



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

100 Main Street Colleyville, Texas 76034

MONDAY, OCTOBER 13, 2025

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

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

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

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

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

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

1. APPROVAL OF MINUTES

- 1a** September 8, 2025, Planning and Zoning Commission Meeting Minutes
- September 22, 2025, Planning and Zoning Commission Worksession Minutes

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration 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** Consideration of an amendment to a PUD-R Planned Unit Development – Residential district for Lots 1-34, Block 1, of the Oak Alley subdivision, located at 1312 John McCain Road, Case ZC25-026
- 2c** Consideration 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** Consideration of a Special Use Permit for an Electric Vehicle (EV) Charging Station on Lot 1R, Block 1, of the Kroger Addition, located at 4904 Colleyville Boulevard, Case ZC25-028
- 2e** Consideration of a replat for Lot 3R and Lot 4, Block 1, Meadows Creek Offices Addition, located at 8098 Precinct Line Road, Case PC25-019
- 2f** Consideration of a Preliminary/Final Plat for Holt Farms Addition, located at 116 and 7316 John McCain Road, Case PC25-020

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, October 7, 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 817.503.1050, and reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 1a

Agenda Date 10/13/2025

Type Approval of Minutes

Department Community Development

Title

September 8, 2025, Planning and Zoning Commission Meeting Minutes

September 22, 2025, Planning and Zoning Commission Worksession Minutes

Explanation

Approval of minutes from the Planning and Zoning Commission Meeting on September 8, 2025 and the Planning and Zoning Commission Worksession Meeting on September 22, 2025.

Attachments

1. September 8, 2025 Planning and Zoning Commission Minutes
2. September 22, 2025 Planning and Zoning Commission Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, SEPTEMBER 8, 2025

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on September 8, 2025 at 6:15 p.m.

Roll Call

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

Absent: David Groves

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

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

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

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on September 8, 2025, at 7:00 p.m.

Roll Call

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

Absent: David Groves

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

1. APPROVAL OF MINUTES

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

Commissioner Savoie made a motion to approve the August 11, 2025 Planning and Zoning Commission Meeting Minutes and the August 25, 2025 Planning and Zoning Worksession meeting minutes, seconded by Commissioner Arnold.

The motion was carried by the following vote:

**Aye: 6 – Bevill, Savoie, Obinabo, Arnold, Remley, and Ebert
Nay: 0**

2. PUBLIC HEARING AGENDA ITEMS

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

THIS ITEM HAS BEEN TABLED FROM THE AUGUST 11, 2025, PLANNING AND ZONING COMMISSION MEETING.

Commissioner Savoie made a motion to remove case ZC25-017 from the table, seconded by Commissioner Obinabo.

The motion was carried by the following vote:

**Aye: 6 – Bevill, Savoie, Obinabo, Arnold, Remley, and Ebert
Nay: 0**

Commissioner Arnold made a motion to table case ZC25-017 indefinitely. This was seconded by Commissioner Savoie.

The motion was carried by the following vote:

Aye: 6 – Bevill, Savoie, Obinabo, Arnold, Remley, and Ebert
Nay: 0

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

Planning Manager Daniel Ponder presented case ZC25-021 and briefed the Commission on the request. The applicant is requesting the Special Use Permit to operate a dog boarding facility in an existing building. The facility would include an outdoor run with a wooden fence.

Chene Verrett and Harrison Verrett, the applicants, discussed their plans to operate the facility. They stated the outdoor run would be limited to one dog at a time and dogs would not otherwise be loose. They also mentioned many details of their business plan were confidential due to an agreement with their franchise.

The public hearing was opened. With no one wishing to speak, the public hearing was closed.

Commissioner Obinabo made a motion to approve case ZC25-021, seconded by Commissioner Arnold.

The motion was carried by the following vote:

Aye: 6 – Bevill, Savoie, Obinabo, Arnold, Remley, and Ebert
Nay: 0

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

Planning Manager Daniel Ponder presented case ZC25-022 and briefed the Commission on the request. Due to a change in ownership, Stone House Restaurant must apply for a new Special Use Permit to allow for alcohol sales and consumption. Staff proposed a change in the ordinance language, removing the requirement to reapply if there is a change in ownership.

Lisa Pardo, the applicant, spoke on her case, stating she had previously applied for the Special Use Permit for alcohol sales in 2019 and 2022. She applied once again to transfer the Special Use Permit to new owners after stepping away from the company.

The public hearing was opened.

Brian and Christy Hendershot stated that they would be the new owners of Stone House Restaurant after Lisa Pardo's departure and shared their enthusiasm.

With no one else wishing to speak, the public hearing was closed.

Commissioner Obinabo made a motion to approve case ZC25-022, seconded by Commissioner Savoie.

The motion was carried by the following vote:

Aye: 6 – Bevill, Savoie, Obinabo, Arnold, Remley, and Ebert
Nay: 0

- 2d** Consideration of a Special Use Permit for an accessory building on Lot 14R, Pecan Park Estates, located at 5912 Ponderosa Street, Case ZC25-023

Community Development Director Ben Bryner presented case ZC25-023 and briefed the Commission on the request. The applicant is requesting a Special Use Permit to allow for a new accessory building which would exceed the 4% lot coverage permitted for accessory buildings by the Land Development Code. The new structure would meet all other building and setback requirements.

Glen Cruson, the applicant, spoke on his case along with the property owner, Eric Riddle. They explained the structure would be a single room and would not include plumbing. Riddle stated there would be minimal disruption for his neighbors and construction would occur within five days, if approved.

The public hearing was opened. With no one wishing to speak the public hearing was closed.

Commissioner Savoie made a motion to approve Case ZC25-023, seconded by Commissioner Arnold.

The motion was carried by the following vote:

Aye: 6 – Bevill, Savoie, Obinabo, Arnold, Remley, and Ebert
Nay: 0

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

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.

Chair Bevill announced the withdrawal of Case ZC25-024 and determined there would be no further discussion on the case.

3. CITIZEN COMMENTS

The public hearing was opened. With no one wishing to speak the public hearing was closed.

4. ADJOURNMENT

The meeting adjourned at 7:59 p.m.

The minutes were written and prepared by:

Bethany Lopez

Bethany Lopez
Planner

The meeting minutes were approved on October 13, 2025, by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, SEPTEMBER 22, 2025

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on September 22, 2025, at 6:15 p.m.

Roll Call

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

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

2. WORKSESSION AGENDA ITEMS

- 2a** Presentation and discussion of a 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

Community Development Director Ben Bryner presented the case and briefed the Commission on the request. There was discussion regarding the ordinance language and what would occur if there was a change in ownership.

- 2b** Presentation and discussion of an amendment to a PUD-R Planned Unit Development – Residential district for Lots 1-34, Block 1, of the Oak Alley subdivision, located at 1312 John McCain Road, Case ZC25-026

Community Development Director Ben Bryner presented and briefed the Commission on the case. The intentions of the request were clarified noting the landscape easement would only be removed from Lot 14 (7313 Calloway Court) in order to construct a pool. There was general discussion amongst the Commissioners about the amendment.

- 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

Planning Manager Daniel Ponder presented the case and briefed the Commission on the request. The home has an existing accessory structure that the applicant wishes to convert a portion of into an accessory dwelling. The exterior of the building and the footprint of the house would not be altered.

- 2d** Presentation and discussion of a Special Use Permit for an Electric Vehicle (EV) Charging Station on Lot 1R, Block 1, of the Kroger Addition, located at 4904 Colleyville Boulevard, Case ZC25-028

Planning Manager Daniel Ponder presented the case and briefed the Commission on the request. The applicant is requesting an EV charging station to be built in the Walmart parking lot. A Special Use Permit is required for an EV charging station. There was discussion amongst the Commissioners regarding the electrical requirements and hours of operation for the chargers.

- 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

Planning Manager Daniel Ponder presented the case and briefed the Commission on the request. There was discussion regarding the purpose of the plat and general regulations.

3. ADJOURNMENT

The meeting adjourned at 6:49 p.m.

The minutes were written and prepared by:

Bethany Lopez

Bethany Lopez
Planner

The meeting minutes were approved on October 13, 2025 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a

Agenda Date 10/13/2025

Number 2a

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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 Yumratas, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for 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. The SUP request is to allow for on-premises alcohol beverage sales/consumption at a restaurant to be known as 'Truva Mediterranean Bar and Grill'.

Existing Conditions/Background: The subject property, 1205 Church Street, resides at the intersection of Church Street and Riverwalk Drive and has CC-2 Shopping Center Commercial zoning. The property is developed with an existing building which was previously used for restaurant use.

SUP Request: Alcohol beverage sales and consumption require a SUP in accordance with the Land Development Code.

Analysis: The applicant has requested an SUP to allow for alcoholic beverage sales on-premises consumption for a new restaurant, 'Truva Mediterranean Bar and Grill'.

Plat Status: The property is platted as Lot 1R2, Block 2, Town Center Colleyville Addition.

DRC Review: The DRC reviewed the request during their September 22, 2025, meeting and determined the case would be scheduled for the October 13, 2025, Planning and Zoning Commission meeting.

Drainage: N/A

Surrounding Development: The properties to the north, south, and west are zoned CC-2 Shopping Center Commercial and improved with commercial uses. The properties to the east are zoned CN Neighborhood Commercial and improved with commercial uses.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies

the subject property for commercial development. The proposed SUP does not conflict with any portion of the comprehensive plan.

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

Staff Recommendation: Staff recommends approval of this request.

Recommendation

Approve

Attachments

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

Aerial Map

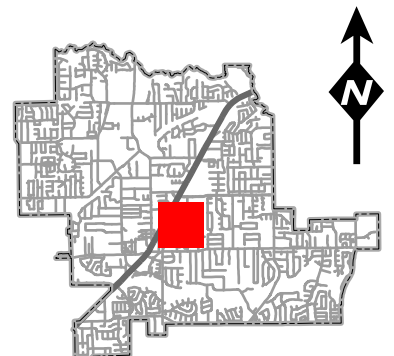


ZC25-025

1205 Church St

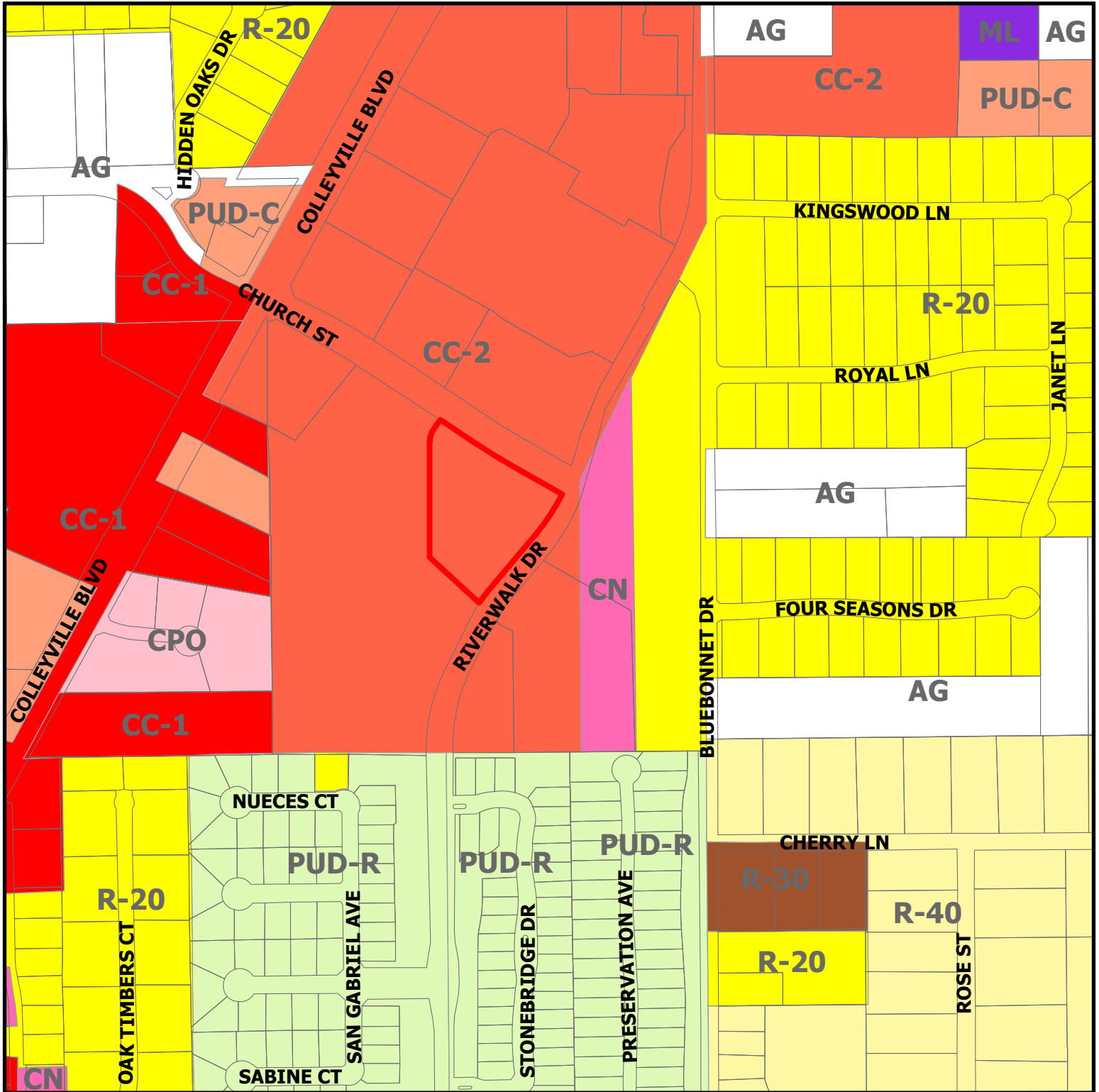


Subject Property



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

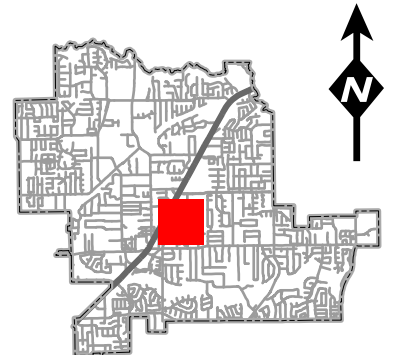


ZC25-025

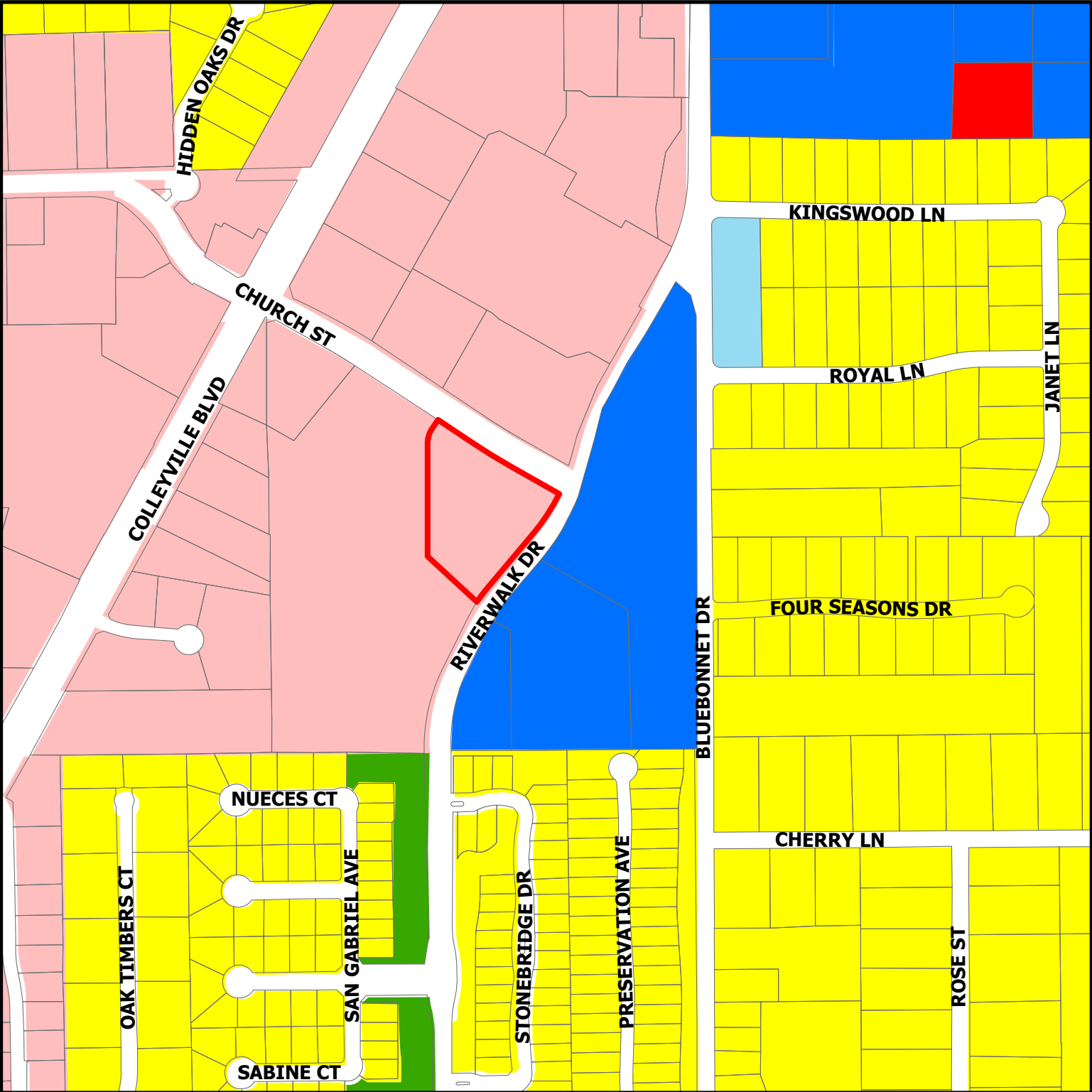
1205 Church St

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 Subject Property



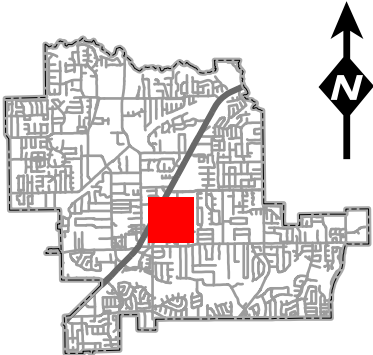
Future Land Use Map



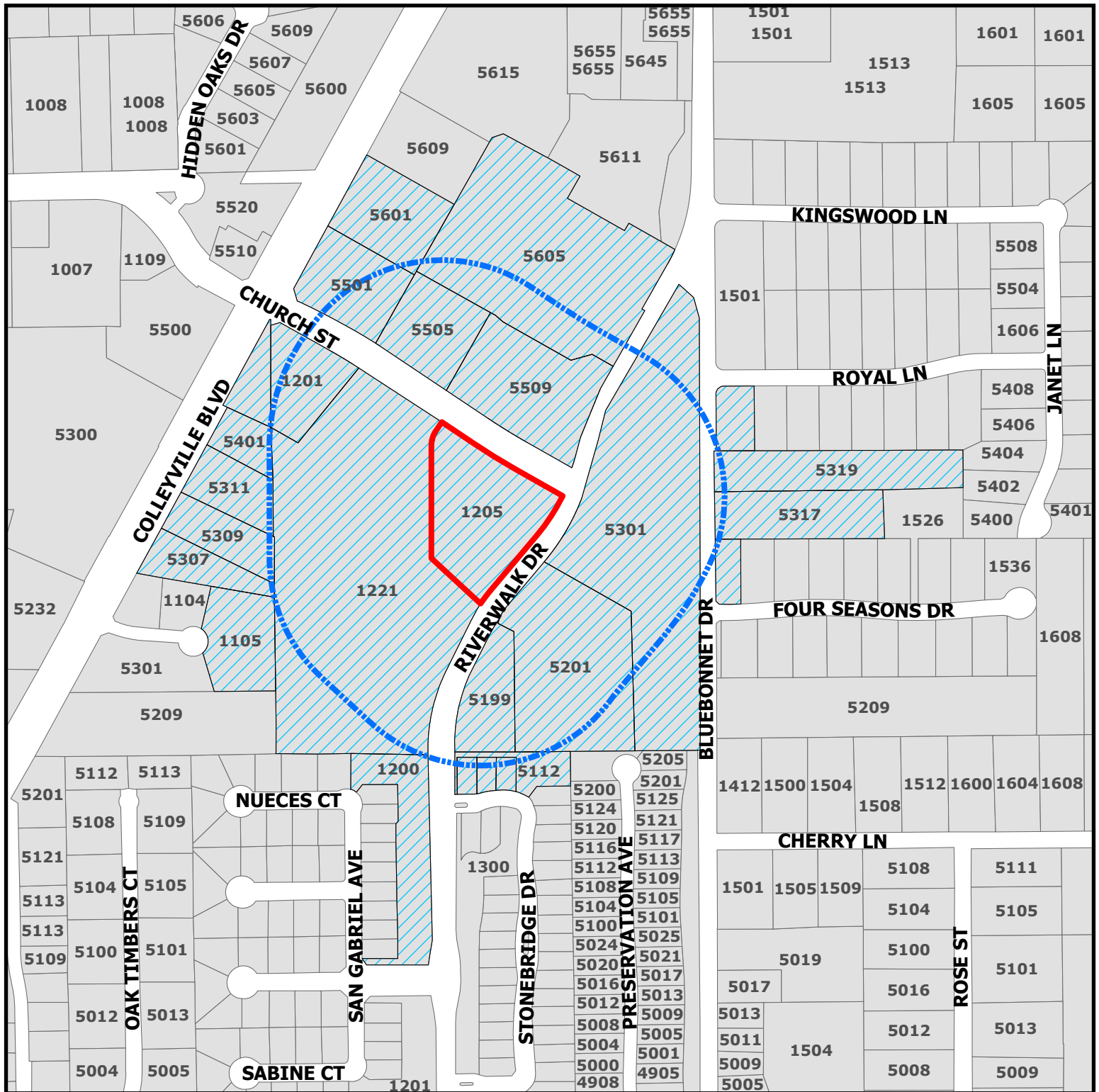
ZC25-025
1205 Church St

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



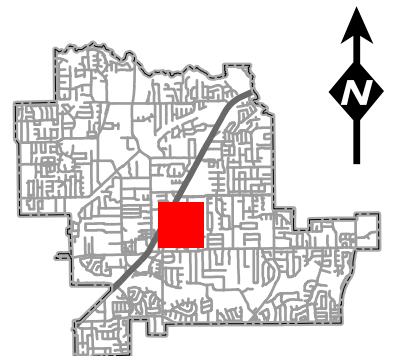
Notification Map



ZC25-025

1205 Church St

- Subject Property
- Buffer
- Parcels to be notified



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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, October 13, 2025 at 7:00p.m.
City Council Meetings: Wednesday, November 5, 2025 & Tuesday, November 18, 2025 at 7:00p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for Alcohol Beverage Sales – On-Premises Consumption on Lot 1R2, Block 2, Town Center Colleyville, located at 1205 Church Street, Case ZC25-025. The applicant is requesting a Special Use Permit to allow the sale of alcohol at a restaurant.

Zoning Case: ZC25-025

Applicant: Cengiz Yumratas

Owner: Dirk Laukien

Location: 1205 Church Street

Property Description: Lot 1R2, Block 2, Town Center Colleyville

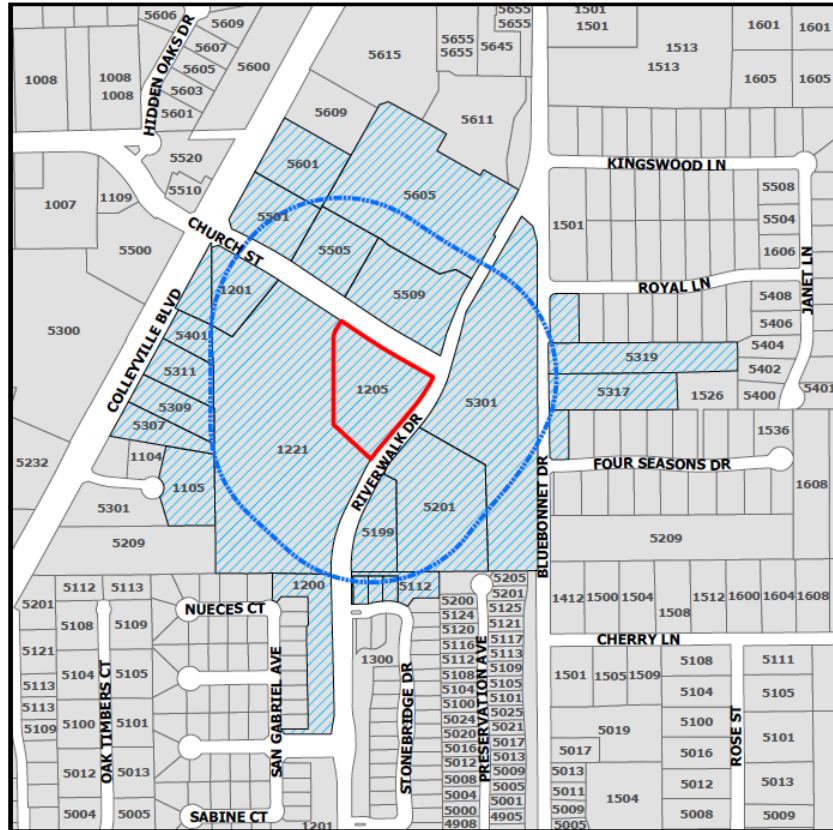
Present Zoning: CC-2 Shopping Center Commercial

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

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

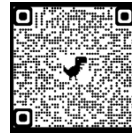
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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

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



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

Daniel Ponder

Daniel Ponder
Planning Manager

ORDINANCE O-25-XXXX

AMENDING THE ZONING FOR LOT 1R2, BLOCK 2 OF TOWN CENTER COLLEYVILLE, LOCATED AT 1205 CHURCH STREET, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received a request for a Special Use Permit (Case ZC25-025) for the sale of alcoholic beverages for on-premises consumption for the real property described as Lot 1R2, Block 2, of Town Center Colleyville, located at 1205 Church Street, as further described and depicted on Exhibits "A", "B", and "C" hereto (the "Subject Property"); and

WHEREAS, the Subject Property is presently zoned CC-2 Shopping Center Commercial; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville, has considered and made recommendations on the request, having given the requisite notices, and having held due hearings and affording a full and fair opportunity for all persons interested in the matter to be heard; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council finds that this amendment is in conformance with the Comprehensive Plan for the City of Colleyville and promotes the general health, safety, and welfare of this community.

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

Sec. 1. THAT the foregoing premises and findings are found to be true and correct and are incorporated as if fully set forth herein.

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 the Subject Property, by authorizing a Special Use Permit for the sale of alcoholic beverages for on-premise consumption, as depicted.

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the City's Comprehensive Zoning Ordinance and Land Development Code, as amended herein.

Sec. 4. THAT the Special Use Permit is hereby granted subject to the conditions:

1. GENERAL

a. The Special Use Permit shall apply to the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant use only.

b. The name of the business authorized for on-premise consumption alcohol sales by this Special Use Permit shall be called Truva Mediterranean Bar and Grill.

c. The Special Use Permit shall automatically expire upon the abandonment of the business, a change in the use, or upon the extermination or termination of the Certificate of Occupancy.

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

Sec. 5. THAT any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, Section 1-6 of the Code of Ordinances for the City of Colleyville.

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of November 2025.

The second reading and public hearing being conducted on the 18th day of November 2025.

APPROVED BY A VOTE OF ____ AYES, AND ____ NAYS, ON THIS THE 18TH DAY OF NOVEMBER 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Map

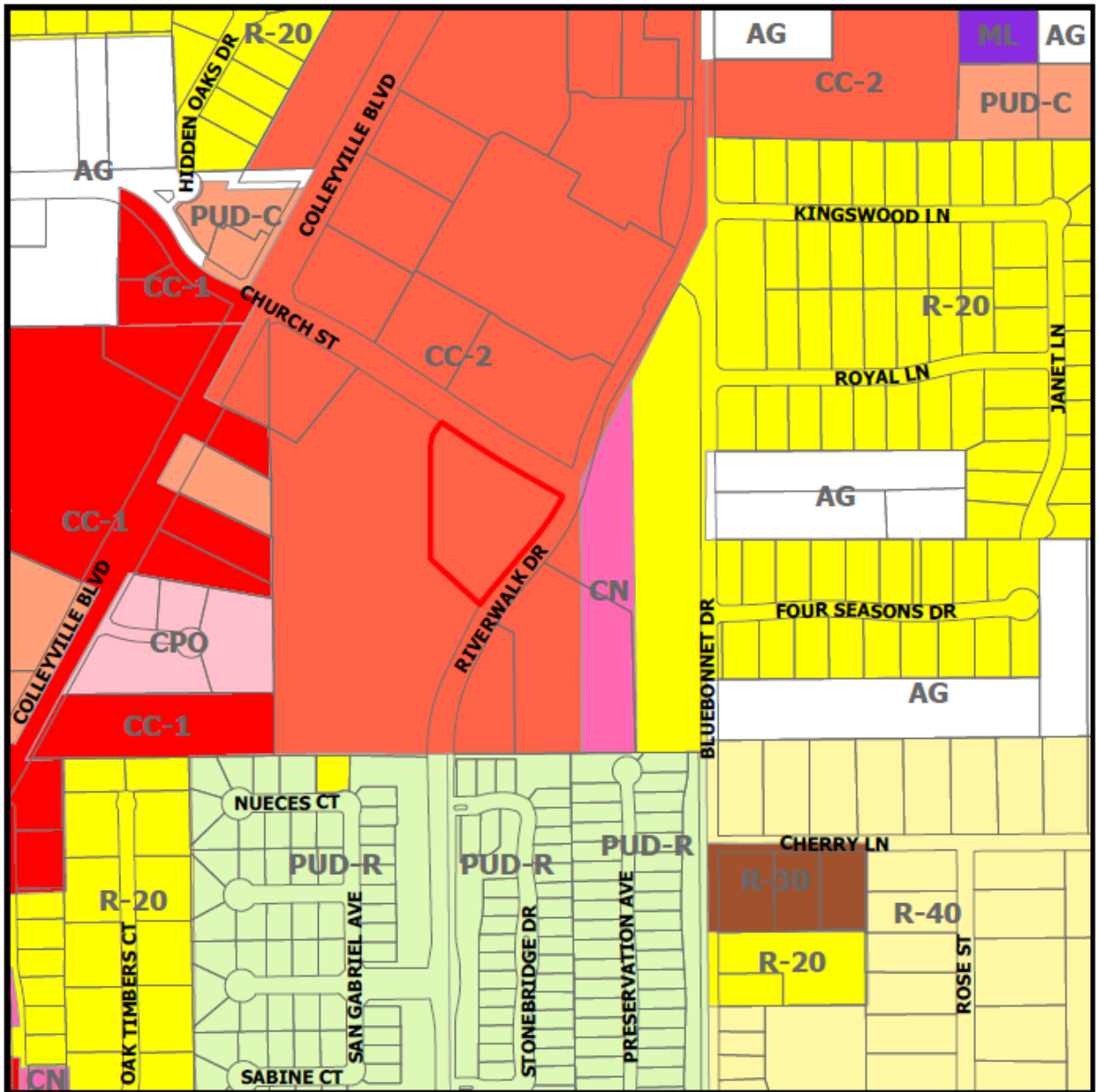
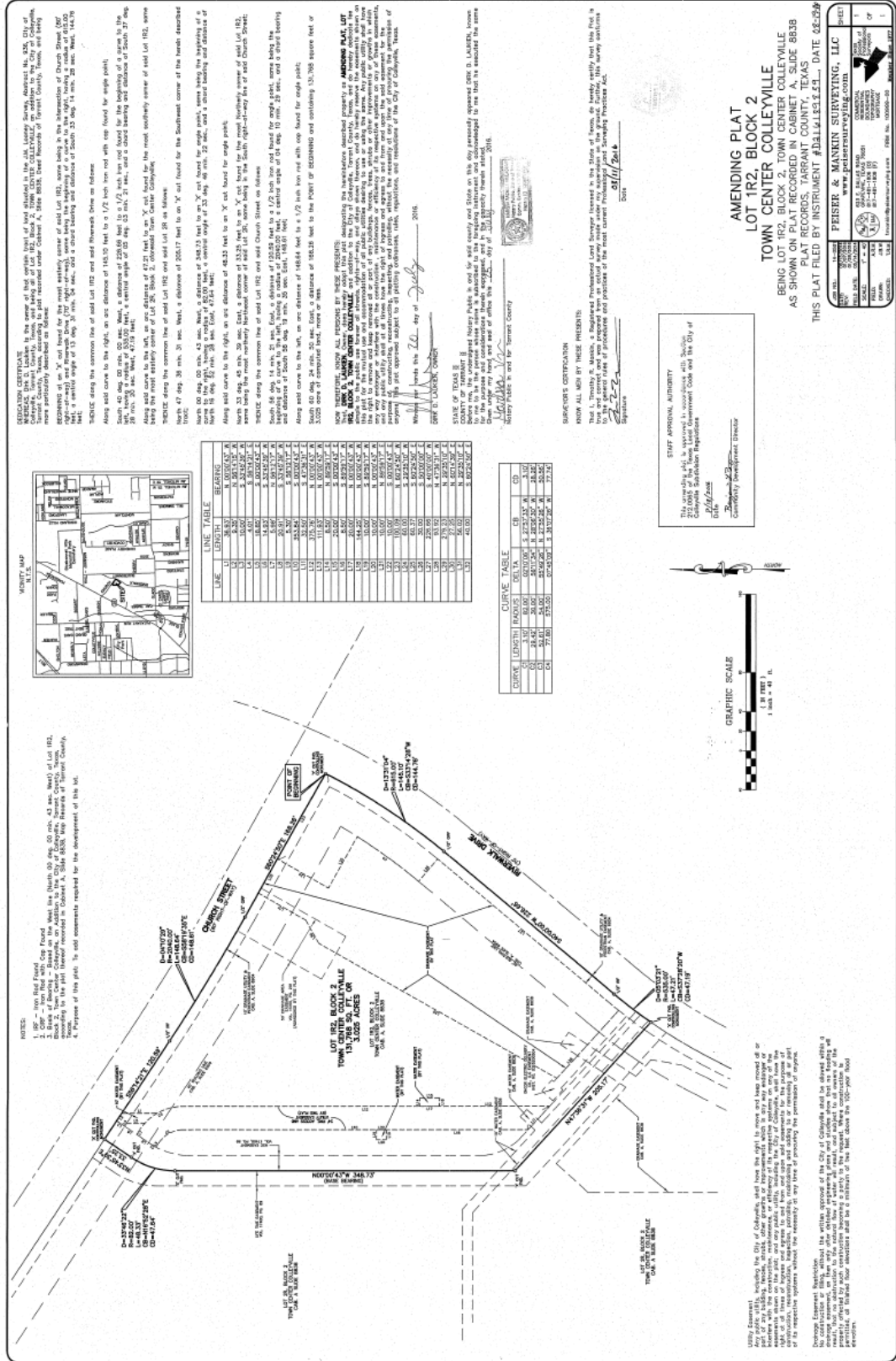


Exhibit "B" – Aerial Map



Town Center- Colleyville # D2116-199-239





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b

Agenda Date 10/13/2025

Number 2b

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of an amendment to a PUD-R Planned Unit Development – Residential district for Lots 1-34, Block 1, of the Oak Alley subdivision, located at 1312 John McCain Road, 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 43.54 acres and zoned PUD-R Planned Unit Development - Residential. The amendment request is to remove the 25-foot landscape easement on the rear perimeter of 7313 Calloway Court, located on Lot 14, Block 1, Oak Alley.

Existing Conditions/Background: The subject property, 7313 Calloway Court, resides north of the intersection of Calloway Court and Oak Alley Drive within the Oak Alley Subdivision and has PUD-R Planned Unit Development - Residential zoning. The property is developed with an existing single family home.

Analysis: The applicant is requesting to remove the 25-foot landscape easement located in the rear yard of Lot 14, Block 1, Oak Alley, located at 7313 Calloway Court. The easement was approved as part of the PUD-R zoning for the subdivision. Although the request is to remove the easement from a single lot, the entire subdivision is required to be included in the description and notices.

Plat Status: The properties are platted as Lots 1-34, Block 1, Oak Alley.

DRC Review: The DRC reviewed the request during their September 22, 2025, meeting and determined the case would be scheduled for the October 13, 2025, Planning and Zoning Commission meeting.

Drainage: N/A

Surrounding Development: The properties to the east are zoned PUD-R Planned Unit Development - Residential and are improved with single-family homes. The properties to the south are zoned R-20 Single Family Residential and are improved with single-family homes. The properties to the west are zoned RE Single Family Estates and R-40 Single Family Residential and are improved with single-family homes. The city boundary between Colleyville and Southlake lies to the north.

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

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

Staff Recommendation: Staff is neutral on this request.

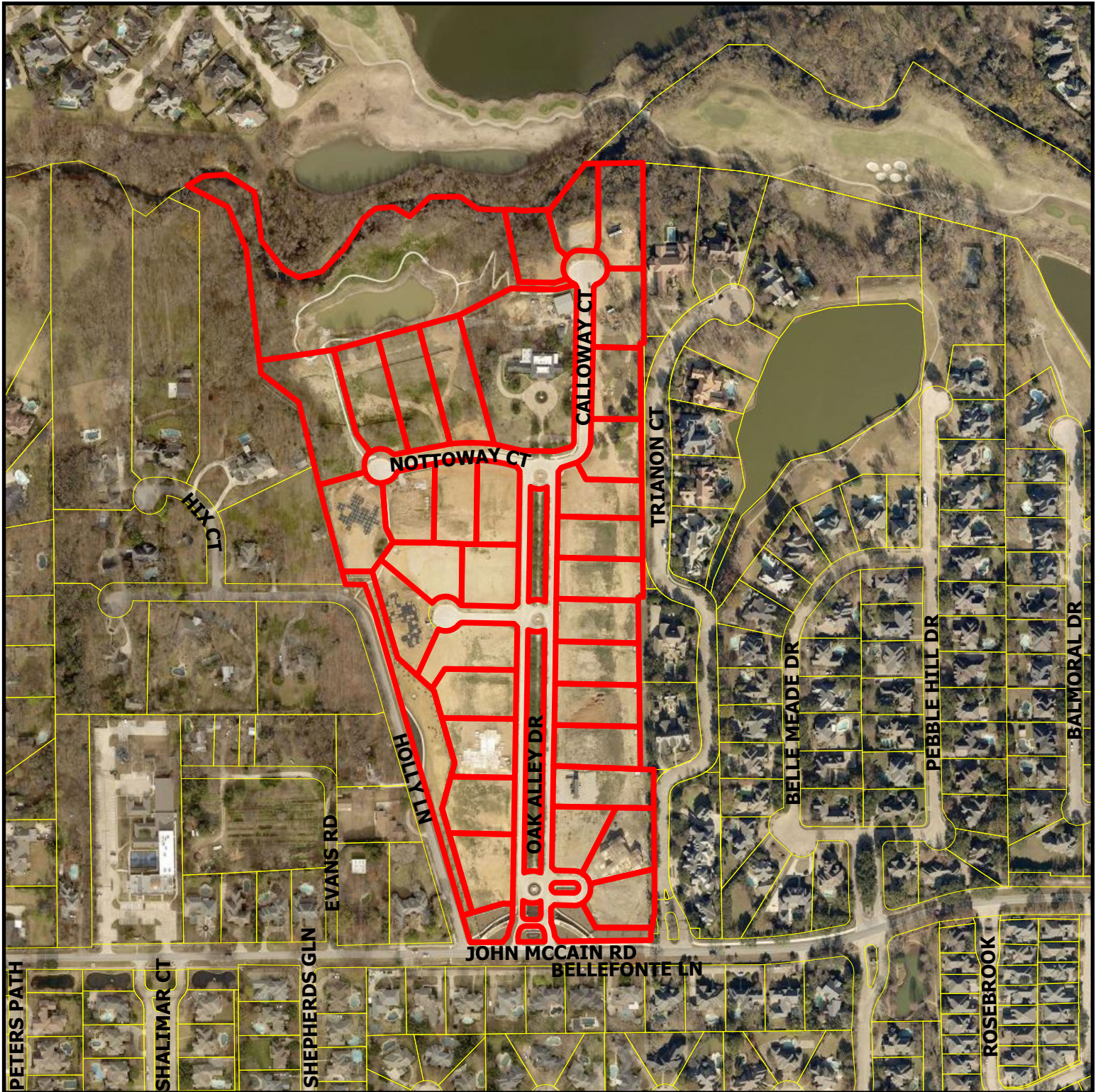
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Survey
6. Site Exhibits
7. Existing Ordinance
8. Oak Alley Plat
9. Notification Map
10. Notification Letter
11. Letters of Support
12. Letters of Opposition
13. Opposition Map
14. Opposition Report
15. Draft Ordinance

Aerial Map



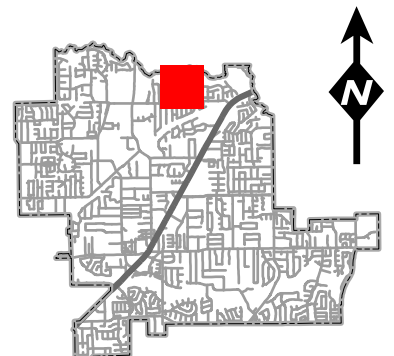
ZC25-026

Oak Alley Estates

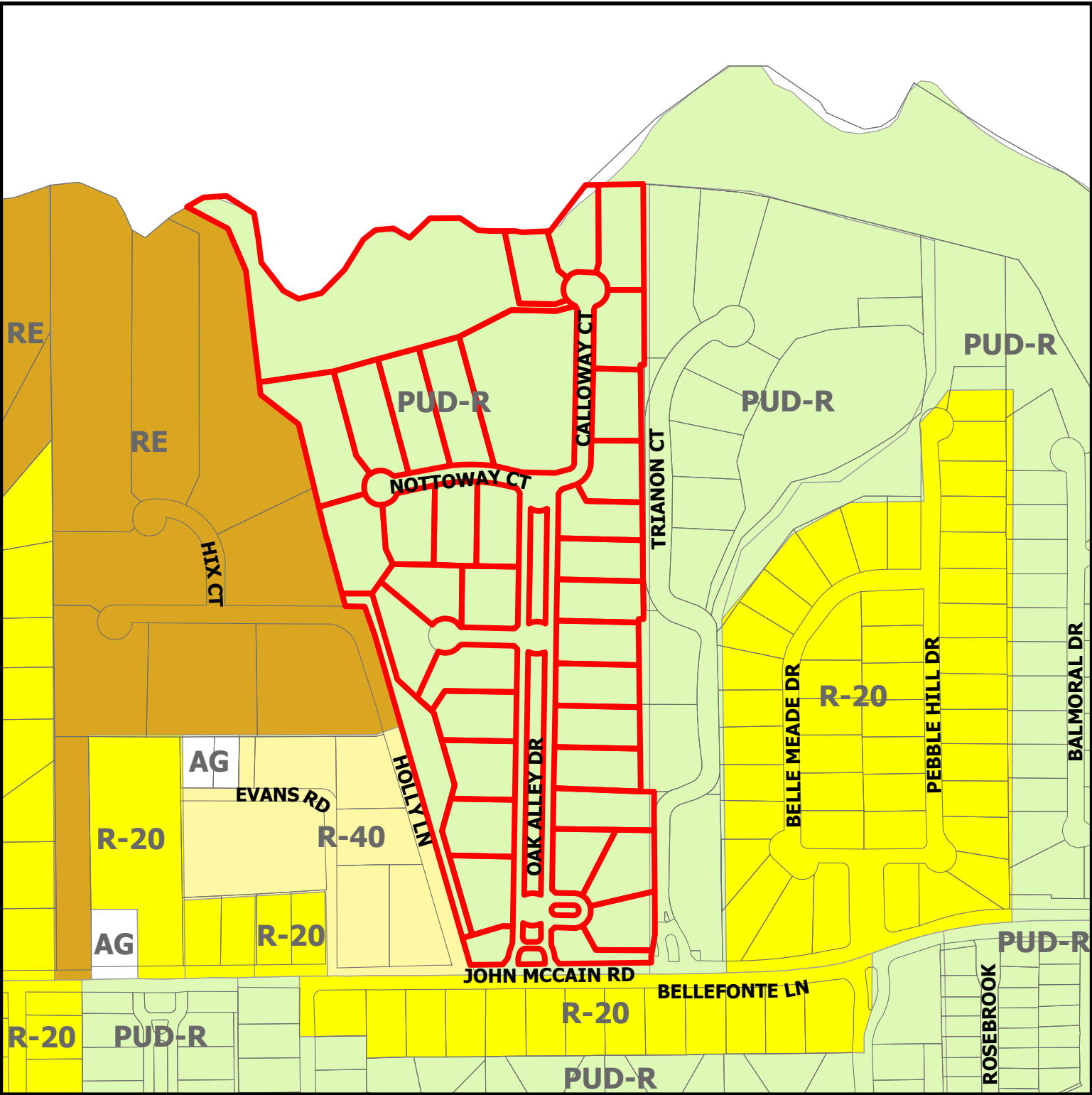


Subject Property

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.



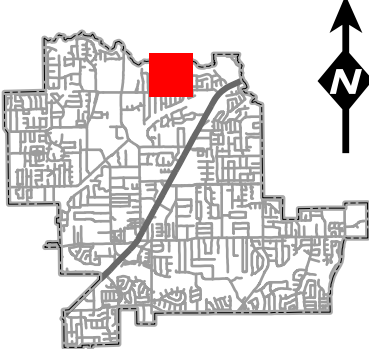
Zoning Map



ZC25-026

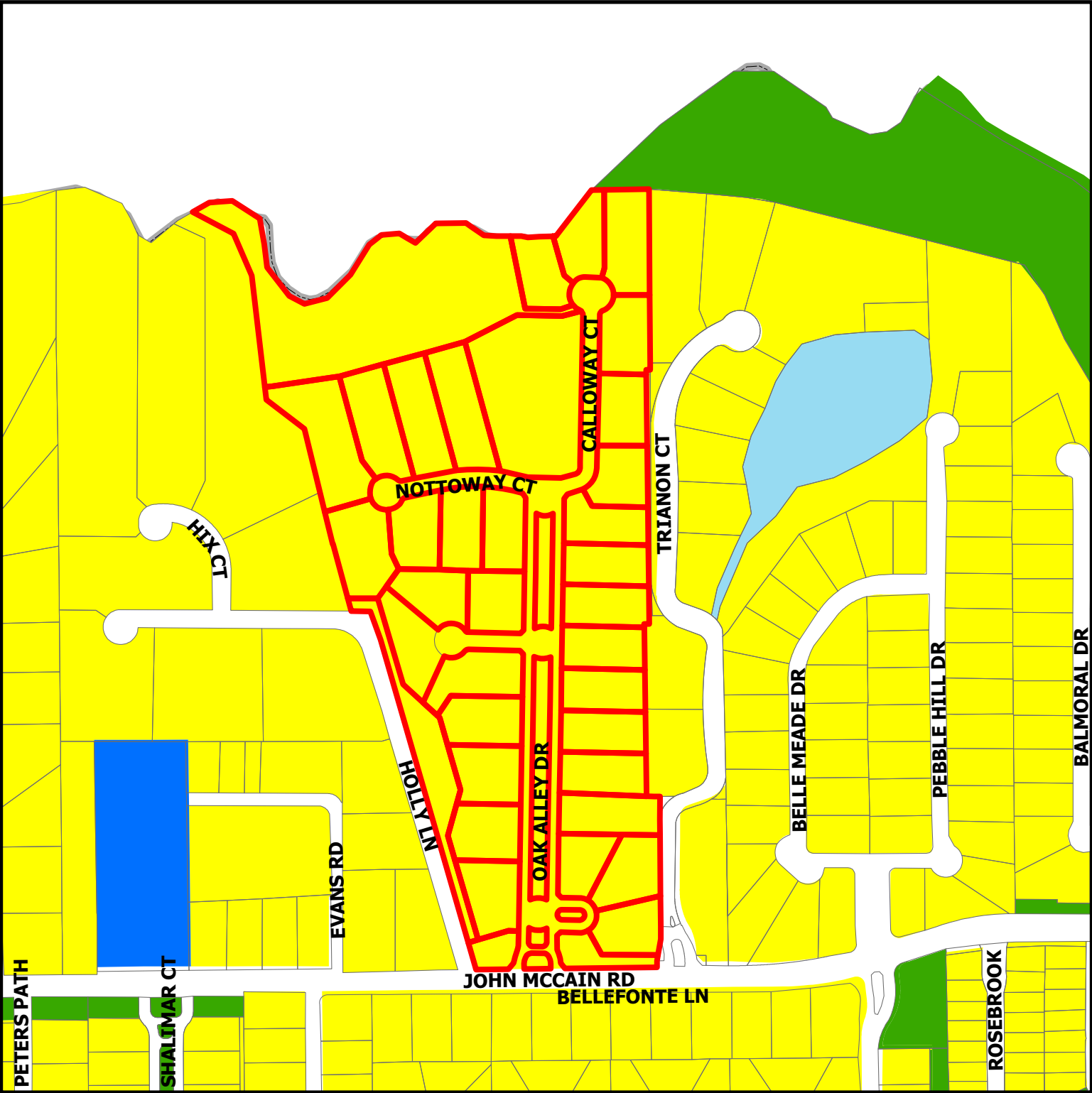
Oak Alley Estates

 Subject Property



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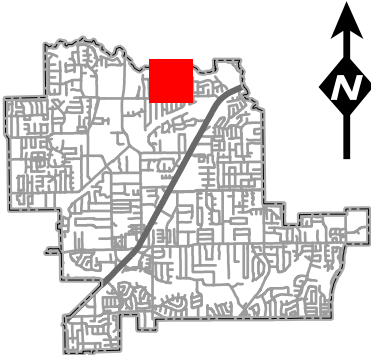
Future Land Use Map



ZC25-026 Oak Alley Estates

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



Dear City of Colleyville,

We are writing as proud Colleyville residents and parents of five young boys to respectfully request that the City Council approve the removal of a 25-foot landscape easement on our property. Our family seeks to build a safe and modest backyard pool that complies with the public utility easement and respects the privacy of our surrounding neighbors.

Raising five boys in the Texas heat is both a joy and a challenge. A backyard pool is a practical way to keep our children safe, happy, thriving, and out of the Texas heat! We want them to have a place where brothers can laugh (yes we have five boys), grow, and play together. A pool represents more than recreation for our family; it is an anchor for family bonding, exercise, and keeping kids close in a safe environment where we can supervise our children.

One of the main reasons we moved to Colleyville was because of the values this community represents: freedom, opportunity, individual responsibility, property rights, and strong neighborhoods built on mutual respect and understanding. We admire that Colleyville balances growth with protecting what makes it special. Our request is made in that same spirit: we want to enjoy our property fully while respecting our neighbors and the community we love.

We take our neighbors' privacy seriously and our pool would ensure that is maintained and enhanced. The pool we propose would sit low in the yard, maintain the high stone fence, would keep the beautiful trees and landscaping, and add, if necessary, additional landscaping and trees to ensure that our neighbors' privacy is protected. Fortunately, the location of any edge of the pool would be appropriately and reasonably far away from any of our surrounding neighbors' homes, including the home behind us which is separated by the high stone fence and several trees.

Unlike other homes in Oak Alley, our is uniquely and severely impacted because of the narrow shape of the lot and angle of our home on the property. These factors mean the 25-foot landscape easement swallows almost the entire usable yard, effectively denying us any meaningful ability to use and enjoy our property by, for example, building a modest and safe pool. Everyone else that we are aware of in Oak Alley—including both neighbors to our right and to our left—have a pool or have plans (for those new construction homes) to build a pool. Those homes all have much deeper lots than ours so the impact of the easement is much less. We just want that same opportunity as our neighbors to build and use a modest and safe pool.

We recognize that easements may serve an important purpose, but they must not substantially impair the ordinary use and enjoyment of the property. Here, a 25 foot landscape easement is so broad, as applied to our home, that it blocks a safe and modest pool – a normal and expected improvement in Oak Alley. That outcome was certainly never the easement's original intent, particularly since one of the overarching goals of the Oak Alley subdivision was to maintain the quality, integrity, and consistency of the beautiful neighborhood. Singling out our home as the one home in Oak Alley that is effectively denied a pool is inequitable and inconsistent with the plan for the community.

We are aware that Oak Alley's approval was the result of significant discussion, compromise, and negotiation between the developer, neighbors, and the City of Colleyville. We respect that history, and we do not want to undo or diminish the spirit of that agreement.

Our request is different: it is not a broad challenge to Oak Alley's negotiated framework, but a narrowly tailored request to one unique lot where the easement's application creates unintended and disproportionate hardship. By allowing us to put in a safe and modest pool with the current fencing and landscaping achieves and maintains the essential goals of the negotiated deal—that is it preserves the neighborhood character, protects privacy, and ensures quality development. We do not believe that anyone negotiating or contemplating the original deal—including neighbors, City Council members, City planners, or zoning board commissioners—would intend to impose such a severe restriction on one family's use and enjoyment of the property. Indeed, at the time development was negotiated, there were no plans for our lot or most of the others from which the City Council had all the information. Now it has more information and it can remedy a very narrow harm as applied to one property.

At the heart of this request, is something bigger than the pool. It is about the freedom to make a reasonable use of one's own home. John Adams wrote: "Property must be secured, or liberty cannot exist." And George Washington once said: "Freedom and property rights are inseparable. You can't have one without the other."

We do not believe that our Founders ever intended or, in the case of the City Council, would intend for property restrictions to in practice and effect infringe on the use and enjoyment of a family's right to use its property. Restrictions should serve legitimate purposes, not create unnecessary burdens that deny families the ordinary use and enjoyment of their own properties, especially when there are reasonable measures implemented that remedy any perceived privacy concerns. demonstrate respect for others' privacy. Negotiations that occurred years ago—that were deprived of critical and current information—need to still square with basic property and individual rights, as well as the current practical realities that this landscape easement—as applied—has a disproportionate and severe harm on one family's property. Indeed, any perceived minimal benefit, if that, of keeping a 25-foot easement is far outweighed by the spirit of freedom, individual property rights, and the ability to let five young boys just go swimming in their own backyards to keep cool from the Texas heat.

In closing, we love Colleyville and our community. It is where we want to raise our boys, where we want to create memories of long summer evening together, where we want them to remember the special bond of brotherhood, and the joy of playing together in their own backyard.

We respectfully request that you grant our request to remove the 25 foot landscape easement from our property while maintaining the existing public utility easement. We would be grateful for the opportunity to build a modest and safe pool—one that is consistent with the character of Colleyville, allows us to use our own property fully, and maintains the privacy of our neighbors.

Thank you for your thoughtful consideration.

Ryan, Brooke, Rhett [REDACTED] Vance [REDACTED] Beauden [REDACTED] Quade [REDACTED] and Cal [REDACTED] – we got his proxy!)



Name: _____
Address: _____
City: _____
State: TX Zip: _____
Phone: _____ Phone: _____
Email: _____
Homebuilder: _____ Gate Code: _____

Length: _____

Width: _____

Depth: _____

Perimeter: _____

Area: _____

Est Total Gallons: _____

Heater: _____

Filter Type: _____

Design Type: _____

Length: _____

Width: _____

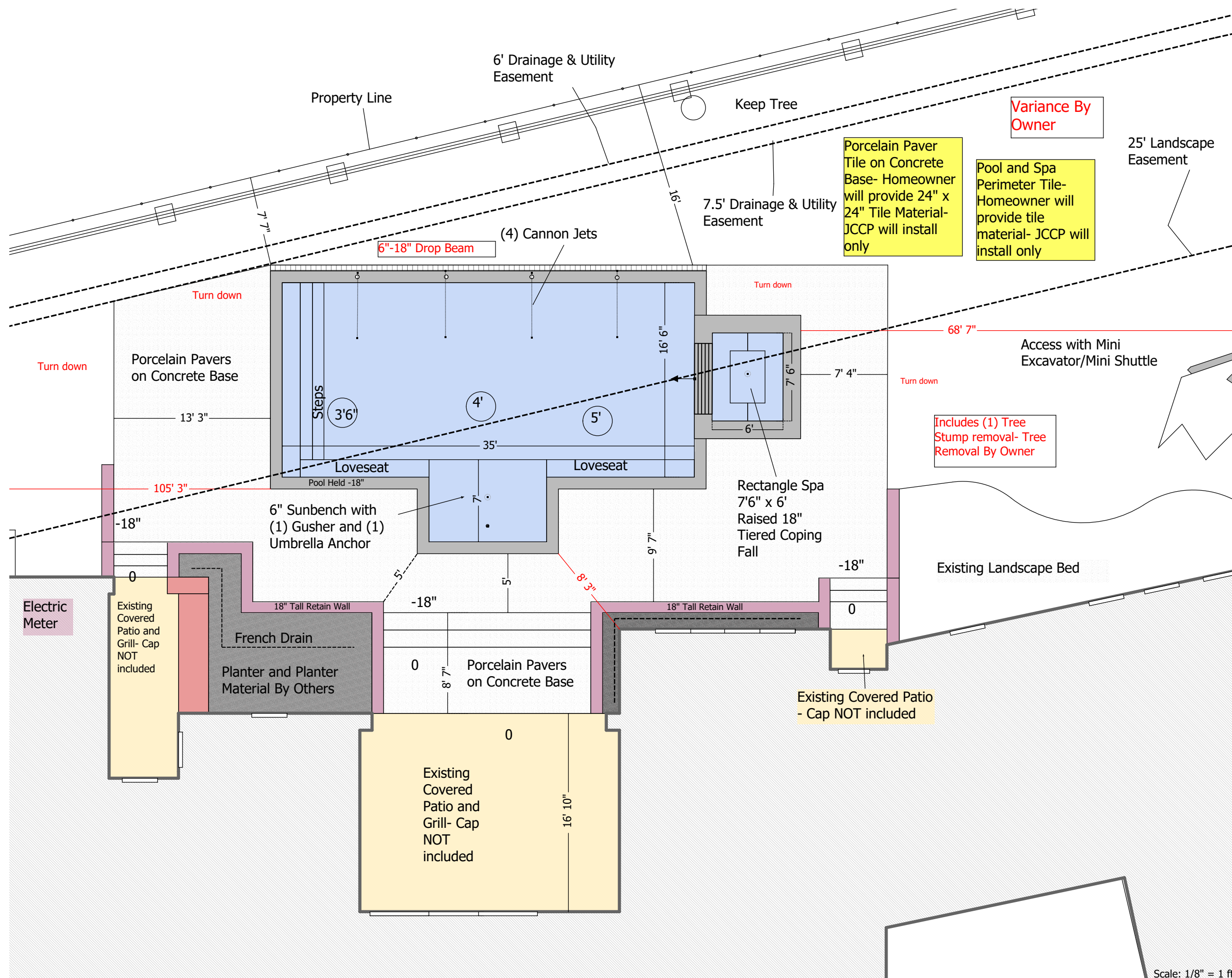
Perimeter: _____

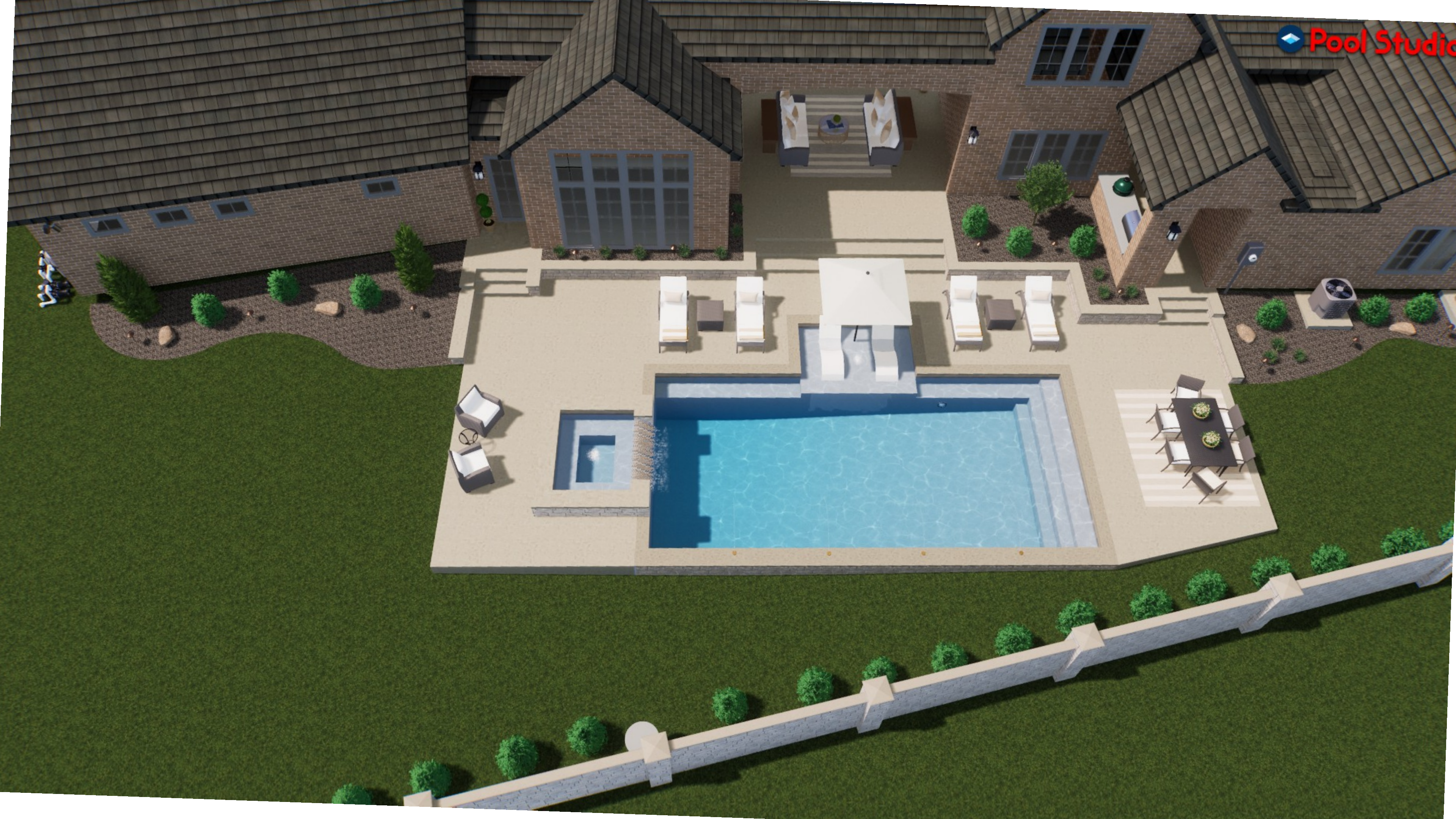
Area: _____

Raised Above Pool: _____

Raised Above Deck: _____

Sales Agent:





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:



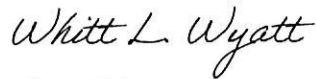
Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE



Richard Newton
Mayor

APPROVED AS TO FORM:



Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

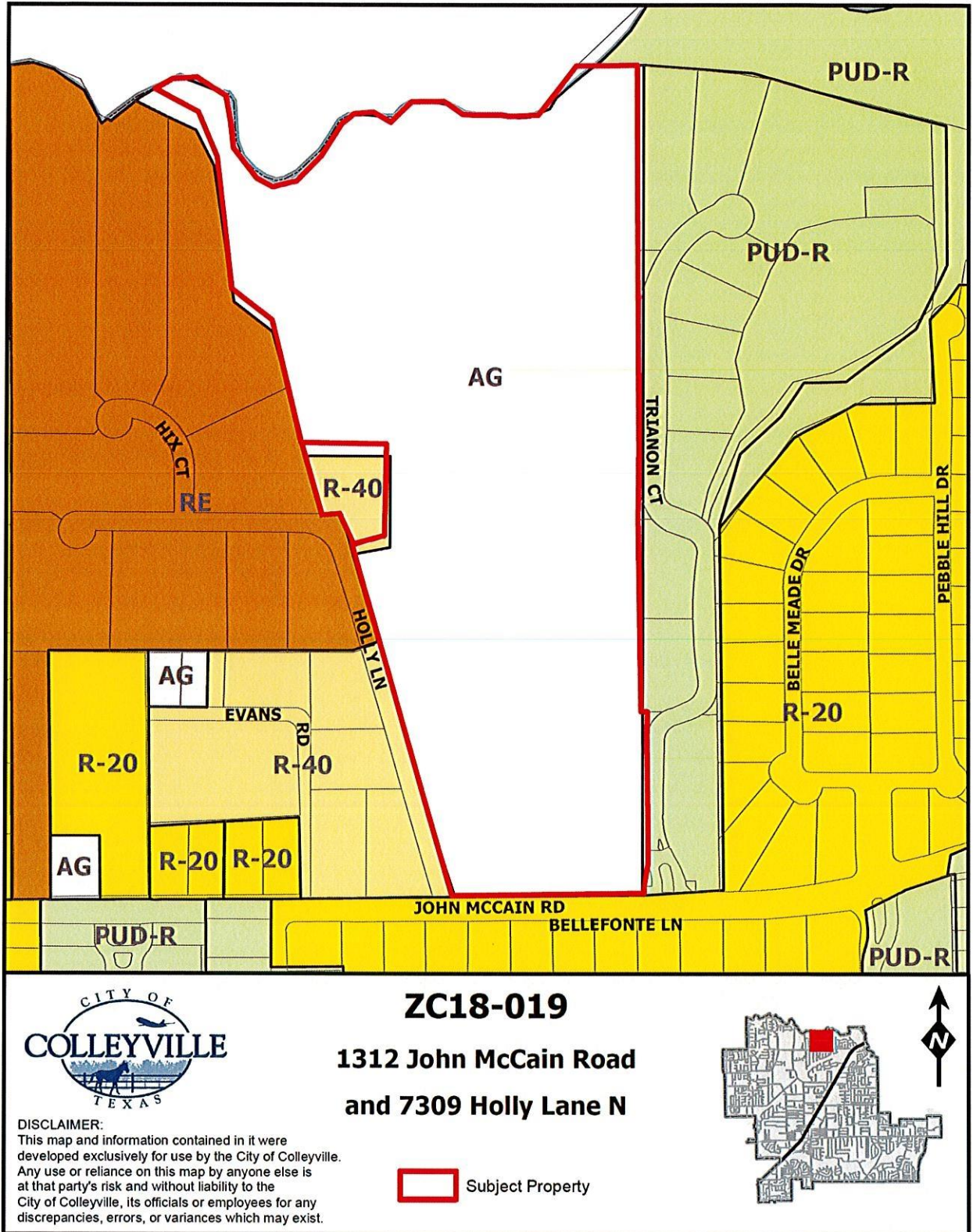


Exhibit "B" – Statement of Planning Objectives

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

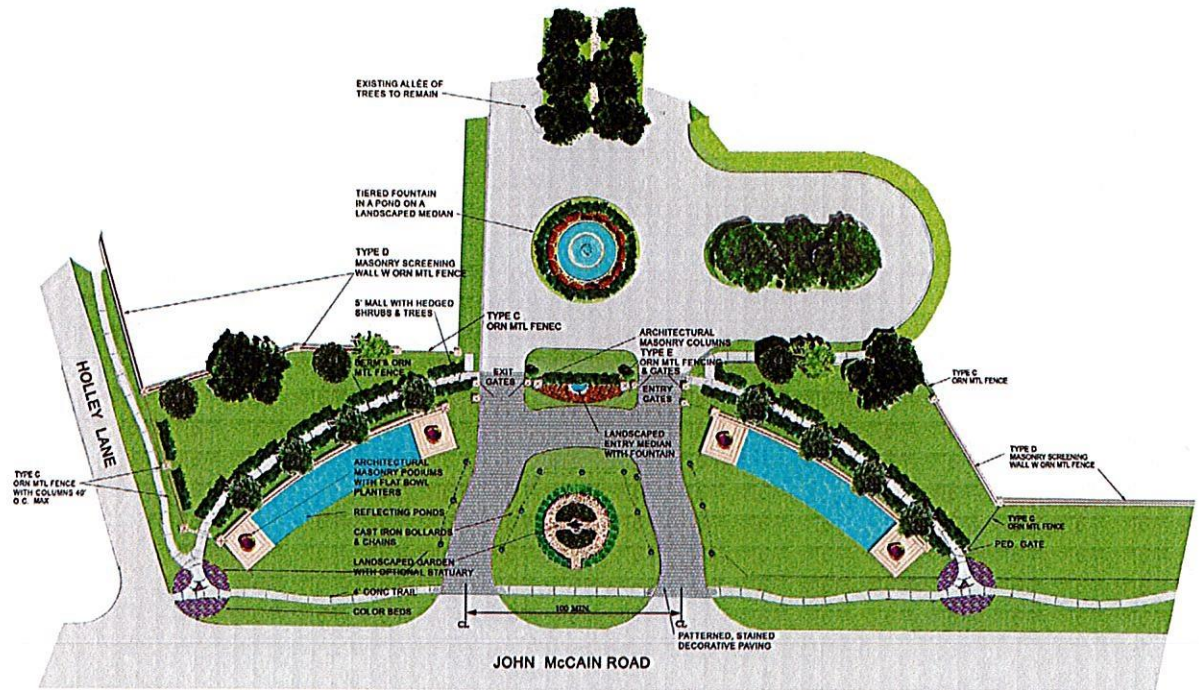
homeowners. Membership in the Homeowner's Association is mandatory.

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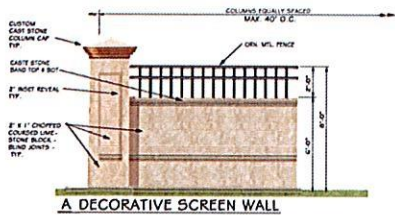
Signage:	A monument sign identifying the subdivision shall be built at the gated entry from John McCain Road.
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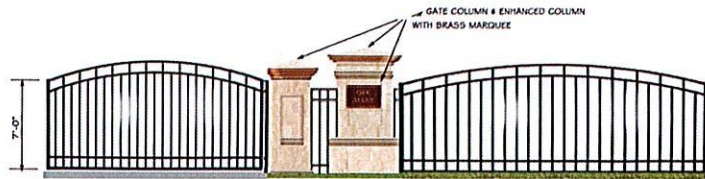
THE ENTRY

OAK ALLEY

SAGE GROUP, INC.
 0000
 1100 N. Central Ave., Ste. 200
 Phoenix, AZ 85004
 Tel: 602-944-1000



A DECORATIVE SCREEN WALL



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



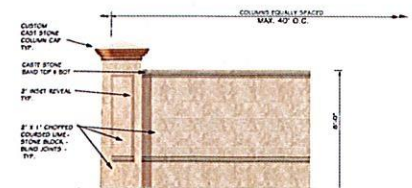
C ORNAMENTAL METAL FENCE
 WITH COLUMN TERMINUS



D LOW STONE WALL WITH
 ORNAMENTAL METAL FENCE



E ORNAMENTAL
 METAL FENCE



F DECORATIVE SCREEN WALL

SAGE GROUP, INC.
 0000
 1100 N. Central Ave., Ste. 200
 Phoenix, AZ 85004
 Tel: 602-944-1000

SCREENING WALLS & ORNAMENTAL FENCING EXHIBIT

OAK ALLEY

STONE



PAVERS



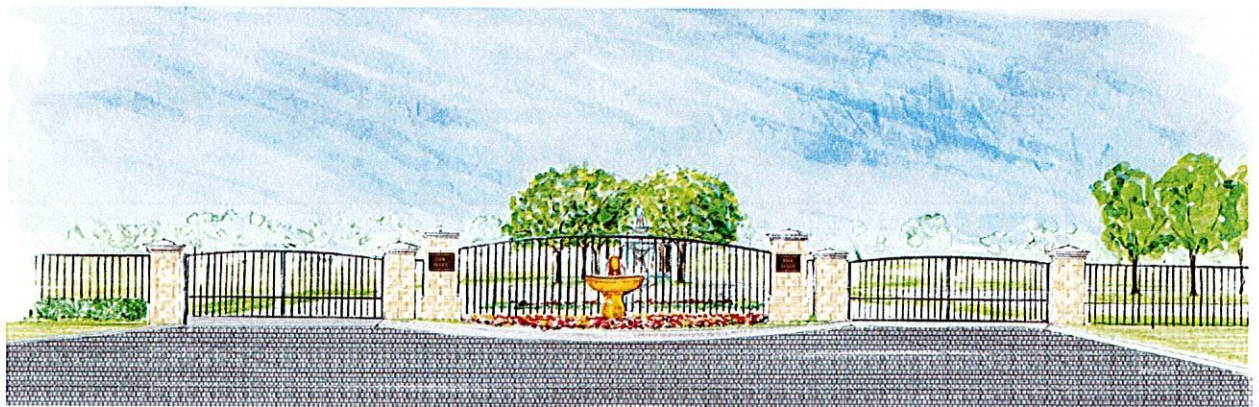
INSPIRATION



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.
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Eastern Boundary Landscape Easement - Landscape Specifications

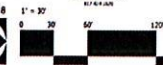
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
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Planner:

SAGE GROUP, INC.

21 SEPT 18

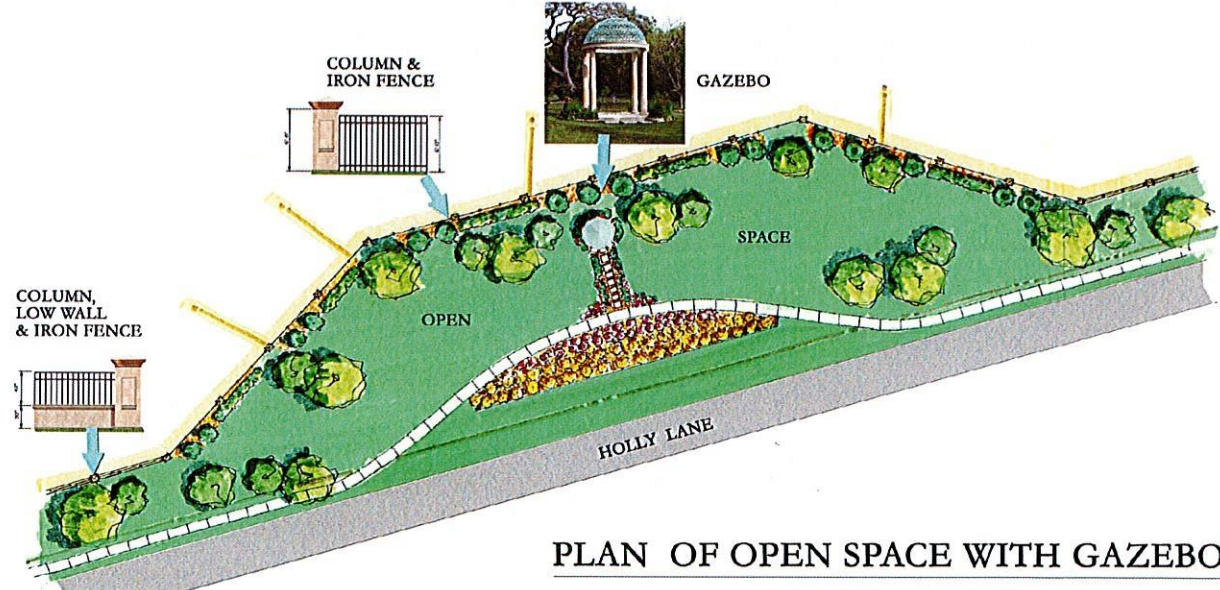
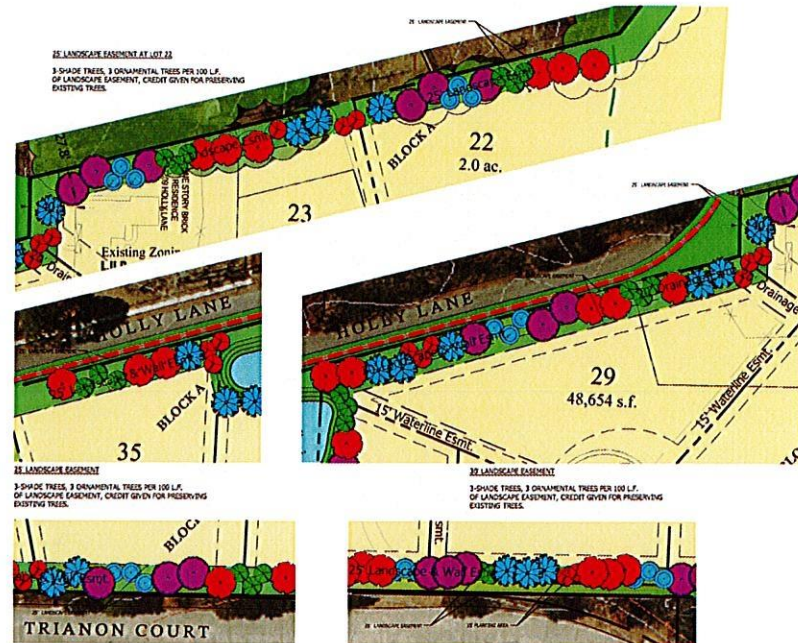


Landscape Easement Plantings

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

Oak Alley

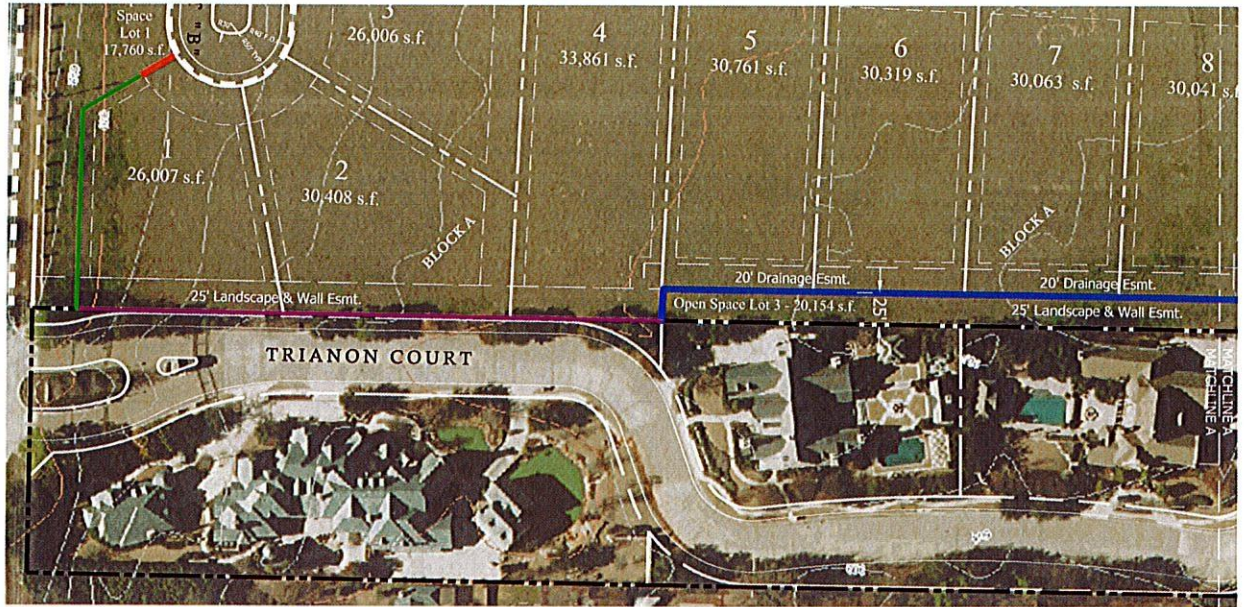
Colleyville, Tarrant County, Texas



PLAN OF OPEN SPACE WITH GAZEBO

OAK ALLEY

SAGE GROUP, INC.
Landscape Architecture
1111 N. Central Ave., Suite 200
Ft. Worth, Texas 76102
Tel: 817-421-8000



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

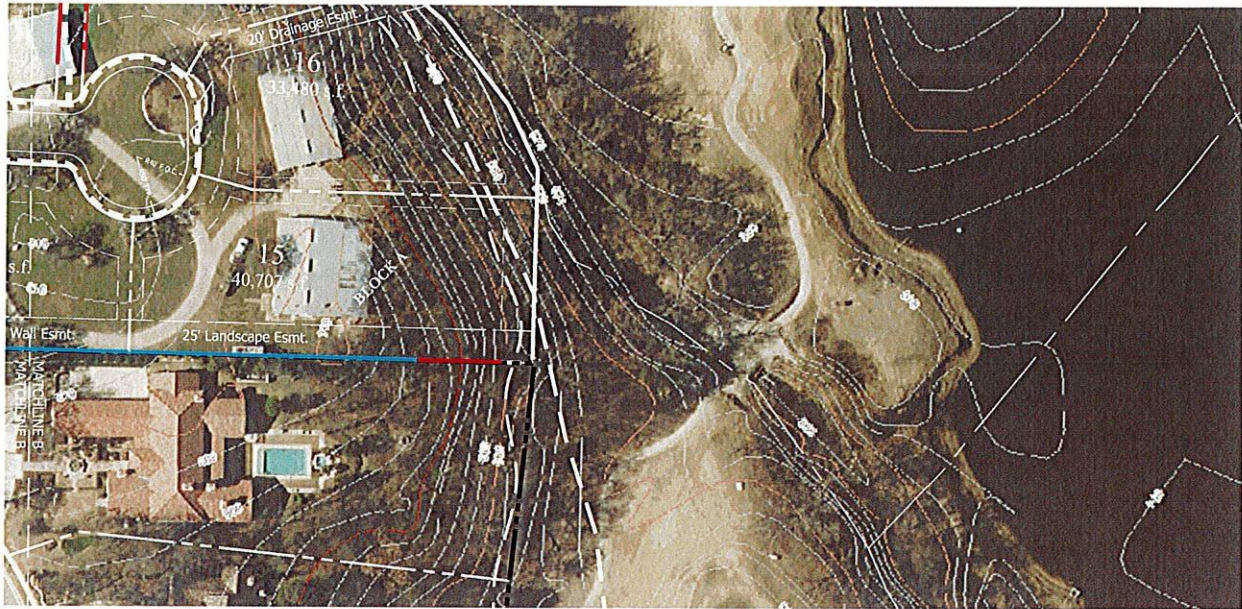
Eastern Boundary Detail (Sheet 2 of 3)

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

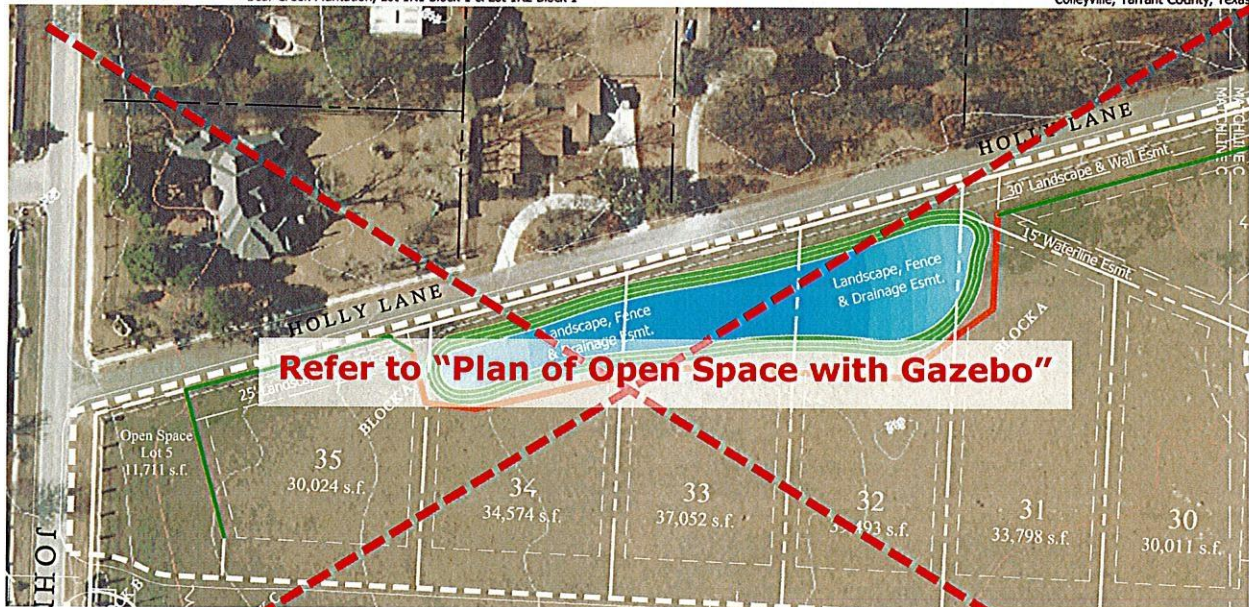


Eastern Boundary Detail (Sheet 3 of 3)

Oak Alley

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

Colleyville, Tarrant County, Texas



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

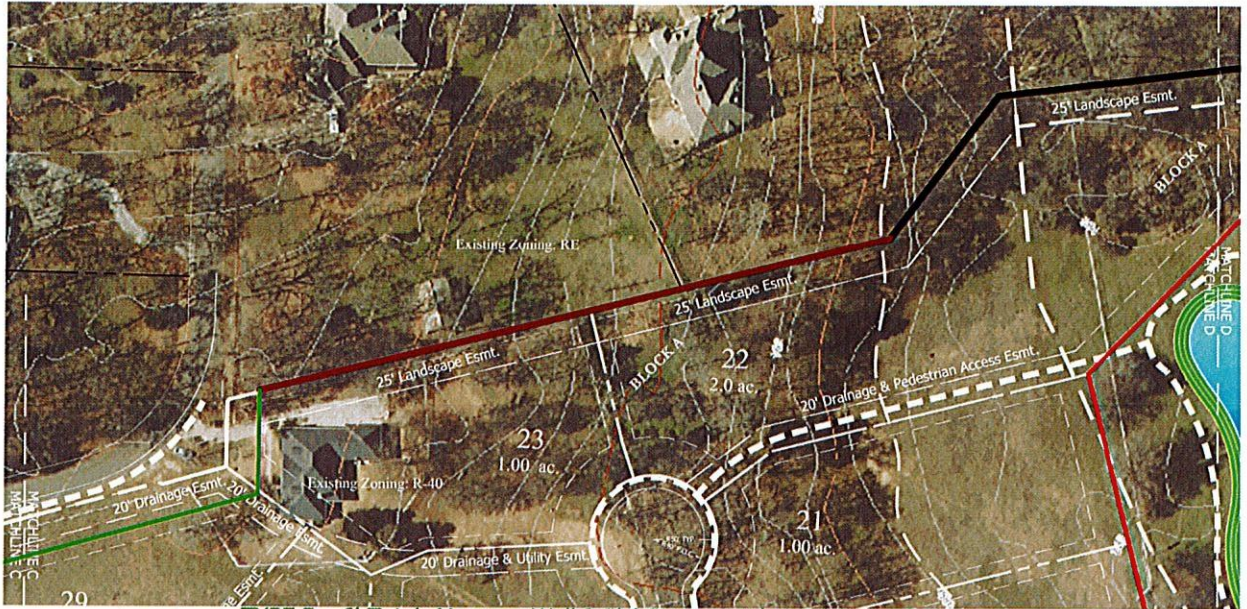


Western Boundary Detail (Sheet 1 of 3)

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.
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 21 SEPT 18
 1" = 60'

Replace Pipe Rail Fence

Case #ZC18-002

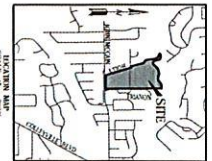
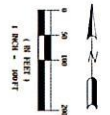
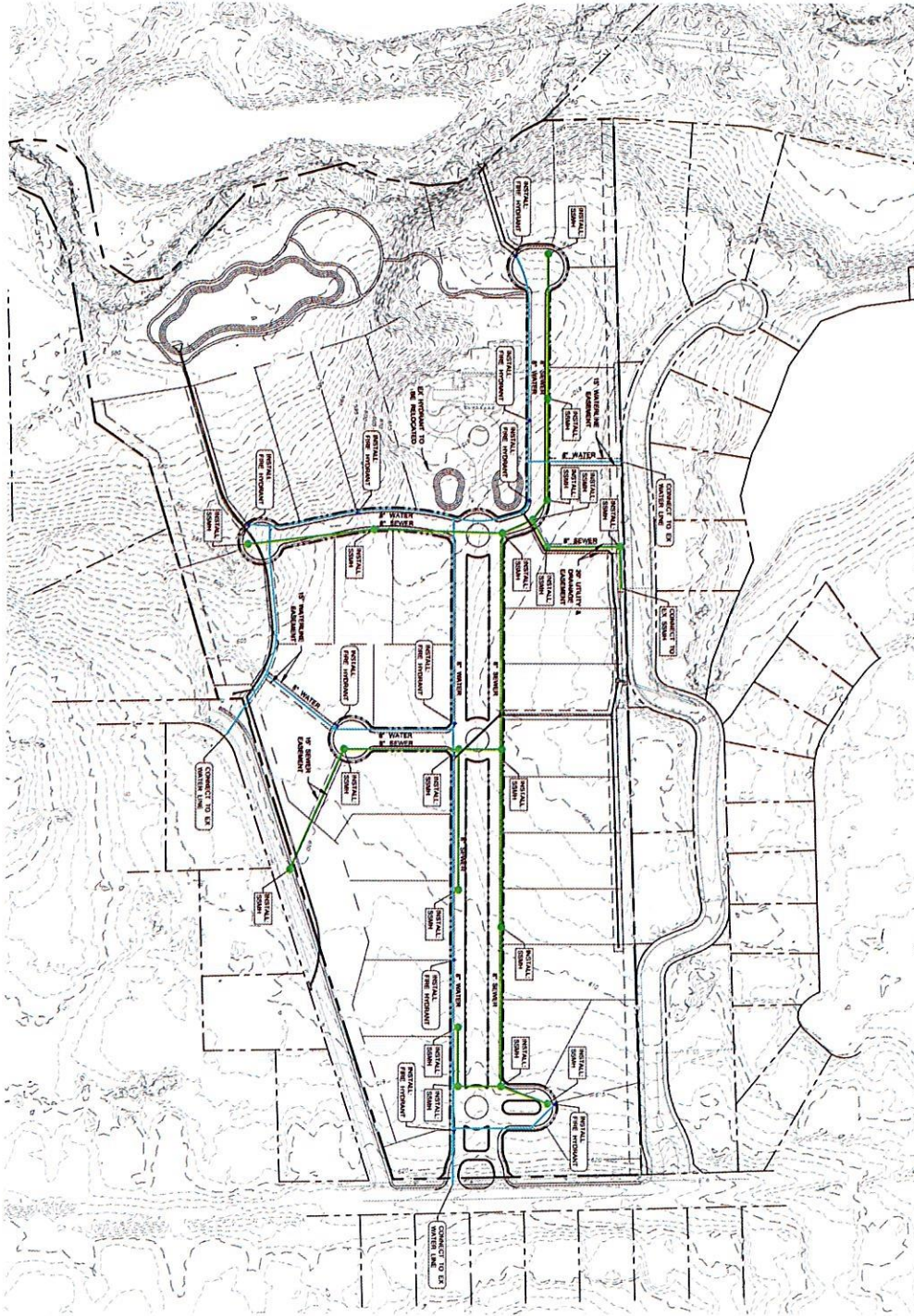


Western Boundary Detail (Sheet 3 of 3)

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

Oak Alley

Colleyville, Tarrant County, Texas



LEGEND

- 6" WATER LINE
- 12" WATER LINE
- 18" WATER LINE
- 24" WATER LINE
- 30" WATER LINE
- 36" WATER LINE
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- 1000" WATER LINE

3

DATE: 1/28/2019

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION. BEYOND OR BEYOND PROPOSED. BY: DAYTON T. REEDER, P.E. No. 9-18-16114 Date: 1/28/2019

REVISIONS:

NO.	DATE	DESCRIPTION
1	1/28/2019	PRELIMINARY UTILITY PLAN

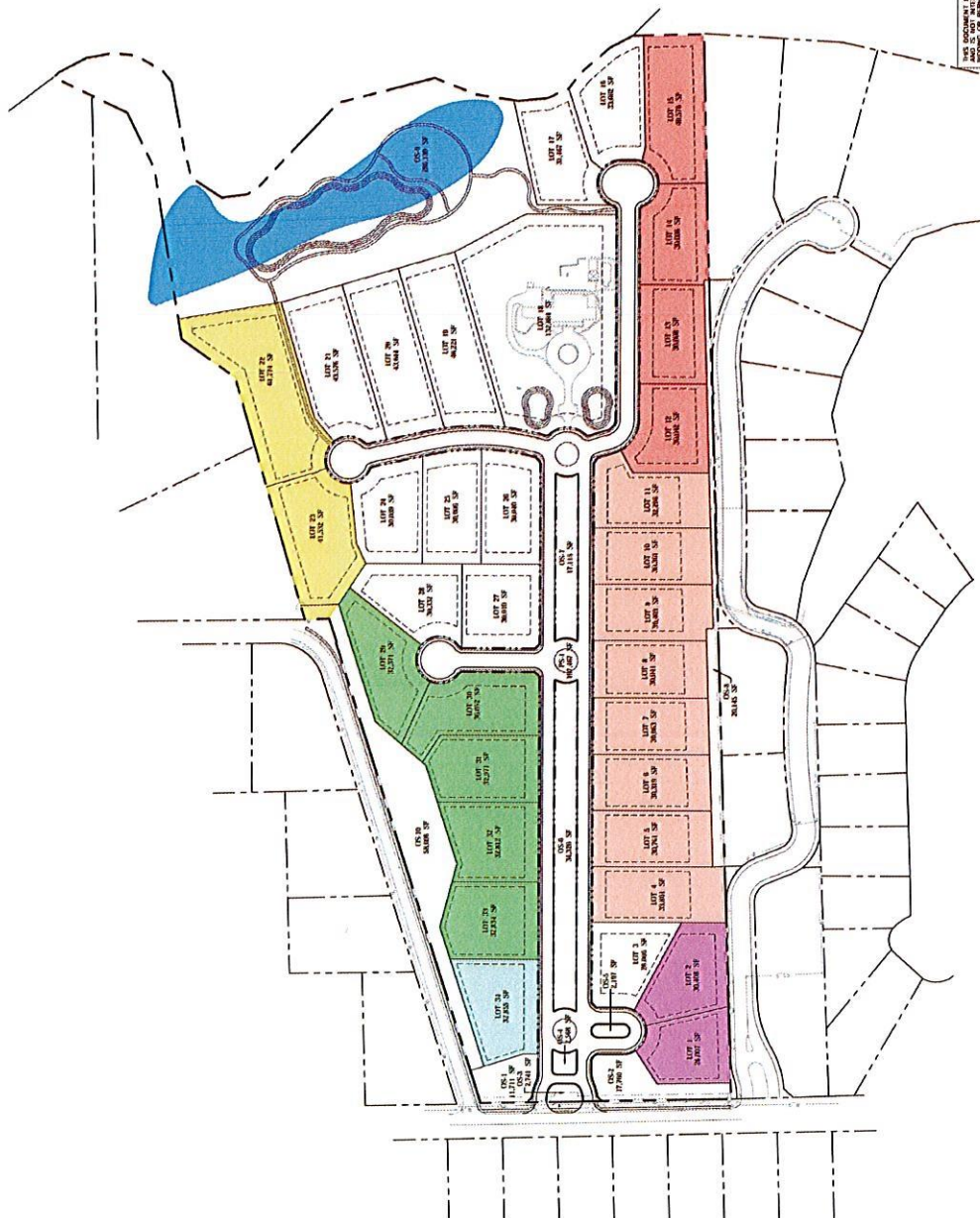
PRELIMINARY UTILITY PLAN OAK ALLEY COLLEGEVILLE, TEXAS

DEOTTE, INC.
CIVIL ENGINEERING (TExas P-00114)
11111 48th Avenue, Suite 100, Dallas, Texas 75244
PREPARED FOR: BUREAU OF GEORGIA COLLEGE TRUST



1. **FINAL GAMING:** IS THE FIRST THING THAT STARTS IN THE DESIGN PROCESS AND IT IS THE LAST THING. THE PROBLEMS IN OUR DESIGN PROCESS BECAUSE MANY THINGS AFFECT THEM. THE FIRST THING WE HAD TO KNOW THAT, FINAL GAMING WILL BE THE FIRST THING TO BE DONE. THE FIRST THING THAT WE HAD TO DO WAS TO BE THE FIRST THING TO BE DONE. THE FIRST THING THAT WE HAD TO DO WAS TO BE THE FIRST THING TO BE DONE.
2. **FUNCTIONS:** THAT AFFECT FINAL GAMING WILL INCLUDE THE PROTECTION, DRAINAGE, LIFT, AESTHETICS (VERY IMPORTANT FOR CEMENT BASE BUILDINGS), ACCESSIBILITY, COMFORT, SECURITY, AND ACCESS. DRAINAGE, PROTECTION, AESTHETICS, PROTECTION, COMFORT, SECURITY, AND ACCESS. DRAINAGE, PROTECTION, AESTHETICS, PROTECTION, COMFORT, SECURITY, AND ACCESS.
3. **MAJOR CONSIDERATIONS IMPACTING GAMING ON THIS SITE INCLUDE THE PRESENTER HANDS, MOTION, ADJACENT PROPERTIES AND THE DOING WAY OF GAIN THINGS. THE FIRST THING THAT WE HAD TO DO WAS TO BE THE FIRST THING TO BE DONE. THE FIRST THING THAT WE HAD TO DO WAS TO BE THE FIRST THING TO BE DONE.**

- [illegible]



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

BY: Clyde L. Riedinger
Reg. No.: 97487
Firm No.: 1-2116(TX)
Date: 1/26/2018

OAK ALLEY
PERIMETER GRADING CONCEPT PLAN
COLLEYVILLE, TEXAS
DEOTTE, INC.
1434 Avenue C, Suite 100
Dallas, Texas 75201
Tel. 972/387-1444 Fax 972/387-1445



THIS PLAN AND GRADING ELEVATIONS WILL REPRESENT DRAINAGE TO THE EAST, THROUGH THE PROPOSED POND AND ROCK THE EXISTING DRAINAGE TO THE WEST. CHECK DATE OF LOCATION IS THE PLAN WILL BE USED TO LOCATE THE POND AND DRAINAGE TO LOCATE IN THE AREA. SINCE THE WORK IS NOT EXPECTED TO AFFECT THE WATER SURFACE OF THE RIVER, THE ELEVATIONS AND DRAINAGE PONDING THRESHOLDS IN THE PLAN ARE BASED ON THE DATA PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED AND THE DATA PROVIDED IN THE PLAN WILL BE REQUIRED TO COMPLETE THE WORK.

THIS DOCUMENT IS FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGN OF THE PROJECT IS THE PROPERTY OF IDOTTE INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. DATE: 1/26/2019

OAK ALLEY
DRAINAGE BYPASS EXHIBIT
COLLEEVILLE, TEXAS

IDOTTE INC.
11111 LAKESIDE DRIVE
DALLAS, TEXAS 75243
TEL: 214.343.1111
WWW.IDOTTE.COM

NO.	DATE	BY	CHKD.	APP'D.
1	1/26/2019	J. D. DOTT		
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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:



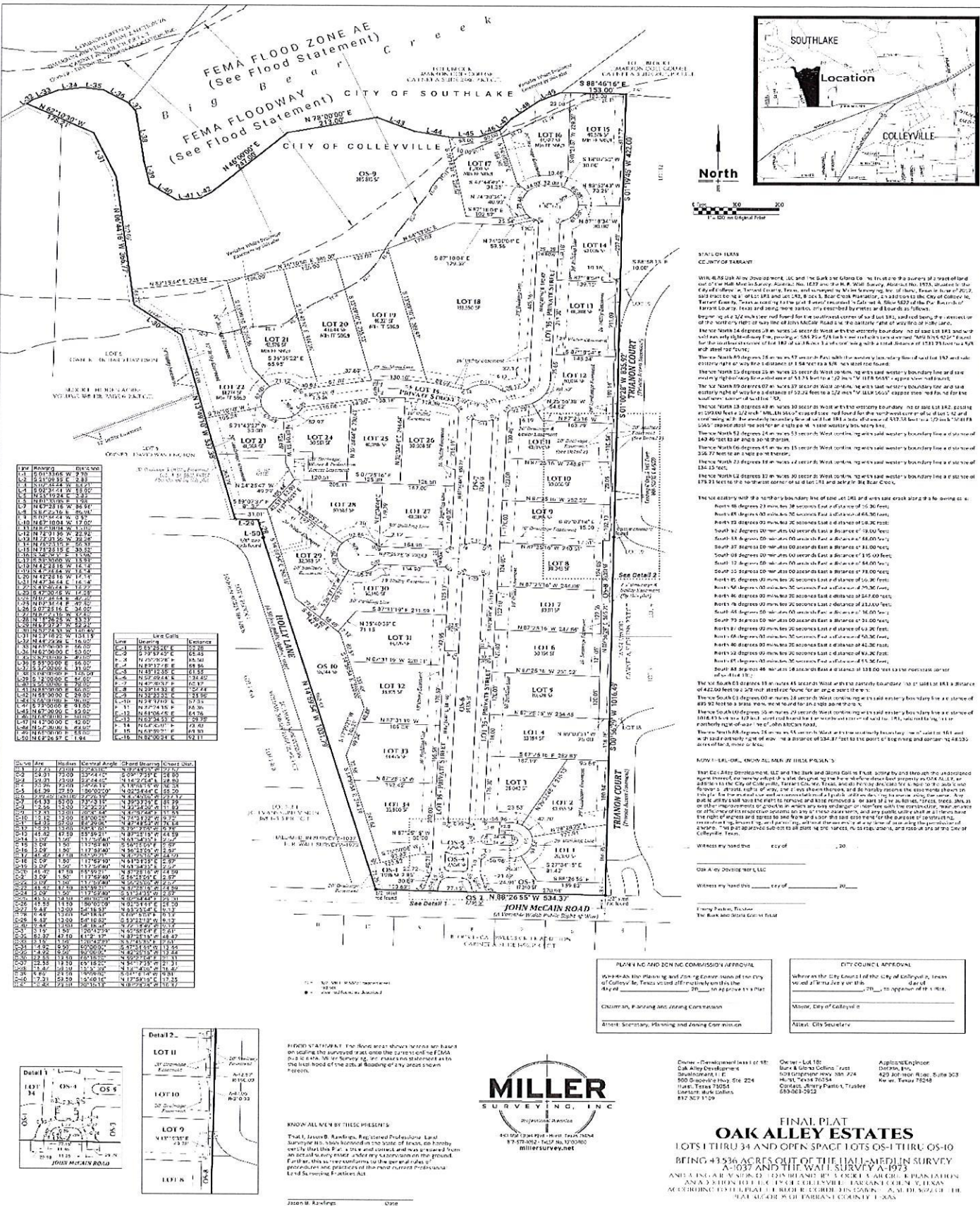
Christine Loven, TRMC
City Secretary

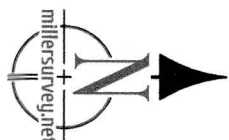
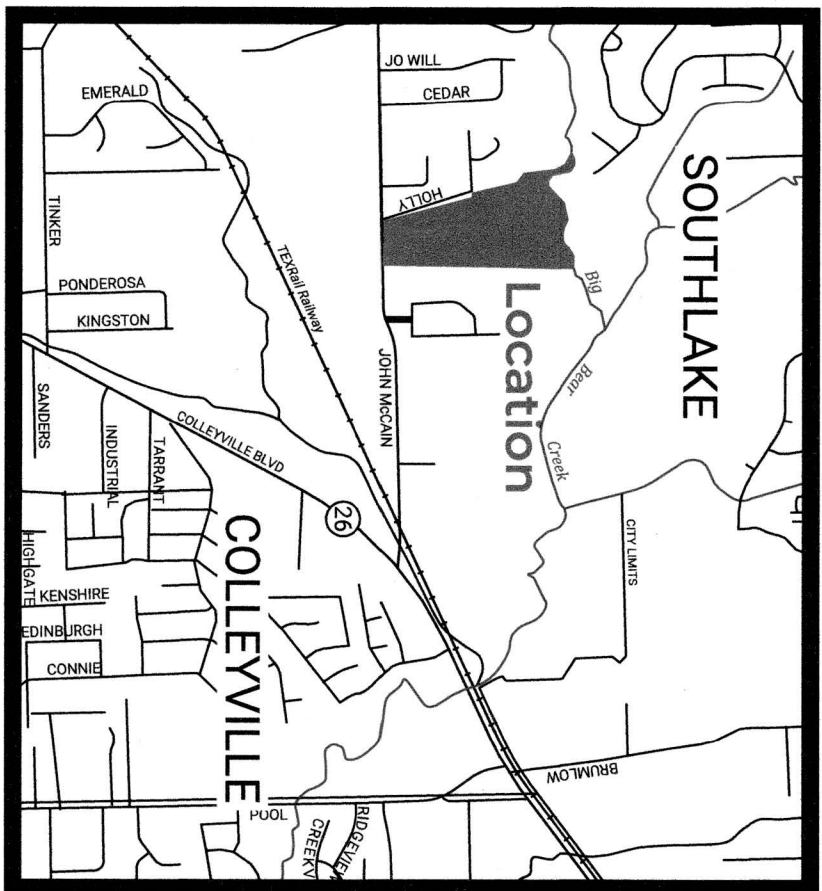
CITY OF COLLEYVILLE



Richard Newton
Mayor

Exhibit "A" - Plat Exhibit





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 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 28°23'38" E	16.00
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 52°00'00" E	31.00
BL-12	S 48°00'00" E	145.00
BL-13	S 45°00'00" E	76.00
BL-14	N 25°00'00" E	15.00
BL-15	N 58°00'00" E	29.00
BL-16	S 65°00'00" E	166.00
BL-17	S 69°00'00" E	91.00
BL-18	N 87°00'00" E	13.00
BL-19	N 87°00'00" E	42.00
BL-20	N 60°00'00" E	13.00
BL-21	N 40°00'00" E	55.00
BL-22	N 52°00'00" E	83.00
BL-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 33°23'22" E	115.56
EL-10	N 32°27'02" E	57.05
EL-11	N 37°24'15" E	86.36
EL-12	N 61°06'45" E	84.76
EL-13	N 60°46'53" E	109.75
EL-14	N 63°35'01" E	73.30
EL-15	N 65°59'21" 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	2.85
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

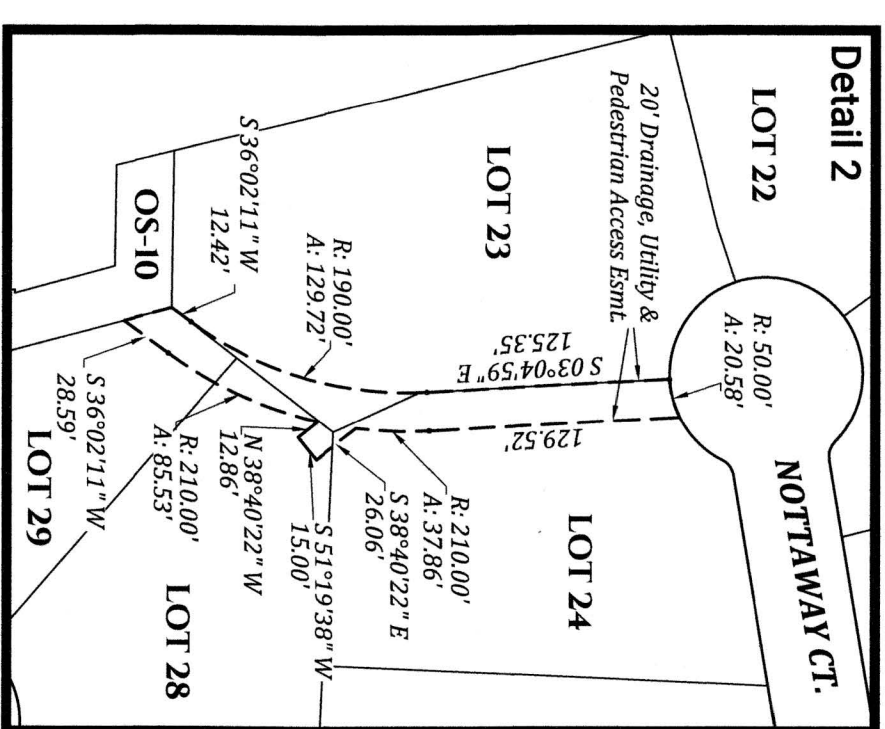
Curve	Inc.	Radius	Central Angle	Chord
CC-1	30.26	70.00	24°46'19"	S 13°56'15" W 30.03
CC-2	29.01	70.00	23°44'40"	N 14°27'04" E 28.80
CC-3	239.45	500.00	27°26'19"	N 85°45'06" W 237.17
CC-4	64.33	50.00	73°43'19"	N 39°33'36" E 59.99
CC-5	27.75	70.00	22°43'00"	N 09°48'25" W 27.57
CC-6	29.01	70.00	23°44'40"	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
L.E.: Landscape 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 shown herein are not a representation of 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 rights 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. Rawlings, 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. Rawlings
Date: 9-21-2021

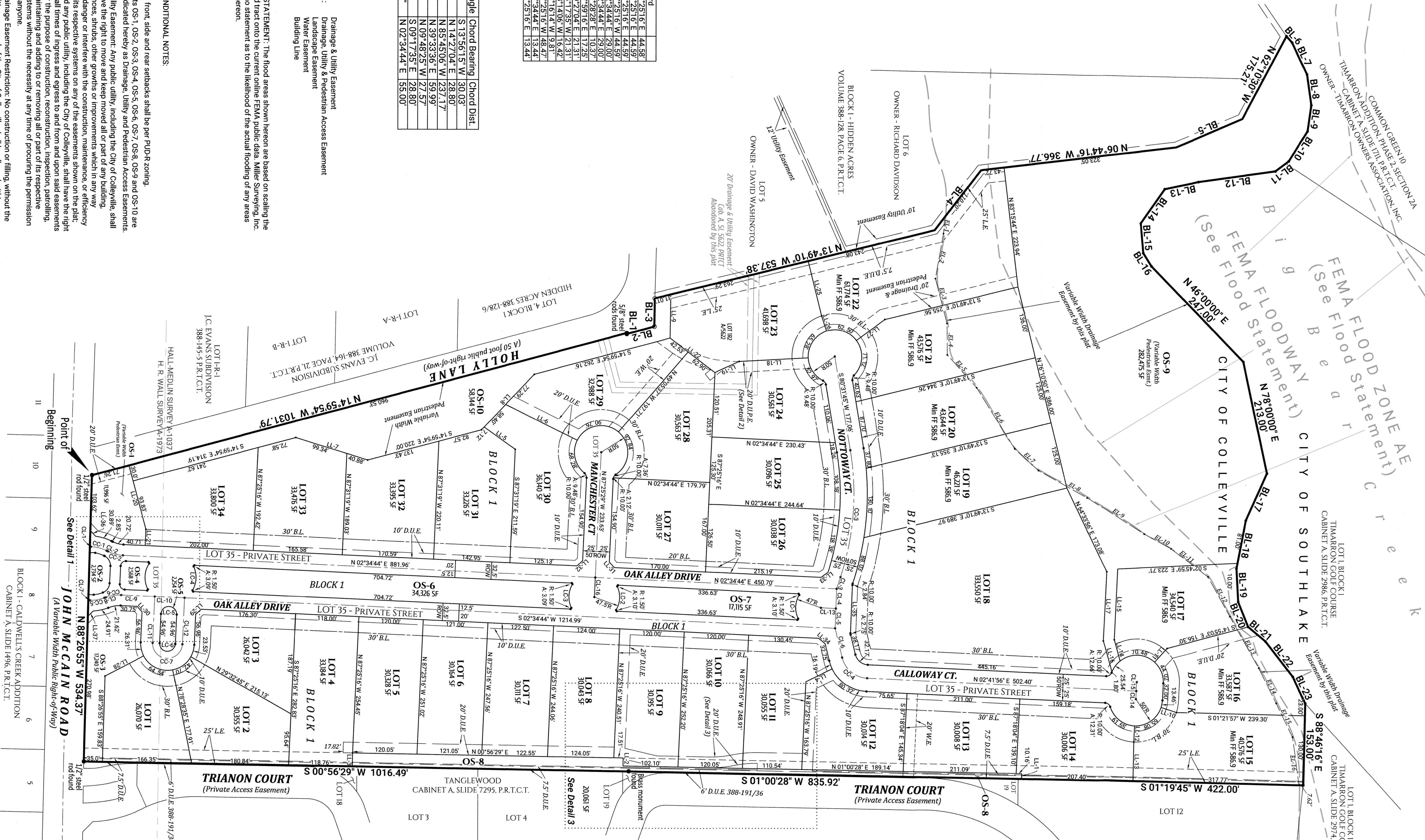


MILLER
S U R V E Y I N G . I N C.
Professional Precision
8504 Precinct Line Rd. Ste. 180
Colleyville, TX 76034-8157-1052
miller@survey.net
Tel. 817.307.1109

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-MEDJUN SURVEY
A-1097 AND THE WALL SURVEY A-1973
AND BEING A REVISION OF LOTS 1R AND 1B 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

Owner - Lot 18: DeOne, Inc.
Burk & Gloria Collins Trust
500 Grapevine Hwy. Ste. 224
Coppell, Texas 76034
Keller, Texas 76248
Contact: Burk Collins
817-307-1109

Owner - Lot 18: Applicant/Engineer:
Burk & Gloria Collins Trust
500 Grapevine Hwy. Ste. 224
Coppell, Texas 76034
Keller, Texas 76248
Contact: Burk Collins
817-307-1109





- 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, reconstruction, siting, 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:

3. 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.
4. 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.
5. A HOA shall be established by the subdivider or developer to operate and/or maintain the aforementioned private common areas or facilities.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. The installation or replacement of all traffic regulatory signs along the private streets must conform to the Texas Manual of Uniform Traffic Control Devices.
14. 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 SOLEVER 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. Dewell
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.


Mayor, City of Colleyville

Attest: City Secretary, Assistant

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 Colleville, 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, easement or right of use or occupancy is shown on this plat, and shall have the right to enter upon and use any and all lands in which any public utility has a right of use or occupancy, and to go 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 planning ordinances, rules regulations, and resolutions of the City of Colleville, Texas.

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

Bark Collin

Burk Collins

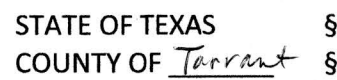
Oak Alley Development, LLC

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

By A. Parler

Jimmy Paxton, Trustee

The Burk and Gloria Collins Trust

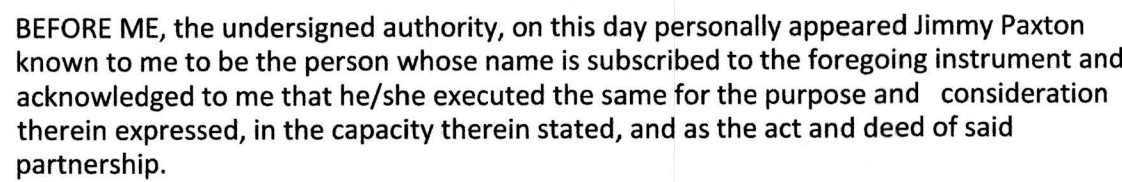


BEFORE ME, the undersigned authority, on this day personally appeared Burk Collins known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated,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

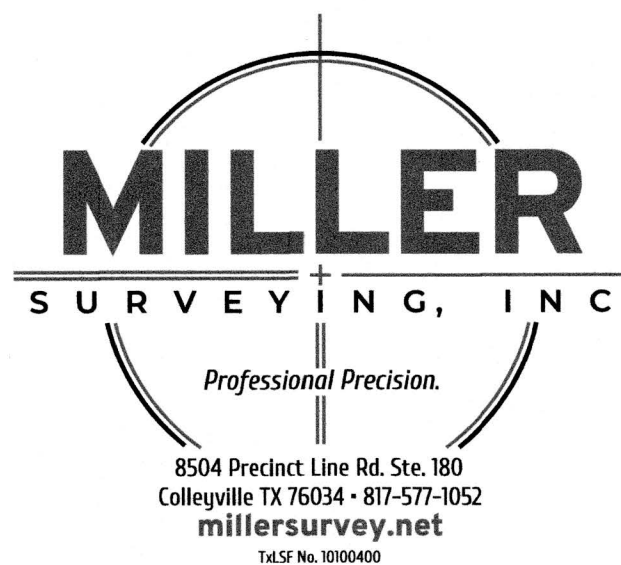


GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 22nd day of September, 2021.

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

Reviewed by Benjamin L. By Director Community Development

Reviewed by Tina M. Wright for Director of Public Works



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, Trust
580-889-0922

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

FINAL PLAT OAK ALLEY ESTATES

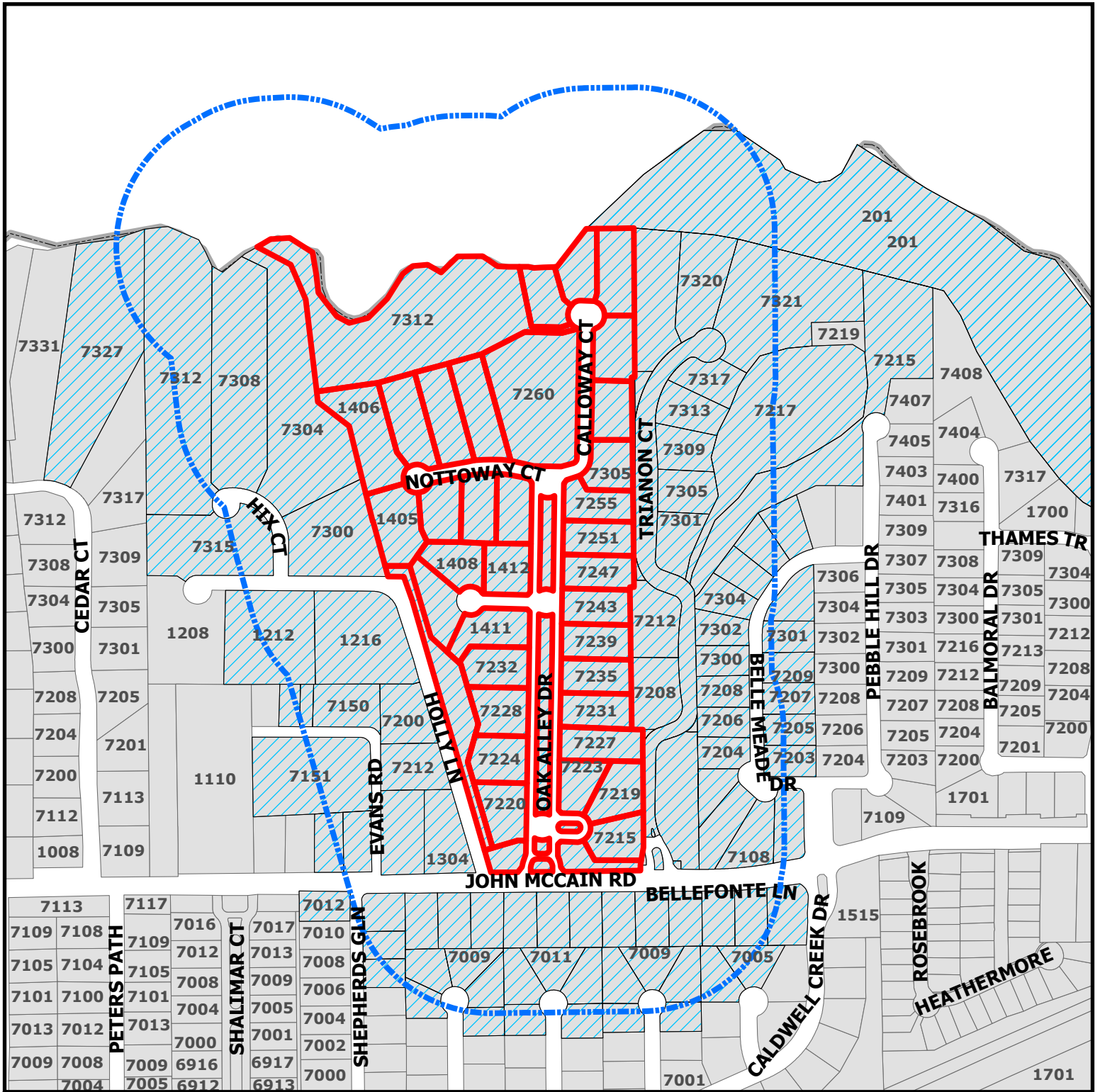
LOTS 1 THRU 34 AND OPEN SPACE LOTS OS-1 THRU OS-10

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

AND BEING A REVISION OF LOTS IRI AND IR2, BLOCK I, 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

Notification Map

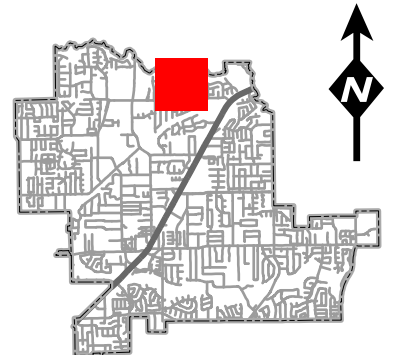


ZC25-026

Oak Alley Estates

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- | | |
|----------------|------------------------|
| City Limit | Parcel |
| Streets | Subject Property |
| Streets | Buffer |
| | Parcels to be notified |





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, October 13, 2025 at 7:00p.m.
City Council Meetings: Wednesday, November 5, 2025 & Tuesday, November 18, 2025 at 7:00p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of an amendment to a PUD-R Planned Unit Development – Residential district for Lots 1-34, Block 1, of the Oak Alley subdivision, being approximately 43.5 acres and zoned PUD-R Planned Unit Development — Residential. The request is to reduce the existing 25-foot landscape easement to 10 feet.

Zoning Case: ZC25-026

Applicant: Ryan Raybould

Owner: Ryan Raybould

Location: Oak Alley Estates

Property Description: Lots 1-34, Block 1, Oak Alley

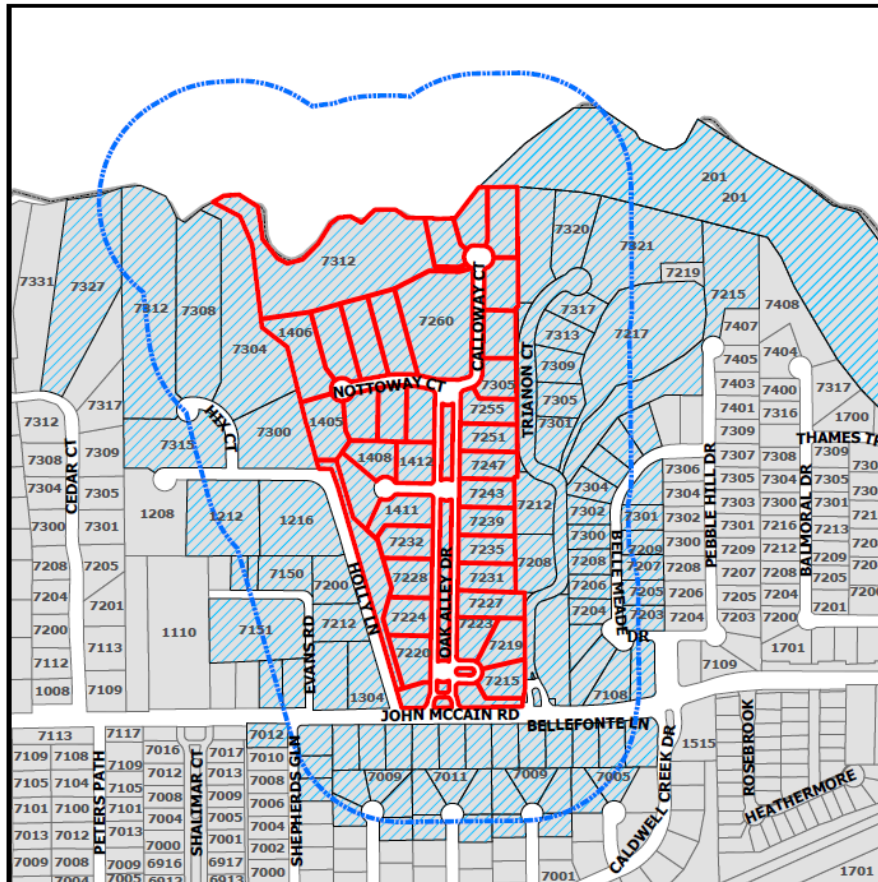
Present Zoning: PUD-R Planned Unit Development Residential

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

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

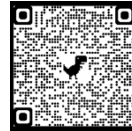
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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

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



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

Daniel Ponder

Daniel Ponder
Planning Manager

Ray Fricks
7309 Calloway Court
Colleyville, TX 76034
Phone: [REDACTED]
Email: [REDACTED]

October 1st, 2025

Colleyville Community Development Corporation
City of Colleyville
100 Main Street
Colleyville, TX 76034

Re: Public Hearing Notice – Zoning Case ZC25-026, Oak Alley Estates (Lots 1-34, Block 1);
Owner: Ryan Raybold

Dear Colleyville CDC,

Thank you for the notice regarding the public hearing for Zoning Case ZC25-026. I am Ray Fricks, the owner of Lot 13 in Oak Alley Estates. Ryan Raybold and I share a property line.

I wholeheartedly support the proposed modification to the easement, which would allow a pool to be built on Ryan's lot. This change would enable Ryan and his family to enjoy their property while causing no harm to any parties involved. It presents a perfect opportunity for the City of Colleyville to correct what appears to be an oversight and benefit its residents.

With the City's approval, the Raybold family will be able to fully enjoy their home, with no changes whatsoever to the surrounding neighborhood or community. This simple easement adjustment allows everyone to win.

Please feel free to contact me if you have any questions at [REDACTED]. I fully support the proposed changes to this easement.

Sincerely,

Ray Fricks
President, FCA Packaging Retired

Please confirm receipt

From: [Ryan Raybould](#)
To: [Daniel Ponder](#)
Subject: Fwd: thank you!
Date: Friday, October 3, 2025 6:52:57 PM

[Ryan,](#)

Pool rendering looks great, thanks for sharing!

Happy to support your zoning change. Let me know if this email suffices or whether I need to sign that petition that Dawn circulated.

Kristina and I are the homeowners at 7243 Oak Alley Dr.

Best of luck getting it done!

Thanks,

JP La Torre

cell: [REDACTED]

email: [REDACTED]

Sent from my iPhone

From: Corey Holtman [REDACTED]
Sent: Monday, October 6, 2025 12:54 PM
To: Daniel Ponder <DPonder@colleyville.com>
Cc: [REDACTED]
Subject: Fwd: thank you!

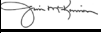
Hello Colleyville City Council and Zoning Commission,

I am reaching out regarding the petition to remove the 25 foot landscape easement on the property at 7313 Calloway Court. My family and I live directly next door to the Rayboulds so we would presumably be more impacted by this change than anyone else in the neighborhood. With that understanding, we are fully in favor of the change and hope that the City approves their petition.

If you have any questions for me please feel free to contact me.

Regards,

Corey Holtman

Account #	Unit Address	Contact	Petition to approve variance for Pool at 7313 Calloway
27855	1405 NOTTOWAY CT	REYES, LOZANO	
27856	1406 NOTTOWAY CT	DEVELOPMENT LLC, OAK ALLEY	
27857	1407 MANCHESTER CT	LETZ, ERIC	EL
29049	1408 MANCHESTER CT	Coon, Caryn L & Charles T	CC
27859	1409 NOTTOWAY CT	SHUDES, CHRISTOPHER	
27860	1410 NOTTOWAY CT	DEVELOPMENT LLC, OAK ALLEY	
27861	1411 MANCHESTER CT	REVOCABLE TRUST, B & S NELSON	
29124	1412 MANCHESTER CT	Dukes, Timothy & Whitney	TD
28907	1413 NOTTOWAY CT	Jinen R Gandhi, Kelly Hollibaugh &	JG
27864	1414 NOTTOWAY CT	BUSCH REVOCABLE LIVING TRUST, RANDALL & LEANNE	
27865	1417 NOTTOWAY CT	SELLS IV, RALPH	
27866	1418 NOTTOWAY CT	STANLEY, MICHAEL	
27867	7215 OAK ALLEY DR	MOUA, GILLES	GM
27868	7219 OAK ALLEY DR	SMITH, NICHOLAS	NS
27869	7220 OAK ALLEY DR	NADIA, MALIK	
27870	7223 OAK ALLEY DR	CASSIDY, RICHARD P	Richard P Cassidy
27871	7224 OAK ALLEY DR	BAKER, BRYAN	
28658	7227 OAK ALLEY DR	Family Revoc. Trust, Trustees of the Voskuil	
27873	7228 OAK ALLEY DR	MCKINNON, JAMES S	 JM
27874	7231 OAK ALLEY DR	RADER, MICHAEL	MR
27875	7232 OAK ALLEY DR	ST CLAIR, DAVID JESS	
28330	7235 OAK ALLEY DR	Revoc. Joint Trust, Hagan Family	
27877	7239 OAK ALLEY DR	KROPHOLLER, JEFF	
28042	7243 OAK ALLEY DR	FAMILY TRUST, LATORRE	JP
27879	7247 OAK ALLEY DR	GARY, JENIFER C	JG
27880	7251 OAK ALLEY DR	FRAUSTRO LEON, SERGIO DUPLAN	SD
27881	7255 OAK ALLEY DR	MILLER, MICHAEL JOSEPH	
27882	7260 OAK ALLEY DR	COLLINS, BURLEY BURK	
28303	7305 CALLOWAY CT	Reynolds, Gary & Deborah	
27884	7309 CALLOWAY CT	FRICKS, RAY	RF
30613	7313 CALLOWAY CT	Raybould, Ryan & Brooke	RR
27886	7316 CALLOWAY CT	DEVELOPMENT LLC, OAK ALLEY	
27887	7319 CALLOWAY CT	HOLTMAN, COREY T	CH

15 In Support

From: John Fegan [REDACTED]
Sent: Tuesday, September 30, 2025 11:22 AM
To: Citizen Letters <CitizenLetters@colleyville.com>
Cc: Daniel Ponder <DPonder@colleyville.com>
Subject: Zoning Case 0 ZC25-026

I want to request that the City deny the request to reduce the existing 25-foot landscape easement to 10 feet.

John Fegan
1303 Bellefonte LN, Colleyville
[REDACTED]

[Information About Brokerage Services](#)

September 29, 2025

Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville, TX 76034

Re: Zoning Case ZC25-026
Ryan Raybould
7313 Calloway Court in Oak Alley PUD

Dear Committee Members,

I am opposed to the variance request to change the setback distance from 25' to 10' for the construction of a pool. My property is directly affected by this request as we share the property boundaries and dividing wall between our properties.

In 2018, I was directly involved, along with all our Tanglewood HOA members, in numerous meetings as we thoroughly discussed and agreed to the current building covenants with the Oak Alley and Holly Street representatives as well as the Colleyville Planning and Zoning Committee and City Council. All of the approved builders in Oak Alley are also aware of the requirements for building on each lot. The covenants were put in place very carefully to protect homeowners from both communities. Please consider the following points in addressing this current request:

- The request to reduce the setback distance from 25' to 10' is a substantial change, not just a few feet.
- The builder of the home was aware of the limitations associated with the construction of a pool on this particular lot and I assume the current homeowner was also aware when purchasing the home in March of this year.
- My home, and specifically, the attached casita, is in close proximity to the proposed location of the pool and will be directly affected by the proposed setback variance.
- Allowing this change to the agreed upon covenants opens the door for potentially other requests for variances of this nature.

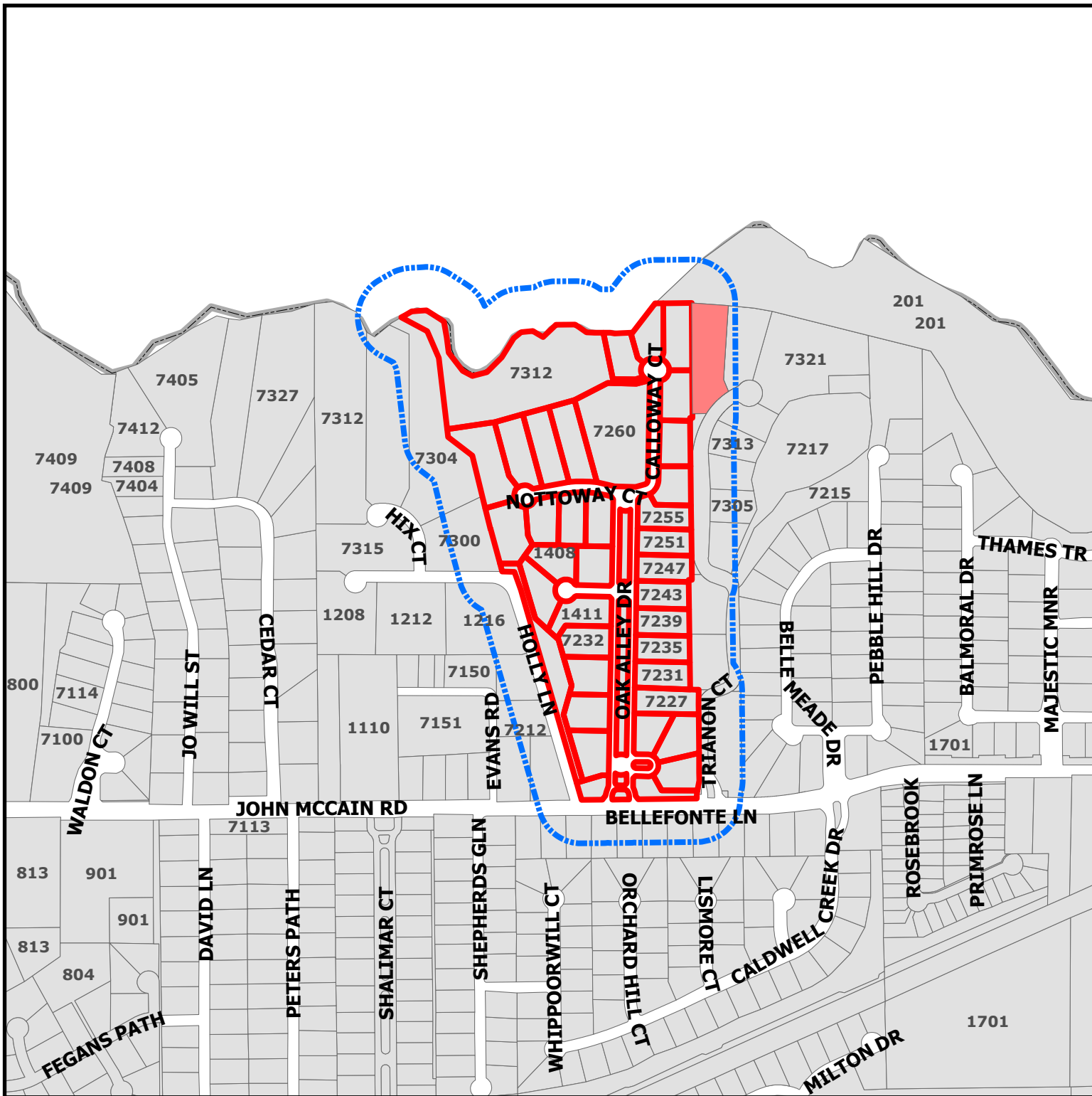
I appreciate your efforts to evaluate this variance request from my perspective and am hopeful that there will be an alternative plan that meets current construction requirements.

Sincerely,



Barbara R. Bradshaw
7316 Trianon Court

Opposition Map



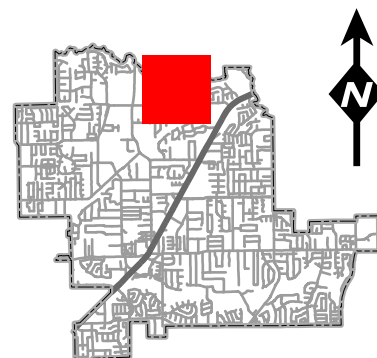
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ZC25-026

Oak Alley Estates

-  Subject Property
 Protest Buffer
 Opposing



List of Opposing Properties

Address	Owner's Name	Percentage
7316 TRIANON CT	BRADSHAW, BARBARA R	2.21%
Address Count : 1		Total Percentage: 2.21%

ORDINANCE O-25-XXXX

AMENDING ORDINANCE O-18-2056; 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 Council approved Ordinance O-18-2056 on February 19, 2019, to grant a rezoning request from the AG Agricultural district and the R-40 Single Family Residential district to the PUD-R Planned Unit Development Residential district on 43.54 acres on Lots 1-34, Block 1, Oak Alley, located at 1312 John McCain Road; and

WHEREAS, the applicant has requested an amendment to Ordinance O-18-2056 to amend Exhibit "B" as referenced in Section 2 to remove the 25-foot landscape easement on the rear perimeter of Lot 14, Block 1, Oak Alley, located at 7313 Calloway Court; and

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lots 1-34, Block 1, Oak Alley, located at 1312 John McCain Road, by authorizing an amendment to the

Planned Unit Development Residential as depicted on Exhibit "A", Exhibit "B", and Exhibit "C".

- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Land Development Code of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The following amendment to Ordinance O-18-2056 is hereby authorized:
- i. There shall not be a 25-foot landscape easement on the rear perimeter of Block 1, Lot 14 of the Oak Alley subdivision, located at 7313 Calloway Court.
- b. All requirements of the Land Development Code and Ordinance O-18-2056 shall be met, except where amended herein.
- Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of November 2025.

The second reading and public hearing being conducted on the 18th day of November 2025.

APPROVED BY A VOTE OF ____ AYES, AND ____ NAYS, ON THIS THE 18TH DAY OF NOVEMBER 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Map

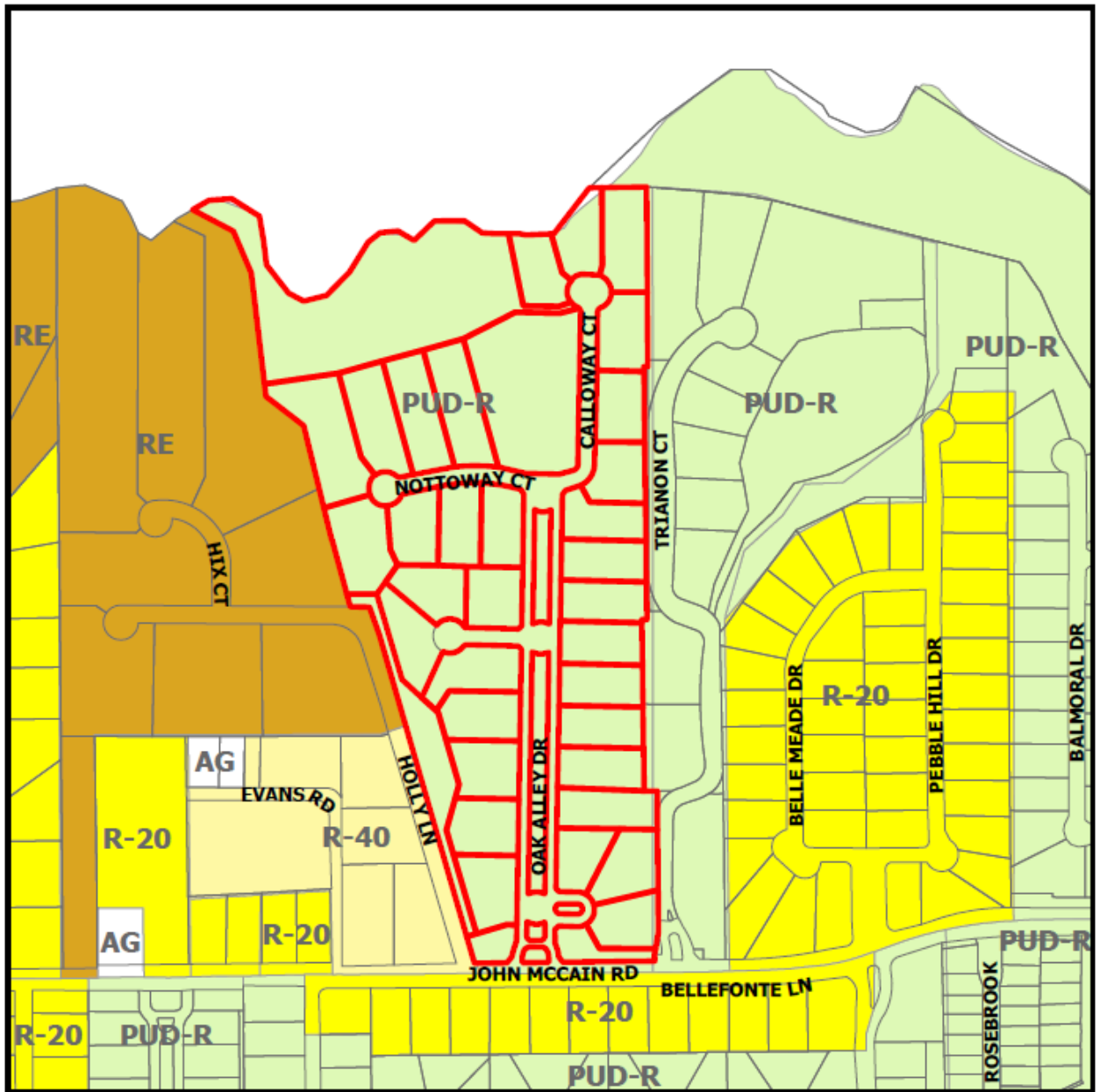


Exhibit "B" – Site Exhibit

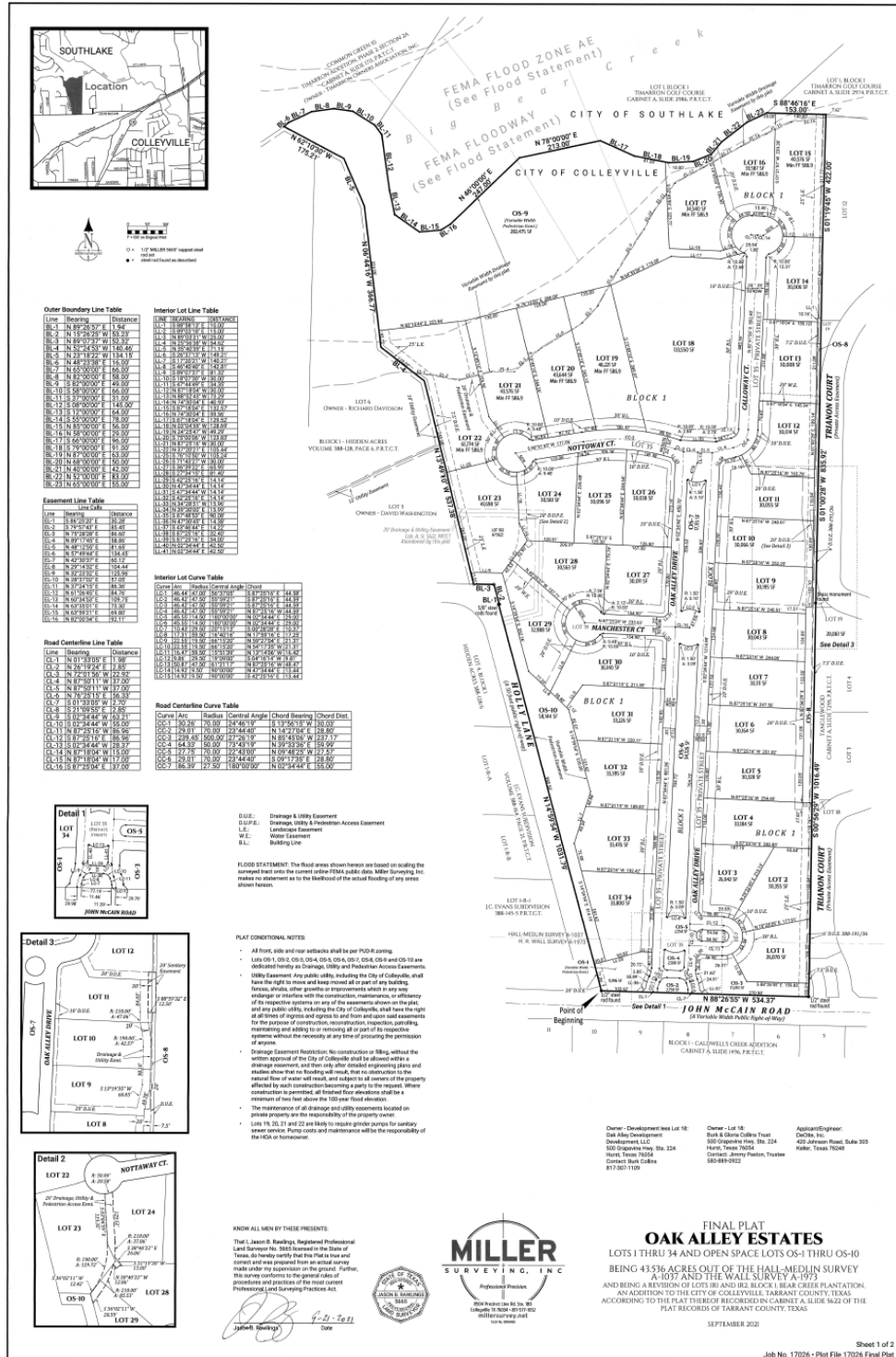


Exhibit "C" – Statement of Planning Objectives

Dear City of Colleyville,

We are writing as proud Colleyville residents and parents of five young boys to respectfully request that the City Council approve the removal of a 25-foot landscape easement on our property. Our family seeks to build a safe and modest backyard pool that complies with the public utility easement and respects the privacy of our surrounding neighbors.

Raising five boys in the Texas heat is both a joy and a challenge. A backyard pool is a practical way to keep our children safe, happy, thriving, and out of the Texas heat! We want them to have a place where brothers can laugh (yes we have five boys), grow, and play together. A pool represents more than recreation for our family; it is an anchor for family bonding, exercise, and keeping kids close in a safe environment where we can supervise our children.

One of the main reasons we moved to Colleyville was because of the values this community represents: freedom, opportunity, individual responsibility, property rights, and strong neighborhoods built on mutual respect and understanding. We admire that Colleyville balances growth with protecting what makes it special. Our request is made in that same spirit: we want to enjoy our property fully while respecting our neighbors and the community we love.

We take our neighbors' privacy seriously and our pool would ensure that is maintained and enhanced. The pool we propose would sit low in the yard, maintain the high stone fence, would keep the beautiful trees and landscaping, and add, if necessary, additional landscaping and trees to ensure that our neighbors' privacy is protected. Fortunately, the location of any edge of the pool would be appropriately and reasonably far away from any of our surrounding neighbors' homes, including the home behind us which is separated by the high stone fence and several trees.

Unlike other homes in Oak Alley, our is uniquely and severely impacted because of the narrow shape of the lot and angle of our home on the property. These factors mean the 25-foot landscape easement swallows almost the entire usable yard, effectively denying us any meaningful ability to use and enjoy our property by, for example, building a modest and safe pool. Everyone else that we are aware of in Oak Alley—including both neighbors to our right and to our left—have a pool or have plans (for those new construction homes) to build a pool. Those homes all have much deeper lots than ours so the impact of the easement is much less. We just want that same opportunity as our neighbors to build and use a modest and safe pool.

We recognize that easements may serve an important purpose, but they must not substantially impair the ordinary use and enjoyment of the property. Here, a 25 foot landscape easement is so broad, as applied to our home, that it blocks a safe and modest pool – a normal and expected improvement in Oak Alley. That outcome was certainly never the easement's original intent, particularly since one of the overarching goals of the Oak Alley subdivision was to maintain the quality, integrity, and consistency of the beautiful neighborhood. Singling out our home as the one home in Oak Alley that is effectively denied a pool is inequitable and inconsistent with the plan for the community.

We are aware that Oak Alley's approval was the result of significant discussion, compromise, and negotiation between the developer, neighbors, and the City of Colleyville. We respect that history, and we do not want to undo or diminish the spirit of that agreement.

Our request is different: it is not a broad challenge to Oak Alley's negotiated framework, but a narrowly tailored request to one unique lot where the easement's application creates unintended and disproportionate hardship. By allowing us to put in a safe and modest pool with the current fencing and landscaping achieves and maintains the essential goals of the negotiated deal—that is it preserves the neighborhood character, protects privacy, and ensures quality development. We do not believe that anyone negotiating or contemplating the original deal—including neighbors, City Council members, City planners, or zoning board commissioners—would intend to impose such a severe restriction on one family's use and enjoyment of the property. Indeed, at the time development was negotiated, there were no plans for our lot or most of the others from which the City Council had all the information. Now it has more information and it can remedy a very narrow harm as applied to one property.

At the heart of this request, is something bigger than the pool. It is about the freedom to make a reasonable use of one's own home. John Adams wrote: "Property must be secured, or liberty cannot exist." And George Washington once said: "Freedom and property rights are inseparable. You can't have one without the other."

We do not believe that our Founders ever intended or, in the case of the City Council, would intend for property restrictions to in practice and effect infringe on the use and enjoyment of a family's right to use its property. Restrictions should serve legitimate purposes, not create unnecessary burdens that deny families the ordinary use and enjoyment of their own properties, especially when there are reasonable measures implemented that remedy any perceived privacy concerns. demonstrate respect for others' privacy. Negotiations that occurred years ago—that were deprived of critical and current information—need to still square with basic property and individual rights, as well as the current practical realities that this landscape easement—as applied—has a disproportionate and severe harm on one family's property. Indeed, any perceived minimal benefit, if that, of keeping a 25-foot easement is far outweighed by the spirit of freedom, individual property rights, and the ability to let five young boys just go swimming in their own backyards to keep cool from the Texas heat.

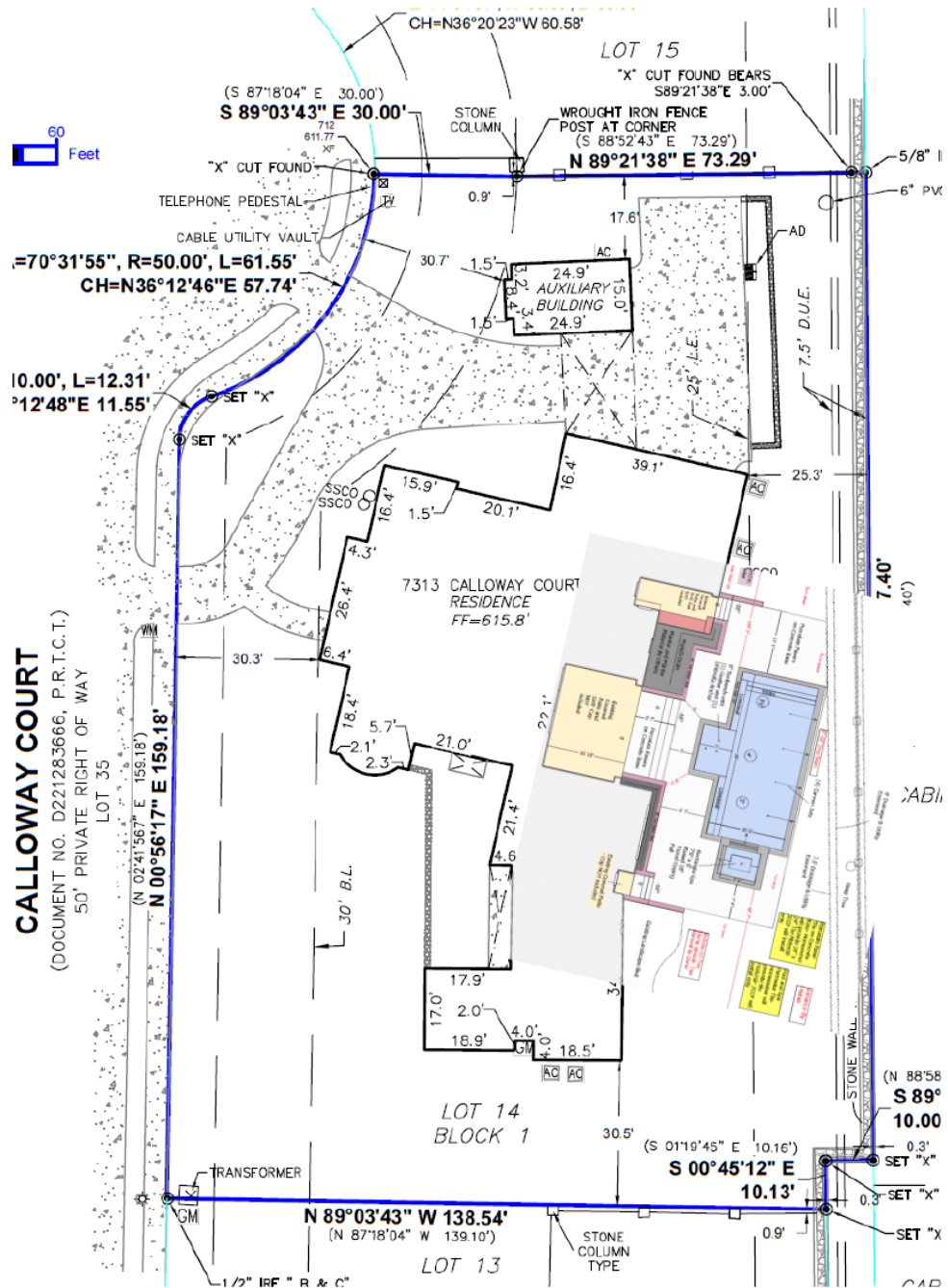
In closing, we love Colleyville and our community. It is where we want to raise our boys, where we want to create memories of long summer evening together, where we want them to remember the special bond of brotherhood, and the joy of playing together in their own backyard.

We respectfully request that you grant our request to remove the 25 foot landscape easement from our property while maintaining the existing public utility easement. We would be grateful for the opportunity to build a modest and safe pool—one that is consistent with the character of Colleyville, allows us to use our own property fully, and maintains the privacy of our neighbors.

Thank you for your thoughtful consideration.

Ryan, Brooke, Rhett [REDACTED] Vance [REDACTED] Beauden [REDACTED] Quade [REDACTED] and Cal [REDACTED] – we got his proxy!)

Exhibit "D" - Site Plan





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c

Agenda Date 10/13/2025

Number 2c

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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 (SUP) to allow for an Accessory Dwelling on Lot 4, Mrs. Eva Paul's Subdivision, being approximately 1.02 acres and zoned R-40 Single Family Residential. The SUP request is to allow for a portion of an existing accessory building to be converted into an accessory dwelling.

Existing Conditions/Background: The subject property, 1005 Tinker Road, resides east of the intersection of Pleasant Run Road and Tinker Road and has R-40 Single Family Residential zoning. The property is developed with a single family home and an accessory building.

SUP Request: Accessory dwellings are permitted in the R-40 Single Family Residential zoning district with the approval of an SUP. The SUP would allow for a conversion of a portion of the structure to be used as a dwelling.

Analysis: The existing accessory structure on the property is currently used as a garage and workout room. The existing structure meets all building requirements within the Land Development Code and only needs the SUP to change the classification to an accessory dwelling unit. The current exterior and footprint of the building would not change if the SUP is approved.

Plat Status: The property is platted as Lot 4 of Mrs. Eva Paul's Subdivision.

DRC Review: The DRC reviewed the request during their September 22, 2025, meeting and determined the case would be scheduled for the October 13, 2025, Planning and Zoning Commission meeting.

Drainage: N/A

Surrounding Development: The properties to the north and west are zoned R-40 Single Family Residential and are improved with single family homes. The property to the east is zoned AG Agricultural and is developed with a single family home. The properties to the south are zoned R-20 Single Family Residential and are developed with

single family homes.

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

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

Staff Recommendation: Staff recommends approval for this request.

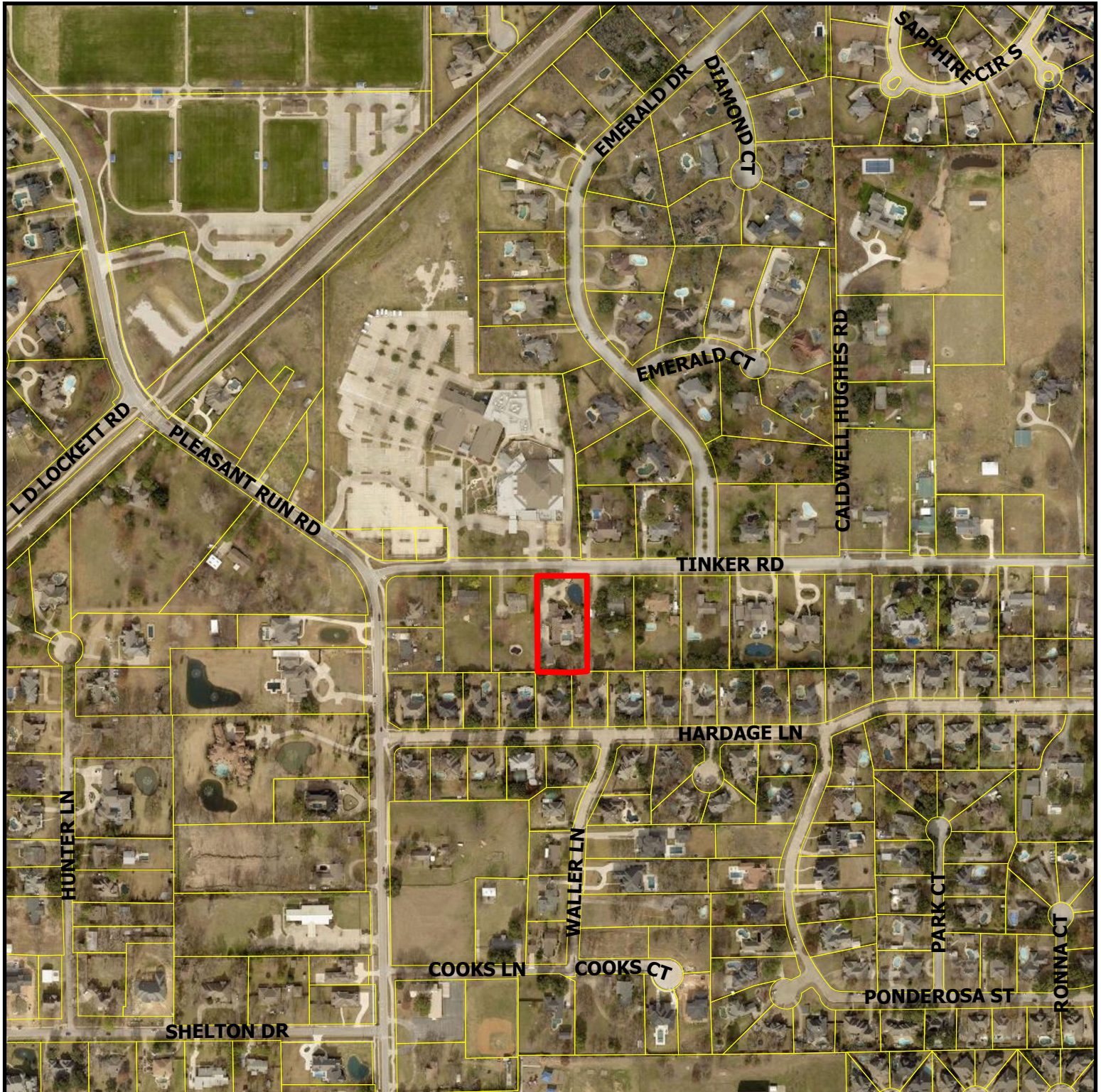
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives & Exhibits
5. Notification Map
6. Notification Letter
7. Draft Ordinance

Aerial Map

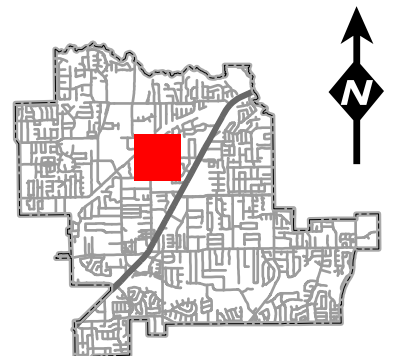


ZC25-027

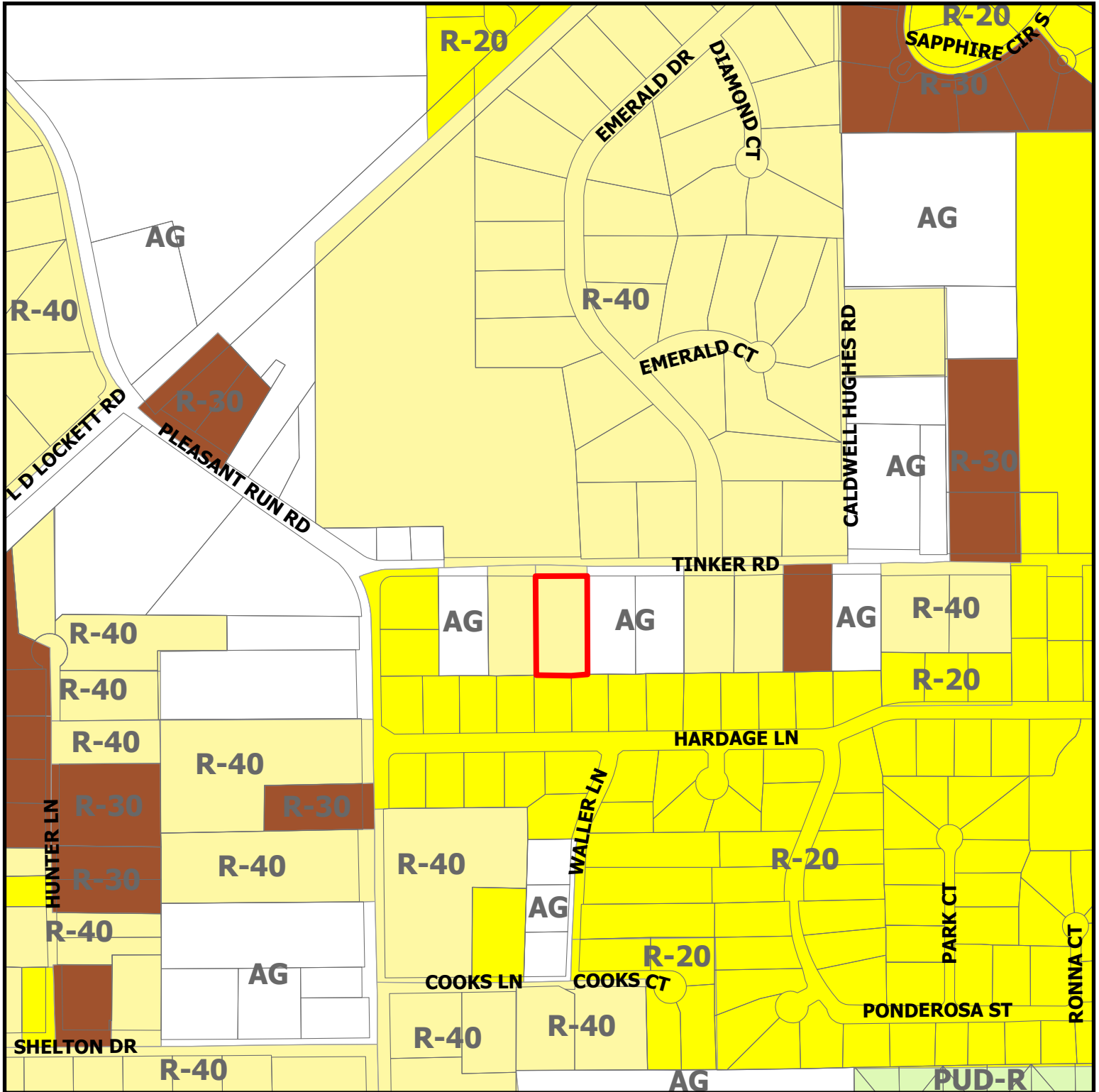
1005 Tinker Rd

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 Subject Property



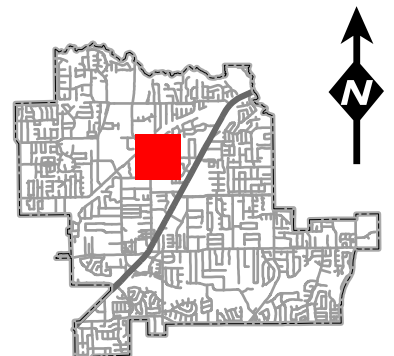
Zoning Map



ZC25-027

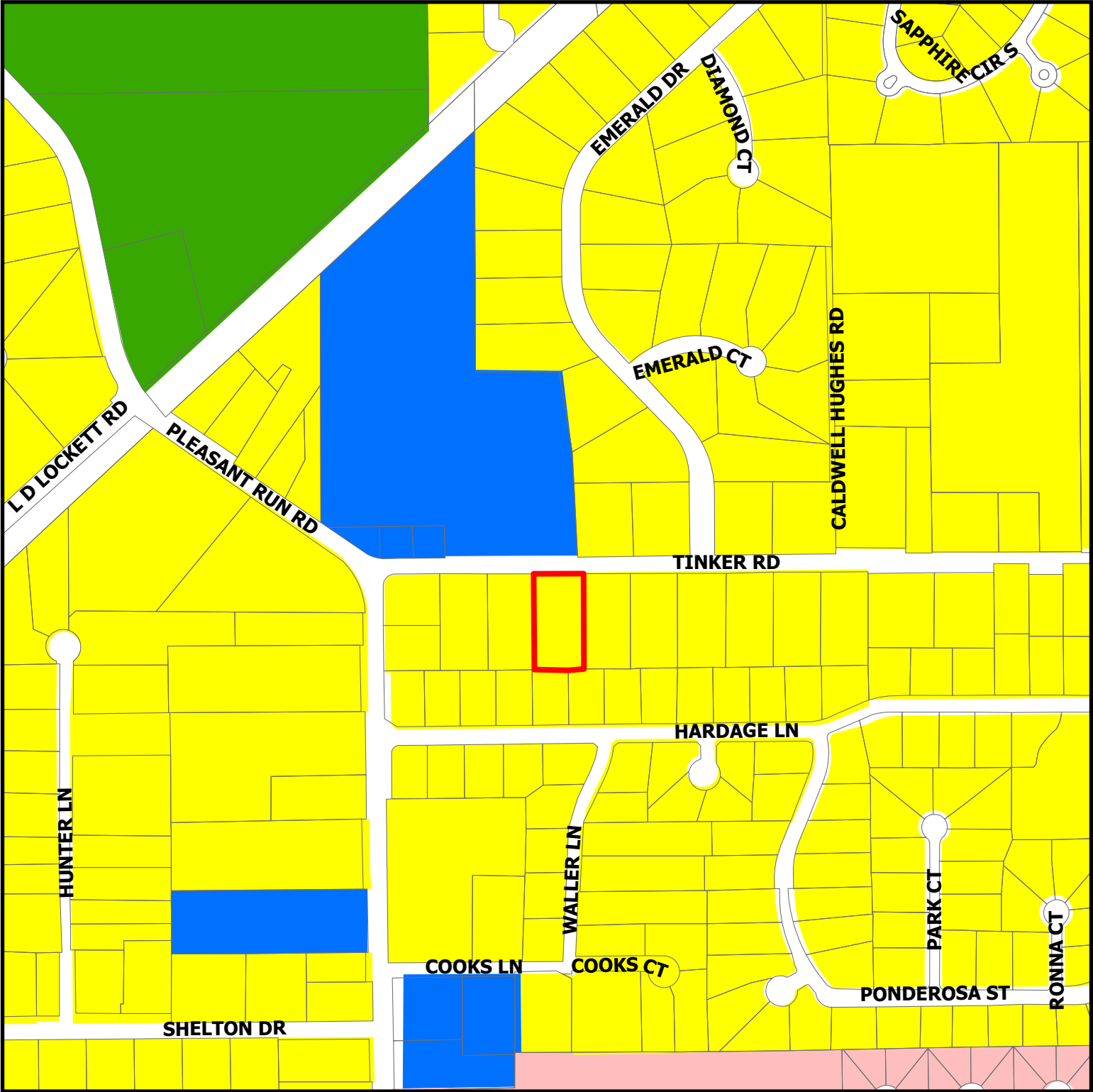
1005 Tinker Rd

Subject Property



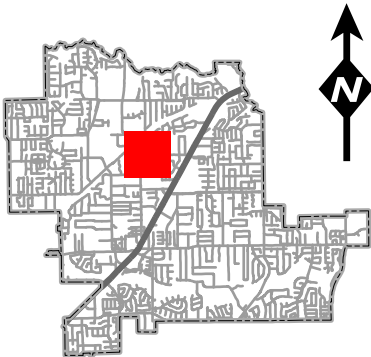
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Future Land Use Map



ZC25-027
1005 Tinker Rd

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



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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 within the existing out building. 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,

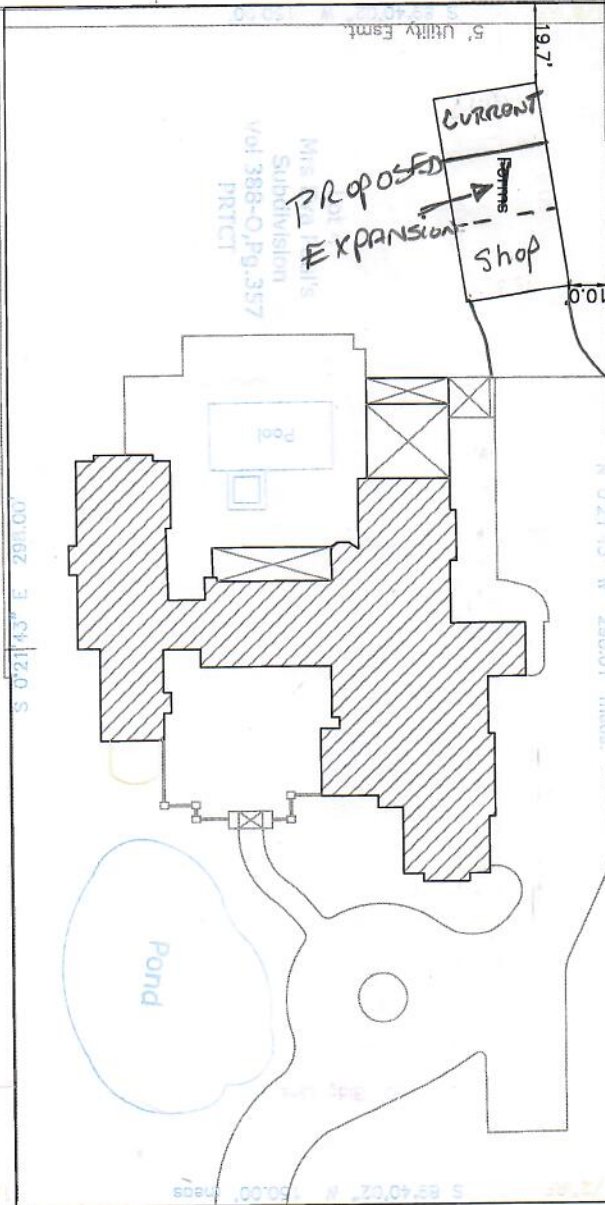
Brian & Amy Hoffmann



NOTE: THIS SURVEY DRAWING IS
THE PROPERTY OF THE
SURVEYOR. IT HAS
BEEN CREATED, EXPRESSED OR IMPLIED TO
BE A TRUE AND CORRECT REPRESENTATION WITH THIS
ORIGINAL TRANSACTION.

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



Tinker Road

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



LAND SURVEY

Lot 4

Mrs. Eva Paul's

Subdivision

Vol 388-O, Pg. 357

P.R.T.C.T.

1005 Tinker Road

ALPHA LAND SURVEYING, INC.

998 Ekin Lane

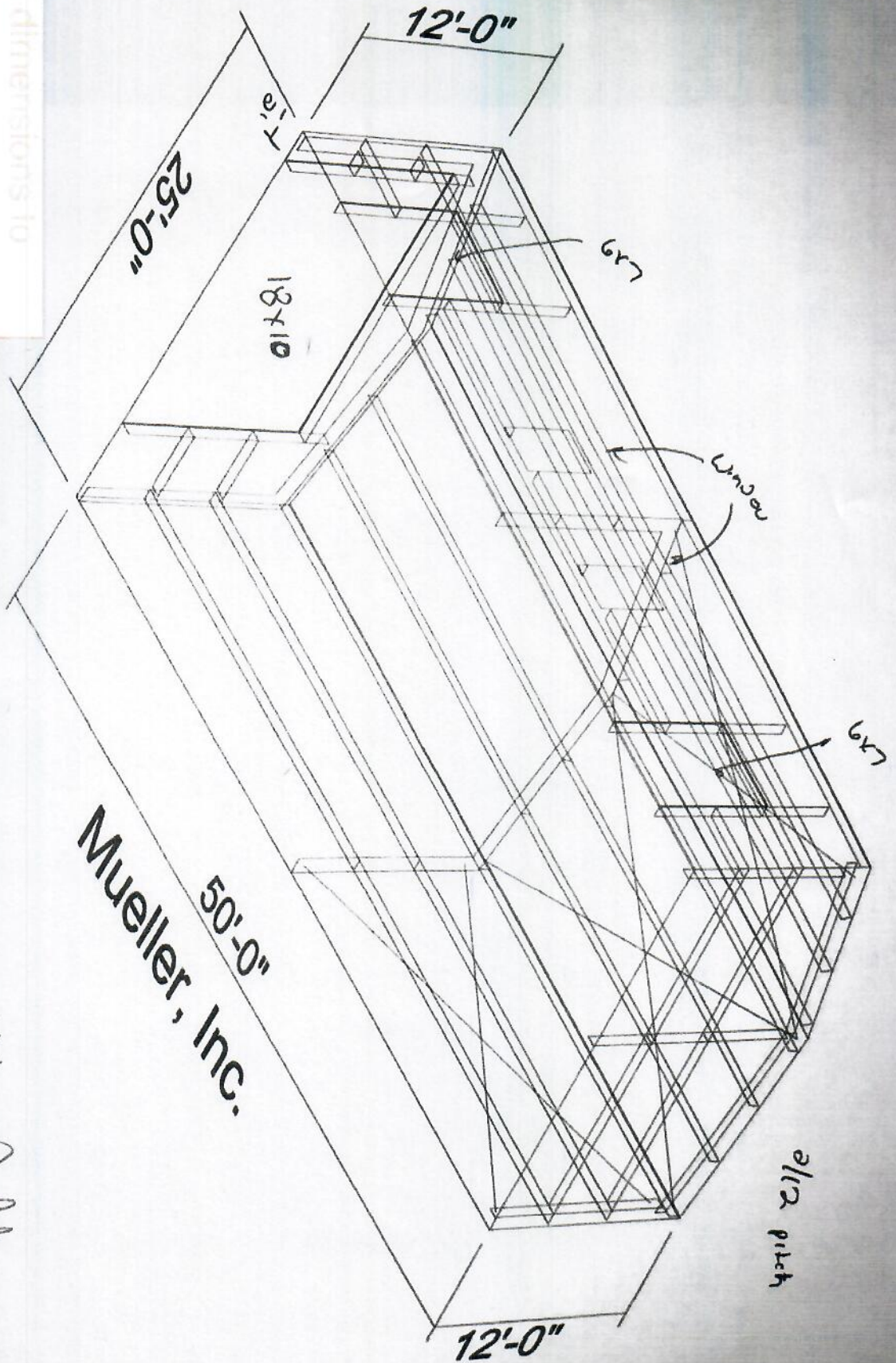
KELLER, TEXAS 76262-4941

Phone (817) 614-6017

Fax (817) 379-6695

SURVEY DATE: August 8, 2018

Existing dimensions to remain unchanged



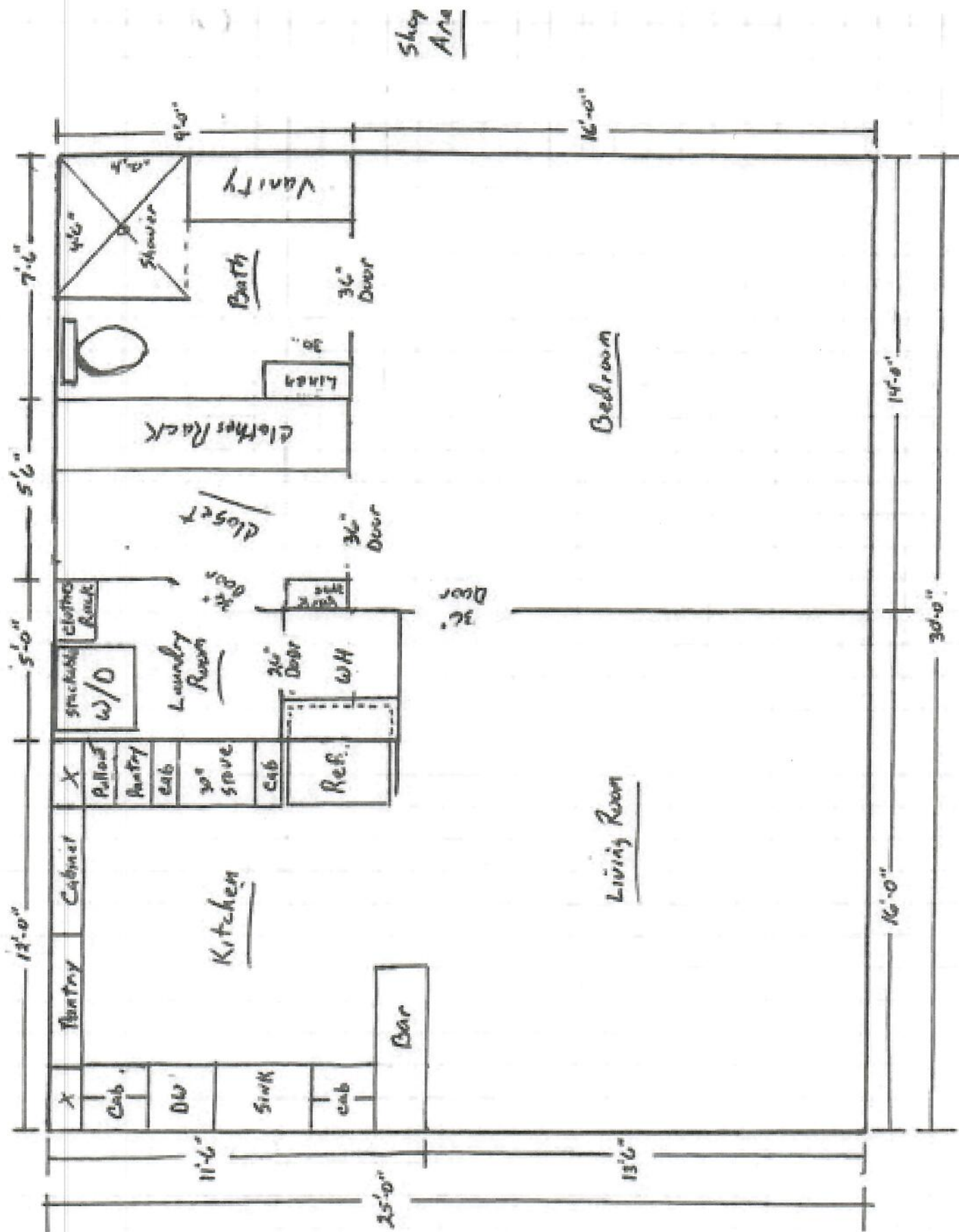
Mueller, Inc.

Sign Here

He Bellman
7-12-18

$$\frac{1}{4}'' = 1'-0''$$

750 sq ft



Building materials:

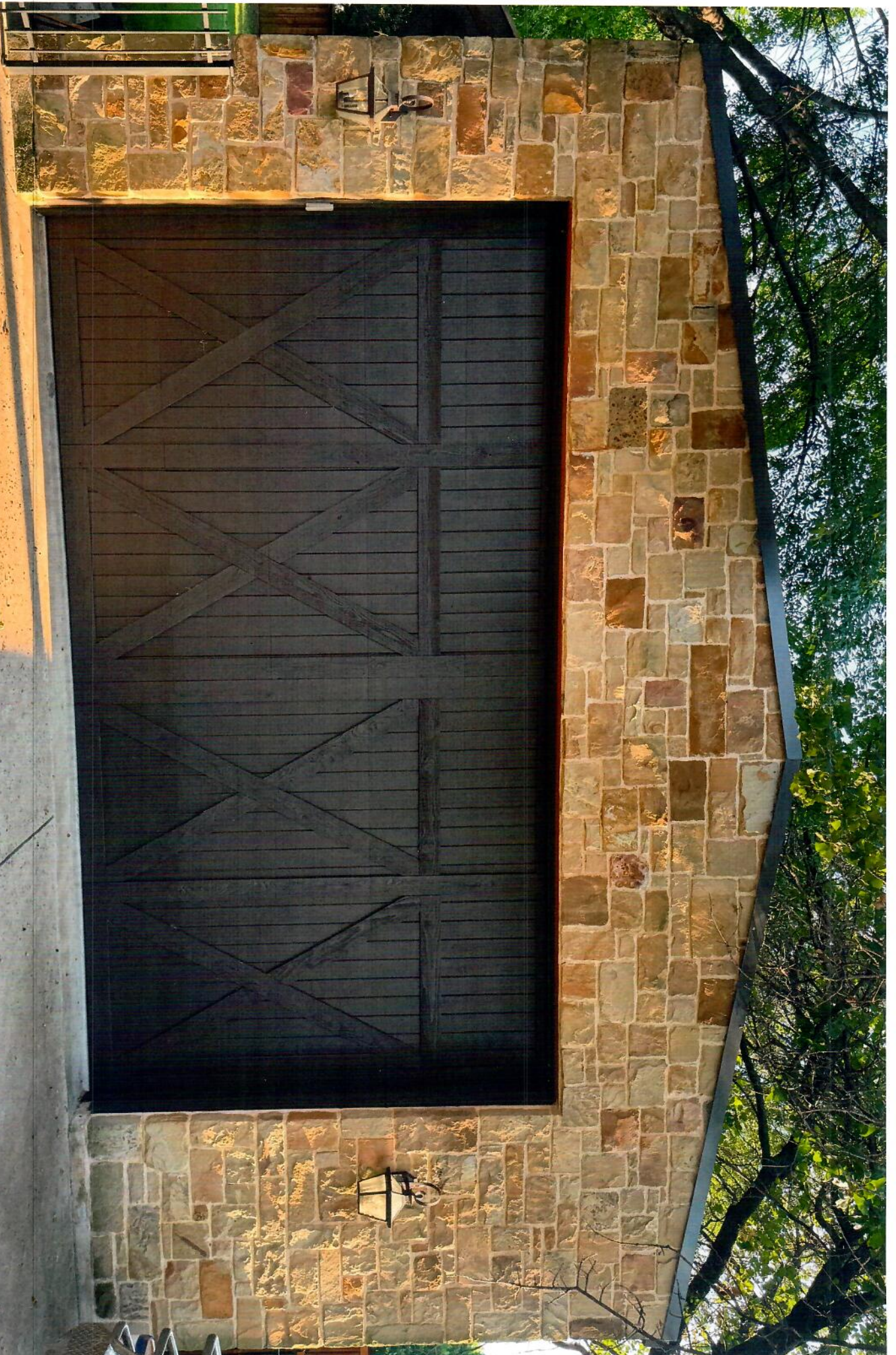
We will use the same materials within the additional 15 x 25 area. We used metal studs on 18" centers, ½ drywall, closed cell foam insulation in the walls and ceilings. The cabinets will be custom built by B&W cabinets, the restroom will be ceramic tile, the floor will be engineered rood, the contractor 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.

Workout
Room



VIEW FROM TINKER RD



Current Workout Room



Existing
Mini Split



CNP

Current Interior



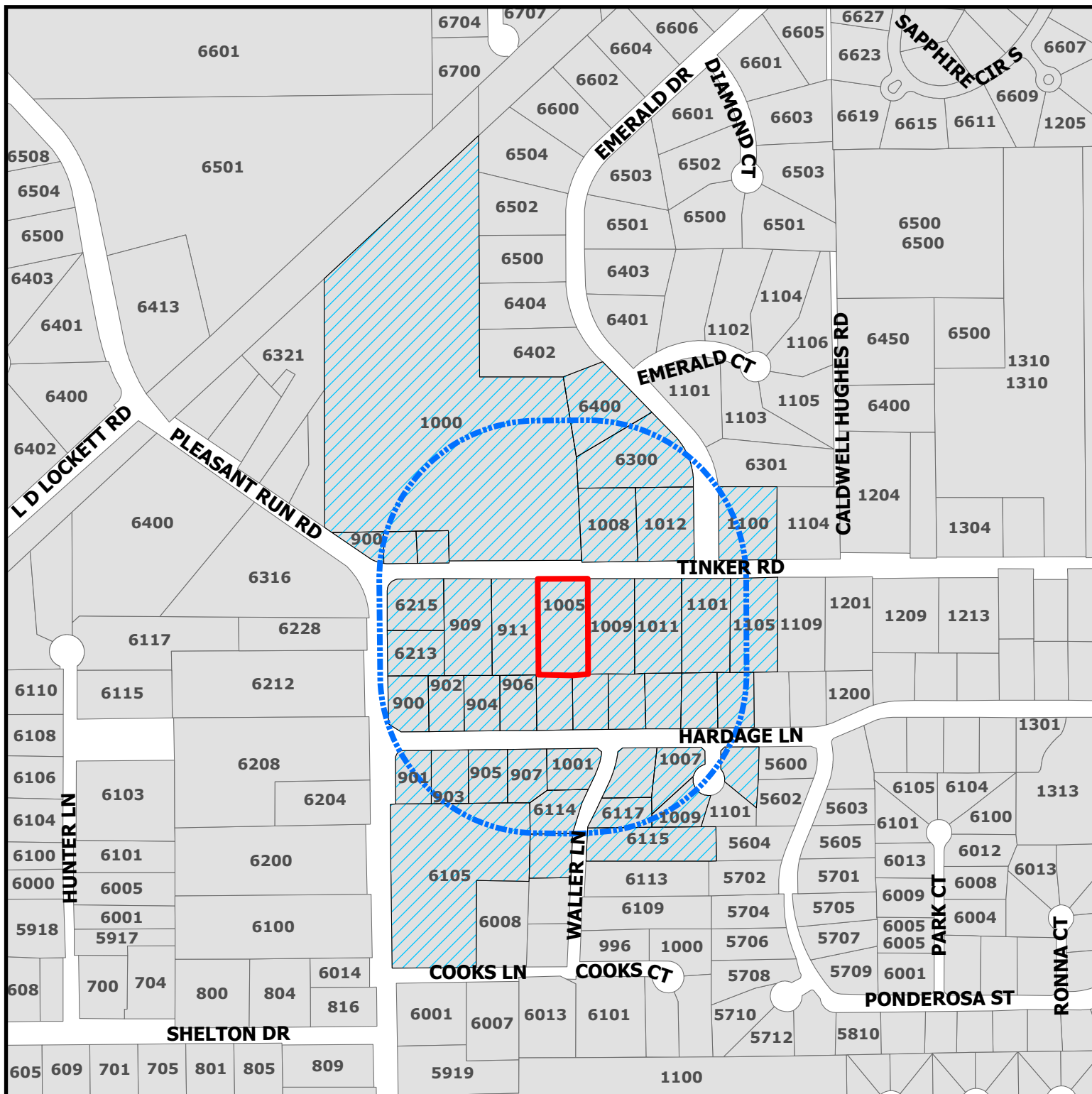
Current
Shop



SPRAY
FOAM WALLS + ceiling



Notification Map



ZC25-027

1005 Tinker Rd



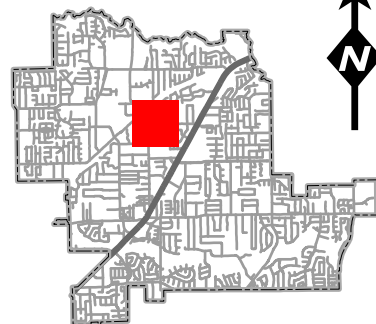
Subject Property



Buffer



Parcels to be notified



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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, October 13, 2025 at 7:00p.m.
City Council Meetings: Wednesday, November 5, 2025 & Tuesday, November 18, 2025 at 7:00p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Accessory Dwelling on Lot 4, Mrs. Eva Paul's Subdivision, being approximately 1.02 acres, and zoned R-40 Single Family Residential. The request is to allow for an accessory dwelling unit within an existing accessory building on the property.

Zoning Case: ZC25-027

Applicant: Amy Hoffmann

Owner: Amy Hoffmann

Location: 1005 Tinker Road

Property Description: Lot 4, Mrs. Eva Paul's Subdivision

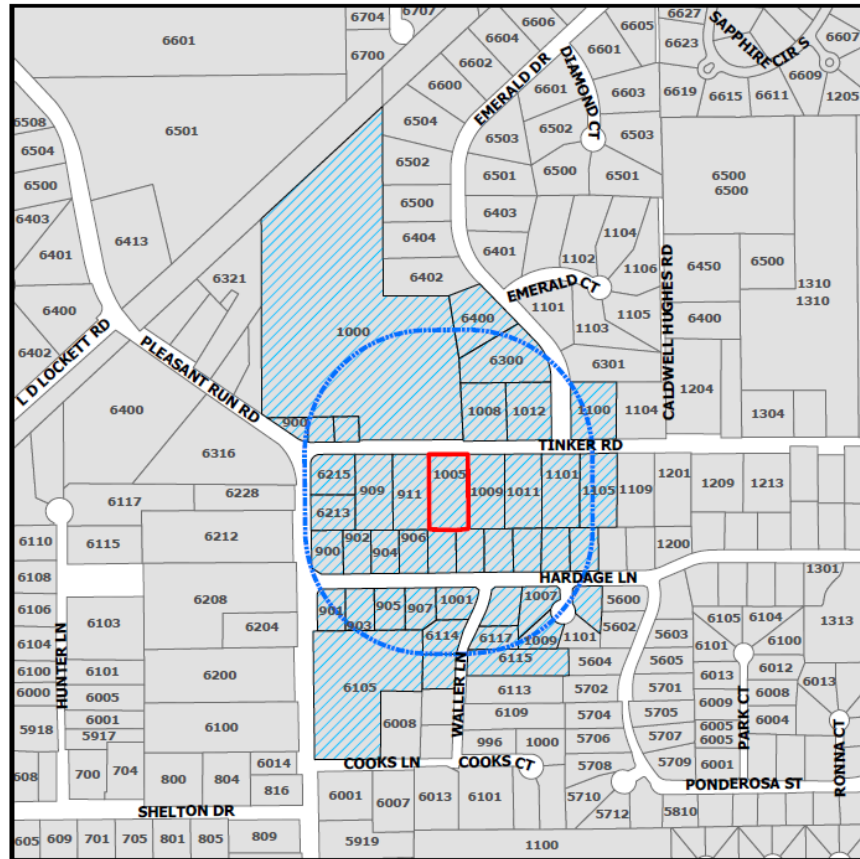
Present Zoning: R-40 Single Family Residential

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

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

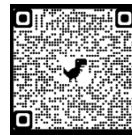
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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

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



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

Daniel Ponder

Daniel Ponder
Planning Manager

ORDINANCE O-25-XXXX

AMENDING THE ZONING ON APPROXIMATELY 1.02 ACRES, BEING LOT 4, MRS. EVA PAUL'S SUBDIVISION, LOCATED AT 1005 TINKER ROAD, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR AN ACCESSORY DWELLING; 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 a request for a Special Use Permit (Case ZC25-027) to allow for an accessory dwelling for the real property described as Lot 4, Mrs. Eva Paul's Subdivision, located at 1005 Tinker Road, as further described and depicted on Exhibits "A", and "B" hereto (the "Subject Property"); and

WHEREAS, the Subject Property is presently zoned R-40 Single Family Residential; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville, has considered and made recommendations on the request, having given the requisite notices, and having held due hearings and affording a full and fair opportunity for all persons interested in the matter to be heard; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council finds that this amendment is in conformance with the Comprehensive Plan for the City of Colleyville and promotes the general health, safety, and welfare of this community.

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

Sec. 1. THAT the foregoing premises and findings are found to be true and correct and are incorporated as if fully set forth herein.

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 the Subject Property, by authorizing a Special Use Permit to allow for an accessory dwelling, as depicted.

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the City's Comprehensive Zoning Ordinance and Land Development Code, as amended herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall allow for an existing accessory building to be converted into an accessory dwelling.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 5. THAT any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, Section 1-6 of the Code of Ordinances for the City of Colleyville.

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of November 2025.

The second reading and public hearing being conducted on the 18th day of November 2025.

APPROVED BY A VOTE OF ____ AYES, AND ____ NAYS, ON THIS THE 18TH DAY OF NOVEMBER 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Aerial Map

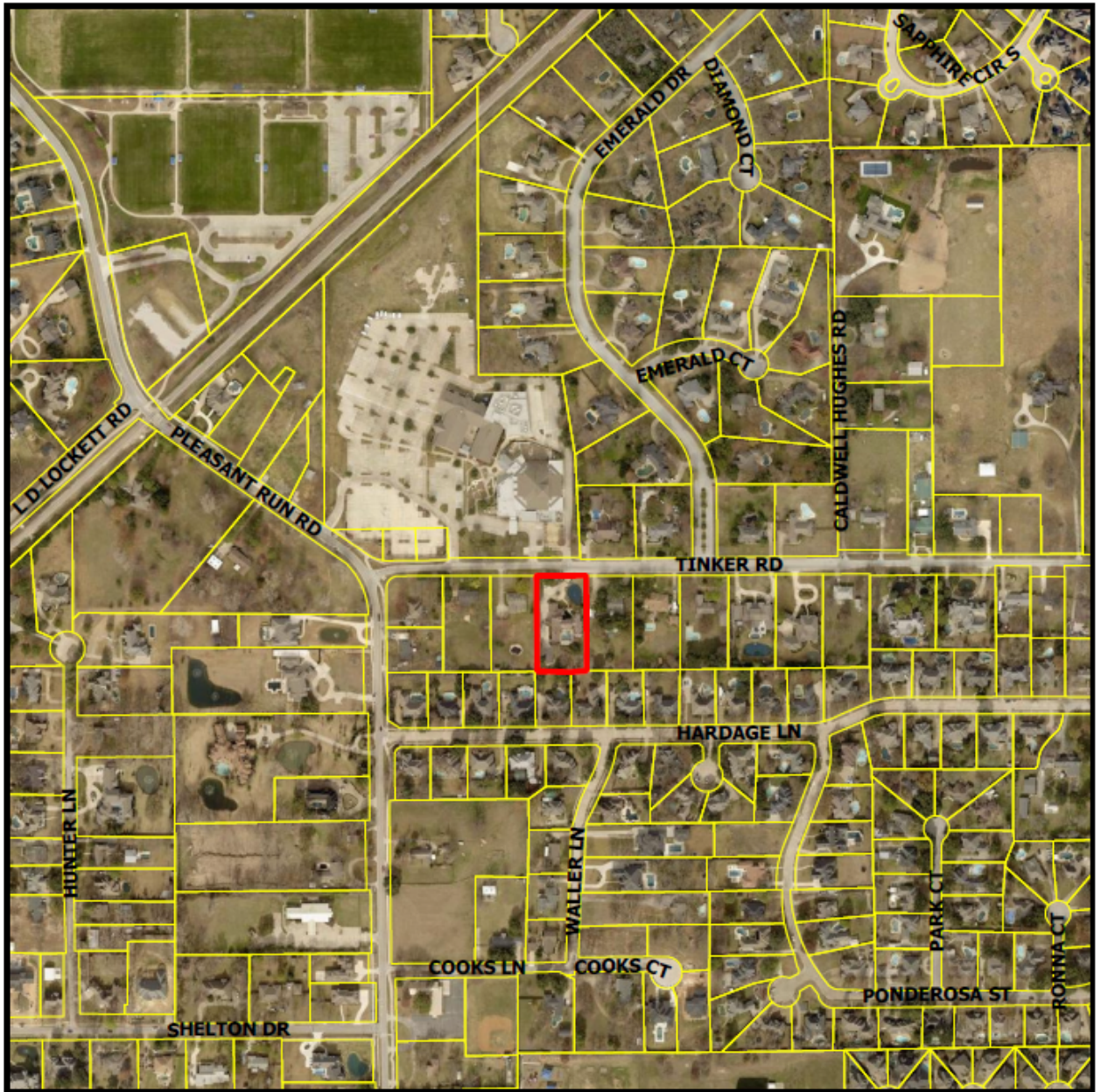
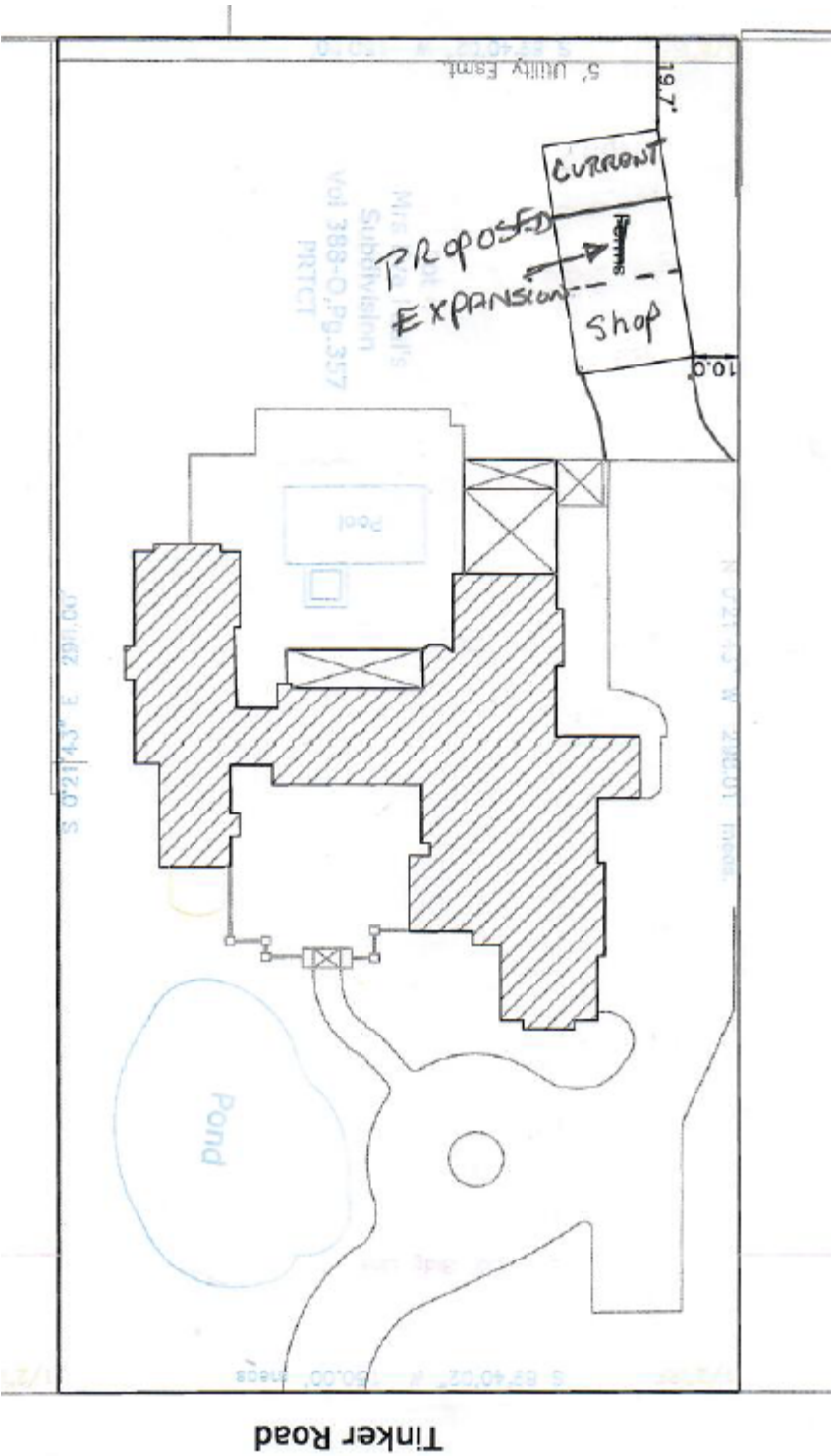


Exhibit "B" – Site Plan





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2d

Agenda Date 10/13/2025

Number 2d

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit for an Electric Vehicle (EV) 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 (SUP) to allow for an Electric Vehicle (EV) Charging Station on Lot 1R, Block 1, Kroger Addition, being approximately 6.6 acres and zoned CC-2 Shopping Center Commercial. The SUP request is to allow for a EV chargers with eight parking spaces and four EV chargers in the parking lot of the Walmart Neighborhood Market.

Existing Conditions/Background: The subject property, 4904 Colleyville Boulevard, resides north of the intersection of Colleyville Boulevard and Glade Road and has CC-2 Shopping Center Commercial zoning. The property is developed as the Walmart Neighborhood Market.

SUP Request: EV charging stations are allowed in commercial zoning districts with the approval of an SUP. Per Section 3.24 (C), Special Land Use Standards in the Land Development Code, the EV charging station regulations require the following standards:

"An EV charging station in a non-residential district shall comply with the following regulations, unless the City Council in approving a Special Use Permit for an EV charging station has imposed other requirements necessary in the particular case to protect the public interests.

- a. EV charging stations must be in addition to required parking spaces.
- b. All signage associated with the charging stations must be approved as part of the Special Use Permit.
- c. No off-premise signage, through installation of changeable copy screens or devices, are permitted within, on, adjacent to, or associated with an EV charging station.
- d. EV charging stations may not be located immediately adjacent to public rights-of-way, and must be located internal to a property.
- e. All charging stations must be setback a minimum of 25 feet from adjacent

property lines when immediately adjacent to a residential use or district.

- f. EV supply equipment, including feeders and distribution equipment, shall be placed and operated from underground electric sources and not from electric poles. Transformers, switch gears, and other required electrical components shall be pad mounted.
- g. Every application and permit for an EV charging station must include a utility will-serve letter from the local electric delivery company detailing their ability to serve the site.
- h. Emergency power shut-off and parking structure prohibition requirements shall be regulated by the building and fire codes adopted by the City. In any case where there is conflict between ordinance and code, the most restrictive requirement shall apply."

Analysis: The SUP would allow for an EV Charging Station in the Walmart parking lot. The applicant has proposed eight EV parking spaces, and eight standard parking spaces to the west of the building. The total number of parking spaces (224) will remain unchanged. The SUP request will comply with the regulations set by the Land Development Code.

Plat Status: The property is platted as Lot 1R, Block 1, Kroger Addition.

DRC Review: The DRC reviewed the request during their September 22, 2025, meeting and determined the case would be scheduled for the October 13, 2025, Planning and Zoning Commission meeting.

Drainage: N/A

Surrounding Development: The properties to the north, east, and south are zoned CC-1 Village Retail and CC-2 Shopping Center and are improved with commercial uses. The properties to the west are zoned PUD-R Planned Unit Development Residential and are improved with single family homes.

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

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

Staff Recommendation: Staff recommends approval for this request.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Will-Serve Letter
6. Notification Map
7. Notification Letter
8. Draft Ordinance

Aerial Map

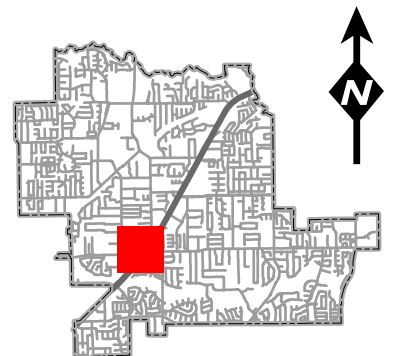


ZC25-028

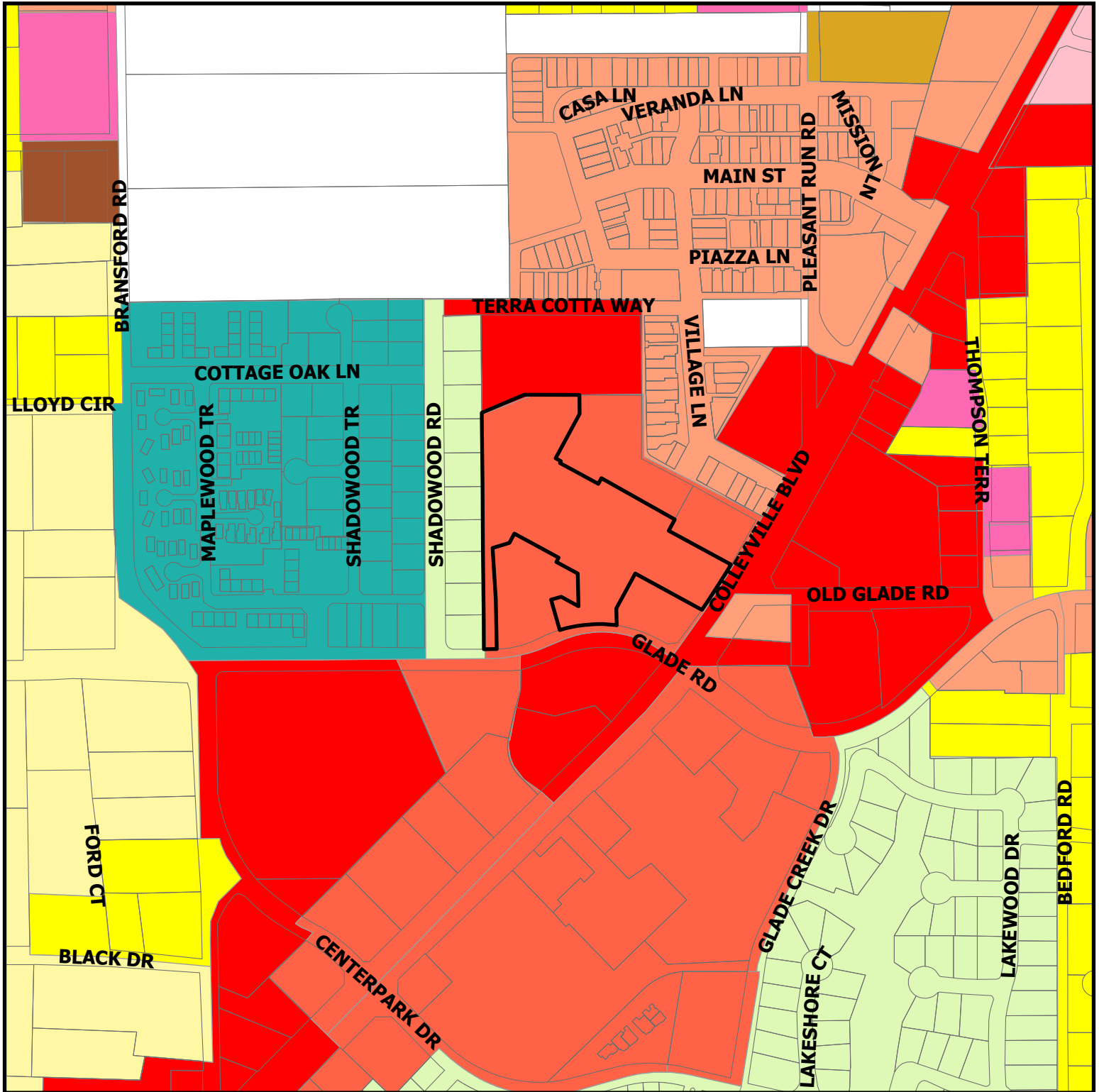
4904 Colleyville Blvd

DISCLAIMER:
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 Subject Property



Zoning Map

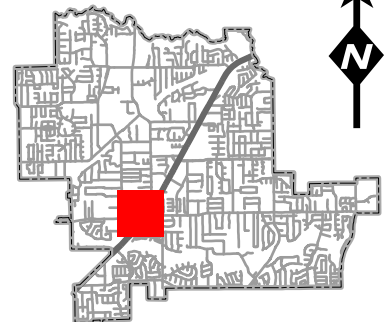


ZC25-028

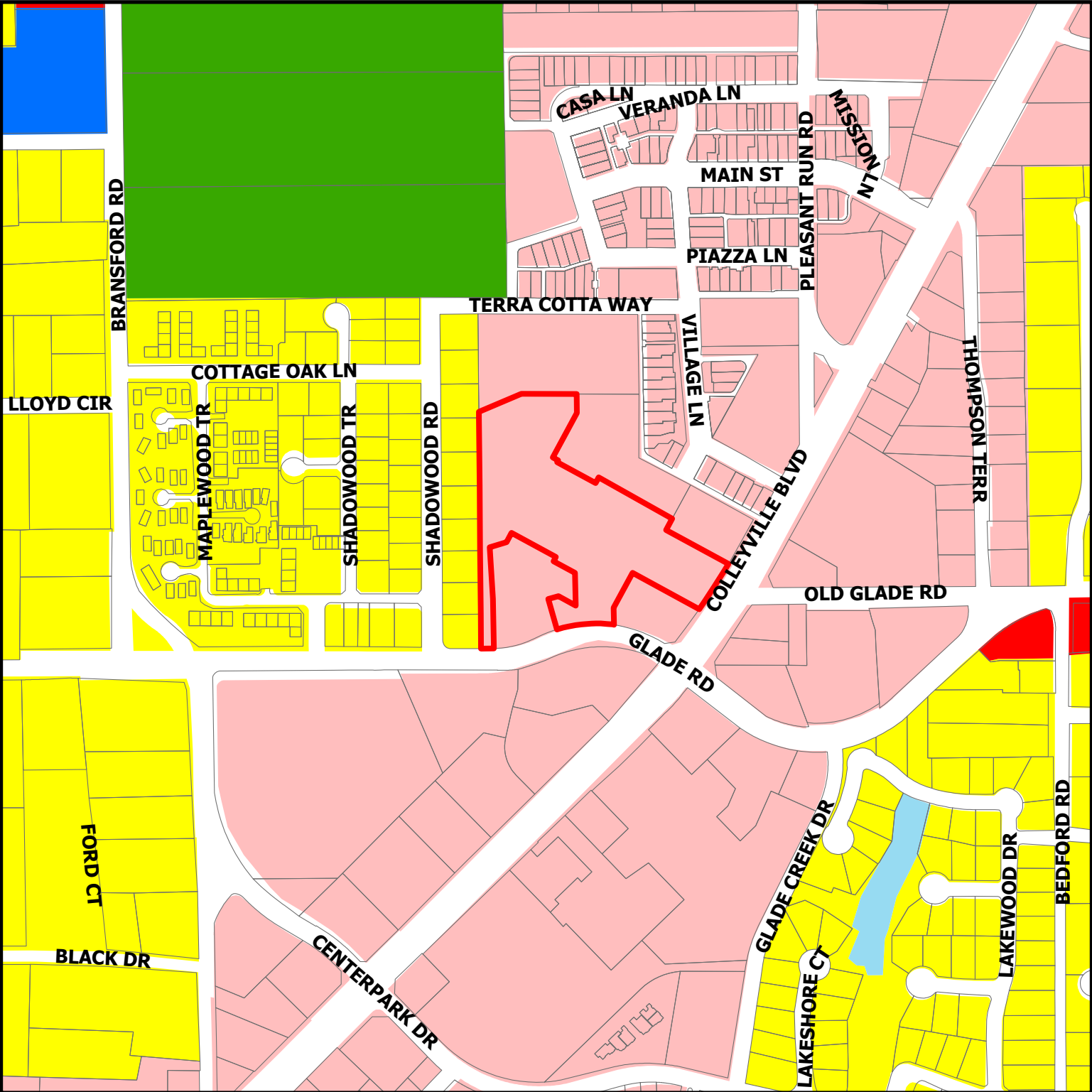
4904 Colleyville Blvd

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 Subject Property



Future Land Use Map

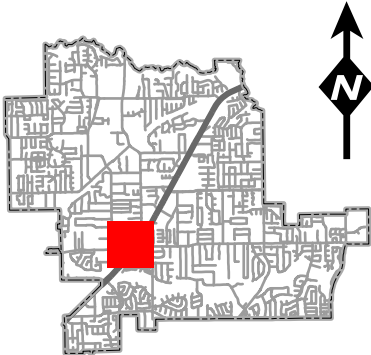


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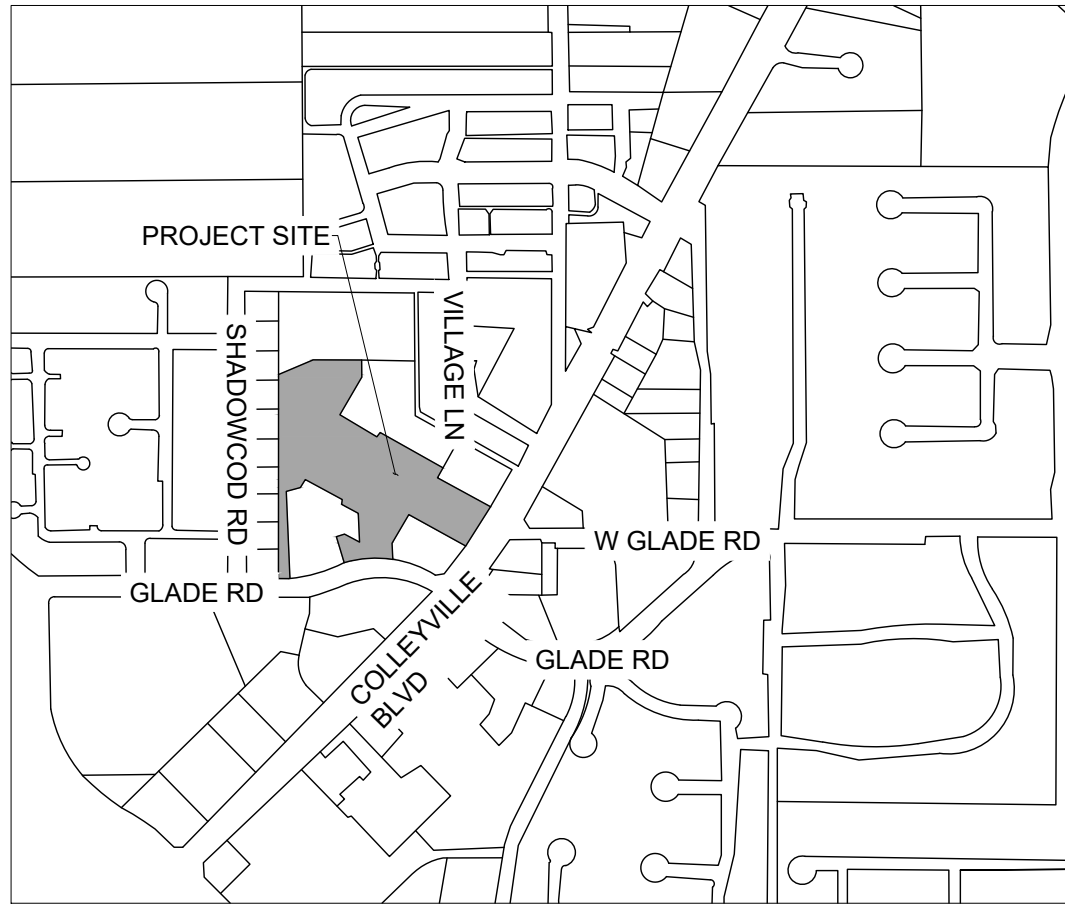
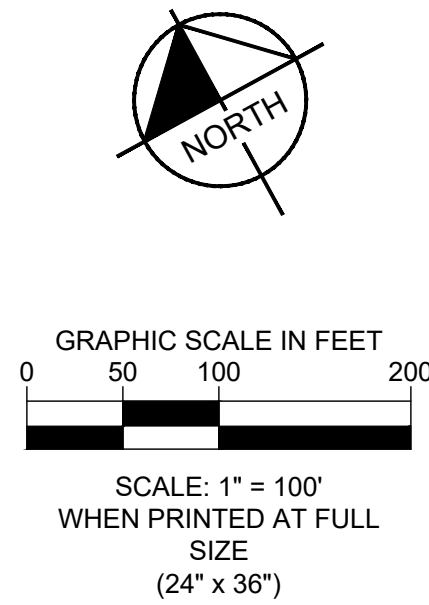
ZC25-028

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, 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.



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	273 SPACES
PARKING PROVIDED	216 SPACES
EV PARKING PROVIDED	8 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%
NOTE: THE OVERALL DEVELOPMENT HAS SUFFICIENT PARKING TO SUSTAIN THIS USE.	

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
G0.0	COVER SHEET & SITE PLAN
C1.0	ENGINEERING PLAN
S1.0	CHARGER SPECIFICATION
C2.0	EROSION CONTROL PLAN
C3.0	CIVIL DETAILS
C4.0	EROSION CONTROL DETAILS
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
E1.0	ONCOR DESIGN

SITE PLAN & LANDSCAPE PLAN
for
INST. NO. D212009455
City of Colleyville, Tarrant County, Texas
6.61 acres
Zone: CC2
Date of Preparation: October 3, 2025

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.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- 2024 INTERNATIONAL BUILDING CODE
- 2024 INTERNATIONAL FIRE CODE
- 2023 NATIONAL ELECTRIC CODE
- 2024 INTERNATIONAL ENERGY CONSERVATION CODE
- 2024 INTERNATIONAL MECHANICAL CODE
- 2024 INTERNATIONAL PLUMBING CODE

NOTE:
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

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, WITH A TOTAL OF (8) STALLS DESIGNATED FOR EV PARKING. AN ADDITIONAL (14) STANDARD STALLS WILL BE ADDED TO MAKE UP THE LOSS OF REQUIRED PARKING. 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.



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.

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT COLLEYVILLE, TX 76034. IT IS NOT TO BE REPRODUCED OR USED 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

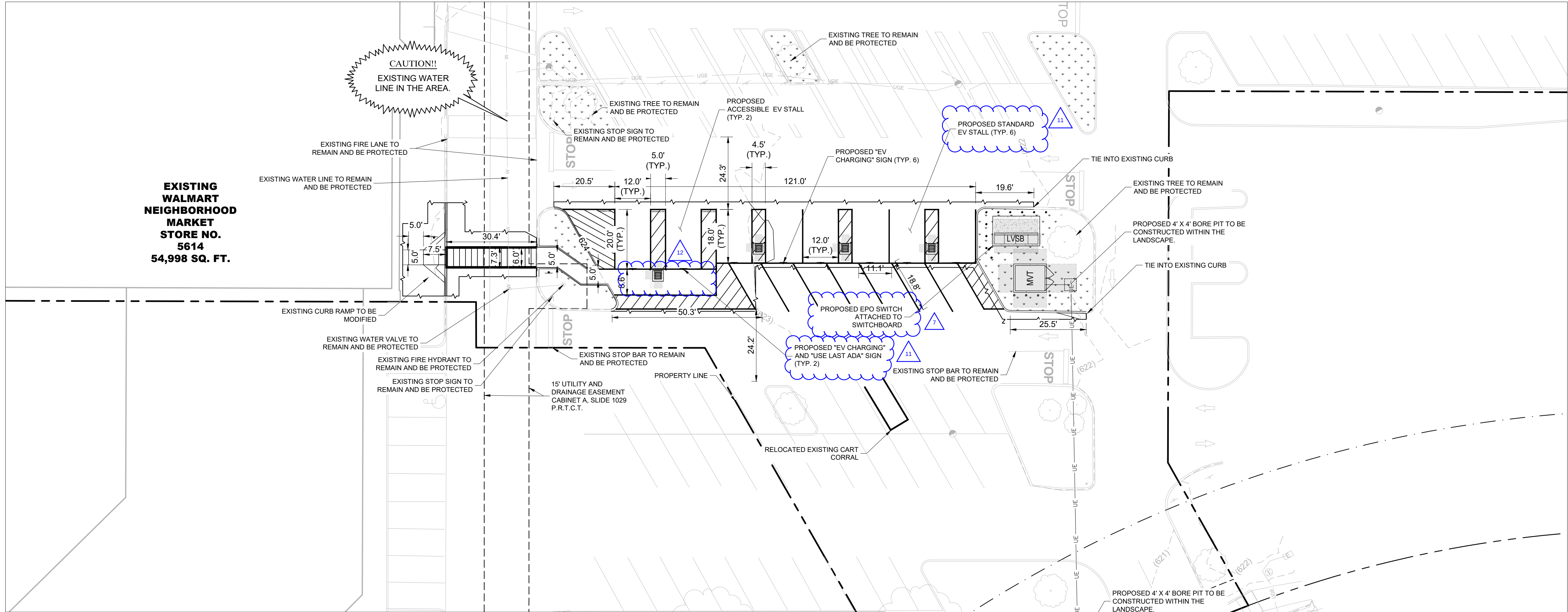


REVISION LIST		DATE	BY
1	SPECIAL USE PERMIT SUBMITTAL	9/25/2025	
2	SPECIAL USE PERMIT SUBMITTAL	10/2/2025	
3			
4			
5			
6			
7			
8			
9			
10			
DESIGNED BY:		CO	
DRAWN BY:		CO	
CHECKED BY:		JMC	
PROTO CYCLE:		TBD	
DOCUMENT DATE:		10/3/2025	

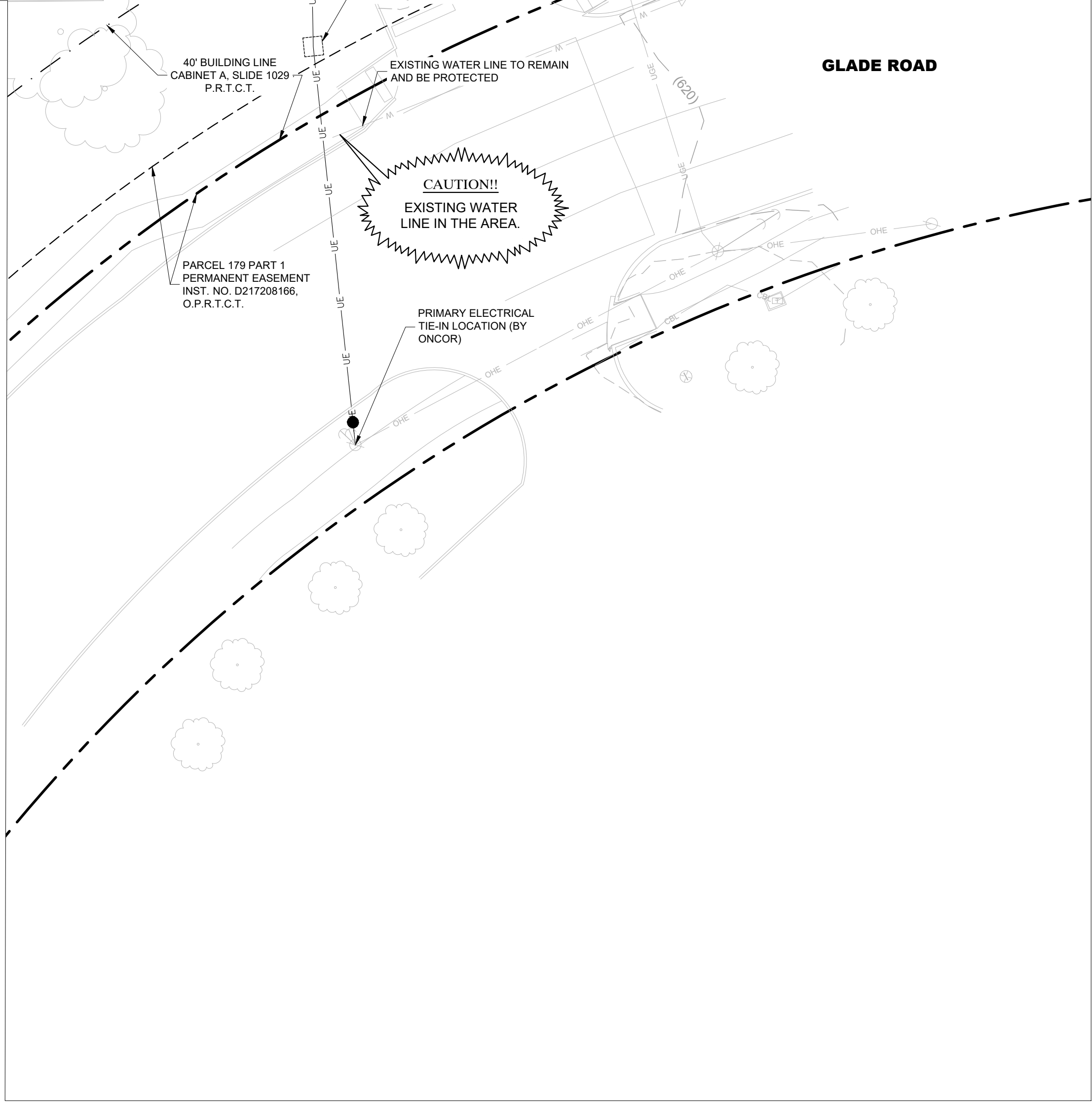
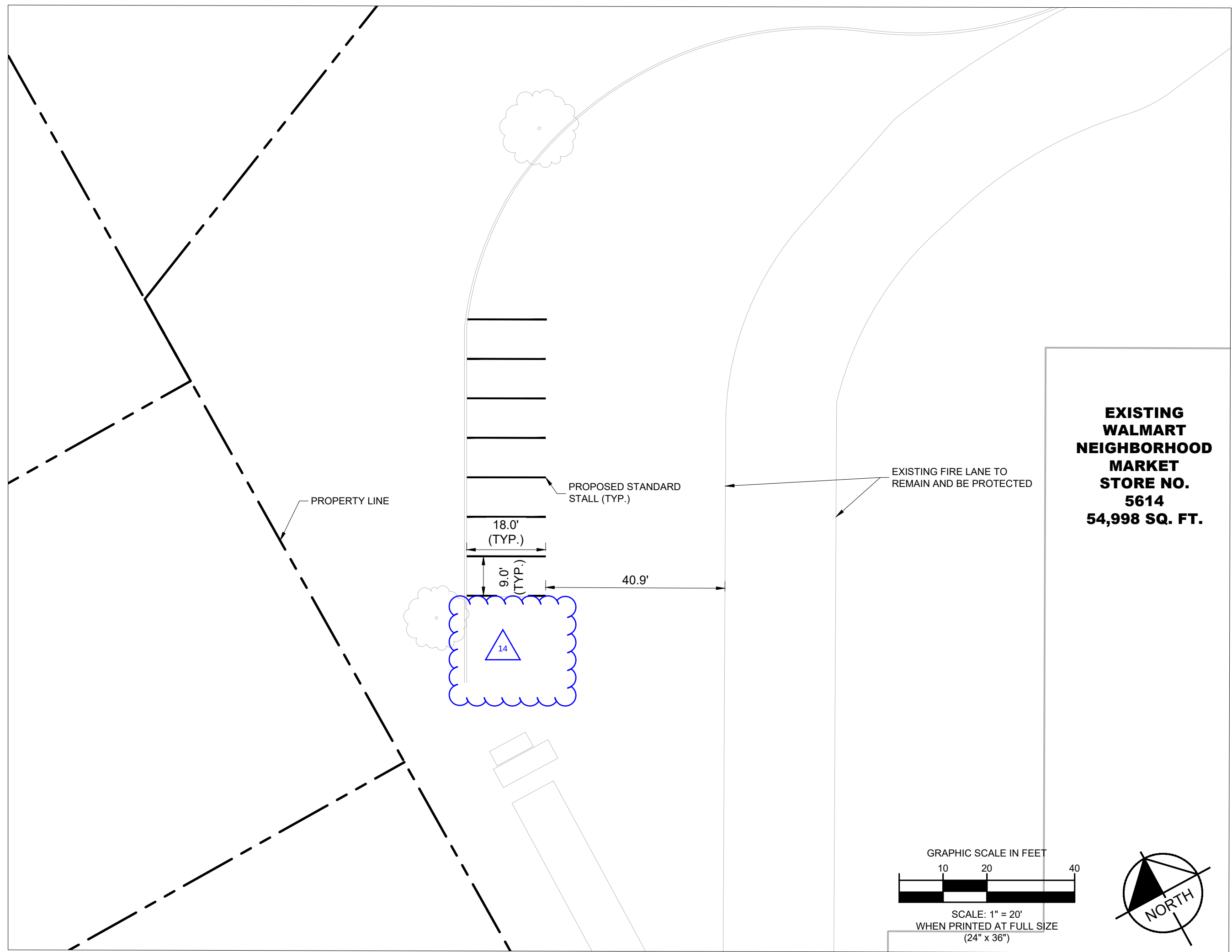
SHEET TITLE
COVER SHEET & SITE PLAN

SHEET NUMBER
G0.0

EV CHARGING AREA



PROPOSED STANDARD PARKING LOCATION



CIVIL SITE PLAN LEGEND	
ITEM	DESCRIPTION
	PROPERTY LINE
	SETBACK / EASEMENT LINE
	PAVEMENT SAWCUT LINE
	CONCRETE EQUIPMENT PAD
	SIDEWALK CONCRETE PAVEMENT
	PARKING CONCRETE PAVEMENT
	TRUNCATED DOMES
	RESTORE CONCRETE CURBING
	REGRADE & RESTORE ASPHALT PAVEMENT
	SEAL COAT ASPHALT PAVEMENT
	TRAFFIC ARROW PAVEMENT MARKING
	SIGN POST
	6x4 CHARGER PROTECTION BOLLARD
	6x6 SWITCHBOARD PROTECTION BOLLARD
	6x6 UTILITY BOLLARD
	REGRADE AND RESTORE LANDSCAPE AREA
	RELOCATED TREE

SETBACK NOTE

CONTRACTOR TO VERIFY THAT LOCATIONS OF ALL PROPOSED EVSG ELECTRICAL EQUIPMENT ARE IN COMPLIANCE WITH ALL LOCAL CODES, SETBACKS, AND BUFFERS.

EXISTING UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED UPON AVAILABLE RECORDS AND FIELD SURVEY. THE CONTRACTOR MUST FIELD-DETERMINE THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED INFRASTRUCTURE TO THE ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.

CONSTRUCTION NOTES

- SEE PAVING AND ADDITIONAL CONSTRUCTION NOTES ON SHEET G1.0.
- CONTRACTOR TO BORE AND / OR HAND-TRENCH CONDUIT AS REQUIRED PER NEC.
- ALL EQUIPMENT SHALL BE INSTALLED PER CLIENT DESIGN STANDARDS.
- CONTRACTOR TO RETURN ALL AREAS OF DISTURBANCE BACK TO EXISTING GRADE AND UP TO OR BETTER THAN EXISTING CONDITIONS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.

Kimley»Horn

2800 N CENTRAL EXPY,
SUITE 100, COLLEEVILLE, TX 76034
P: (817) 664-8355
M: (214) 616-8355
WWW.KIMLEYHORN.COM

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Walmart

4804 COLLEEVILLE BLVD - EV
COLLEEVILLE, TX 76034
STORE NO.: WALMART NEIGHBORHOOD MARKET #5614-1008
KIMLEY-HORN PROJECT NO.: 288152023

6

EV STALLS

PUBLIC EV

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

CONSULTANTS

DATE	BY
9/25/2025	
10/2/2025	

REVISION LIST	
NO.	DESCRIPTION
0	SPECIAL USE PERMIT SUBMITTAL
1	SPECIAL USE PERMIT SUBMITTAL REVISION #1
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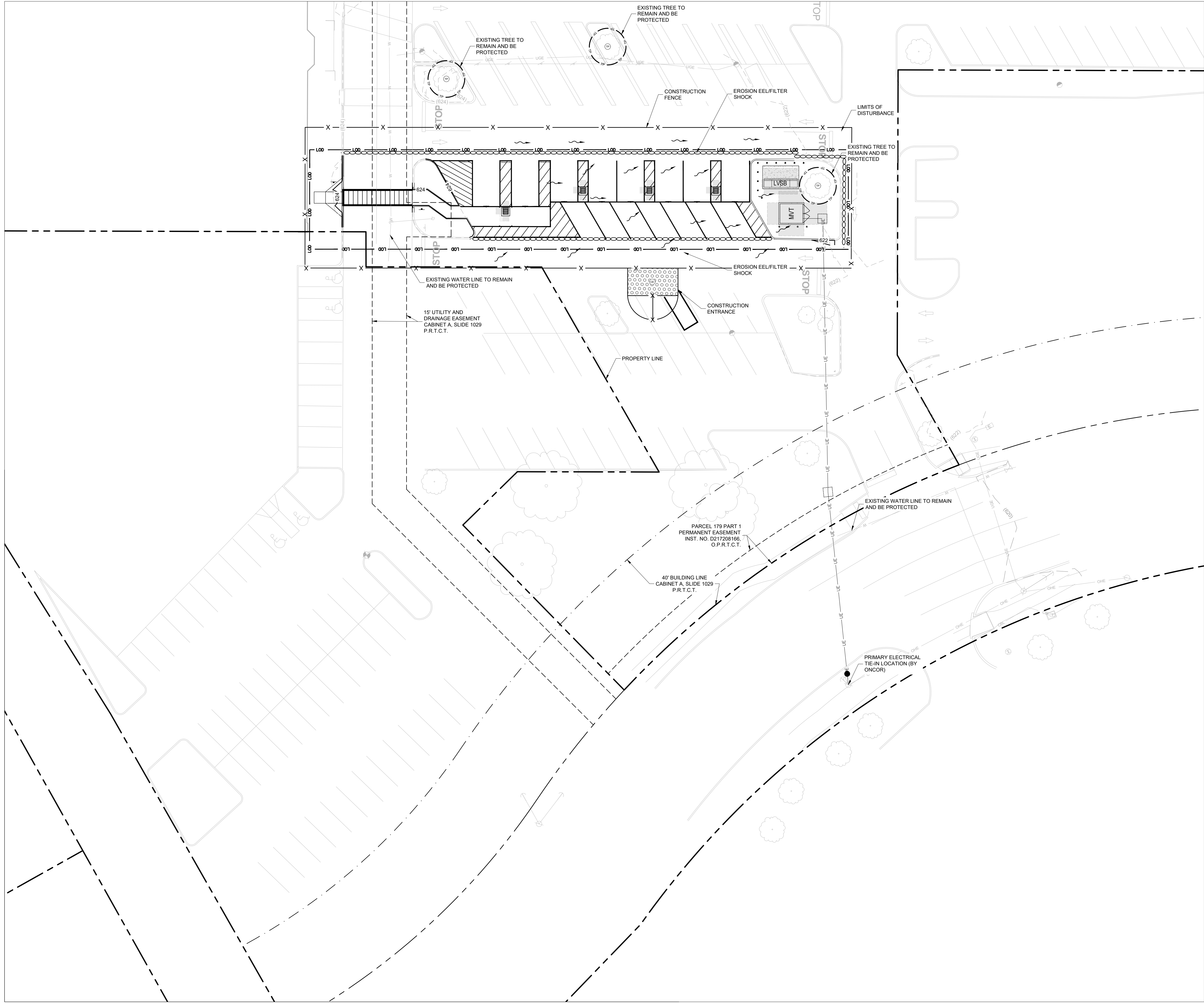
DESIGNED BY: CO
DRAWN BY: CO
CHECKED BY: JMC
PROTO CYCLE: TBD

DOCUMENT DATE: 10/3/2025

SHEET TITLE
ENGINEERING PLAN

SHEET NUMBER
C1.0

SHEET SIZE: 36"x24"



EROSION AND SEDIMENT CONTROL LEGEND		
ITEM	PROPERTY LINE	DESCRIPTION
---	---	SETBACK / EASEMENT LINE
---	---	LIMITS OF DISTURBANCE ±25,700 SF (±0.59 AC)
---	---	STORMWATER FLOW DIRECTION ARROW
---	---	CONSTRUCTION SIGN
---	---	CONSTRUCTION EXIT
---	---	SILT FENCE
---	---	CONSTRUCTION FENCE
---	---	EROSION EEL / FILTER SOCK
---	---	INLET PROTECTION
---	---	TREE PROTECTION
---	---	CONCRETE WASHOUT AREA
---	---	SEEDING / STABILIZATION

DISTURBANCE NOTE

FOR THE PURPOSE OF THIS PLAN, THE LIMITS OF DISTURBANCE (L.O.D.) IS THE BOUNDARY WITHIN WHICH ALL CONSTRUCTION, CLEARING, EXCAVATION, GRADING, AND RELATED ACTIVITIES SHALL OCCUR.

- EROSION & SEDIMENT CONTROL NOTES**
- REFER TO SHEET G1.0 FOR ADDITIONAL EROSION PREVENTION & SEDIMENT CONTROL (EAS) NOTES.
 - REFER TO SHEET C6.0 FOR E&S DETAILS.
 - EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAIN, SANITARY SEWERS AND STREETS.
 - CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE.
 - CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
 - CONTRACTOR SHALL CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
 - CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
 - ALL DENuded AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GROWING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAIRY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.
 - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEED, SOILED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
 - SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.
 - DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.
 - ALL MEASURES STATED ON THIS SITE MAP AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.
 - STORM WATER POLLUTION CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.
 - ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.
 - ANY WORK DONE OUTSIDE THE CONSTRUCTION FENCE MUST BE COORDINATED WITH THE STORE MANAGER AND MUST ALLOW ACCESS FOR WALMART TRUCKS AND VENDOR DELIVERY VEHICLES.
 - TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.

- EROSION AND SEDIMENT CONTROL**
- INITIAL EROSION AND SEDIMENT CONTROL**
- CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCES, SILT FENCE, TREE PROTECTION FENCING, FIBER ROLLS, AND CONCRETE WASHOUTS ON-SITE PRIOR TO DEMOLITION BEGINNING.
 - SILT FENCE IS TO BE INSTALLED AROUND ALL BIOPRETENTION AREAS TO PROTECT FROM SOIL COMPACTION DURING CONSTRUCTION.
 - AFTER PREPARATION MEASURES ARE INSTALLED, CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETING WITH A&H.
 - CONTRACTOR TO CONTACT A&H TO OBTAIN STORMWATER PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR INSPECTION OF EROSION CONTROL DEVICES.
 - ALL 1:1 OR STEEPER SLOPES TO BE STABILIZED WITHIN 7 DAYS.
- FINAL EROSION AND SEDIMENT CONTROL**
- CONTRACTOR TO CLEAR, GRUB, EXCAVATE EXISTING UTILITIES ON-SITE AND GRADE REMAINING SITE.
 - INSTALL PROPOSED UTILITIES.
 - CONSTRUCT REMAINING SITE ACCORDING TO THE APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.
 - PERMANENTLY STABILIZE SITE.
 - UPON PERMANENT SITE STABILIZATION, REMOVE ALL TEMPORARY EROSION & SEDIMENT CONTROL MEASURES.
 - FINISH INSTALLING PERMANENT STORMWATER BMPs SHOWN ON PLANS.

CONSTRUCTION SEQUENCE CLARIFICATION

THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS AN OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THIS PLAN. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.



Know what's below.
Call before you dig.

CAUTION!!

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

GRAPHIC SCALE IN FEET

0 10 20 40

SCALE: 1" = 20'
WHEN PRINTED AT FULL SIZE
(24" x 36")

NORTH

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT:
COLLEVILLE, TX 78034 CONTEMPORANEOUSLY WITH ITS ISSUE
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Walmart

4894 COLLEVILLE BLVD. - EV
COLLEVILLE, TX 78034

STORE NO.: WALMART NEIGHBORHOOD MARKET #5814-1008

KIMLEY-HORN PROJECT NO.: 286150203

BY: STALLS: 12

PUBLIC EV

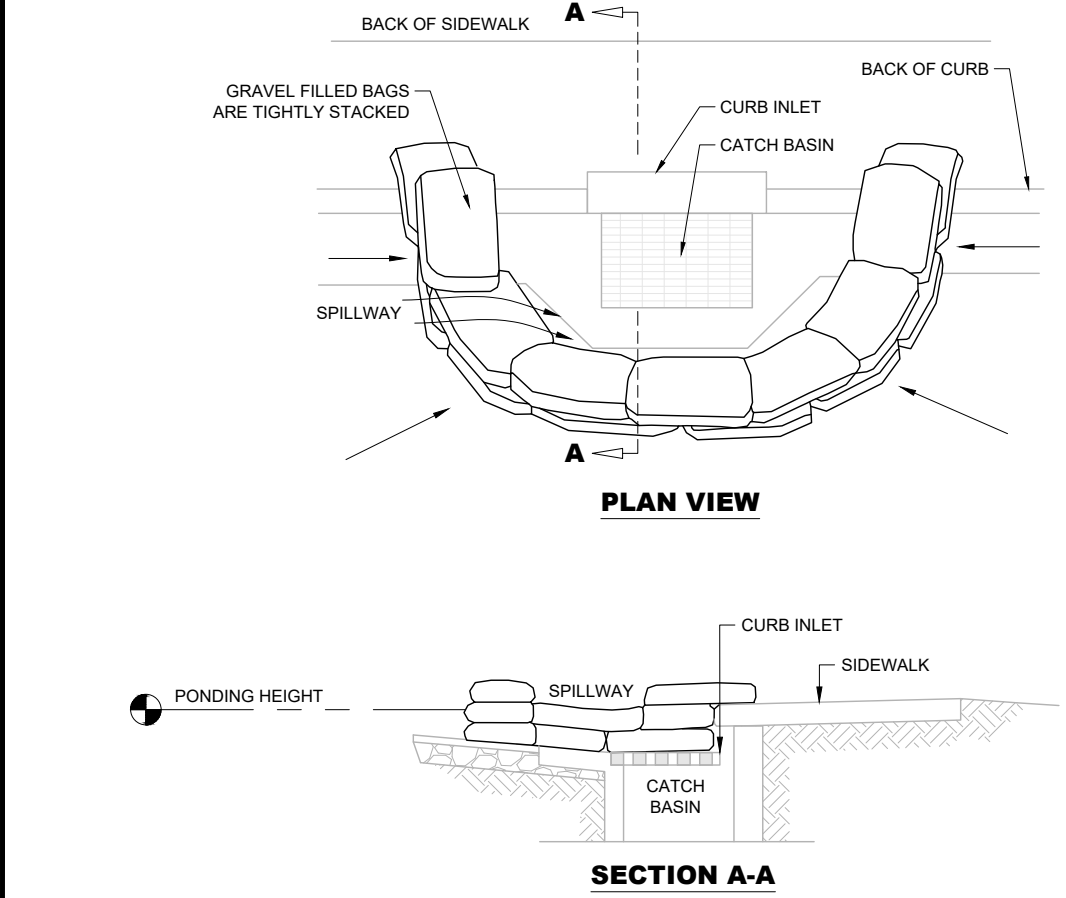
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CONSULTANTS



REVISION LIST	DATE	BY	DESCRIPTION
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1	10/2/2025		SPECIAL USE PERMIT SUBMITTAL REVISION #1
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DESIGNED BY:	CO
DRAWN BY:	CO
CHECKED BY:	JMC
PROTO CYCLE:	TBD
DOCUMENT DATE:	10/2/2025
SHEET TITLE	
EROSION CONTROL PLAN	
SHEET NUMBER	
C2.0	

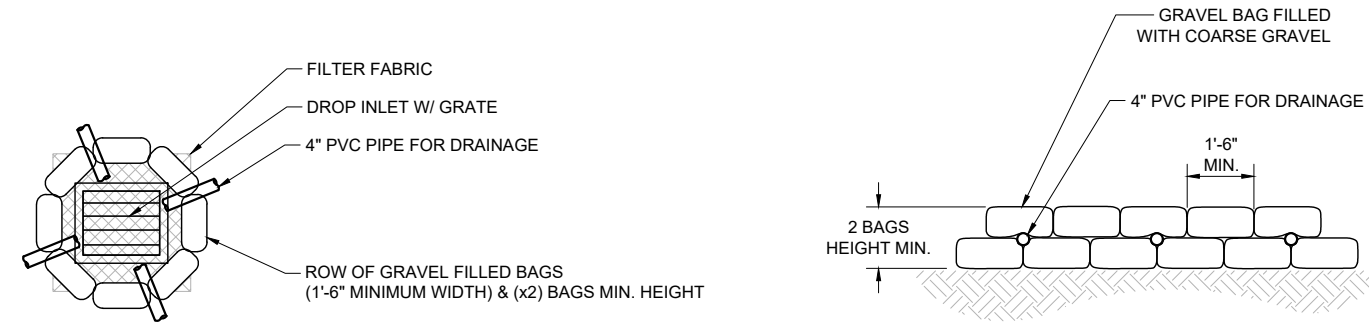


- NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. GRAVEL BAG MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYIMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.
 3. GRAVEL BAG SHALL BE FILLED WITH 3/4" ROCK OR 1/4" PEA GRAVEL.
 4. PLACE SEVERAL LAYERS OF SAND BAGS (1'-0" MINIMUM HIGH) OVERLAPPING THE BAGS AND PACKING THEM TIGHTLY TOGETHER.
 5. LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE AS A SPILLWAY.
 6. PLACE FILTER FABRIC OVER WIRE MESH. FILTER FABRIC SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE, NYLON, POLYESTER, OR ETHYLENE FABRIC WITH AN EQUIVALENT OPENING SIZE NOT GREATER THAN 20 SIEVE AND WITH A MINIMUM FLOW RATE OF 40 GALLONS/MINUTE/SQ. FT.
 7. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET SEDIMENT BARRIER

SCALE
N.T.S.

1

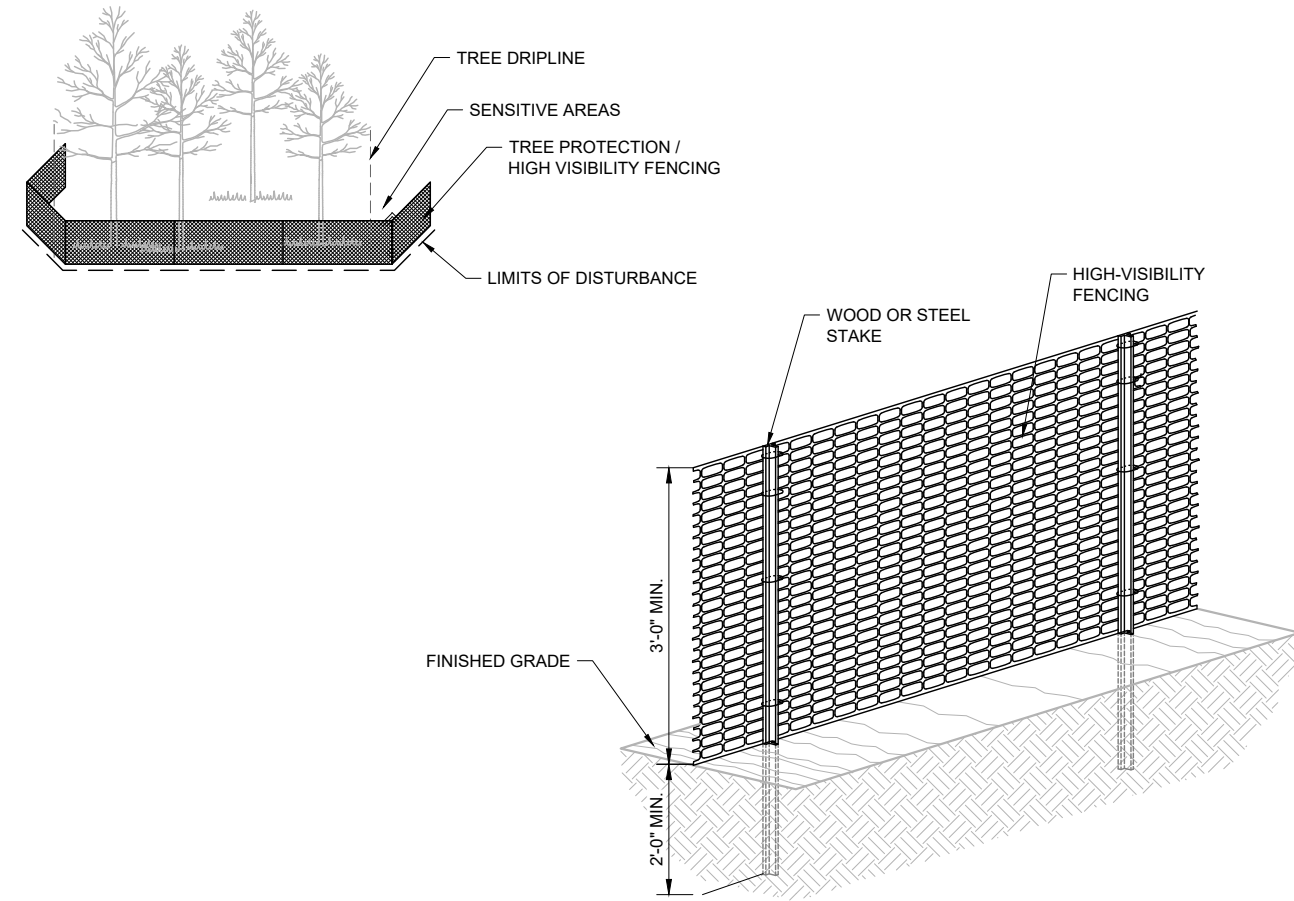


- NOTES:
1. GRAVEL BAG MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYIMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.
 2. GRAVEL BAG SHALL BE FILLED WITH 3/4" ROCK OR 1/4" PEA GRAVEL.
 3. PLACE SEVERAL LAYERS OF SAND BAGS (1'-0" MINIMUM HIGH) OVERLAPPING THE BAGS AND PACKING THEM TIGHTLY TOGETHER.
 4. LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE AS A SPILLWAY.
 5. PLACE WIRE MESH OVER AND 1'-0" (MINIMUM) BEYOND THE INLET STRUCTURE.
 6. PLACE FILTER FABRIC OVER WIRE MESH. FILTER FABRIC SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE, NYLON, POLYESTER, OR ETHYLENE FABRIC WITH AN EQUIVALENT OPENING SIZE NOT GREATER THAN 20 SIEVE AND WITH A MINIMUM FLOW RATE OF 40 GALLONS/MINUTE/SQ. FT.
 7. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT.

DROP INLET SEDIMENT BARRIER

SCALE
N.T.S.

2



- NOTES:
1. FURNISH AND INSTALL TEMPORARY HIGH-VISIBILITY FENCING AT THE TREE DRIPLINE OR CONSTRUCTION LIMITS AS SHOWN ON EROSION CONTROL PLANS PRIOR TO ANY LAND DISTURBANCE.
 2. WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE.

TREE PROTECTION

SCALE
N.T.S.

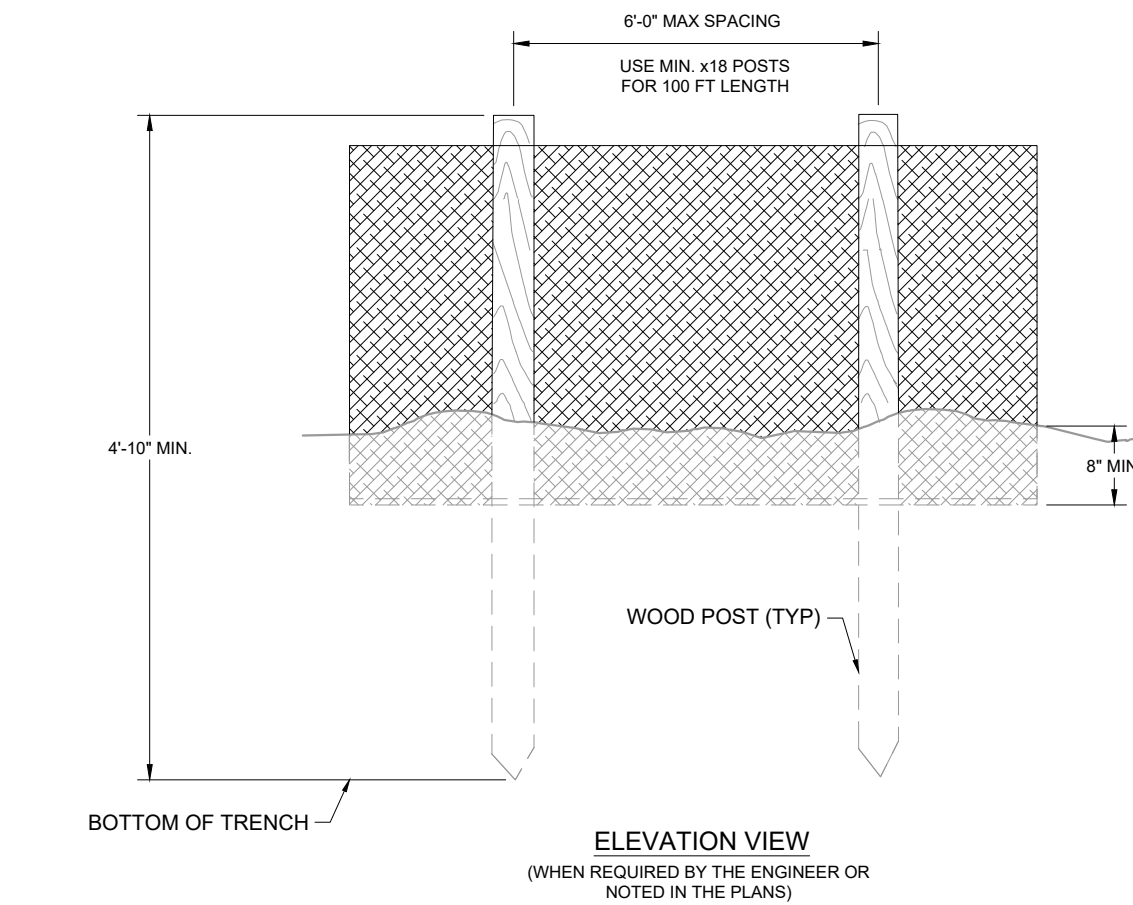
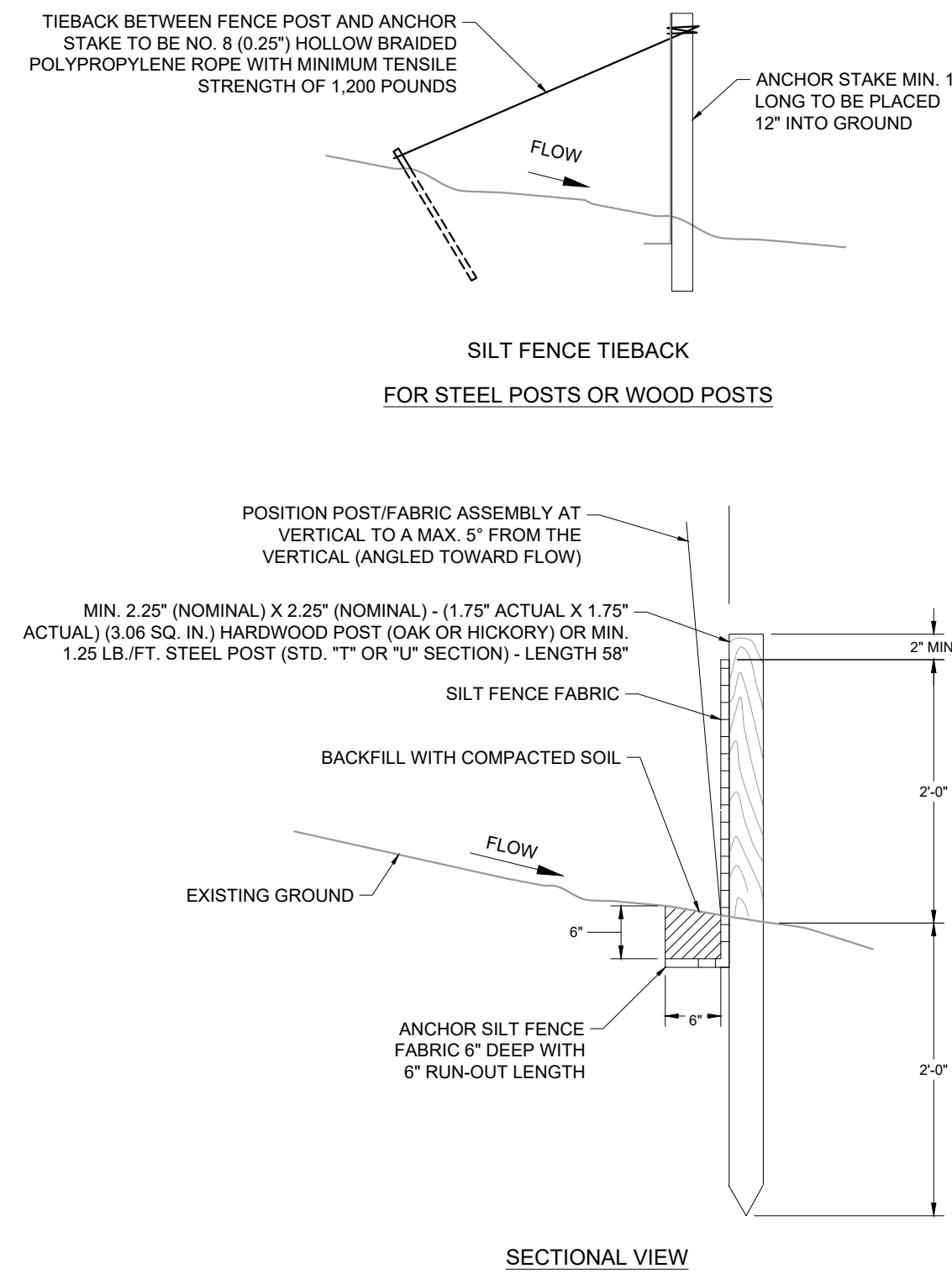
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PERMANENT STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH LOCAL EROSION AND SEDIMENT CONTROL REQUIREMENTS

PERMANENT SEEDING / STABILIZATION

SCALE
N.T.S.

4

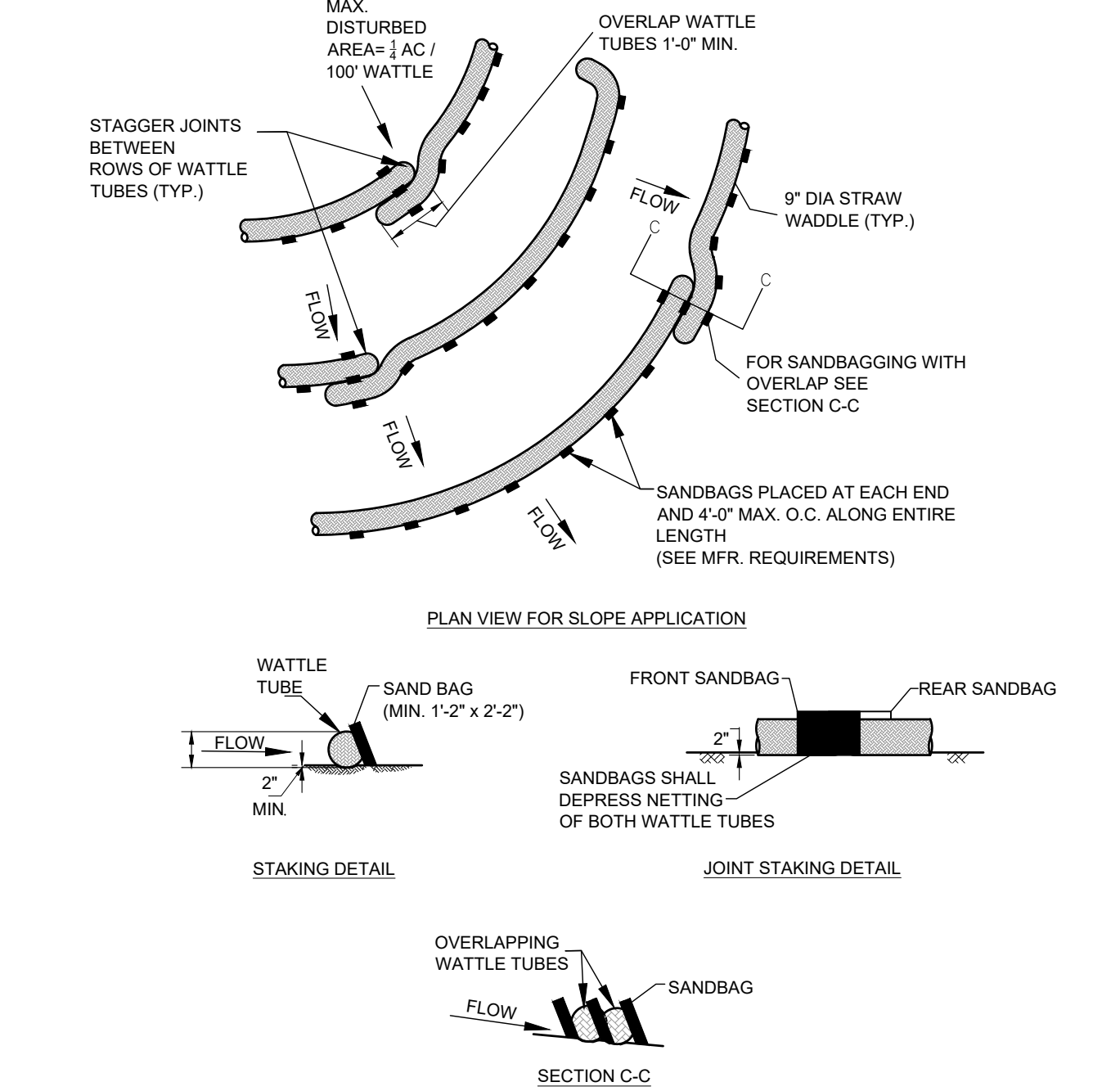


- NOTES:
1. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 2. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR WHEN CAPACITY NEARS 50%.

SILT FENCE

SCALE
N.T.S.

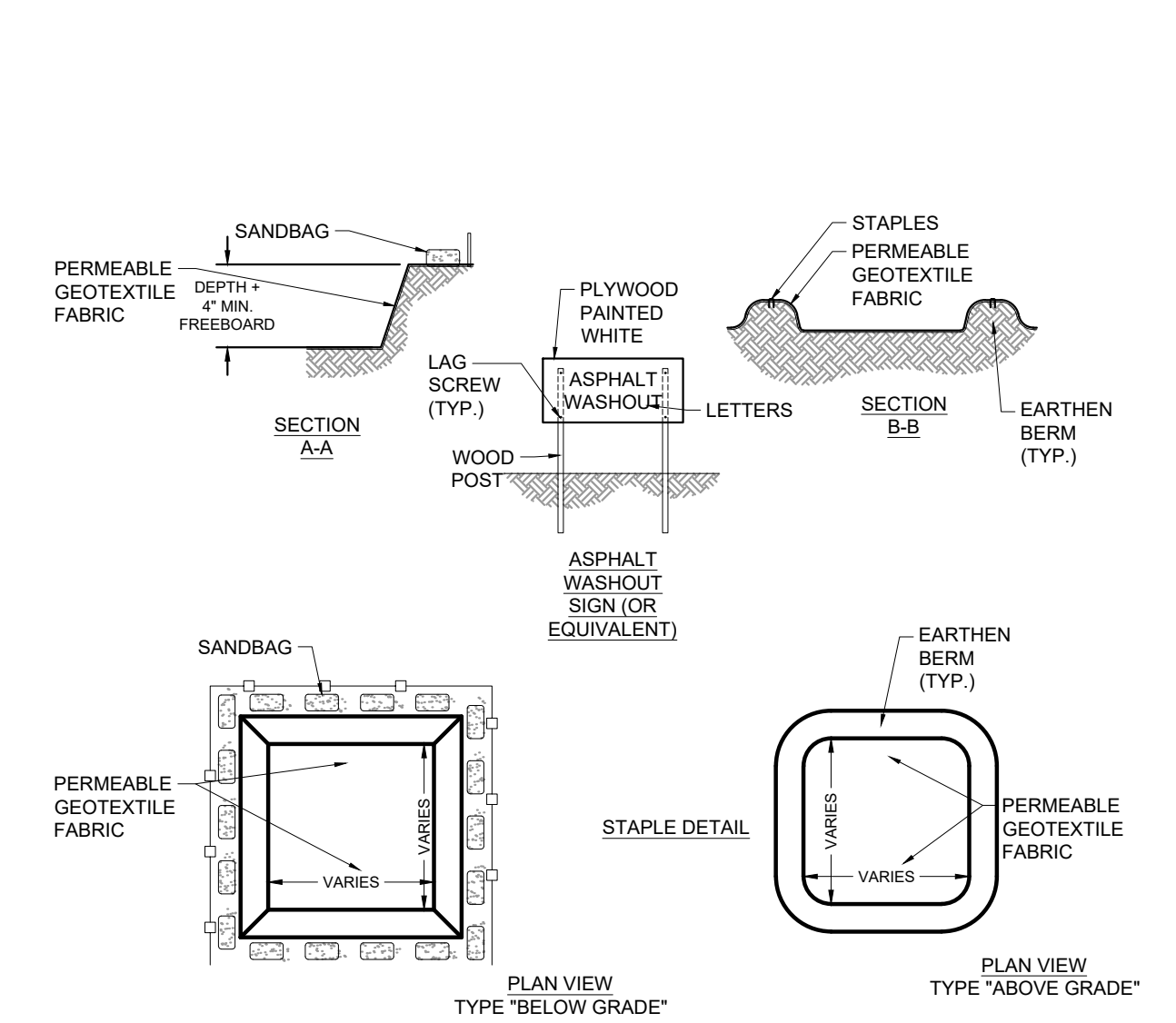
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EROSION EEL / FILTER SOCK

SCALE
N.T.S.

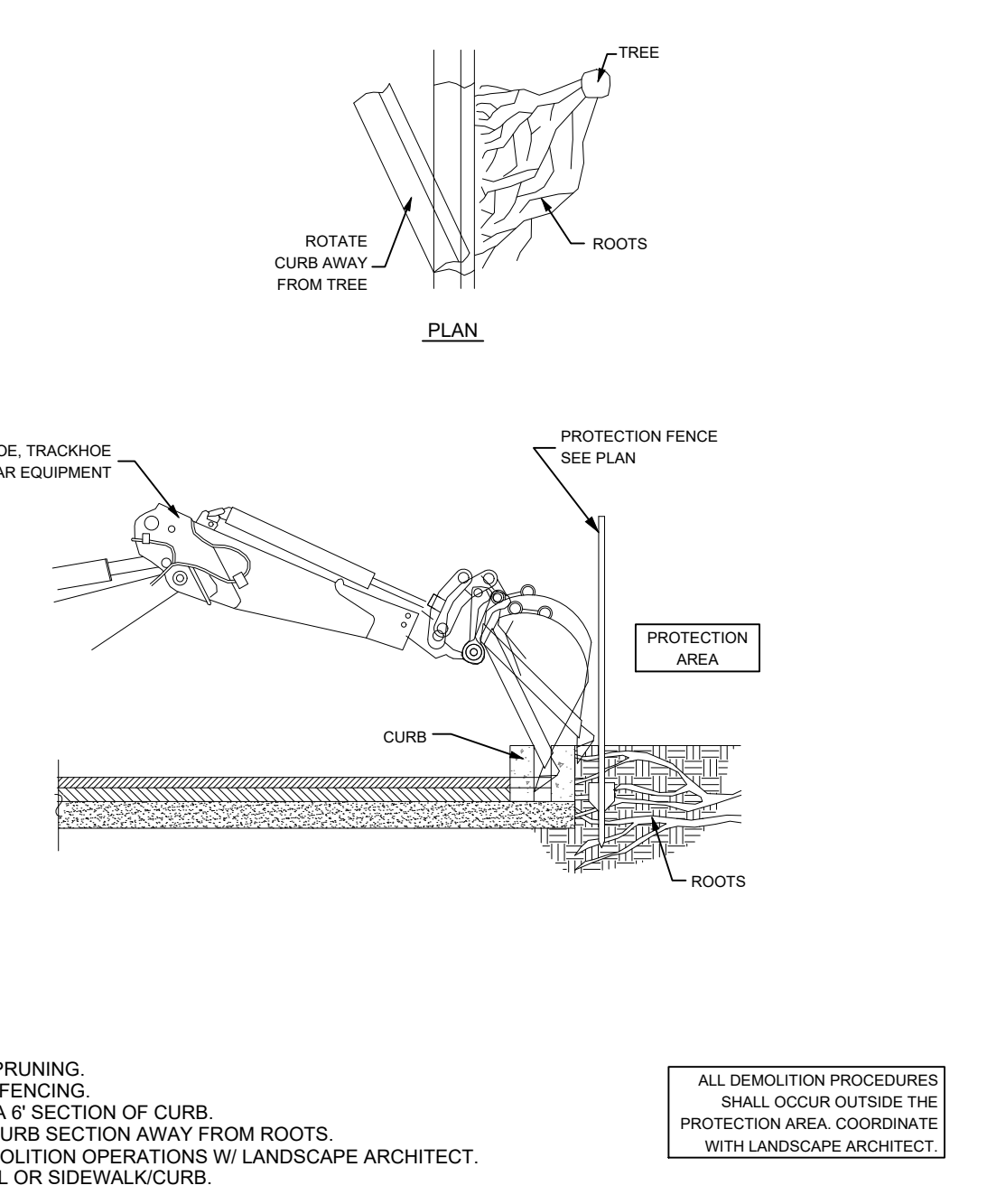
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CONCRETE / ASPHALT WASHOUT

SCALE
N.T.S.

7



DEMOLITION PROCEDURE - CURBING

SCALE
N.T.S.

8

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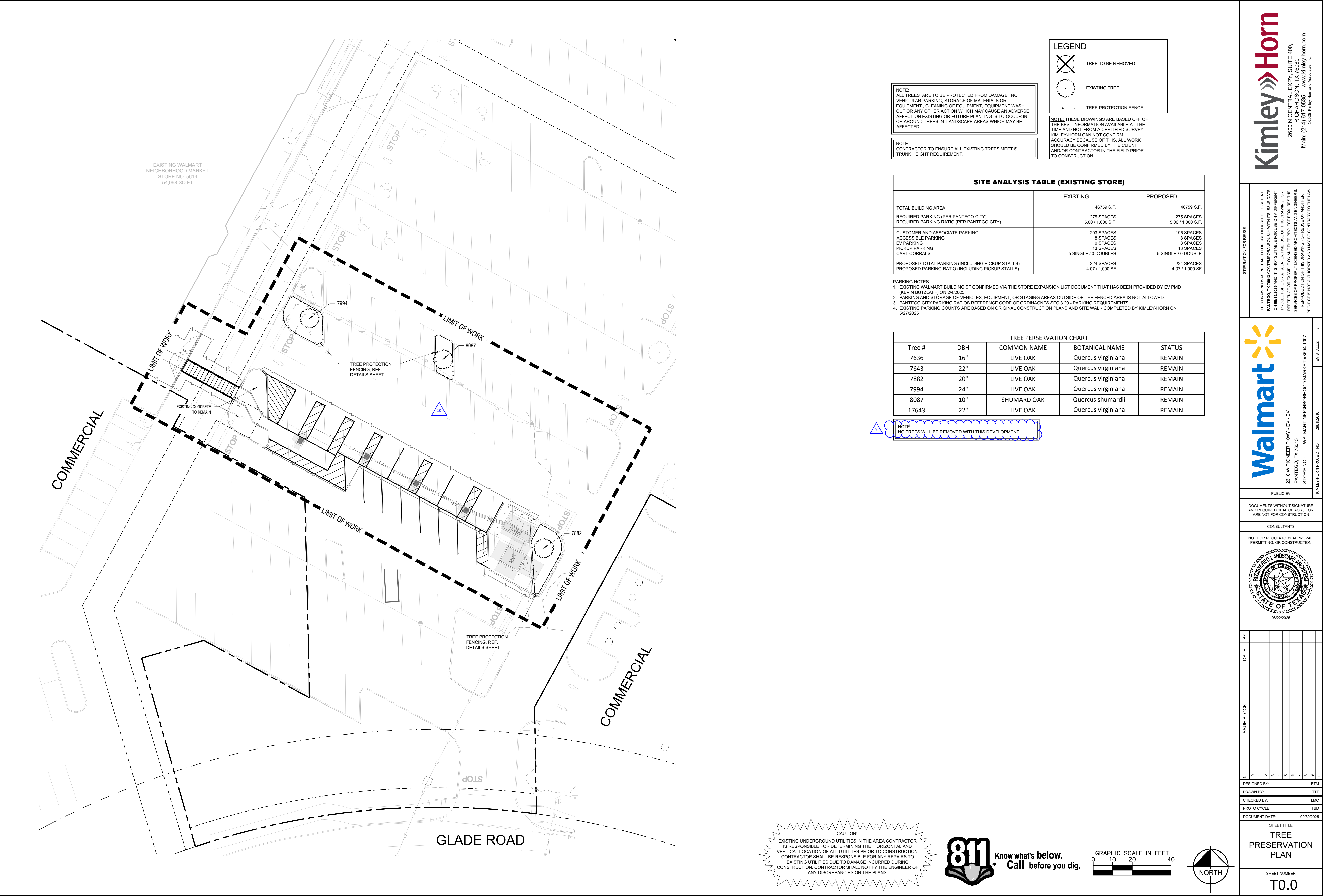


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2	SPECIAL USE PERMIT SUBMITTAL	10/2/2025	
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DESIGNED BY:		CO	
DRAWN BY:		CO	
CHECKED BY:		JMC	
PROTO CYCLE:		TBD	
DOCUMENT DATE:		10/3/2025	

SHEET TITLE
EROSION CONTROL
DETAILS

SHEET NUMBER
C4.0

SHEET SIZE: 36"x24"



NOTE:
ALL TREES ARE TO BE PROTECTED FROM DAMAGE. NO VEHICULAR PARKING, STORAGE OF MATERIALS OR EQUIPMENT, CLEANING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE AN ADVERSE AFFECT ON EXISTING OR FUTURE PLANTING IS TO OCCUR IN OR AROUND TREES IN LANDSCAPE AREAS WHICH MAY BE AFFECTED.

NOTE:
CONTRACTOR TO ENSURE ALL EXISTING TREES MEET 6' TRUNK HEIGHT REQUIREMENT.

LEGEND

TREE TO BE REMOVED

EXISTING TREE

TREE PROTECTION FENCE

NOTE: THESE DRAWINGS ARE BASED OFF OF THE BEST INFORMATION AVAILABLE AT THE TIME AND NOT FROM A CERTIFIED SURVEY. KIMLEY-HORN CAN NOT CONFIRM ACCURACY BECAUSE OF THIS. ALL WORK SHOULD BE CONFIRMED BY THE CLIENT AND/OR CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.

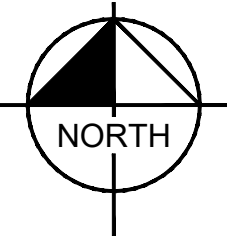
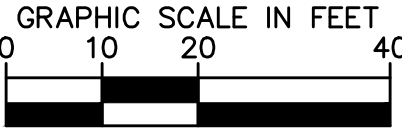
SITE ANALYSIS TABLE (EXISTING STORE)		
	EXISTING	PROPOSED
TOTAL BUILDING AREA	46759 S.F.	46759 S.F.
REQUIRED PARKING (PER PANTEGO CITY)	275 SPACES	275 SPACES
REQUIRED PARKING RATIO (PER PANTEGO CITY)	5.00 / 1,000 S.F.	5.00 / 1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	203 SPACES	195 SPACES
ACCESSIBLE PARKING	8 SPACES	8 SPACES
EV PARKING	0 SPACES	8 SPACES
PICKUP PARKING	13 SPACES	13 SPACES
CART CORRALES	5 SINGLE / 0 DOUBLES	5 SINGLE / 0 DOUBLE
PROPOSED TOTAL PARKING (INCLUDING PICKUP STALLS)	224 SPACES	224 SPACES
PROPOSED PARKING RATIO (INCLUDING PICKUP STALLS)	4.07 / 1,000 SF	4.07 / 1,000 SF

PARKING NOTES:
1. EXISTING WALMART BUILDING SF CONFIRMED VIA THE STORE EXPANSION LIST DOCUMENT THAT HAS BEEN PROVIDED BY EV PMD (KEVIN BUTZLAFF) ON 2/4/2025.
2. PARKING AND STORAGE OF VEHICLES, EQUIPMENT, OR STAGING AREAS OUTSIDE OF THE FENCED AREA IS NOT ALLOWED.
3. PANTEGO CITY PARKING RATIOS REFERENCE CODE OF ORDINANCES SEC 3.29 - PARKING REQUIREMENTS.
4. EXISTING PARKING COUNTS ARE BASED ON ORIGINAL CONSTRUCTION PLANS AND SITE WALK COMPLETED BY KIMLEY-HORN ON 5/27/2025

TREE PRESERVATION CHART				
Tree #	DBH	COMMON NAME	BOTANICAL NAME	STATUS
7636	16"	LIVE OAK	Quercus virginiana	REMAIN
7643	22"	LIVE OAK	Quercus virginiana	REMAIN
7882	20"	LIVE OAK	Quercus virginiana	REMAIN
7994	24"	LIVE OAK	Quercus virginiana	REMAIN
8087	10"	SHUMARD OAK	Quercus shumardii	REMAIN
17643	22"	LIVE OAK	Quercus virginiana	REMAIN

NOTE:
NO TREES WILL BE REMOVED WITH THIS DEVELOPMENT

CAUTION!!
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.



2600 N CENTRAL EXPY, SUITE 400,
RICHARDSON, TX 75080
Main: (214) 617-5535 | www.kimley-horn.com
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2610 W PIONEER Pkwy - EV
PANTEGO, TX 78013
STORE NO.: WALMART NEIGHBORHOOD MARKET #394-1007
KIMLEY-HORN PROJECT NO.: 296150016

EV STALLS: 8

PUBLIC EV

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

CONSULTANTS

DATE

BY

ISSUE BLOCK

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DESIGNED BY: BTM

DRAWN BY: TTF

CHECKED BY: LMC

PROTO CYCLE: TBD

DOCUMENT DATE: 09/30/2025

SHEET TITLE

TREE PRESERVATION PLAN

SHEET NUMBER

T0.0

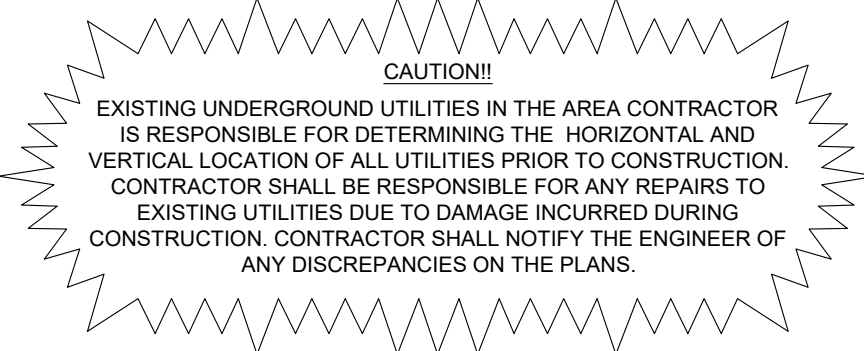
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SHEET SIZE: 36"x24"



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



1. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEE 2900 SPECIFICATION.

2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.

3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.

4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.

5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.

6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.

7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCH AS SPECIFIED.

8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND SHOULD NOT BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, OR EQUIPMENT WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN PLANTING AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN HEALTHY PLANT CONDITIONS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS PRIOR TO THE END OF THE CONTRACT TERM.

12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

13. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.

14. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.

15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

16. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD OR MINERAL MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM OF 1" DEPTH.

17. THE CONTRACTOR SHALL REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.

18. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.

19. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.

20. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN.

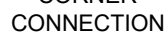
21. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.

22. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.

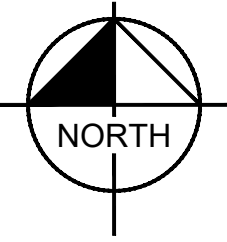
23. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.

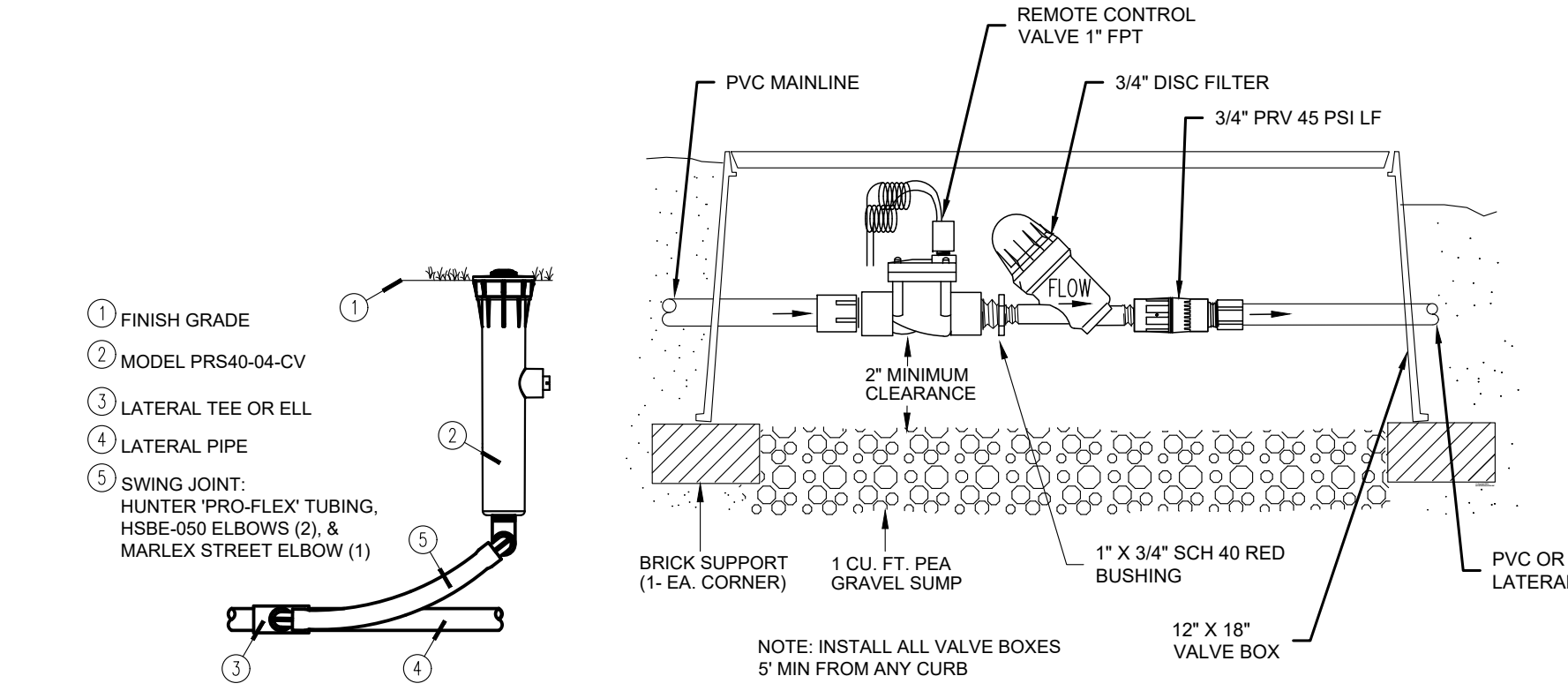
24. EXISTING TREES TO BE CORRECTIVELY PRUNED BY A CERTIFIED ARBORIST WITH THE PERMISSION OF THE LANDSCAPE ARCHITECT.

SHEET NUMBER
L0.0



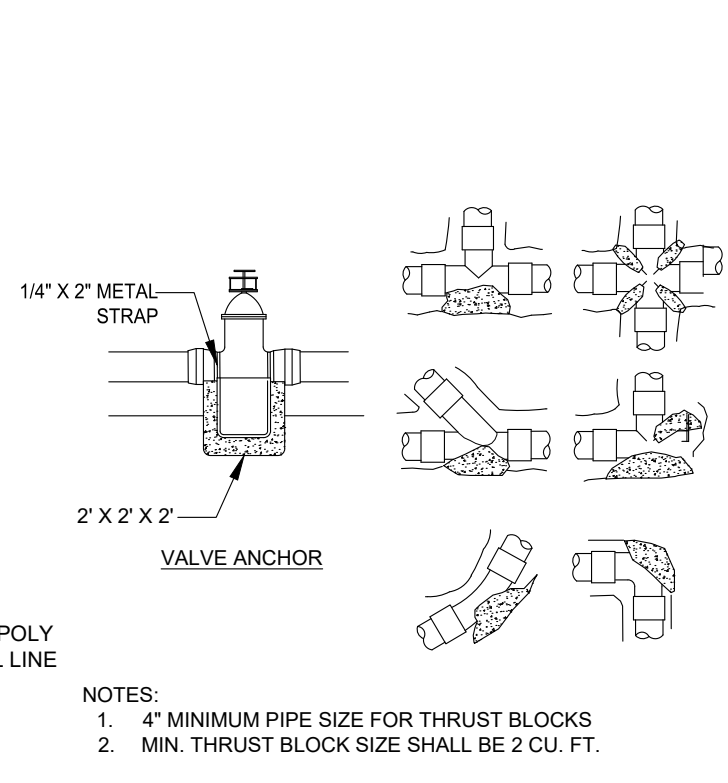
CAUTION!



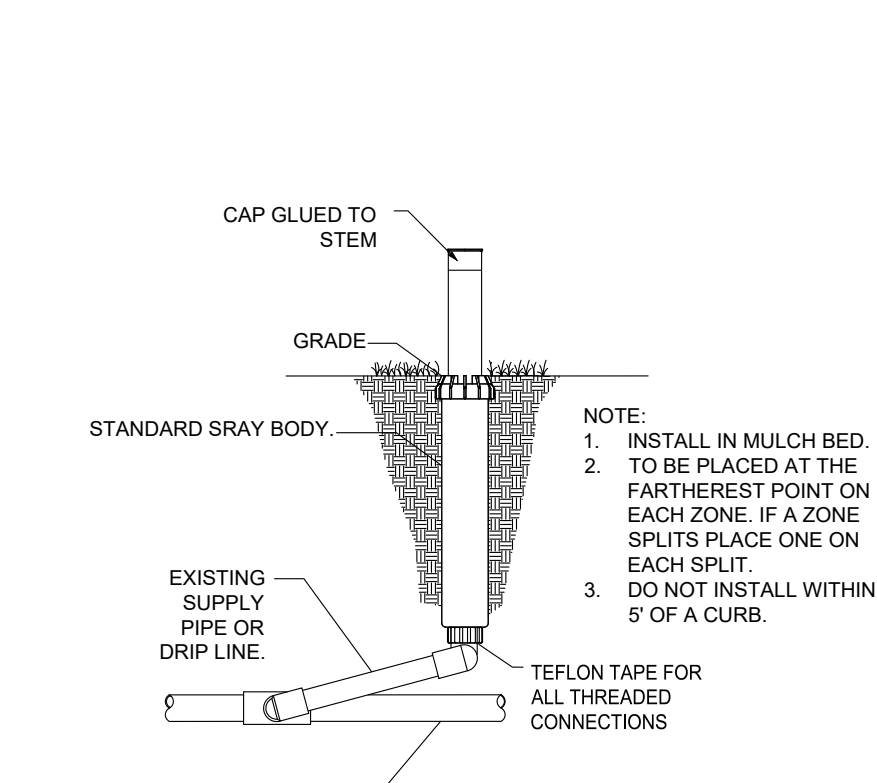


MP ROTATOR SPRINKLER
DETAIL - N.T.S.

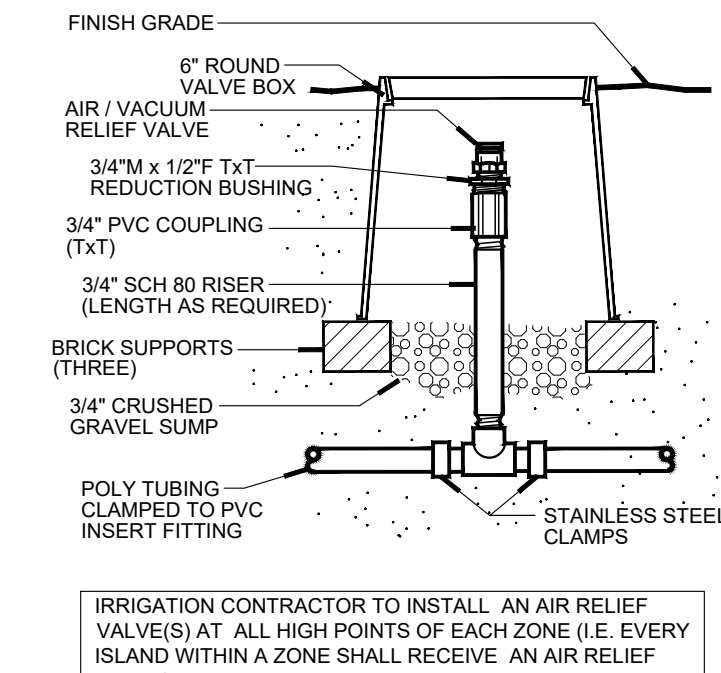
LOW FLOW ZONE CONTROL VALVE KIT
DETAIL - N.T.S.



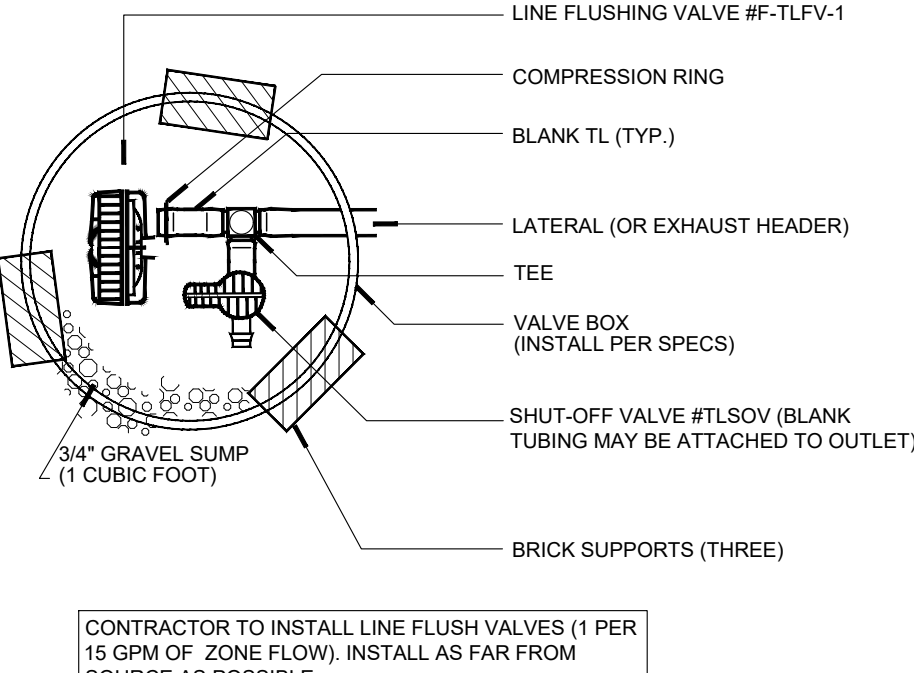
THRUST BLOCK
DETAIL - N.T.S.



OPERATION MONITOR
N.T.S.



AIR/VACUUM RELIEF
(PLUMBED TO POLY) DETAIL - N.T.S.
ALL BARBED FITTINGS TO UTILIZE EITHER STAINLESS STEEL HOSE CLAMPS, STEEL CRIMP, OR COMPRESSION RING.

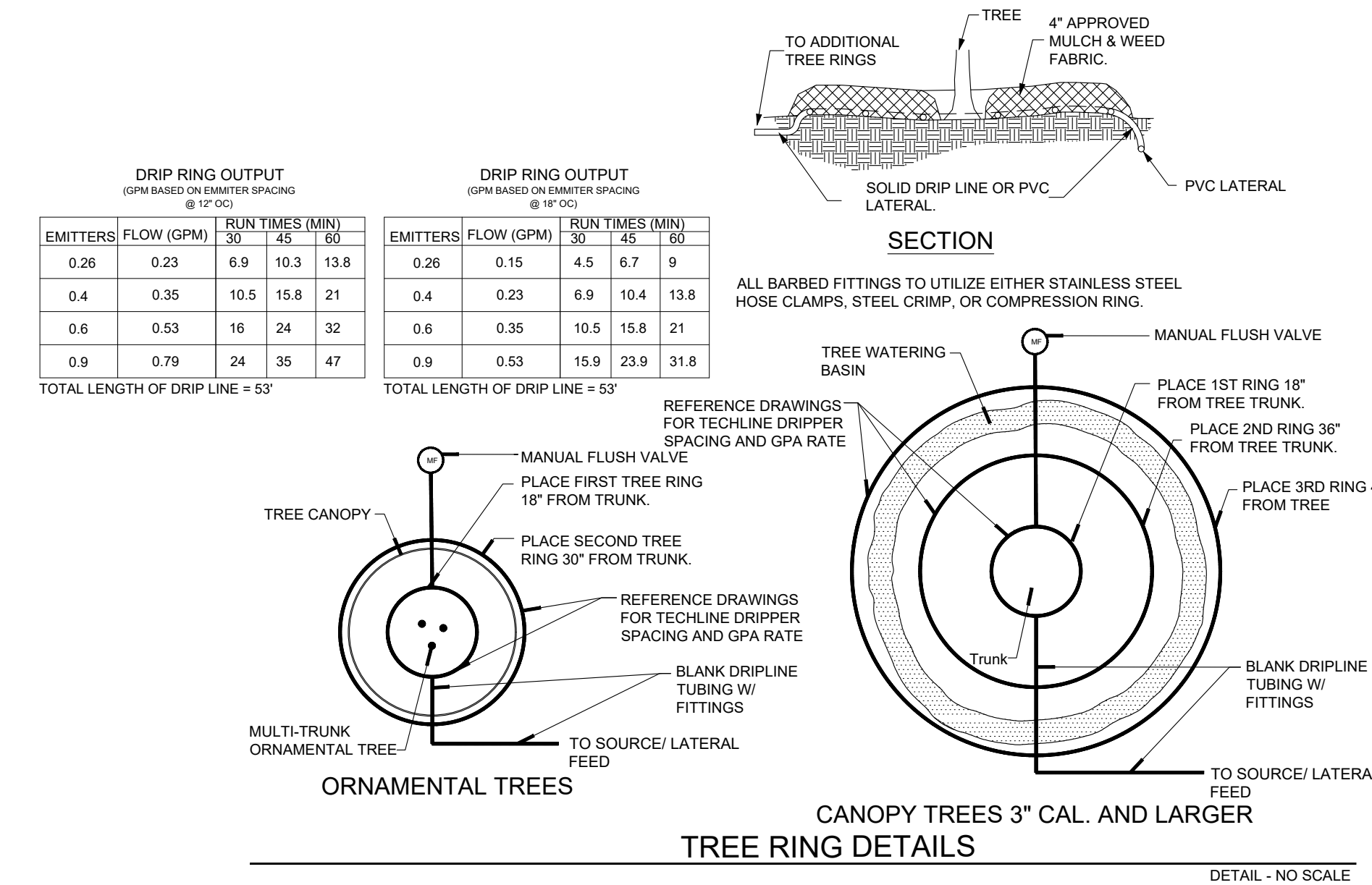


LINE FLUSHING VALVE
W/ SHUT-OFF VALVE DETAIL - N.T.S.
ALL BARBED FITTINGS TO UTILIZE EITHER STAINLESS STEEL HOSE CLAMPS, STEEL CRIMP, OR COMPRESSION RING.

TECHLINE CV-MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)									
TECHLINE DRIPPER SPACING		12"		18"		24"			
DRIPPER FLOW RATE (GPH)		0.4	0.6	0.9	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)									
15		109	86	65	151	120	91	152	116
25		325	256	194	459	361	274	458	348
35		409	322	244	579	456	346	580	440
45		469	369	280	664	523	397	666	506

TECHLINE-MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)									
TECHLINE DRIPPER SPACING		12"		18"		24"			
DRIPPER FLOW RATE (GPH)		0.4	0.6	0.9	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)									
15		292	233	175	410	322	247	405	308
25		397	312	238	558	438	335	553	423
35		486	365	279	656	514	394	649	497
45		520	407	311	732	574	439	725	555

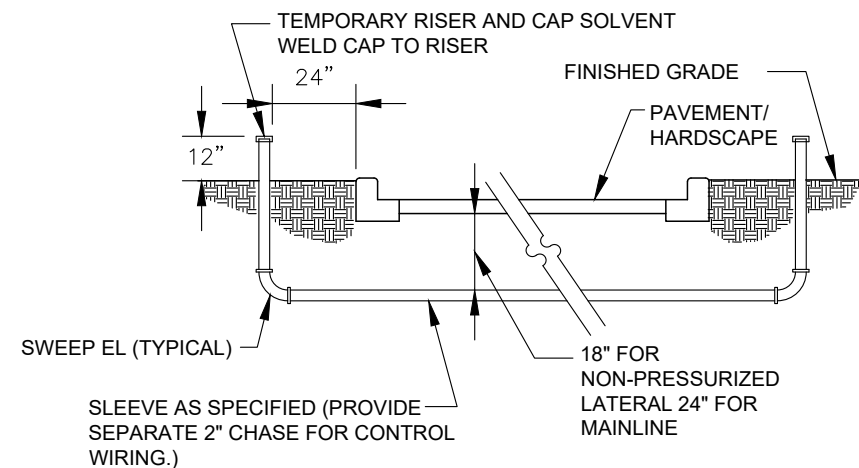
DRIPELINE LENGTHS



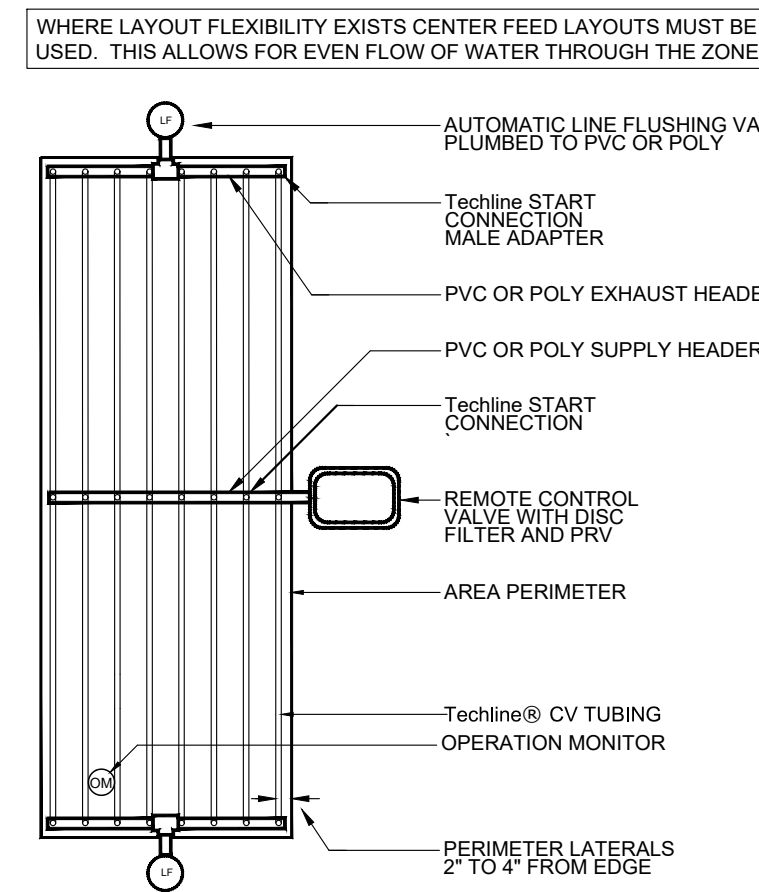
DETAIL - NO SCALE

PIPE SIZE	SLEEVE SIZE
3/4"	1-1/4"
1"	2"
1-1/4"	2-1/2"
1-1/2"	2-1/2"
2"	3"
2-1/2"	4"
3, 4"	6"

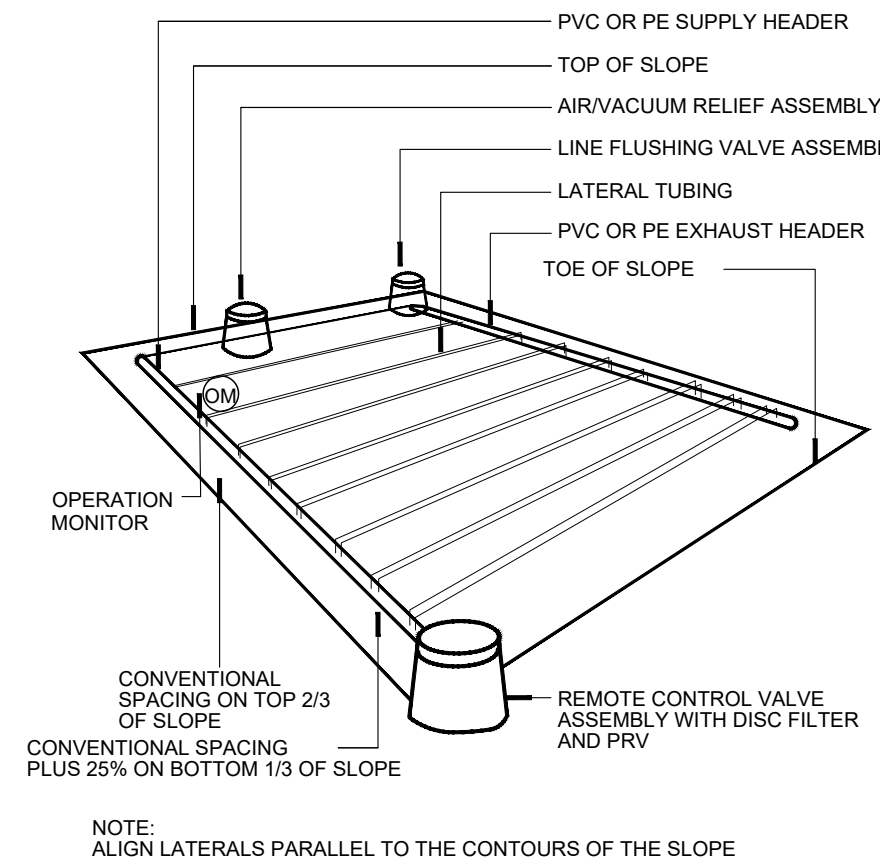
SLEEVE SIZE SCHEDULE



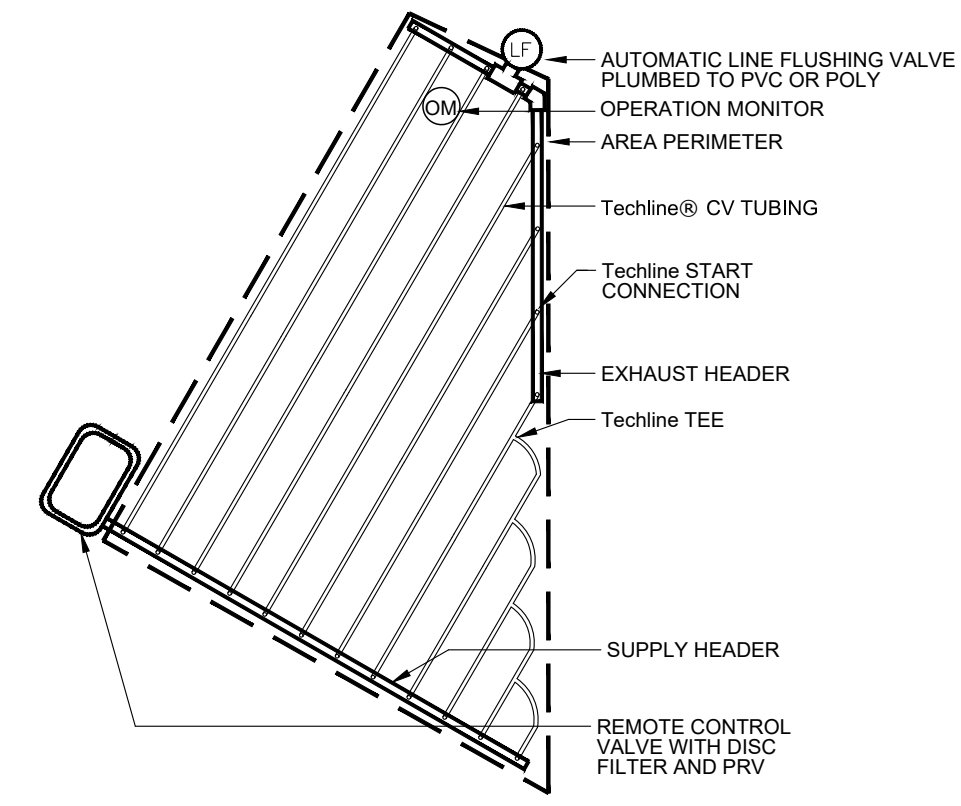
SLEEVE INSTALLATION
DETAIL - N.T.S.



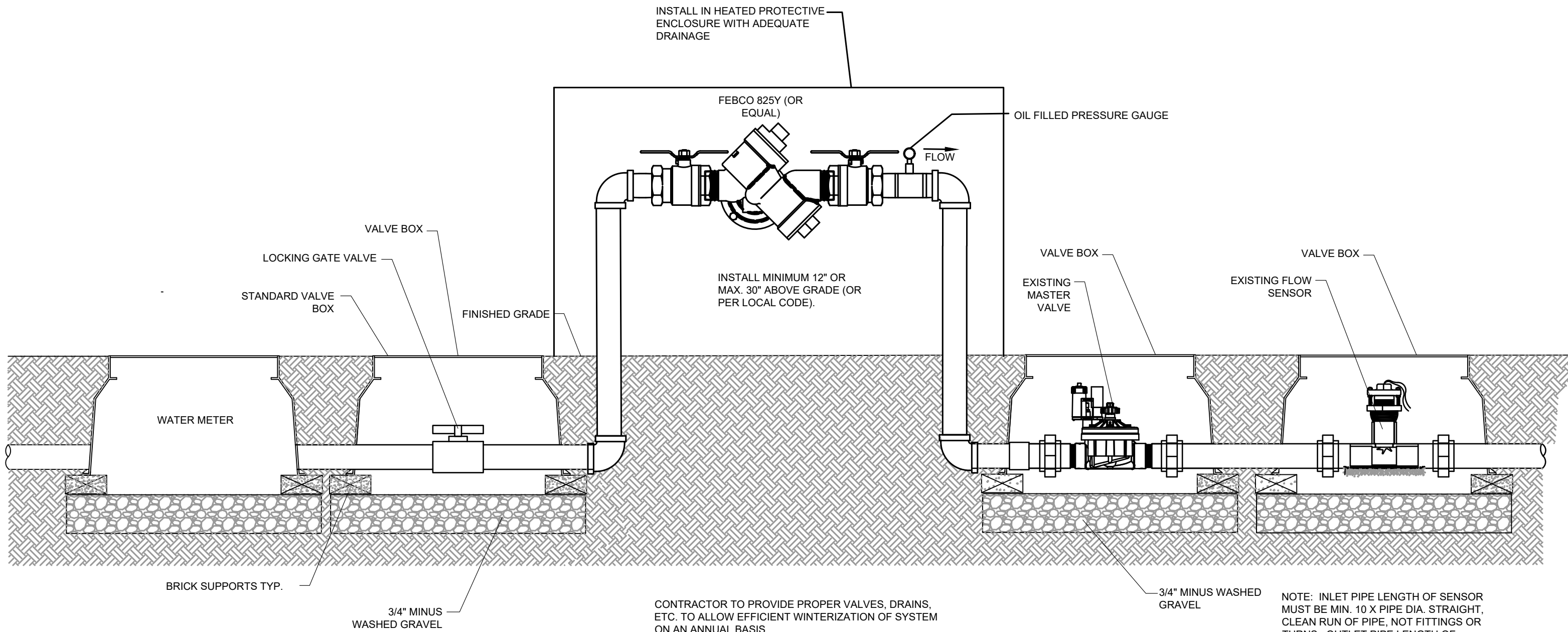
Techline® CV CENTER FEED LAYOUT
DETAIL - NO SCALE



SLOPE FEED LAYOUT
DETAIL - N.T.S.



IRREGULAR AREAS: TRIANGULAR
Techline® CV DETAIL - NO SCALE



EXISTING SOURCE COMPONENTS

DETAIL - N.T.S.

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

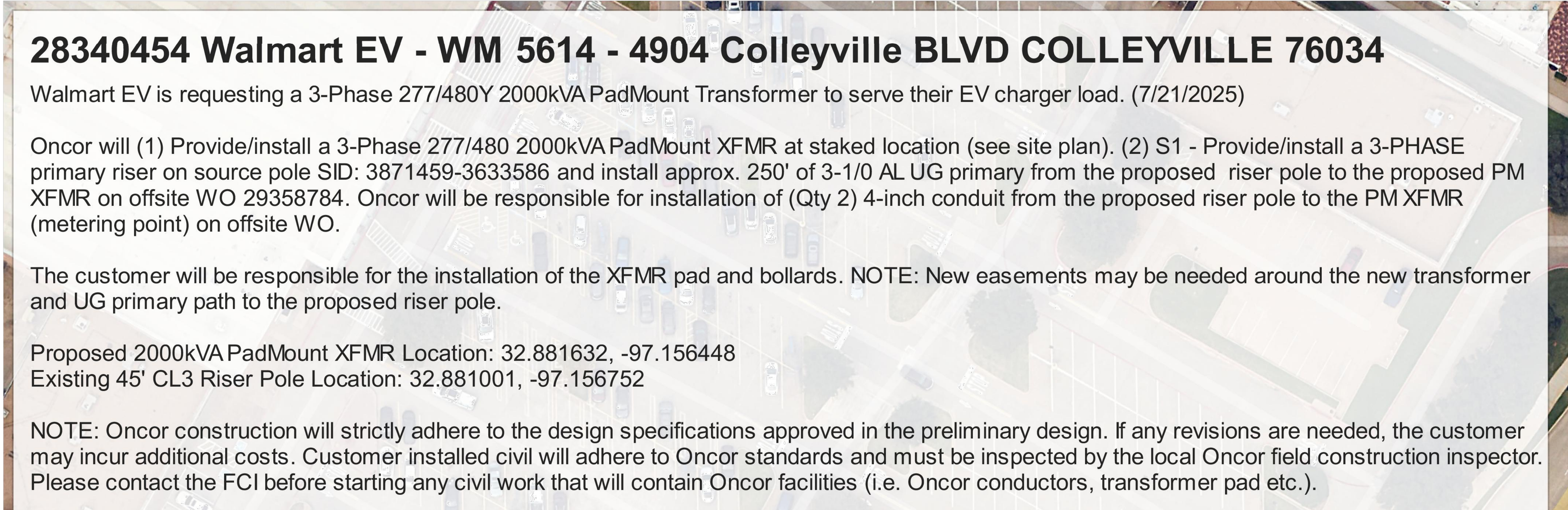
Walmart EV is requesting a 3-Phase 277/480Y 2000kVA PadMount Transformer to serve their EV charger load. (7/21/2025)

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

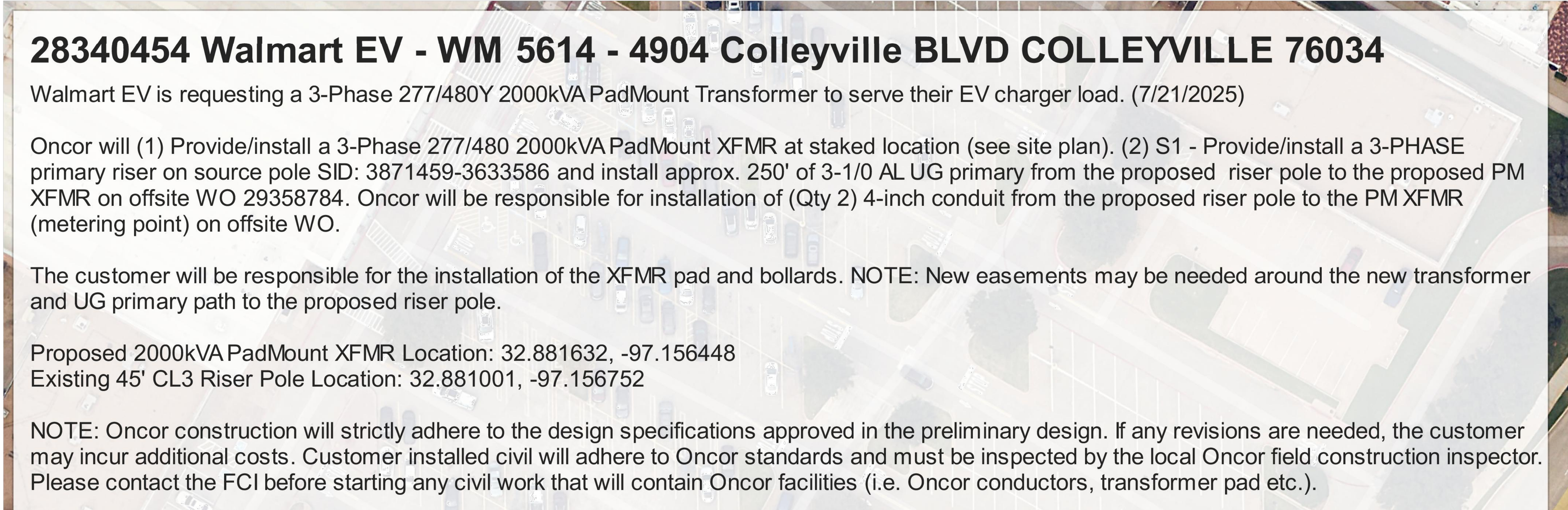
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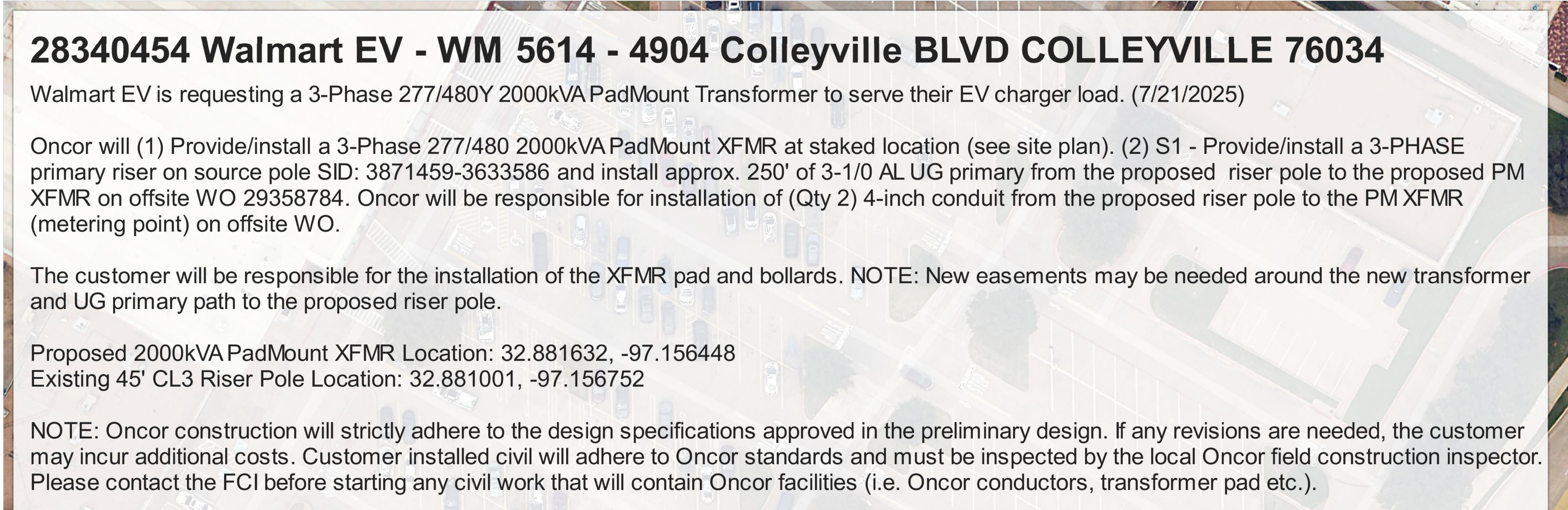
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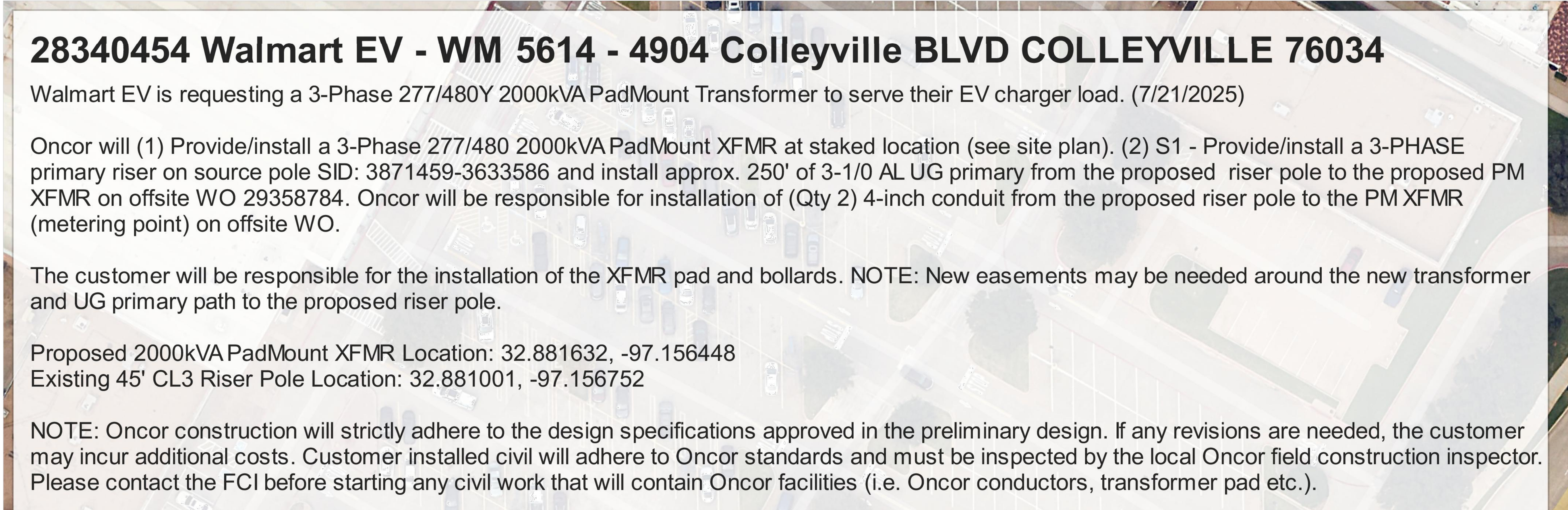
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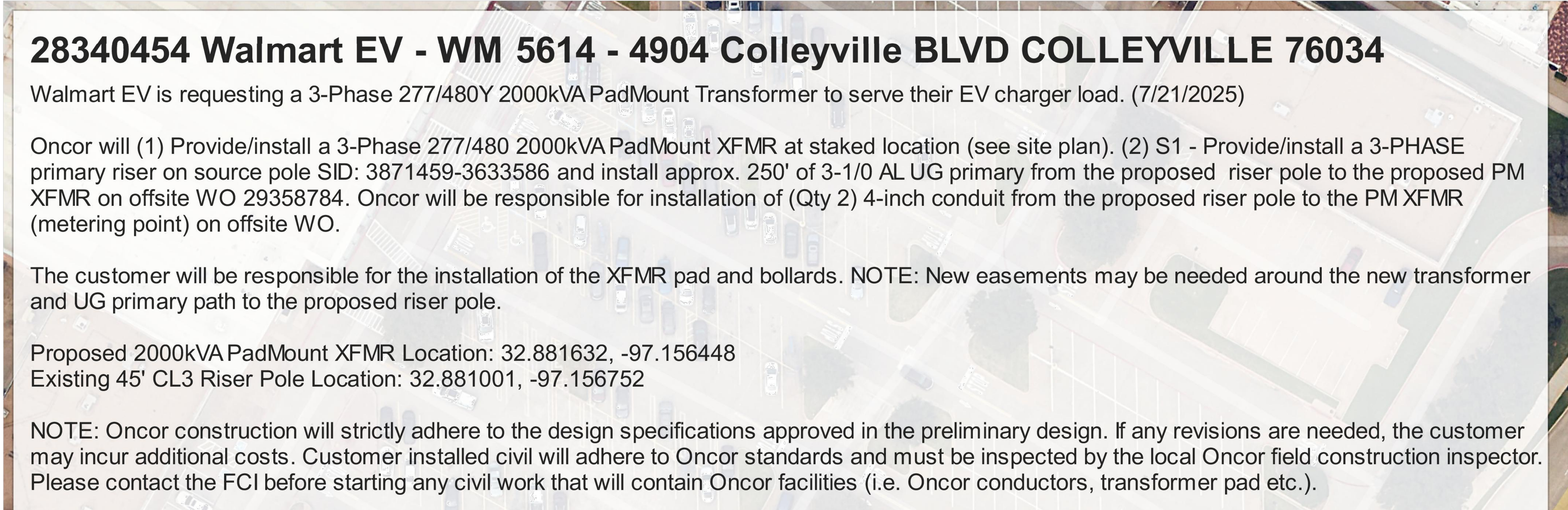
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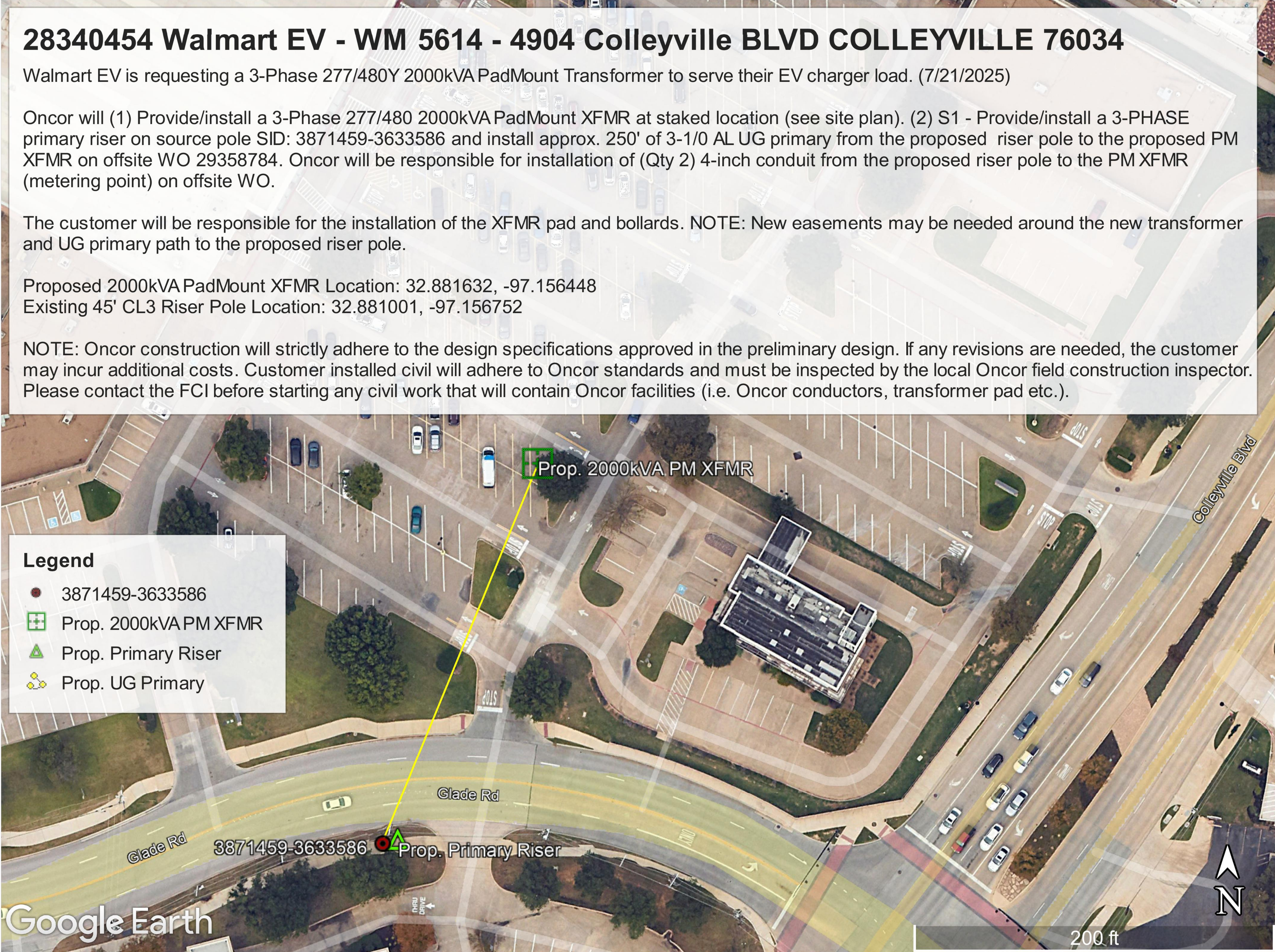
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Kimley»»Horn
2600 N CENTRAL EXPY,
RICHARDSON, TX 76011
Main: (214) 616-0535 | www.kimley-horn.com
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COLLEGEVILLE, TX 76034. CONTINGENCIOUSLY, WITH ITS ISSUE
DATE ON 08/21/2025 AND IT IS NOT SUITABLE FOR USE ON THIS
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REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS
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CONTRARY TO THE LAW.

 4904 COLLEYVILLE BLVD - EV COLLEYVILLE, TX 76034 STORE NO.: WALMART NEIGHBORHOOD MARKET #5614-1008	EV STALLS: 12
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DOCUMENTS WITHOUT SIGNATURE
AND REQUIRED SEAL OF AOR / EOR
ARE NOT FOR CONSTRUCTION

CONSULTANTS

1	SPECIAL USE PERMIT SUBMITTAL REVISION #1	10/2/2025
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY:

OWN BY:

NO CYCLE:

MENT DATE: 10/2/2025

SHEET TITLE

ONCOR DESIGN

[illegible]

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

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SHEET NUMBER

E1.0

© 2006 The Authors

SHEET SIZE: 36"x24"



**Oncor Electric Delivery
New Construction Manager**

Charles Douglas III, P.E.
New Construction Management
1545 High Point Dr, Mesquite, TX, 75149
Cell: (512) 925-7935

October 3, 2025

Aaron Taylor, P.E.
Kimley-Horn

RE: WO 28340454 - 4904 COLLEYVILLE BLVD COLLEYVILLE 76034

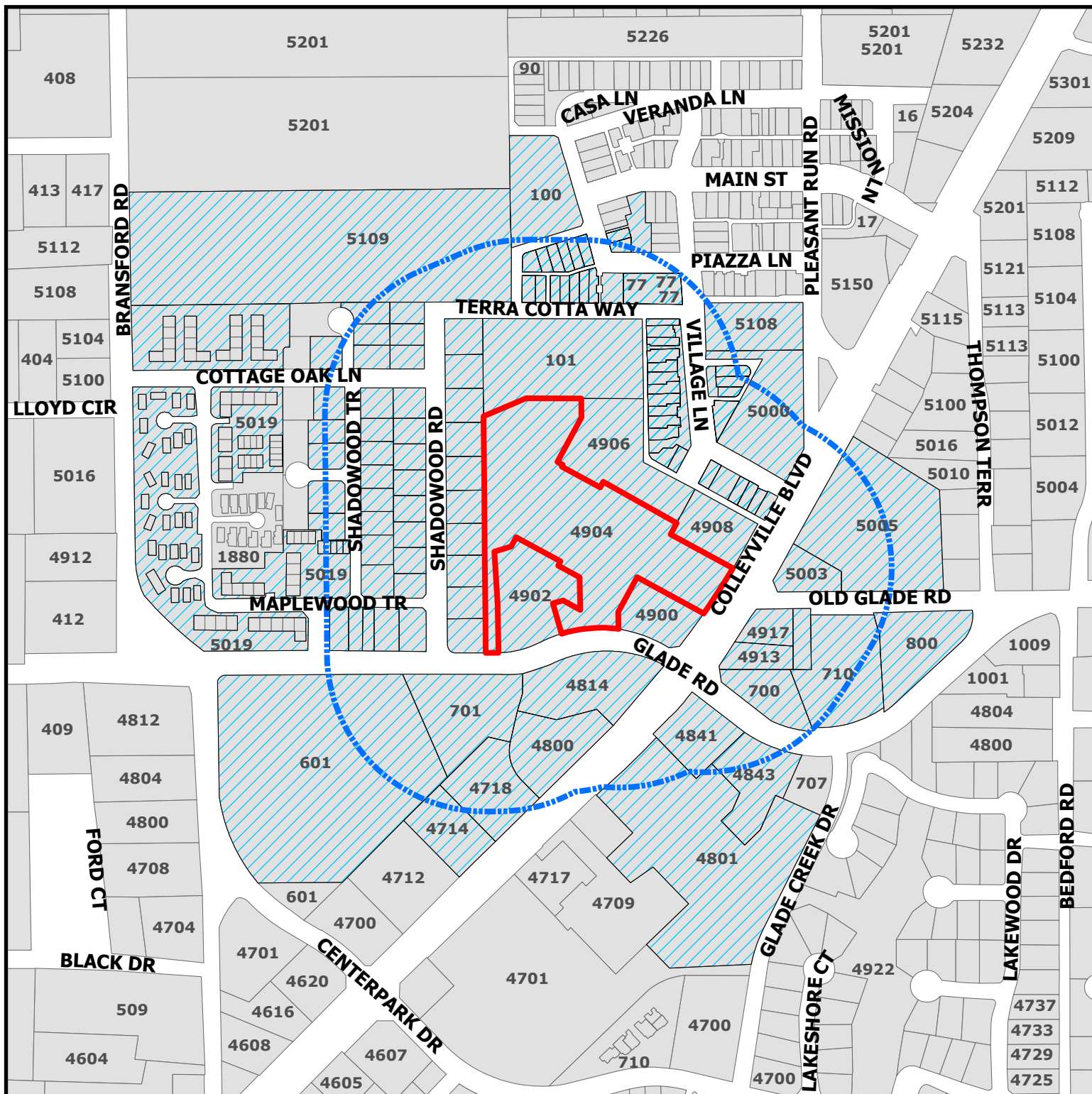
Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

Charles Douglas III, P.E
Senior Engineer

Notification Map

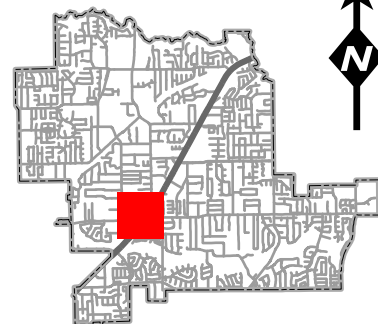


ZC25-028

4904 Colleyville Blvd

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-  Subject Property
-  Buffer
-  Parcels to be notified





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, October 13, 2025 at 7:00p.m.
City Council Meetings: Wednesday, November 5, 2025 & Tuesday, November 18, 2025 at 7:00p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Electric Vehicle (EV) Charging Station on Lot 1R, Block 1, Kroger Addition, being approximately 6.6 acres, and zoned CC-2 Shopping Center district. The request is to allow for electric vehicle chargers at the Walmart shopping center.

Zoning Case: ZC25-028

Applicant: Jannet Cabrera

Owner: Wal-Mart Real Estate Business Trust

Location: 4904 Colleyville Boulevard

Property Description: Lot 1R, Block 1, Kroger Addition

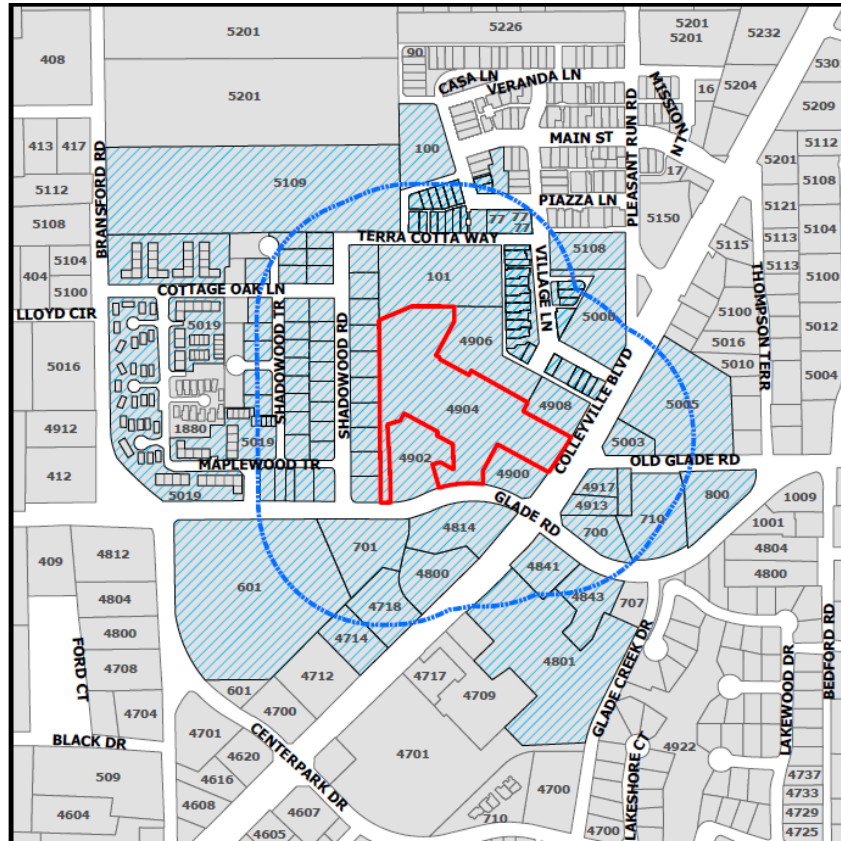
Present Zoning: CC-2 Shopping Center Commerical

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

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

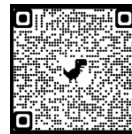
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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

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



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

Daniel Ponder

Daniel Ponder
Planning Manager

ORDINANCE O-25-XXXX

AMENDING THE ZONING ON APPROXIMATELY 6.6 ACRES, BEING LOT 1R, BLOCK 1, KROGER ADDITION, LOCATED AT 4904 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR AN ELECTRIC VEHICLE CHARGING STATION; 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 a request for a Special Use Permit (Case ZC25-028) for an electric vehicle charging station for the real property described as Lot 1R, Block 1, Kroger Addition, located at 4904 Colleyville Boulevard, as further described and depicted on Exhibits "A", "B", and "C" hereto (the "Subject Property"); and

WHEREAS, the Subject Property is presently zoned CC-2 Shopping Center Commercial; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville, has considered and made recommendations on the request, having given the requisite notices, and having held due hearings and affording a full and fair opportunity for all persons interested in the matter to be heard; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council finds that this amendment is in conformance with the Comprehensive Plan for the City of Colleyville and promotes the general health, safety, and welfare of this community.

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

Sec. 1. THAT the foregoing premises and findings are found to be true and correct and are incorporated as if fully set forth herein.

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 the Subject Property, by authorizing a

Special Use Permit for an electric vehicle charging station, as depicted.

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the City's Comprehensive Zoning Ordinance and Land Development Code, as amended herein.

Sec. 4. THAT the Special Use Permit is hereby granted subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall allow for an electric vehicle charging station with eight parking spaces and four electric vehicle chargers in the parking lot.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

2. LANDSCAPING PLAN

- a. The landscaping shall be generally consistent with the landscaping plan and as depicted on the attached Exhibit "C".
- b. The applicant shall provide additional landscaping to the two landscaping islands adjacent to the charging station as shown in red on Exhibit "C".

Sec. 5. THAT any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, Section 1-6 of the Code of Ordinances for the City of Colleyville.

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of November 2025.

The second reading and public hearing being conducted on the 18th day of November 2025.

APPROVED BY A VOTE OF ____ AYES, AND ____ NAYS, ON THIS THE 18TH DAY OF NOVEMBER 2025.

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

ATTEST:

CITY OF COLLEYVILLE

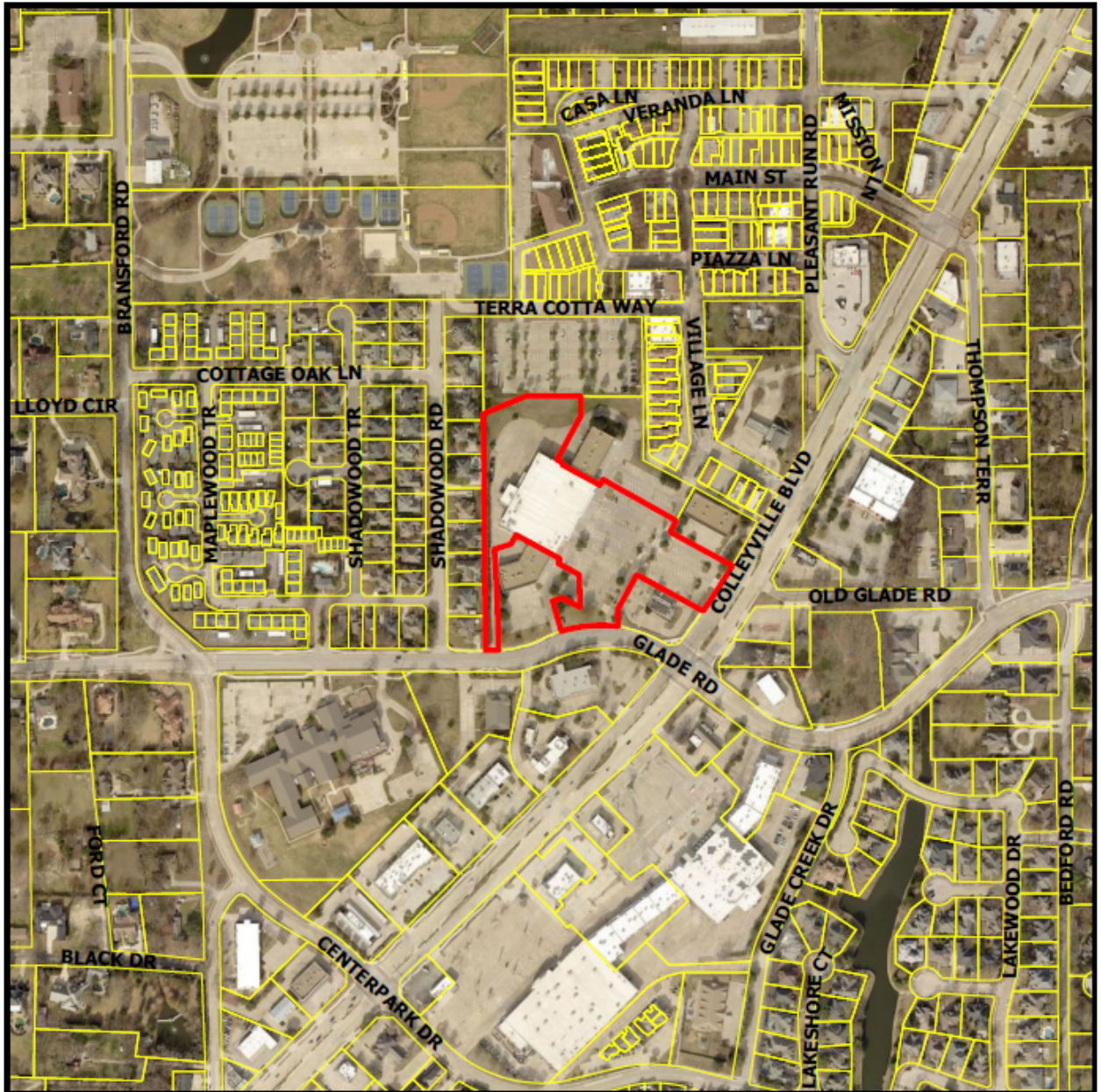
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

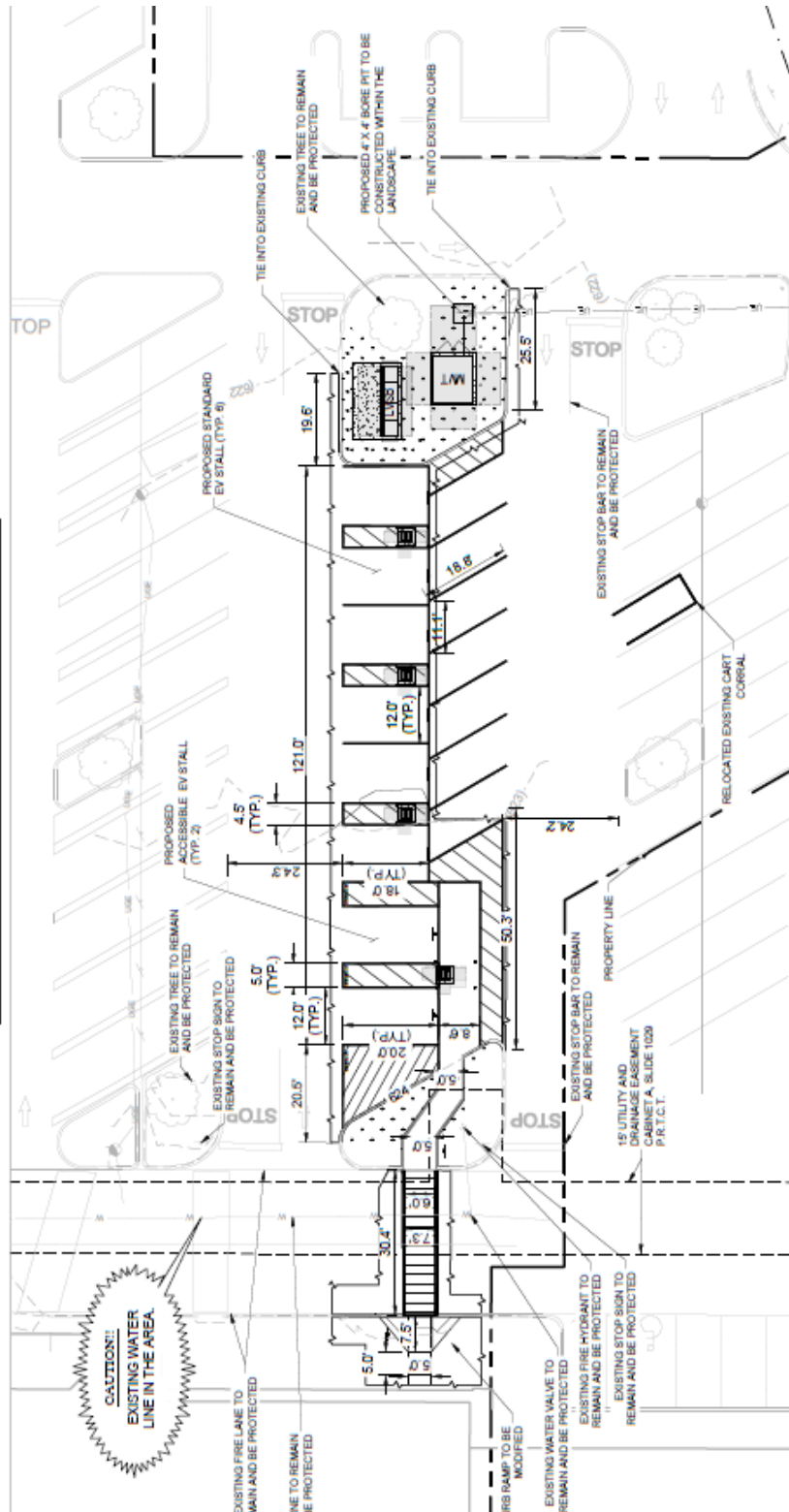
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Aerial Map



EV CHARGING AREA



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
GROUND COVERS					
	Grass	440	Large material / 1/4" x 1/4"	12" x 12" x 1/4" x 1/4"	Full 1 gallon each.
MISC					
	Code	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	100	100	Miscellaneous	100	100

PARKING LANDSCAPE REQUIREMENTS		
REQUIREMENTS	REQUIRED	PROVIDED
A 140-SQUARE FOOT LANDSCAPE ISLAND WITH ONE 3-INCH TREE FOR EACH 18 PARKING SPACES PROVIDED. PARKING SPACE PROVIDED = 16	1	1 (EXT)

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONFORMANCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANT ROOTS ARE EXPECTED TO MEET ALL CONTAINER SIZES.

NOTE: ALL PROPOSED LANDSCAPE PLANTING AREAS TO BE EXCAVATED TO A MINIMUM DEPTH OF 36" AS NECESSARY TO CONTAIN APPROPRIATE PLANTING. SEE ALL SPECIFICATIONS, EXISTING RECORD, BASELINES & TOPOGRAHY FOR ADDITIONAL INFORMATION.

NOT A RESEARCH OR DESIGN TOOL. NOT FOR TYPING. CANNOT BE USED FOR ABOUT 100% RESPONSIBLE FOR PROTECTION OF ALL DRAFTING UTILITIES. PROTECTION UNDER WARNING STRUCTURES, LANDSCAPE, ETC. WHICH ARE SCHEDULED TO BE OBTAINED RELIABLE.

LANDSCAPE NOTES:

1. ALL CONSTRUCTION MATERIALS TO BE DELIVERED TO THE PROJECT SITE BY 10:00 A.M. PER 2000 SPECIFICATION.
2. ALL PLANT MATERIAL SHALL BE HEALTHY VIGOROUS AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR Balled AND BURLAPPED AS INDICATED

4. ALL THINGS SHALL HAVE A STRAIGHT TRUNK AND PULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE.

6. DURING AND AFTER INSTALLATION, ALL TREES MUST BE CULTIVO OR STAKED AS SHOWN IN THE DETAILS.

7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED, LEAVING NO EXPOSED SOIL. THE MULCHING SHALL BE DESCRIBED IN THE CONTRACT DOCUMENTS.

BEFORE CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE

PERIOD 2: TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE ADJUNCTS, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.

10. PLANTING AND PLANTING FOR SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THIS COMB SPEC.

12. ALL PLANT MATERIAL WHICH IS DAMAGED, DESTROYED, LOST, OR INEFFECTIVELY STORED TO PREVENT PROPER IDENTIFICATION OF SPECIES SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MISSING ALL PLANT LIST SPECIFICATIONS.

14. IN THE EVENT OF AN UNEXPECTED SHORTAGE OF PLANTS, THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.

15. AFTER BEING CULLED, THE MARIJUANA BUDS, ALL TWIGS IN LEAF SHALL BE ACCUMULATED FOR

15 TWO (2) WHEELS UNDER A MIST SYSTEM PROTECT TO INSTALLATION.
STANDARD SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" RECOMMEND GUIDELINE
SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT
MATERIAL.

16. WARE: SHOWS ON THE PLANT AND DETALS PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HORIZON OR MINERAL MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF FOUR INCHES.

17. DUE TO THE MAINT. SCHEDULING FOR REVISIONS REQUIRED FOR THE COMPLETION OF

15. WEED MAT IS REQUIRED IN LANDSCAPED AREAS AS SPECIFIED.

16. ALL PLANT MATERIALS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OF ALL PLANT MATERIALS AT LOCAL SOURCES.

30. THIS PLAN IS TO BE BASED ON THE COOPERATING ALL PARTS AND RELATED ASSOCIATED APPROXIMATE ESTIMATE FOR CONSTRUCTION OF THE SWAMP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWAMP PLAN FOR THIS SITE.

31. THE CONTRACTOR IS REQUIRED TO COMPLETE THE SWAMP PLAN ON PERMANENT RECORD OR TO THE CONTRACTOR'S RECORDS.

22. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SHORING OR BRACING / EXCAVATION AND PRO-BITTED THESE SERVICES SHALL BE DERIVED FROM SITE PLAN.

23. ALL EXCAVATION / EXCAVATION AND PRO-BITTED THESE SERVICES SHALL BE DERIVED FROM SITE PLAN.

24. EXISTING TREES TO BE PROTECTIVELY FENCED BY A CERTIFIED ARBORIST WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT.

A detailed site plan for a proposed development. The central feature is a large rectangular building footprint with a hatched pattern, oriented diagonally. To its left is a parking area with several stalls, some of which are also hatched. A dashed line labeled "LIMIT OF WORK" encloses both the building and the parking area. To the right of the building is another hatched area, possibly a utility or drainage easement. The plan includes various annotations such as "STOP", "COMMERCIAL", "PARCEL NO PART 1 PERMANENT EASEMENT NOT TO BE USED FOR P.T.C.T.", "15' UTILITY AND DRAINAGE EASEMENT CABINET A, SLIDE 1029 P.T.C.T.", and "NOT BUILDING LINE CABINET A, SLIDE 1029 P.T.C.T.". Two red circles highlight specific areas: one around a small structure in the parking lot and another around a larger structure near the top left corner. The plan also shows existing roads, sidewalks, and landscaping elements like trees and shrubs.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2e

Agenda Date 10/13/2025

Number 2e

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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, of the Meadows Creek Offices Addition being approximately 1.7 acres, and zoned PUD-C Planned Unit Development Commercial. The purpose of the plat is to divide one commercial lot into two lots.

Existing Conditions/Background: The subject property, 8098 Precinct Line Road, is zoned PUD-C Planned Unit Development Commercial. It is located northeast of the intersection of Lavaca Trail and Precinct Line Road. It is developed with an office building on the southern portion of the lot and is undeveloped on the northern portion.

Analysis: The applicant is requesting to replat the property to subdivide one commercial lot into two lots, Lot 3R and Lot 4. Lot 3R will be 32,604 square feet, approximately 0.75 acres in area, and Lot 4 will be 40,532 square feet, approximately 0.93 acres in area.

Plat Status: The subject property is currently platted as Lot 3, Block 1, Meadows Creek Offices Addition.

DRC Review: The DRC reviewed the request during their September 22, 2025, meeting and determined the case would be scheduled for the October 13, 2025, Planning and Zoning Commission meeting.

Drainage: N/A

Surrounding Development: The property to the north is zoned CC-2 Shopping Center Commercial and is improved with commercial uses. The properties to the east, south, and west are zoned PUC-C Planned Unit Development Commercial and are improved with commercial uses.

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

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

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

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

Staff Recommendation: Staff recommends approval for this request.

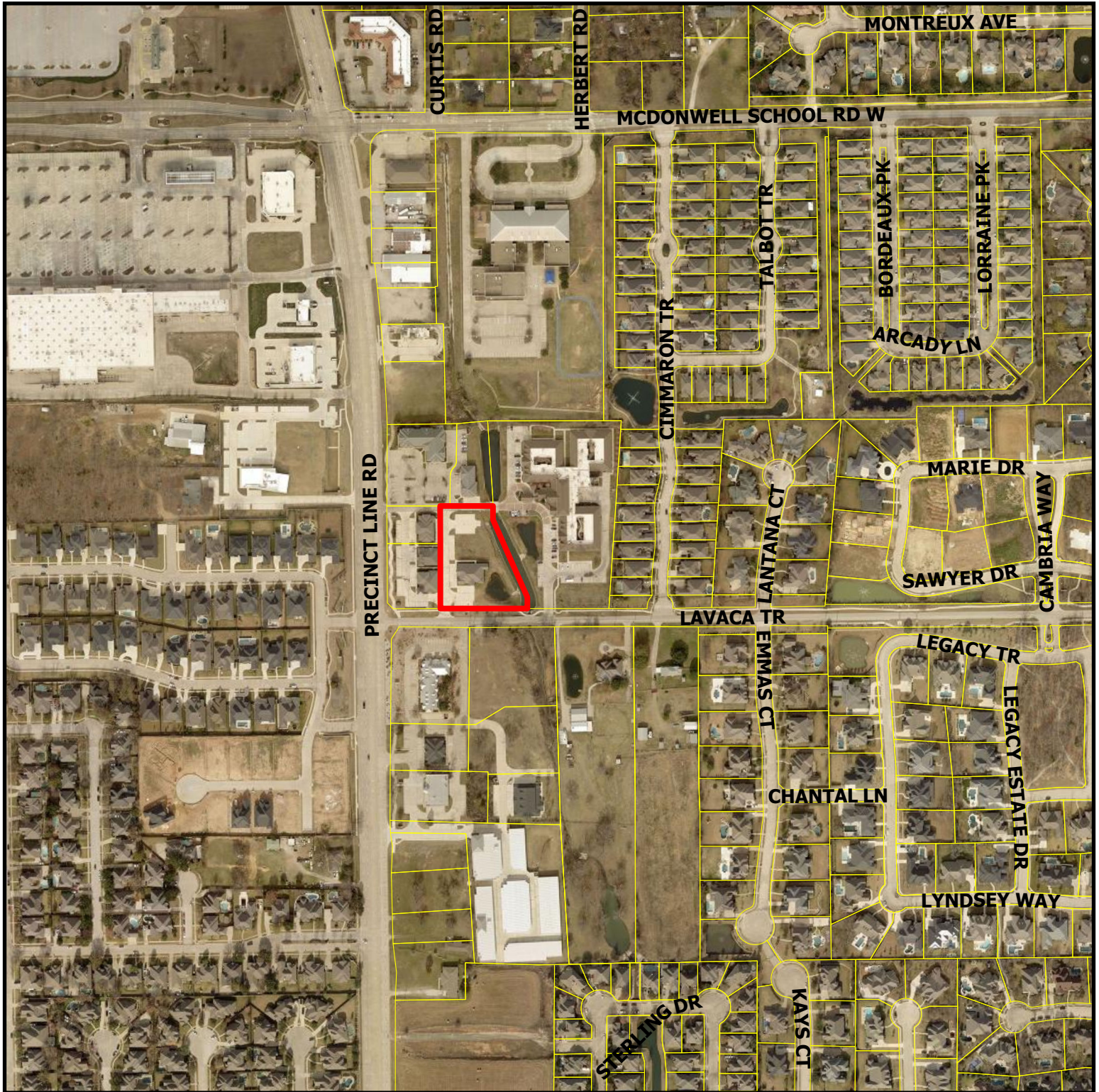
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Plat Exhibit
6. Notification Letter
7. Draft Resolution

Aerial Map

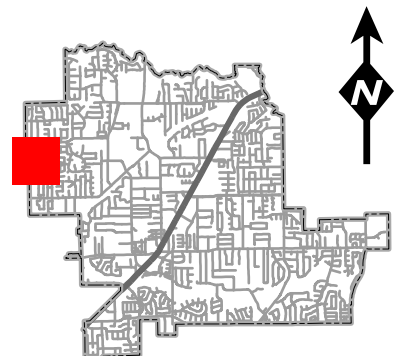


PC25-019

8098 Precinct Line Rd

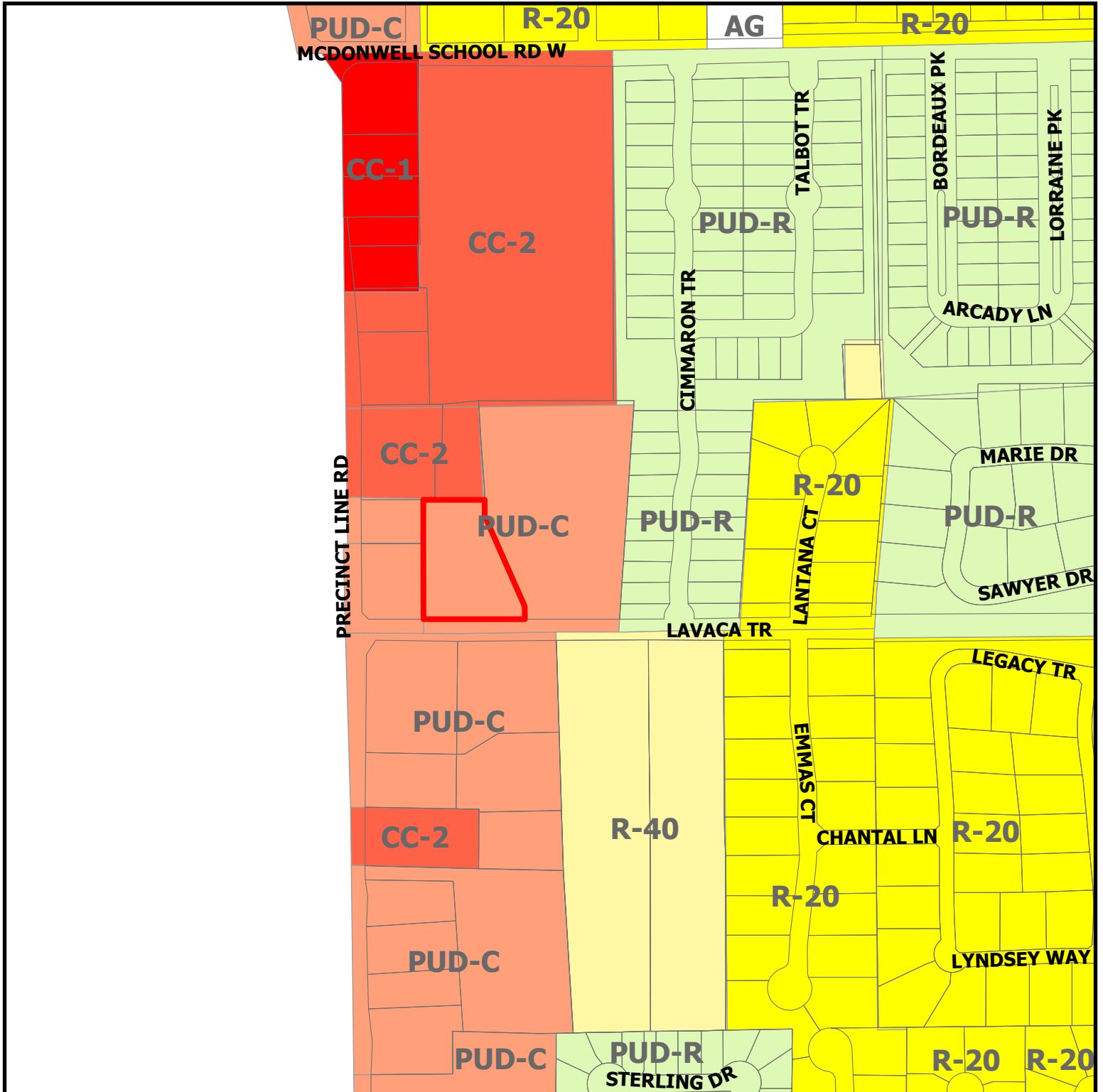


Subject Property



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.

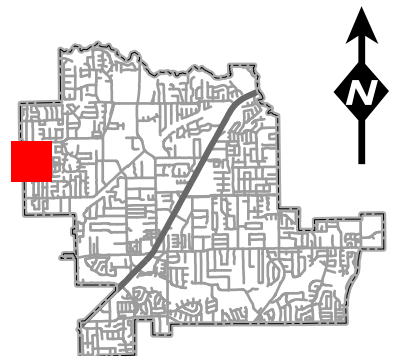
Zoning Map



PC25-019

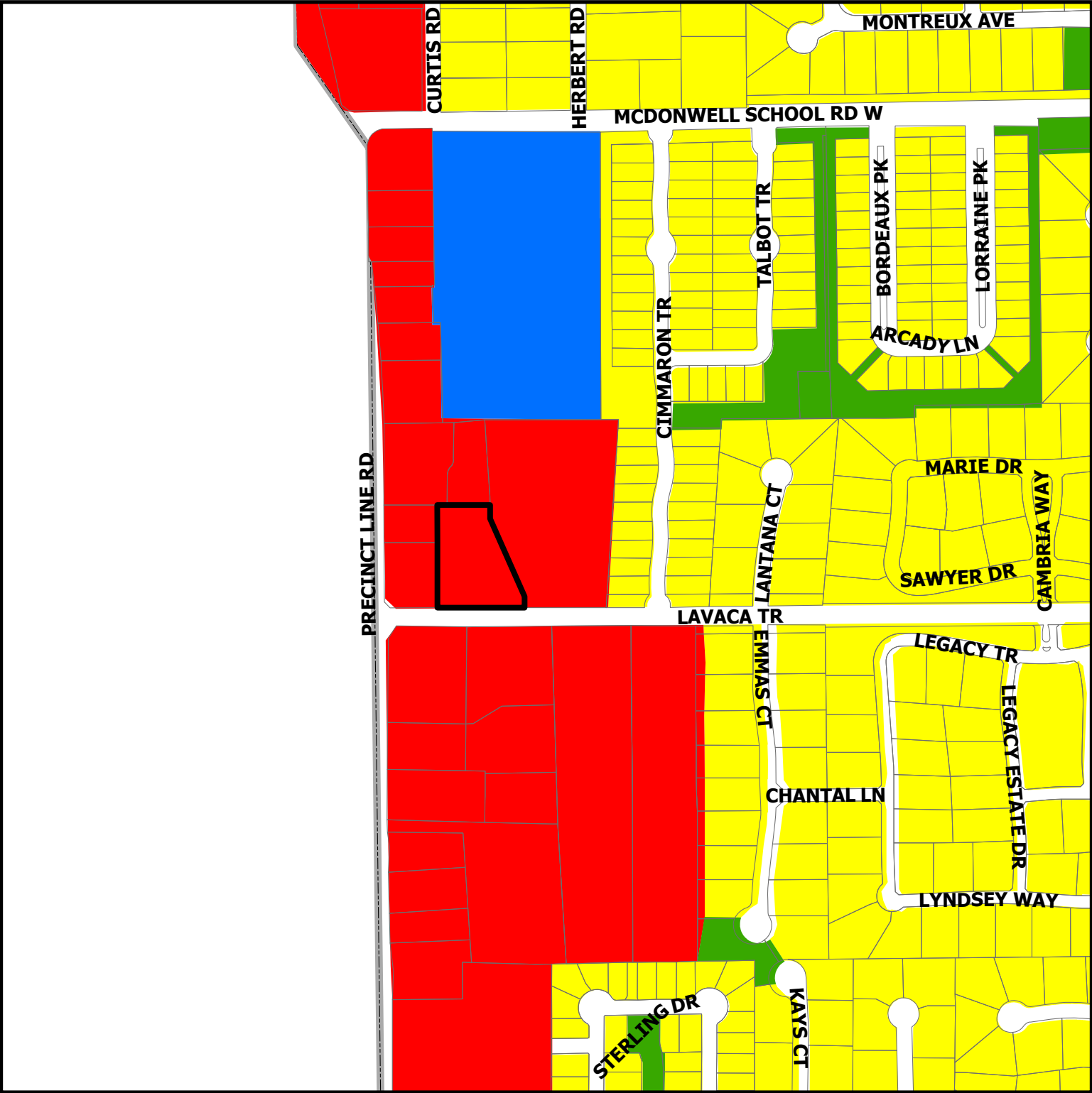
8098 Precinct Line Rd

Subject Property



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Future Land Use Map

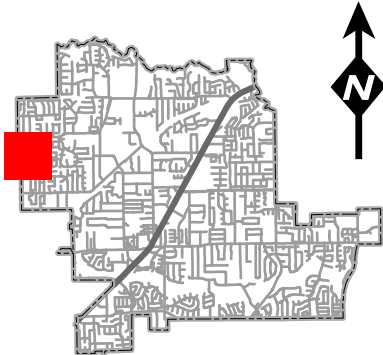


PC25-019

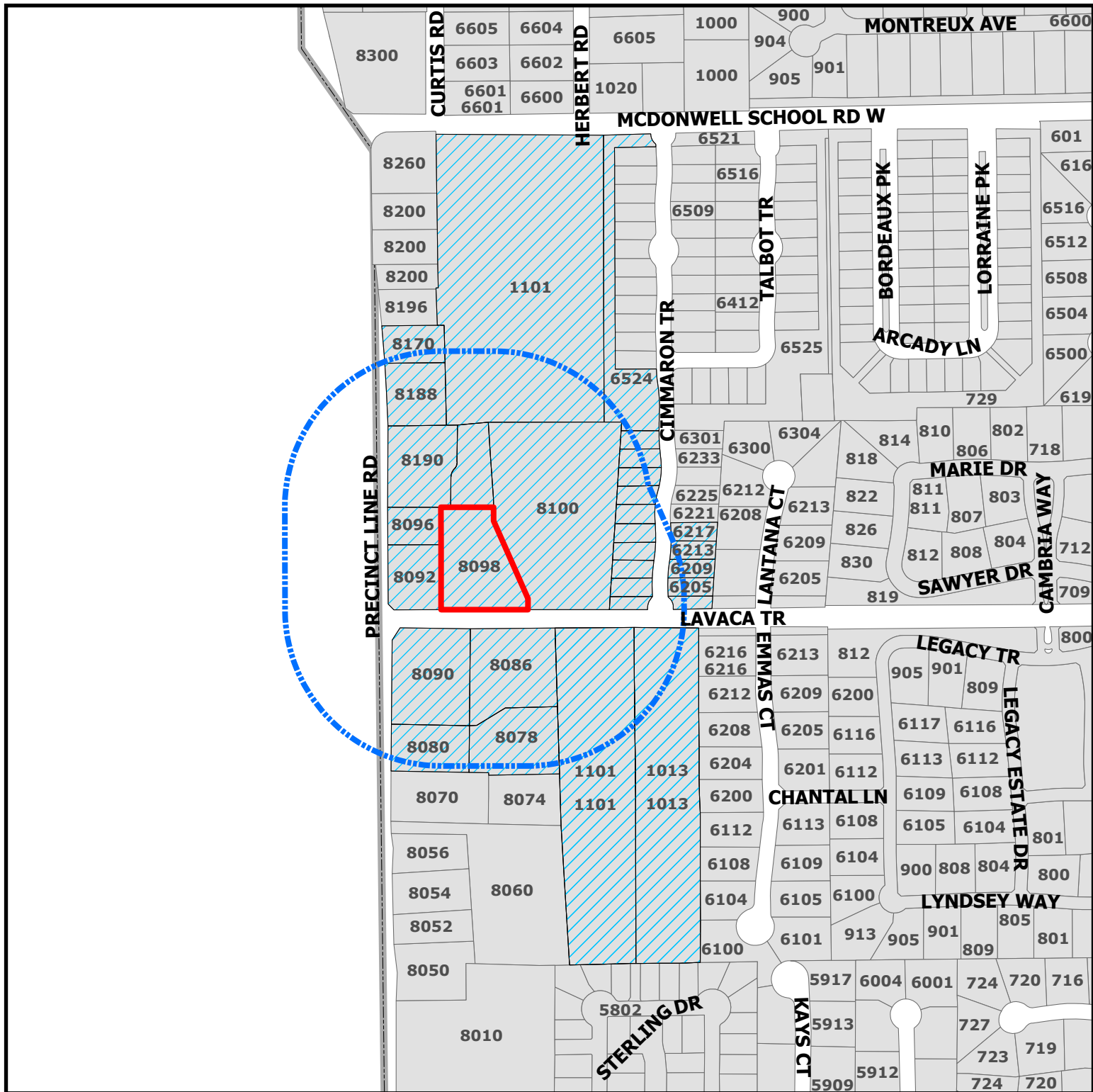
8098 Precinct Line Rd

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



Notification Map



PC25-019

8098 Precinct Line Rd



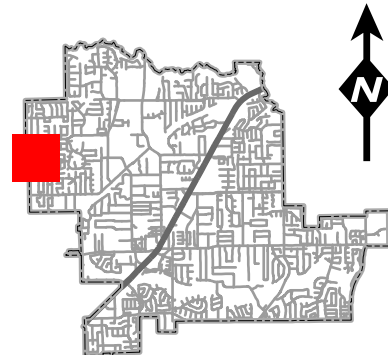
Subject Property



Buffer

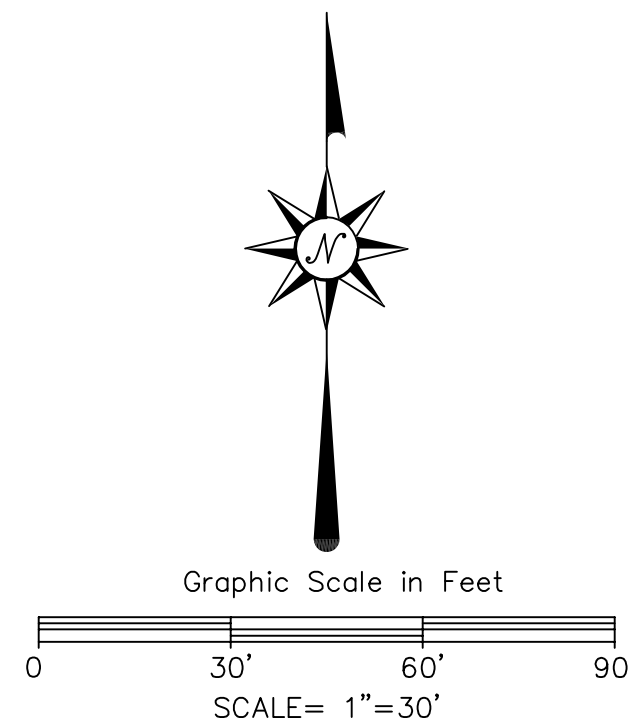
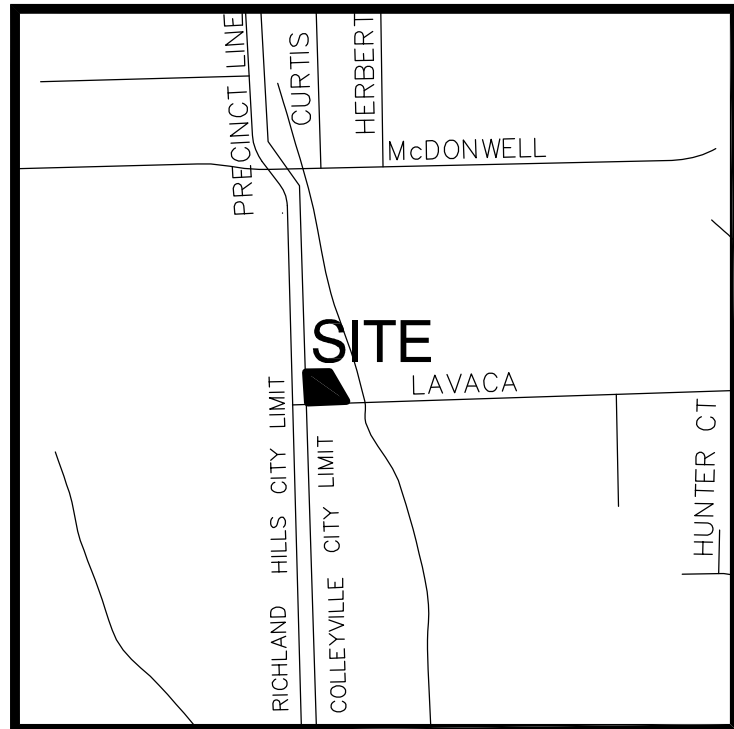


Parcels to be notified



DISCLAIMER:

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ABBREVIATIONS

NOTES



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, October 13, 2025 at 7:00 p.m.

City Council Meeting: Wednesday, November 5, 2025 at 7:00p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Replat for the Meadow Creek Offices Addition, located at 8098 Precinct Line Road. The request is to subdivide one commercial lot into two lots

Zoning Case: PC25-019

Applicant: David Lewis

Owner: Zaygon Investments, LLC.

Location: 8098 Precinct Line Road

Property Description: Lot 3R and Lot 4, Block 1, Meadows Creek Offices Addition

Present Zoning: PUD-C Planned Unit Development Commercial

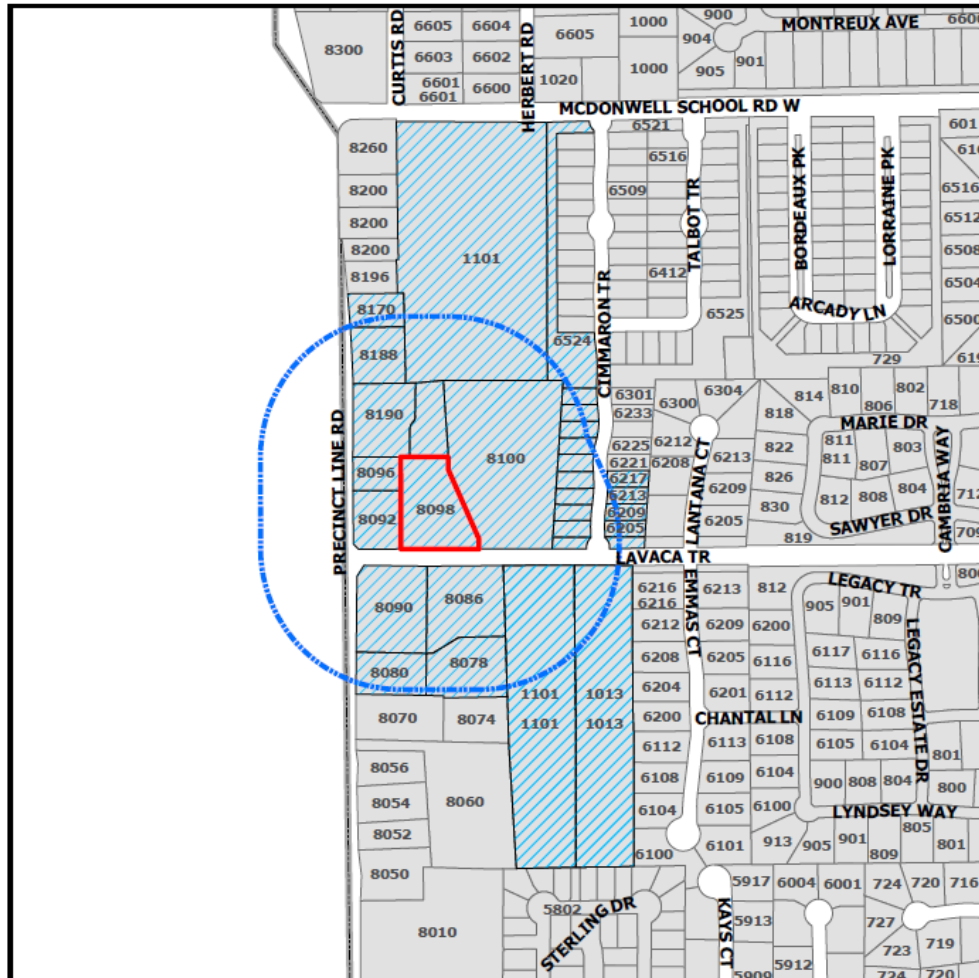
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

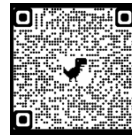
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

Citizenletters@Colleyville.com

NOTICE OF PUBLIC HEARING



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



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

Daniel Ponder

Daniel Ponder
Planning Manager

RESOLUTION R-25-XXXX

**A RESOLUTION APPROVING A REPLAT FOR LOTS 3R & 4, BLOCK 1,
MEADOWS CREEK OFFICES ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lots 3R and 4, Block 1, Meadows Creek Offices Addition on October 13, 2025.

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

Sec. 1. THAT the Replat for Lots 3R and 4, Block 1, Meadows Creek Offices Addition, being approximately 1.67 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 5TH DAY OF NOVEMBER 2025.

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

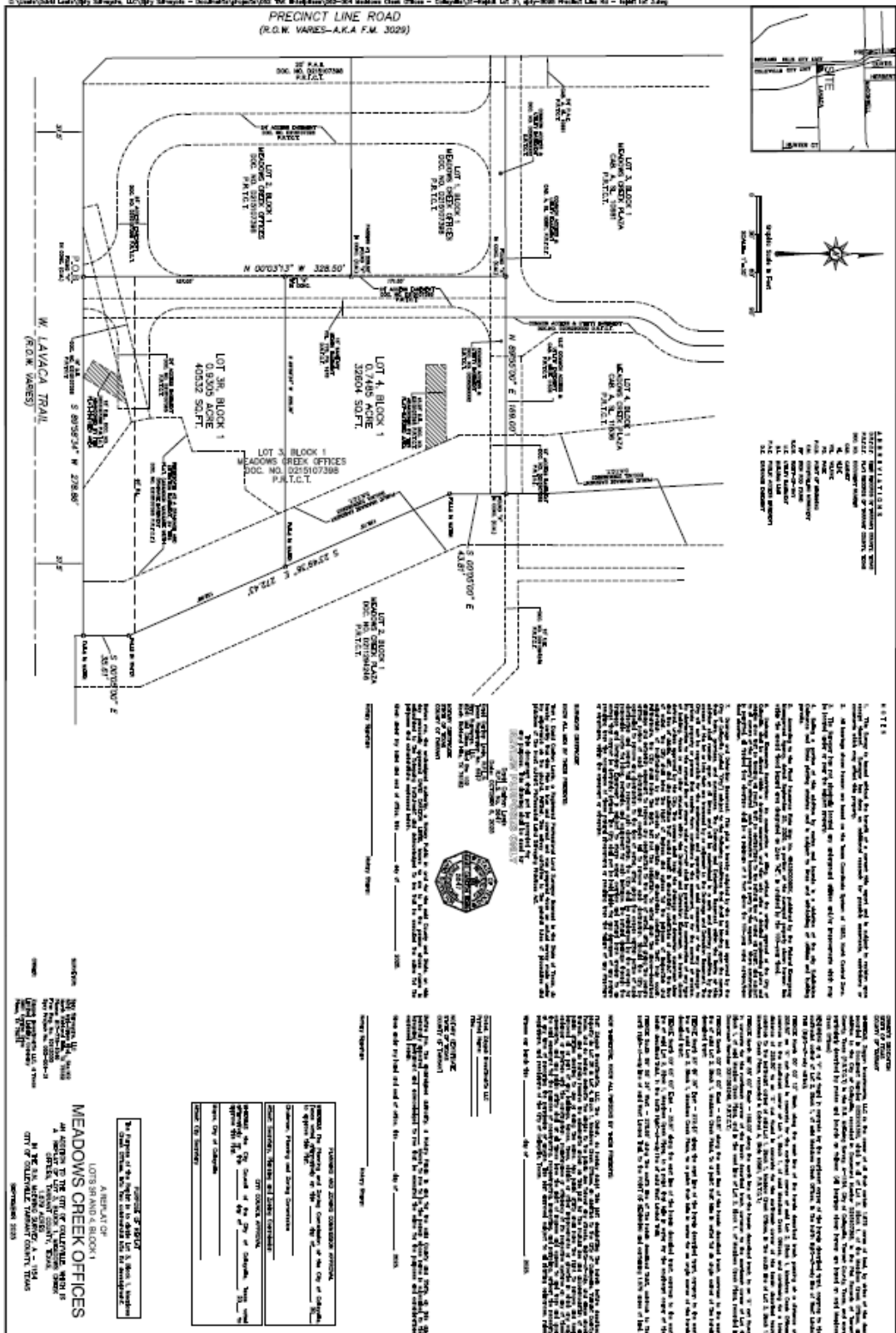
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Date: 08/20/2008 - 10:07am
 C:\Users\johnd.Lewis\My Documents - Desktop\projects\2008 THE BRIDGES\2008-2009 Windows Creek O'Bees - Cowsby\21-Expos Let 3\ qty=2008 Product Line 02 - report let 3.rpt





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2f

Agenda Date 10/13/2025

Number 2f

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Preliminary/Final Plat for Holt Farms Addition, located at 116 and 7316 John McCain Road, Case PC25-020

Explanation

Clayton Redinger, the applicant, has submitted a request for a Preliminary/Final Plat for Lots 1-10, Block A, of the proposed Holt Farms subdivision, being approximately 11.81 acres, and zoned R-40 Single Family Residential. The purpose of the plat is to allow for the development of a ten lot subdivision.

Existing Conditions/Background: The subject property, 7316 and 116 John McCain Road, is zoned R-40 Single Family Residential. It is located southeast of the intersection of Bandit Trail and John McCain Road.

Analysis: The applicant is requesting to plat the property to allow for a proposed ten lot subdivision. The development will obtain its access from one cul-de-sac street off of John McCain Road. The maximum number of lots served on a single cul-de-sac street with R-40 or R-30 zoning per Land Development Code Section 9.17 is ten lots.

Plat Status: The subject property is unplatted as Tracts 4A2 and 4B2, 4A3 and 4B3, and 4E, Abstract 295, William E. Crooks Survey.

DRC Review: The DRC reviewed the request during their September 22, 2025, meeting and determined the case would be scheduled for the October 13, 2025, Planning and Zoning Commission meeting.

Drainage: The drainage plan provided shows drainage being directed eastwards towards the 100-year floodplain on the eastern side of the property.

Surrounding Development: The property to the east is zoned PUD-R and improved with single-family homes in the Monticello neighborhood. The properties to the west are zoned R-40 and R-20 Single Family Residential and improved with single-family homes. The properties to the north are zoned R-30 and R-20 Single Family Residential and improved with single-family homes. The property to the south is zoned R-40 Single Family Residential and improved with a single family home.

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

the future land use designation.

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

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

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

Staff Recommendation: Staff recommends approval for this request.

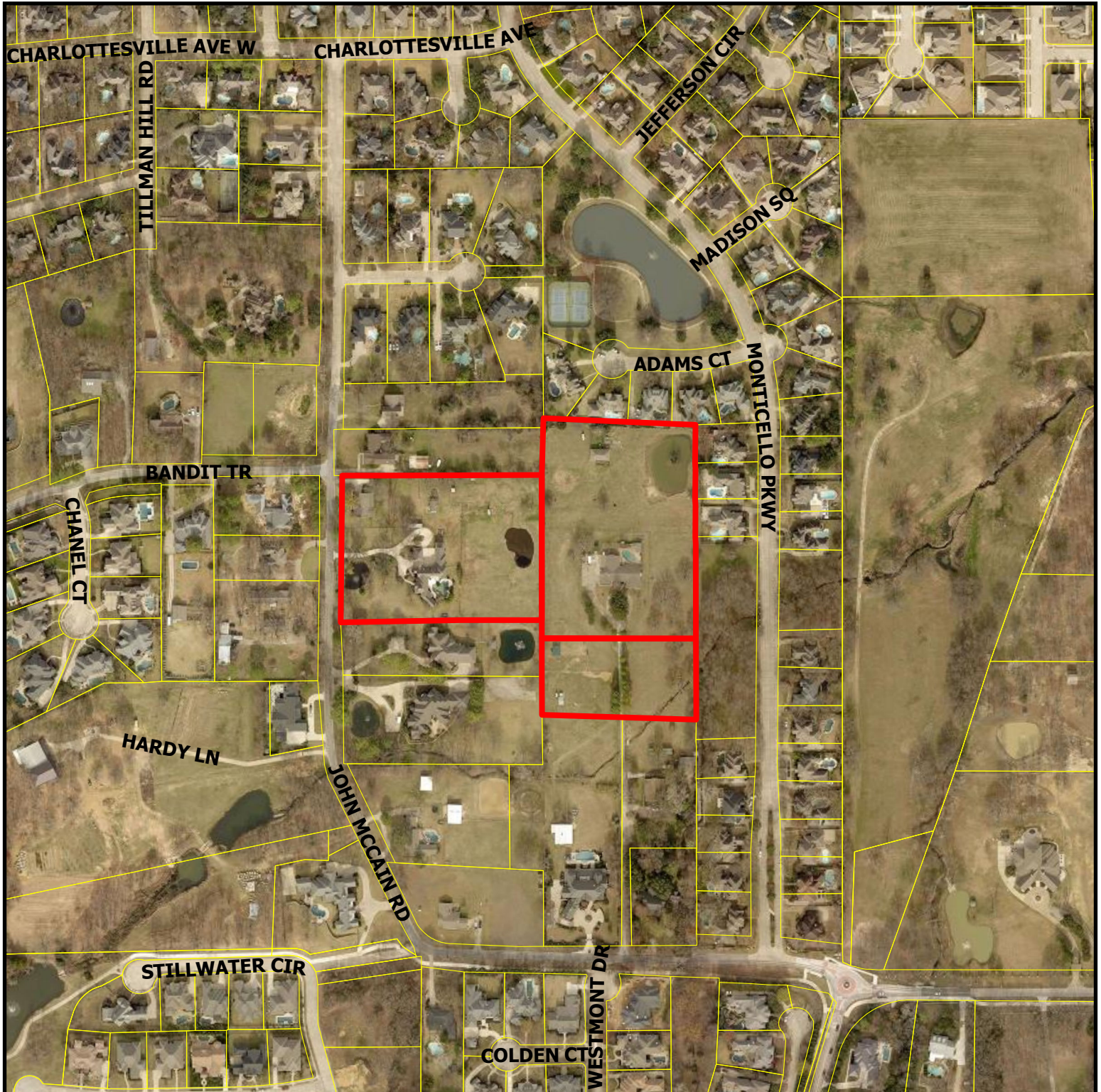
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Supporting Engineering Documents
6. Notification Map
7. Notification Letter
8. Draft Resolution

Aerial Map

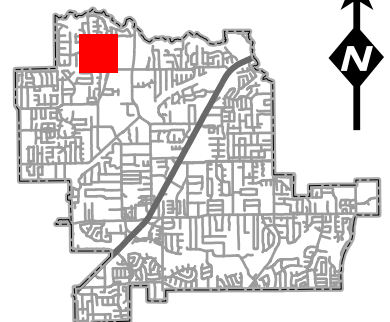


PC25-020

7316 & 116 John McCain



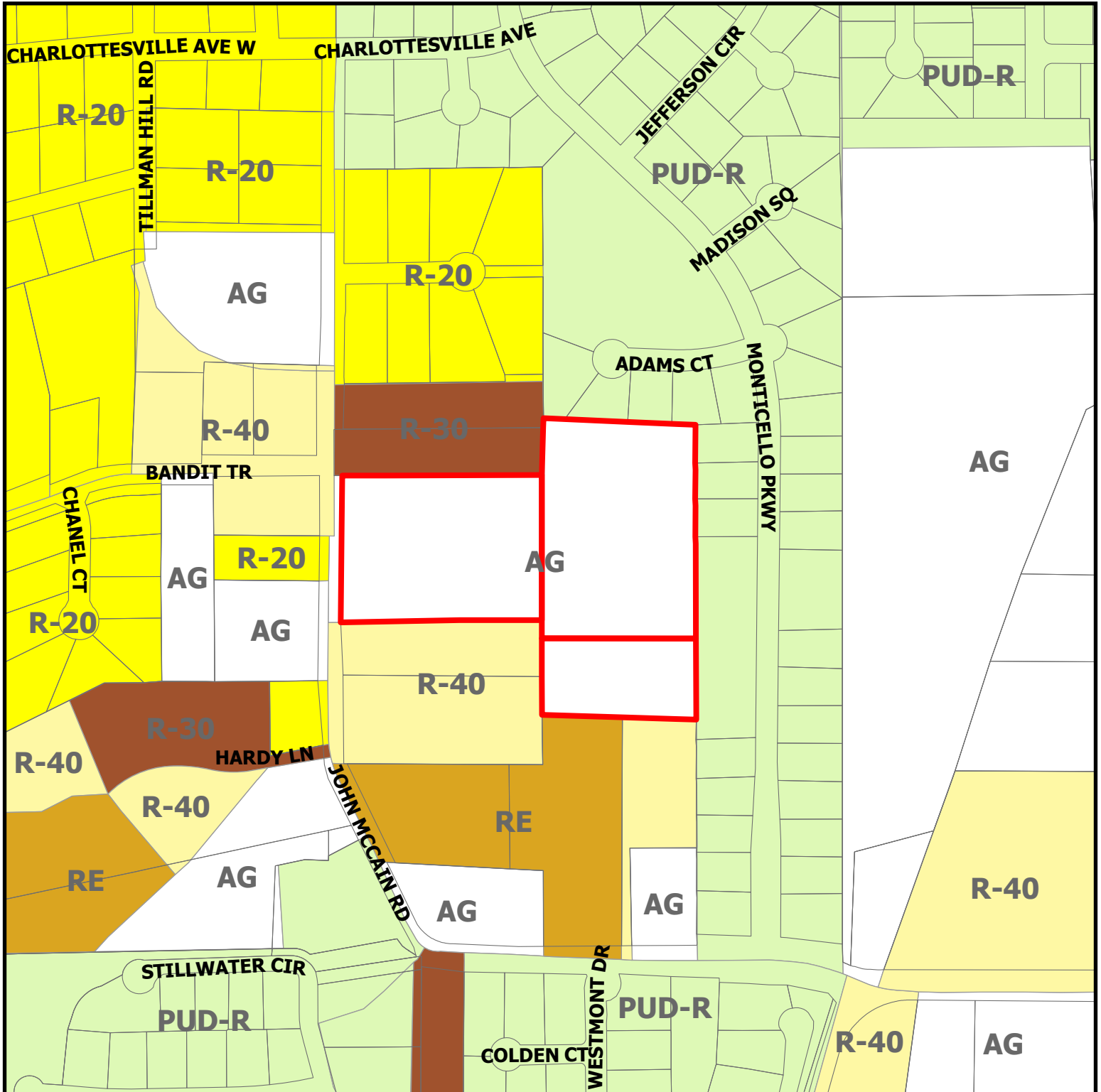
Subject Property



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

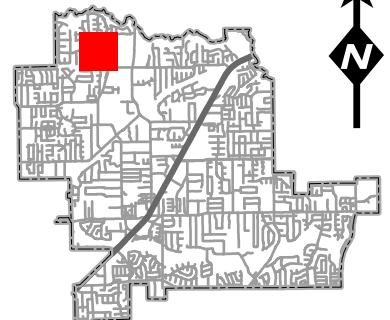


PC25-020

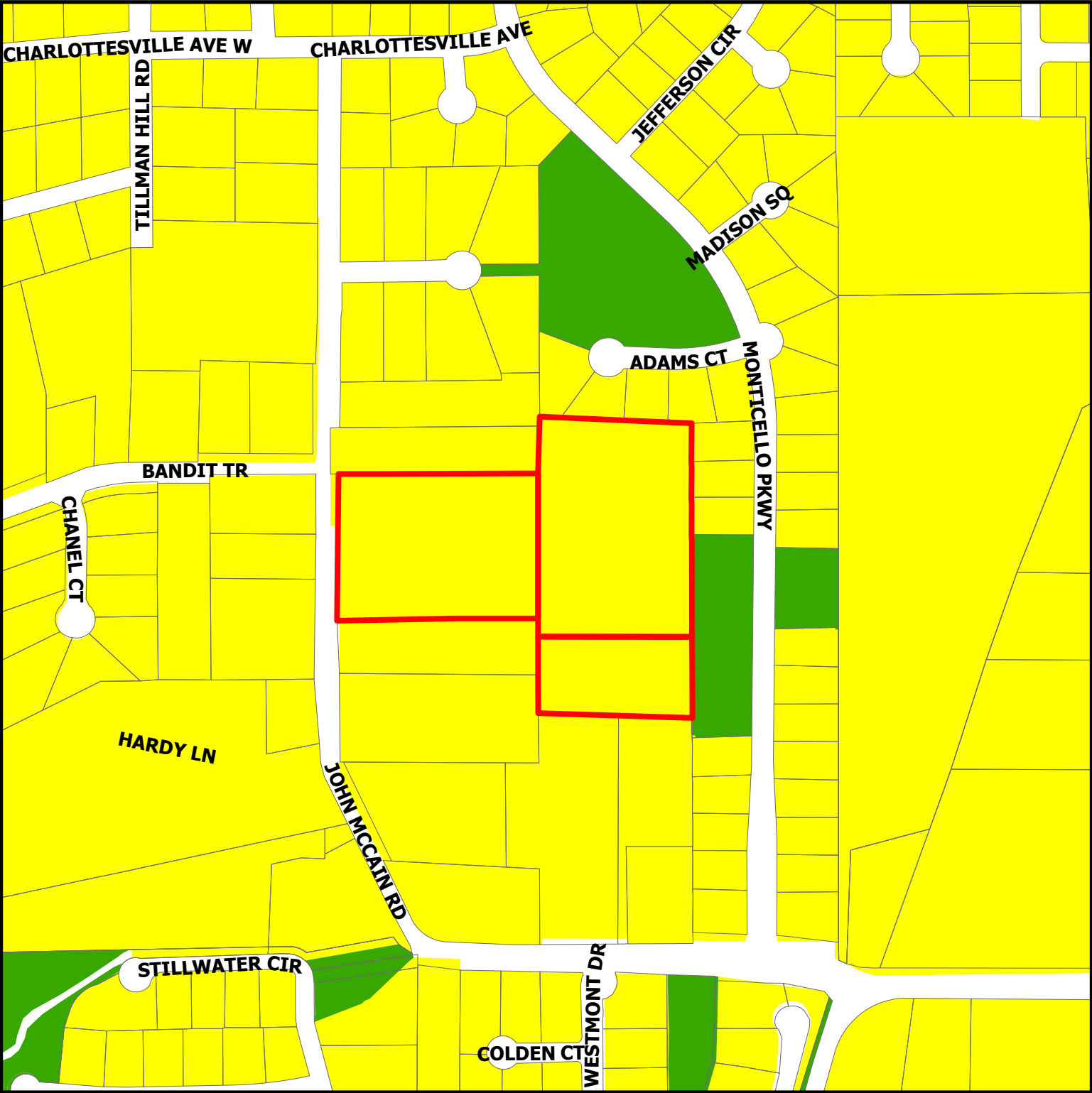
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Future Land Use Map

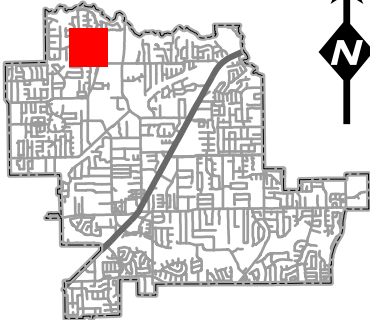


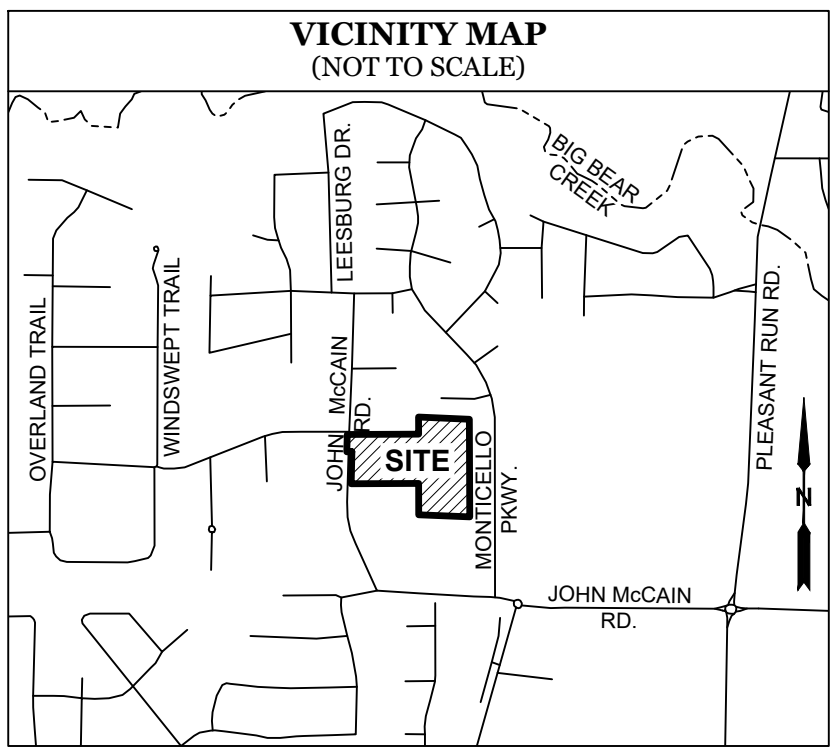
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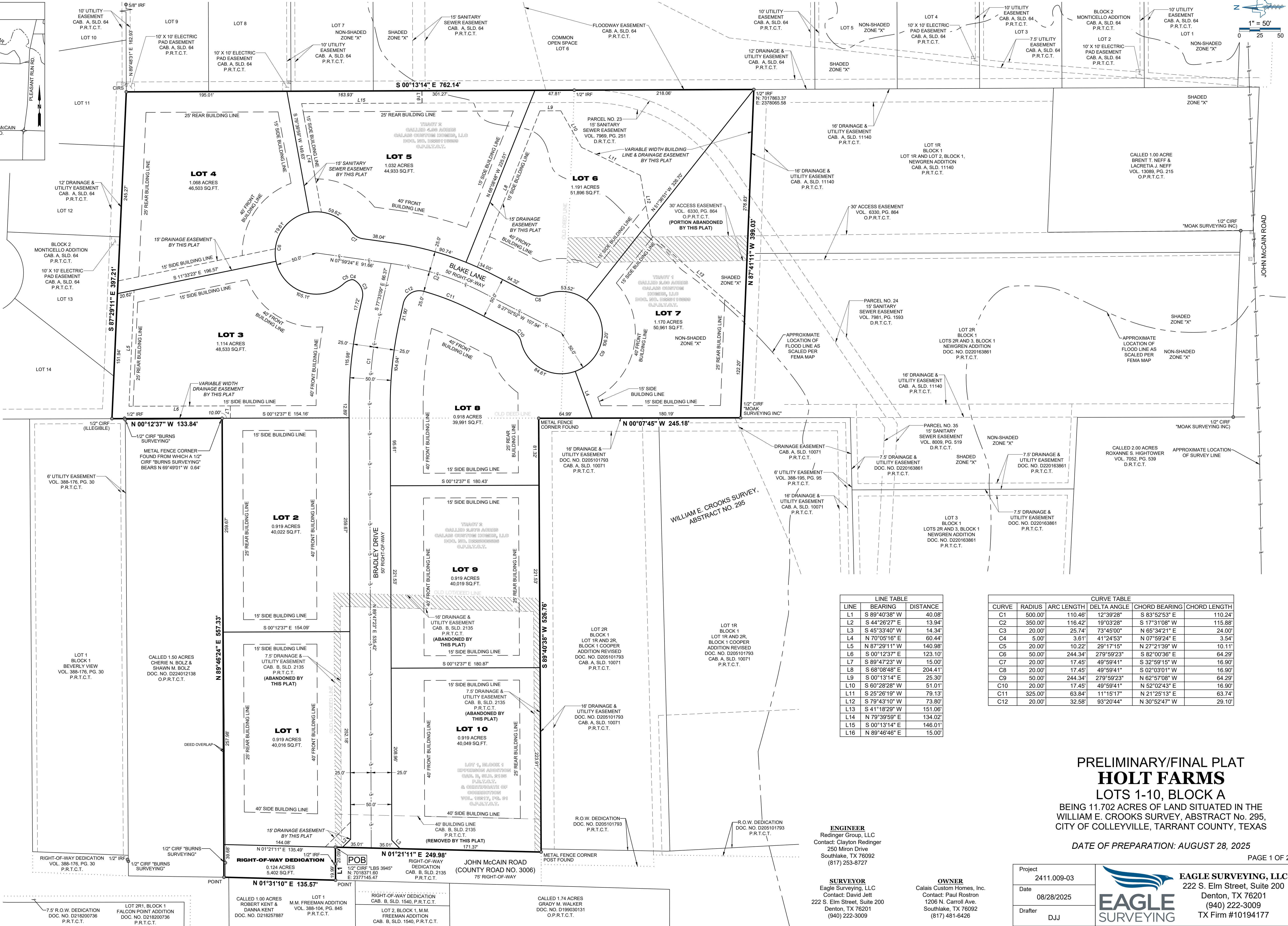
-  Residential
-  Open Space; Parks
-  Subject Property





GENERAL NOTES

- 1.) The purpose of this plat is to create ten (10) lots and to dedicate easements for site development and acreage for right-of-way purposes.
- 2.) This property is located in Non-shaded Zone "X" and Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Community Number 480590 as shown on Map Number 48439C0095K.
- 3.) The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202
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- 5.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.



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PRELIMINARY/FINAL PLAT HOLT FARMS LOTS 1-10, BLOCK A

BEING 11.702 ACRES OF LAND SITUATED IN THE
WILLIAM E. CROOKS SURVEY, ABSTRACT No. 295,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

DATE OF PREPARATION: AUGUST 28, 2025

PAGE 1 OF 2

ENGINEER
Redinger Group, LLC
Contact: Clayton Redinger
250 Miron Drive
Southlake, TX 76092
(817) 253-8727

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
Calais Custom Homes, Inc.
Contact: Paul Rostrom
1206 N. Carroll Ave.
Southlake, TX 76092
(817) 481-6426

Project	2411.009-03
Date	08/28/2025
Drafter	DJJ



EAGLE SURVEYING, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

OWNER'S CERTIFICATE

WHEREAS; **CALAIS CUSTOM HOMES, LLC**, is the owner of a 11.702 acre tract of land out of the William Crook Survey, Abstract Number 295, situated in the City of Colleyville, Tarrant County, Texas, being all of a called 2.00 acre tract of land and all of a called 4.98 acre tract of land conveyed to Calais Custom Homes, LLC by warranty deed of record in Document Number D225116899 of the Official Public Records of Tarrant County, Texas, also being all of a called 2.973 acre tract of land conveyed to Calais Custom Homes, LLC by warranty deed of record in Document Number D225005636 of said Official Public Records, also being all of Lot 1, Block 1, of the Epperson Addition, a subdivision of record in Document Number D200205345 of the Plat Records of Tarrant County, Texas with a Certificate of Correction by deed of record in Volume 15217, Page 31 of said Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "LBS 3945" found in the East right-of-way line of John McCain Road (County Road No. 3006 - a variable width right-of-way), being the Northeast corner of a Right-of-Way Dedication of record in Document Number D200205345 of said Plat Records, also being in the irregular West line of said 2.973 acre tract, also being the Northwest corner of said Lot 1;

THENCE, S89°40'38"W, along the North line of said Right-of-Way Dedication, being the common irregular West line of said 2.973 acre tract, passing at a distance of 20.10 feet, a 1/2 inch iron rod found and continuing a total distance of 40.08 feet to a point at or near the center of John McCain Road, being in the East line of Lot 1, Block 1 of M.M. Freeman Addition, a subdivision of record in Document Number D197041394 of said Plat Records;

THENCE, N01°31'10"E, along the East line of said Lot 1 of M.M. Freeman Addition, being the common West line of said 2.973 acre tract, a distance of 135.57 feet to a point at or near the center of John McCain Road, being the Northwest corner of said 2.973 acre tract;

THENCE, N89°46'24"E, along the North line of said 2.973 acre tract, a distance of 557.33 feet to a Metal Fence Corner Post found in the West line of said 4.98 acre tract, being the Northeast corner of said 2.973 acre tract, from which a 1/2 inch iron rod with yellow plastic cap stamped "BURNS SURVEYING" found bears N69°49'01"W, a distance of 0.64 feet;

THENCE, N00°12'37"W, along the West line of said 4.98 acre tract, being in part, the common East line of Lot 1, Block 1 of Beverly View, a subdivision of record in Documewnt Number D184032430 of said Official Public Records, a distance of 133.84 feet to a 1/2 inch iron rod with illegible yellow plastic cap found at the Southwest corner of Lot 14 of Lots 3-14, Block 1 of Monticello Addition, a subdivision of record in Document Number D189050004 of said Plat Records, being the Northwest corner of said 4.98 acre tract;

THENCE, S87°29'11"E, along the South lines of Lots 14-11 of said Lots 3-14, Block 1 of Monticello Addition, being the common North line of said 4.98 acre tract, a distance of 397.21 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of Lot 9 of said Lots 3-14, Block 1 of Monticello Addition, being the Northeast corner of said 4.98 acre tract;

THENCE, S00°13'14"E, leaving the South line of said Lot 11, along the West lines of Lots 9-6 of said Lots 3-14, Block 1 of Monticello Addition, being the common East line of said 4.98 acre tract and said 2.00 acre tract, passing at a distance of 544.09 feet, a 1/2 inch iron rod found at the common East corner of said 4.98 acre tract and said 2.00 acre tract, and continuing a total distance of 762.14 feet to a 1/2 inch iron rod with yellow plastic cap stamped "MOAK SURVEYING INC" found at the Northeast corner of Lot 1R, Block 1 of Lot 1R and Lot 2, Block 1 of Newgren Addition, a subdivision of record in Cabinet A, Slide 11140 of said Plat Records, being the Southeast corner of said 2.00 acre tract;

THENCE, N87°41'11"W, leaving the West line of said Lot 6, along the North lines of said Lot 1R and Lot 2R, Block 1 of Lots 2R and 3, Block 1, Newgren Addition, a subdivision of record in Document Number D220163861 of said Plat Records, being the common South line of said 2.00 acre tract, a distance of 399.03 feet 1/2 inch iron rod with yellow plastic cap stamped "MOAK SURVEYING INC" found at the most Northerly Northwest corner of said Lot 2R, being in the East line of Lot 1R, Block 1 of Lot 1R and 2R, Block 1 Cooper Addition Revised, a subdivision of record in Document Number D205101793 of the Plat Records, being the Southwest corner of said 2.00 tract;

THENCE, N00°07'45"W, along the East lines of Lots 1R and 2R of said Lot 1R and 2R, Block 1 Cooper Addition Revised, being the common West lines of said 2.00 acre tract and said 4.98 acre tract, passing at a distance of 218.42 feet, the common West corner of said 2.00 acre tract and said 4.98 acre tract and continuing a total distance of 245.18 feet to Metal Fence Corner Post found at the Northeast corner of said Lot 2R of Lot 1R and 2R, Block 1 Cooper Addition Revised, being the Southeast corner of said 2.973 acre tract;

THENCE, S89°40'38"W, along the North line of said Lot 2R of Lot 1R and 2R, Block 1 Cooper Addition Revised, being in part, the common South line of said 2.973 acre tract and in part, the South line of said Lot 1 of Epperson Addition, a distance of 526.76 feet to a Metal Fence Corner Post found in the East right-of-way line of said John McCain Road, being the Southeast corner of said Right-of-Way Dedication, being the Southwest corner of said Lot 1 of Epperson Addition;

THENCE, N01°21'11"E, along the East right-of-way line of John McCain Road and the East line of said Right-of-Way Dedication, being the common West line of said Lot 1 of Epperson Addition, a distance of 249.98 feet to the **POINT OF BEGINNING** and containing an area of 11.702 acres (509,754 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **DALE M. HOLT, ROXANNE G. HOLT** and **MARK E. JONES, JR.**, do hereby adopt this plat, designating herein described property as **HOLT FARMS**, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shown shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire land easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easement as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of construction, reconstructing, inspecting, 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 (Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance or service require or ordinarily performed by that utility.) The plat approved subject to all ordinances, rules, regulation and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2024

OWNER: **CALAIS CUSTOM HOMES, LLC**

Signature

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

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

Date

Community Development Director

PRELIMINARY/FINAL PLAT
HOLT FARMS
LOTS 1-10, BLOCK A

BEING 11.702 ACRES OF LAND SITUATED IN THE
WILLIAM E. CROOKS SURVEY, ABSTRACT No. 295,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

DATE OF PREPARATION: AUGUST 28, 2025

PAGE 2 OF 2

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Redinger Group, LLC
Contact: Clayton Redinger
250 Miron Drive
Southlake, TX 76092
(817) 253-8727

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
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Project 2411.009-03	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 08/28/2025	
Drafter DJJ	

PLANS FOR THE CONSTRUCTION OF
CIVIL SITE WORK IMPROVEMENTS
TO SERVE
HOLT FARMS
11.70 ACRE SITE
IN THE
CITY OF COLLEYVILLE, TEXAS

OWNER/DEVELOPER:

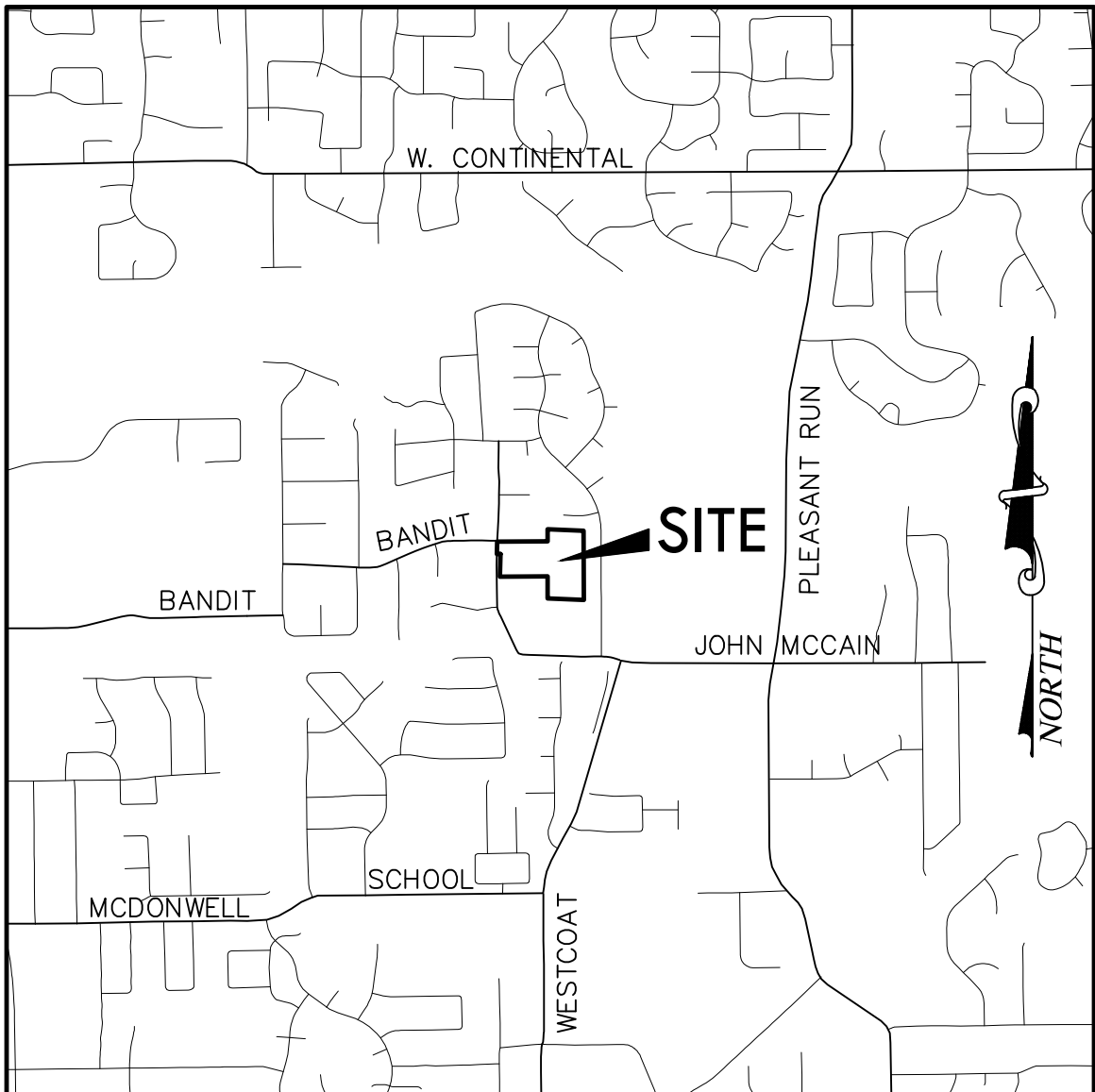
CALAIS CUSTOM HOMES
1206 NORTH CARROLL AVENUE
SOUTHLAKE, STATE 76092
PHONE: (817) 481-6426
CONTACT: BRAD ROSTRON

CIVIL ENGINEER:

REDINGER GROUP, LLC
P.O. BOX 93206
SOUTHLAKE, TEXAS 76092
PH: (817) 253-5727
CONTACT: CLAYTON REDINGER, P.E.

SURVEYOR:

EAGLE SURVEYING, LLC
222 SOUTH ELM STREET, SUITE 200
DENTON, TEXAS 76201
PHONE: (940) 222-3009
CONTACT: TYLER MCCASLIN



VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
C0.1	COVER SHEET
C0.2	FINAL PLAT
C0.3	FINAL PLAT
C0.4	GENERAL CONSTRUCTION NOTES
C1.1	DEMOLITION PLAN
C2.1	EXISTING DRAINAGE PLAN
C2.2	DRAINAGE AREA MAP
C2.3	DRAINAGE CALCULATIONS
C3.1	EROSION CONTROL PLAN
C3.2	GRADING PLAN
C3.3	GRADING SECTIONS
C3.4	GRADING SECTIONS
C4.1	WATER PLAN
C5.1	SANITARY SEWER PLAN & PROFILE – SS-1
C5.2	SANITARY SEWER PLAN & PROFILE – SS-2
C6.1	STORM DRAIN PLAN & PROFILE – SD-1 & SD-2
C6.2	STORM DRAIN PLAN & PROFILE – SD-3
C7.1	PAVING PLAN & PROFILE – STREET A
C7.2	PAVING PLAN & PROFILE – STREET B
C7.3	PAVING PLAN – INTERSECTIONS & CUL-DE-SACS
C7.4	SIDEWALK, SIGNAGE & STREET LIGHT PLAN
C8.1	TREE PRESERVATION PLAN
C9.1	EROSION CONTROL DETAILS
C9.2	WATER DETAILS
C9.3	SANITARY SEWER DETAILS
C9.4	STORM DRAIN DETAILS
C9.5	CONCRETE WINGWALLS (SW-0)
C9.6	CONCRETE HEADWALLS (CH-PW-0)
C9.7	PAVING DETAILS

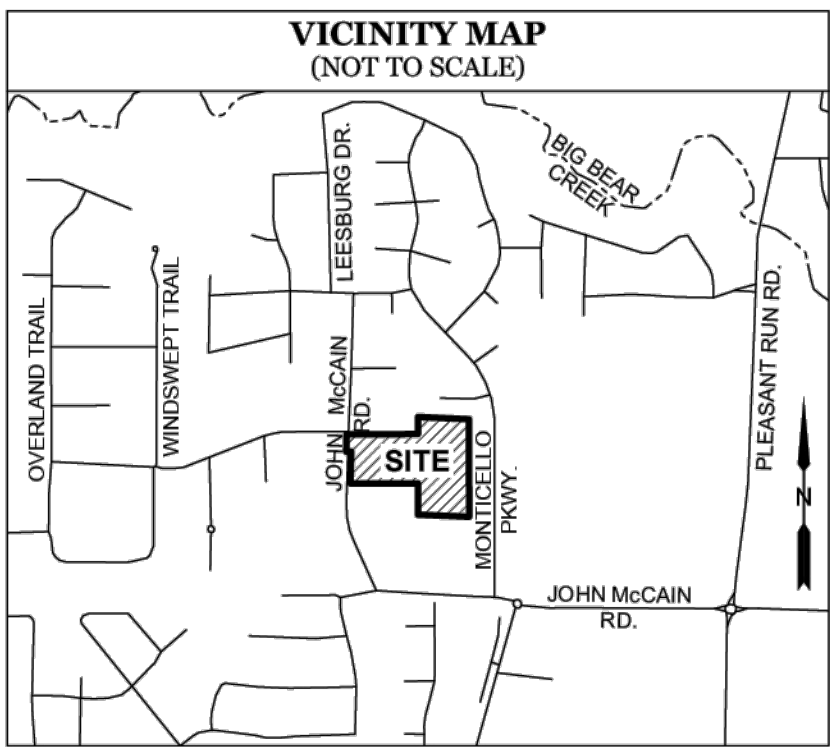


Engineering Firm Registration Number F-23328

SEPTEMBER 2025

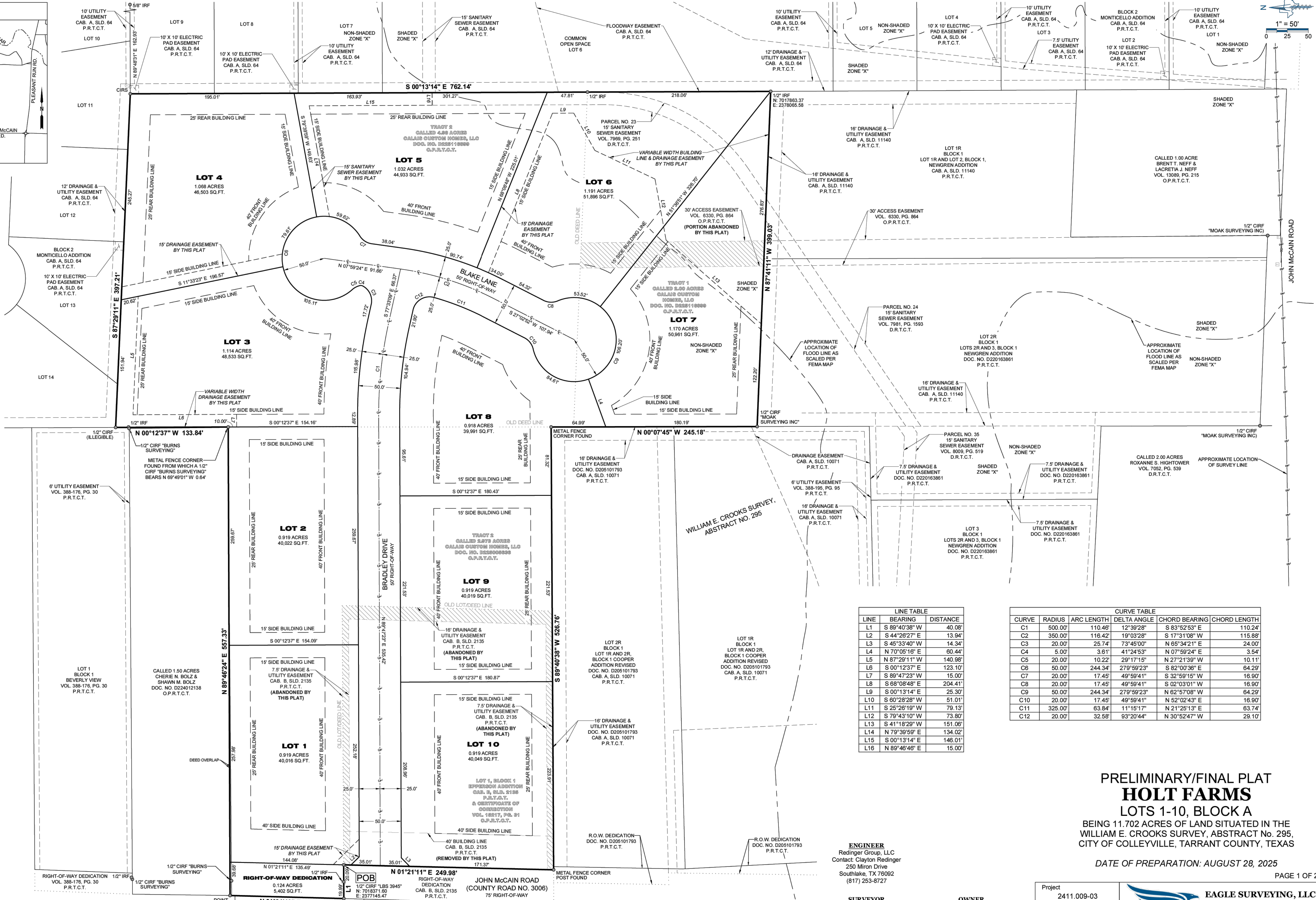
**PRELIMINARY
FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 9/17/2025



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TX Firm #10194177

OWNER'S CERTIFICATE

WHEREAS; **CALAIS CUSTOM HOMES, LLC**, is the owner of a 11.702 acre tract of land out of the William Crook Survey, Abstract Number 295, situated in the City of Colleyville, Tarrant County, Texas, being all of a called 2.00 acre tract of land and all of a called 4.98 acre tract of land conveyed to Calais Custom Homes, LLC by warranty deed of record in Document Number D225116899 of the Official Public Records of Tarrant County, Texas, also being all of a called 2.973 acre tract of land conveyed to Calais Custom Homes, LLC by warranty deed of record in Document Number D225005636 of said Official Public Records, also being all of Lot 1, Block 1, of the Epperson Addition, a subdivision of record in Document Number D200205345 of the Plat Records of Tarrant County, Texas with a Certificate of Correction by deed of record in Volume 15217, Page 31 of said Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "LBS 3945" found in the East right-of-way line of John McCain Road (County Road No. 3006 - a variable width right-of-way), being the Northeast corner of a Right-of-Way Dedication of record in Document Number D200205345 of said Plat Records, also being in the irregular West line of said 2.973 acre tract, also being the Northwest corner of said Lot 1;

THENCE, S89°40'38"W, along the North line of said Right-of-Way Dedication, being the common irregular West line of said 2.973 acre tract, passing at a distance of 20.10 feet, a 1/2 inch iron rod found and continuing a total distance of 40.08 feet to a point at or near the center of John McCain Road, being in the East line of Lot 1, Block 1 of M.M. Freeman Addition, a subdivision of record in Document Number D197041394 of said Plat Records;

THENCE, N01°31'10"E, along the East line of said Lot 1 of M.M. Freeman Addition, being the common West line of said 2.973 acre tract, a distance of 135.57 feet to a point at or near the center of John McCain Road, being the Northwest corner of said 2.973 acre tract;

THENCE, N89°46'24"E, along the North line of said 2.973 acre tract, a distance of 557.33 feet to a Metal Fence Corner Post found in the West line of said 4.98 acre tract, being the Northeast corner of said 2.973 acre tract, from which a 1/2 inch iron rod with yellow plastic cap stamped "BURNS SURVEYING" found bears N69°49'01"W, a distance of 0.64 feet;

THENCE, N00°12'37"W, along the West line of said 4.98 acre tract, being in part, the common East line of Lot 1, Block 1 of Beverly View, a subdivision of record in Documewnt Number D184032430 of said Official Public Records, a distance of 133.84 feet to a 1/2 inch iron rod with illegible yellow plastic cap found at the Southwest corner of Lot 14 of Lots 3-14, Block 1 of Monticello Addition, a subdivision of record in Document Number D189050004 of said Plat Records, being the Northwest corner of said 4.98 acre tract;

THENCE, S87°29'11"E, along the South lines of Lots 14-11 of said Lots 3-14, Block 1 of Monticello Addition, being the common North line of said 4.98 acre tract, a distance of 397.21 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of Lot 9 of said Lots 3-14, Block 1 of Monticello Addition, being the Northeast corner of said 4.98 acre tract;

THENCE, S00°13'14"E, leaving the South line of said Lot 11, along the West lines of Lots 9-6 of said Lots 3-14, Block 1 of Monticello Addition, being the common East line of said 4.98 acre tract and said 2.00 acre tract, passing at a distance of 544.09 feet, a 1/2 inch iron rod found at the common East corner of said 4.98 acre tract and said 2.00 acre tract, and continuing a total distance of 782.14 feet to a 1/2 inch iron rod with yellow plastic cap stamped "MOAK SURVEYING INC" found at the Northeast corner of Lot 1R, Block 1 of Lot 1R and Lot 2, Block 1 of Newgren Addition, a subdivision of record in Cabinet A, Slide 11140 of said Plat Records, being the Southeast corner of said 2.00 acre tract;

THENCE, N87°41'11"W, leaving the West line of said Lot 6, along the North lines of said Lot 1R and Lot 2R, Block 1 of Lots 2R and 3, Block 1, Newgren Addition, a subdivision of record in Document Number D220163861 of said Plat Records, being the common South line of said 2.00 acre tract, a distance of 399.03 feet 1/2 inch iron rod with yellow plastic cap stamped "MOAK SURVEYING INC" found at the most Northerly Northwest corner of said Lot 2R, being in the East line of Lot 1R, Block 1 of Lot 1R and 2R, Block 1 Cooper Addition Revised, a subdivision of record in Document Number D205101793 of the Plat Records, being the Southwest corner of said 2.00 tract;

THENCE, N00°07'45"W, along the East lines of Lots 1R and 2R of said Lot 1R and 2R, Block 1 Cooper Addition Revised, being the common West lines of said 2.00 acre tract and said 4.98 acre tract, passing at a distance of 218.42 feet, the common West corner of said 2.00 acre tract and said 4.98 acre tract and continuing a total distance of 245.18 feet to Metal Fence Corner Post found at the Northeast corner of said Lot 2R of Lot 1R and 2R, Block 1 Cooper Addition Revised, being the Southeast corner of said 2.973 acre tract;

THENCE, S89°40'38"W, along the North line of said Lot 2R of Lot 1R and 2R, Block 1 Cooper Addition Revised, being in part, the common South line of said 2.973 acre tract and in part, the South line of said Lot 1 of Epperson Addition, a distance of 526.76 feet to a Metal Fence Corner Post found in the East right-of-way line of said John McCain Road, being the Southeast corner of said Right-of-Way Dedication, being the Southwest corner of said Lot 1 of Epperson Addition;

THENCE, N01°21'11"E, along the East right-of-way line of John McCain Road and the East line of said Right-of-Way Dedication, being the common West line of said Lot 1 of Epperson Addition, a distance of 249.98 feet to the **POINT OF BEGINNING** and containing an area of 11.702 acres (509,754 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **DALE M. HOLT, ROXANNE G. HOLT** and **MARK E. JONES, JR.**, do hereby adopt this plat, designating herein described property as **HOLT FARMS**, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shown shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire land easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easement as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of construction, reconstructing, inspecting, 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 (Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance or service require or ordinarily performed by that utility.) The plat approved subject to all ordinances, rules, regulation and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2024

OWNER: **CALAIS CUSTOM HOMES, LLC**

Signature

Printed Name and Title

STATE OF TEXAS \$
COUNTY OF _____ \$

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS \$
COUNTY OF DENTON \$

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

Date

STATE OF TEXAS \$
COUNTY OF DENTON \$

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

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

Date

Community Development Director

PRELIMINARY/FINAL PLAT
HOLT FARMS
LOTS 1-10, BLOCK A

BEING 11.702 ACRES OF LAND SITUATED IN THE
WILLIAM E. CROOKS SURVEY, ABSTRACT No. 295,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

DATE OF PREPARATION: AUGUST 28, 2025

PAGE 2 OF 2

ENGINEER
Redinger Group, LLC
Contact: Clayton Redinger
250 Miron Drive
Southlake, TX 78092
(817) 253-8727

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
Calais Custom Homes, Inc.
Contact: Paul Rostron
1206 N. Carroll Ave.
Southlake, TX 76092
(817) 481-6426

Project 2411.009-03	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 08/28/2025	
Drafter DJJ	

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
ROW LINE		
LOT LINE		
CENTER LINE		
CONTOUR		
CURB		
EDGE OF ASPHALT		
FIRE HYDRANT		
GUARD POST / BOLLARD		
SIGN		
WALL		
POWER POLE		
OVERHEAD ELECTRIC		
OVERHEAD ELECTRIC & TELEPHONE		
UNDERGROUND ELECTRIC		
GAS LINE		
STORM DRAIN LINE		
STORM DRAIN MANHOLE		
SANITARY SEWER LINE		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
WATER LINE		
WATER METER		
WATER VALVE		

ABBREVIATIONS

APPROX	APPROXIMATELY	FW	FIRE WATER	OCEW	ON CENTER EACH WAY
ASPH	ASPHALT	G	GAS	OHE	OVERHEAD ELECTRIC
BC	BACK OF CURB	GI	GRATE INLET	R	RADIUS
B-B	BACK TO BACK OF CURB	GM	GAS METER	RCB	REINFORCED CONCRETE BOX
BM	BENCHMARK	HDPE	HIGH DENSITY POLYETHYLENE PIPE	RCI	RECESSED CURB INLET
BW	BOTTOM OF WALL	HDWL	HEADWALL	RCP	REINFORCED CONCRETE PIPE
CATV	CABLE TV	HMAC	HOT MIX ASPHALTIC CONCRETE	RCPP	REINFORCED CONCRETE CYLINDRICAL PIPE
CFS	CUBIC FEET PER SECOND	HORIZ	HORIZONTAL	REINF	REINFORCED
CI	CURB INLET	HP	HIGH POINT	RL	RIDGE LINE
CMP	CORRUGATED METAL PIPE	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	ROW	RIGHT OF WAY
CO	CLEANOUT	IRR	IRRIGATION	RT	RIGHT
CONC	CONCRETE	JB	JUNCTION BOX	SF	SQUARE FEET
CONST	CONSTRUCT	JT	JOINT	SD	STORM DRAIN
CL	CENTER LINE	LF	LINEAR FEET	SQ	SQUARE
DCO	DOUBLE CLEANOUT	LP	LOW POINT	SS	SANITARY SEWER
DIA	DIAMETER	LT	LEFT	STA	STATION
DIP	DUCTILE IRON PIPE	MH	MANHOLE	SY	SQUARE YARD
DW	DOMESTIC WATER	N/A	NOT APPLICABLE	T	TELEPHONE
EL	ELEVATION	NG	NATURAL GROUND (EXISTING)	TC	TOP OF CURB
EMH	ELECTRIC MANHOLE	PC	POINT OF CURVATURE	TG	TOP OF GROUND
EP	EDGE OF PAVEMENT	PCC	POINT OF COMPOUND CURVATURE	TMH	TELEPHONE MANHOLE
EX	EXISTING	PI	POINT OF INTERSECTION	TOB	TOP OF BANK
FC	FACE OF CURB	PIV	POST INDICATOR VALVE	TOS	TOE OF SLOPE
F-F	FACE TO FACE OF CURB	PL	PROPERTY LINE	TP	TOP OF PAVEMENT
FHE	FINISHED FLOOR ELEVATION	PP	POWER POLE	TPPE	TOP OF PIPE
FH	FIRE HYDRANT	PRC	POINT OF REVERSE CURVATURE	TW	TOP OF WALL
FM	FORCE MAIN	PROP	PROPOSED	TYP	TYPICAL
FO	FIBER OPTICS	PT	POINT OF TANGENCY	UGE	UNDERGROUND ELECTRIC
FP	FINISHED PAD	PVC	POLYVINYL CHLORIDE PIPE	VCP	VITRIFIED CLAY PIPE
FPS	FEET PER SECOND	PVMT	PAVEMENT	W	WATER
FL	FLOW LINE			WV	WATER VALVE

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF COLLEYVILLE AND GOVERNED BY THE CITY OF COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014), TEXAS DEPARTMENT OF TRANSPORTATION TEXAS STANDARD SPECIFICATION 1993 EDITION, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.
- A COPY OF THE COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE: WWW.COLLEYVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSANDDETAILS
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYVILLE STANDARDS WHERE THEY DIFFER FROM NCTCOG STANDARDS.
- WORK PERFORMED IN THE STATE HIGHWAY RIGHT-OF-WAY, AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW.
- A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT. CONTACT NUMBER 817-503-1366.
- THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

UNDERGROUND FACILITY OWNER	TELEPHONE NUMBER
ABOVE NET FIBER	(214) 869-8352
AT&T	(214) 745-2964
AT&T TEXAS (CALL DIGTESS)	(800) 344-8377
ATMOS ENERGY	(817) 359-1313
CHARTER COMMUNICATIONS	(817) 822-8745
CITY OF COLLEYVILLE	(817) 503-1090
DIGTESS (LINE LOCATES)	(800) 344-8377
LEVEL (3) COMMUNICATIONS	(877) 366-8344
ONCOR ELECTRIC DELIVERY	(817) 215-6688
ONE SOURCE COMMUNICATIONS	(817) 692-6042
TRI COUNTY ELECTRIC	(817) 431-1541
VERIZON ENGINEERING	(972) 578-3354
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE INSPECTOR AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
- THIS ITEM SHALL GOVERN THE CONTROL MEASURES NECESSARY TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION, AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS INCLUDING RIVERS, STREAMS, LAKES, RESERVOIRS, GROUND WATER, AND WETLANDS. THE CONTROL MEASURES CONTAINED HEREIN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT AND COORDINATED WITH ANY PERMANENT OR TEMPORARY POLLUTION CONTROL FEATURES SPECIFIED ELSEWHERE ON THE PLANS AND IN THE SPECIFICATIONS TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIODS. THESE CONTROL MEASURES SHALL NOT BE USED AS A SUBSTITUTE FOR THE PERMANENT POLLUTION CONTROL MEASURES UNLESS OTHERWISE DIRECTED BY THE CITY IN WRITING. THE CONTROLS MAY INCLUDE SILT FENCES, STRAW BALE DIKES, ROCK BERMS, DIVERSION DIKES, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS, PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDING, SODDING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER, RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, SPRINKLER SYSTEMS, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
- RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP ONE (1) RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ENGINEER AND THE CITY AND SHALL BE DELIVERED TO THE CITY UPON COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF FINAL PAYMENT AND/OR INITIAL ACCEPTANCE LETTER.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE OR AS DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM THE GENERAL CONTRACTOR, SUB-CONTRACTORS, THE DESIGN ENGINEER, AND THE CITY OF COLLEYVILLE STAFF.
- ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE

GENERAL NOTES – PAVING IMPROVEMENTS

- ALL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST NINETY-FIVE (95%) PERCENT STANDARD PROCTOR AS PER ASTM D 698 AT OR ABOVE OPTIMUM MOISTURE CONTENT. LIFTS SHALL BE AS SPECIFIED PER THE SOILS LAB RECOMMENDATION AND AS APPROVED BY THE CITY. ALL FILL SHALL BE TESTED AS INSTALLED AND CERTIFIED BY AN APPROVED SOILS LABORATORY
- ALL STREETS, UNLESS ALTERNATIVE DESIGN IS SUBMITTED BY LAB, DESIGNED BY THE TRIAXIAL METHOD AS SPECIFIED IN TEXAS HIGHWAY DEPARTMENT REQUIREMENTS AND APPROVED BY THE CITY OF COLLEYVILLE, AND SHALL BE CONSTRUCTED ON A MINIMUM OF (8") INCHES OF STABILIZED SUBGRADE (LIME AND/OR CEMENT) AS SOIL TESTS INDICATE. COMPACTION SHALL BE NINETY-FIVE (95%) PERCENT DENSITY AS PER AASHTO DESIGNATION TISO. DENSITY TESTS SHALL BE TAKEN EVERY 1,000 SQUARE YARDS OR LESS, AS REQUIRED BY CITY INSPECTOR.

TABLE 1 – RECOMMENDED % AND QUANTITIES OF LIME/CEMENT

PLASTICITY INDEX (PI)	ASSUMED UNIT DRY WEIGHT (pcf)	% LIME	QUANTITY OF LIME (lbs/sy)	% CEMENT	QUANTITY OF CEMENT (lbs/sy)
0-15	120	0	0	5	36*
16-25	116	3	21	5	35
26-35	112	4	27	5	34
36-45	100	5	30	6	36

- THE SUB-GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.
- CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH AND THIRTY (30") INCHES WIDE.
- THE PARKWAYS AND STREETS SHALL BE ROUGH CUT TO A PLUS OR MINUS ONE-TENTH (0.1') FEET OF THEIR RESPECTIVE FINAL GRADES.
- CONSTRUCTION OF WHEEL CHAIR RAMPS WILL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR AT THE TIME OF PUBLIC IMPROVEMENTS.
- INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL HAVE A SUITABLE MARKER ("W") FOR WATER, "S" FOR SANITARY SEWER AND "V" FOR VALVES) STAMPED ON THE FACE OF THE CURB, OR IF NO CURB IS CONSTRUCTED, ON THE TOP OF THE PAVEMENT. THE MARKS SHALL BE A MINIMUM OF TWO (2") INCHES IN HEIGHT AND WIDTH. WATER SERVICES SHALL BE LOCATED 10' UPSTREAM FROM THE SANITARY SEWER SERVICE, WITH THE SEWER SERVICE AT THE CENTER OF THE FRONT OF THE LOT.
- THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY I MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY THE CITY'S TESTING FIRM. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO-(72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
- MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING. NO BLOCK OUTS ALLOWED
- THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL "PERMANENT SURVEY REFERENCE MONUMENTS" AS DESCRIBED IN THE SUBDIVISION ORDINANCE INCLUDING CONCRETE MONUMENTS AT ALL BOUNDARY CORNERS. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET CENTERLINE AT THE LOCATION ON EACH FIRE HYDRANT.
- HMAC PAVING- BINDER SHALL HAVE NO MORE THAN 15% RAP, ALL SURFACE MIX SHALL BE VIRGIN. NO RAS IS ALLOWED. MIX DESIGN SHALL BE SUBMITTED TO CITY PRIOR FOR APPROVAL.
- CONCRETE PAVING- NO MANUFACTURED SAND IS ALLOWED.
- ALL RE-ENFORCING STILL SHALL BE DOMESTIC AND MEET THE TXDOT STEEL MILL GUIDE LINES.

GENERAL NOTES – WATER IMPROVEMENTS

- THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.
- WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.
- ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY CITY PERSONNEL. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY CITY OF COLLEYVILLE REPRESENTATIVE.
- FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.
- ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO AWWA C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH NCTCOG STD. SPECS. (SEE C1.7)WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.
- SERVICE LINE CONNECTORS, 2" AND UNDER SHALL BE NSF CERTIFIED HIGH DENSITY POLYETHYLENE WITH FACTORY INSTALLED 10AWG TRACER WIRE, MEETING ALL APPROPRIATE AWWA AND NATIONAL PLUMBING CODE REQUIREMENTS FOR THE INTENDED USE, AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. ¾" TAPS AND SERVICE LINES ARE PROHIBITED.
- WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.
- WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".
- CURB METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.
- CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
- ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE SHALL BE PAINTED KEMLUSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATS OF PAINT OR UNTIL APPROVED BY THE CITY.
- ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMAC) NO BLOCK OUTS WILL BE ALLOWED.
- FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.
- WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.
- ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.
- FOR VALVES WITH OPERATING NUTS 6' BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).

GENERAL NOTES – SANITARY SEWER IMPROVEMENTS

- SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.
- PIPE SHALL HAVE CL. B (S-8) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.
- A 2" HIGH LETTER "S" SHALL BE STAMPED ON THE CURB TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT.
- CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
- RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED BY UTILITY CONTRACTOR AND ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED.
- MANHOLES SHALL BE 5FT IN DIAMETER WITH 3FT DIAMETER LID.
- ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.
- ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 300 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. IF THE DISTANCE BETWEEN MANHOLES EXCEEDS 300 L.F., A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE CITY OF COLLEYVILLE HAS APPROVED ALL TRENCH WORK.
- ALL MANHOLES SHALL BE VACUUMED TESTED.
- ALL NEW SERVICE TIE-INS SHALL BE ONLY TO PIPE SECTIONS. NO DIRECT MANHOLE CONNECTIONS SHALL BE ALLOWED.
- CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.

GENERAL NOTES – STORM DRAINAGE IMPROVEMENTS

- ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.
- BACKFILL SHALL BE ¾ TO 1" ROCK, 6 " MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.
- AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
- INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.
- ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.
- BOTH PRE-CAST AND CAST-IN-PLACE STRUCTURES ARE ALLOWED.

GENERAL CONSTRUCTION NOTES

HOLT FARMS
COLLEYVILLE, TEXAS

REDINGER GROUP, LLC

P.O. BOX 92006
SOUTH PLANE, TEXAS 76092
PHONE: (817) 933-9277

ENGINEERING REGISTRATION NUMBER F-23298
PREPARED FOR: CALAIS CUSTOM HOMES
SOUTH PLANE, TEXAS 76092
(817) 481-6426

PRELIMINARY
FOR REVIEW ONLY

Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 87487 Date: 9/17/2025

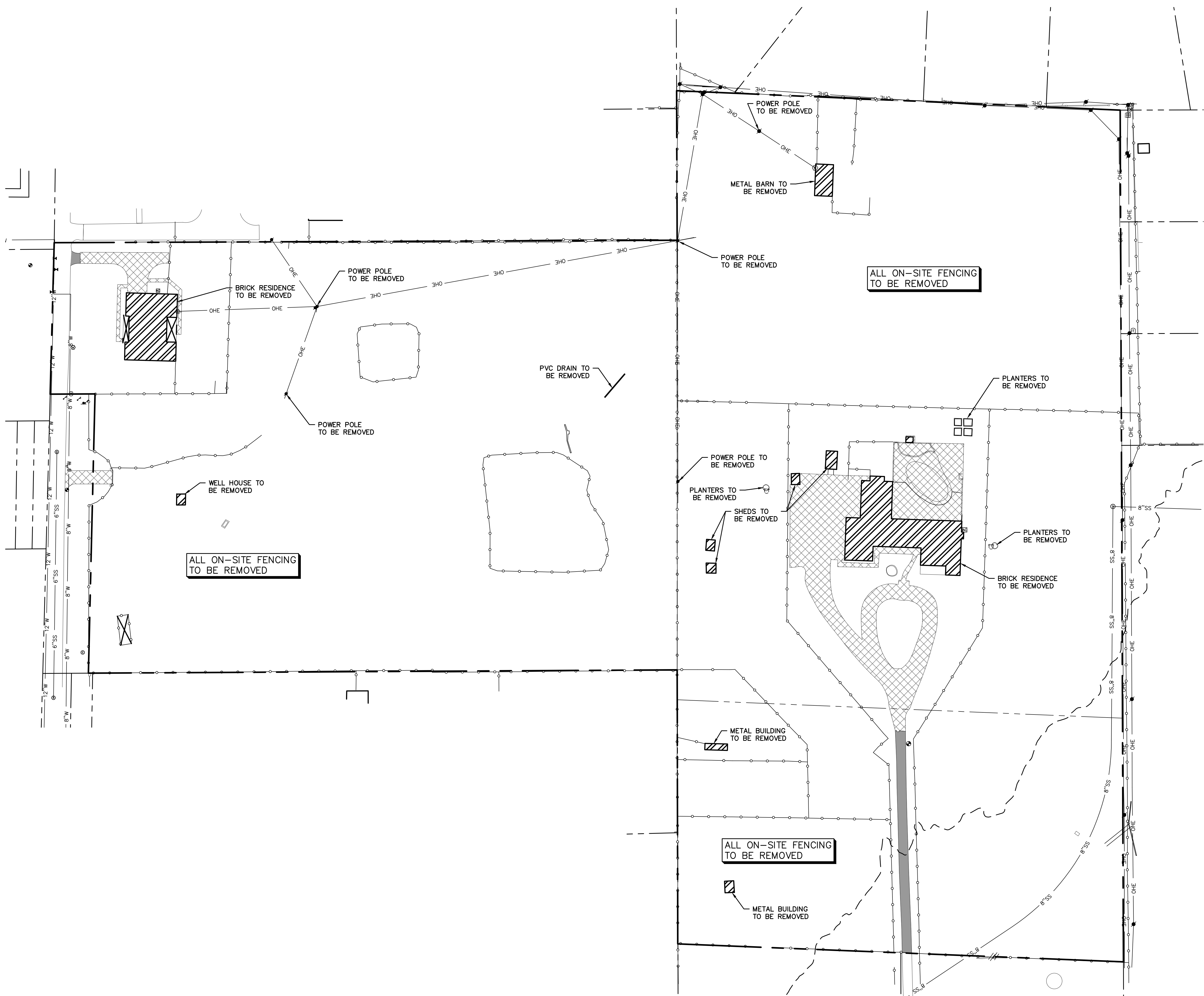
Drawn By: DSM

Reviewed By: CTR

Project: 1015-45

SHEET

C0.4



WARNING
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. REDINGER GROUP, LLC, IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

- LEGEND**
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
 - EXISTING ASPHALT PAVEMENT TO BE REMOVED
 - EXISTING GRAVEL TO BE REMOVED
 - EXISTING BUILDING TO BE REMOVED

- NOTES:**
- GENERAL CONSTRUCTION NOTES: REFER TO SHEET CO.4 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
 - THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO THE SITE AND ADJACENT PROPERTIES AT ALL TIMES AND CONDUCT HIS OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
 - CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS, FENCING, BRACING AND SHORING, AND SECURITY DEVICES TO PROTECT EXISTING STRUCTURES, UTILITIES, APPURTENANCES, TREES AND LANDSCAPING, AND TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES WHICH ARE NOT TO BE DEMOLISHED AND/OR REMOVED.
 - THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNING AUTHORITIES AND THE DEVELOPER IMMEDIATELY IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.
 - CONTRACTOR SHALL REMOVE AND STORE ON SITE (WHERE DESIGNATED BY THE DEVELOPER), ALL MATERIALS TO BE SALVAGED OR RE-INSTALLED LATER IN CONSTRUCTION.
 - THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL FRANCHISE UTILITY COMPANIES FOR THE REMOVAL AND/OR RELOCATION OF THE RESPECTIVE UTILITY LINES AND APPARATUS USED BY EACH UTILITY. ALL WORK ASSOCIATED WITH FRANCHISE UTILITY REMOVAL, RELOCATION AND/OR MODIFICATIONS ARE TO BE PERFORMED ONLY BY THAT UTILITY PROVIDER UNLESS SPECIFICALLY NOTED OTHERWISE.
 - NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE GOVERNING AUTHORITY AND/OR DEVELOPER.
 - REFERENCE EROSION AND SEDIMENT CONTROL PLAN FOR TREE PROTECTION NOTES.
 - SAWCUTTING, WHERE INDICATED ON THE DRAWINGS FOR REMOVAL OF EXISTING PAVEMENT, SHALL BE A FULL DEPTH CUT THAT IS NEAT AND TRUE IN ALIGNMENT.
 - NO PUBLIC WATER AND WASTEWATER LINE REMOVAL IS INCLUDED IN THIS CONTRACT. THE CONTRACTOR SHALL DISCONNECT, REMOVE AND/OR CAP ALL PRIVATE UTILITIES AT THE PROPERTY LINE, AND SHALL DOCUMENT THE LOCATION OF CAPPED UTILITIES AND SUBSURFACE OBSTRUCTIONS THAT ARE ENCOUNTERED.
 - ABATEMENT OF BUILDINGS CONTAINING ASBESTOS AND OTHER ENVIRONMENTALLY SENSITIVE MATERIALS WILL BE REQUIRED BEFORE DEMOLITION ACTIVITIES COMMENCE. ABATEMENT IS NOT PART OF THIS CONTRACT AND WILL BE PERFORMED BY OTHERS. ABATEMENT ACTIVITIES WILL INCLUDE REMOVAL OF CERTAIN PRE-ABATEMENT ITEMS ALONG WITH ALL ENVIRONMENTALLY SENSITIVE MATERIALS FROM THE SITE PRIOR TO DEMOLITION ACTIVITIES.
 - DEMOLITION AND REMOVAL OF DESIGNATED BUILDINGS AND STRUCTURES SHALL INCLUDE, IN ADDITION TO ALL ABOVE GROUND MATERIALS, THE SLAB, FOUNDATION & PIERS. FOUNDATION AND PIERS SHALL BE REMOVED TO A DEPTH OF AT LEAST 5 FEET BELOW EXISTING FINISHED GRADE IN THAT LOCATION.
 - REMOVAL OF FENCING, RETAINING WALLS & MISC. SITE FEATURES: ALL ON-SITE FENCING (EXCEPT PERIMETER SITE SECURITY FENCING), RETAINING WALLS AND OTHER EXISTING ABOVE GROUND FEATURES, EXCEPT THOSE DESIGNATED TO REMAIN IN PLACE OR TO BE REMOVED BY OTHERS, ARE TO BE REMOVED AND DISPOSED OF AS A PART OF THIS CONTRACT.
 - THE CONTRACTOR SHALL BACKFILL ALL EXCAVATED AREAS CAUSED AS A RESULT OF DEMOLITION, AND PROVIDE POSITIVE DRAINAGE TO PREVENT PONDING OF WATER.
 - ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO CONCRETE CURB AND PAVEMENT; ASPHALT PAVEMENT; BUILDING MATERIALS; EXCESS OR UNSUITABLE EARTHEN MATERIAL; UTILITY PIPING; TREES, BRUSH AND STUMPS; FENCING; ROCK; TRASH, REFUSE AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.
 - ALL STRUCTURES, UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.

REDINGER GROUP, LLC
P.O. BOX 92006
DALLAS, TEXAS 75292
PHONE (817) 233-2277
FAX (817) 233-2277
ENGINEERING REGISTRATION NUMBER F-2339
CALVIN C. REDINGER
SOUTHPLANE, TEXAS 76092
(817) 481-6426

DEMOLITION PLAN
HOLT FARMS
COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
1/2" CAPPED IRON ROD
"EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6'

BM2
X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4'

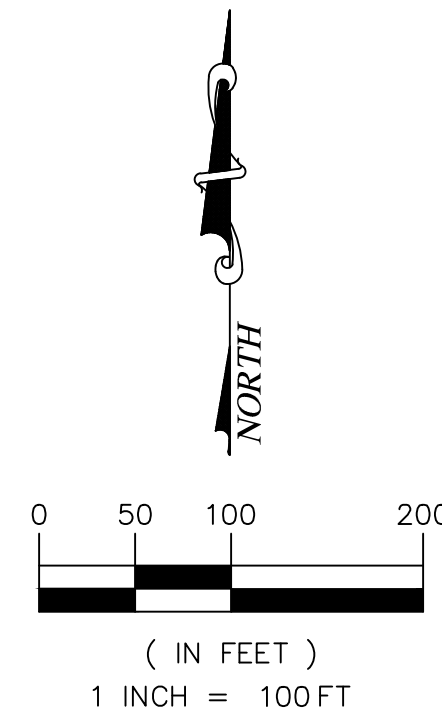
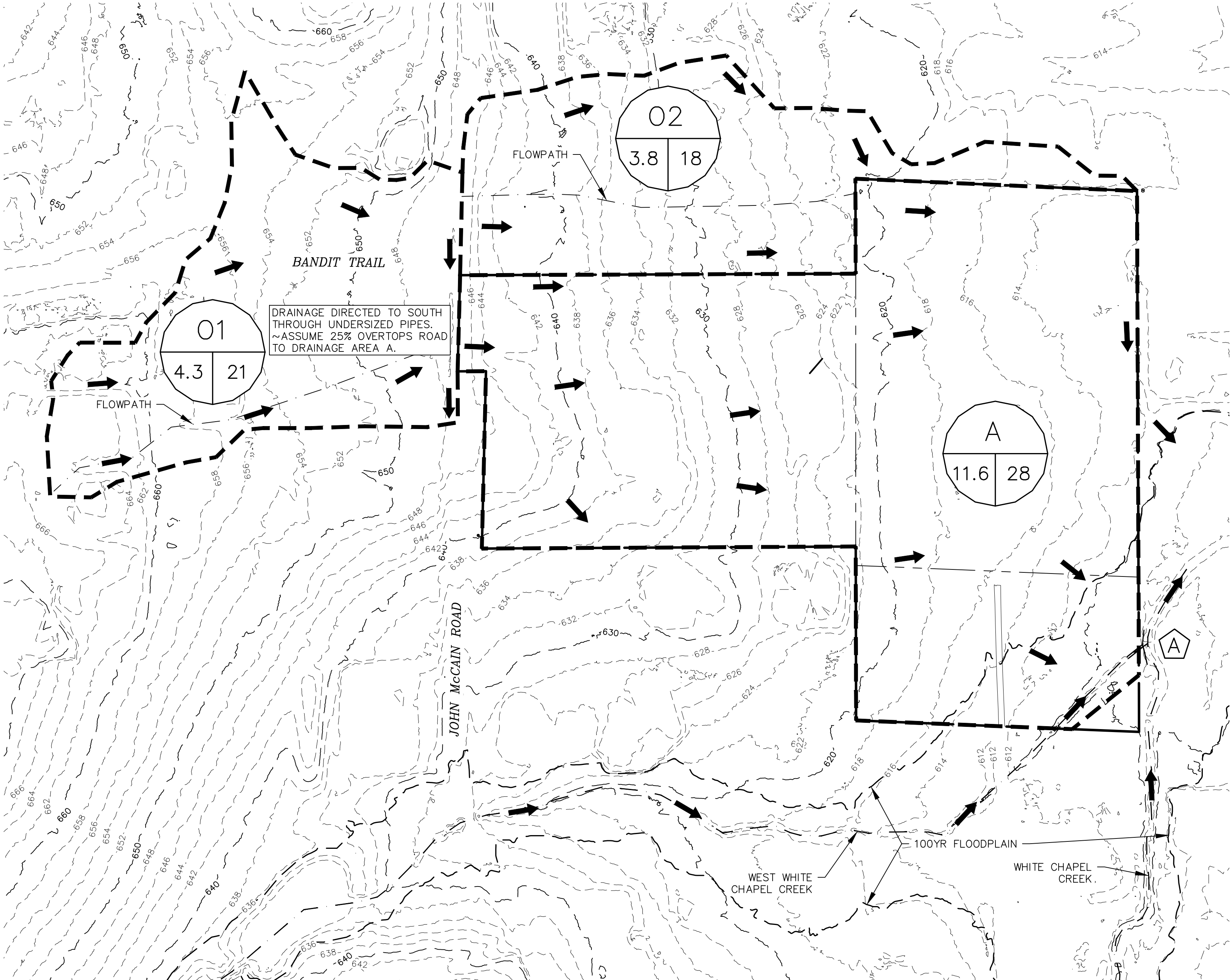
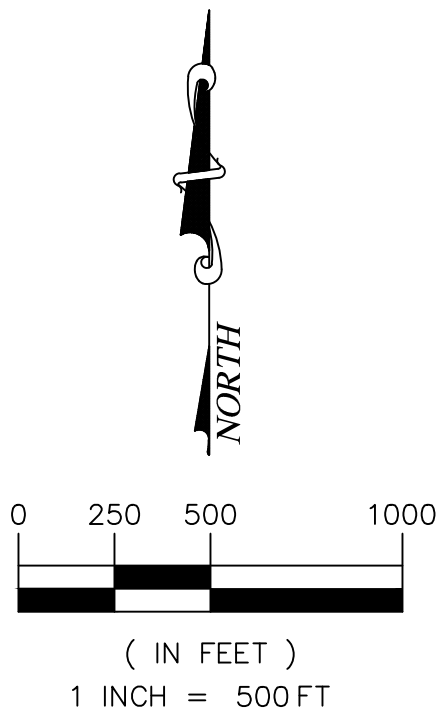
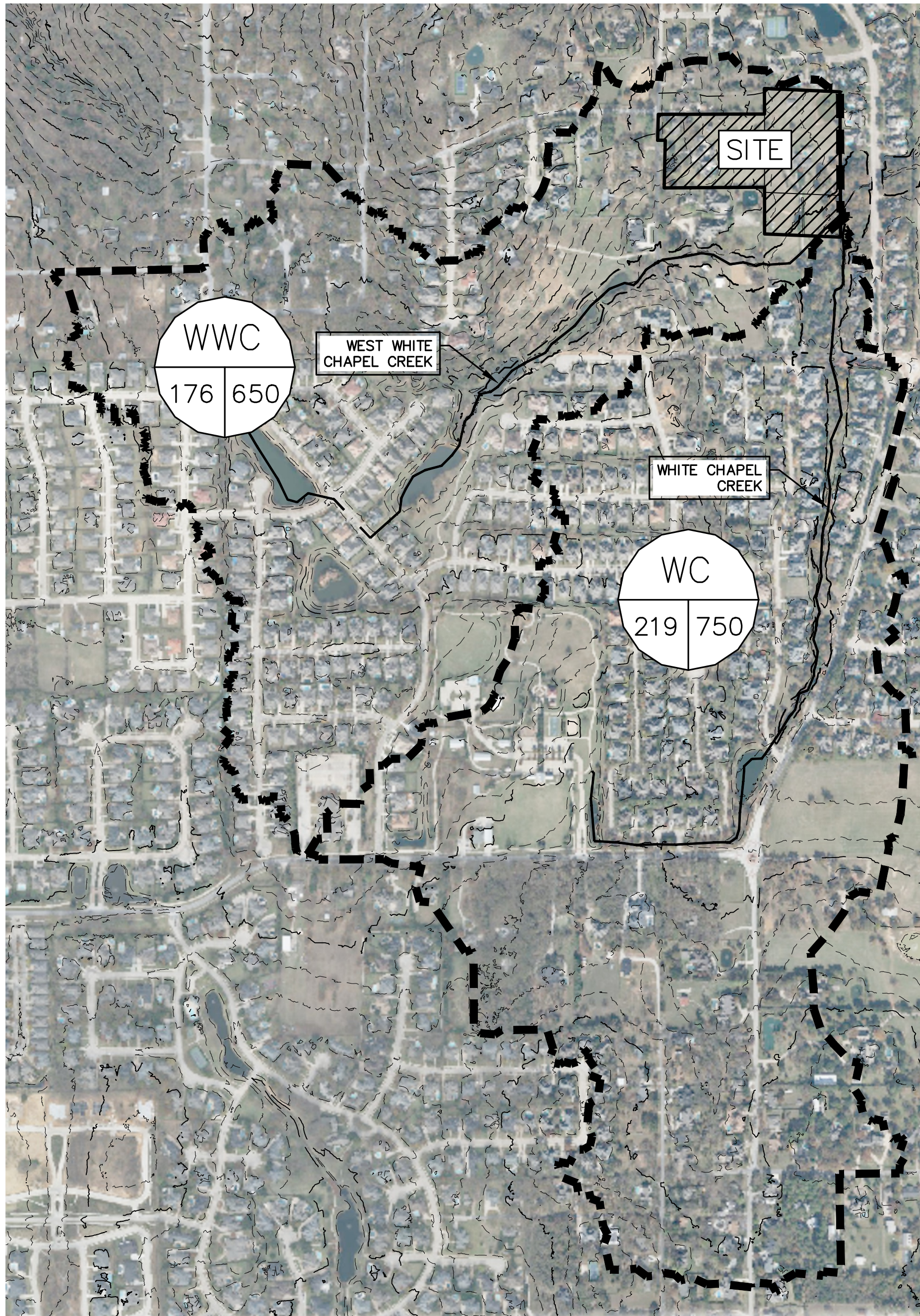
BM3
X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 647.2'

**PRELIMINARY
FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer: **CLAYTON T. REDINGER**
P.E. No. **87487** Date: **9/17/2025**

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET
C1.1



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- LEGEND**
- DRAINAGE AREA LABEL:
- FLOW ARROW:
- DRAINAGE DIVIDE:
- EXISTING CONTOUR MINOR:
- EXISTING CONTOUR MAJOR:
- FLOW PATH FOR TC CALCS:
- DESIGN POINT:

- FLOODPLAIN SHOWN IS PRELIMINARY FLOOD HAZARD DATA AND SHOWS PROJECTED FLOOD HAZARD LIMITS.
- FLOW INFORMATION FOR OFFSITE DRAINAGE AREAS TAKEN FROM FY-14 TDSN (HALFF) STUDY OF WHITE CHAPEL CREEK WATERSHED. HALFF ASSOCIATES, INC. HEC-HMS MODEL DATA OBTAINED THROUGH CITY OF COLLEYVILLE.
- THE DEVELOPMENT AREA DISCHARGES DIRECTLY TO A FEMA REGULATED FLOOD HAZARD AREA AT THE CONFLUENCE OF WEST WHITE CHAPEL AND WHITE CHAPEL CREEKS.
 - DRAINAGE AREA ~ 395 ACRES
 - TIME OF CONCENTRATION ~ 40 MIN
 - 1% PEAK DISCHARGE ~ 1,500 CFS
- THE PROPOSED SITE HAS A TOTAL CONTRIBUTING AREA OF 11.7 ACRES, WHICH IS APPROXIMATELY 3% OF THE OVERALL WATERSHED AT THE POINT OF DISCHARGE. SECTION 2.4 (METHODS FOR DOWNSTREAM EVALUATION) OF THE ISWM TECHNICAL MANUAL RECOGNIZES A RULE OF THUMB FOR ZONE OF INFLUENCE (POINT DOWNSTREAM WHERE THE DISCHARGE FROM A PROPOSED DEVELOPMENT NO LONGER HAS A SIGNIFICANT IMPACT ON THE RECEIVING STREAM...) AS APPROXIMATELY 10%. THIS SITE IS SIGNIFICANTLY BELOW A 10% RULE OF THUMB AND HAS DIRECT ACCESS TO THE MAIN CHANNEL OF THE ADJACENT CREEK. DETENTION IS NOT RECOMMENDED FOR THIS SITE.
- DRAINAGE STUDY TO SUPPORT DETENTION ASSESSMENT PROVIDED SEPARATELY.

RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1*25%	1.1	SF-RES	0.60	15	3.50	2.3	4.55	3.0	5.34	3.5	6.40	4.2	7.20	4.8	8.02	5
O2	3.8	SF-RES	0.60	15	3.50	8.0	4.55	10.4	5.34	12.2	6.40	14.6	7.20	16.4	8.02	18
WWC	176	HALFF STUDY		HMS						225		400		550		650
WC	219	HALFF STUDY		HMS						400		500		600		750
A	11.6	UNDEV	0.30	15	3.50	12.2	4.55	15.8	5.34	18.6	6.40	22.3	7.20	25.1	8.02	28
DP-A	395	HALFF STUDY		HMS						650		1000		1250		1500

REDINGER GROUP, LLC
P.O. BOX 92006
SOUTH PLANE, TEXAS 76092
PHONE (817) 233-2277
FAX (817) 233-2278
ENGINEERING REGISTRATION NUMBER F-23339
PREPARED FOR: CALVIN CUSTON HOMES
SOUTH PLANE, TEXAS 76092
(817) 481-6426

EXISTING DRAINAGE PLAN
HOLT FARMS
COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
1/2" CAPPED IRON ROD
"EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6'

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N: 7018285.7
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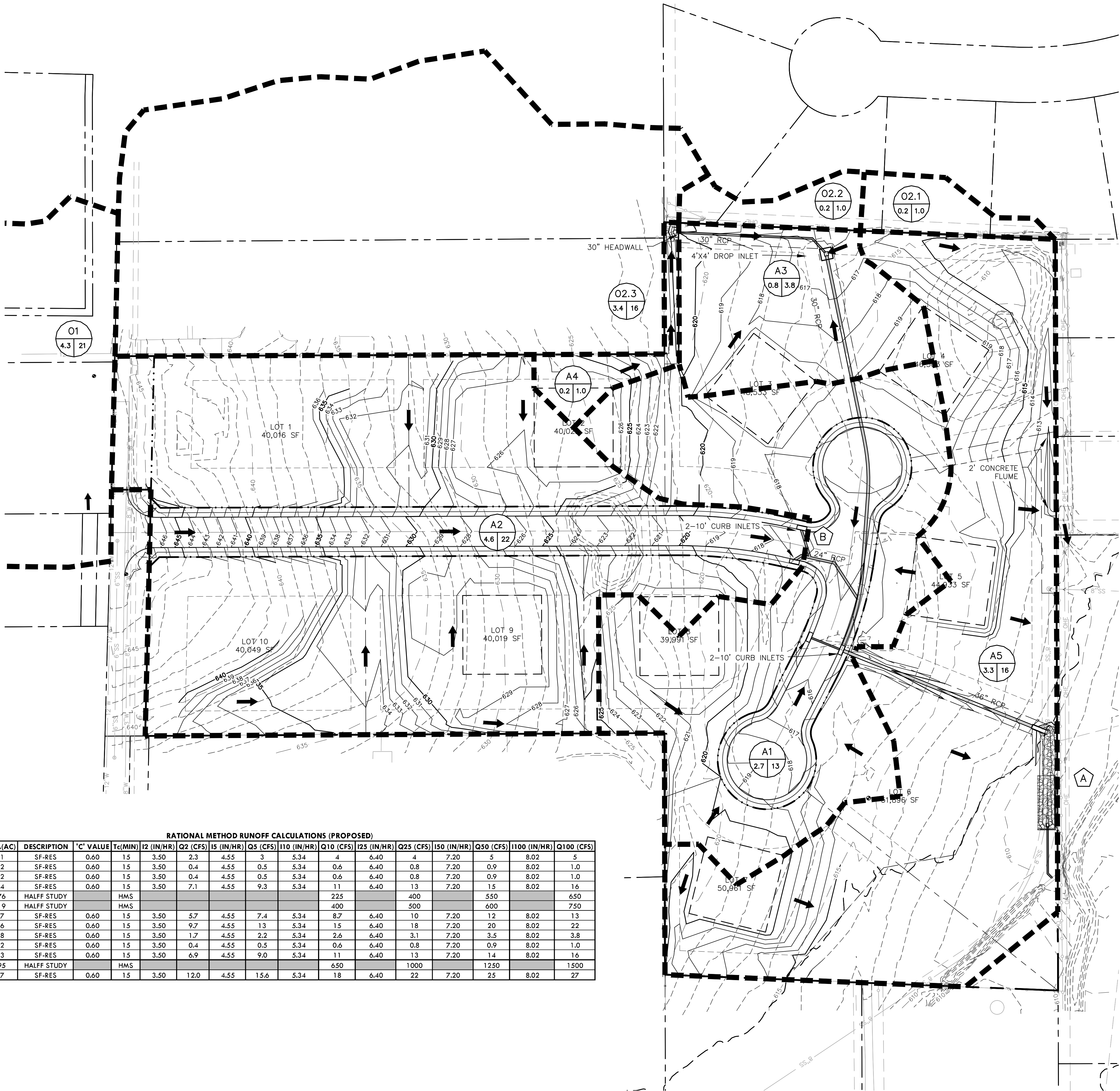
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**PRELIMINARY
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Engineer: **CLAYTON T. REDINGER**
P.E. No. **97487** Date: **9/17/2025**

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1*25%	1.1	SF-RES	0.60	15	3.50	2.3	4.55	3	5.34	4	6.40	4	7.20	5	8.02	5
O2.1	0.2	SF-RES	0.60	15	3.50	0.4	4.55	0.5	5.34	0.6	6.40	0.8	7.20	0.9	8.02	1.0
O2.2	0.2	SF-RES	0.60	15	3.50	0.4	4.55	0.5	5.34	0.6	6.40	0.8	7.20	0.9	8.02	1.0
O2.3	3.4	SF-RES	0.60	15	3.50	7.1	4.55	9.3	5.34	11	6.40	13	7.20	15	8.02	16
WWC	176	HALFF STUDY		HMS						225		400		550		650
WC	219	HALFF STUDY		HMS						400		500		600		750
A1	2.7	SF-RES	0.60	15	3.50	5.7	4.55	7.4	5.34	8.7	6.40	10	7.20	12	8.02	13
A2	4.6	SF-RES	0.60	15	3.50	9.7	4.55	13	5.34	15	6.40	18	7.20	20	8.02	22
A3	0.8	SF-RES	0.60	15	3.50	1.7	4.55	2.2	5.34	2.6	6.40	3.1	7.20	3.5	8.02	3.8
A4	0.2	SF-RES	0.60	15	3.50	0.4	4.55	0.5	5.34	0.6	6.40	0.8	7.20	0.9	8.02	1.0
A5	3.3	SF-RES	0.60	15	3.50	6.9	4.55	9.0	5.34	11	6.40	13	7.20	14	8.02	16
DP-A	395	HALFF STUDY		HMS						650		1000		1250		1500
DP-B	5.7	SF-RES	0.60	15	3.50	12.0	4.55	15.6	5.34	18	6.40	22	7.20	25	8.02	27



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- LEGEND**
- DRAINAGE AREA LABEL: NAME AC Q100
- FLOW ARROW (POST-PROJECT): [Arrow pointing right]
- DRAINAGE DIVIDE: [Dashed line]
- EXISTING CONTOUR MINOR: -501-
- EXISTING CONTOUR MAJOR: -500-
- FLOW PATH FOR TC CALCS: [Dashed line]
- DESIGN POINT: 1

- NOTES:**
- STREET/ROW FLOW CAPACITY
STREET (30') = $Q_{cap} = 334 \cdot S^{0.5}$
(APPROX. 33 CFS @ 1.0%)
ROW W/ESMT (50') = $Q_{cap} = 806 \cdot S^{0.5}$
(APPROX. 81 CFS @ 1.0%)
CRITERIA BASED ON CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.
 - DOCUMENTATION AND SUPPORTING CALCULATIONS FOR DETENTION ASSESSMENT PROVIDED BY SEPARATE REPORT, DATED FEBRUARY 10, 2025.

REDINGER GROUP, LLC
P.O. BOX 92006
DALLAS, TEXAS 75292
PHONE: (817) 233-2277
FAX: (817) 233-2278
ENGINEERING REGISTRATION NUMBER: F-23328
PREPARED FOR: CALVIN CUSTON BOWEN
SOUTH PLANE, TEXAS 76092
(817) 481-6426

DRainage Area Map

HOLT FARMS

COLLEYVILLE, TEXAS

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 9/17/2025

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET
C2.2

BENCHMARKS:
BM1
1/2" CAPPED IRON ROD
"EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6'
BM2
X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4'
BM3
X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 647.2'

REDINGER GROUP PROJECT No. 1015-45 - HOLT FARMS - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS

STORM DRAIN HYDRAULIC CALCULATIONS TABLE																																						
FROM	TO	Pipe Length	Drainage Area			Runoff "c"	Incr. cA	Total cA	Time of Concentration			5-year Intensity	100-year Intensity	Q5 Runoff	Q100 Runoff	Inlet bypass	Q pipe	Pipe Size	n	Sf	HEAD LOSS CALCULATIONS										Design HGL	Invert Elev.		T/C Elev.	COMMENTS			
		feet	No.	Area	Total Area				min.	Travel min.	Total min.	in/hr.	in/hr.	cfs	cfs	cfs	cfs	in.		ft/ft	D/S Elev.	U/S Elev.	V1 (in) ft/sec	V2 (out) ft/sec	V1 ² /2G ft.	V2 ² /2G ft.	Kj	KjV1 ² /2G ft.	Hk ft.	Elev.	FROM ft.	TO ft.	ft.					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34					
SD-2																																						
2+11	2+42	31	A1/2	1.35	1.35	0.60	0.8	0.8	15.0	0.0	15	5.34	8.02	4	6	0.00	6	18	0.013	0.0038	613.0	613.1	0.00	3.67	0.00	0.21	1.25	0.00	0.26	613.4			615.8	END OF LINE INLET				
0+00	2+11	211	O1*, 2.2, 2.3, A2-4 & A1/4	11.65	13.00	0.60	7.0	7.8	15.0	0.1	15	5.34	8.02	42	63	0.00	63	36	0.013	0.0088	610.0	611.9	3.67	8.85	0.21	1.21	0.25	0.05	1.16	613.0			NA	45DEG WYE (SD-3)				
SD-3																																						
4+31	5+67	136	O2.3 & A4	3.60	3.60	0.60	2.2	2.2	15.0	0.0	15	5.34	8.02	12	17	0.00	17	21	0.013	0.0119	615.7	617.9	0.00	7.20	0.00	0.80	1.25	0.00	1.01	618.9			NA	END OF LINE HDWL				
4+10	4+31	21	NA		3.60	0.60	0.0	2.2	15.0	0.3	15	5.34	8.02	12	17	0.00	17	21	0.013	0.0119	614.9	615.2	7.20	7.20	0.80	0.80	0.35	0.28	0.52	615.7			NA	45DEG BEND				
0+24	4+10	386	A3 & O2.2	1.00	4.60	0.60	0.6	2.8	15.0	0.0	15	5.34	8.02	15	22	0.00	22	33	0.013	0.0018	614.1	614.8	7.20	3.72	0.80	0.22	0.50	0.40	0.10	614.9			NA	INLET ON MAIN				
0+00	0+24	24	A2 & O1(25%)	5.70	10.30	0.60	3.4	6.2	15.0	1.7	17	5.12	7.68	32	47	0.00	47	33	0.013	0.0081	613.0	613.2	3.72	7.99	0.22	0.99	0.35	0.08	0.92	614.1			NA	45DEG WYE (LAT-3.1)				
LAT-3.1																																						
0+79	0+87	8	A2/2 + O1*12.5%	2.85	2.85	0.60	1.7	1.7	15.0	0.0	15	5.34	8.02	9	14	0.00	14	27	0.013	0.0020	615.9	615.9	0.00	3.45	0.00	0.18	1.25	0.00	0.23	616.1			617.7	END OF LINE INLET				
0+70	0+79	9	NA		2.85	0.60	0.0	1.7	15.0	0.0	15	5.34	8.02	9	14	0.00	14	27	0.013	0.0020	615.8	615.8	3.45	3.45	0.18	0.18	0.35	0.06	0.12	615.9			NA	45DEG BEND				
0+44	0+70	26	A2/2 + O1*12.5%	2.85	5.70	0.60	1.7	3.4	15.0	0.0	15	5.34	8.02	18	27	0.00	27	27	0.013	0.0078	615.0	615.2	3.45	6.89	0.18	0.74	0.75	0.14	0.60	615.8			NA	45DEG WYE (LAT-3.2)				
0+00	0+44	44	NA		5.70	0.60	0.0	3.4	15.0	0.1	15	5.34	8.02	18	27	0.00	27	27	0.013	0.0078	614.1	614.5	6.89	6.89	0.74	0.74	0.35	0.26	0.48	615.0			NA	45DEG BEND				
LAT-3.2																																						
0+00	0+29	29	A2/2	2.85	2.85	0.60	1.7	1.7	15.0	0.0	15	5.34	8.02	9	14	0.00	14	24	0.013	0.0037	615.8	615.9	0.00	4.36	0.00	0.30	1.25	0.00	0.37	616.2			617.7	END OF LINE INLET				
																					**	Highlight ~ HGL determined by partial flow																
Notes: 1 Time of concentration (and intensity) only changes at downstream junctions. Paired inlets do not constitute a downstream junction. 2 HGL must be below grade along main or at least 1' below top of curb at each inlet (including entry loss of 1.25v ² /2g). 3 Inlet spacing shall be determined by 5-year to top of curb or 100-year filling right-of-way, whichever is most restrictive. 4 Minimum head loss shall be 0.10 feet in a subcritical flow regime. Supercritical flow regimes do not generate head losses.																																						

COMPUTATION FOR DROP INLETS IN SAG				
Inlet No.	Inlet type	Perimeter, P, ft	Flow, Q, CFS	Depth of flow, d, ft
SD-3-437	4'X4' DROP	16	3.8	0.18

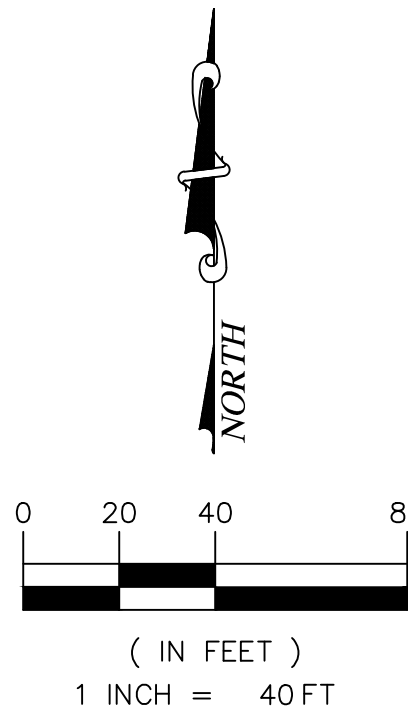
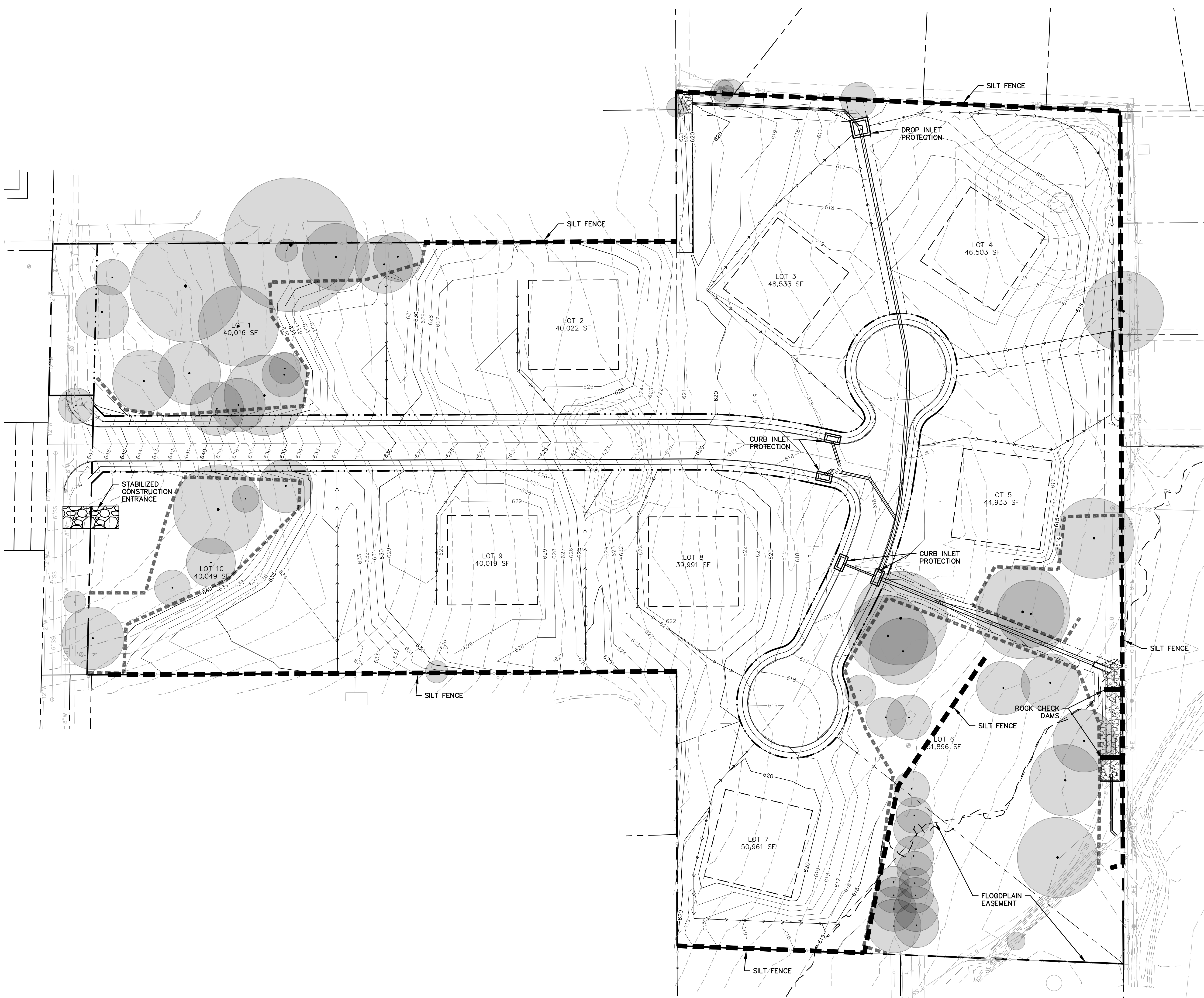
$$Q = 3.0 * P * Y^{(3/2)}$$

$$Q = 2.3(L + 1.8W)d^{1.5}$$

COMPUTATION DEPRESSED CURB-OPENING INLET CAPACITY (SUMP)								
Inlet	Flow, Q CFS	Base Depth d (ft)	Depression a (ft)	Water Depth d1 (ft)	Inlet Length L(ft)	Opening Height H(ft)	Depression Width W(ft)	P=L+1.8W
SD-2-211	6	0.003	0.33	0.33	10	0.67	2	13.6
SD-2-242	6	0.003	0.33	0.33	10	0.67	2	13.6

*from Figure 1.10 iSWM Technical Manual

PRELIMINARY FOR REVIEW ONLY Not for Construction or Permit Purposes	Drawn By: DSM		SHEET C2.3	Project: 1015-45	Reviewed By: CTR	BENCHMARKS:		DRAINAGE CALCULATIONS HOLT FARMS COLLEYVILLE, TEXAS REDINGER GROUP, LLC P.O. BOX 93306 SOUTH PLAINS, TX 75373 PHONE: (817) 253-5277 FAX: (817) 253-5278 ENGINEERING AND ARCHITECTURE CLAYTON CUSTOM HOMES 1206 NORTH CARROLL AVENUE COLLEYVILLE, TX 76032 (817) 481-6426	NO.	REVISION	BY	DATE
	Employer: <u>CLAYTON T. REDINGER</u> P.E. No. <u>97487</u> Date <u>9/17/2025</u>											
							BM1 1/2" CAPPED IRON ROD "EAGLE CONTROL" N: 7018058.6 E: 2377873.4 ELEV = 615.6'					
							BM2 X-CUT N: 7018285.7 E: 2377120.4 ELEV = 647.4'					
							BM3 X-CUT N: 7018486.7 E: 2377087.7 ELEV = 647.2'					



WARNING
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LEGEND

- SILT FENCE
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- FINISHED SLOPE
- TREE PROTECTION FENCE

NOTES:

- GENERAL CONSTRUCTION NOTES: REFER TO SHEET C0.4 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- SWPPP COMPLIANCE: THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHILE CONDUCTING HIS ACTIVITIES ON THIS PROJECT. IN ADDITION TO CONSTRUCTING THOSE ITEMS INDICATED ON THE PLAN SHEETS, COMPLIANCE WITH THE SWPPP INCLUDES CONFORMANCE TO CERTAIN PRACTICES AND PROCEDURES (IDENTIFIED IN THE (SWPPP) DURING PROJECT CONSTRUCTION. THE SWPPP PLANS AND DOCUMENTS ARE PROVIDED FOR THE SOLE BENEFIT OF THE CONTRACTOR AS A PLANNING TOOL FOR COMPLYING WITH THE ENVIRONMENTAL REGULATIONS OF THIS PROJECT. THE CONTRACTOR IS EXPECTED TO PROVIDE, EXPAND, SUBMIT AND MONITOR A FULL COMPREHENSIVE SWPPP BEYOND WHAT IS HEREIN PROVIDED.
- BMP INSTALLATION: PRIOR TO COMMENCING GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ALL SWPPP MEASURES AND DEVICES AS INDICATED ON THE EROSION & SEDIMENT CONTROL PLAN. ALL SWPPP MEASURES AND DEVICES SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND DETAILS SHOWN IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS' CONSTRUCTION "BEST MANAGEMENT PRACTICES" (BMP) MANUAL, OR AS MODIFIED BY THE CONTRACT DOCUMENTS.
- CLEANING, REPAIR AND MAINTENANCE: THE CONTRACTOR SHALL REFER TO THE SWPPP FOR SEQUENCING OF CONSTRUCTION, INSTALLATION OF NEW EROSION CONTROL DEVICES AND CLEANING, REPAIR AND MAINTENANCE OF EXISTING EROSION CONTROL DEVICES. THE CONTRACTOR SHALL REPAIR, RELOCATE AND/OR ADD DEVICES TO REFLECT ACTUAL SITE CONDITIONS AND TO ACCOMMODATE LOCATIONS FOR CONSTRUCTION TRAILER AREAS, STORAGE AREAS, FUELING AREAS, TOILETS, TRASH RECEPTACLES AND WASHOUT AREAS. ANY ACCIDENTAL RELEASE OF SEDIMENT OR POLLUTANTS FROM THE SITE SHALL BE CLEANED BY THE CONTRACTOR.
- SITE ENTRY/EXIT LOCATIONS: SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS MUST BE REMOVED IMMEDIATELY. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
- PROTECTION OF ADJACENT PROPERTY: CONTRACTOR SHALL ASSUME FULL LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL METHODS AND PROCEDURES SHOWN AND NOTED IN THE PLANS AND SWPPP.
- RE-VEGETATION: AT THE COMPLETION OF PAVING AND FINAL GRADING OPERATIONS, ALL DISTURBED AREAS SHALL BE VEGETATED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTS' PLANS. IN AREAS NOT COVERED BY LANDSCAPE PLAN, THE CONTRACTOR SHALL PROVIDE HYDROMULCH SEEDING AND/OR SODDING FOR ALL DISTURBED AREAS (NOT DESIGNATED TO BE PAVED) IN ACCORDANCE WITH ALL GOVERNING AUTHORITIES' SPECIFICATIONS.
- BMP REMOVAL: THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SEDIMENT BARRIERS AND INLET PROTECTION AFTER VEGETATION HAS BEEN COMPLETED AND ALL AREAS OF THE SITE HAVE BEEN STABILIZED AND ACCEPTED BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.

REDINGER GROUP, LLC
P.O. BOX 93206
DALLAS, TEXAS 75293-0206
PHONE: (817) 933-2277
FAX: (817) 933-2278
ENGINEERING REGISTRATION NUMBER: F-23399
PREPARED FOR: CALVIN CUSTON BOWEN
SOUTHPLANE, TEXAS 76092
(817) 481-6426

EROSION CONTROL PLAN
HOLT FARMS
COLLEYVILLE, TEXAS

BENCHMARKS:

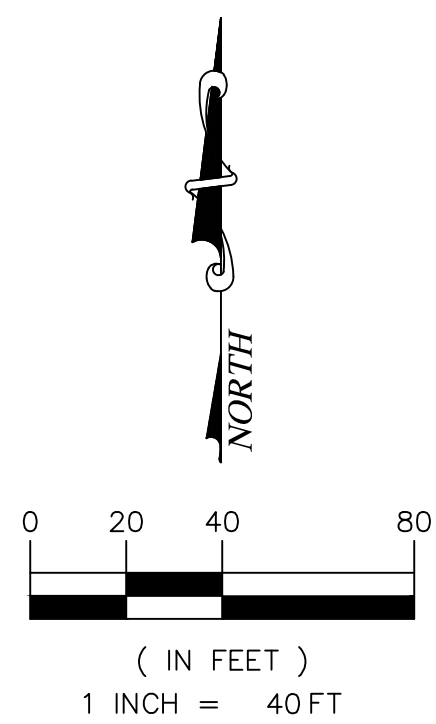
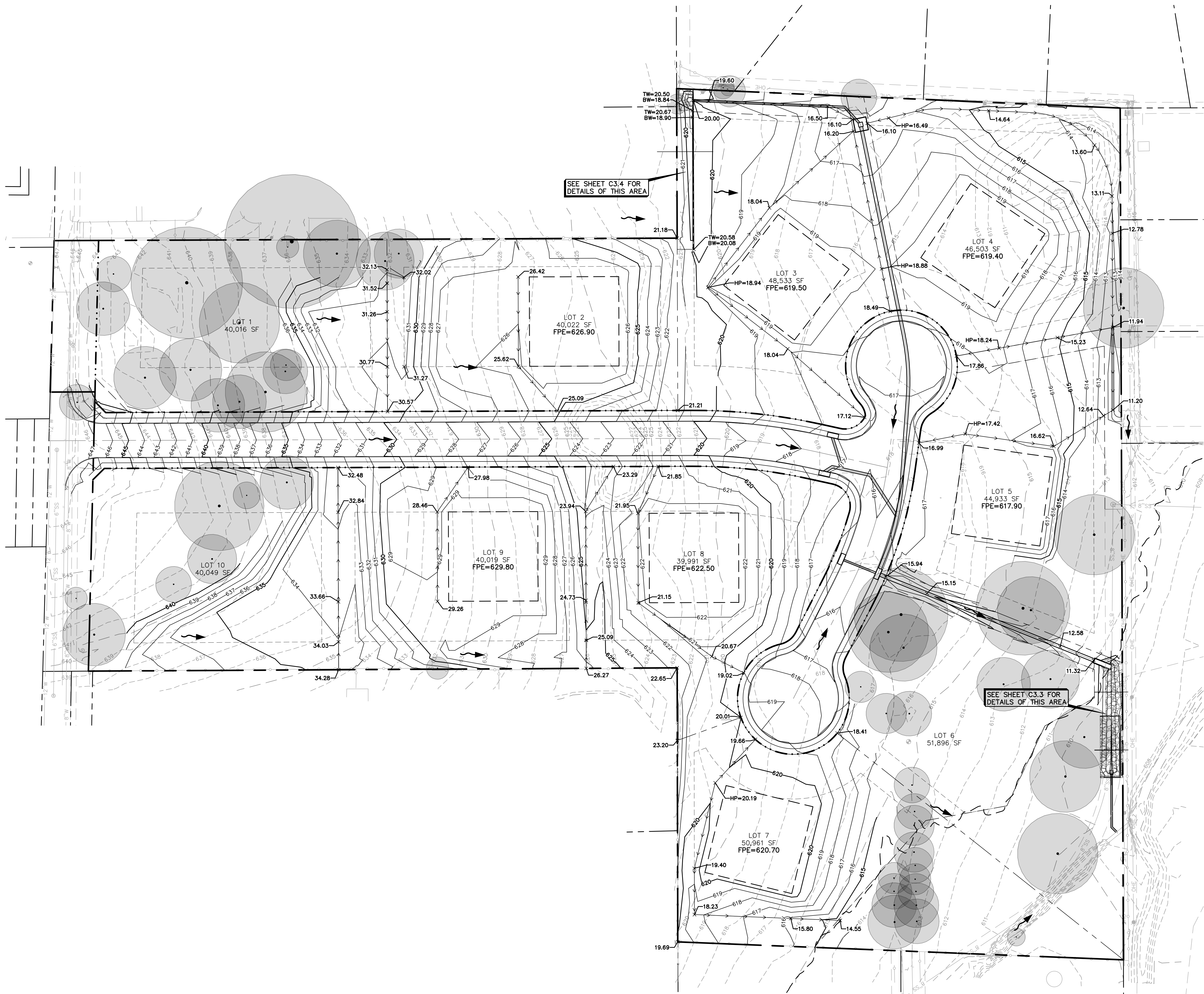
BM1
1/2" CAPPED IRON ROD
"EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6'
BM2
X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4'
BM3
X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 647.2'

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Engineer: **CLAYTON T. REDINGER**
P.E. No. **97487** Date: **9/17/2025**

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET
C3.1



WARNING

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GRADING LEGEND

- FFE = FINISHED FLOOR
- TP = TOP OF PAVEMENT
- TI = TOP OF INLET
- G = GUTTER
- TC = TOP OF CURB
- TW = TOP OF WALL
- BW = BOTTOM OF WALL
- FL = FLOW LINE
- HP = HIGH POINT
- FLOW DIRECTION
- - - HIGH POINT
- SWALE

GENERAL CONSTRUCTION NOTES

- CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NCTCOG STANDARDS AS AMENDED BY THE GOVERNING BODY'S DESIGN STANDARDS AND DETAILS, WHICH ARE THE DETAILS INCLUDED AND MADE PART OF THESE DRAWINGS.
- LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON PUBLICLY AVAILABLE RECORDS. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITIES BOTH VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

GRADING NOTES

- ALL GRADES ARE TO GUTTER OR TOP OF PAVEMENT UNLESS OTHERWISE NOTED. SEE GRADING LEGEND FOR ADDITIONAL NOTATION.
- HUNDREDS PLACE HAS BEEN OMITTED ON SPOT ELEVATIONS FOR PLAN READABILITY.
- FINISHED GRADES SHOWN HEREON REPRESENT TOP OF PAVING, TOP OF SOD AND/OR LANDSCAPING UNLESS OTHERWISE NOTED.
- SOD OR LANDSCAPING SHALL NOT BE PLACED ABOVE THE FINISHED FLOOR. FINAL GRADE SHALL BE VERIFIED TO ENSURE POSITIVE FLOW AWAY FROM ALL STRUCTURES.
- ROUGH GRADING SHALL BE WITHIN 0.1 FT +/- OF FINISHED GRADES SHOWN. UNDER PAVEMENT AND/OR FINISHED FLOORS, GRADES SHALL BE CONSTRUCTED TO THE TOP OF SUBGRADE.
- CONTOURS REPRESENT FINISHED GRADES.
- ALL SIDEWALKS SHALL BE BACKFILLED AS NECESSARY TO PREVENT THE IMPEDENCE OF DRAINAGE.
- RETAINING WALL ELEVATIONS ARE CALLED FROM TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL. STRUCTURAL DESIGN OF RETAINING WALLS TO BE PERFORMED BY OTHERS.

AMERICANS WITH DISABILITIES ACT COMPLIANCE

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ADA ACCESSIBILITY COMPLIANCE. IN THE EVENT OF A CONFLICT BETWEEN THE PLANS AND TAS/ADA ACCESSIBILITY GUIDELINES, THE DISCREPANCY SHALL BE REPORTED IMMEDIATELY, IN WRITING, TO THE ENGINEER, PRIOR TO CONSTRUCTION.
- ALL SIDEWALKS AND PAVED AREAS REQUIRING ADA ACCESS SHALL BE CONSTRUCTED AT A 5% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE.

REDINGER GROUP, LLC

P.O. BOX 92006
DALLAS, TEXAS 75292
PHONE: (817) 233-2277
FAX: (817) 233-2278
CALUS CUSTOM HOMES
SOUTHLAKE, TEXAS 76092
(817) 481-6426



**GRADING PLAN
HOLT FARMS
COLLEYVILLE, TEXAS**

BENCHMARKS:

BM1
1/2" CAPPED IRON ROD
"EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6'

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N: 7018285.7
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BM3
X-CUT
N: 7018486.7
E: 2377087.7
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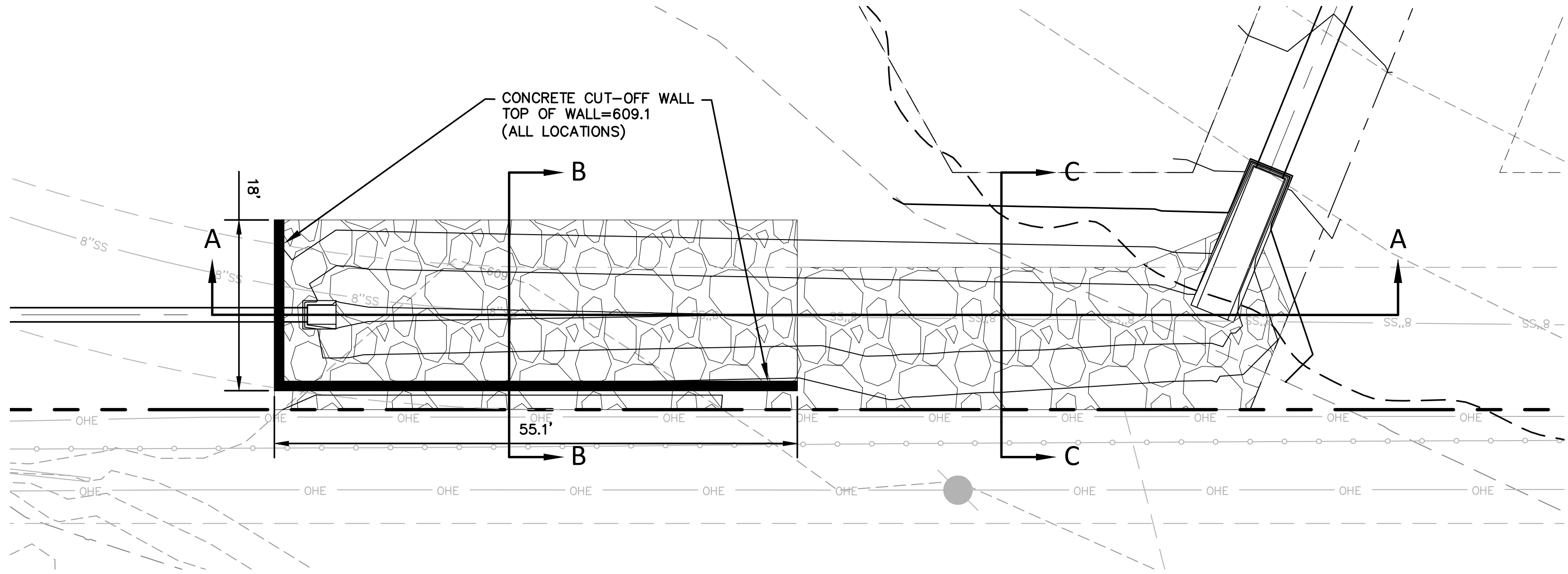
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Engineer: **CLAYTON T. REDINGER**
P.E. No. **97487** Date: **9/17/2025**

Drawn By: DSM

Reviewed By: CTR

Project: 1015-45

**SHEET
C3.2**



- NOTES:
- CUT-OFF WALL IS INTENDED TO ALLOW WATER TO SPILL OVER TO THE ADJACENT PROPERTY AT A SPECIFIC ELEVATION IN A SHEET FLOW MANNER
 - 18" STORM OUTLET IS TO ALLOW THE LEVEL SPREADER TO DRAIN AFTER RAIN EVENTS AND IN LOW FLOW CONDITIONS.
 - DESIGNED TO FLOW AT 0.45' OF DEPTH OVER CUT OFF WALL.
 - 100YR FLOODPLAIN ELEVATION AT THIS LOCATION IS 610.0

WEIR FLOW EQUATION [Q = CL(h^1.5)]						
bottom of weir (FT)	length of weir (FT)		water surface elevation (FT)	depth of flow (FT)	c factor	Q (CFS)
609.1	69		609.55	0.45	3.27	68.0

"C" for typical weir is 2.6 in the weir flow equation for broad crested weirs like roadway overtopping
"C" for typical weir is 3.27 in the weir flow equation for sharp crested weirs.

Rock Riprap Sizing - Culvert Outfall Protection		
From Section 3.2.7 ISWM Hydraulics Technical Manual, September 2014		
Determine D50 size of riprap stone (size at which 50% of the gradation is finer weight):	Units	Size by Frequency
		100-year
V = velocity	ft/sec	3.2
γ_s = specific weight of stone (150-175 lb/ft ³)	lb/ft ³	150
D50 = $\{V/[1.8 \cdot (2g(\gamma_s - \gamma_w)/\gamma_w)^{1/2}]\}^{1/2} \sim (\gamma_w = 62.4 \text{ lb/ft}^3)$	feet	0.43
Maximum d50 (controlling size)	inches	5

TRAPEZOIDAL CHANNEL CALCS

$$C = \frac{1.486}{n} * A * R^{\frac{2}{3}}$$

s (channel slope)= 0.50%

M (side slope)= 4

d (ft)= 2.3

b (ft)= 0.1

n (manning's constant)= 0.035

$$A = M * d^2 + d * b$$

A (ft²)= 21.081

$$W_p = b + 2\sqrt{d^2 + (M * d)^2}$$

R= 1.1137

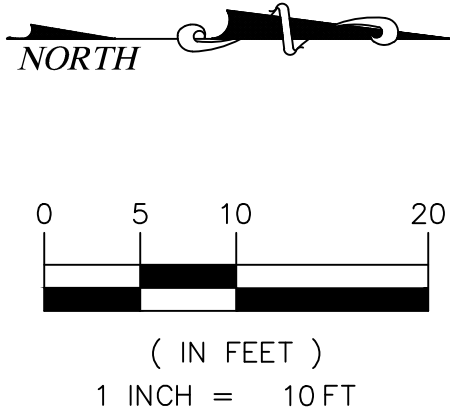
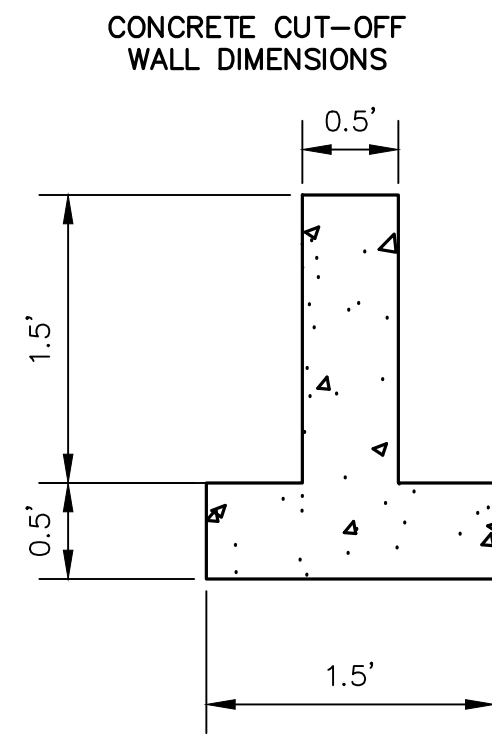
R^{2/3}= 1.0745

C= 961.66

$$Q = C * \sqrt{s}$$

Q= 68.0 cfs

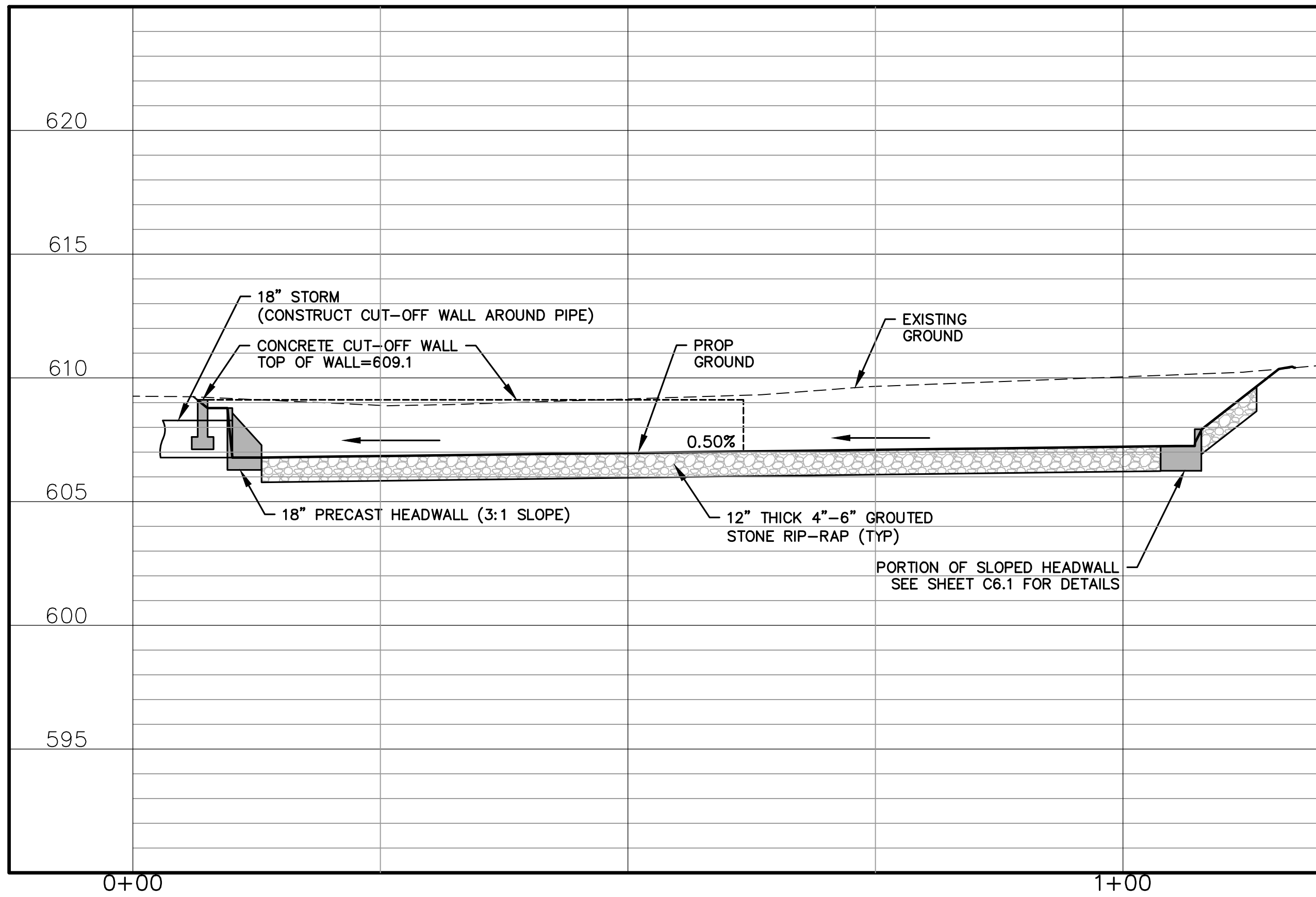
V= 3.2 fps



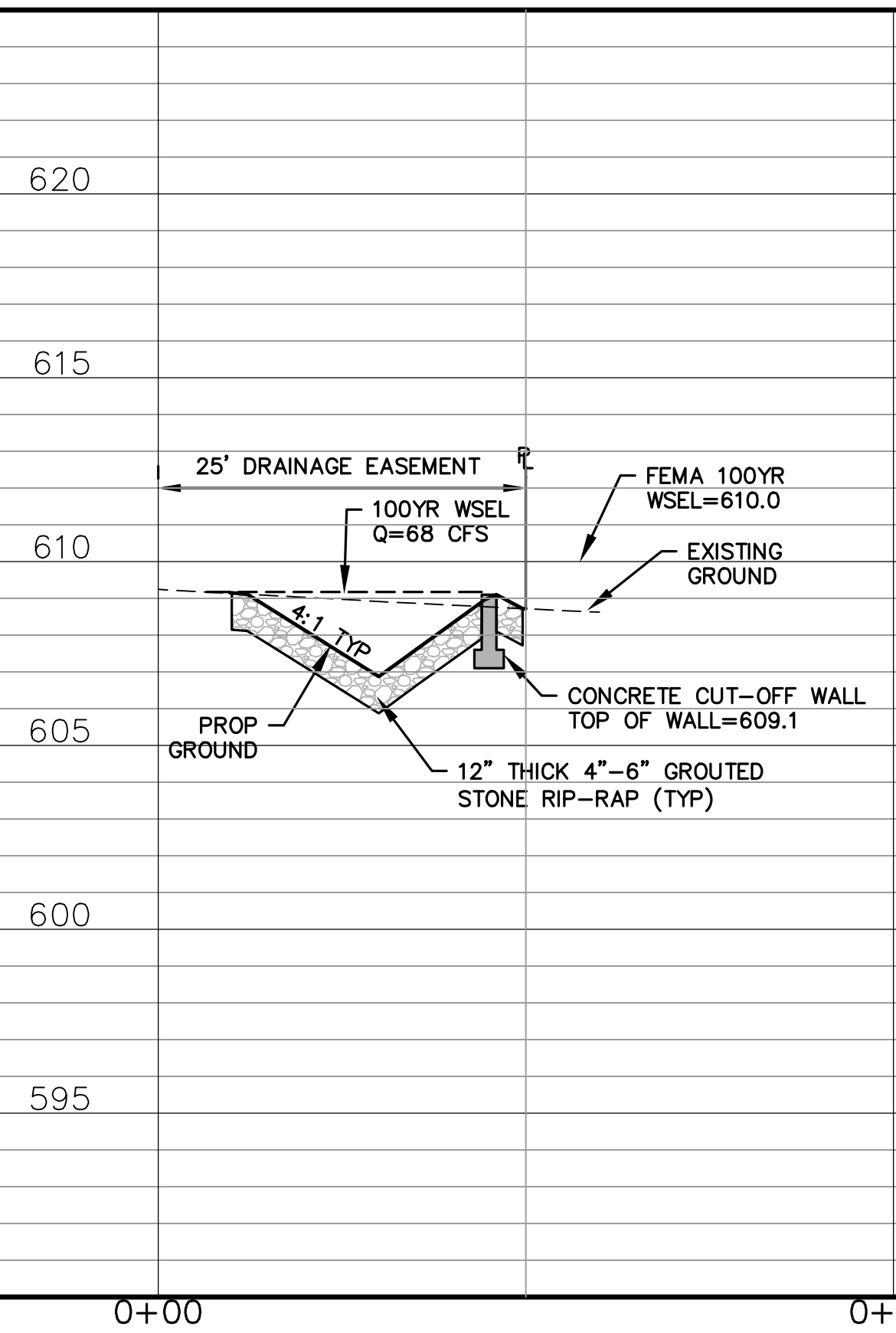
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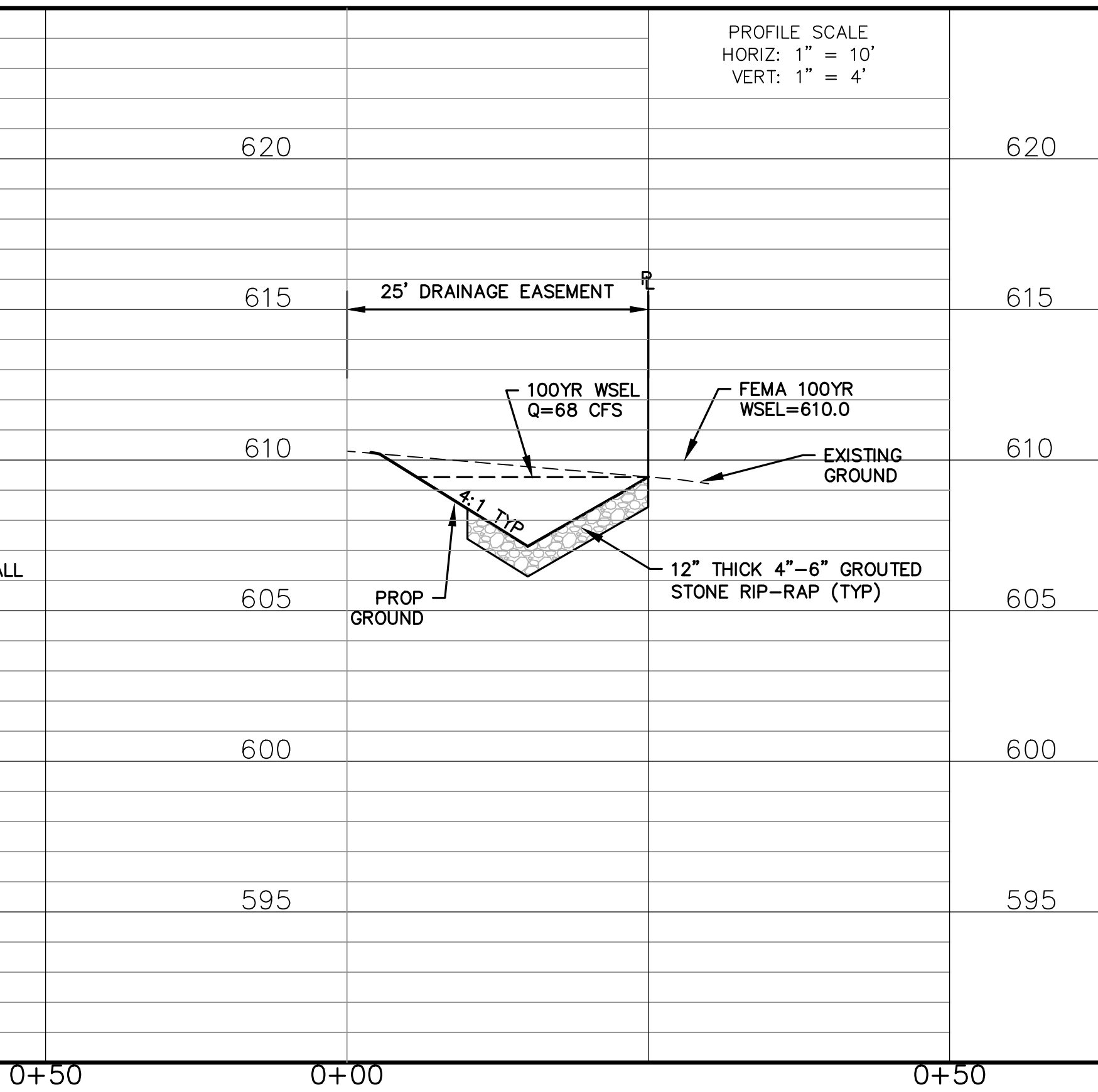
SECTION A-A



SECTION B-B



SECTION C-C



GRADING SECTIONS HOLT FARMS COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
1/2" CAPPED IRON ROD
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N: 7018058.6
E: 2377873.4
ELEV = 615.6'

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X-CUT
N: 7018285.7
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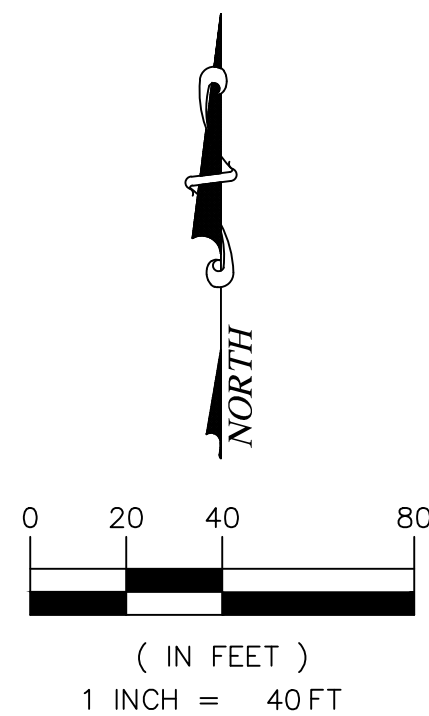
BM3
X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 647.2'

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Engineer: **CLAYTON T. REDINGER**
P.E. No. **97487** Date: **9/17/2025**

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET
C3.3



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- NOTES:**
1. ALL WATER PIPE SHALL BE SDR-18 C-900.
 2. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GOVERNING BODY'S STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
 3. ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
 4. ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
 5. ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
 6. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT, DETERMINE IF ANY CONFLICTS EXIST AND NOTIFY THE ENGINEER OF ANY SUCH CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

WATER PLAN
HOLT FARMS
COLLEYVILLE, TEXAS

BENCHMARKS:

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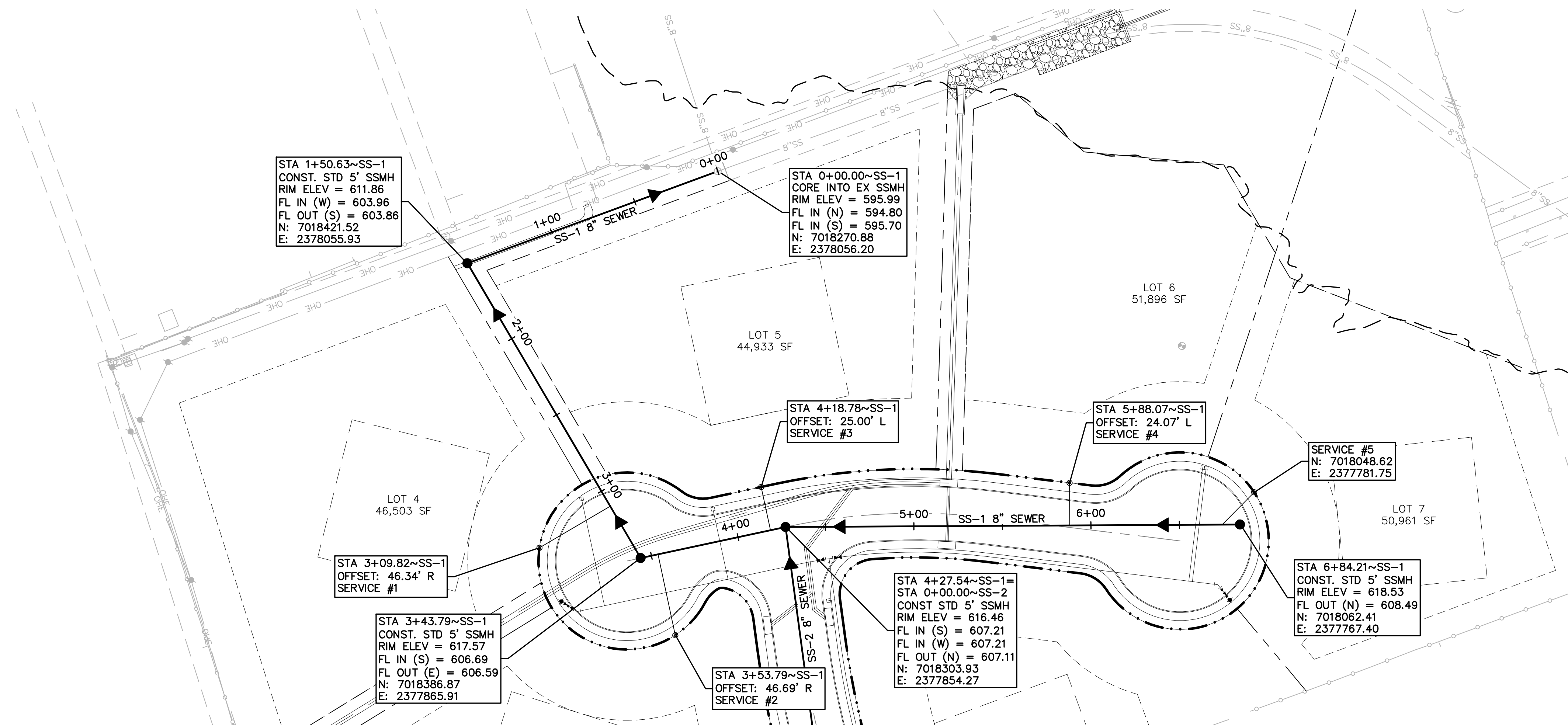
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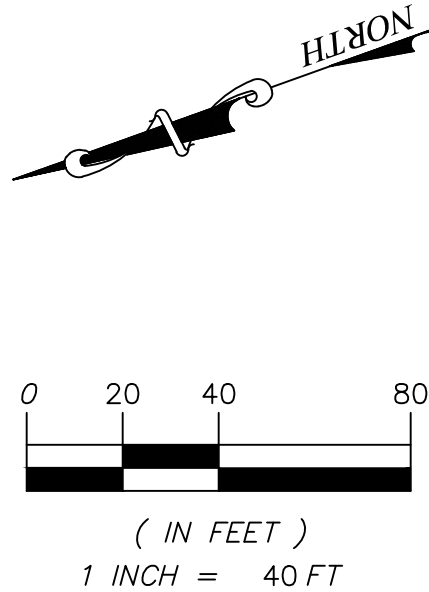
Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET
C4.1

REDINGER GROUP PROJECT No. 1015-45 - HOLT FARMS - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS

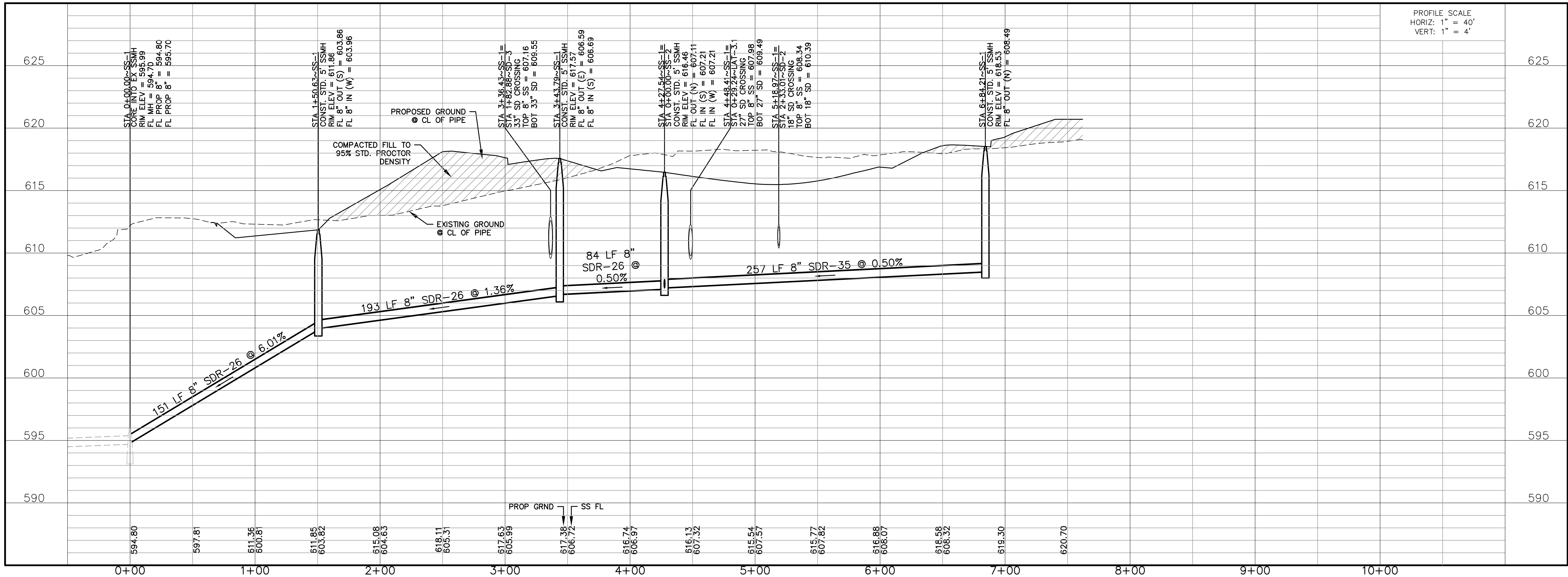


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- NOTES**
1. ALL SEWER SERVICES ARE DIRECTED TO CENTER OF LOT UNLESS OTHERWISE DIMENSIONED.
 2. SEE SHEET C9.3 FOR DETAILS.
 3. SEE SANITARY SEWER SERVICE TABLE FOR SPECIFIC ELEVATIONS OF CLEANOUT FLOWLINES AT EASEMENT LINE.
 4. SERVICE CLEANOUTS ARE TO BE PLACED AT THE R.O.W. LINE, APPROXIMATELY 9.5' BACK OF CURB.
 5. ALL MANHOLES MUST HAVE 0.1' OF FALL THROUGH MANHOLE.
 6. SANITARY SEWER SERVICES TO BE INSTALLED BELOW WATER MAINS.

SANITARY SEWER LINE SS-1



REDINGER GROUP, LLC
P.O. BOX 9206
SOUTH PLANE, TEXAS 76092
PHONE: (817) 233-2277
FAX: (817) 233-2278
ENGINEERING REGISTRATION NUMBER: F-23329
PREPARED FOR: CALVIN CUSTON HOMES
SOUTH PLANE, TEXAS 76092
(817) 481-6426

SANITARY SEWER PLAN & PROFILE - SS-1
HOLT FARMS
COLLEYVILLE, TEXAS

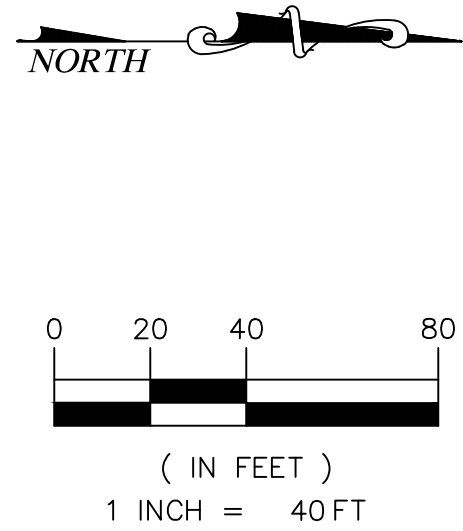
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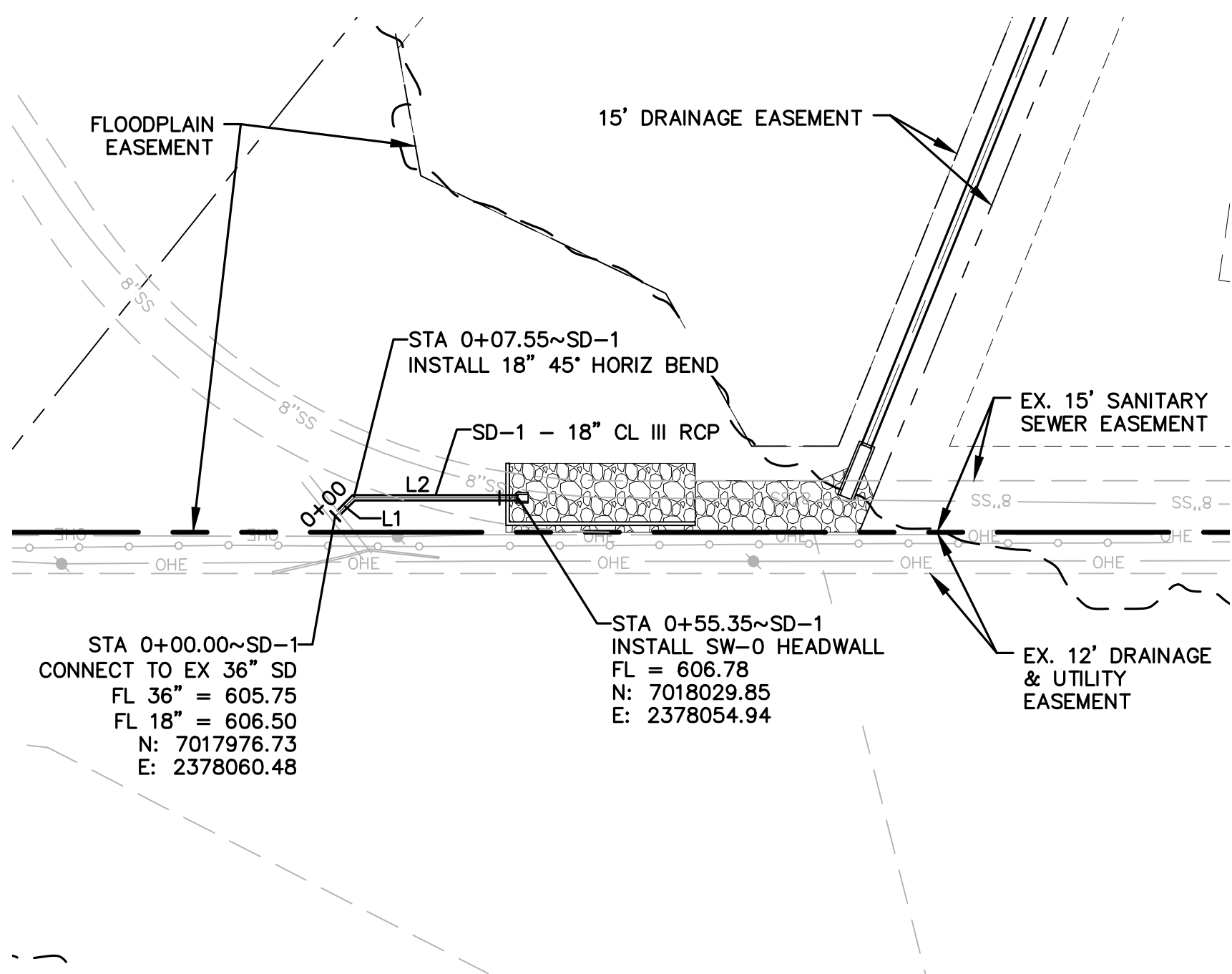
Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET
C5.1

SANITARY SEWER SERVICE TABLE													
Service #	Block (1)	Lot (2)	Sewer Line SS-# (3)	Sewer Line Station (4)	Length (FT) (5)	Sewer Main Flowline (6)	Min. Service Elevation at Cleanout (7)	Minimum Pod Elevation (8)	Longest Service Length to Back of LOT (9)	Max. Service Elevation at ROW (10)	Ground Elevation at ROW (11)	Service Flow Line at ROW (12)	Service Flowline Depth at ROW (13)
1	A	4	SS-1	STA 3+09.82	46.34	606.13	607.73	614.00	215	608.20	618.23	608.20	10.03
2	A	3	SS-1	STA 3+53.79	46.69	606.74	608.34	615.30	270	608.40	617.70	608.40	9.30
3	A	5	SS-1	STA 4+18.78	25.00	607.06	608.23	614.20	220	608.30	616.82	608.30	8.52
4	A	6	SS-1	STA 5+88.07	24.07	608.01	609.16	615.20	220	609.30	616.83	609.30	7.53
5	A	7	SS-1	STA 6+74.16	25.69	608.44	609.62	614.80	175	609.80	618.97	609.80	9.17
6	A	8	SS-2	STA 1+62.35	25.23	613.01	614.18	619.30	180	614.20	620.97	614.20	6.77
7	A	2	SS-2	STA 3+20.00	25.00	618.67	619.84	624.80	170	619.90	625.89	619.89	6.00
8	A	9	SS-2	STA 3+83.65	25.00	620.96	622.13	627.30	180	622.20	628.18	622.18	6.00
9	A	1	SS-2	STA 5+04.42	25.00	625.29	626.46	632.10	205	626.50	633.03	626.50	6.53
10	A	10	SS-2	STA 5+14.42	25.00	625.65	626.82	632.90	225	626.90	633.63	626.90	6.73

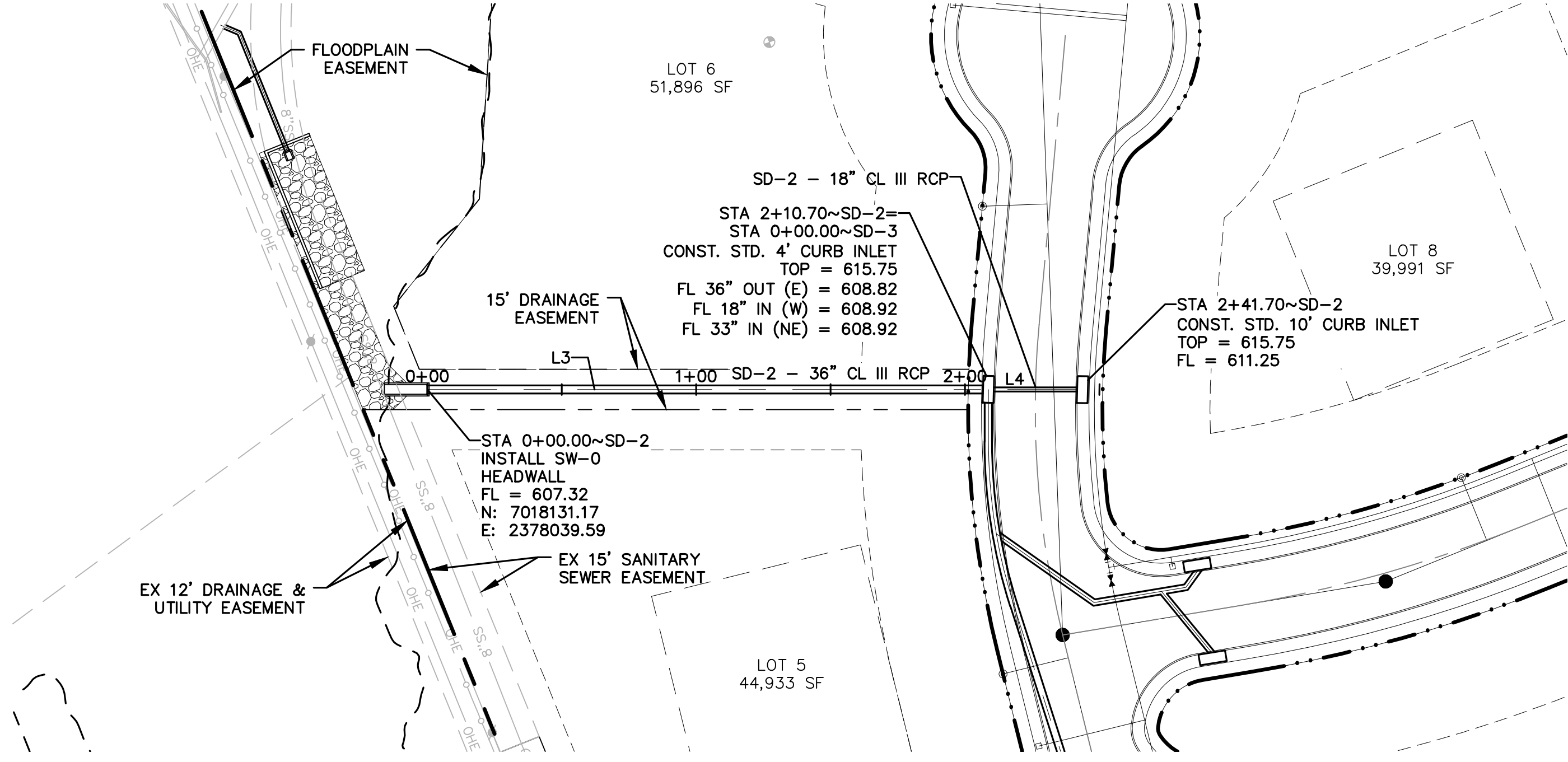


LINE TABLE		
Line #	Length	Direction
L1	7.55	N45°13'14"W
L2	47.80	N00°13'14"W

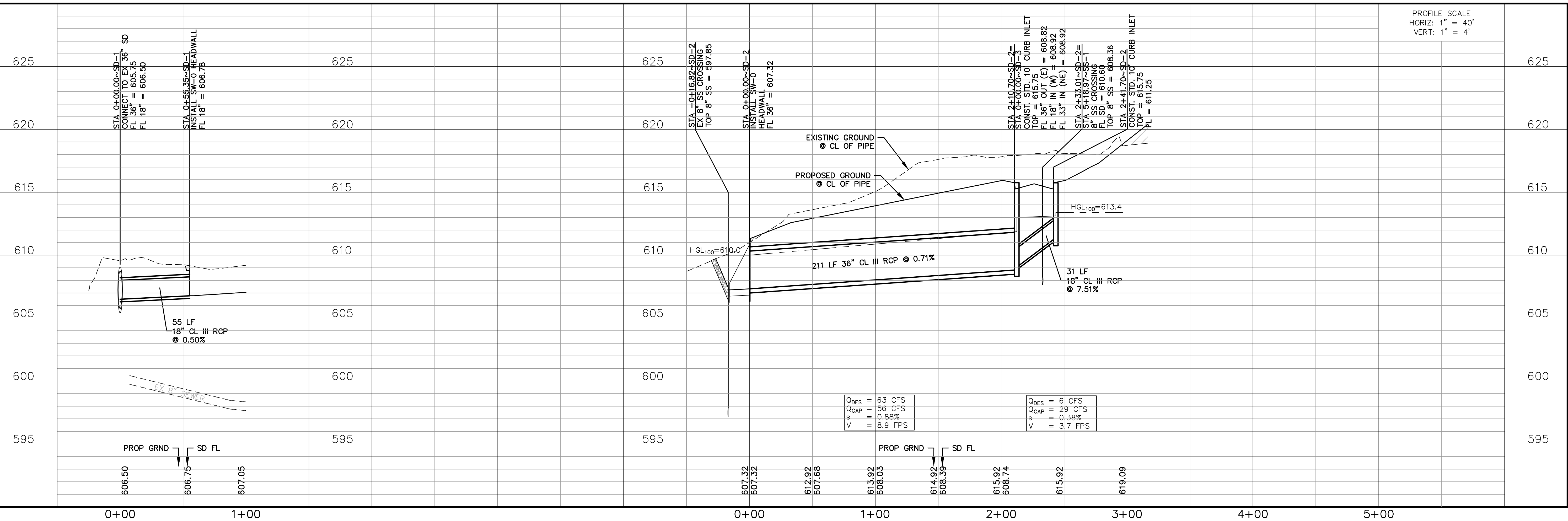


STORM DRAIN LINE SD-1

LINE TABLE		
Line #	Length	Direction
L3	210.70	N68°08'48"W
L4	31.01	N68°08'48"W



STORM DRAIN LINE SD-2



WARNING

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- STORM DRAIN NOTES:**
- GENERAL CONSTRUCTION NOTES: REFER TO SHEET C0.4 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
 - PROTECTION OF UTILITIES: THE CONTRACTOR SHALL MAKE NECESSARY PROMSIONS FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, FENCES, TREES, SHRUBS, GAS MAINS, TELEPHONE CABLES, ELECTRIC CABLES, DRAINAGE PIPES, UTILITY SERVICES, AND ALL OTHER UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW THE GROUND.
 - PUBLIC STORM DRAIN PIPE: UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PUBLIC STORM DRAIN IMPROVEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III.
 - PRIVATE STORM DRAIN PIPE: UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE AS FOLLOWS:
GREATER THAN 36": REINFORCED CONCRETE PIPE (RCP), CLASS III
15" THROUGH 36": REINFORCED CONCRETE PIPE (RCP), CLASS III OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12
4" THROUGH 12": POLYVINYL CHLORIDE PIPE (PVC), SDR - 35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12
 - RCP JOINT SEALANT: REINFORCED CONCRETE PIPE JOINTS SHALL BE SEALED WITH RAMNECK OR APPROVED EQUAL.
 - GROUTING: ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATERTIGHT CONNECTIONS.
 - CONCRETE COLLARS: CONCRETE COLLARS SHALL BE INSTALLED AT ALL CHANGES IN CONDUIT SIZE AND AT ALL JOINTS THAT ARE PULLED IN EXCESS OF THAT RECOMMENDED BY THE CONDUIT MANUFACTURER.
 - ROOF DRAINS: THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH BUILDING PLANS FOR DOWNSPOUT CONNECTIONS. END AND CAP ROOF DRAIN LATERALS FIVE (5) FEET FROM BUILDING AT 12" BELOW FINISH GRADE FOR CONNECTION OF DOWNSPOUTS.
 - ADJUSTMENT OF STRUCTURES: ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO, AND AFTER, PLACEMENT OF PAVING AND GRASSING.

REDINGER GROUP, LLC



STORM DRAIN PLAN & PROFILE - SD-1 & SD-2
HOLT FARMS
COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
1/2" CAPPED IRON ROD
"EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6'

BM2
X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4'

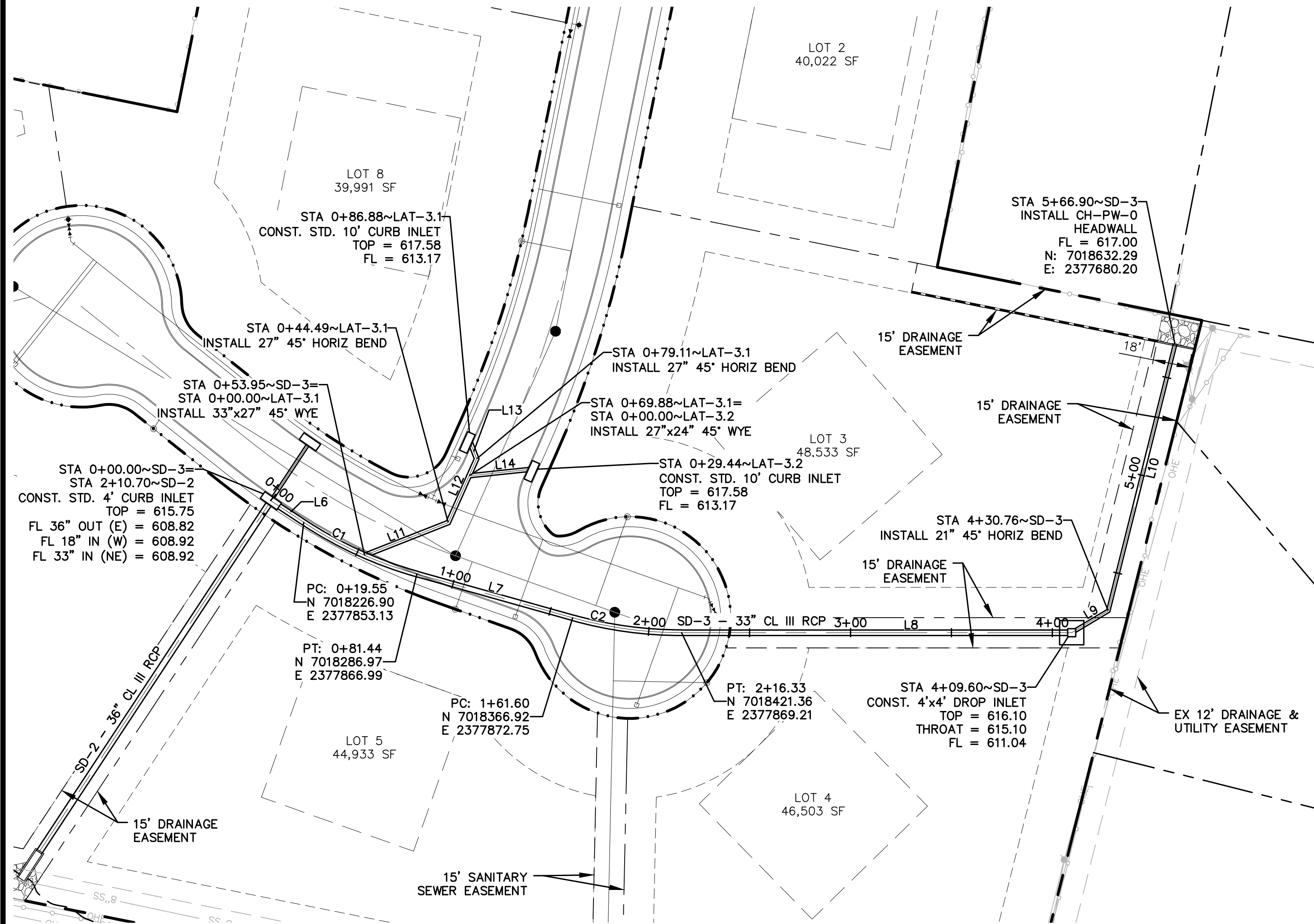
BM3
X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 647.2'

**PRELIMINARY
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Not for Construction or Permit Purposes

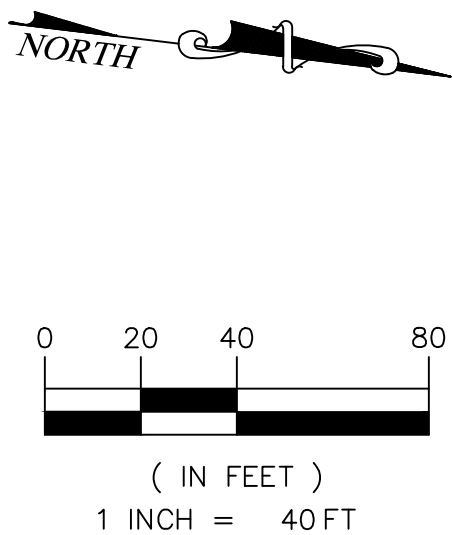
Engineer: **CLAYTON T. REDINGER**
P.E. No. **97487** Date: **8/17/2025**

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET
C6.1



WARNING
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. REDINGER GROUP, LLC, IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.



LINE TABLE		
Line #	Length	Direction
L6	19.55	N27°43'40"E
L7	80.16	N04°07'17"W
L8	193.28	N11°33'23"W
L9	21.16	N42°29'11"W
L10	136.14	N87°29'11"W
L11	44.49	N33°00'07"W
L12	34.62	N77°33'09"W
L13	7.78	S57°26'51"W
L14	29.44	N17°33'09"W

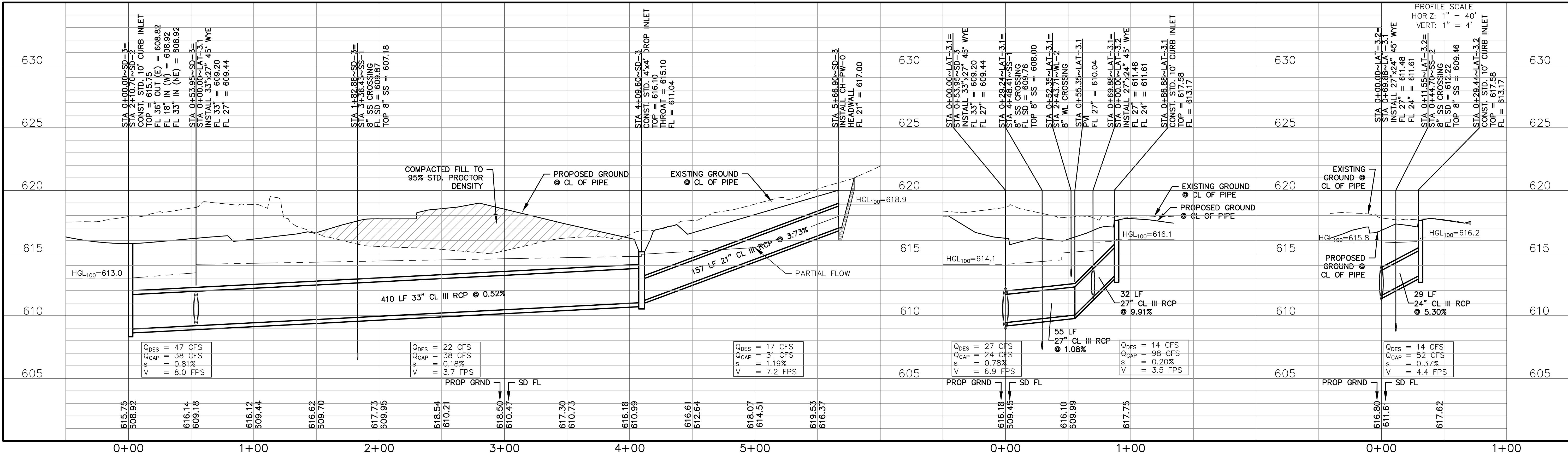
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	200.00	61.90	17°43'56"	N12°59'14.73"E	61.65
C2	200.00	54.73	15°40'40"	N3°43'02.99"W	54.56

- STORM DRAIN NOTES:**
- GENERAL CONSTRUCTION NOTES: REFER TO SHEET C0.4 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
 - PROTECTION OF UTILITIES: THE CONTRACTOR SHALL MAKE NECESSARY PROMISONS FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, FENCES, TREES, SHRUBS, GAS MAINS, TELEPHONE CABLES, ELECTRIC CABLES, DRAINAGE PIPES, UTILITY SERVICES, AND ALL OTHER UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW THE GROUND.
 - PUBLIC STORM DRAIN PIPE: UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PUBLIC STORM DRAIN IMPROVEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III.
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15" THROUGH 36": REINFORCED CONCRETE PIPE (RCP), CLASS III OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12
4" THROUGH 12": POLYVINYL CHLORIDE PIPE (PVC), SDR - 35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12
 - RCP JOINT SEALANT: REINFORCED CONCRETE PIPE JOINTS SHALL BE SEALED WITH RAMNECK OR APPROVED EQUAL.
 - GROUTING: ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATERTIGHT CONNECTIONS.
 - CONCRETE COLLARS: CONCRETE COLLARS SHALL BE INSTALLED AT ALL CHANGES IN CONDUIT SIZE AND AT ALL JOINTS THAT ARE PULLED IN EXCESS OF THAT RECOMMENDED BY THE CONDUIT MANUFACTURER.
 - ROOF DRAINS: THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH BUILDING PLANS FOR DOWNSPOUT CONNECTIONS. END AND CAP ROOF DRAIN LATERALS FIVE (5) FEET FROM BUILDING AT 12" BELOW FINISH GRADE FOR CONNECTION OF DOWNSPOUTS.
 - ADJUSTMENT OF STRUCTURES: ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO, AND AFTER, PLACEMENT OF PAVING AND GRASSING.

STORM DRAIN LINE SD-3

STORM DRAIN LATERAL LAT-3.1

STORM DRAIN LATERAL LAT-3.2



REDINGER GROUP, LLC



STORM DRAIN PLAN & PROFILE - SD-3

HOLT FARMS

COLLEYVILLE, TEXAS

BENCHMARKS:
BM1
1/2" CAPPED IRON ROD
"EAGLE CONTROL"
N: 7018058.6
E: 2377873.3
ELEV = 615.6'
BM2
X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4'
BM3
X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 647.2'

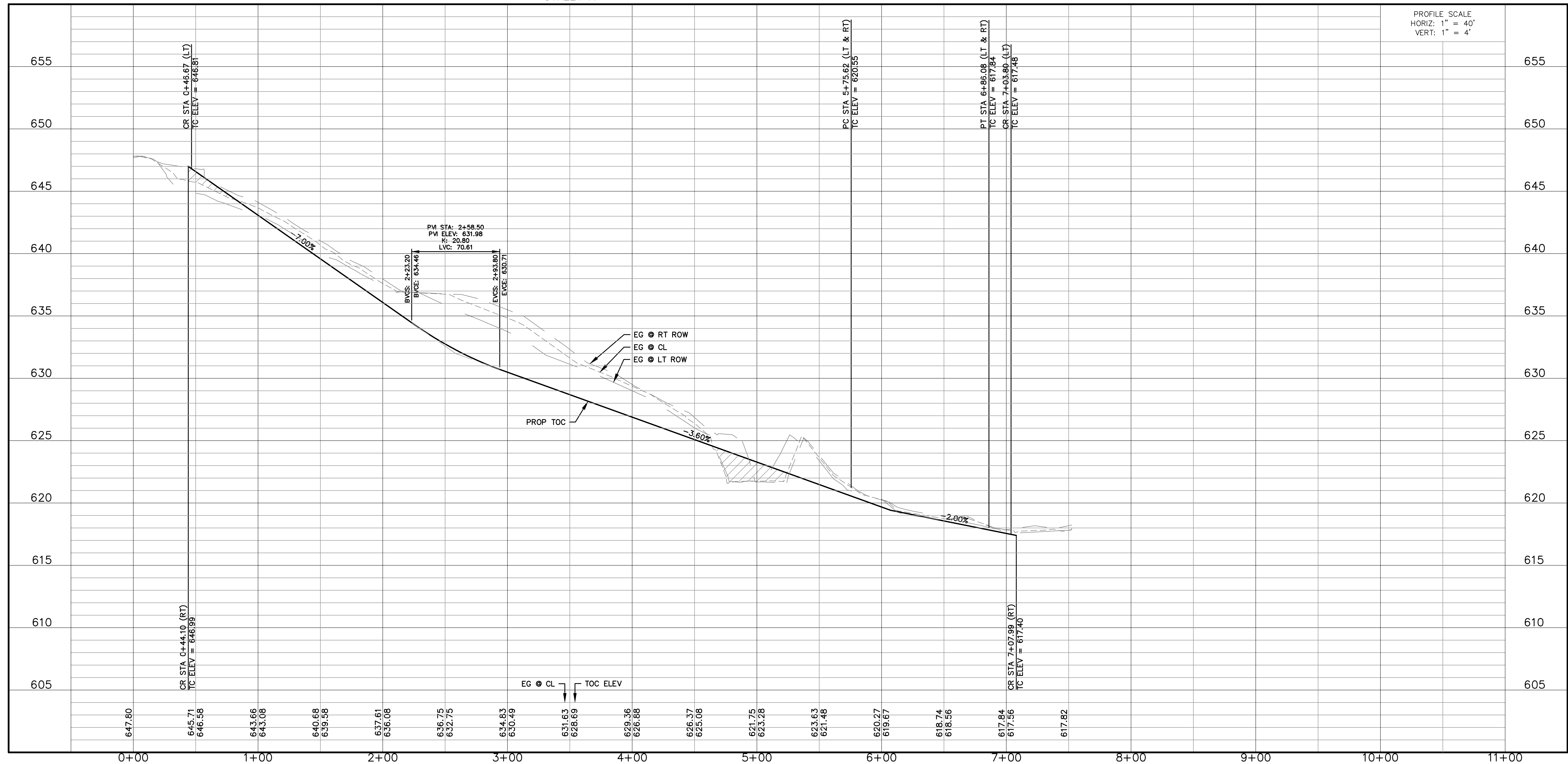
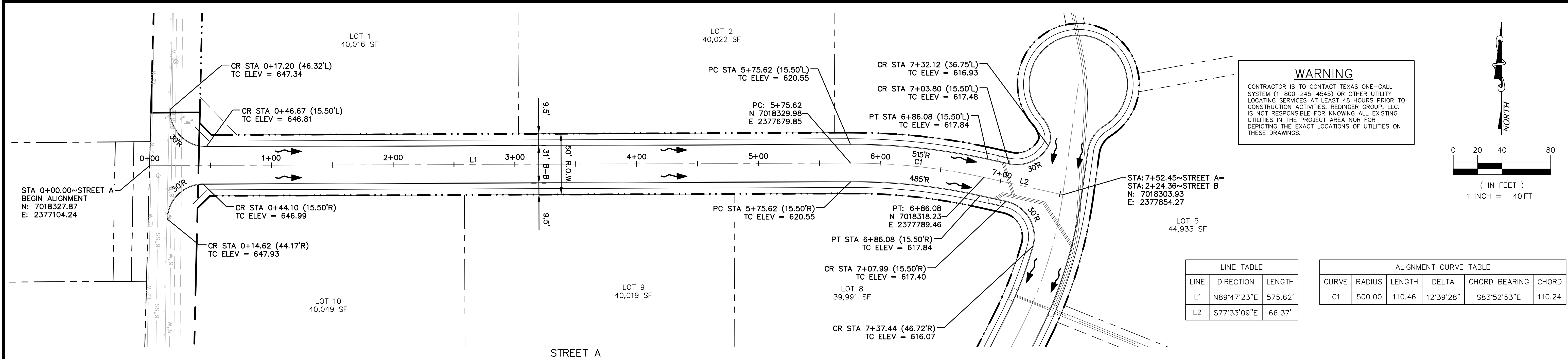
**PRELIMINARY
FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 9/17/2025

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET
C6.2

REDINGER GROUP PROJECT No. 1015-45 - HOLT FARMS - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS



REDINGER GROUP, LLC
P.O. BOX 93204
DALLAS, TEXAS 75293
PHONE (817) 933-2277
FAX (817) 933-2278
ENGINEERING REGISTRATION NUMBER 7-23328
PREPARED FOR: CALVIN CLAYTON HINES
SOUTH PLANE, TEXAS 76092
(817) 481-6426

NO. REVISION BY DATE

PAVING PLAN & PROFILE - STREET A
HOLT FARMS
COLLEYVILLE, TEXAS

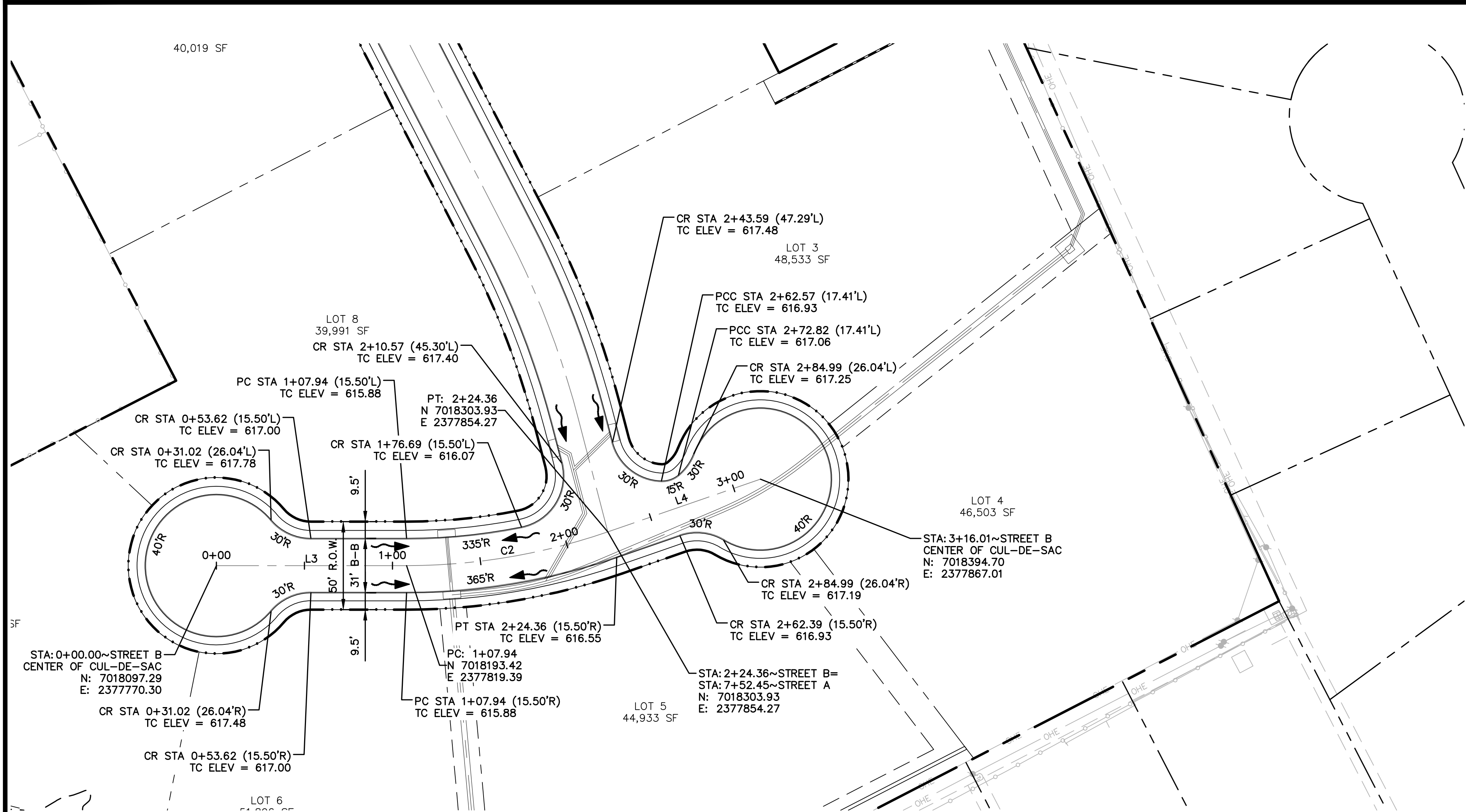
BENCHMARKS:
BM1
1/2" CAPPED IRON ROD
"EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6'
BM2
X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4'
BM3
X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 647.2'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 9/17/2025

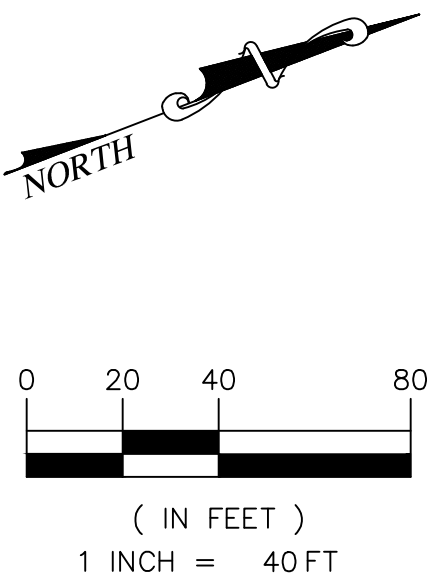
Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET
C7.1

REDINGER GROUP PROJECT No. 1015-45 - HOLT FARMS - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS



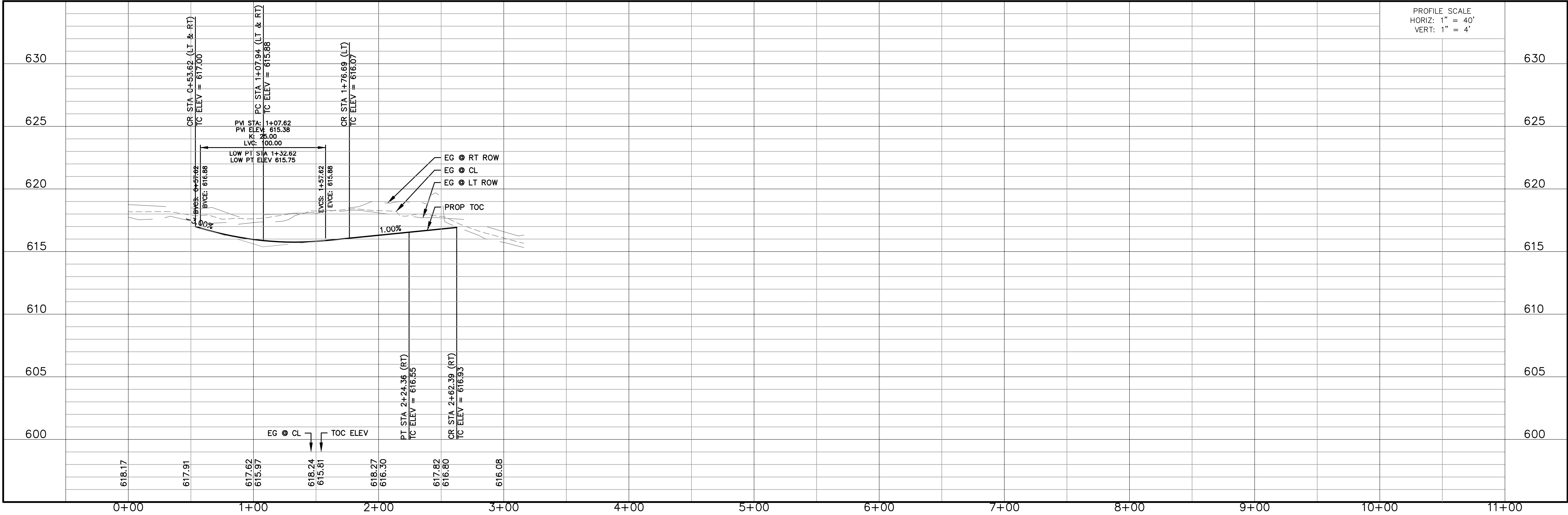
WARNING
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LINE TABLE		
LINE	DIRECTION	LENGTH
L3	N27°02'52"E	107.94'
L4	N07°59'24"E	91.66'

ALIGNMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C2	350.00	116.42	19°03'28"	N17°31'08"E	115.88

STREET B



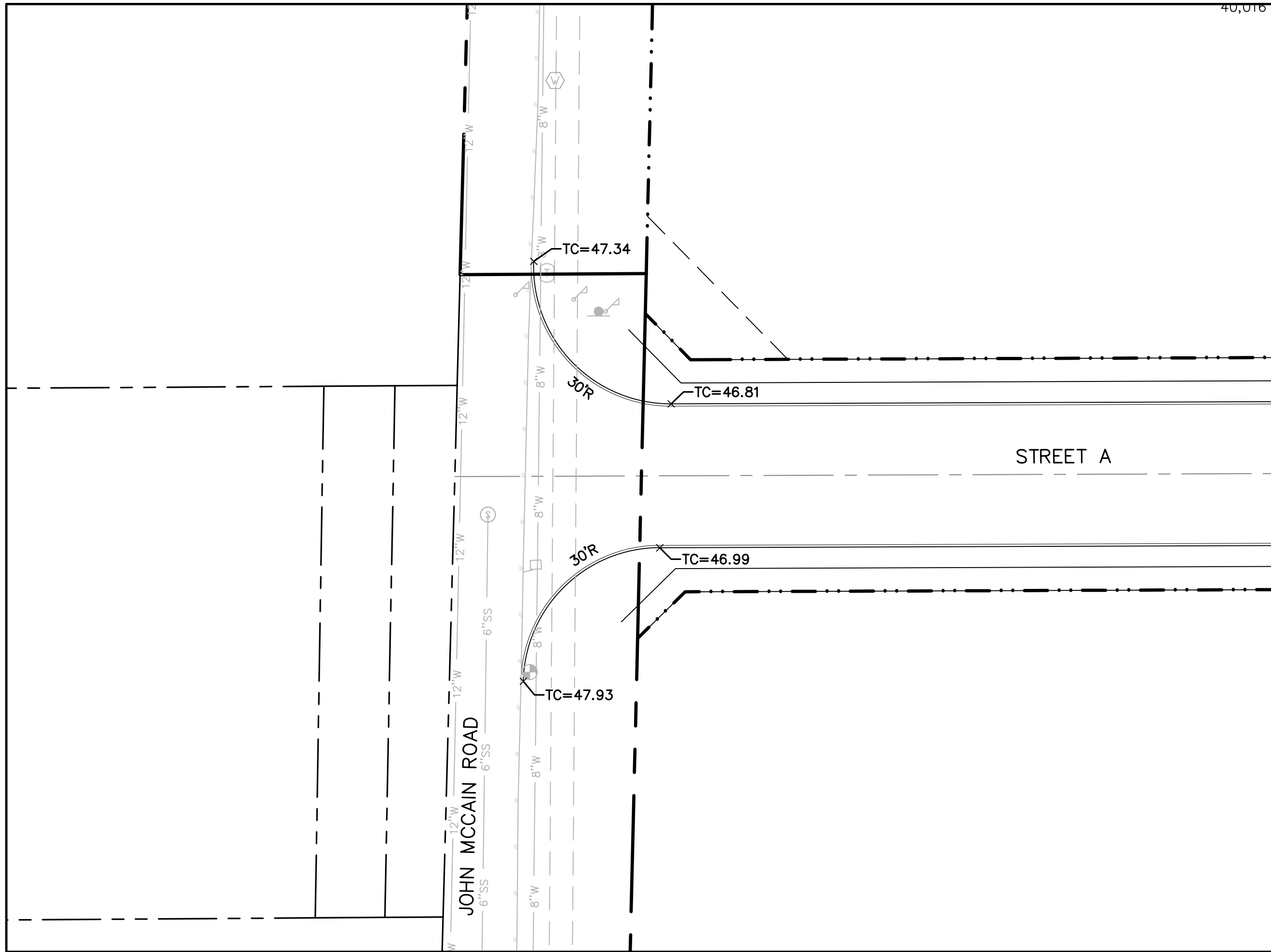
REDINGER GROUP, LLC
P.O. BOX 92006
DALLAS, TEXAS 75292
PHONE (817) 233-2277
FAX (817) 233-2278
ENGINEERING REGISTRATION NUMBER F-23328
PREPARED FOR: CALVIN CUSTON BOWEN
SOUTHPLANE, TEXAS 76092
(817) 481-6426

PAVING PLAN & PROFILE - STREET B
HOLT FARMS
COLLEYVILLE, TEXAS

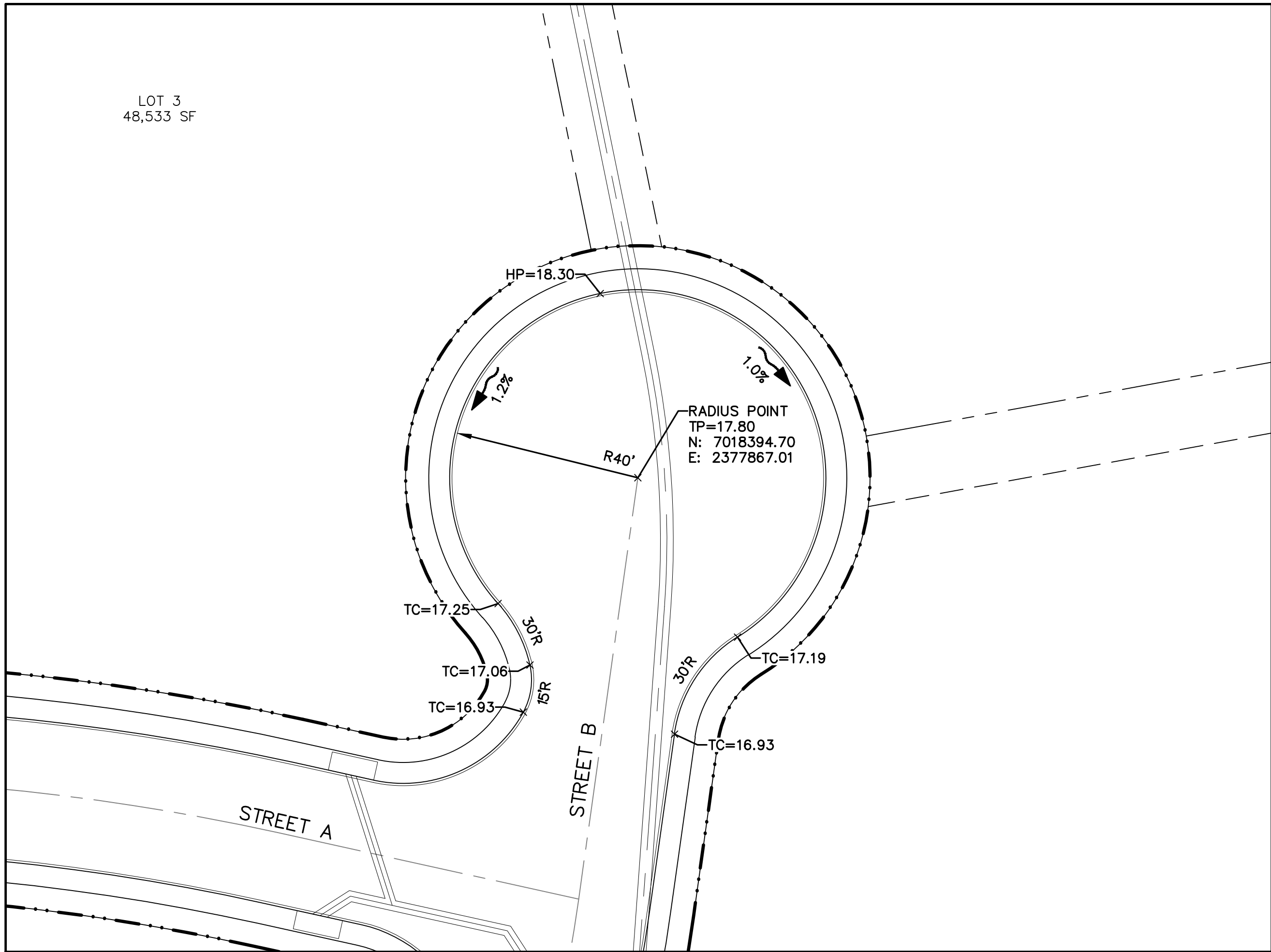
BENCHMARKS:
BM1
1/2" CAPPED IRON ROD
"EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6'
BM2
X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4'
BM3
X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 647.2'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: **CLAYTON T. REDINGER**
P.E. No. **97487** Date: **9/17/2025**

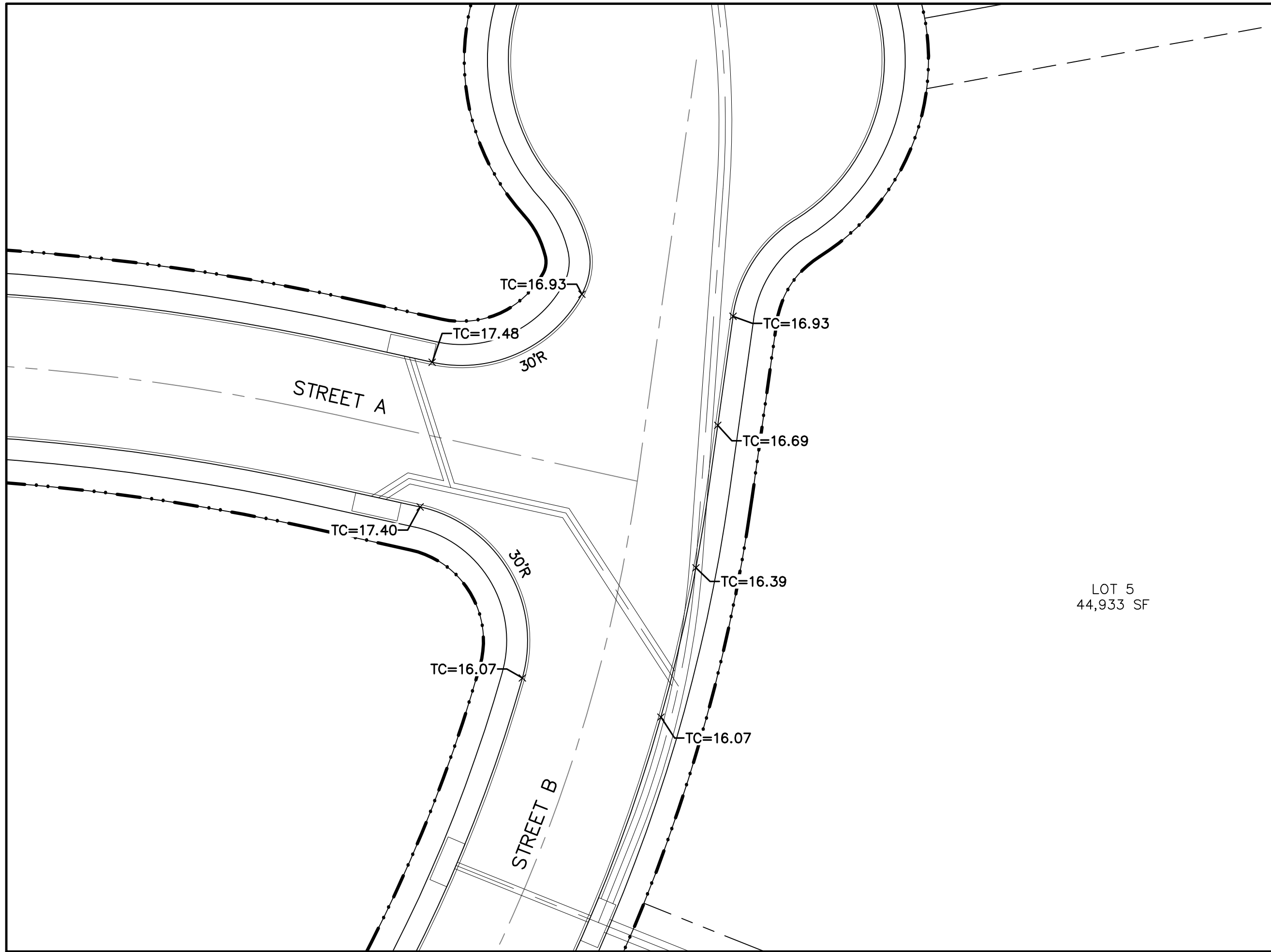
Drawn By: DSM
Reviewed By: CTR
Project: 1015-45



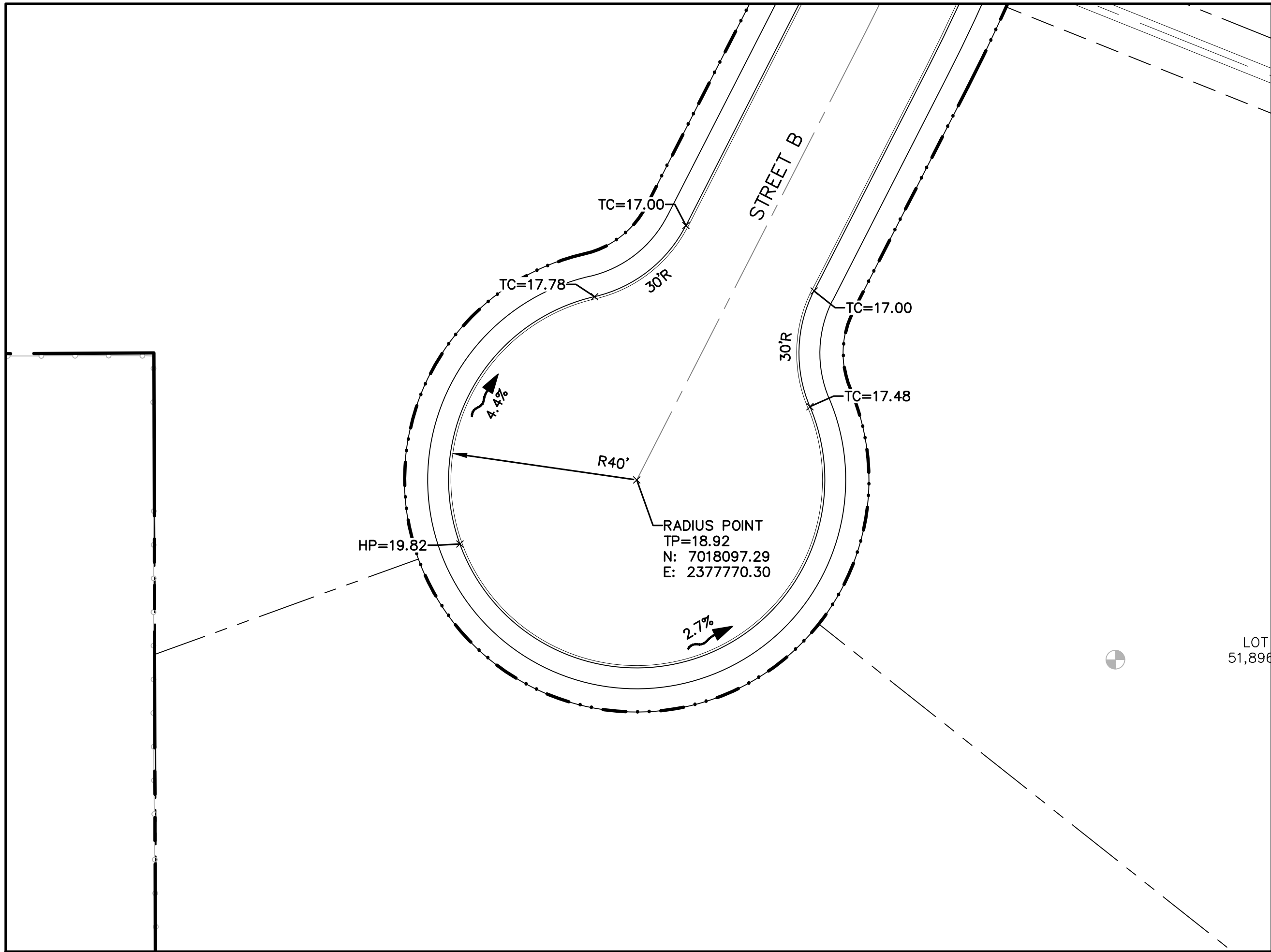
STREET A & JOHN MCCAIN ROAD INTERSECTION
SCALE: 1"=20'



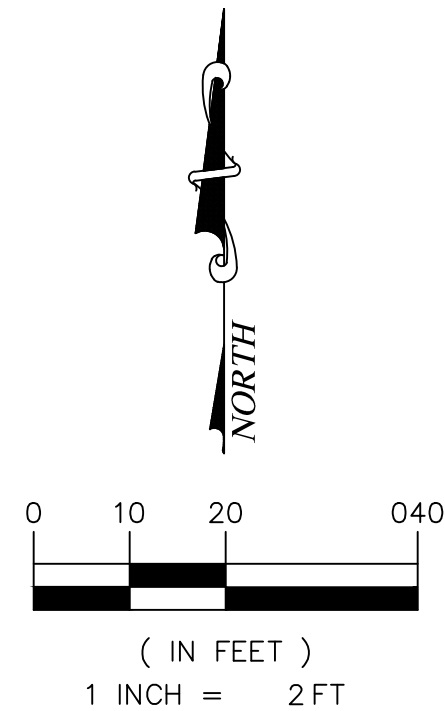
STREET B - NORTH CUL-DE-SAC
SCALE: 1"=20'



STREET A & STREET B INTERSECTION
SCALE: 1"=20'



STREET B - SOUTH CUL-DE-SAC
SCALE: 1"=20'



WARNING

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REDINGER GROUP, LLC



**PAVING PLAN - INTERSECTIONS &
CUL-DE-SACS
HOLT FARMS
COLLEYVILLE, TEXAS**

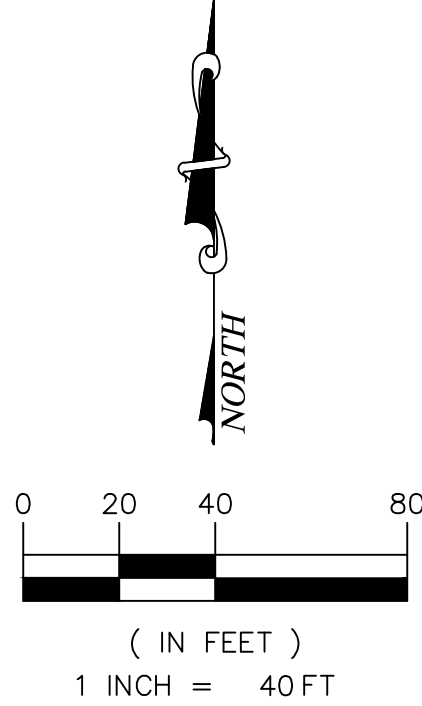
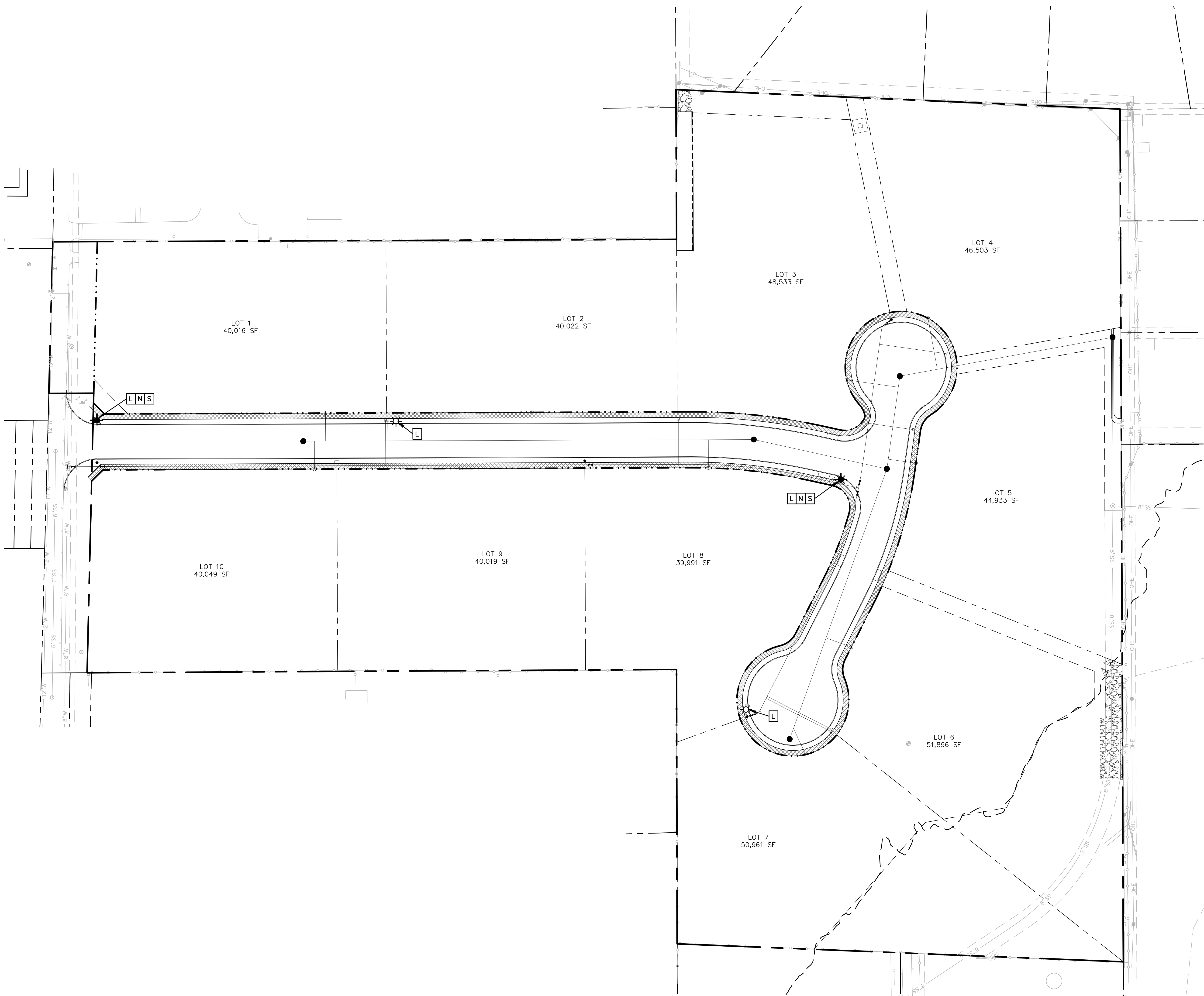
BENCHMARKS:

BM1
1/2" CAPPED IRON ROD
"EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6'
BM2
X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4'
BM3
X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 647.2'

**PRELIMINARY
FOR REVIEW ONLY**
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Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 9/17/2025

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

**SHEET
C7.3**



WARNING
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- LEGEND**
- SIDEWALK BUILT BY DEVELOPER
 - SIDEWALK BUILT BY HOME OWNER
 - R BARRIER FREE RAMP
 - L STREET LIGHT
 - N STREET NAME SIGN
 - S STOP SIGN
 - CONDUIT LOCATION
 - E ELECTRIC CONDUIT
 - G GAS CONDUIT
 - T TELECOMMUNICATIONS CONDUIT
 - IR 2-4" IRRIGATION CONDUITS
 - IM IRRIGATION METER

- NOTES:**
- ALL ELECTRIC CONDUIT TO BE SCHEDULE 40 GRAY PVC.
 - ALL GAS AND TELECOMMUNICATIONS CONDUIT TO BE SCHEDULE 40 WHITE PVC.
 - ALL IRRIGATION CONDUIT TO BE CLASS 200 PVC.
 - ALL CONDUIT SLEEVES TO BE STUBBED TO CENTER OF UTILITY EASEMENT, AND HAVE VERTICAL PVC RUN FOR LOCATING END OF CONDUIT.
 - ALL WALLS AND BARRIER FREE RAMPS ARE TO BE BUILT BY THE DEVELOPER. SEE SHEET C3.2 FOR ALL RETAINING WALL HEIGHTS AND RAMP ELEVATIONS.
 - ALL SIDEWALK TO BE 5' WDE LOCATED AT THE R.O.W. LINE, 4" THICK REINFORCED CONCRETE (3,000 PSI AT 28 DAYS) W/ #4 BARS # 18" O.C.E.W. ON 2" SAND CUSHION.
 - ALL SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE AND SHALL MEET ALL CURRENT A.D.A. SPECIFICATIONS.
 - ALL WALL, FENCING, GATES AND STREET LIGHTING DETAILS WILL BE PROVIDED BY THE DEVELOPER.

REDINGER GROUP, LLC
P.O. BOX 9206
SOUTH PLANE, TEXAS 76092
PHONE (817) 233-2277
FAX (817) 233-2277
ENGINEERING REGISTRATION NUMBER F-2339
PREPARED FOR:
CALVIN CLAYTON BOWEN
SOUTH PLANE, TEXAS 76092
(817) 481-6426

SIDEWALK, SIGNAGE & STREET LIGHT PLAN
HOLT FARMS
COLLEYVILLE, TEXAS

BENCHMARKS:
BM1
1/2" CAPPED IRON ROD
"EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6'
BM2
X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4'
BM3
X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 647.2'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: **CLAYTON T. REDINGER**
P.E. No. **97487** Date: **9/17/2025**

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET
C7.4

TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN	
Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species
6401	10" WALNUT	6418	12" CREPE MYRTLE	6905	38" OAK	6930	16" PINE	6944	32" OAK
6403	16" PINE	6419	40" WALNUT	6906	36" OAK	6931	16" PINE	6947	36" LIVE OAK
6405	24" OAK	6420	22" MULBERRY	6907	36" ELM	6932	18" PINE	6948	8" BRADFORD PEAR
6406	16" PECAN	6421	16" OAK	6909	16" CEDAR	6933	18" PINE		
6407	28" MULBERRY	6422	28" BALD CYPRESS	6912	14" CEDAR	6934	16" PINE		
6408	28" MULBERRY	6424	24" MESQUITE	6913	6" ASH	6935	14" PINE		
6409	50" MULBERRY	6425	24" CEDAR ELM	6914	10" CEDAR	6936	16" PINE		
6410	10" ELM	6426	36" ELM	6915	9" CEDAR	6937	20" PINE		
6411	60" ELM	6427	20" ELM	6921	14" OAK	6938	20" PINE		
6412	30" MESQUITE	6428	14" ELM	6922	18" PINE	6939	24" PINE		
6413	26" ELM	6429	36" OAK	6923	20" PINE	6940	20" PINE		
6414	22" ELM	6901	26" OAK	6924	30" LIVE OAK	6941	16" PINE		
6415	10" HACKBERRY	6902	24" OAK	6925	36" OAK	6942	14" PINE		
6417	24" WALNUT	6904	42" OAK	6926	42" OAK	6943	28" OAK		

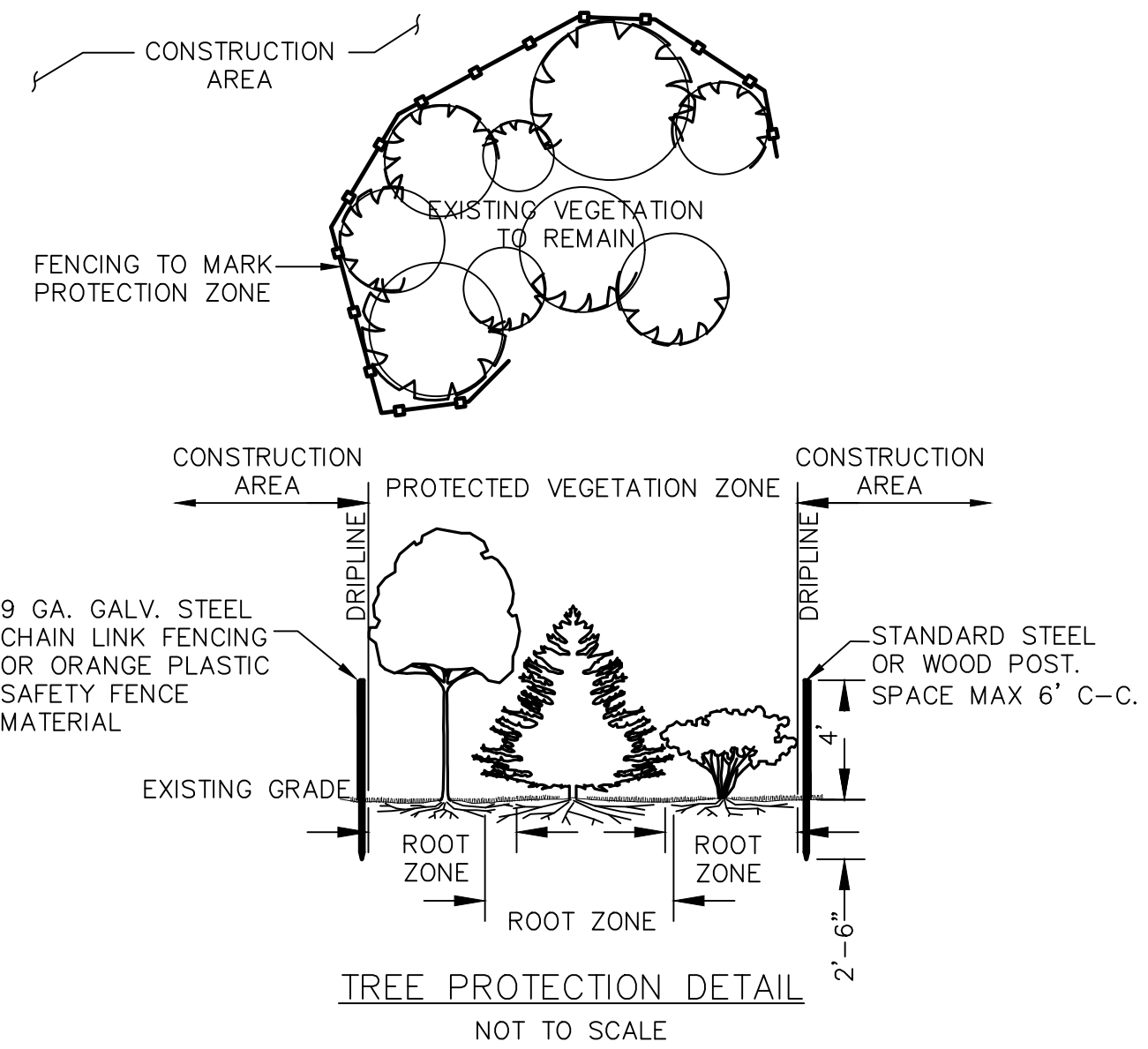
TREES TO BE REMOVED		TREES TO BE REMOVED	
Tree #	Size & Species	Tree #	Size & Species
6402	40" HACKBERRY	6928	6" BRADFORD PEAR
6404	24" PECAN	6929	8" LIVE OAK
6416	10" OAK	6945	18" LIVE OAK
6423	28" OAK	6946	20" LIVE OAK
6903	30" OAK		
6908	14" WILLOW		
6910	18" HACK		
6911	14" BRADFORD PEAR		
6916	20" LIVE OAK		
6917	26" LIVE OAK		
6918	38" ELM		
6919	10" BRADFORD PEAR		
6920	14" OAK		
6927	20" OAK		



WARNING
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- LEGEND**
- TREE TO REMAIN (Blue circle)
 - TREE TO BE REMOVED (Red circle)
 - TREE PROTECTION FENCE (Dashed line)

- TREE PROTECTION NOTES**
- GENERAL CONSTRUCTION NOTES: REFER TO SHEET C0.4 "GENERAL CONSTRUCTION NOTES" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
 - TREE PROTECTION IDENTIFICATION: PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE EXISTING TREES TO BE PROTECTED AND PRESERVED. THE CONTRACTOR SHALL THEN CLEARLY TAG OR MARK ALL TREES TO BE PROTECTED AND PRESERVED. NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE GOVERNING AUTHORITY AND/OR DEVELOPER.
 - TREE PROTECTION FENCE: THE CONTRACTOR SHALL ERECT A FENCE (PER DETAILS) AROUND EACH TREE TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE OF THE TREE. THE TREE PROTECTION FENCE LOCATION SHOWN ON THE PLAN IS SCHEMATIC IN NATURE.
 - TREE CANOPY RESTRICTIONS: DURING CONSTRUCTION, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL, SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., IN THE CANOPY AREA.
 - TREE ATTACHMENT RESTRICTIONS: NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
 - FILL RESTRICTIONS: NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED WITHOUT AN APPROVED PLAN FOR USE OF TREE WELLS OR RETAINING WELLS. CHANGES OF GRADE SIX (6) INCHES OR GREATER SHALL REQUIRE ADDITIONAL MEASURES TO MAINTAIN PROPER OXYGEN AND WATER EXCHANGE WITH THE ROOT SYSTEM. IN ADDITION, THE FOLLOWING GUIDELINES ARE TO PROTECT THE TREES TO BE PRESERVED.
 - WITH MAJOR GRADE CHANGES, A RETAINING WALL OR TREE WELL OF A DESIGN APPROVED BY THE GOVERNING AUTHORITY SHALL BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN HALF THE DISTANCE BETWEEN THE TRUNK AND THE DRIP LINE. THE RETAINING WALL SHOULD BE CONSTRUCTED SO AS TO MAINTAIN THE EXISTING GRADES AROUND THE TREE OR GROUP OF TREES.
 - AT NO TIME SHALL A WALL, PAVEMENT OR POROUS PAVEMENT BE PLACED LESS THAN FIVE (5) FEET OR ONE (1) FOOT FOR EVERY TWO (2) INCHES IN CALIPER, WHICHEVER IS GREATER, TO THE TRUNK OF THE TREE.
 - ROOT PRUNING WILL BE REQUIRED WHEN THE CRITICAL ROOT ZONE IS TO BE DISTURBED. THIS IS IN AREAS WHERE PAVING OR THE BUILDING PAD EXTENDS TO OR BENEATH THE DRIP LINE OF THE TREE.



REDINGER GROUP, LLC
P.O. BOX 92306
DALLAS, TEXAS 75292
PHONE: (817) 233-2277
FAX: (817) 233-2278
ENGINEERING REGISTRATION NUMBER: E-23328
PREPARED FOR: CALVIN CUSTON BOWEN
SOUTHPLANE, TEXAS 76092
(817) 481-6426

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 9/17/2025

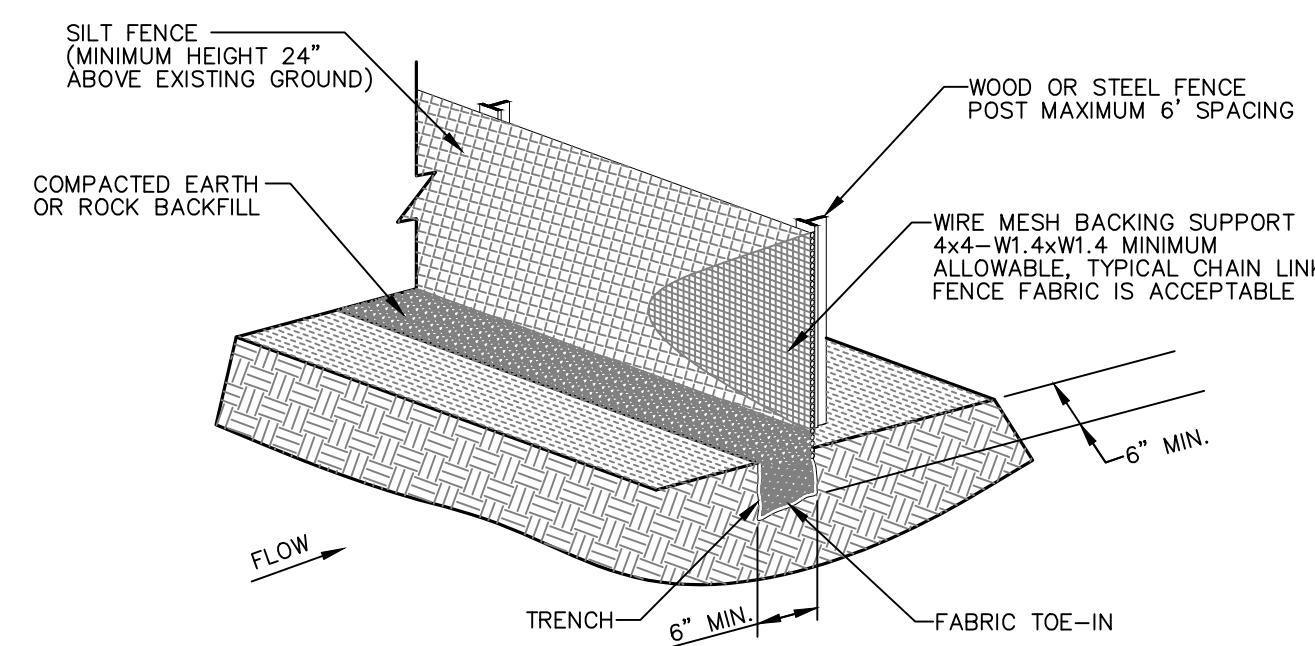
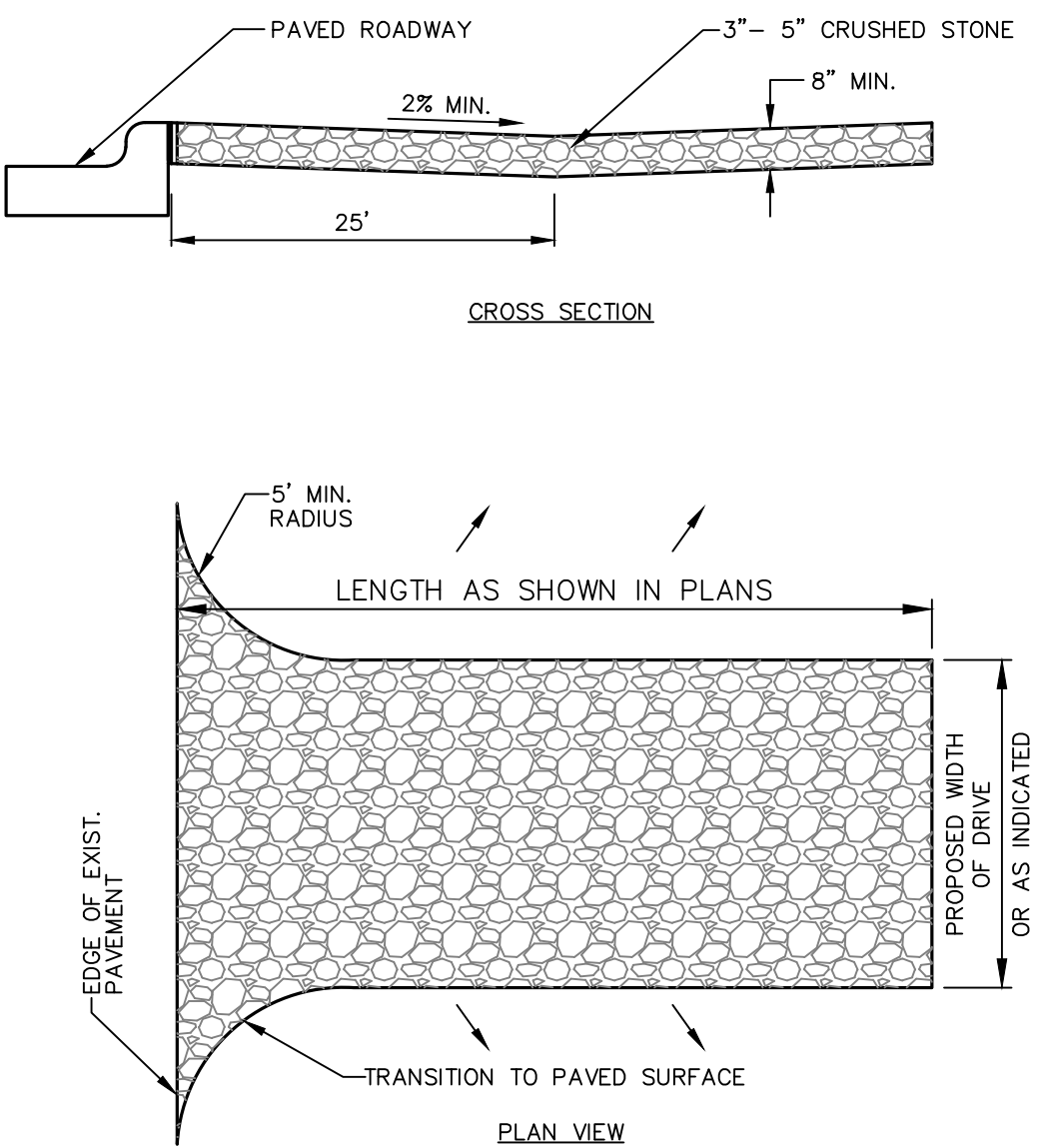
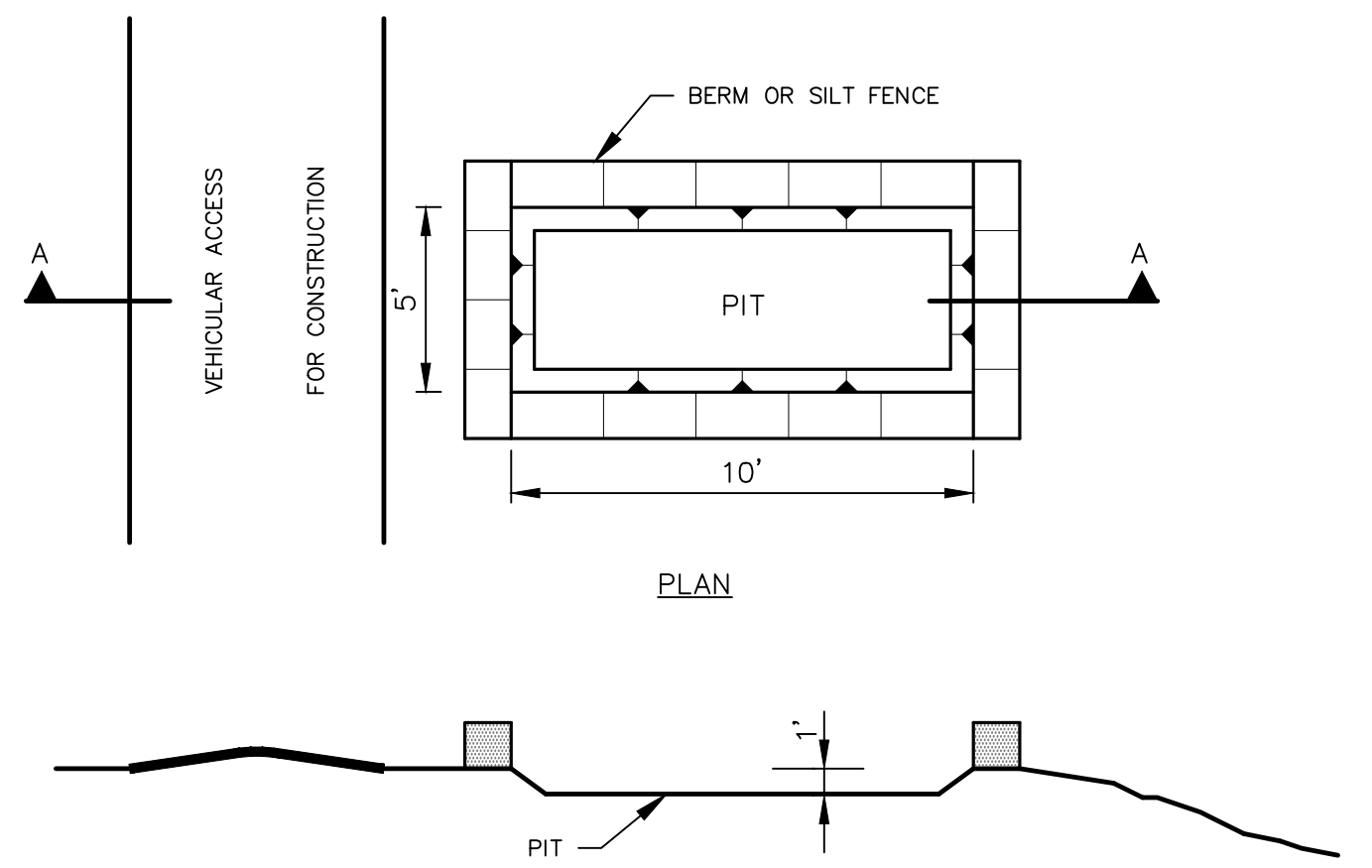
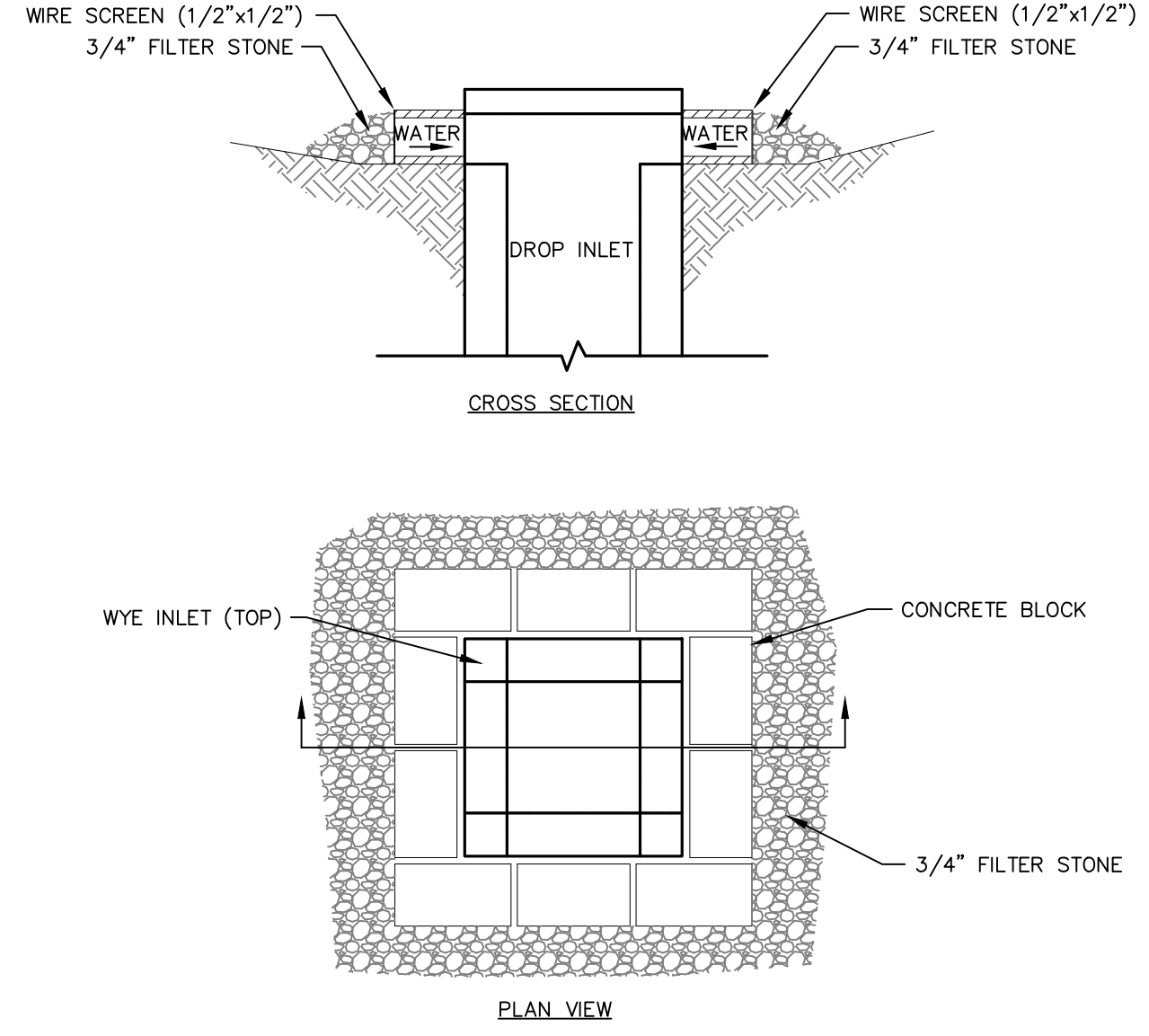
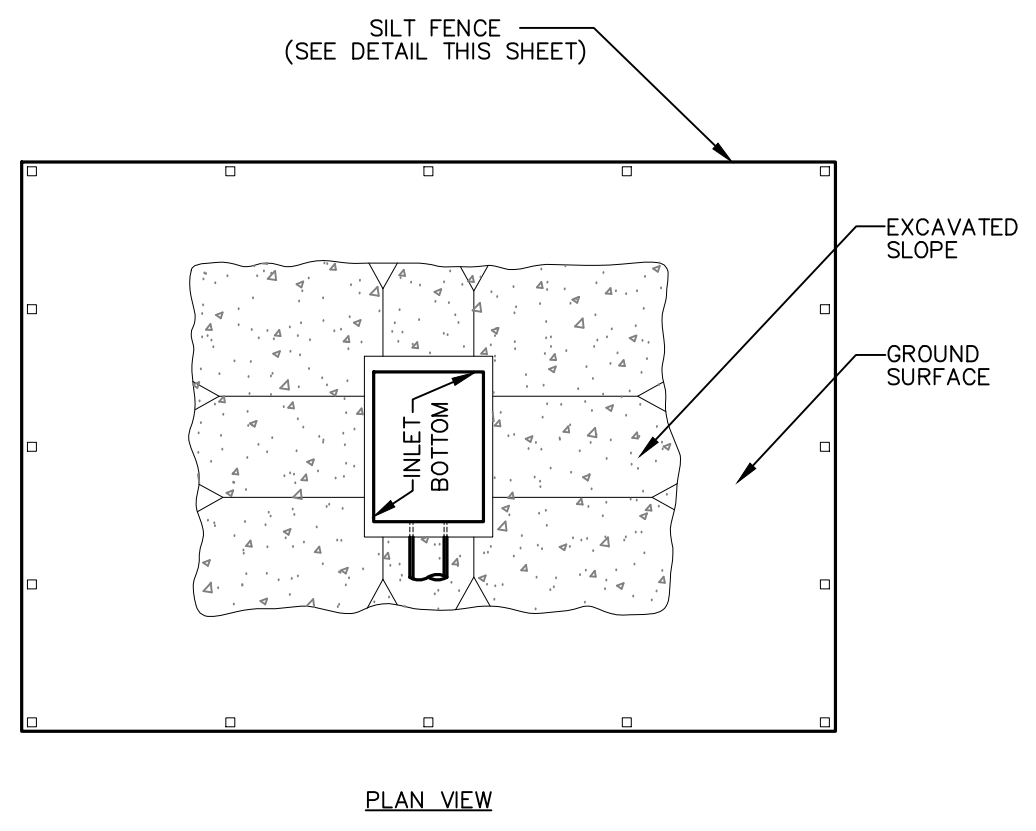
Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

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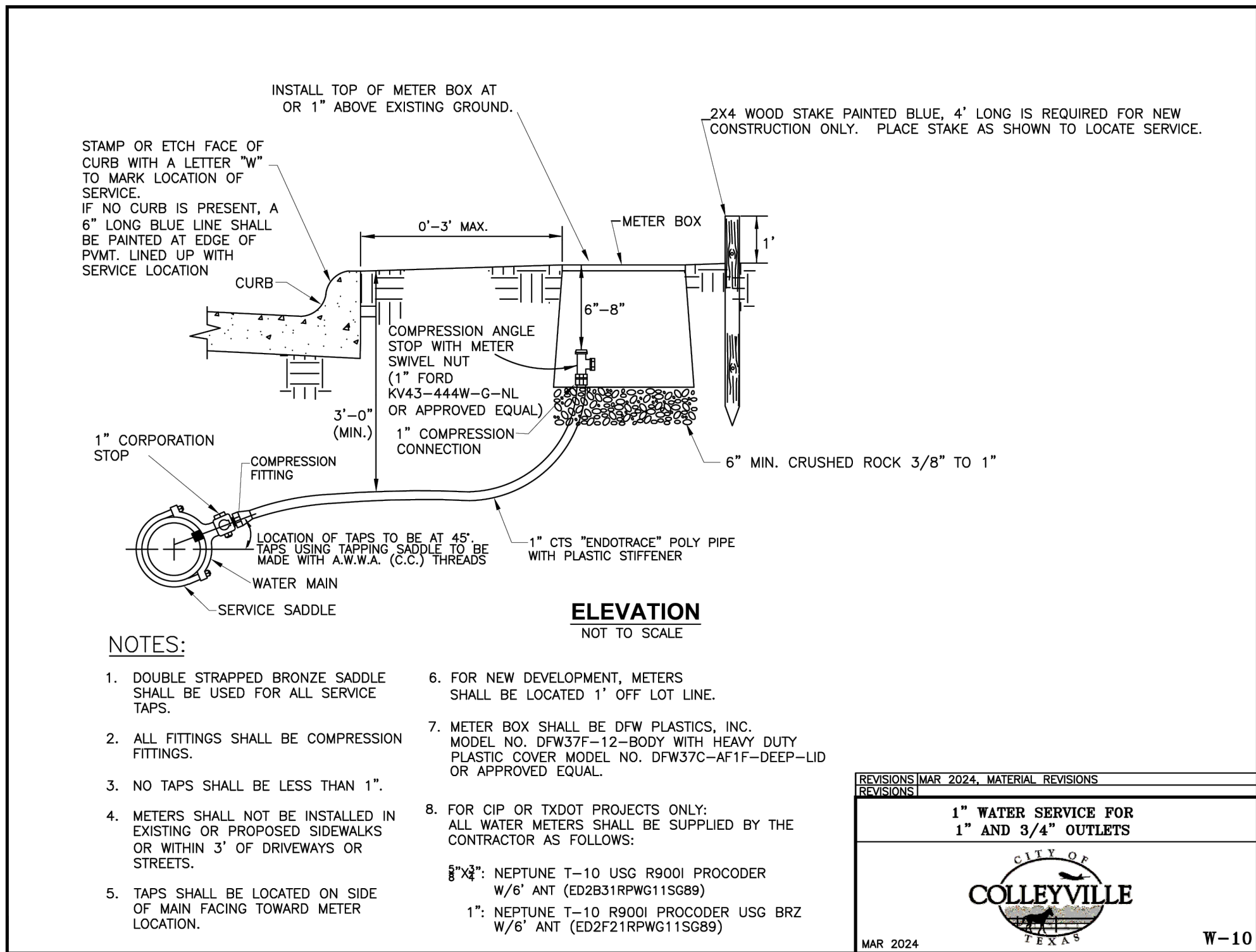
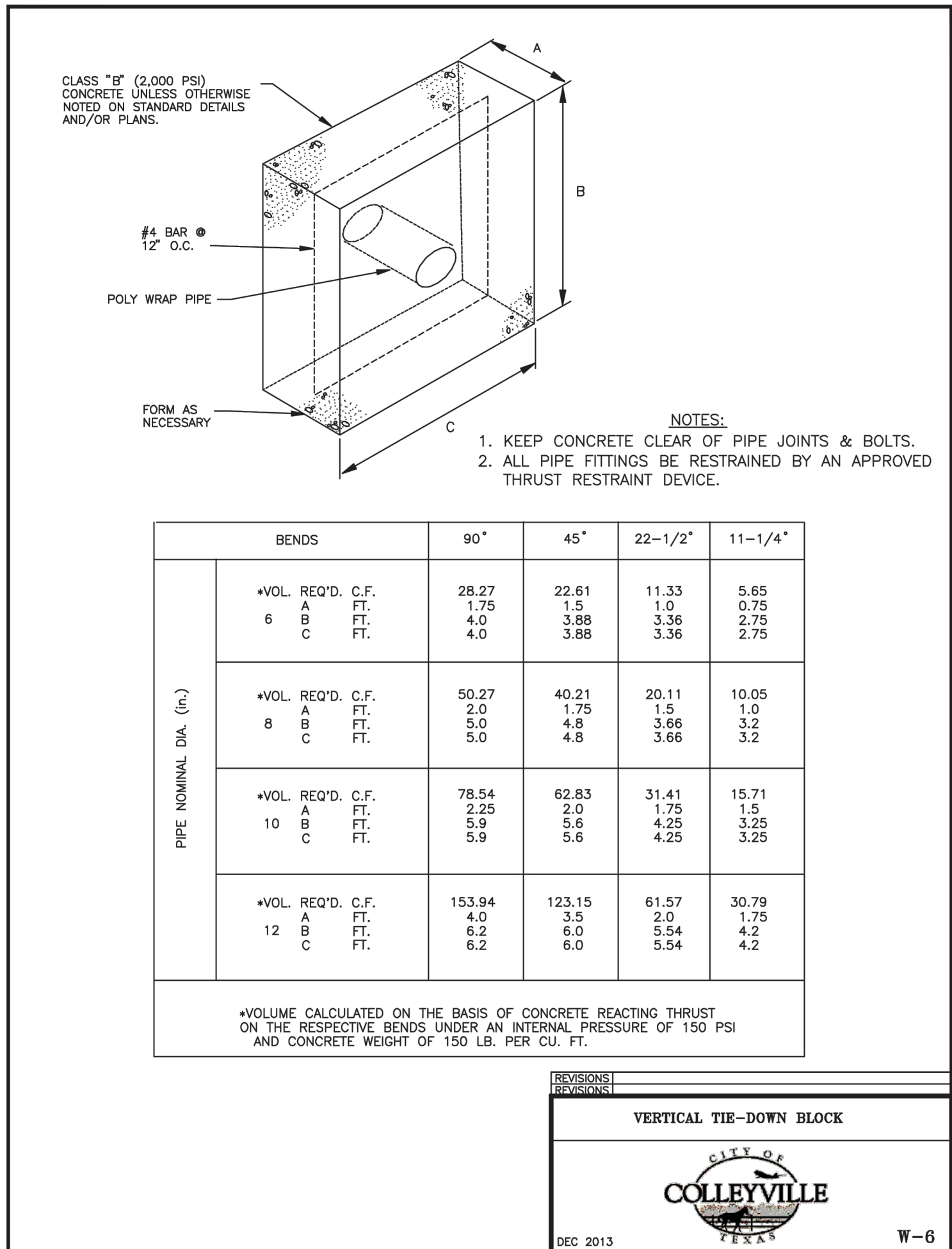
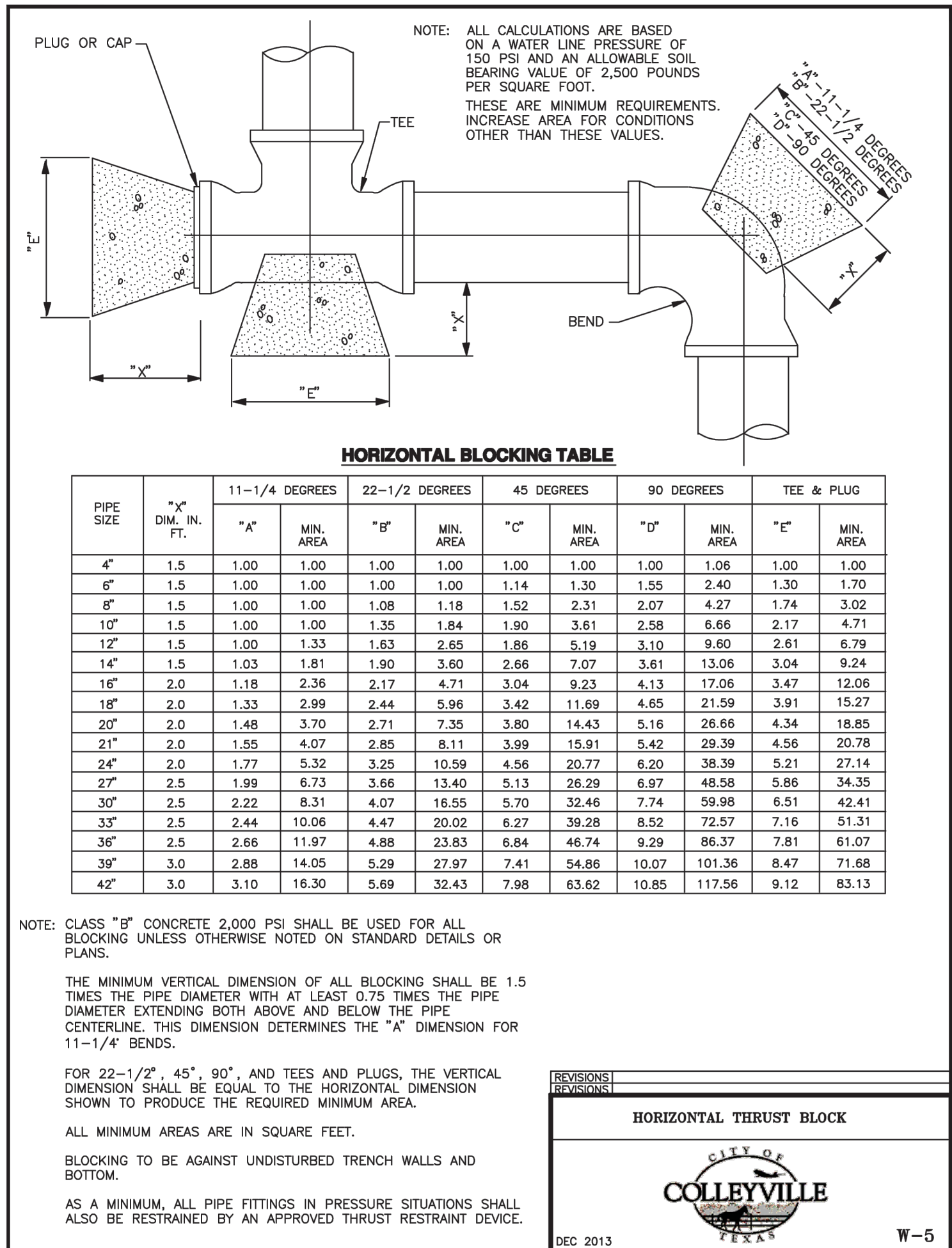
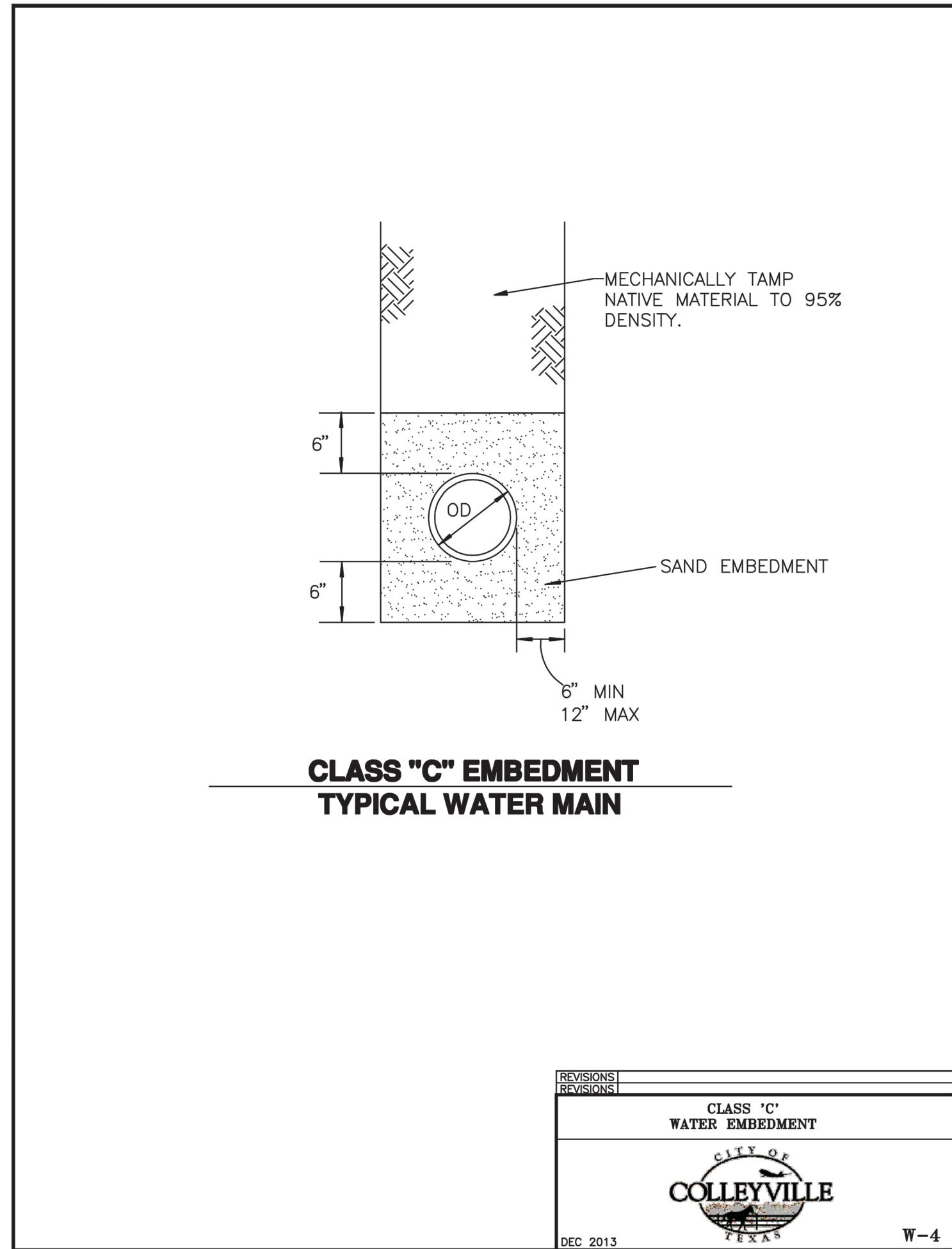
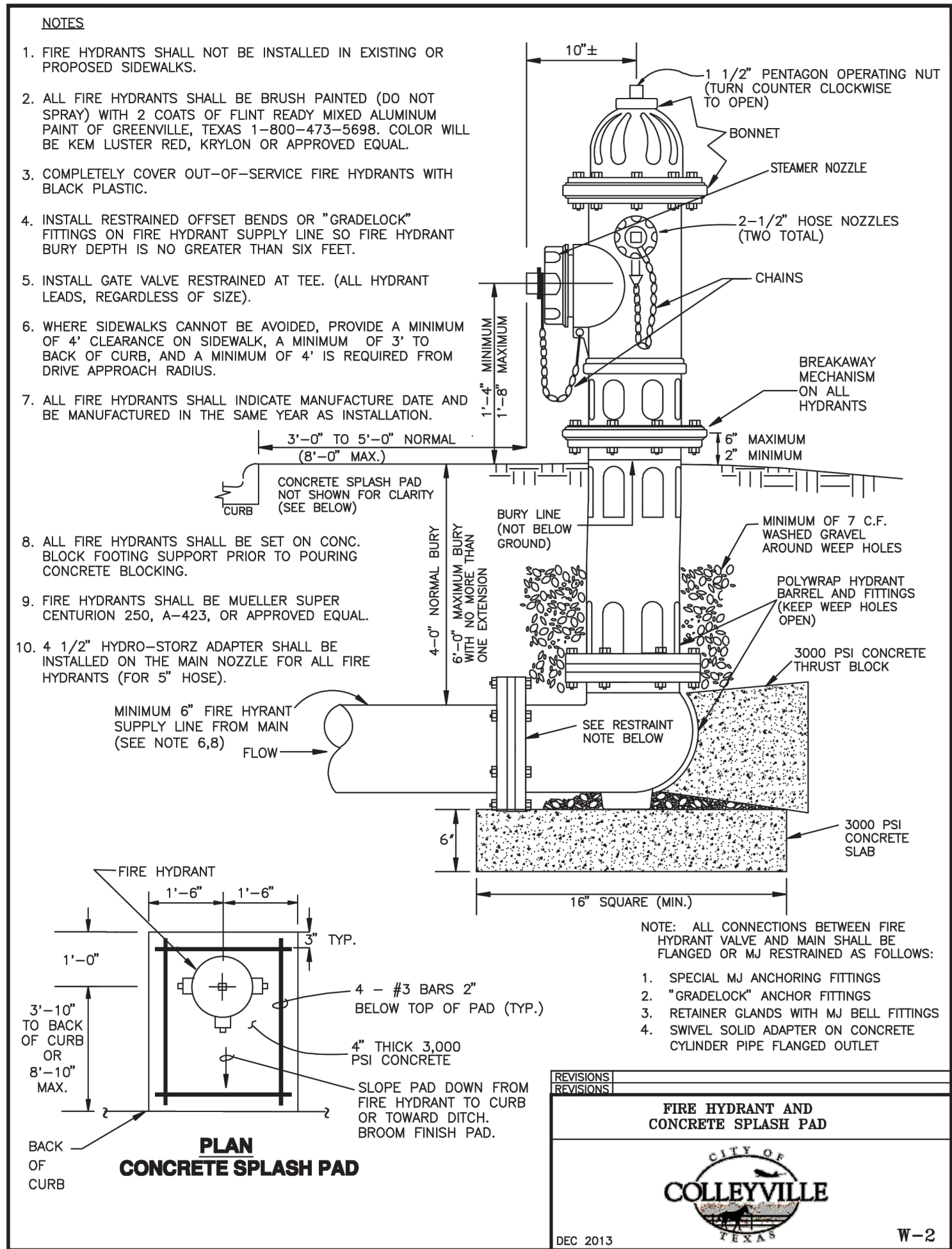
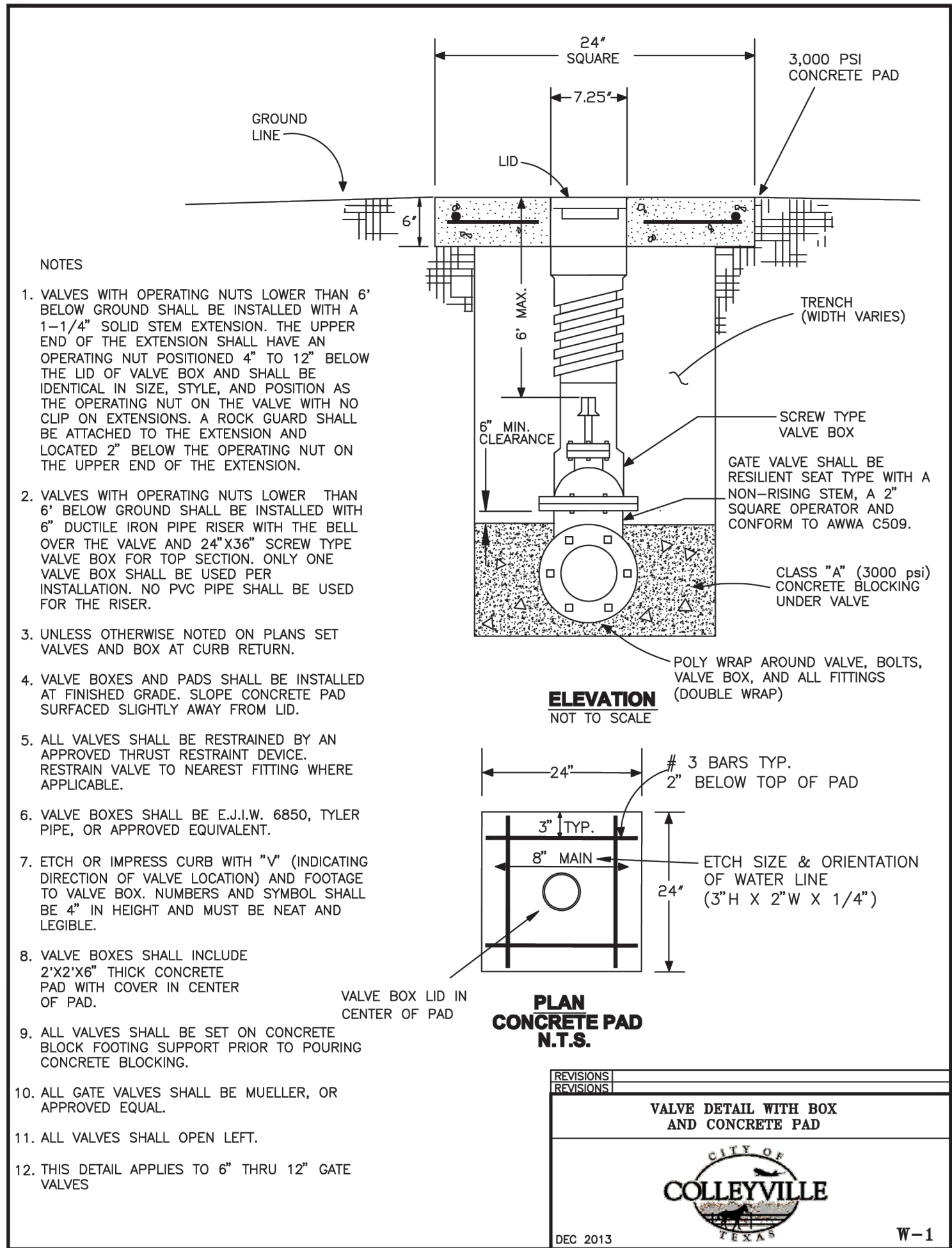
TREE PRESERVATION PLAN
HOLT FARMS
COLLEYVILLE, TEXAS

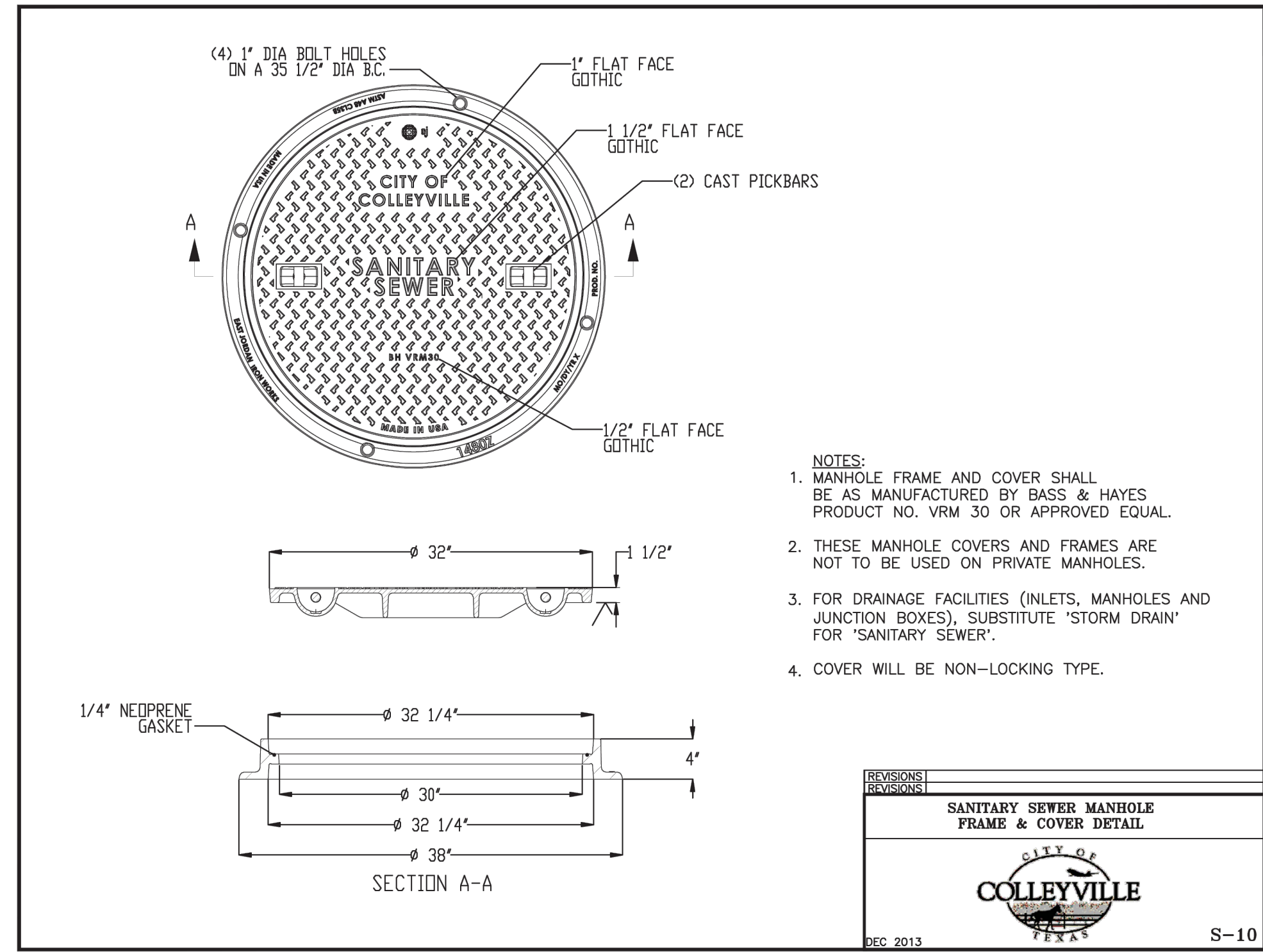
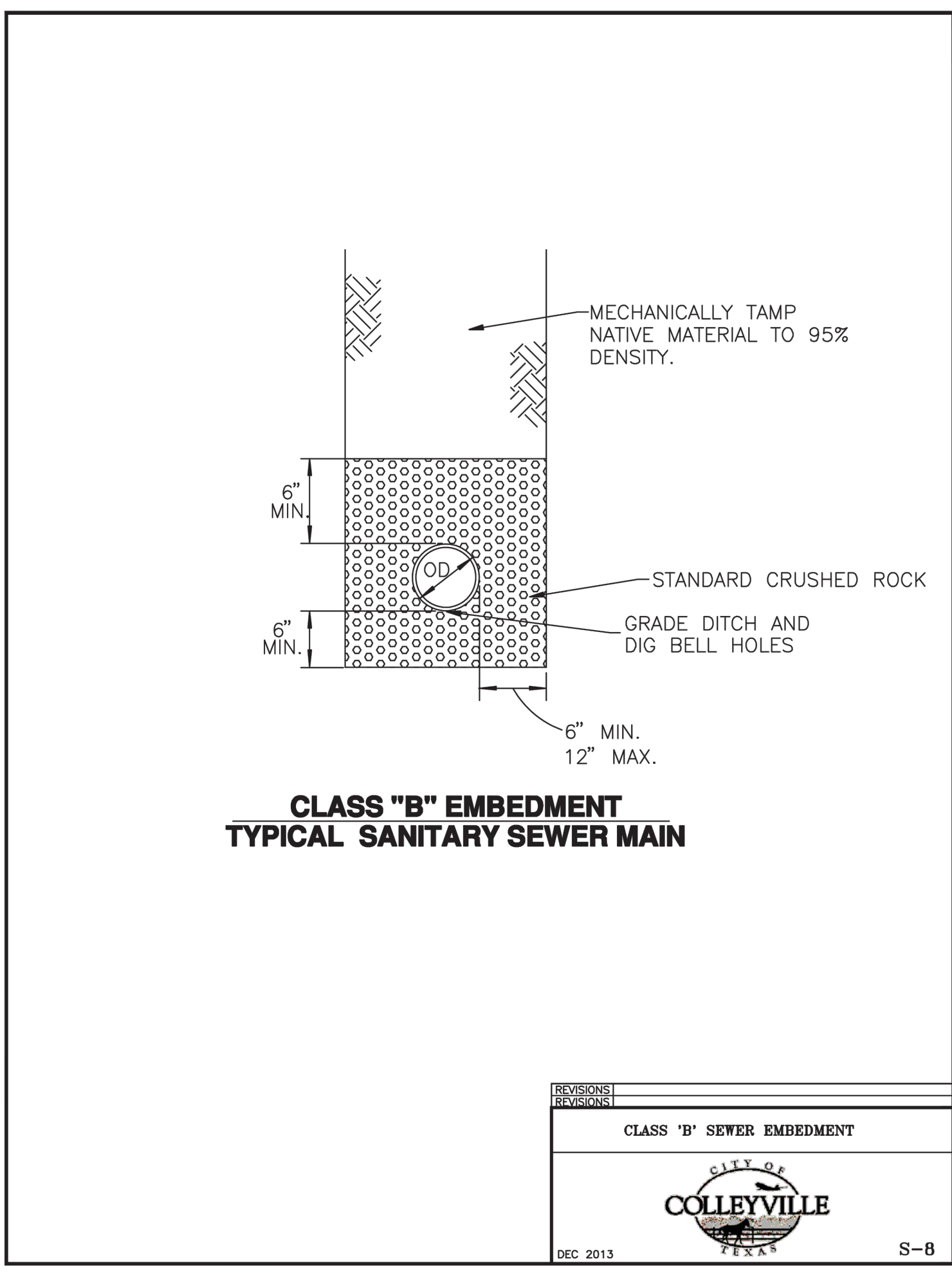
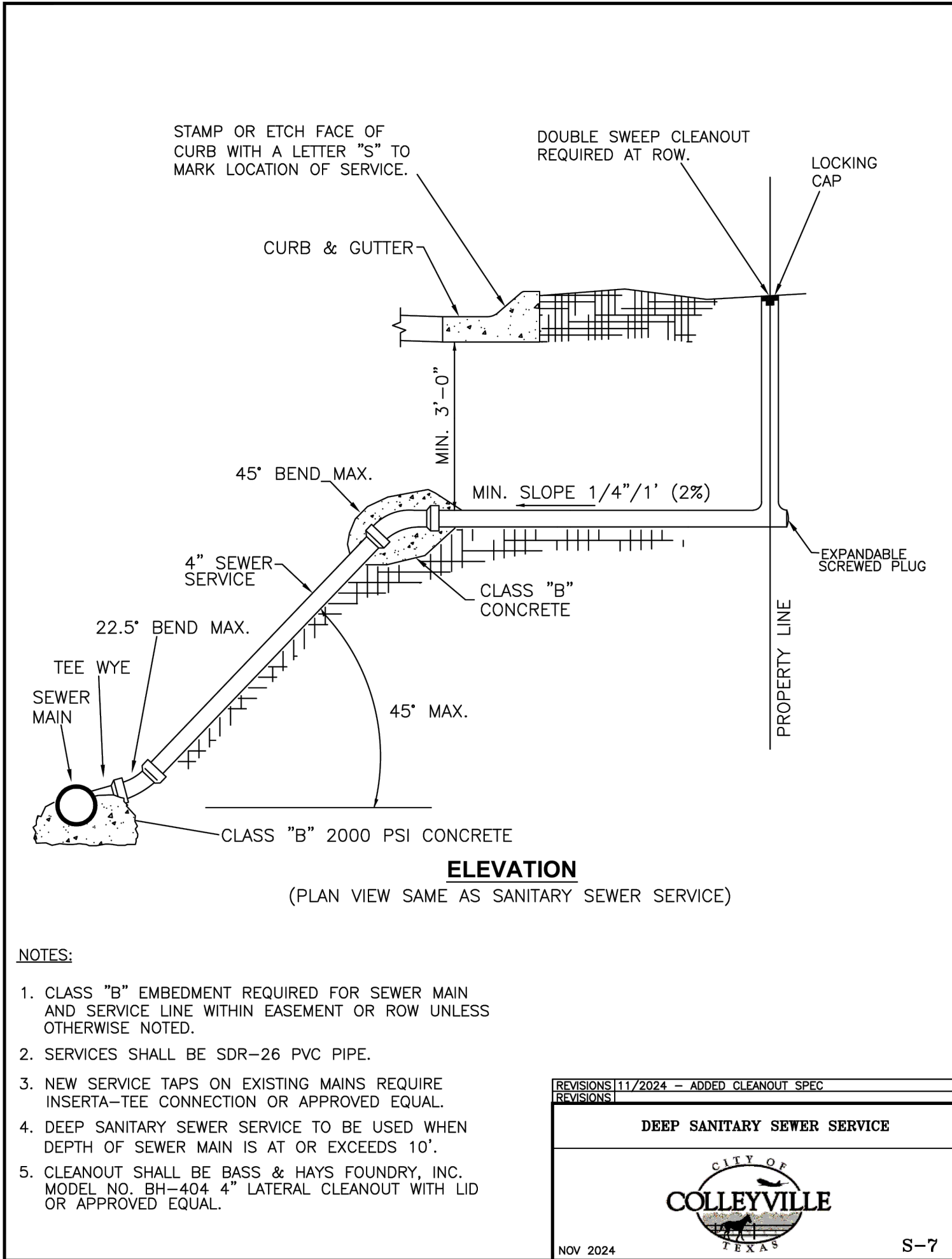
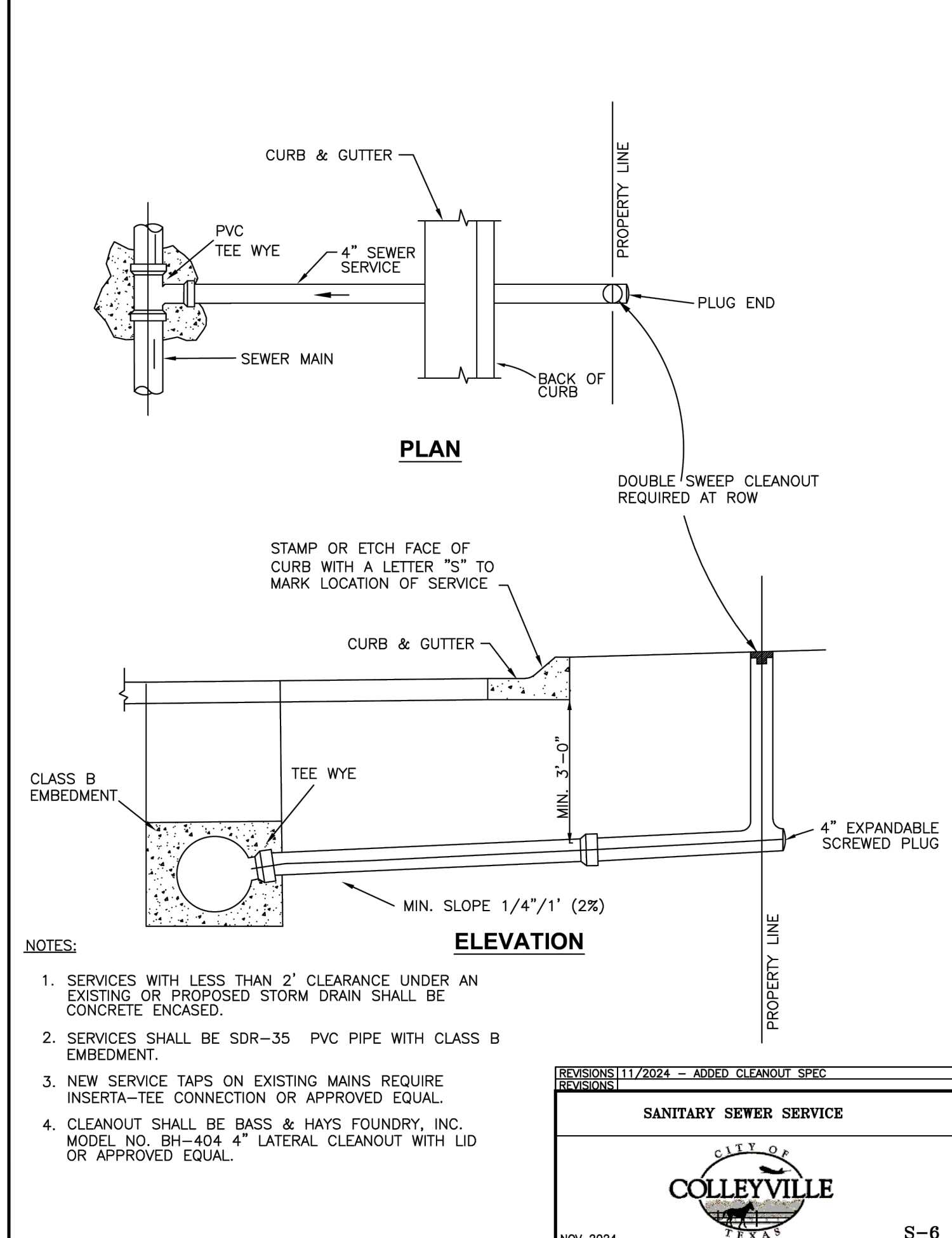
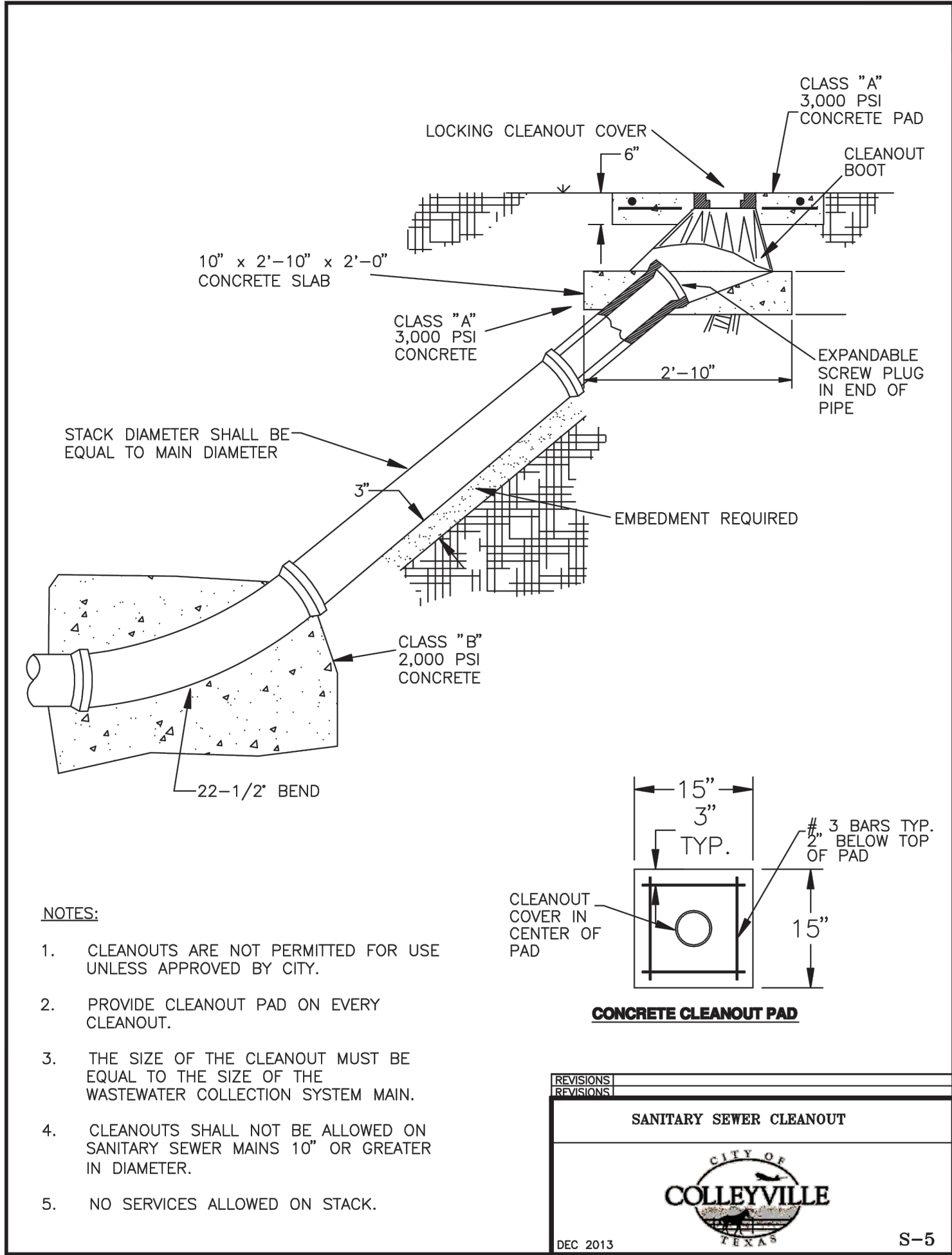
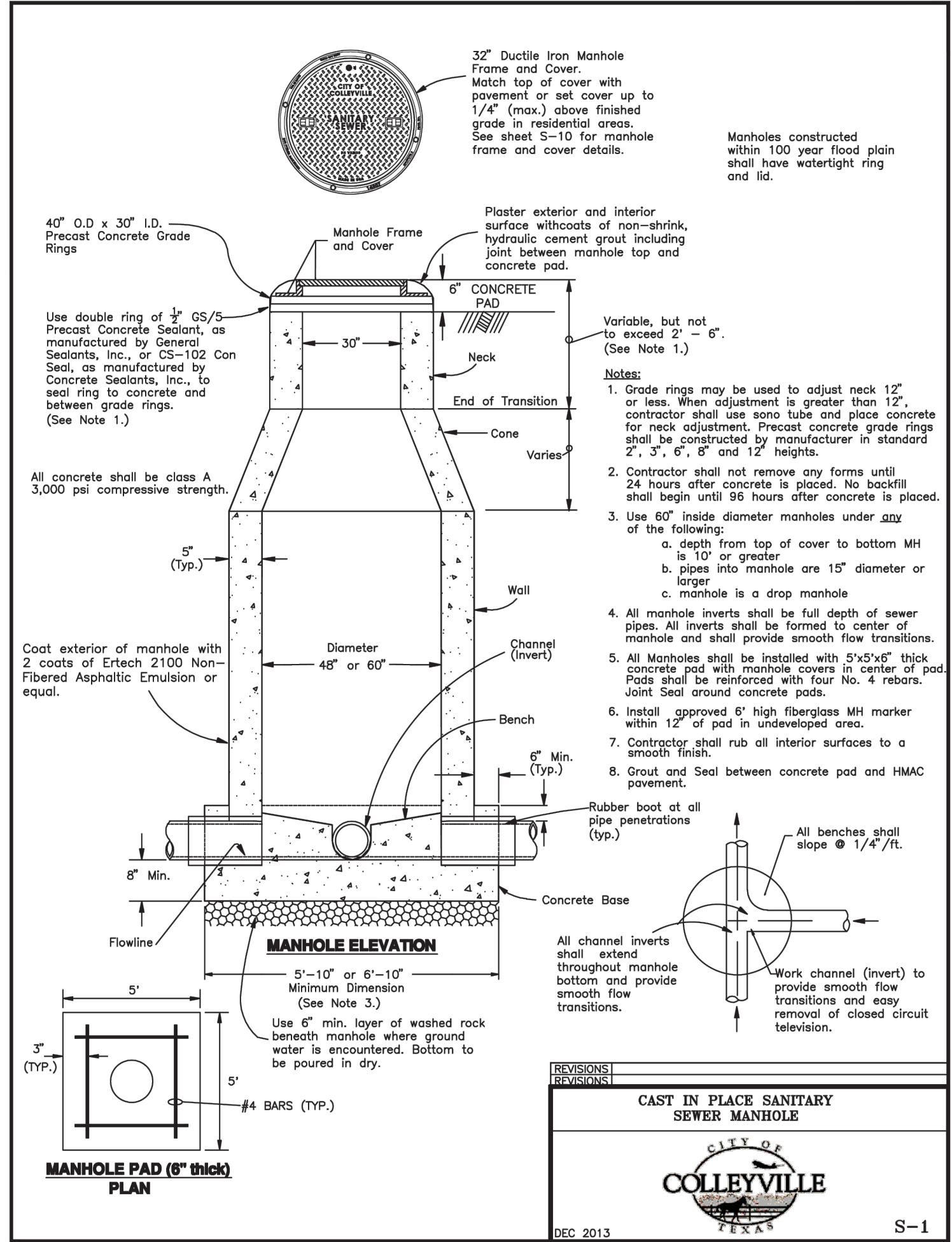
BENCHMARKS:
BM1
1/2" CAPPED IRON ROD
"EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6'
BM2
X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4'
BM3
X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 647.2'

REDINGER GROUP PROJECT No. 1015-45 - HOLT FARMS - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS

					
SILT FENCE		N.T.S. 1		CONCRETE WASHOUT PIT	
					
WYE INLET PROTECTION		N.T.S. 4		CURB INLET PROTECTION	

EROSION CONTROL DETAILS HOLT FARMS COLLEYVILLE, TEXAS	
BENCHMARKS: BM1 1/2" CAPPED IRON ROD "EAGLE CONTROL" N: 7018058.6 E: 2377873.4 ELEV = 615.6' BM2 X-CUT N: 7018285.7 E: 2377120.4 ELEV = 647.4' BM3 X-CUT N: 7018486.7 E: 2377087.7 ELEV = 647.2'	
PRELIMINARY FOR REVIEW ONLY Not for Construction or Permit Purposes Engineer: CLAYTON T. REDINGER P.E. No. 87487 Date: 9/17/2025	
Drawn By: DSM Reviewed By: CTR Project: 1015-45	
SHEET C9.1	





SANITARY SEWER DETAILS
HOLT FARMS
COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
1/2" CAPPED IRON ROD
"EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6'

BM2
X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4'

BM3
X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 647.2'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 87487 Date: 8/17/2025

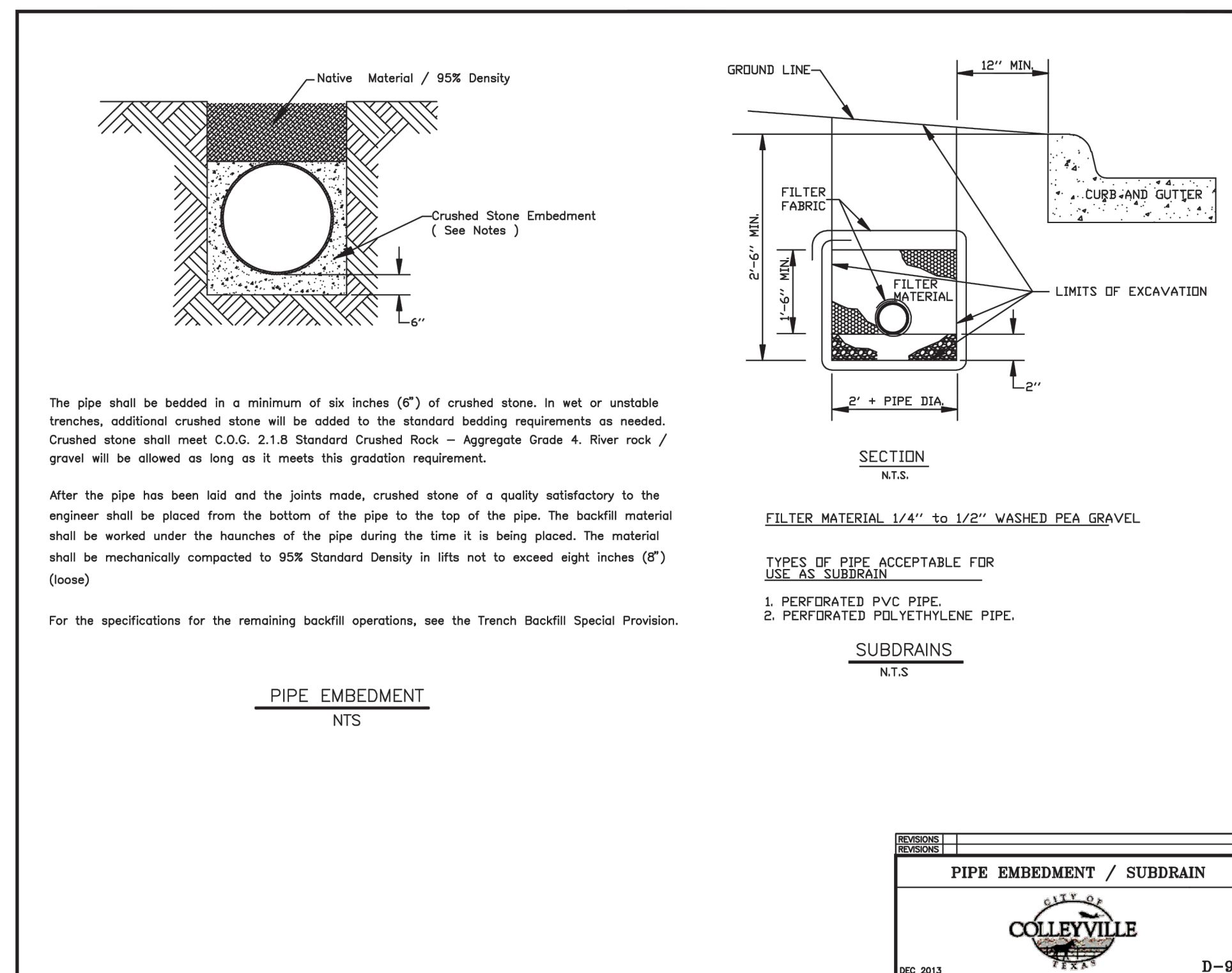
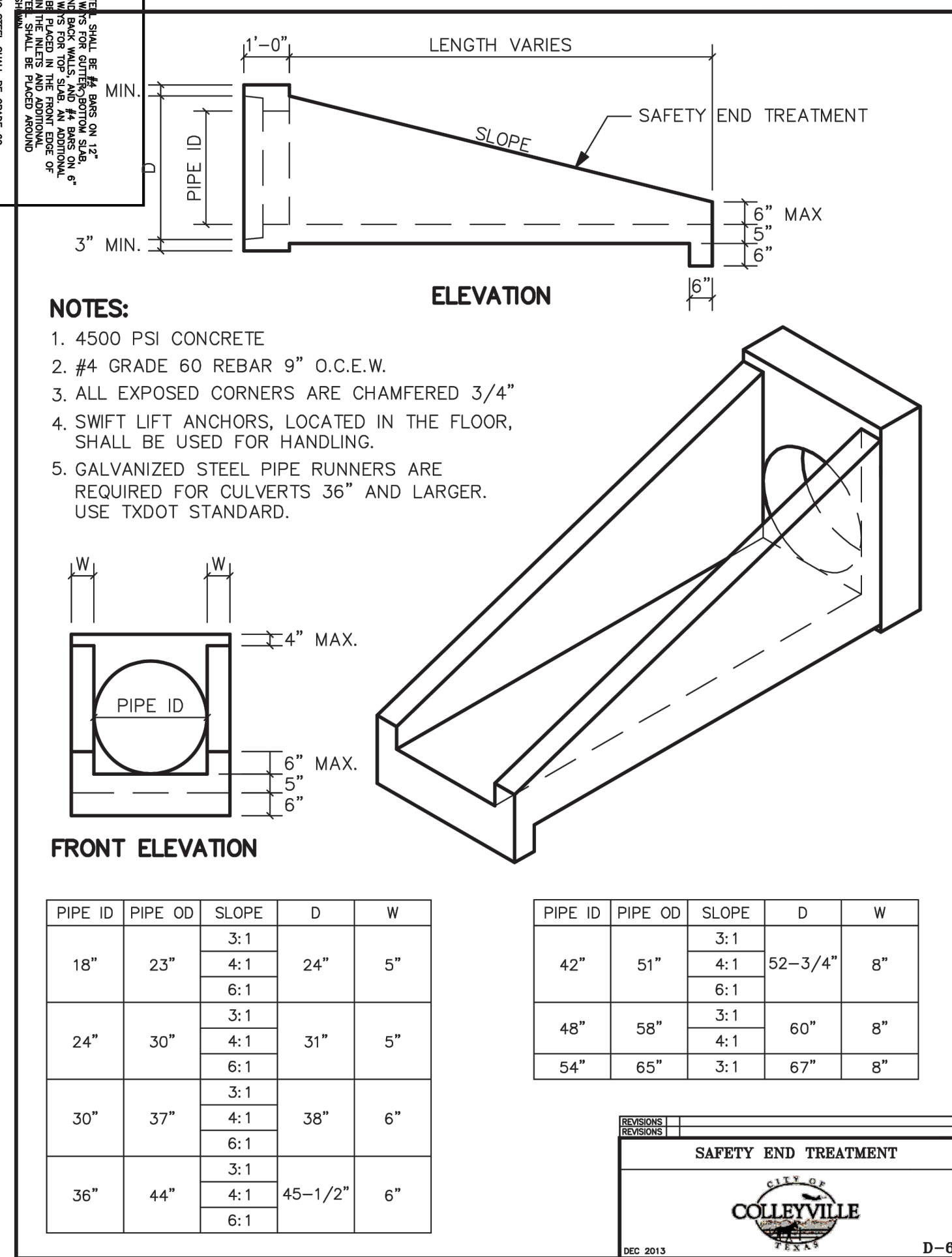
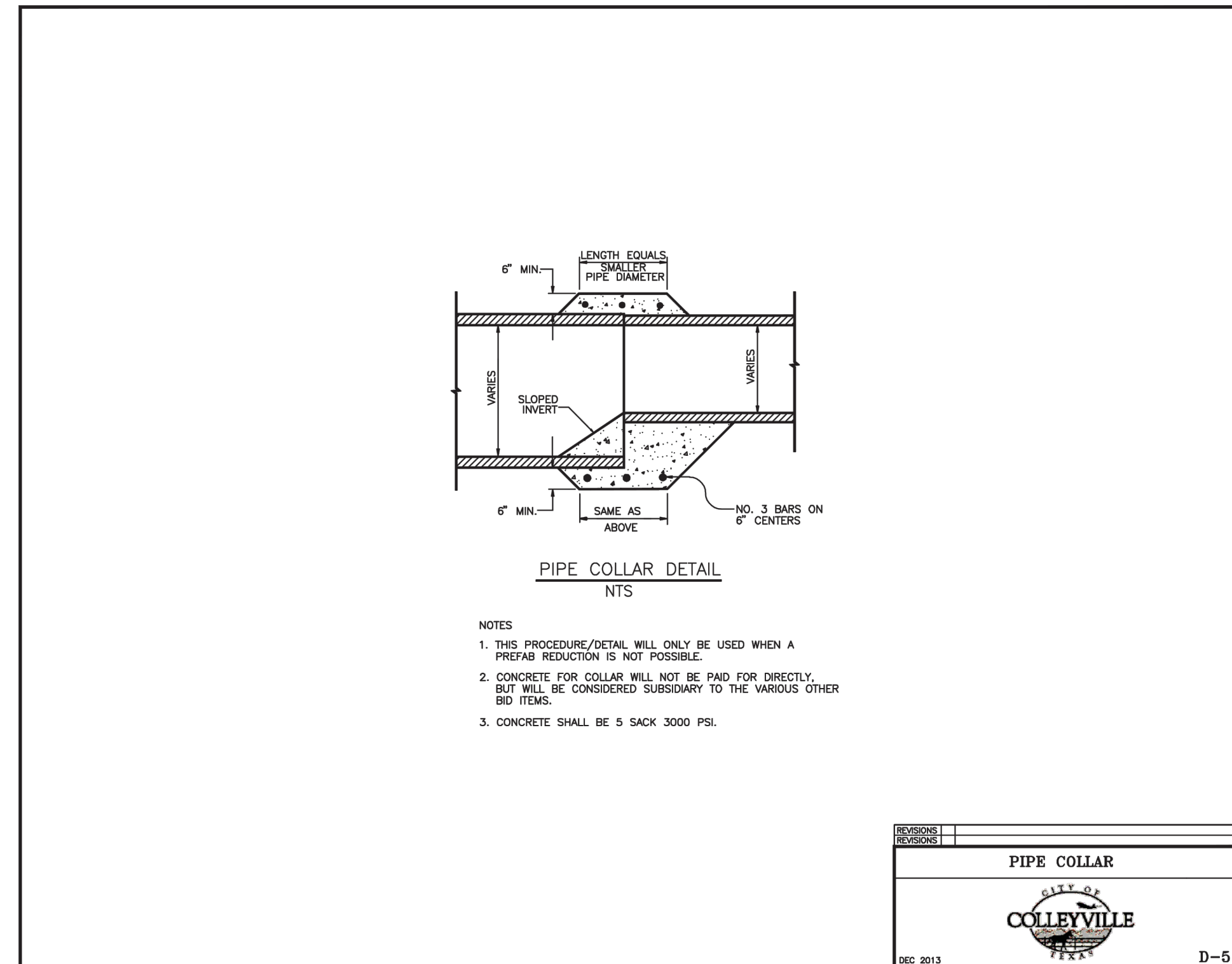
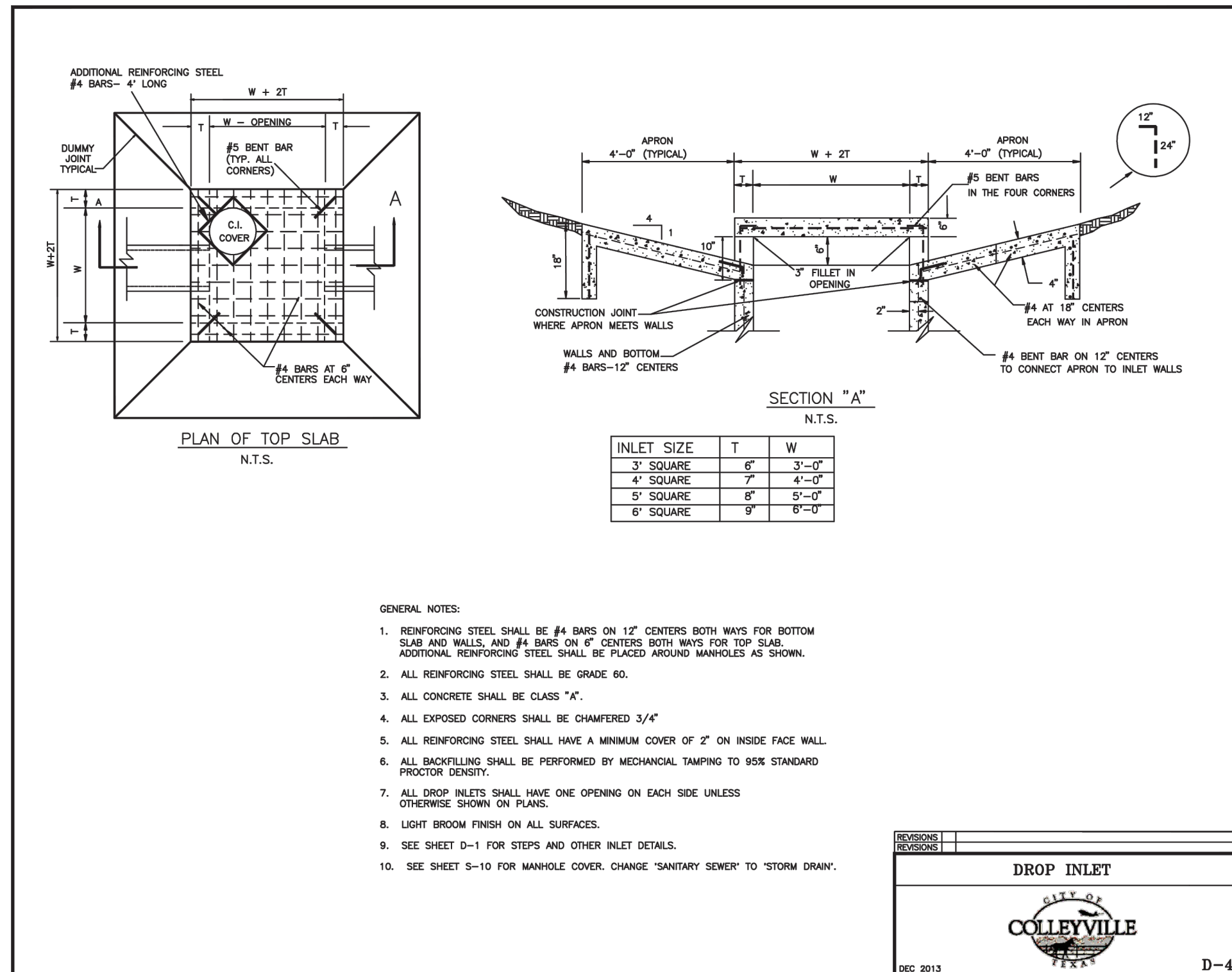
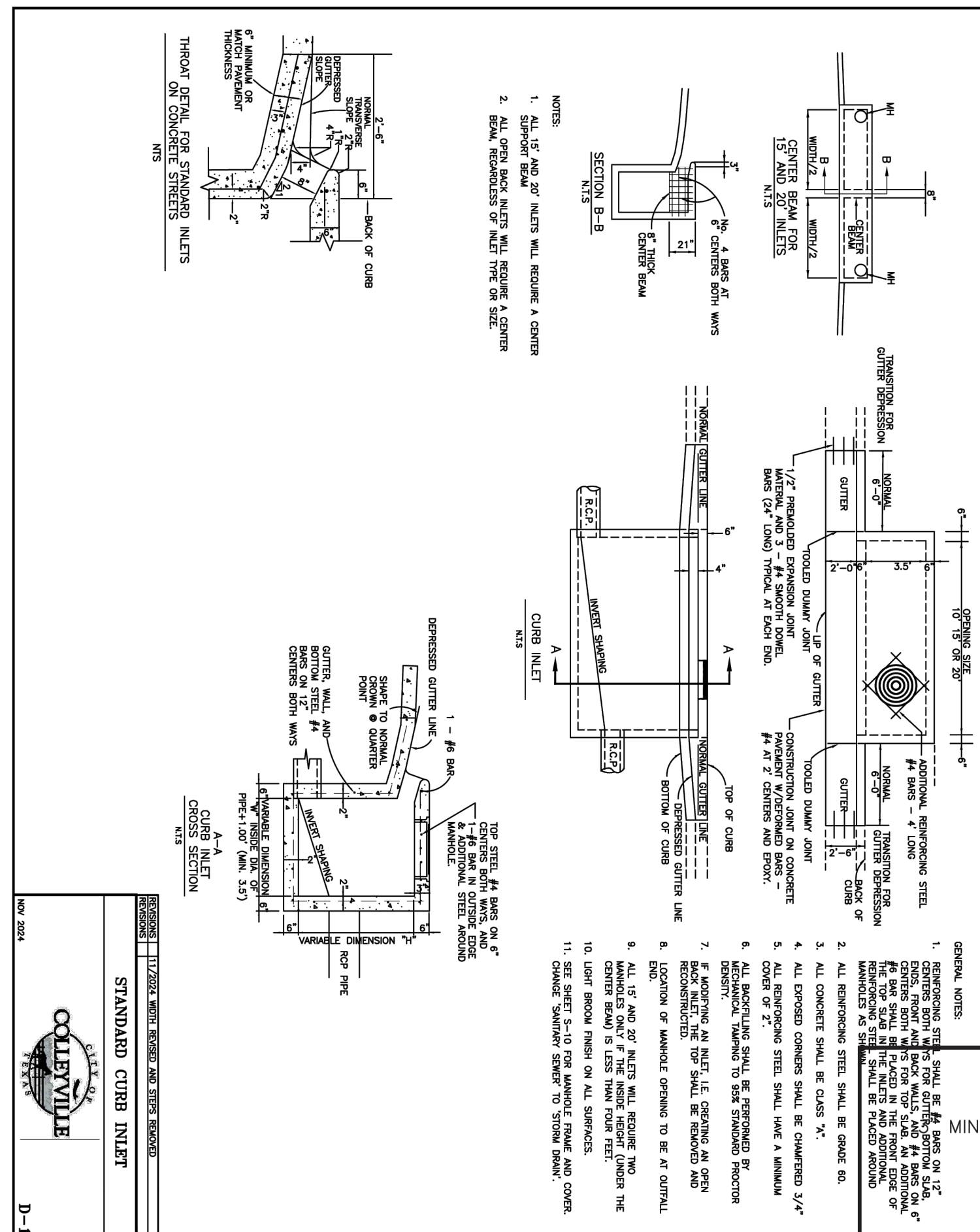
Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET
C9.3

REDINGER GROUP, LLC
P.O. BOX 93206
DALLAS, TEXAS 75293
PHONE (817) 933-2277
FAX (817) 933-2278
ENGINEERING REGISTRATION NUMBER 7-23239
CALVIN CUSTON BOWMAN
SOUTH PLANE, TEXAS 76092
(817) 481-6426



NO.	REVISION	BY	DATE



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DATE: FILE:

TABLE OF DIMENSIONS AND REINFORCING STEEL (Wings for one structure end)										
Dimensions					Variable Reinforcing				Estimated Quantities per ft of wing length (2-wings) ⁽³⁾	
Maximum Wingwall Height Hw	W	X	Y	Z	Bars J1		Bars J2		Reinf (Lb/Ft)	Conc (CY/Ft)
					Size	Spa	Size	Spa		
2'-6"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	33.73	0.248
3'-0"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	37.07	0.261
3'-6"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	37.74	0.273
4'-0"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	38.41	0.285
4'-6"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	41.75	0.330
5'-0"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.09	0.343
5'-6"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.75	0.355
6'-0"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	46.42	0.367
7'-0"	3'-8"	1'-9"	1'-3"	7"	#4	1'-0"	#4	1'-0"	52.77	0.414
8'-0"	4'-2"	2'-0"	1'-6"	8"	#5	1'-0"	#4	1'-0"	60.19	0.486
9'-0"	4'-8"	2'-3"	1'-9"	8"	#4	6"	#4	6"	81.49	0.535
10'-0"	5'-2"	2'-6"	2'-0"	8"	#5	6"	#4	6"	97.25	0.584
11'-0"	5'-8"	2'-9"	2'-3"	8"	#6	6"	#5	6"	133.65	0.634
12'-0"	6'-2"	3'-0"	2'-6"	9"	#7	6"	#5	6"	162.29	0.721
13'-0"	6'-8"	3'-3"	2'-9"	11"	#7	6"	#5	6"	178.80	0.856
14'-0"	7'-2"	3'-6"	3'-0"	1'-0"	#8	6"	#5	6"	216.78	0.959
15'-0"	7'-8"	4'-0"	3'-0"	1'-1"	#9	6"	#6	6"	283.06	1.068
16'-0"	8'-2"	4'-6"	3'-0"	1'-3"	#9	6"	#6	6"	297.02	1.234

TABLE OF WINGWALL REINFORCING (2-wings)			
Bar	Size	No.	Spa
D	#5	~	1'-0"
E	#4	~	1'-0"
F	#4	~	1'-0"
G	#6	4	~
M	#4	4	~
P	#4	~	1'-0"
R	#5	6	~
V	#4	~	1'-0"

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES			
Bar	Size	No.	Spa
L	#4	~	1'-6"
Q	#4	1	~
Reinf (Lb/Ft)			2.45
Conc (CY/Ft)			0.037

WING DIMENSION FORMULAS:

(All values are in feet.)

$$Hw = H + T + C - 0.250'$$
$$Lw = (Hw - 0.333') (SL)$$

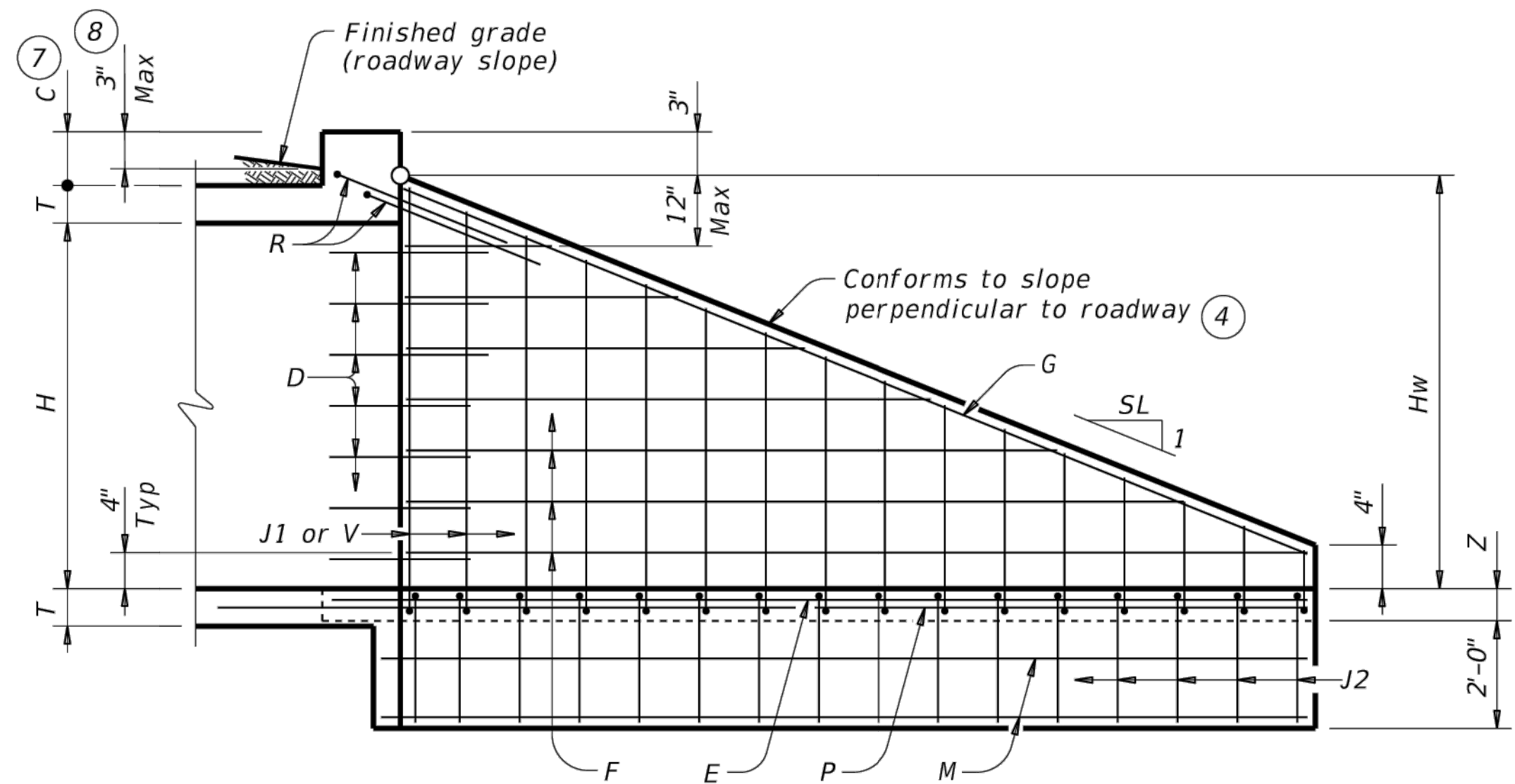
For cast-in-place culverts:
 $Ltw = (N) (S) + (N + 1) (U)$

For precast culverts:
 $Ltw = (N) (2U + S) + (N - 1) (0.5')$

$$\text{Total Wingwall Area (two wings ~ SF)} = (Hw + 0.333') (Lw)$$

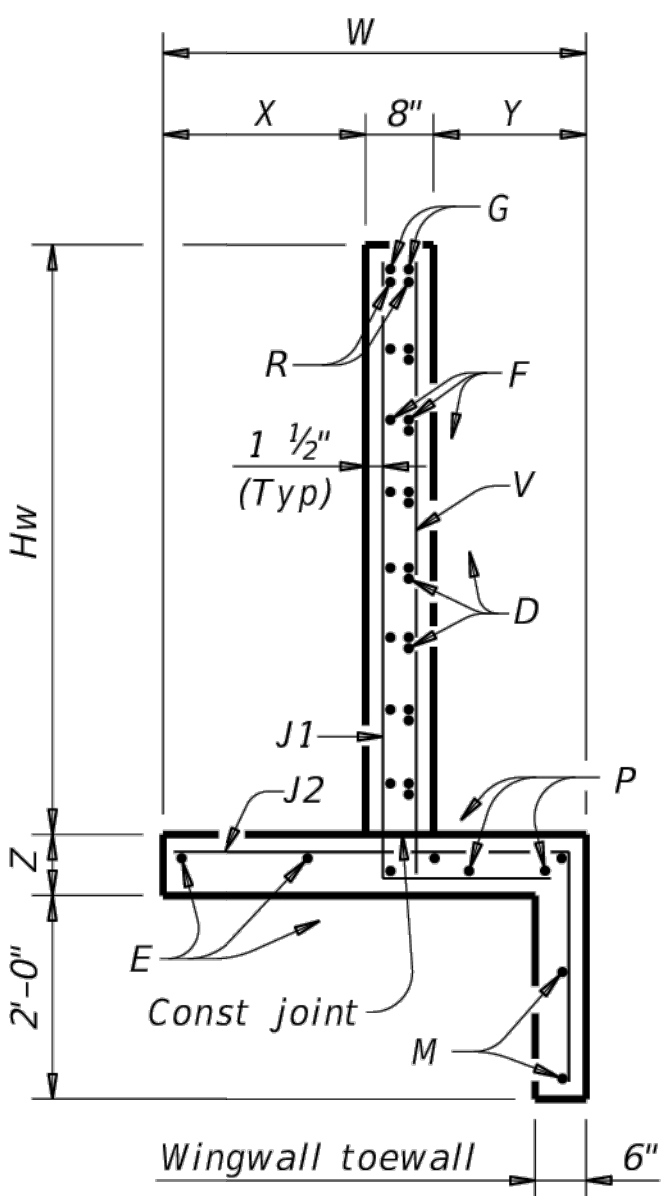
Hw = Height of wingwall
SL:1 = Side slope ratio (horizontal:1 vertical)
Lw = Length of wingwall
Ltw = Culvert toewall length
N = Number of culvert spans

See applicable box culvert standard sheet for H, S, T, and U values.

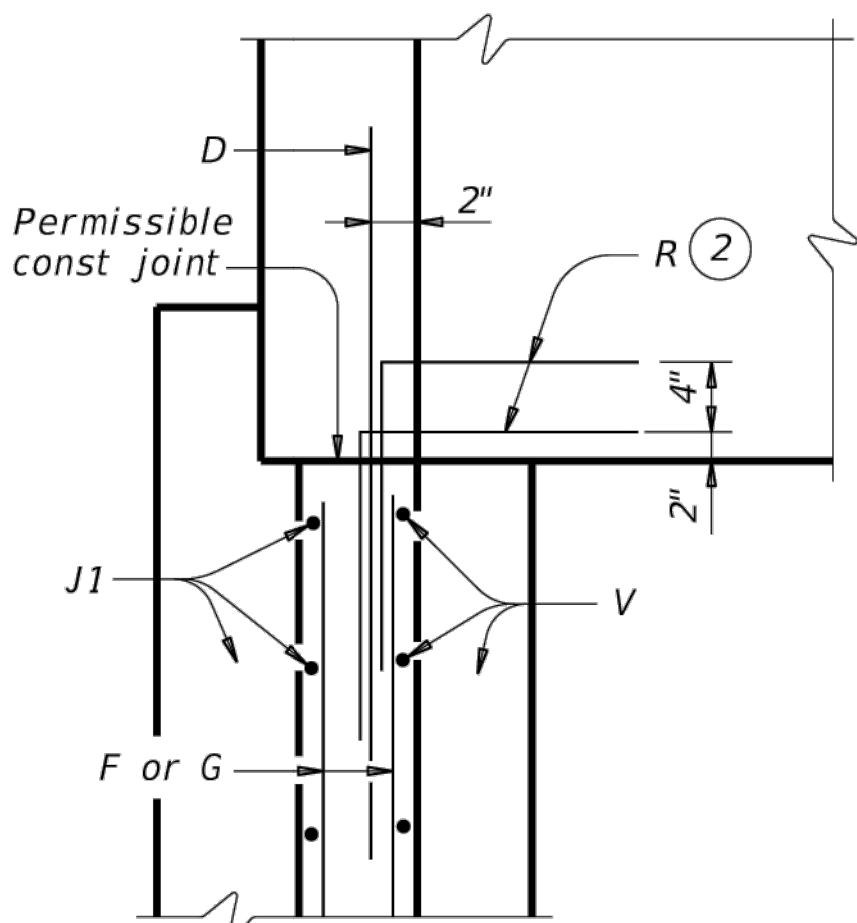


INSIDE ELEVATION

(Showing reinforcing. Culvert and culvert toewall reinforcing not shown for clarity.)

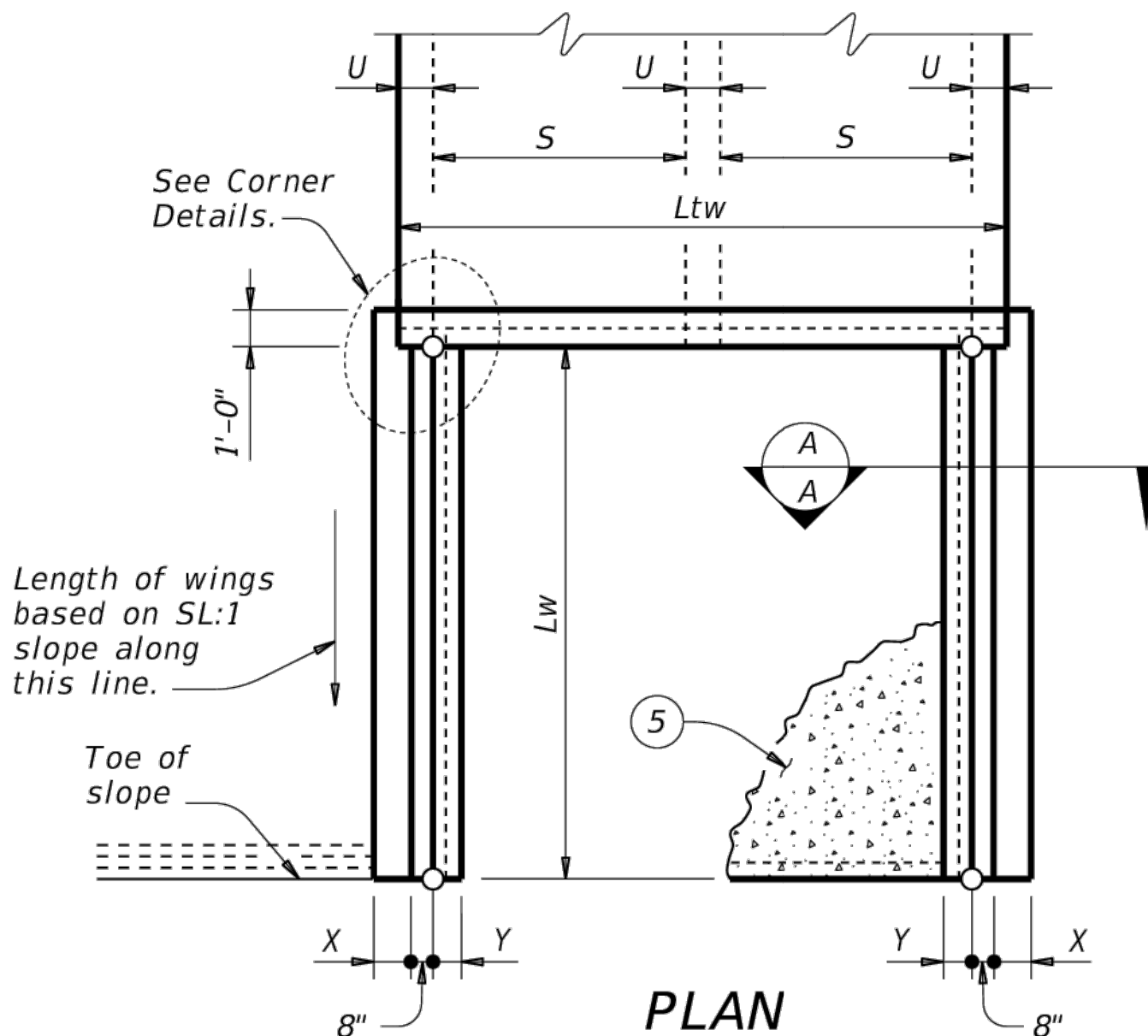


SECTION A-A



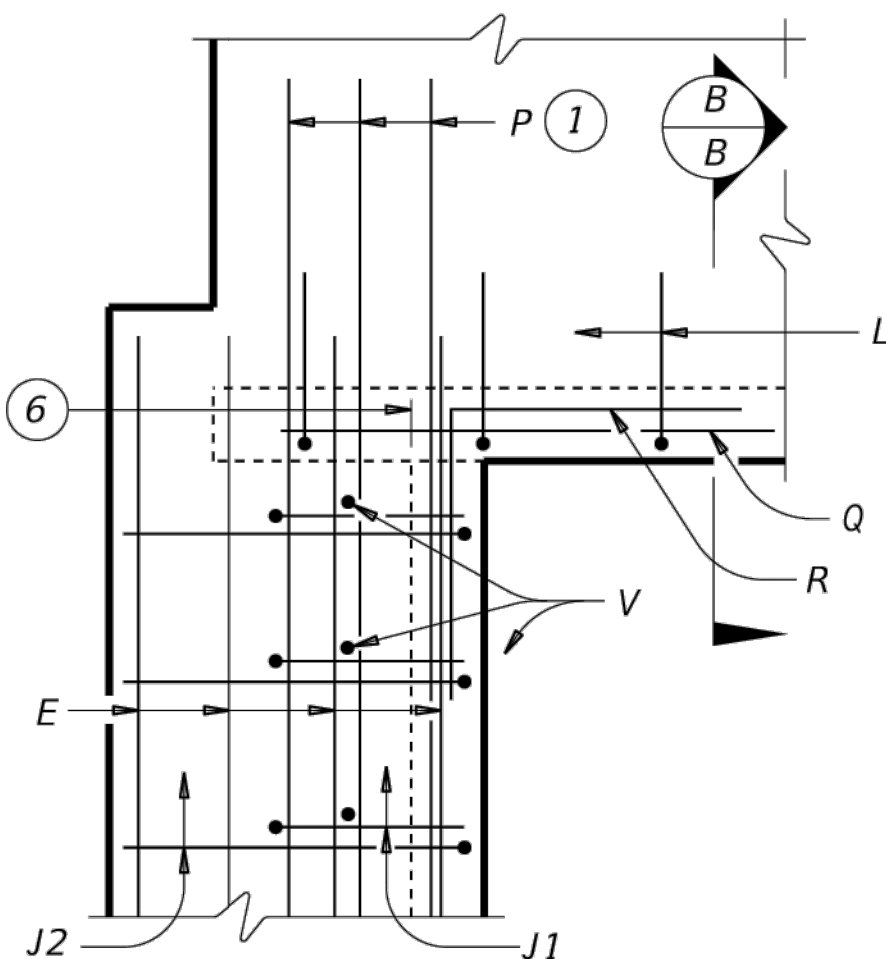
WINGWALL

CORNER DETAILS

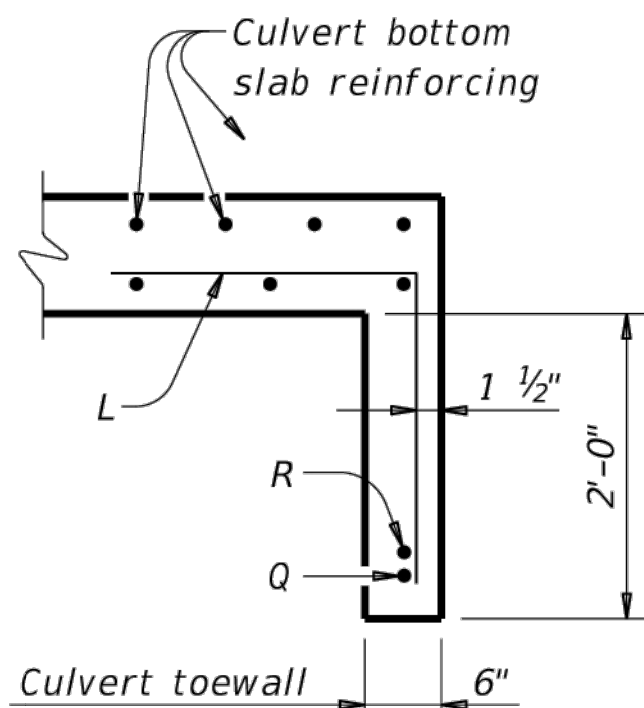


PLAN

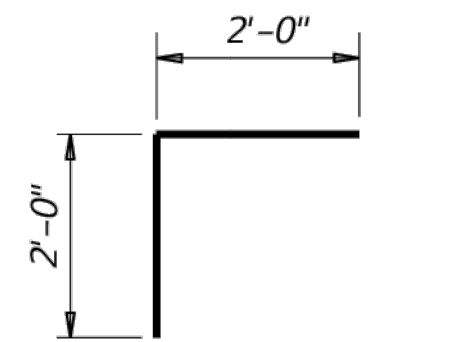
(Showing dimensions.)



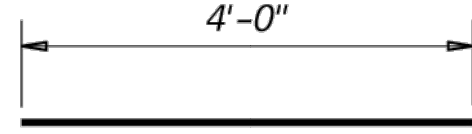
FOOTING AND TOEWALL



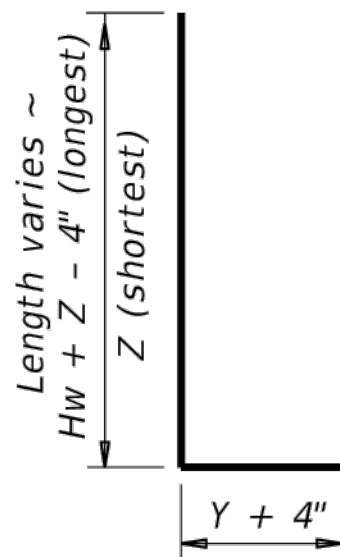
SECTION B-B



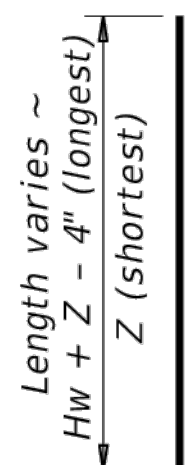
BARS R



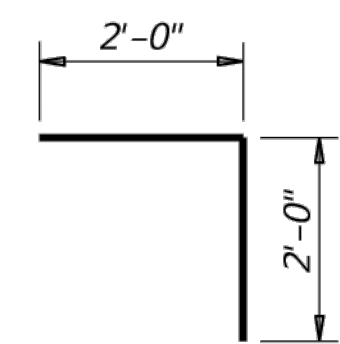
BARS D



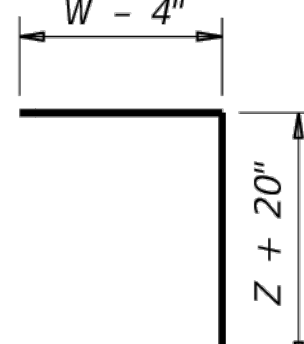
BARS J1



BARS V



BARS L



BARS J2

- Extend Bars P 3'-0" minimum into bottom slab of box culvert.
- Adjust as necessary to maintain 1 1/2" clear cover and 4" minimum between bars.
- Quantities shown are based on an average wing height for two wings (one structure end). To determine total quantities for two wings, multiply the tabulated values by Lw.
- Recommended values of side slope are: 2:1, 3:1, 4:1, and 6:1.
- When shown elsewhere on the plans, construct 5" deep concrete riprap. Payment for riprap is as required by Item 432, "Riprap." Unless otherwise shown on the plans or directed by the Engineer, provide a 6" wide by 1'-6" deep reinforced concrete toewall along all edges of the riprap adjacent to natural ground; reinforce the toewall by extending typical riprap reinforcing into the toewall; and extend construction joints or grooved joints oriented in the direction of flow across the full distance of the riprap at intervals of approximately 20'. When such riprap is provided, the culvert toewall shown in SECTION B-B will not be required.
- At Contractor's option, culvert toewall may be ended flush with wingwall toewall. Adjust reinforcing as needed.
- 0" Min to 5'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail or curbs taller than 1'-0, refer to the Extended Curb Details (ECD) standard sheet. For structures with T631 or T631LS bridge rail, refer to the Mounting Details for T631 & T631LS Rails (T631-CM) standard sheet. Refer to the Box Culvert Rail Mounting Details (RAC) standard sheet for structures with bridge rail other than T631 or T631LS.
- For vehicle safety, the following requirements must be met:
 - For structures without bridge rail, construct curbs no more than 3" above finished grade.
 - For structures with bridge rail, construct curbs flush with finished grade.Reduce curb heights, if necessary, to meet the above requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

MATERIAL NOTES:

Provide Class C concrete (f'c=3,600 psi).
Provide Grade 60 reinforcing steel.
Provide galvanized reinforcing steel if required elsewhere in the plans.
In riprap concrete, synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing unless noted otherwise.

GENERAL NOTES:

Designed according to AASHTO LRFD Bridge Design Specifications.
When structure is founded on solid rock, depth of toewalls for culverts and wingwalls may be reduced or eliminated as directed by the Engineer.
See Box Culvert Supplement (BCS) standard sheet for additional dimensions and information.
The quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for Contractor's information only.

Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing dimensions are out-to-out of bars.



Texas Department of Transportation

Bridge Division

Standard

CONCRETE WINGWALLS

WITH STRAIGHT WINGS FOR

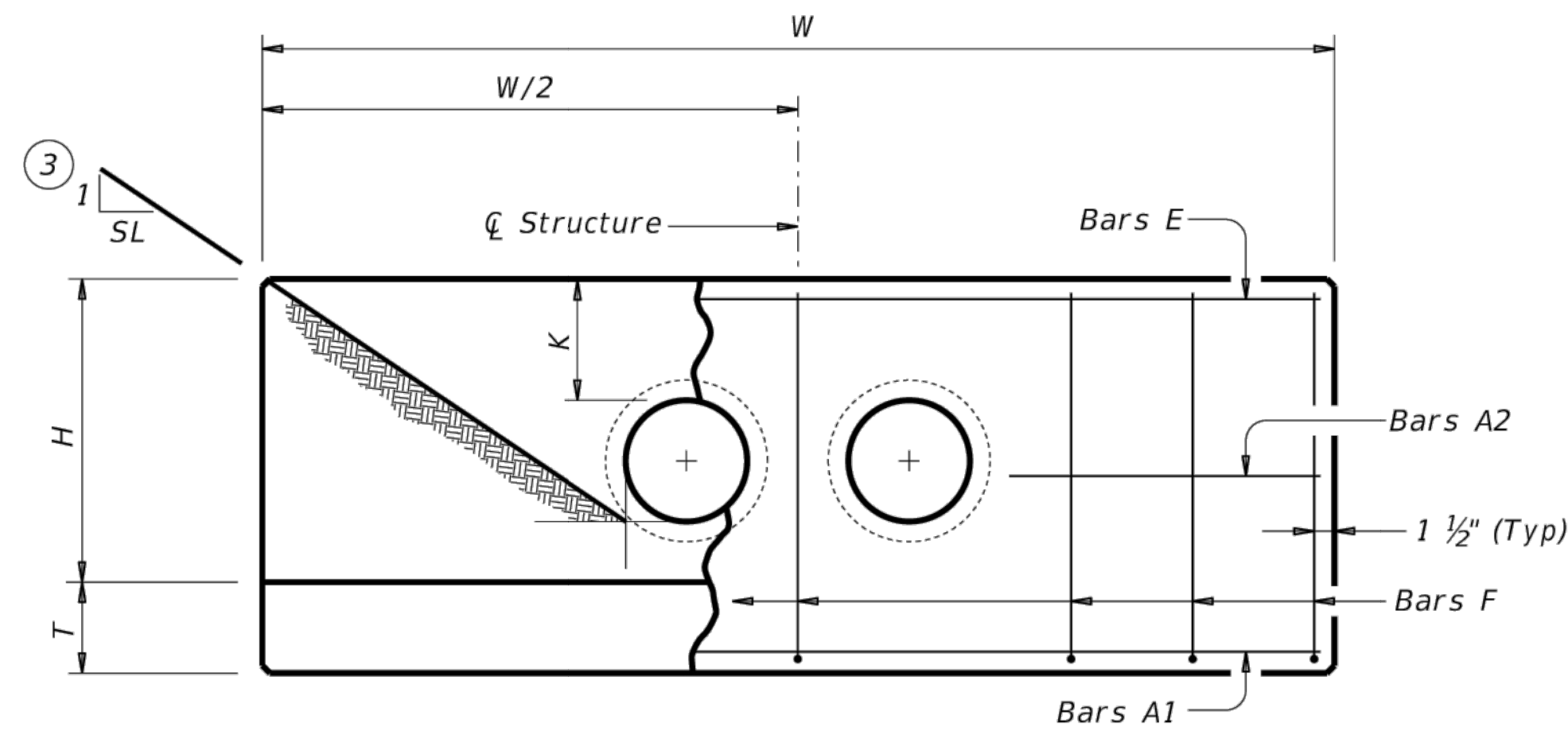
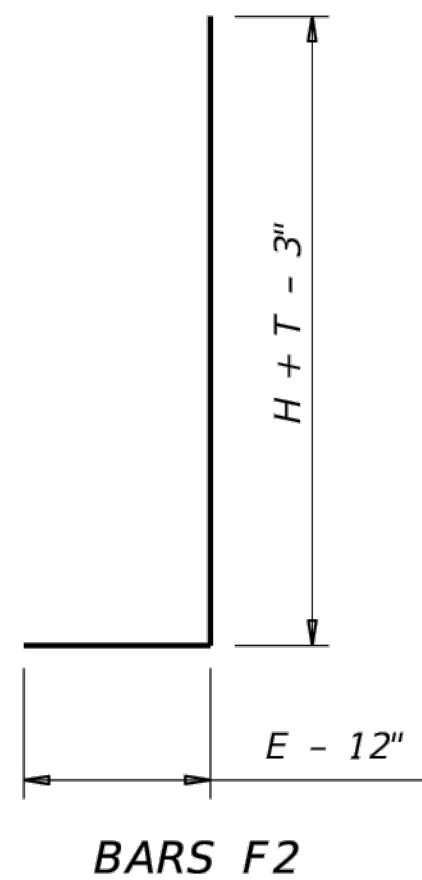
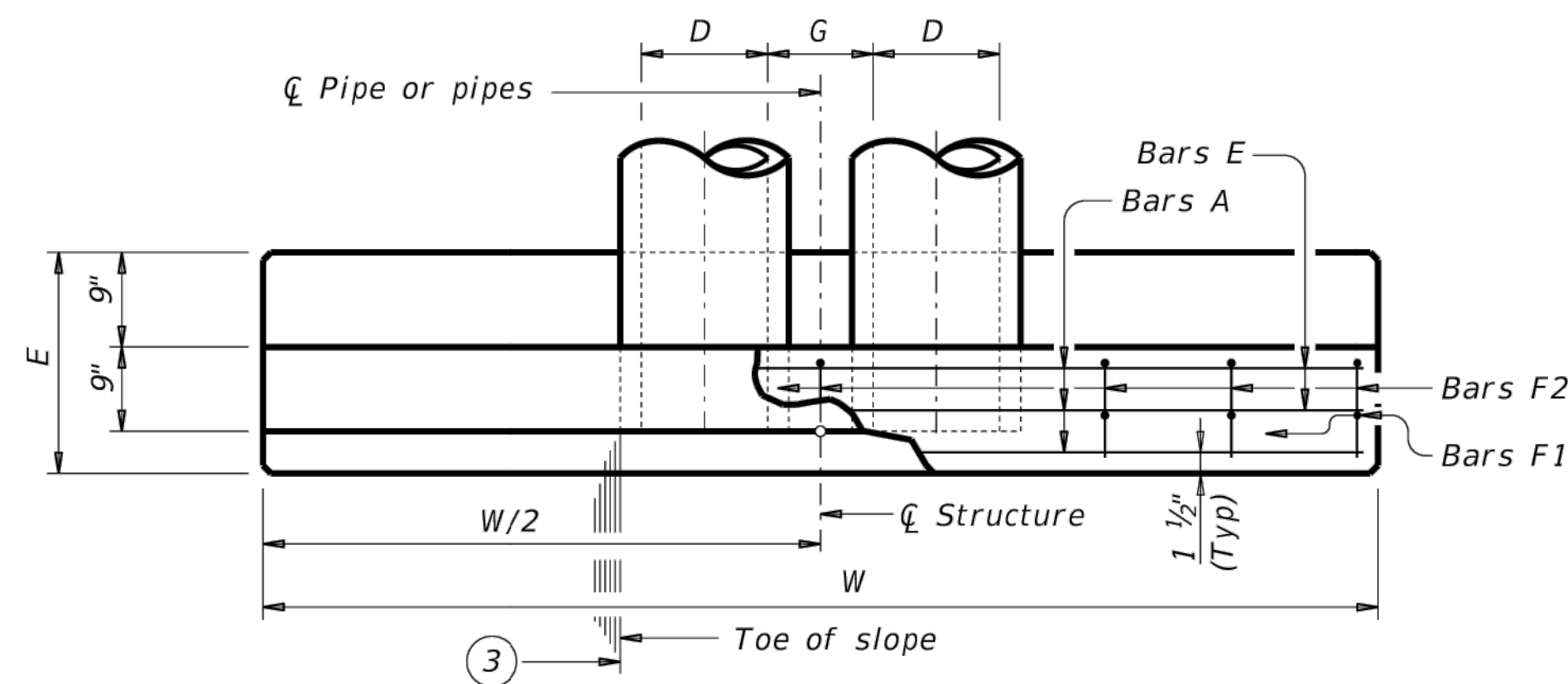
0° SKEW BOX CULVERTS

SW-0

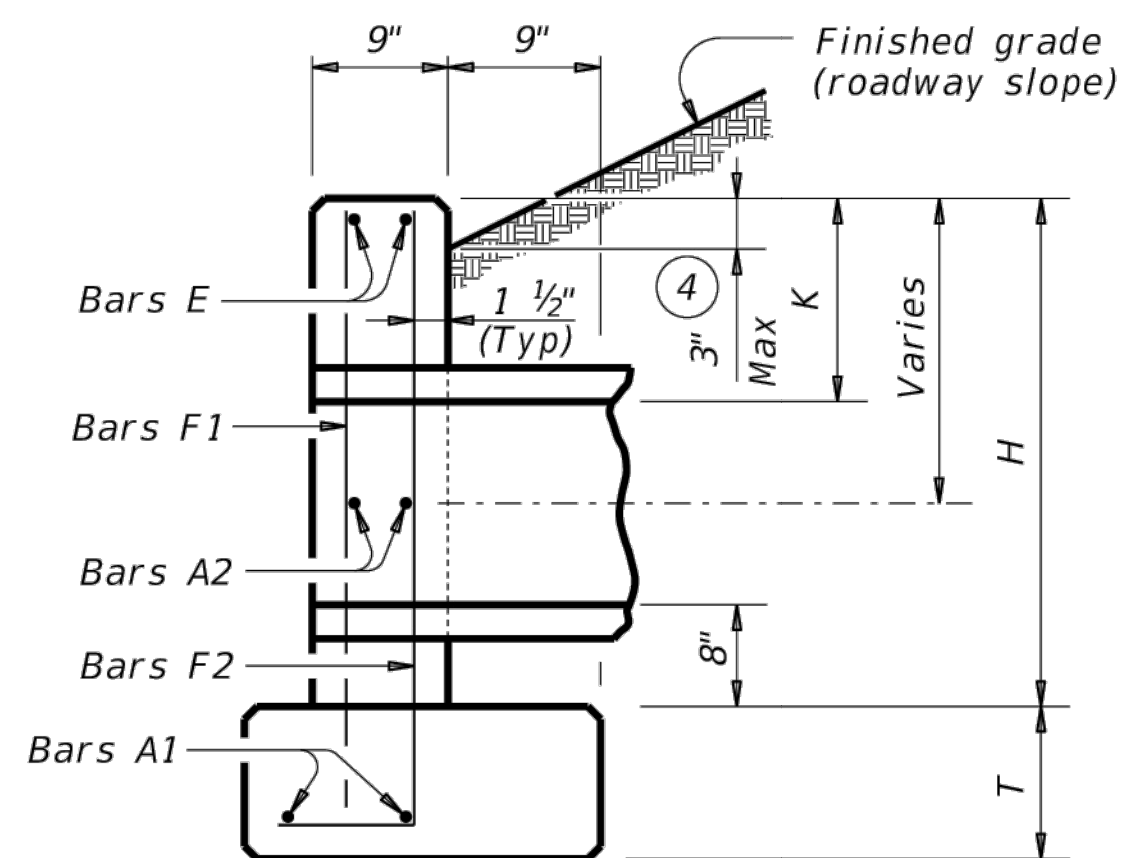
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©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS				
DIST		COUNTY		SHEET NO.
				C9.5

DATE: _____
FILE: _____

Slope	Dia of Pipe (D)	Values for One Pipe		Values To Be Added for Each Add'l Pipe			
		W	Reinf (Lbs) ①	Conc (CY) ②	W	Reinf (Lbs) ①	Conc (CY) ②
2:1	12"	9' - 0"	122	1.1	1' - 9"	15	0.2
	15"	10' - 3"	136	1.3	2' - 2"	16	0.2
	18"	11' - 6"	163	1.5	2' - 8"	19	0.3
	21"	12' - 9"	200	1.8	3' - 1"	31	0.4
	24"	14' - 0"	217	2.1	3' - 7"	34	0.4
	27"	15' - 3"	254	2.4	3' - 11"	37	0.5
	30"	16' - 6"	272	2.7	4' - 4"	40	0.6
	33"	17' - 9"	314	3.1	4' - 8"	43	0.6
	36"	19' - 0"	371	3.9	5' - 1"	46	0.8
	42"	21' - 6"	442	4.9	5' - 10"	52	1.0
	48"	25' - 0"	569	6.4	6' - 7"	59	1.3
	54"	27' - 6"	701	7.5	7' - 6"	82	1.6
	60"	30' - 0"	794	8.8	8' - 3"	90	1.8
	66"	32' - 6"	894	10.2	8' - 9"	96	2.0
72"	35' - 0"	1,055	11.7	9' - 4"	103	2.3	
3:1	12"	13' - 0"	175	1.6	1' - 9"	14	0.2
	15"	14' - 9"	193	1.9	2' - 2"	17	0.2
	18"	16' - 6"	228	2.2	2' - 8"	19	0.3
	21"	18' - 3"	299	2.6	3' - 1"	31	0.4
	24"	20' - 0"	323	3.0	3' - 7"	33	0.4
	27"	21' - 9"	371	3.5	3' - 11"	37	0.5
	30"	23' - 6"	415	4.0	4' - 4"	40	0.5
	33"	25' - 3"	469	4.6	4' - 8"	43	0.6
	36"	27' - 0"	556	5.7	5' - 1"	46	0.8
	42"	30' - 6"	675	7.1	5' - 10"	52	1.0
	48"	35' - 6"	837	9.2	6' - 7"	59	1.3
	54"	39' - 0"	1,015	11.0	7' - 6"	84	1.6
	60"	42' - 6"	1,171	12.9	8' - 3"	91	1.8
	66"	46' - 0"	1,298	14.9	8' - 9"	98	2.0
72"	49' - 6"	1,561	17.1	9' - 4"	103	2.3	
4:1	12"	17' - 0"	229	2.0	1' - 9"	15	0.2
	15"	19' - 3"	266	2.4	2' - 2"	17	0.2
	18"	21' - 6"	308	2.9	2' - 8"	19	0.3
	21"	23' - 9"	382	3.5	3' - 1"	31	0.3
	24"	26' - 0"	430	3.9	3' - 7"	34	0.4
	27"	28' - 3"	486	4.7	3' - 11"	37	0.5
	30"	30' - 6"	539	5.2	4' - 4"	40	0.6
	33"	32' - 9"	603	6.0	4' - 8"	42	0.6
	36"	35' - 0"	738	7.5	5' - 1"	47	0.8
	42"	39' - 6"	881	9.3	5' - 10"	52	1.0
	48"	46' - 0"	1,102	12.1	6' - 7"	61	1.3
	54"	50' - 6"	1,364	14.4	7' - 6"	84	1.6
	60"	55' - 0"	1,547	16.9	8' - 3"	91	1.8
	66"	59' - 6"	1,741	19.5	8' - 9"	98	2.0
72"	64' - 0"	2,077	22.4	9' - 4"	102	2.3	
6:1	12"	25' - 0"	336	3.0	1' - 9"	14	0.2
	15"	28' - 3"	384	3.6	2' - 2"	17	0.2
	18"	31' - 6"	452	4.2	2' - 8"	19	0.3
	21"	34' - 9"	581	5.1	3' - 1"	31	0.4
	24"	38' - 0"	644	5.8	3' - 7"	34	0.4
	27"	41' - 3"	737	6.9	3' - 11"	37	0.5
	30"	44' - 6"	807	7.7	4' - 4"	39	0.6
	33"	47' - 9"	912	8.9	4' - 8"	44	0.6
	36"	51' - 0"	1,108	11.0	5' - 1"	48	0.8
	42"	57' - 6"	1,318	13.7	5' - 10"	54	1.0
	48"	67' - 0"	1,682	17.9	6' - 7"	59	1.3
	54"	73' - 6"	2,072	21.3	7' - 6"	83	1.6
	60"	80' - 0"	2,351	24.9	8' - 3"	89	1.8
	66"	86' - 6"	2,643	28.9	8' - 9"	96	2.0
72"	93' - 0"	3,121	33.1	9' - 4"			

ELEVATION

PLAN OF NON-SKEWED PIPES



SECTION AT
CENTER OF PIPE

- ① *Total quantities include one 3'-1" lap for bars over 60' in length.*
- ② *Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.*
- ③ *Indicated slope is perpendicular to centerline pipe or pipes.*
- ④ *For vehicle safety, construct curbs no more than 3' above finished grade. Reduce curb heights, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.*
- ⑤ *Dimensions shown are usual and maximum.*
- ⑥ *Quantities shown are for one structure end only (one headwall).*

TABLE OF CONSTANT DIMENSIONS

<i>Dia of Pipe (D)</i>	G	K (5)	H	T	E
12"	0' - 9"	1' - 0"	2' - 8"	0' - 9"	1' - 9"
15"	0' - 11"	1' - 0"	2' - 11"	0' - 9"	1' - 9"
18"	1' - 2"	1' - 0"	3' - 2"	0' - 9"	1' - 9"
21"	1' - 4"	1' - 0"	3' - 5"	0' - 9"	2' - 0"
24"	1' - 7"	1' - 0"	3' - 8"	0' - 9"	2' - 0"
27"	1' - 8"	1' - 0"	3' - 11"	0' - 9"	2' - 3"
30"	1' - 10"	1' - 0"	4' - 2"	0' - 9"	2' - 3"
33"	1' - 11"	1' - 0"	4' - 5"	0' - 9"	2' - 6"
36"	2' - 1"	1' - 0"	4' - 8"	1' - 0"	2' - 6"
42"	2' - 4"	1' - 0"	5' - 2"	1' - 0"	2' - 9"
48"	2' - 7"	1' - 3"	5' - 11"	1' - 0"	3' - 0"
54"	3' - 0"	1' - 3"	6' - 5"	1' - 0"	3' - 3"
60"	3' - 3"	1' - 3"	6' - 11"	1' - 0"	3' - 6"
66"	3' - 3"	1' - 3"	7' - 5"	1' - 0"	3' - 9"
72"	3' - 4"	1' - 3"	7' - 11"	1' - 0"	4' - 0"

TABLE OF ⁽⁶⁾
REINFORCING STEEL

<i>Bar</i>	<i>Size</i>	<i>Spa</i>	<i>No.</i>
<i>A1</i>	<i>#5</i>	<i>~</i>	<i>2</i>
<i>A2</i>	<i>#5</i>	<i>1' - 6"</i>	<i>~</i>
<i>E</i>	<i>#5</i>	<i>~</i>	<i>2</i>
<i>F</i>	<i>#5</i>	<i>1' - 0"</i>	<i>~</i>

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete ($f'_c = 3,600$ psi).

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.

Do not mount bridge rails of any type directly to these culvert headwalls.
This standard may not be used for wall heights, H , exceeding the values shown.

Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing dimensions are out-to-out of bars.



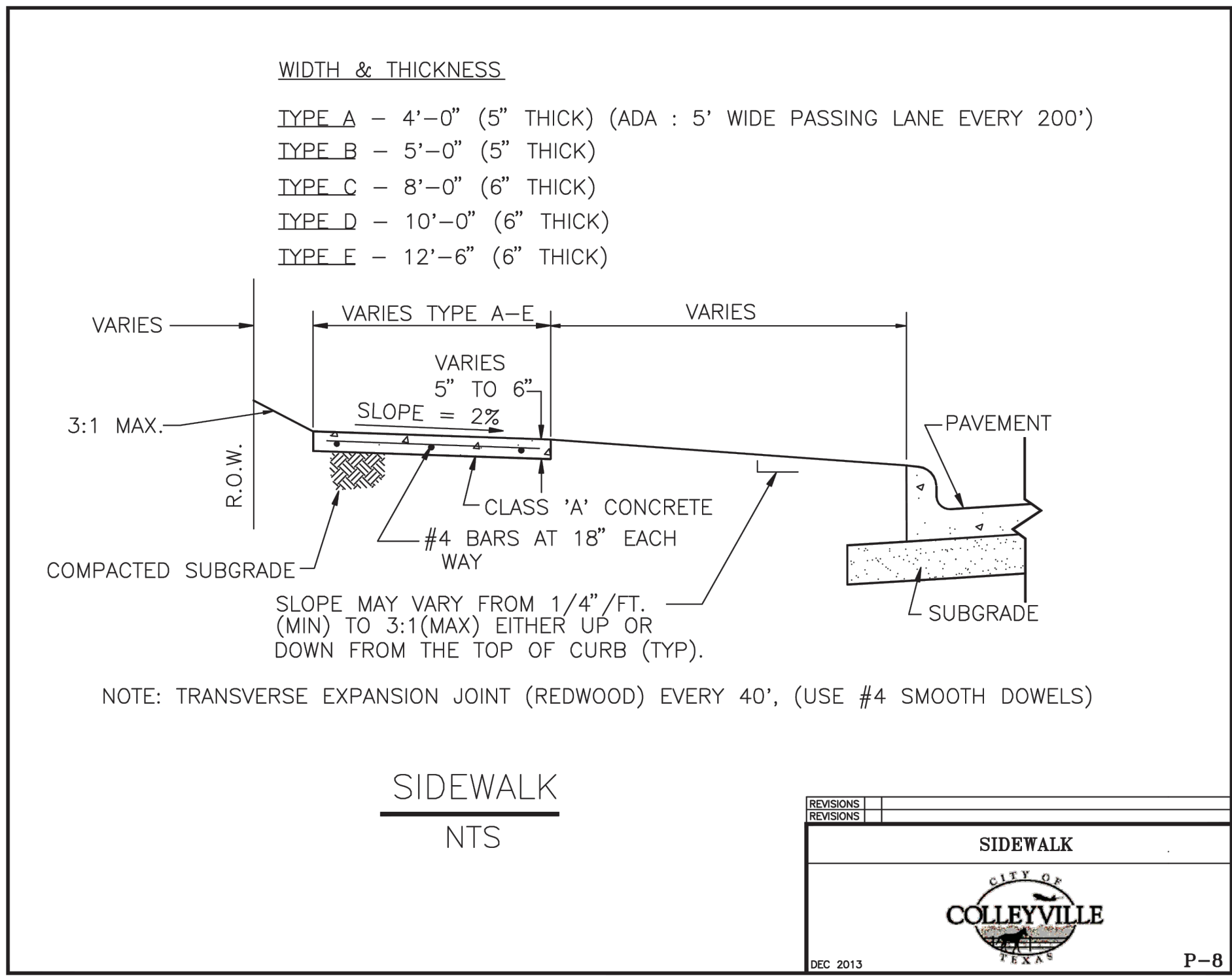
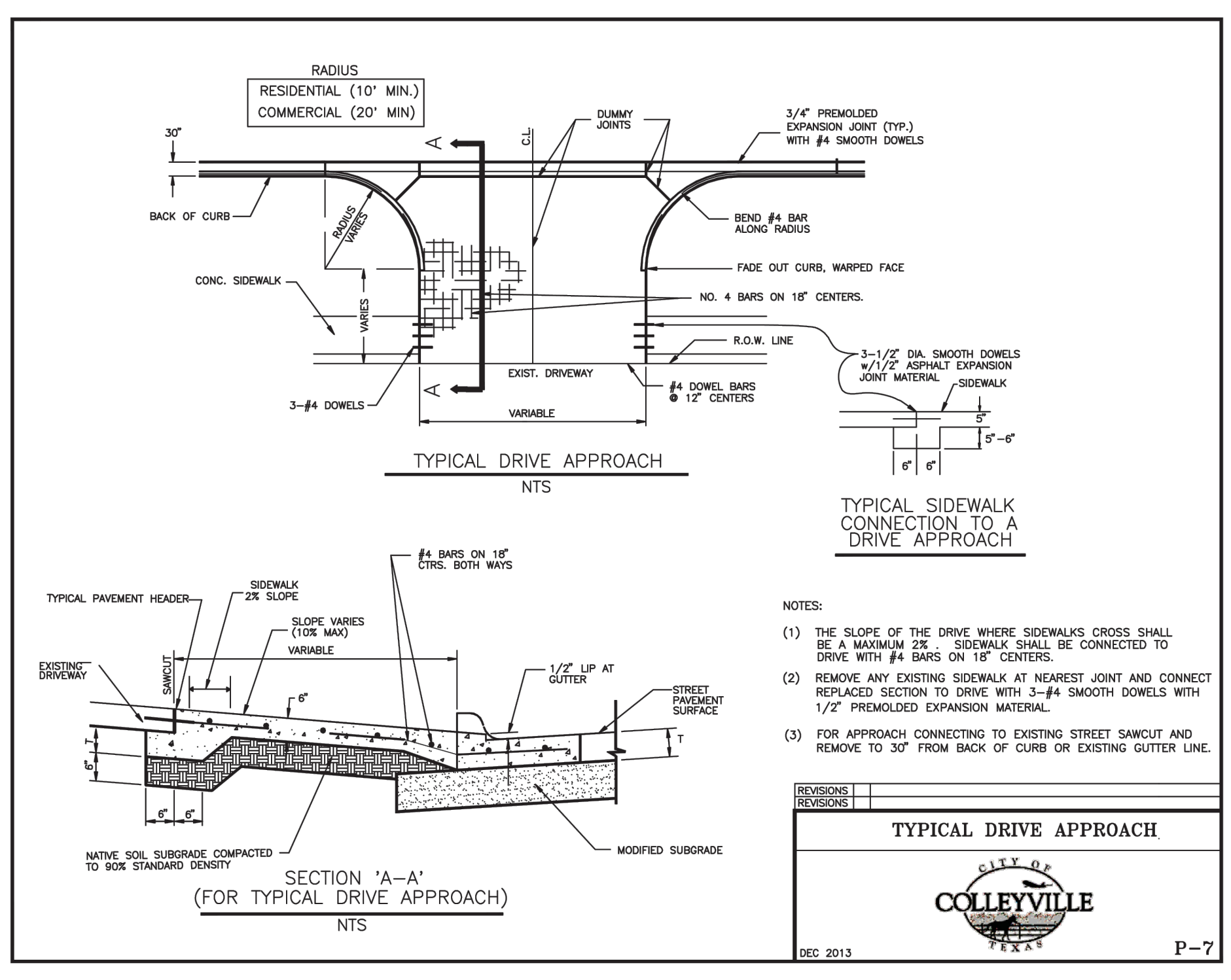
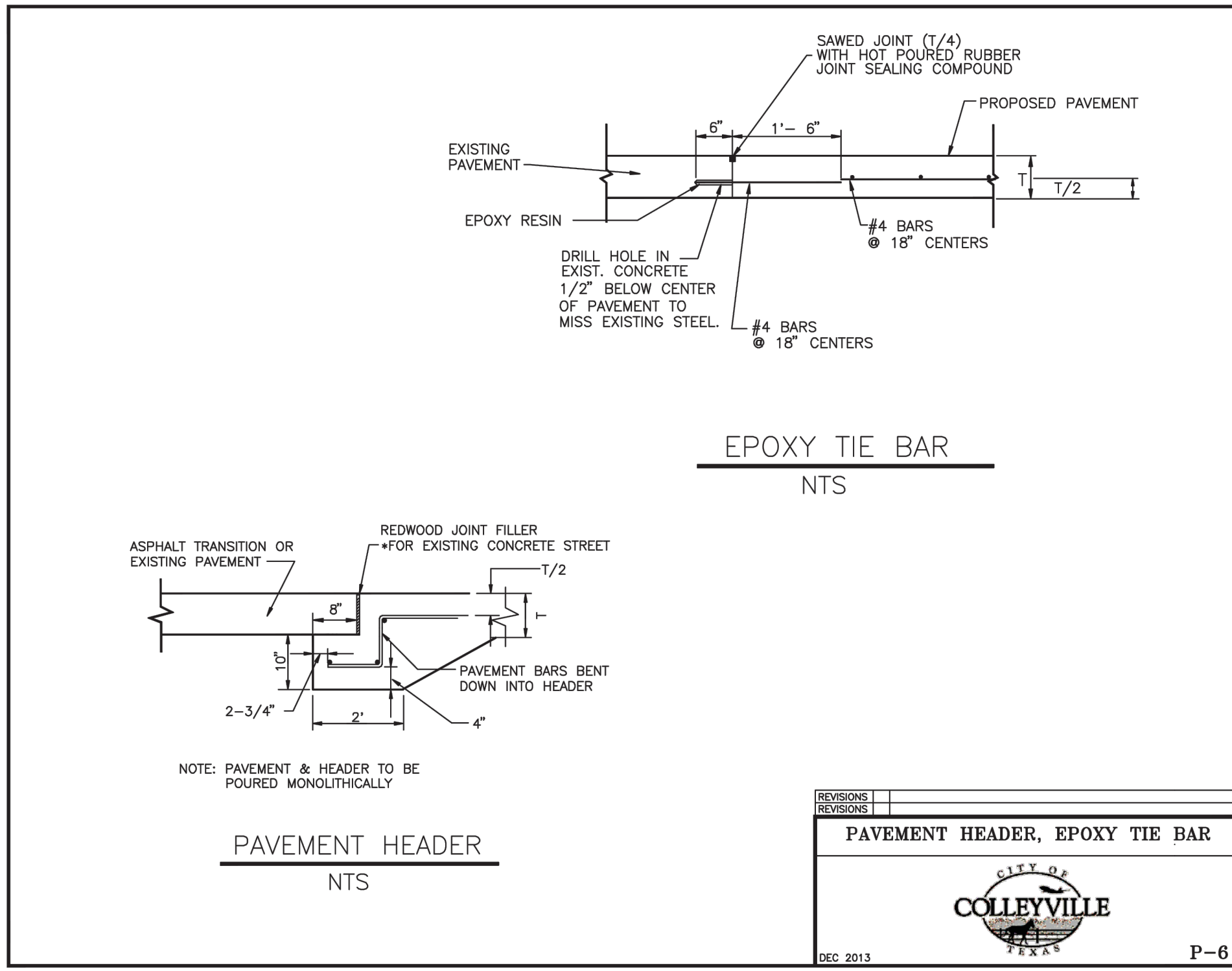
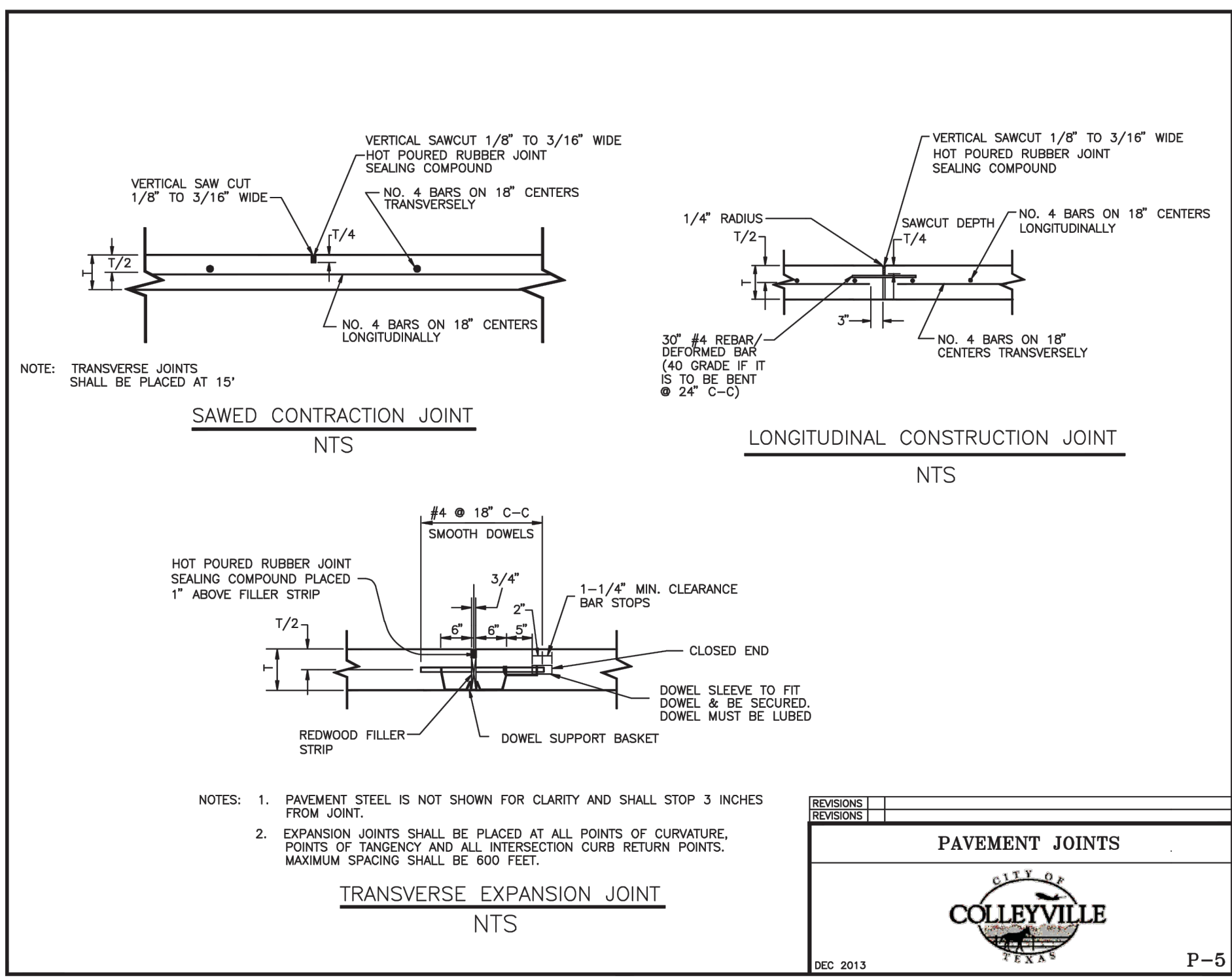
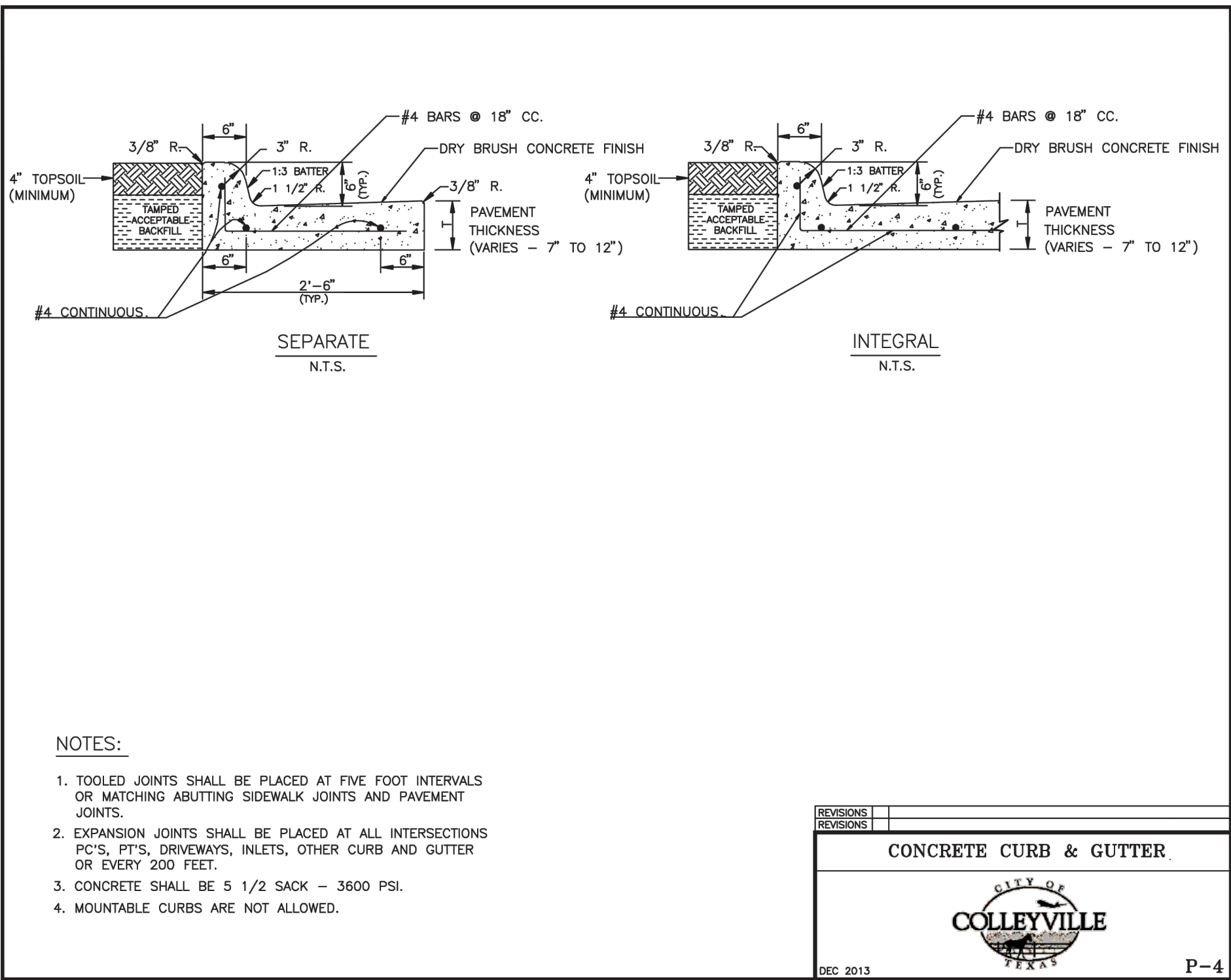
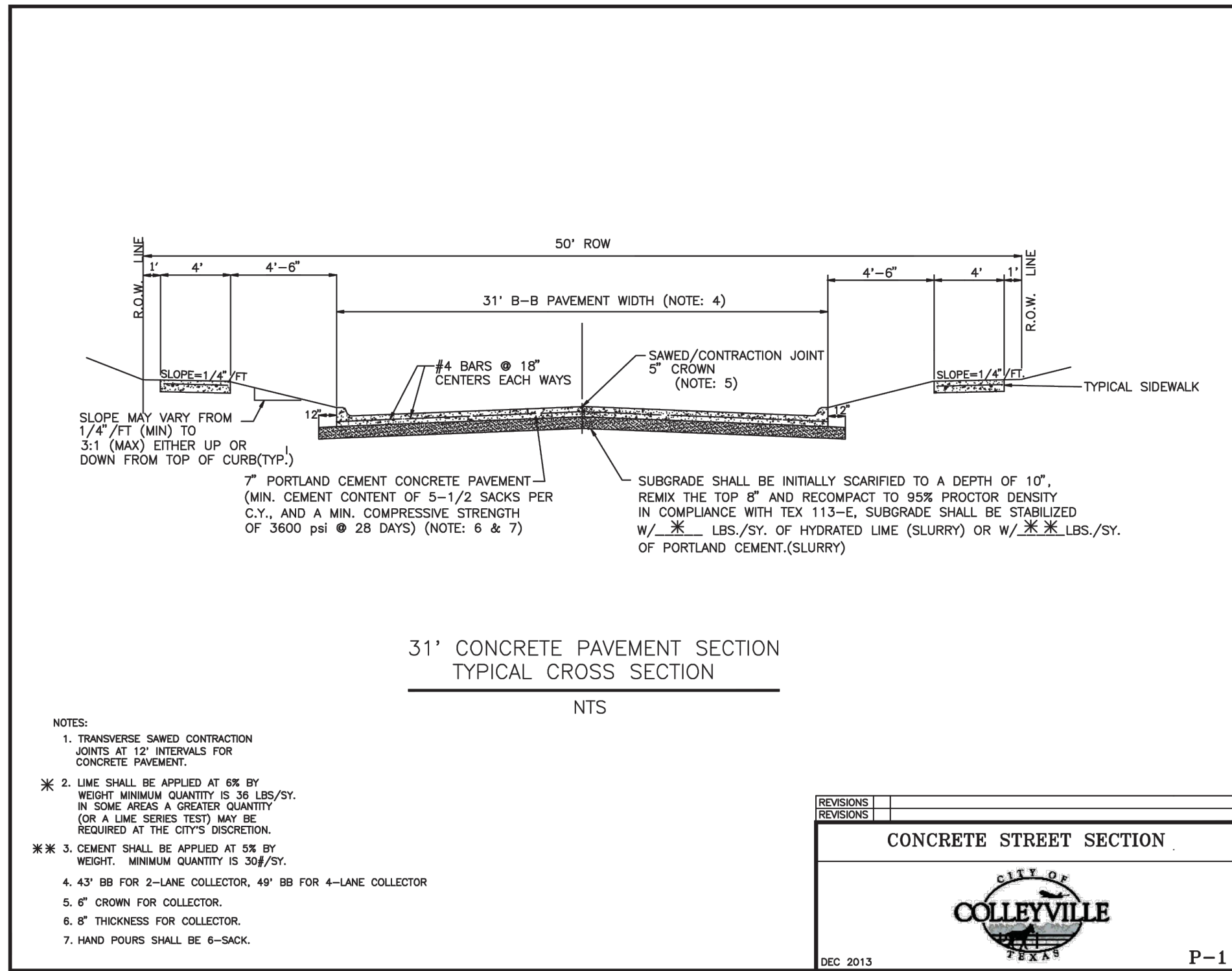
Texas Department of Transportation

**Bridge
Division
Standard**

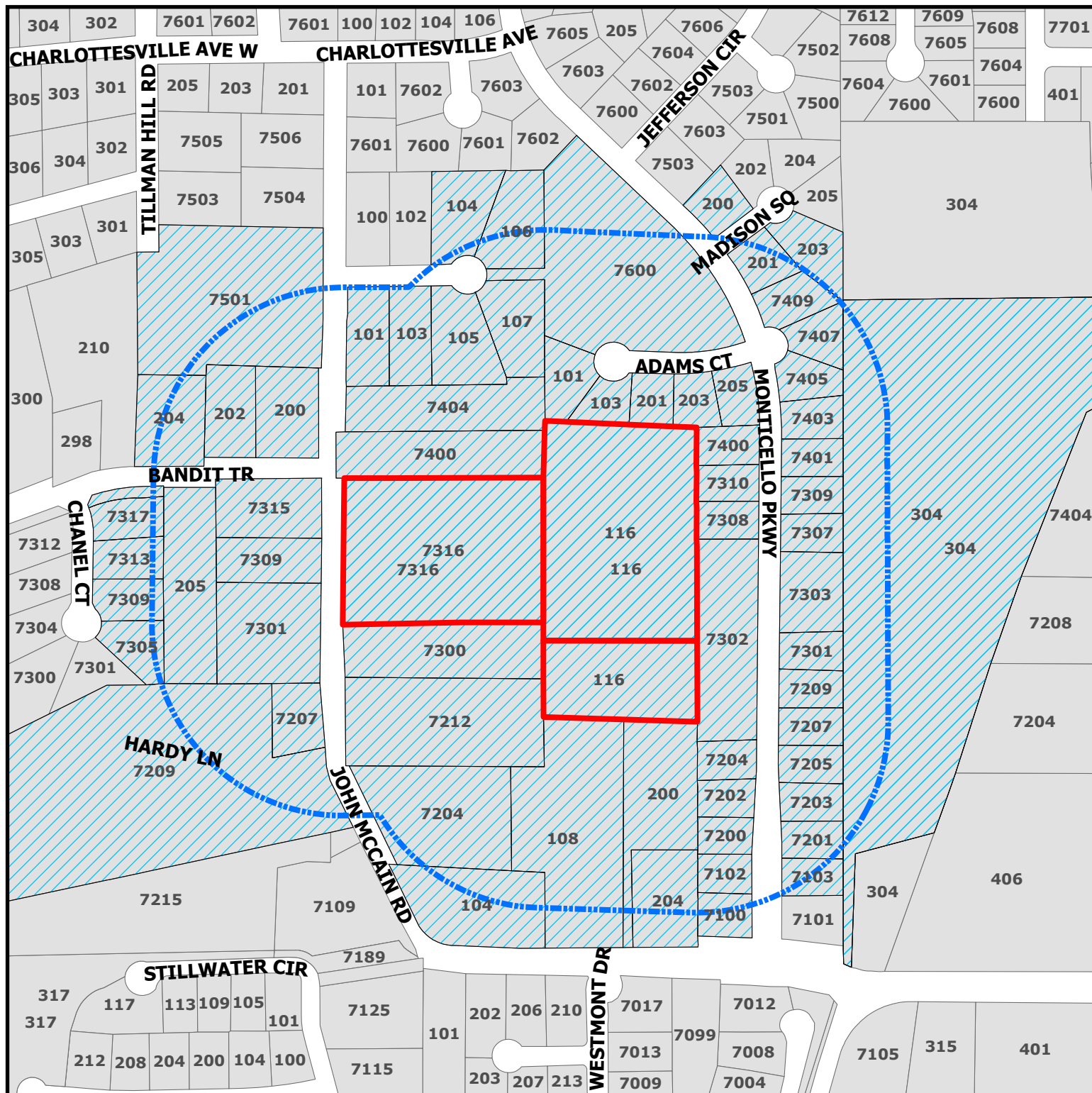
CONCRETE HEADWALLS WITH PARALLEL WINGS FOR NON-SKEWED PIPE CULVERTS

CH-PW-0

FILE: CD-CH-PW0-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS				
	DIST	COUNTY		SHEET NO.
				C9.6



Notification Map

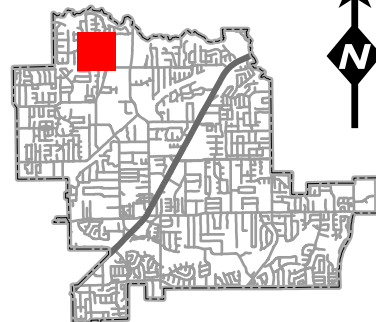


PC25-020

7316 & 116 John McCain

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
- Buffer
- Parcels to be notified





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, October 13, 2025 at 7:00 p.m.

City Council Meeting: Wednesday, November 5, 2025 at 7:00p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Preliminary/Final Plat for the Holt Farms subdivision, being located at 116 & 7316 John McCain Road. The purpose of the plat is to subdivide the property into a 10 lot subdivision.

Zoning Case: PC25-020

Applicant: Clayton Redinger

Owner: Dale M. Holt

Location: 7316 & 116 John McCain Rd

Property Description: Tracts 4A2 & 4B2, 4A3 & 4B3, & 4E, Abstract 295, William E. Crooks Survey

Present Zoning: R-40 Single Family Residential

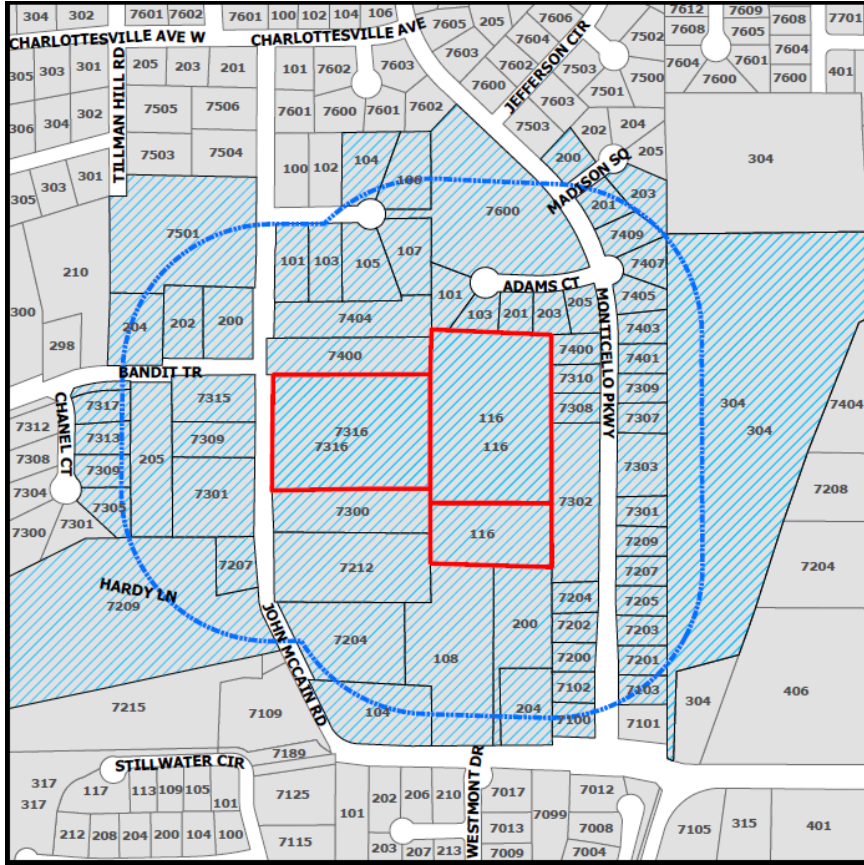
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

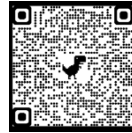
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

Citizenletters@Colleyville.com

NOTICE OF PUBLIC HEARING



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



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

Daniel Ponder

Daniel Ponder
Planning Manager

RESOLUTION R-25-XXXX

**A RESOLUTION APPROVING A PRELIMINARY/FINAL PLAT FOR THE
HOLT FARMS ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat for the Holt Farms Addition on October 13, 2025.

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

Sec. 1. THAT the Preliminary/Final Plat for the Holt Farms Addition, being approximately 11.81 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 5TH DAY OF NOVEMBER 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A" - Plat Exhibit

