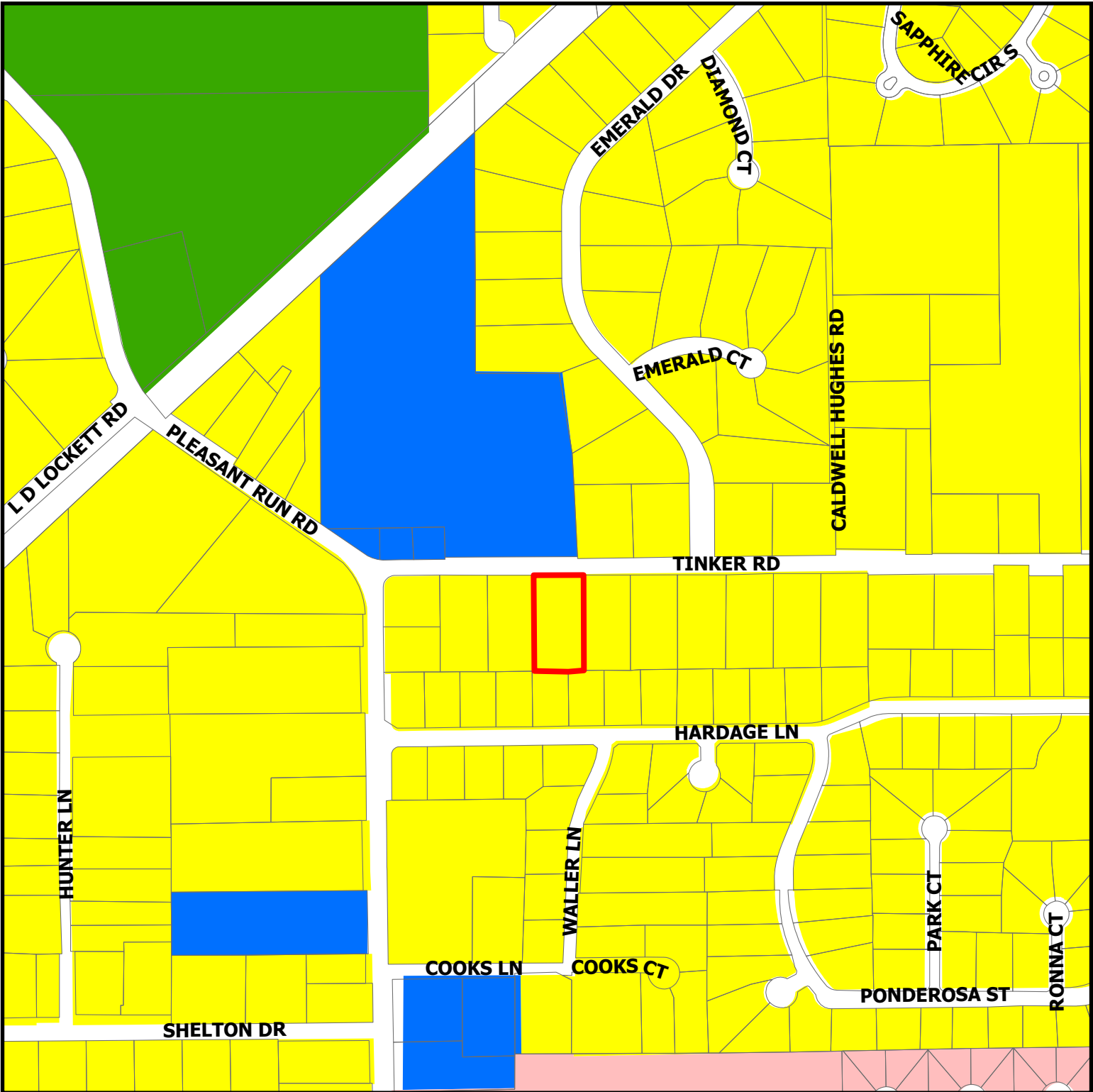
1005 Tinker Rd

 Subject Property



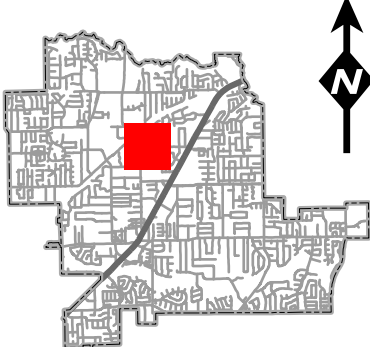
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

Future Land Use Map



ZC25-027
1005 Tinker Rd

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



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

Objective of the Special Use Permit for 1005 Tinker Road

The outbuilding at 1005 Tinker Road was constructed in 2018 with all required permits and inspections. The structure measures 50 feet by 25 feet in total. On the south end, there is a 15-foot by 25-foot workout room that includes electrical & fiber data service, ceiling fans, and a mini-split HVAC system. The entire building, as well as the walls of the workout room, is insulated with closed-cell spray foam.

We are requesting a Special Use Permit (SUP) to allow the addition of plumbing and the expansion of this workout/storage area to create a small 15-foot by 25-foot mother-in-law suite. The suite would include a restroom with an accessible shower and a kitchenette.

This request is driven by family need. My father-in-law, who is 72, and my mother-in-law, who is in the late stages of Parkinson's disease, currently live in Auburn, Alabama. She was a long-time professor at Auburn University, which is why they relocated there. At this stage of life, however, they need to be closer to family for support. After exploring options, we found that purchasing another home in Colleyville is neither financially practical nor necessary for their needs. Guest houses are rare in Colleyville, and the only properties we found with suitable secondary dwellings were outside the city. Because we have been deeply invested in the Colleyville community since 2013, we would like to remain here and make this modest adjustment to our property.

The proposed changes will have no negative impact on our neighbors or the City of Colleyville. The exterior of the building will remain unchanged, maintaining its current appearance. The interior improvements will provide a safe and suitable living space for my in-laws, with their vehicle parked inside the shop area.

We believe this request is a thoughtful solution that balances the city's zoning considerations with a clear family need. We respectfully ask for approval of this SUP to allow us to care for our family while continuing to be good neighbors and responsible residents of Colleyville.

Thank you for your consideration,

Brian & Amy Hoffmann



NOTE: THIS SURVEY DRAWING IS PROVIDED SOLELY FOR THE USE OF THE SURVEYED LAND AND IS NOT TO BE COPIED, REPRODUCED, OR IN ANY MANNER USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. ANY COPIES OF THIS SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH THIS ORIGINAL TRANSACTION.

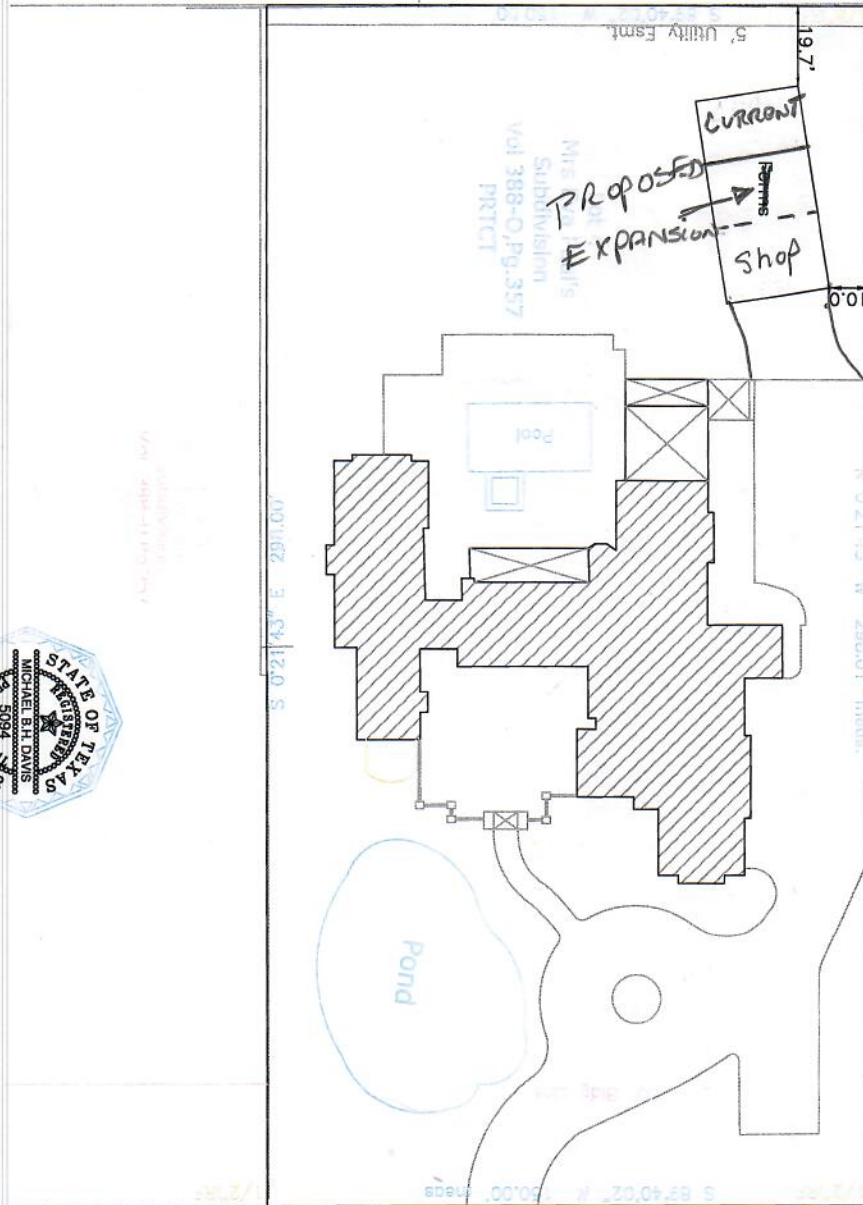
© Copyright 2018 Michael B Davis/Alpha Land Surveying, Inc.

Michael B.H. Davis
R.P.L.S. No. 5094
Texas Firm Registration Certificate Number: 10135300

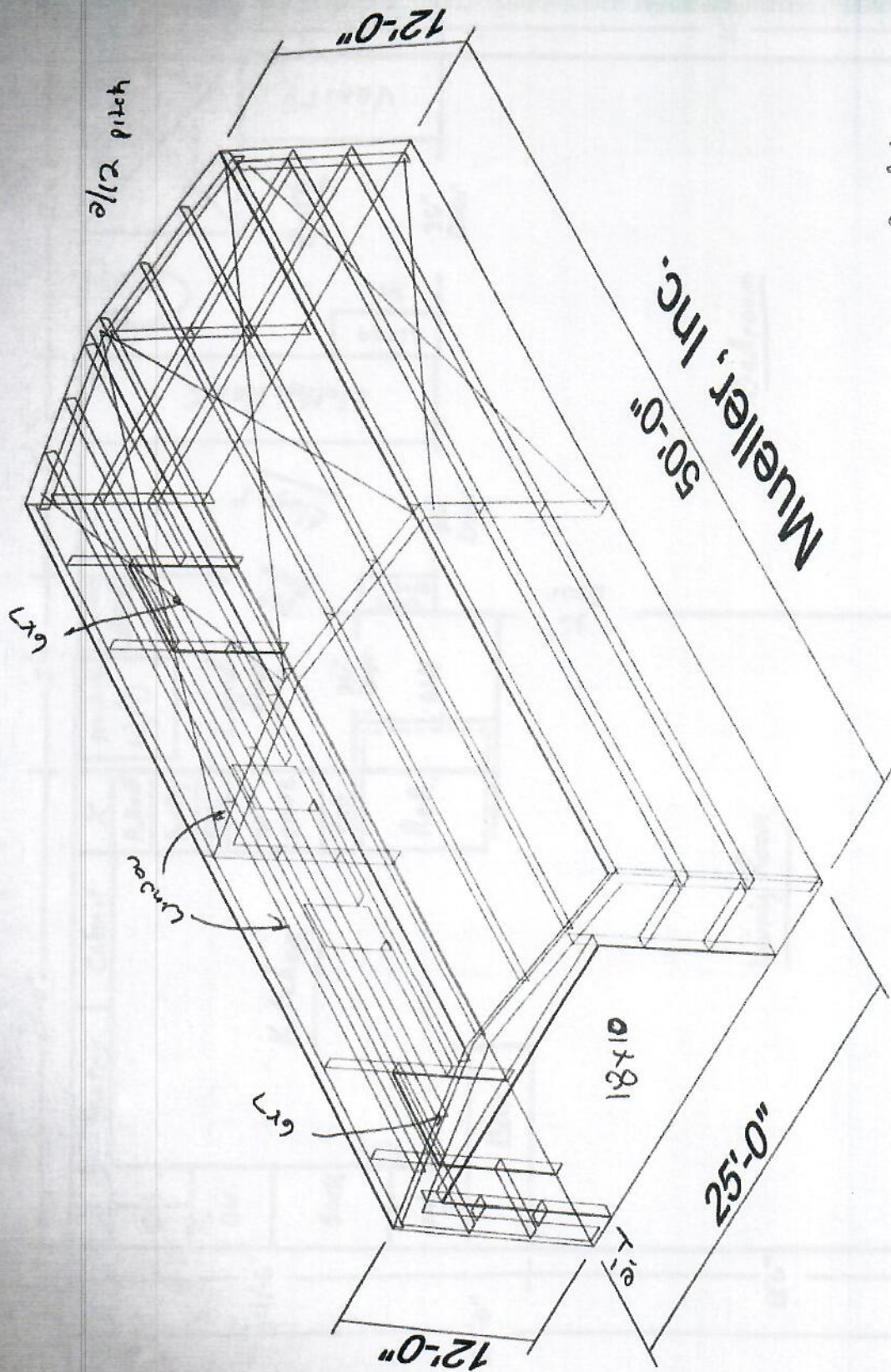


LAND SURVEY
Lot 4
Mrs. Eva Paul's
Subdivision
Vol 388-Q, Pg. 357
P.R.T.C.T.
1005 Tinker Road
ALPHA LAND SURVEYING, INC.
989 Elm Lane
KELLER, TEXAS 76262-4941
Phone (817) 914-8317
Fax (817) 979-5889
SURVEY DATE: August 8, 2018

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'
0' 15' 30'
Bearings based on Grid North, NAD 83, North Central Texas Zone.



Tinker Road



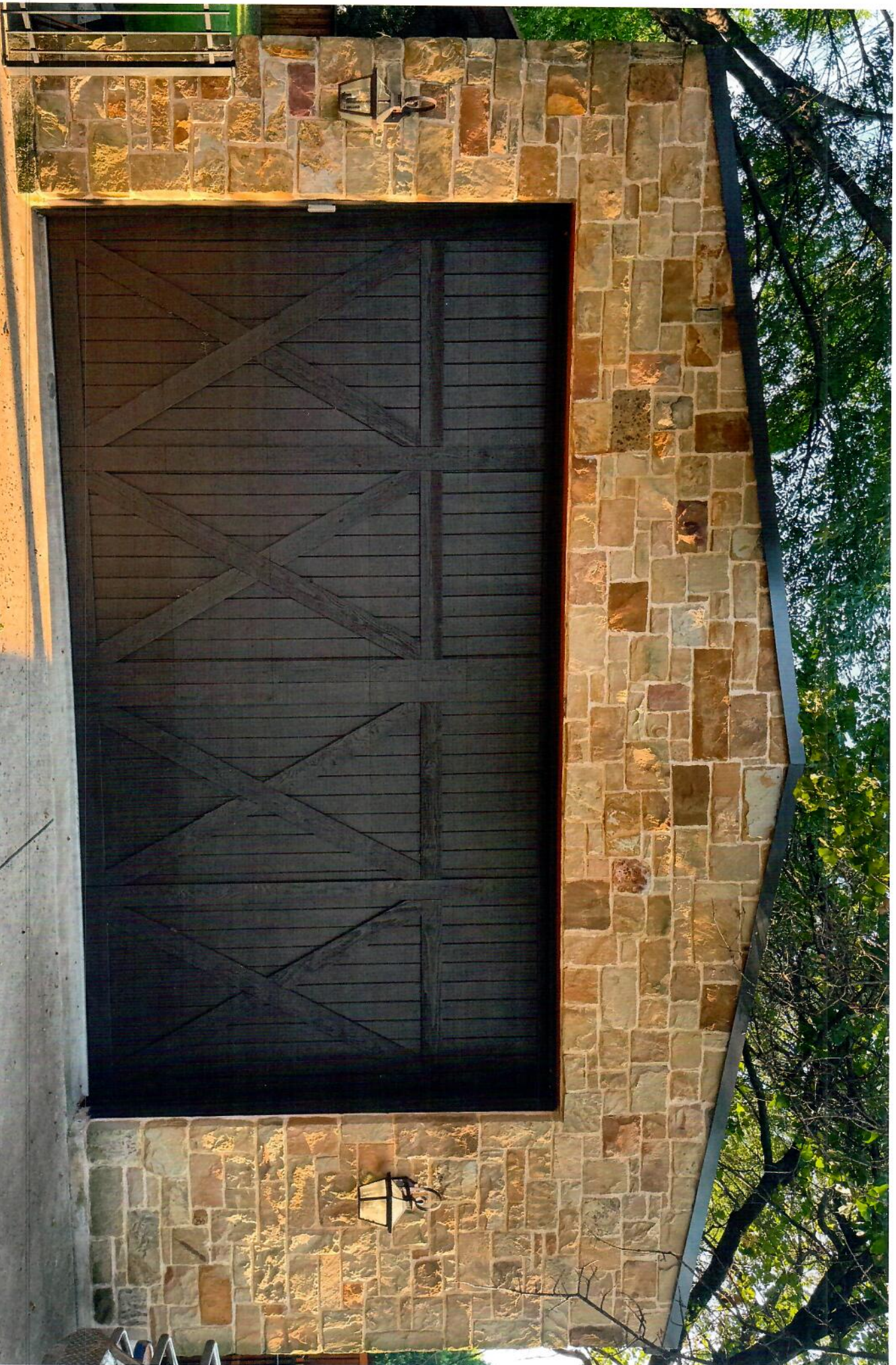
W. E. Bellman
7-12-18

Sign Here

Workout
Room



VIEW FROM TINKER RD



CURRENT WORKOUT ROOM



Existing
Mini Split



CAP

Current Interior





Current
Shop

A photograph of a workshop interior. The walls and ceiling are covered in a thick, textured layer of light-colored spray foam insulation. A window is set into the wall, showing a view of trees outside. To the left of the window, there is a black metal shelving unit. To the right, there is a wooden workbench with various tools and equipment on it, including a power drill and a propane tank. A small, round, black object is hanging from the ceiling near the window. The floor is concrete. The text "SPRAY FOAM WALLS + CEILING" is written in large, black, handwritten letters across the top of the image.

Building materials:

We will use the same materials to add the additional 15 x 25 area. We used metal studs on 18" centers, ½ drywall, closed cell foam insulation in the walls and ceilings. The cabinets will be custom built by B&W cabinets, the restroom will be ceramic tile, the floor will be engineered wood, the contractor on the project will very likely be Hite Baldwin Custom homes who we have worked with several times in the past.

The plans turned in on this application are for reference only. We will use Master Plans in Keller to prepare a proper set of plans for actual construction. I didn't want to waste time or money if this SUP is not feasible.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 9/22/2025

Type Public Hearing Agenda Items

Department Community Development

Title

Presentation and discussion of a Special Use Permit for an electric vehicle charging station on Lot 1R, Block 1, of the Kroger Addition, located at 4904 Colleyville Boulevard, Case ZC25-028

Explanation

Jannet Cabrera, the applicant, has submitted a request for a Special Use Permit for an electric vehicle charging station on Lot 1R, Block 1, Kroger Addition, being approximately 6.6 acres, and zoned CC-2 Shopping Center District.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan

Aerial Map

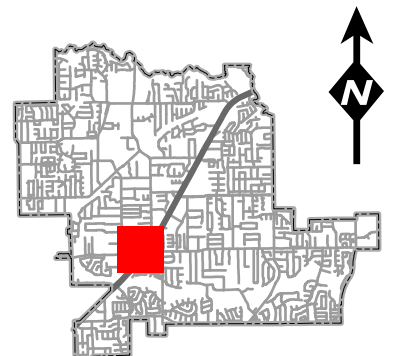


ZC25-028

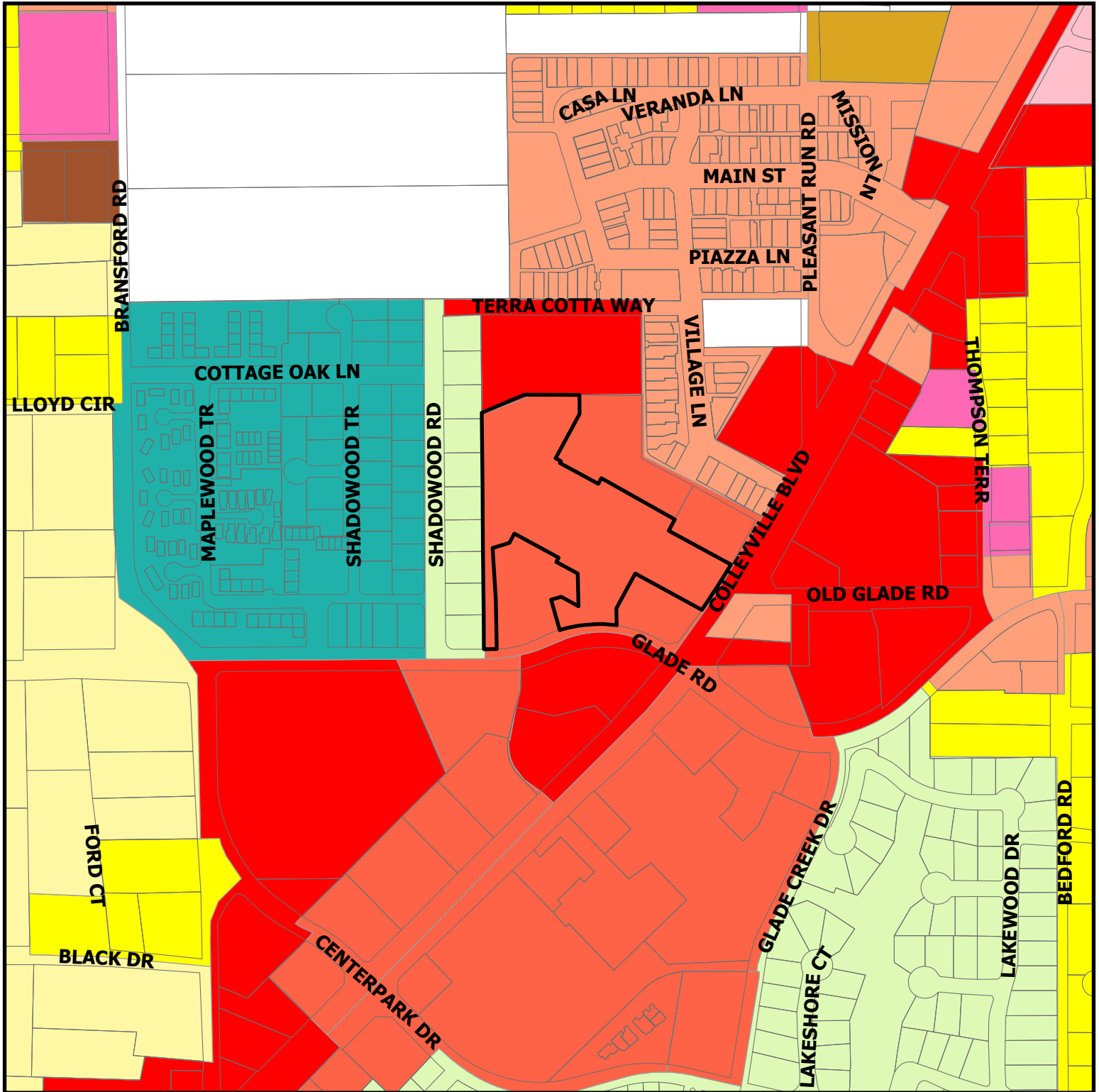
4904 Colleyville Blvd

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

 Subject Property



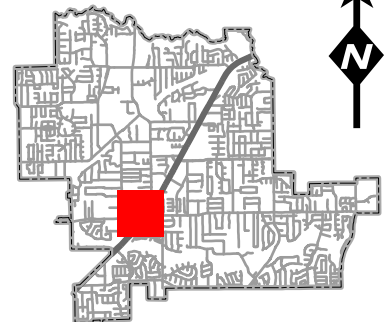
Zoning Map



ZC25-028

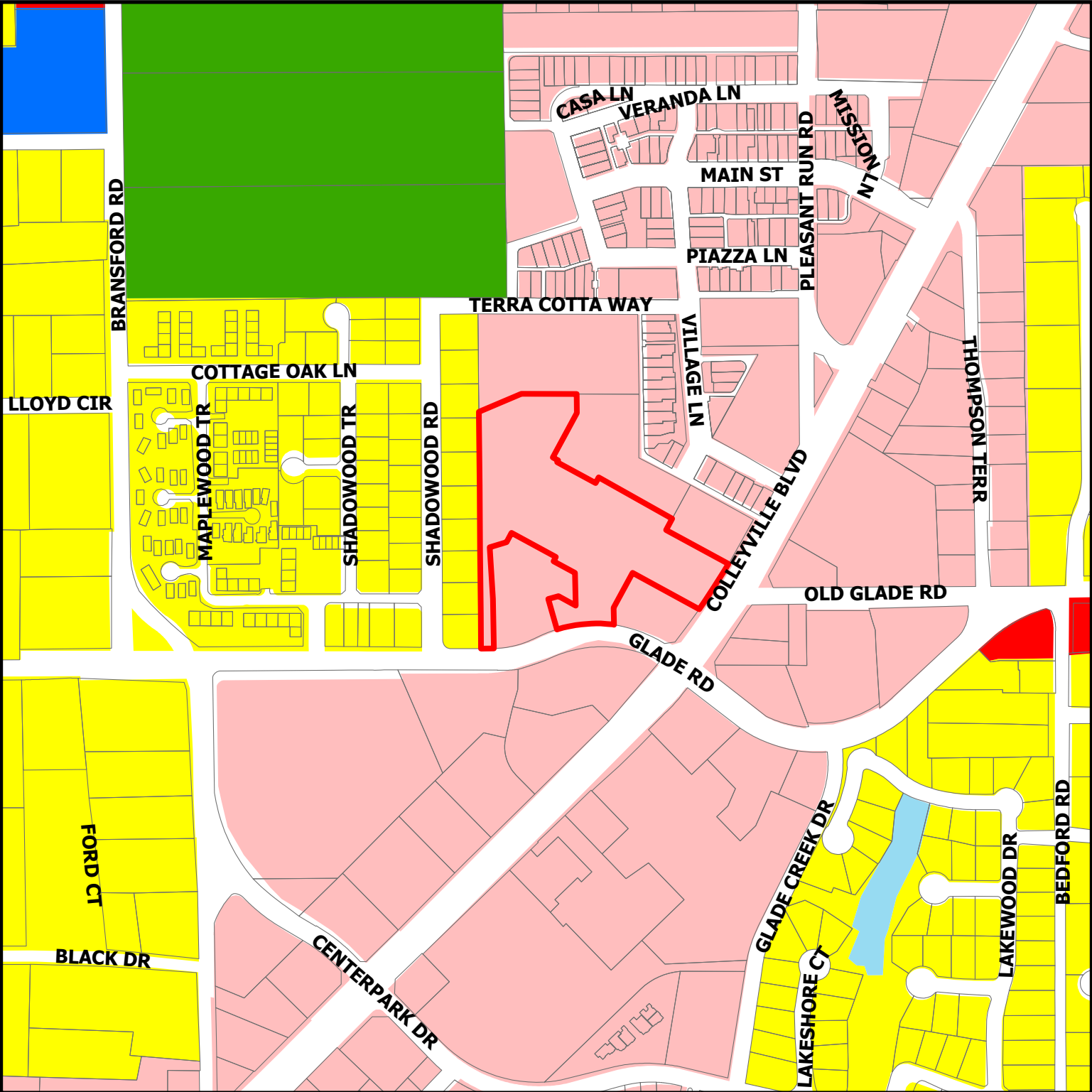
4904 Colleyville Blvd

 Subject Property



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

Future Land Use Map

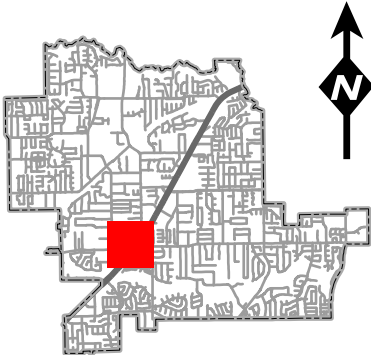


DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

ZC25-028

4904 Colleyville Blvd

- | | |
|---------------------------|-------------------|
| Residential | Open Space; Parks |
| Commercial | Water Body |
| Institutional | Subject Property |
| Colleyville Blvd Corridor | |



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



FLOOD HAZARD AREA NOTE

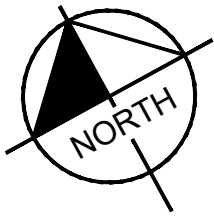
THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, AN AREA DETERMINED TO BE 0.2% ANNUAL CHANCE FLOOD, AS GRAPHICALLY SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER 48439C0095K, EFFECTIVE DATE 09/25/2009.



EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

PURPOSE STATEMENT:

THE PURPOSE OF THIS SITE PLAN SUBMITTAL IS TO SHOW THE ADDITION OF (4) LEVEL 3 EV CHARGING STATIONS TO AN EXISTING WALMART PARKING LOT. AN EXISTING LANDSCAPE ISLAND WILL BE EXPANDED TO HOUSE THE PROPOSED ELECTRICAL EQUIPMENT TO POWER THE PROPOSED CHARGING STATIONS. THE UTILITY POINT OF CONNECTION IS SHOWN PER KIMLEY-HORN'S COORDINATION WITH ONCOR ELECTRIC SERVICES.



GRAPHIC SCALE IN FEET
0 50 100 200

SCALE: 1" = 100'
WHEN PRINTED AT FULL
SIZE
(24" x 36")

ZONING KEYNOTES

TAG	DESCRIPTION
C1	CC1 : VILLAGE RETAIL
C2	CC2 : SHOPPING CENTER
PR	PUD-R : PLANNED UNIT DEVELOPMENT, RESIDENTIAL
PC	PUD-C : PLANNED UNIT DEVELOPMENT, COMMERCIAL

LAND USE LEGEND

	RESIDENTIAL
	COMMERCIAL

SITE PLAN DATA SUMMARY TABLE

LOT AREA	285,160 S.F.
BUILDING AREA	54,998 S.F.
PARKING REQUIRED	275 SPACES
PARKING PROVIDED	229 SPACES
ZONING OF PROPERTY	COMMERCIAL (CC2)
PROPOSED LAND USE	COMMERCIAL (CC2)
CURRENT LAND USE	COMMERCIAL (CC2)
LANDSCAPE AREA REQUIRED	57,032 S.F.
LANDSCAPE AREA PROVIDED	61,420 S.F.
BUILDING HEIGHT	30.75 FEET
PARKING AND BUILDING AREA	223,342 S.F.
PERCENT OF LOT COVERAGE	78.32%

SHEET INDEX

SHEET NUMBER	SHEET TITLE
G0.0	COVER SHEET & SITE PLAN
G2.0	CHARGER SPECIFICATION
T0.0	TREE PRESERVATION PLAN
T1.0	TREE PRESERVATION DETAILS
T2.0	TREE PRESERVATION SPECIFICATION
L0.0	LANDSCAPE PLAN
L1.0	PLANTING DETAILS
I0.0	IRRIGATION PLAN
I1.0	IRRIGATION DETAILS
C1.0	ENGINEERING PLAN
C2.0	EROSION CONTROL PLAN
C3.0	EROSION CONTROL DETAILS
E1.0	ONCOR DESIGN

SITE PLAN & LANDSCAPE PLAN

for
**EXISTING WALMART
NEIGHBORHOOD MARKET**
Lot 1R, Block 1, KROGER ADDITION
INST. NO. D212009455
City of Colleyville, Tarrant County, Texas
6.61 acres
Zone: CC2
Date of Preparation: Aug. 20, 2025

ENGINEER / APPLICANT

KIMLEY-HORN AND ASSOCIATES
2400 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PHONE: (972) 471-9423
CONTACT: ERIC JEON

OWNER

WAL-MART REAL ESTATE BUSINESS TRUST
2608 SE J STREET
BENTONVILLE, AR 72712
PHONE: (903) 814-2571
CONTACT: JEREMY HOWARD

SURVEYOR

KIMLEY-HORN AND ASSOCIATES
400 N. OKLAHOMA DR., SUITE 105
CELINA, TX 75009
PHONE: (972) 703-9693
CONTACT: MICHAEL SWAYNE, R.L.S.

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES
6160 WARREN PARKWAY, SUITE 210
FRISCO, TX 75034
PHONE: (972) 731-3807
CONTACT: LEAH CAMPBELL, P.L.A.

Kimley»Horn

2800 N CENTRAL EXPY,
SUITE 100
Ft. Worth, TX 76107
Main: (214) 616-0335
Fax: (214) 616-0336
www.kimley-horn.com
©2025 Kimley-Horn and Associates, Inc.

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT COLLEYVILLE, TX 76034. IT IS NOT SUITABLE FOR REUSE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

Walmart
4904 COLLEYVILLE BLVD - EV
COLLEYVILLE, TX 76034
STORE NO.: WALMART NEIGHBORHOOD MARKET #58141008
KIMLEY-HORN PROJECT NO.: 28615023

PUBLIC EV

DOCUMENTS WITHOUT SIGNATURE
AND REQUIRED SEAL OF AOR / EOR
ARE NOT FOR CONSTRUCTION

CONSULTANTS



BY

DATE

ISSUE BLOCK

DESIGNED BY:

DRAWN BY:

CHECKED BY:

PROTO CYCLE:

DOCUMENT DATE:

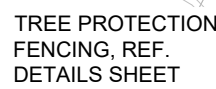
SHEET TITLE

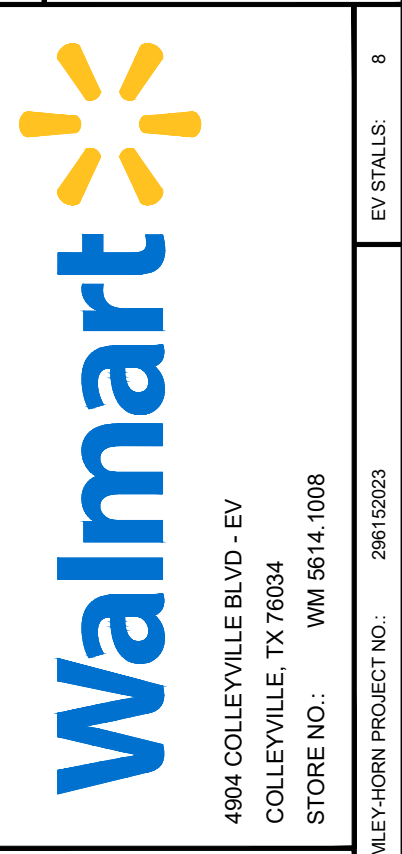
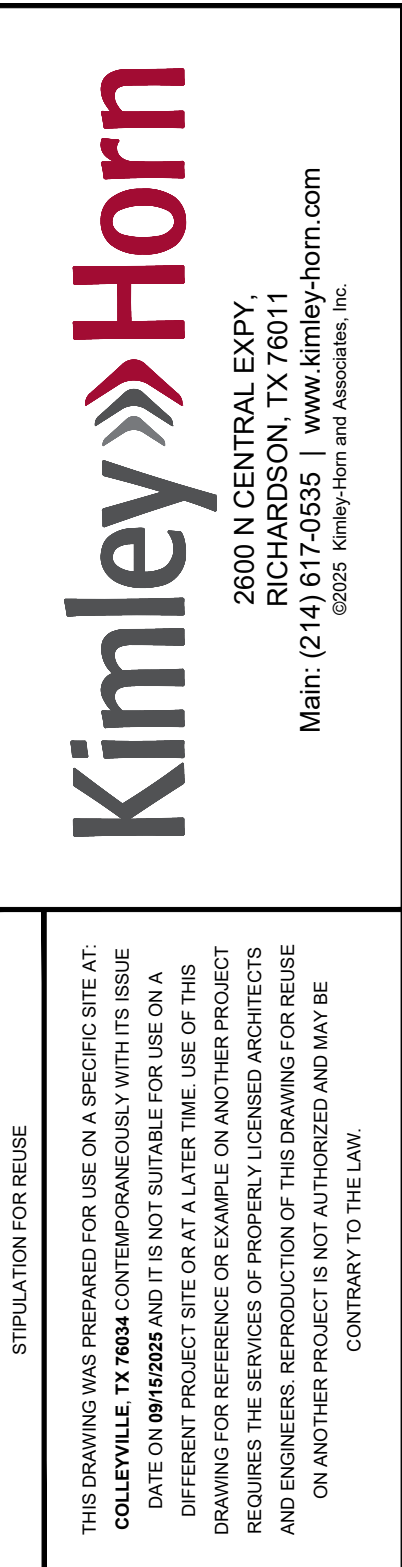
COVER SHEET & SITE
PLAN

SHEET NUMBER

G0.0

SHEET SIZE: 36"x24"





DOCUMENTS WITHOUT SIGNATURE
AND REQUIRED SEAL OF AOR / EOR
ARE NOT FOR CONSTRUCTION

CONSULTANTS

[illegible]

DESIGNED BY: BTM

DRAWN BY: TTF

CHECKED BY: LMC

PROTO CYCLE:	TBD
--------------	-----

DOCUMENT DATE: 08/15/2025

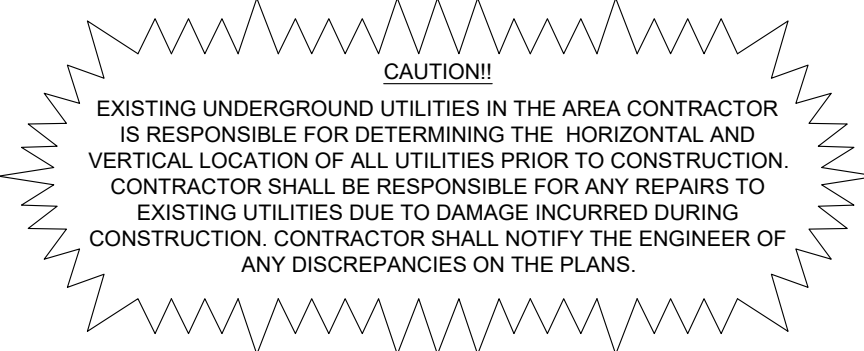
SHEET TITLE

TREE
PRESERVATION
DETAILS

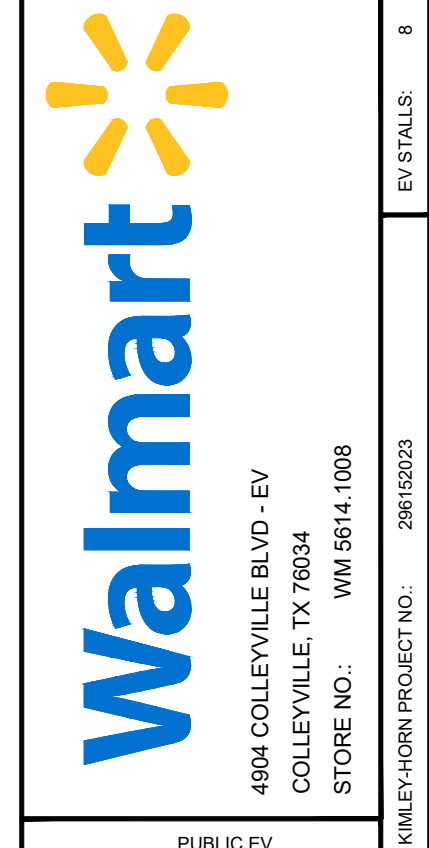
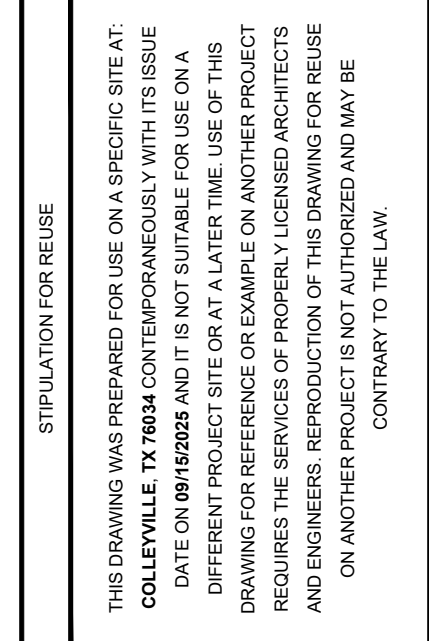
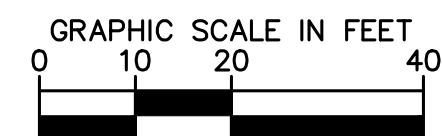
SHEET NUMBER
T1.0

SHEET SIZE: 36"x24"

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. This PDF was plotted by ---- on Monday, September 15, 2025 2:05:38 PM at the file path: K:\SNA_Civil\Walmart EV (2025)\WM5614_EV_Colleyville,TX\Landscape\DESIGN\01 Permit-Code\Plansheet



811 Know what's **below**.
Call before you dig.



PUBLIC EV	Σ
DOCUMENTS WITHOUT SIGNATURE AND REQUIRED SEAL OF AOR / EOR ARE NOT FOR CONSTRUCTION	

CONSULTANTS



No.	ISSUE BLOCK	DATE	BY
0			
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	BTM
--------------	-----

DRAWN BY:	TTF
-----------	-----

CHECKED BY:	LMC
-------------	-----

PROTO CYCLE:	TBD
--------------	-----

DOCUMENT DATE: 09/15/2025

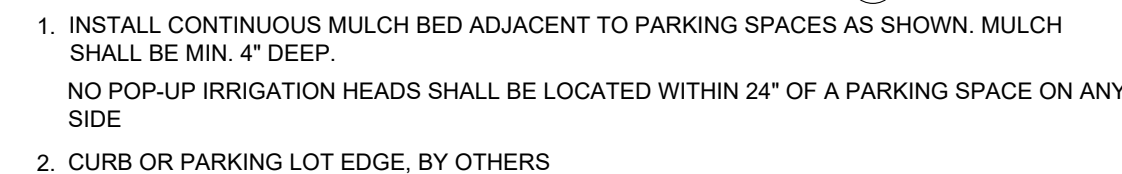
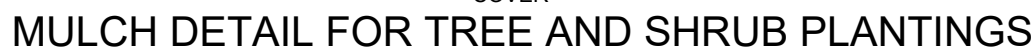
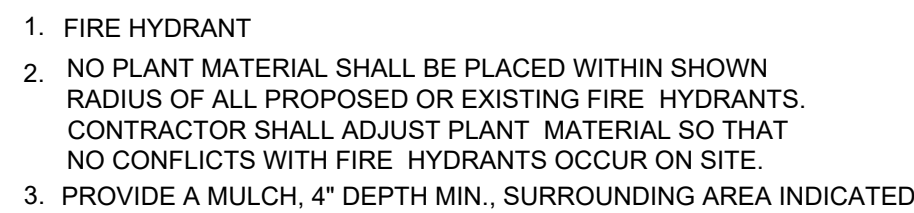
SHEET TITLE

LANDSCAPE

PLAN

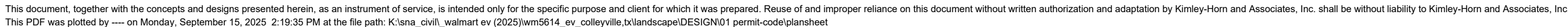
SHEET NUMBER
100

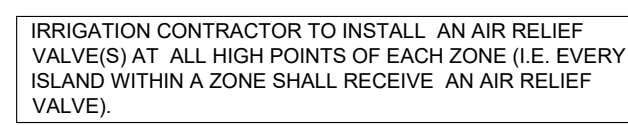
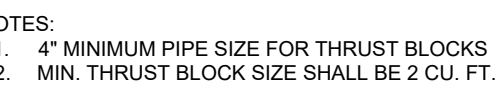
L0.0



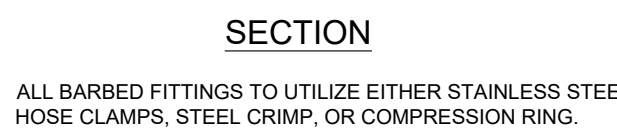
CAUTION!!

CONTRACTOR IS TO VERIFY
PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.





TECHLINE-MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)						
TECHLINE FLOW SPACING DRIPPER FLOW RATE (GPH)	12"			18"		24"
	0.4	0.6	0.9	0.4	0.6	0.9
INLET PRESSURE (PSI)						
15	292	233	175	410	322	247
25	397	312	238	558	438	335
35	486	385	279	656	514	394
45	520	407	311	732	574	439



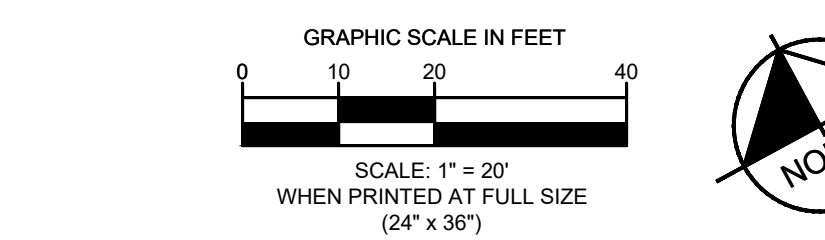
REFERENCES

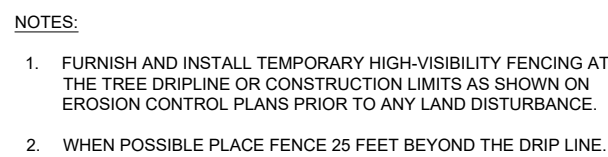
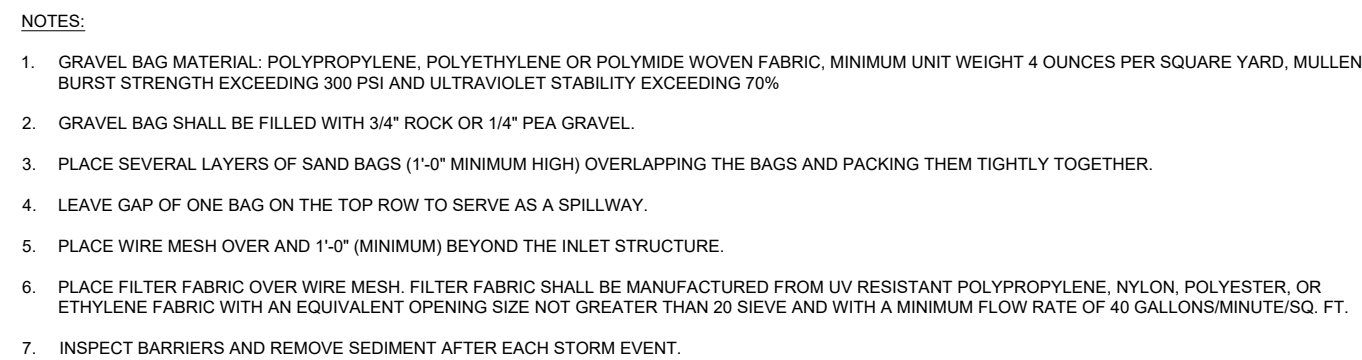
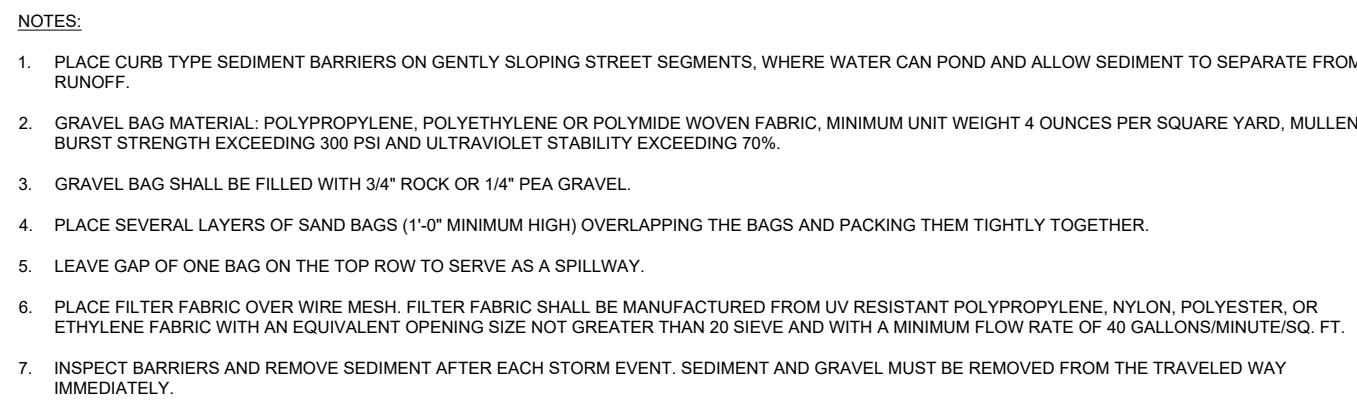


SLEEVE SIZE SCHEDULE



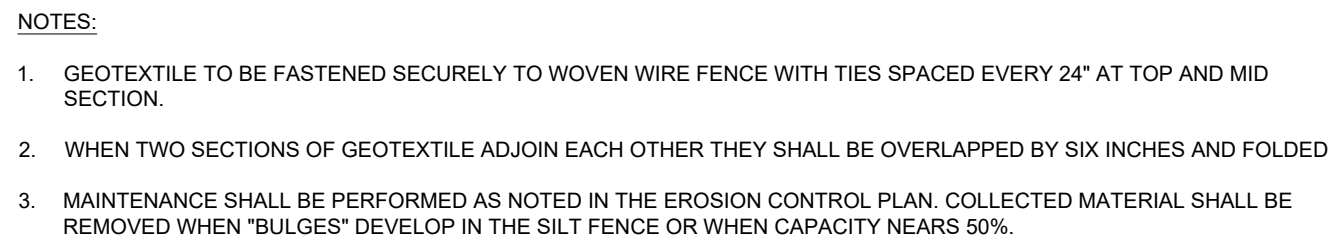
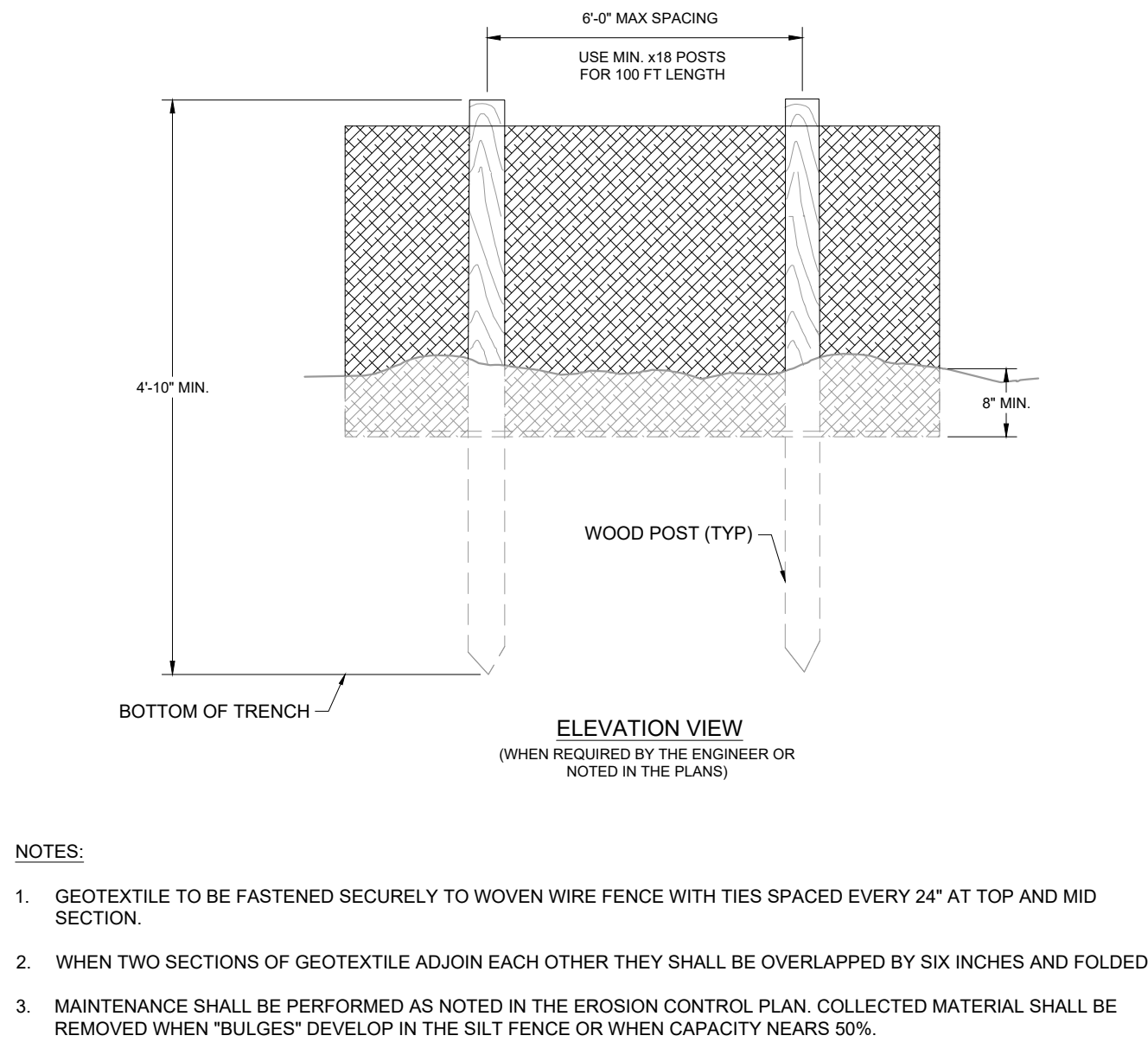
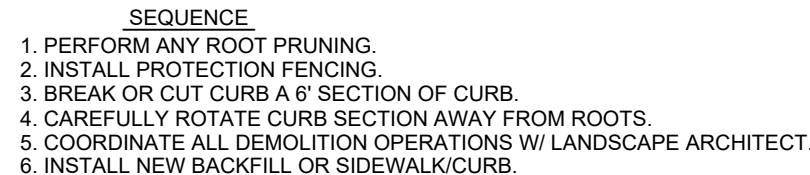
DETAIL - N.T.S.





PRUNING.
FENCING.
6" SECTION OF CURB.
CURB SECTION AWAY FROM ROOTS.
DEMOLITION OPERATIONS W/ LANDSCAPE ARCHITECT.
OR SIDEWALK/CURB.

ALL DEMOLITION PROCEDURES
SHALL OCCUR OUTSIDE THE
PROTECTION AREA. COORDINATE
WITH LANDSCAPE ARCHITECT.



STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: **COLLEGEVILLE, TX 76034** CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 08/21/2025 AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONSIDERED A VIOLATION OF THE LAW.

DOCUMENTS WITHOUT SIGNATURE
AND REQUIRED SEAL OF AOR / EOR
ARE NOT FOR CONSTRUCTION

CONSULTANTS



DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
PROTO CYCLE:	
DOCUMENT DATE:	9/15/2

SHEET NUMBER
C3.0

28340454 Walmart EV - WM 5614 - 4904 Colleyville BLVD COLLEYVILLE 76034

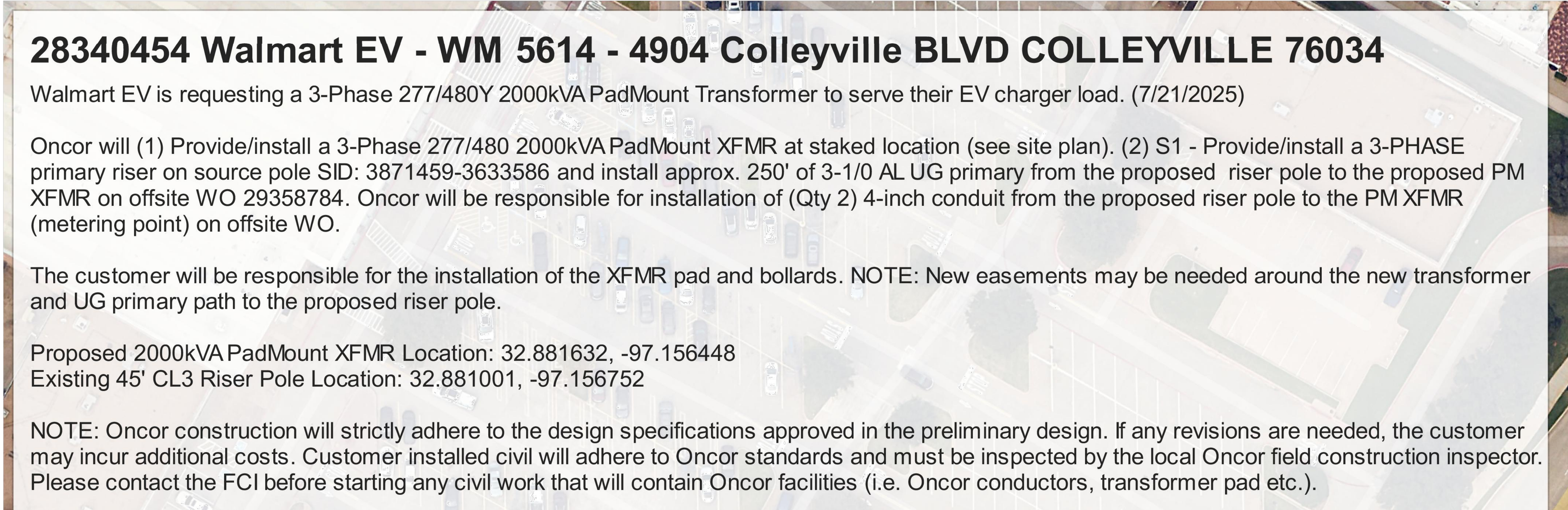
Walmart EV is requesting a 3-Phase 277/480Y 2000kVA PadMount Transformer to serve their EV charger load. (7/21/2025)

Oncor will (1) Provide/install a 3-Phase 277/480 2000kVA PadMount XFMR at staked location (see site plan). (2) S1 - Provide/install a 3-PHASE primary riser on source pole SID: 3871459-3633586 and install approx. 250' of 3-1/0 AL UG primary from the proposed riser pole to the proposed PM XFMR on offsite WO 29358784. Oncor will be responsible for installation of (Qty 2) 4-inch conduit from the proposed riser pole to the PM XFMR (metering point) on offsite WO.

The customer will be responsible for the installation of the XFMR pad and bollards. NOTE: New easements may be needed around the new transformer and UG primary path to the proposed riser pole.

Proposed 2000kVA PadMount XFMR Location: 32.881632, -97.156448
Existing 45' CL3 Riser Pole Location: 32.881001, -97.156752

NOTE: Oncor construction will strictly adhere to the design specifications approved in the preliminary design. If any revisions are needed, the customer may incur additional costs. Customer installed civil will adhere to Oncor standards and must be inspected by the local Oncor field construction inspector. Please contact the FCI before starting any civil work that will contain Oncor facilities (i.e. Oncor conductors, transformer pad etc.).



28340454 Walmart EV - WM 5614 - 4904 Colleyville BLVD COLLEYVILLE 76034

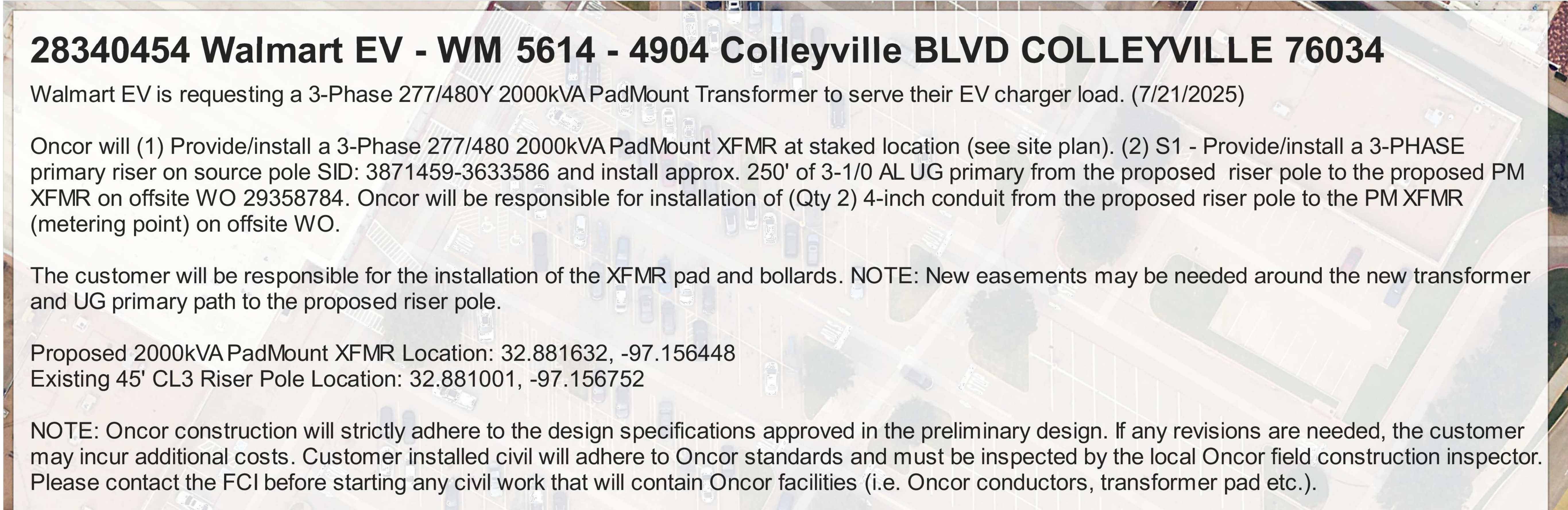
Walmart EV is requesting a 3-Phase 277/480Y 2000kVA PadMount Transformer to serve their EV charger load. (7/21/2025)

Oncor will (1) Provide/install a 3-Phase 277/480 2000kVA PadMount XFMR at staked location (see site plan). (2) S1 - Provide/install a 3-PHASE primary riser on source pole SID: 3871459-3633586 and install approx. 250' of 3-1/0 AL UG primary from the proposed riser pole to the proposed PM XFMR on offsite WO 29358784. Oncor will be responsible for installation of (Qty 2) 4-inch conduit from the proposed riser pole to the PM XFMR (metering point) on offsite WO.

The customer will be responsible for the installation of the XFMR pad and bollards. NOTE: New easements may be needed around the new transformer and UG primary path to the proposed riser pole.

Proposed 2000kVA PadMount XFMR Location: 32.881632, -97.156448
Existing 45' CL3 Riser Pole Location: 32.881001, -97.156752

NOTE: Oncor construction will strictly adhere to the design specifications approved in the preliminary design. If any revisions are needed, the customer may incur additional costs. Customer installed civil will adhere to Oncor standards and must be inspected by the local Oncor field construction inspector. Please contact the FCI before starting any civil work that will contain Oncor facilities (i.e. Oncor conductors, transformer pad etc.).



28340454 Walmart EV - WM 5614 - 4904 Colleyville BLVD COLLEYVILLE 76034

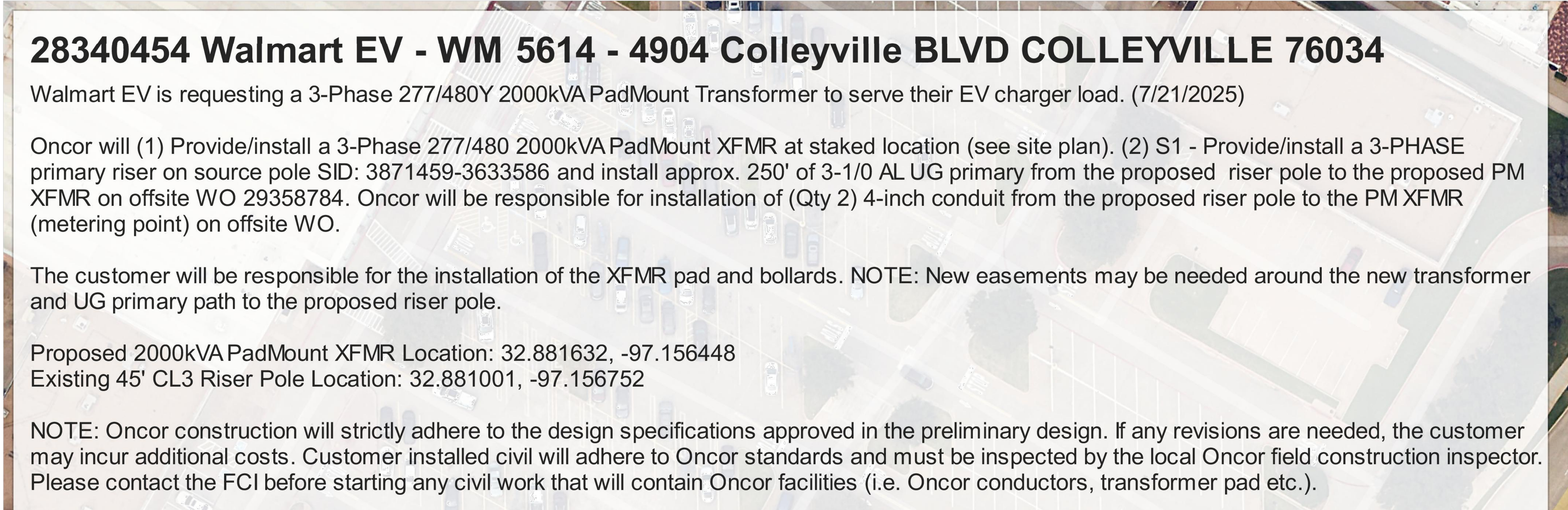
Walmart EV is requesting a 3-Phase 277/480Y 2000kVA PadMount Transformer to serve their EV charger load. (7/21/2025)

Oncor will (1) Provide/install a 3-Phase 277/480 2000kVA PadMount XFMR at staked location (see site plan). (2) S1 - Provide/install a 3-PHASE primary riser on source pole SID: 3871459-3633586 and install approx. 250' of 3-1/0 AL UG primary from the proposed riser pole to the proposed PM XFMR on offsite WO 29358784. Oncor will be responsible for installation of (Qty 2) 4-inch conduit from the proposed riser pole to the PM XFMR (metering point) on offsite WO.

The customer will be responsible for the installation of the XFMR pad and bollards. NOTE: New easements may be needed around the new transformer and UG primary path to the proposed riser pole.

Proposed 2000kVA PadMount XFMR Location: 32.881632, -97.156448
Existing 45' CL3 Riser Pole Location: 32.881001, -97.156752

NOTE: Oncor construction will strictly adhere to the design specifications approved in the preliminary design. If any revisions are needed, the customer may incur additional costs. Customer installed civil will adhere to Oncor standards and must be inspected by the local Oncor field construction inspector. Please contact the FCI before starting any civil work that will contain Oncor facilities (i.e. Oncor conductors, transformer pad etc.).



28340454 Walmart EV - WM 5614 - 4904 Colleyville BLVD COLLEYVILLE 76034

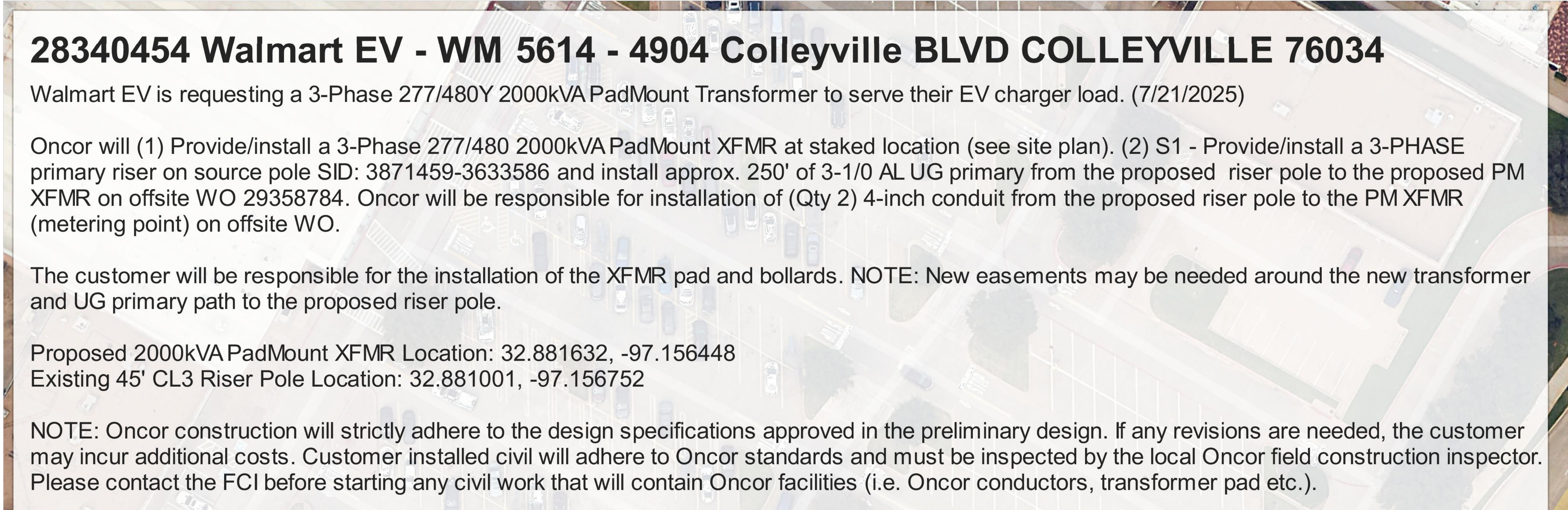
Walmart EV is requesting a 3-Phase 277/480Y 2000kVA PadMount Transformer to serve their EV charger load. (7/21/2025)

Oncor will (1) Provide/install a 3-Phase 277/480 2000kVA PadMount XFMR at staked location (see site plan). (2) S1 - Provide/install a 3-PHASE primary riser on source pole SID: 3871459-3633586 and install approx. 250' of 3-1/0 AL UG primary from the proposed riser pole to the proposed PM XFMR on offsite WO 29358784. Oncor will be responsible for installation of (Qty 2) 4-inch conduit from the proposed riser pole to the PM XFMR (metering point) on offsite WO.

The customer will be responsible for the installation of the XFMR pad and bollards. NOTE: New easements may be needed around the new transformer and UG primary path to the proposed riser pole.

Proposed 2000kVA PadMount XFMR Location: 32.881632, -97.156448
Existing 45' CL3 Riser Pole Location: 32.881001, -97.156752

NOTE: Oncor construction will strictly adhere to the design specifications approved in the preliminary design. If any revisions are needed, the customer may incur additional costs. Customer installed civil will adhere to Oncor standards and must be inspected by the local Oncor field construction inspector. Please contact the FCI before starting any civil work that will contain Oncor facilities (i.e. Oncor conductors, transformer pad etc.).



28340454 Walmart EV - WM 5614 - 4904 Colleyville BLVD COLLEYVILLE 76034

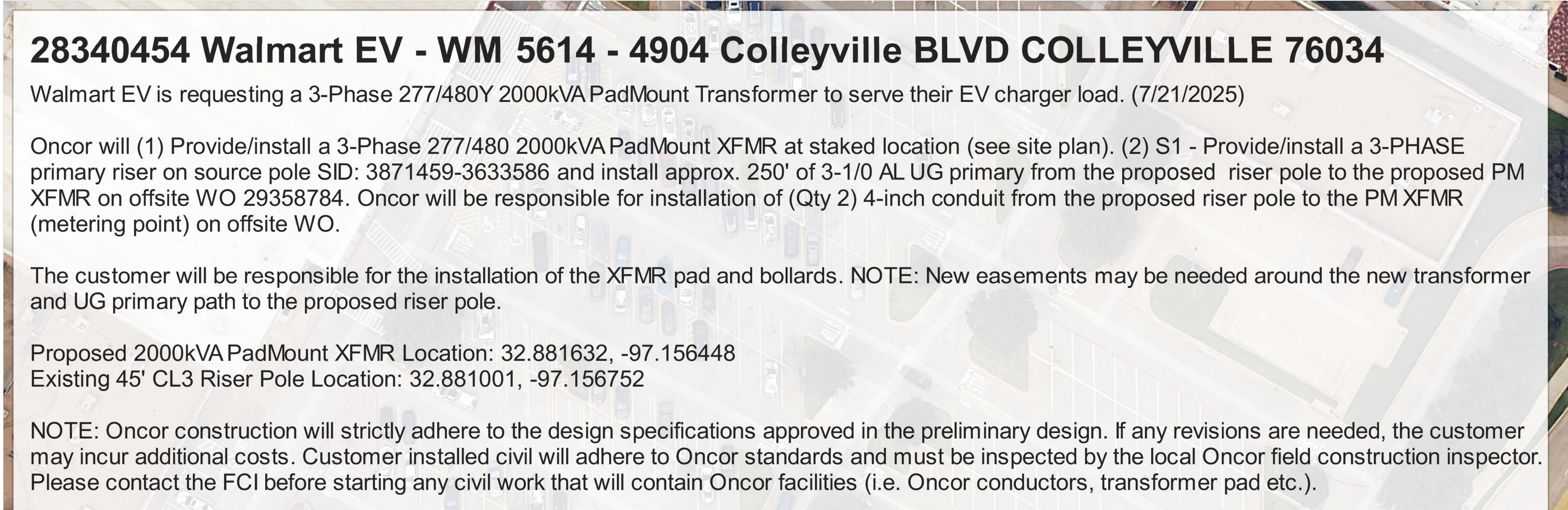
Walmart EV is requesting a 3-Phase 277/480Y 2000kVA PadMount Transformer to serve their EV charger load. (7/21/2025)

Oncor will (1) Provide/install a 3-Phase 277/480 2000kVA PadMount XFMR at staked location (see site plan). (2) S1 - Provide/install a 3-PHASE primary riser on source pole SID: 3871459-3633586 and install approx. 250' of 3-1/0 AL UG primary from the proposed riser pole to the proposed PM XFMR on offsite WO 29358784. Oncor will be responsible for installation of (Qty 2) 4-inch conduit from the proposed riser pole to the PM XFMR (metering point) on offsite WO.

The customer will be responsible for the installation of the XFMR pad and bollards. NOTE: New easements may be needed around the new transformer and UG primary path to the proposed riser pole.

Proposed 2000kVA PadMount XFMR Location: 32.881632, -97.156448
Existing 45' CL3 Riser Pole Location: 32.881001, -97.156752

NOTE: Oncor construction will strictly adhere to the design specifications approved in the preliminary design. If any revisions are needed, the customer may incur additional costs. Customer installed civil will adhere to Oncor standards and must be inspected by the local Oncor field construction inspector. Please contact the FCI before starting any civil work that will contain Oncor facilities (i.e. Oncor conductors, transformer pad etc.).



28340454 Walmart EV - WM 5614 - 4904 Colleyville BLVD COLLEYVILLE 76034

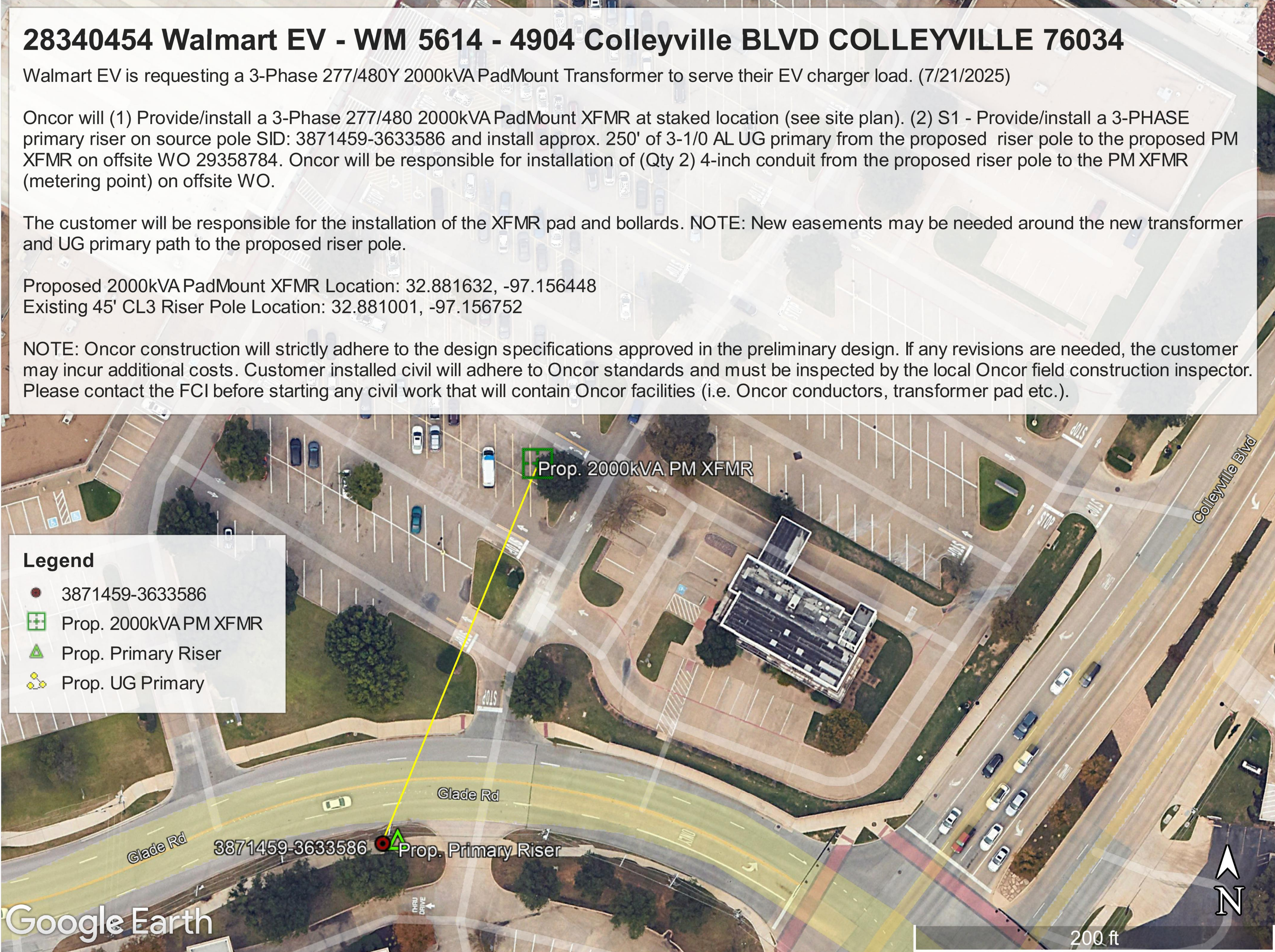
Walmart EV is requesting a 3-Phase 277/480Y 2000kVA PadMount Transformer to serve their EV charger load. (7/21/2025)

Oncor will (1) Provide/install a 3-Phase 277/480 2000kVA PadMount XFMR at staked location (see site plan). (2) S1 - Provide/install a 3-PHASE primary riser on source pole SID: 3871459-3633586 and install approx. 250' of 3-1/0 AL UG primary from the proposed riser pole to the proposed PM XFMR on offsite WO 29358784. Oncor will be responsible for installation of (Qty 2) 4-inch conduit from the proposed riser pole to the PM XFMR (metering point) on offsite WO.

The customer will be responsible for the installation of the XFMR pad and bollards. NOTE: New easements may be needed around the new transformer and UG primary path to the proposed riser pole.

Proposed 2000kVA PadMount XFMR Location: 32.881632, -97.156448
Existing 45' CL3 Riser Pole Location: 32.881001, -97.156752

NOTE: Oncor construction will strictly adhere to the design specifications approved in the preliminary design. If any revisions are needed, the customer may incur additional costs. Customer installed civil will adhere to Oncor standards and must be inspected by the local Oncor field construction inspector. Please contact the FCI before starting any civil work that will contain Oncor facilities (i.e. Oncor conductors, transformer pad etc.).





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2e

Agenda Date 9/22/2025

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Presentation and discussion of a replat for Lot 3R and Lot 4, Block 1, Meadows Creek Offices Addition, located at 8098 Precinct Line Road, Case PC25-019

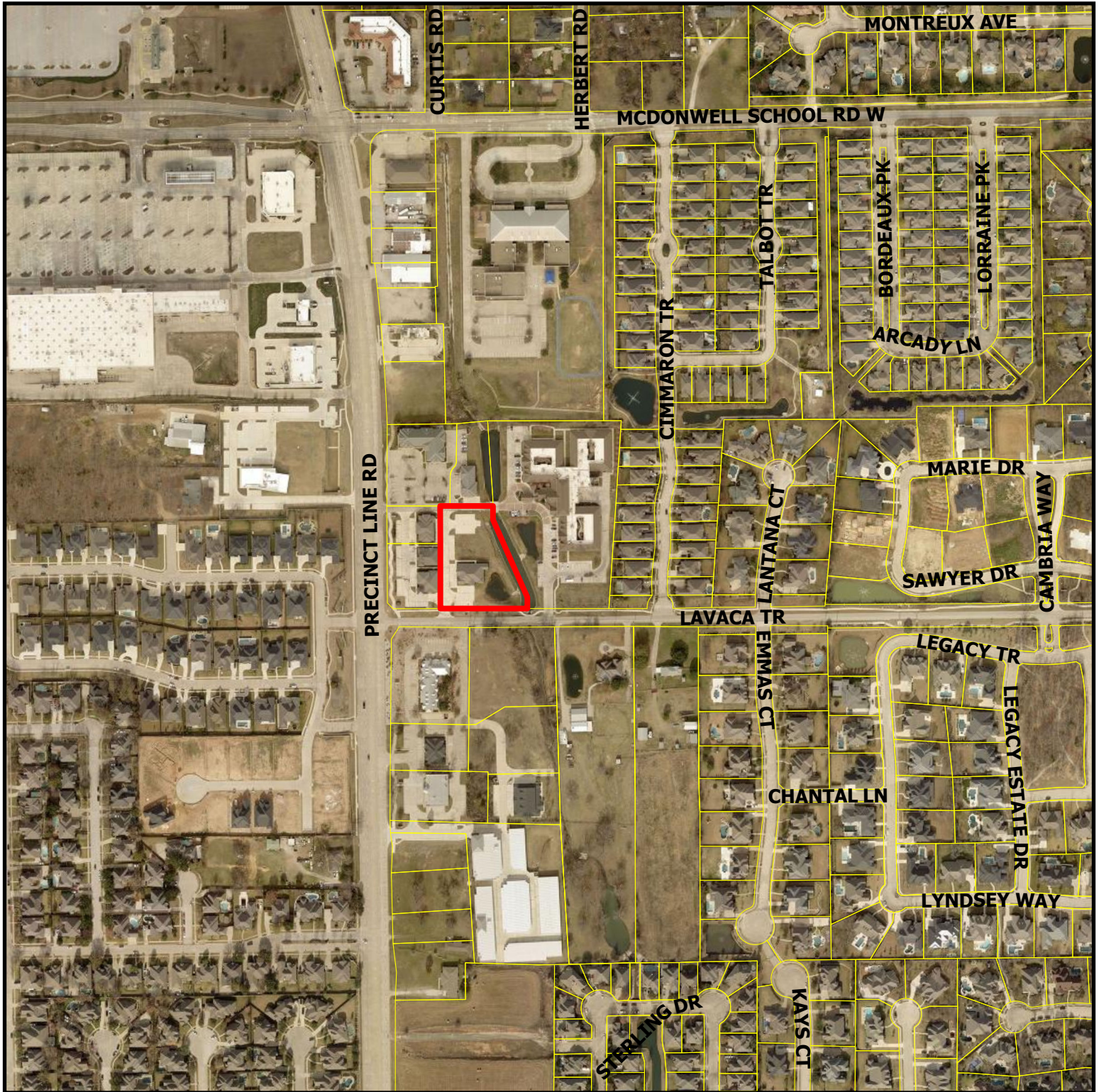
Explanation

David Lewis, the applicant, has submitted a request for a replat for Lot 3R and Lot 4, Block 1, Meadows Creek Offices Addition, being approximately 1.7 acres, and zoned PUD-C Planned Unit Development - Commercial. The request is to subdivide a commercial lot into two lots.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Replat

Aerial Map

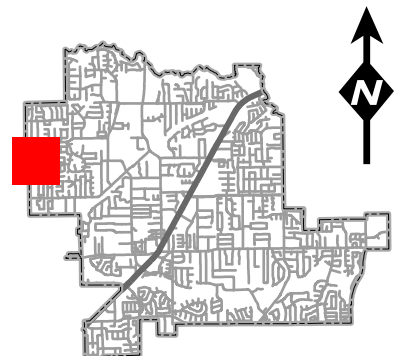


PC25-019

8098 Precinct Line Rd

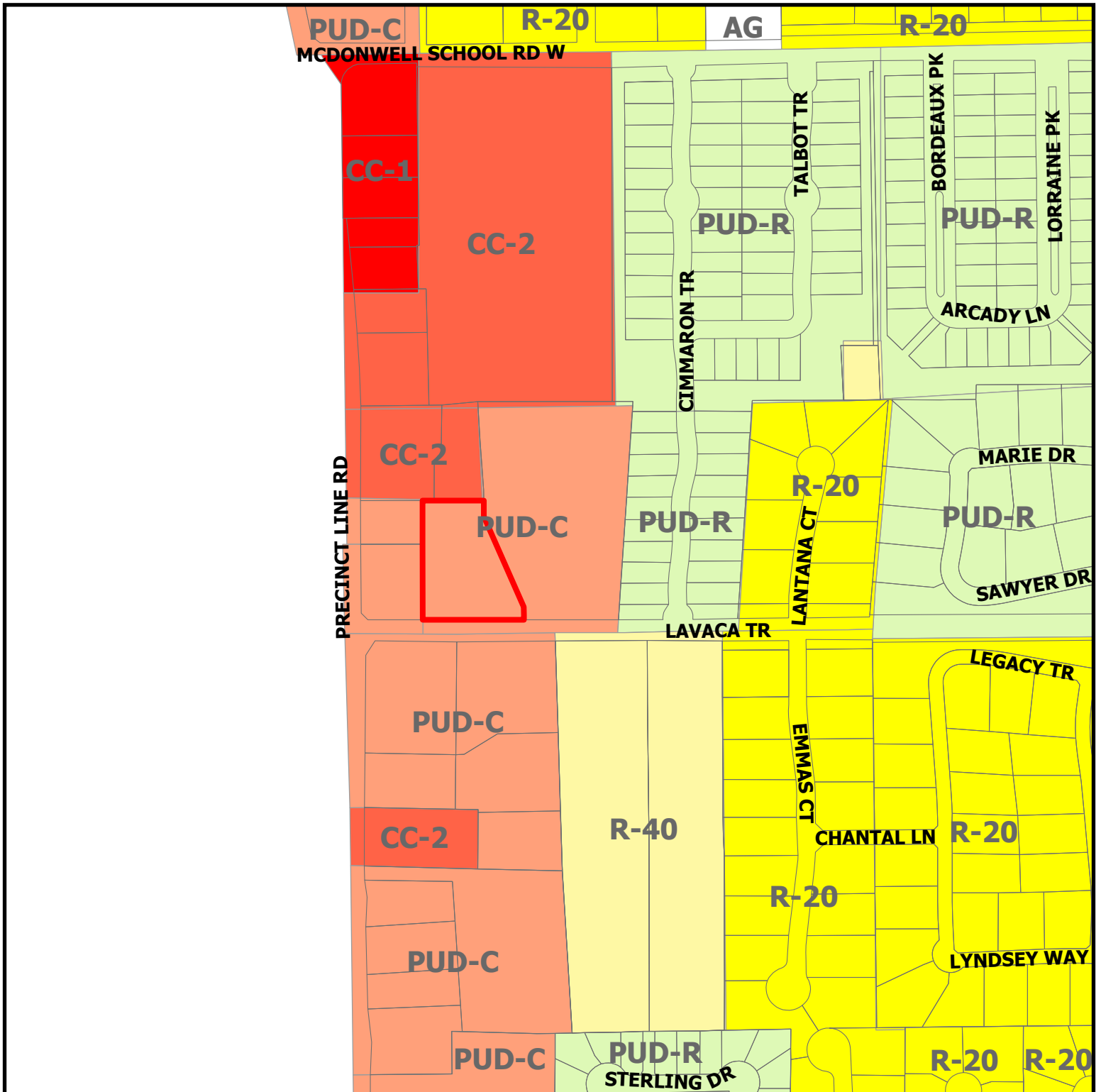


Subject Property



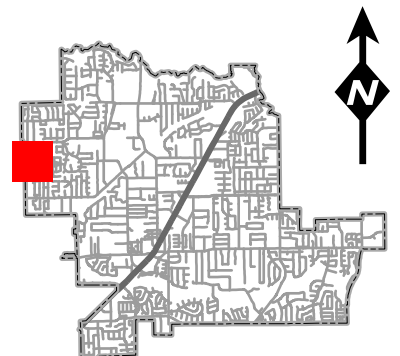
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

Zoning Map



PC25-019

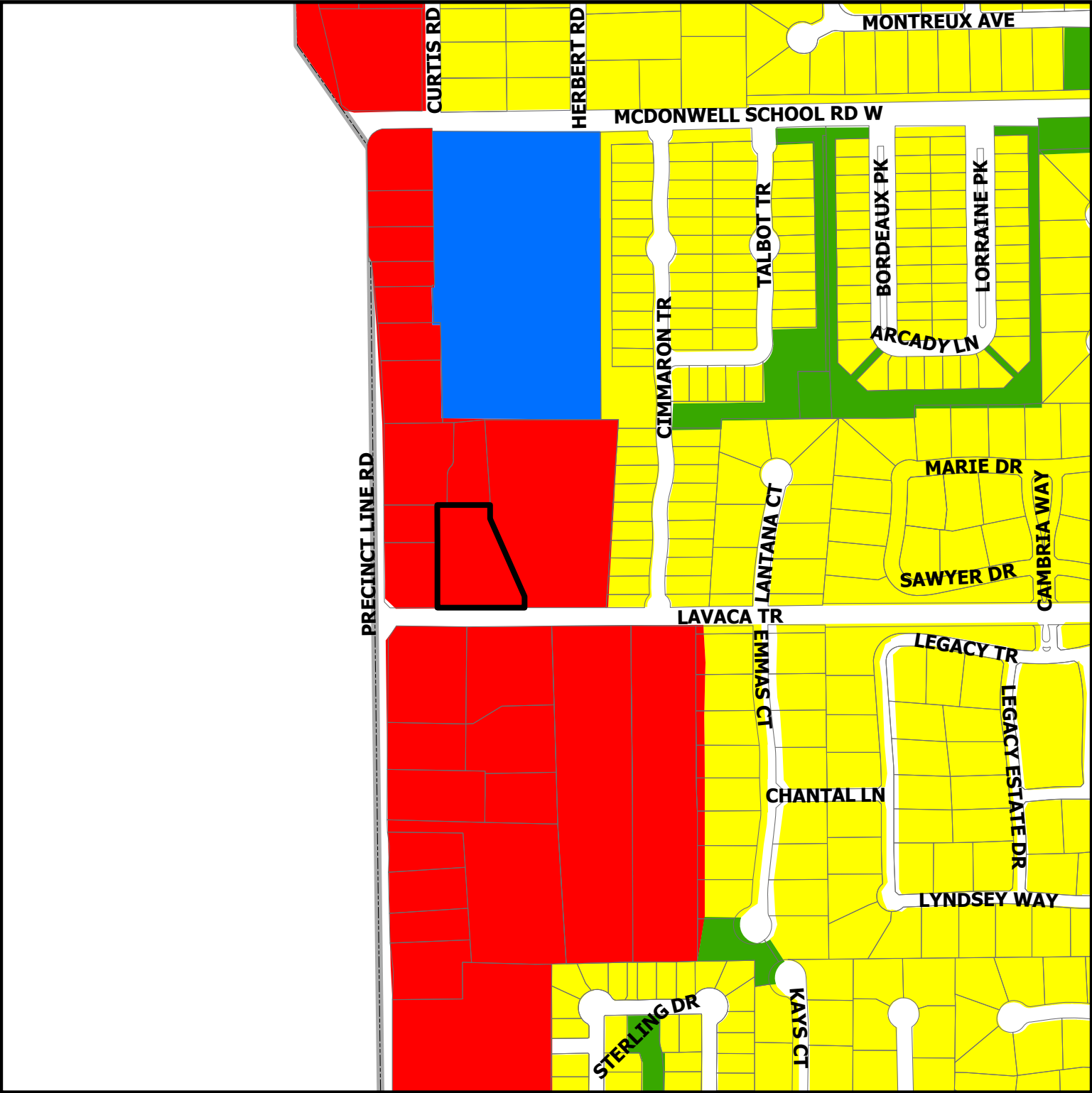
8098 Precinct Line Rd



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

Subject Property

Future Land Use Map

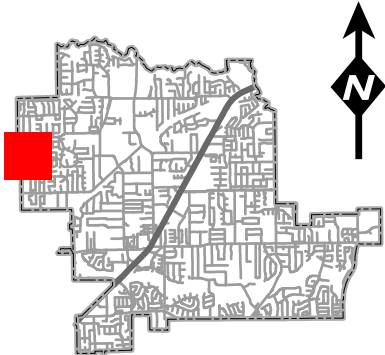


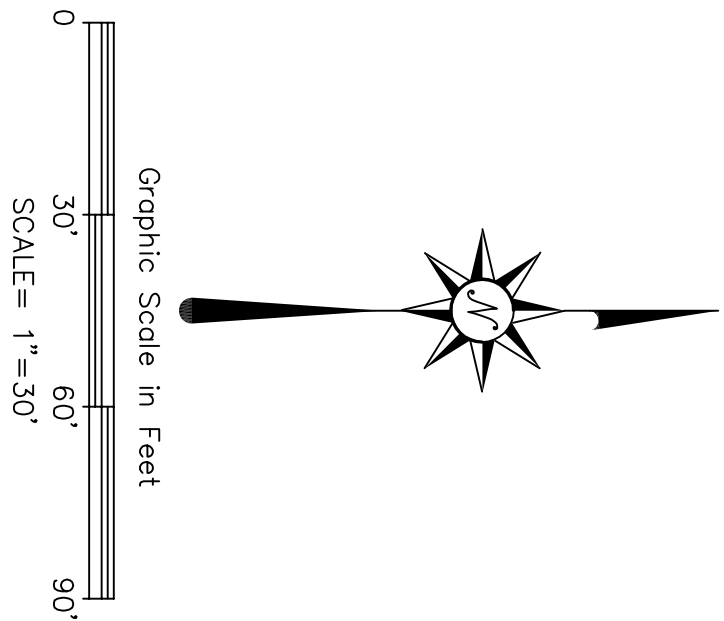
PC25-019

8098 Precinct Line Rd

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

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





- ABBREVIATIONS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
 - DOC. NO. DOCUMENT NUMBER
 - CAB. CABINET
 - Pg. PAGE
 - P.O.B. POINT OF BEGINNING
 - C.M. CONTROLLING MONUMENT
 - REF. IRON ROD FOUND
 - R.O.W. RIGHT-OF-WAY

NOTES

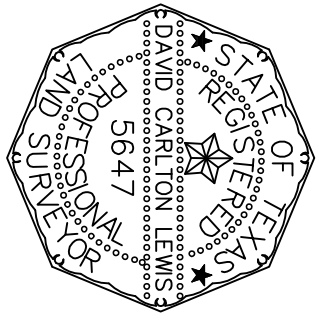
- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48438C0095K, published by the Federal Emergency Management Agency, dated: September 25, 2003, a portion of the surveyed property shown hereon lies within the special flood hazard area designated as Zone AE-1, in undated by the 100-year flood.
- Drainage Easements Restriction: No construction or filling, without the written approval of the City of Colleyville, shall be allowed within a drainage easement, and then only after a detailed engineering plans and a drainage easement agreement has been approved by the City of Colleyville. All easements shall be shown on the plat and shall be subject to the request of the City of Colleyville to permit the construction of the property by offering such construction to the request of the City of Colleyville. Where construction is permitted, all finished floor elevations shall be a minimum of 2 feet above the 100-year water surface/base flood elevation.
- On the issue date of this survey the surveyed property shown hereon is zoned PUJ-C according to the City of Colleyville zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.

SURVEOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat, is a true and correct representation of the land surveyed and that I have personally supervised the survey and the plat conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY



David Carlton Lewis
R.P.L.S. No. 5647
Date: **SEPTEMBER 15, 2025**
David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Signature _____ Notary Stamp: _____

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Zoygon Investments, LLC is the owner of all that certain 1.679 acres of land, by virtue of the deed recorded in Document Number D222101350, which is all of Lot 3, Block 1, of the Meadows Creek Offices, on addition to the City of Colleyville, recorded in Document Number D215107398, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.) in the R.H. McFadyen Survey, A-1154, City of Colleyville, Tarrant County, Texas, and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on said Meadows Creek Offices)

BEGINNING at a "v" cut found in concrete for the southwest corner of the herein described tract, common to the southeast corner of Lot 2, Block 1, of said Meadows Creek Offices, in the north right-of-way line of West Lavaca Trail (right-of-way varies);

THENCE North 00° 03' 13" West, along the west line of the herein described tract, passing at a distance of 208.50' on "x" cut found in concrete for the northeast corner of said Lot 2, Block 1, Meadows Creek Offices, common to the southeast corner of Lot 1, Block 1, of said Meadows Creek Offices, and continuing for a total distance of 328.50' to on "x" cut found in concrete for the northwest corner of the herein described tract, common to the northeast corner of said Lot 1, Block 1, Meadow Creek Offices, in the south line of Lot 3, Block 1, Meadows Creek Plaza, recorded in Cabinet A, Slide 10661, P.R.T.C.T.;

THENCE North 89° 55' 00" East – 169.00' along the north line of the herein described tract to on "x" cut found in concrete for the northeast corner of the herein described tract, common to the southeast corner of Lot 4, Block 1, of said Meadow Creek Plaza, and in the west line of Lot 2, Block 1, of Meadows Creek Plaza, recorded in Document Number D211294246, P.R.T.C.T.;

THENCE South 00° 05' 00" East – 43.81' along the east line of the herein described tract, common to the west line of said Lot 2, Block 1, Meadows Creek Plaza, to a point that falls in water for an angle corner of the herein described tract;

THENCE South 23° 49' 36" East – 272.43' along the east line of the herein described tract, common to the west line of said Lot 2, Block 1, Meadows Creek Plaza, to a point that falls in water for an angle corner of the herein described tract;

THENCE South 00° 05' 00" East – 35.61' along the east line of the herein described tract, common to the west line of said Lot 2, Block 1, Meadows Creek Plaza, to a point that falls in water for the southeast corner of the herein described tract, in the north right-of-way line of said West Lavaca Trail;

THENCE South 89° 58' 34" West – 278.86' along the south line of the herein described tract, common to the north right-of-way line of said West Lavaca Trail, to the POINT OF BEGINNING and containing 1.679 acres of land.

NOW HEREOF, KNOW ALL PERSONS BY THESE PRESENTS:

That Zoygon Investments, LLC, the Owner, do hereby adopt this plat designating the herein before described property as Lot 3& & Lot 4, Block 1, Meadows Creek Offices, on addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep easements, and any public utility shall have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2025.

Signature – XXXX
Zoygon Investments LLC

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared XXXXXXX, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Signature _____ Notary Stamp: _____

STAFF APPROVAL AUTHORITY

This amending is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations.

This _____ day of _____, 2023.

Community Development Director _____

PURPOSE OF AMENDING PLAT

The Purpose of the Amending Plat is to divide Lot 3, Block 1, Meadows Creek Offices, to create two commercial lots for development.

A FINAL PLAT OF
LOTS 3R AND 4, BLOCK 1
MEADOWS CREEK OFFICES

SURVEYOR:
Spry Surveyors, LLC
3271 North Richland Hills Blvd., Ste. 102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg No. 10112000
Spry Project No. 062-004-31

OWNER:
Zoygon Investments LLC, a Texas
Limited Liability Company
3901 Carrizo Drive
Phono, TX 75074

SEPTEMBER 2025