CITY OF COLLEYVILLE
CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

WEDNESDAY, NOVEMBER 5, 2025

WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR

CALL TO ORDER

WS-1 Discussion of a stormwater grant

WS-2 Discussion of the November 5, 2025, City Council regular agenda items

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

REGULAR MEETING
7:00 P.M.
CITY COUNCIL CHAMBERS

INVOCATION

PLEDGE OF ALLEGIANCE

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-25-5088

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-25-5089

4a Approval of the minutes of the October 21, 2025, City Council meeting

4b Approval of Amendment 1 to the Interlocal Agreement with Tarrant County for the funding of the John McCain Road Bridge Widening and Curvature Improvements project, and authorizing the City Manager to execute the agreement

4c Approval of a Professional Services Agreement with Westwood Professional Services, Inc., in an amount not to exceed $88,000.00, for the design of the FY26 Green Ribbon Project, and authorizing the City Manager to execute the agreement

4d Appointing members to the Colleyville Library Board, Planning and Zoning Commission, and the Zoning Board of Adjustment/Sign Board of Appeals

5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING

5a Ordinance O-25-2351

An ordinance approving the amended Tax Increment Financing District (TIRZ) Project and Financing Plan

5b Ordinance O-25-2352

Request to appeal the decision by the Planning and Zoning Commission for the 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

5c Ordinance O-25-2353

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

5d Ordinance O-25-2354

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

5e Ordinance O-25-2355

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

6. RESOLUTION(S): READING AND PUBLIC HEARING

6a Resolution R-25-5090

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

6b Resolution R-25-5091

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

6c Resolution R-25-5092

Consideration of a variance to the lot size regulations of the RD Two-Family Residential zoning district on Lot 4, Block 4, Saddlebrook Addition, being located at 602 Brookhollow Drive, Case VC25-006

6d Resolution R-25-5093

A resolution supporting Epic Real Estate Partners, LLC, to secure a Municipal Setting Designation in Hurst, Texas, with the Texas Commission on Environmental Quality

7. CITIZEN COMMENTS

8. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR WEDNESDAY, NOVEMBER 5, 2025 - READING AND PUBLIC HEARING - RESOLUTION R-25-5094

9. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, October 30, 2025*, by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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 817.503.1130, and reasonable accommodations will be made to assist you.

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number WS-1 **Agenda Date** 11/5/2025
Type Worksession
Department Public Works

Title
Discussion of a stormwater grant

Explanation
This item is to discuss the application and procedures for the operations of the stormwater grant program

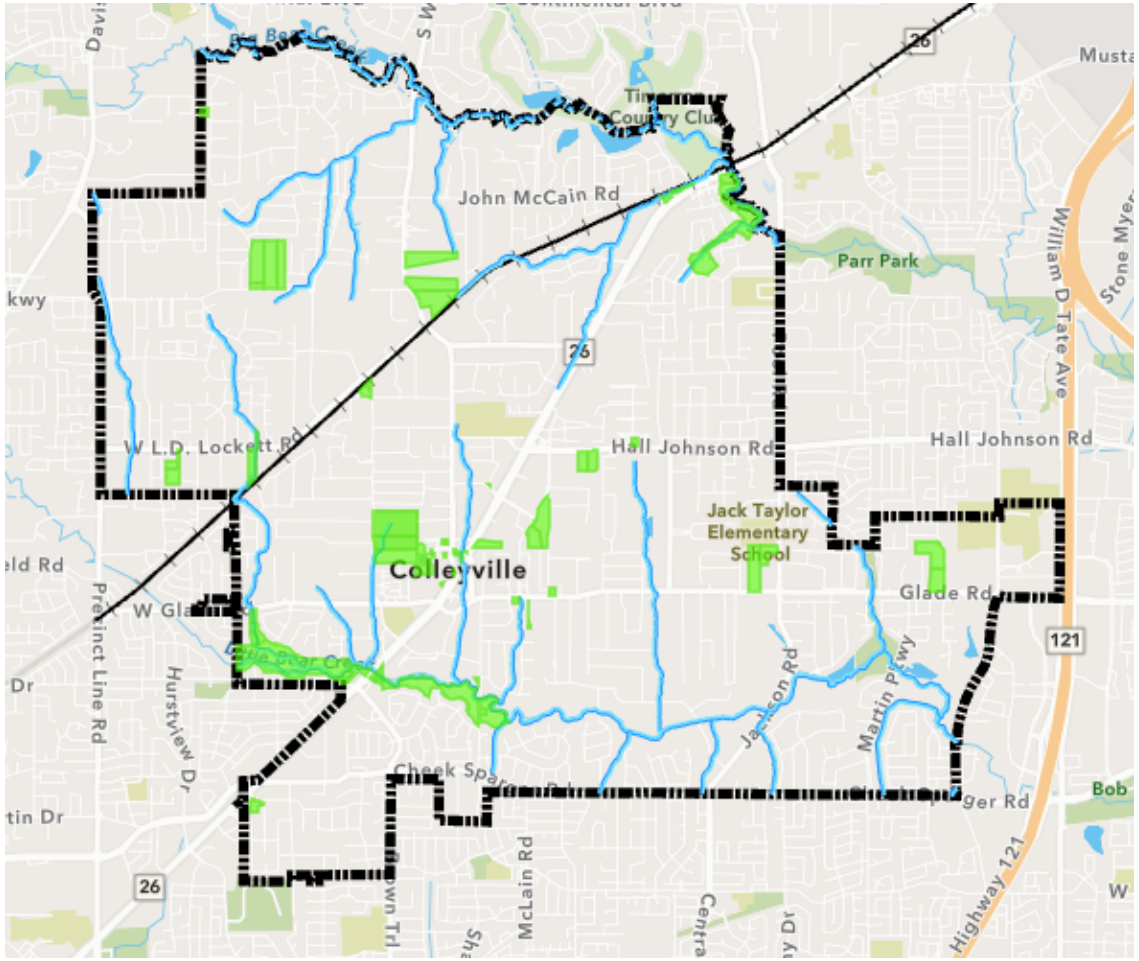
Attachments
1. Stormwater Grant Presentation
2. Stormwater Grant Application

Regional Stormwater Enhancement Grant

November 5, 2025

Regional Stormwater Enhancement Grant

- **Approximately 95% of creeks, streams, and regional drainage channels are on private property. The property owner or HOA is responsible for maintenance. Due to age of infrastructure, failures are taking place. Embankment erosion has become a challenge for individual property owners.**



Regional Stormwater Enhancement Grant

- 2:1 grant with up to $25,000 matching funds from City for improvements to creek embankments, blue line streams, and regional drainage channels that provide a regional drainage benefit.
- $150,000 annual funding, Drainage Fund
- Qualifying projects must have a 20-year anticipated improvement life as reviewed by the City Engineer and approved by the Drainage Committee.
- Applications will be reviewed and approved through existing Drainage Committee

Regional Stormwater Enhancement Grant

- **Multiple applications can be submitted, total funding of all applications can't exceed City matching funds of $25,000.**
- **All work must relate to a regional drainage benefit as determined by the Drainage Committee. Individual lot drainage improvements will not be funded.**
- **Applicable permit and plans will be reviewed by Engineering Staff (FEMA ACOE) prior to the commencement of the project**
- **Reimbursed upon completion of work and inspection by City Engineer**

City of Colleyville

Regional Storm Water Enhancement Grant Program

January 1, 2026 - ongoing

Applicant Name: _____

Applicant Address: _____

Applicant Email: _____ Applicant Phone: _____

Property Ownership ☐Resident ☐HOA _____ ☐Easement

Address or legal description of where improvements are to take place:

_____

Description of work to complete:

_____

_____

Description of regional benefit:

_____

_____

Total Project Cost: _____

Attach official cost estimate

Funding Request: _____ (≤ $25,000)

- This program will match funds ≤ $25,000 for regionally qualified improvements to creek embankments, blue line streams, and regional drainage channels.
- The maximum application and funding distribution is $25,000 from the Citywith a matching ratio of 2:1.
- Multiple applications can be submitted, but total city funding will not exceed $25,000.
- Project's funding is a reimbursement after completion of work and inspection by the City Engineer.
- Applicable permits and staff review of project plans are required prior to the commencement of work. (FEMA, ACOE)
- All work must relate to the regional drainage benefit determined by the Drainage Committee.

Drainage Committee Decision: _____ Date: _____

Mark Wood, Assistant City Manager ☐ mwood@colleyville.com ☐ 817-503-1117

Colleyville

Questions (FAQs)

nal drainage structures are located on private
he property owner or HOA. Much of this
l. This program provides funding assistance for
, with guidance and support from the City's

budget, which is supported by a small

rom City. All applicants are required to
eveloper, the City contributes $1).

l within the City of Colleyville are
ible by the City Engineer.

d on a first-come, first-served basis,

rainage Committee. If approved,
construction is completed and
ant.

sistance, please
817-503-1117

☐ 817-503-1117

Regional Stormwater Enhancement Grant

November 5, 2025

City of Colleyville

Regional Stormwater Enhancement Grant Program

January 1, 2026 - ongoing

Applicant Name: _____

Applicant Address: _____

Applicant Email: _____ Applicant Phone: _____

Property Ownership ☐ Resident ☐ HOA _____ ☐ Easement

Address or legal description of where improvements are to take place:

_____

Description of work to complete:

_____

_____

Description of regional benefit:

_____

_____

Total Project Cost: _____ **Attach official cost estimate**

Funding Request: _____ (≤ $25,000)

- This program will match funds ≤ $25,000 for regionally qualified improvements to creek embankments, blue line streams, and regional drainage channels.
- The maximum application and City funding distribution is $25,000 from the City with a matching ratio of 2:1.
- Multiple applications can be submitted, but total City funding will not exceed $25,000.
- Project's funding is a reimbursement after completion of work and inspection by the City Engineer.
- Applicable permits and staff review of project plans are required prior to the commencement of work. (FEMA, ACOE). Projects must have an anticipated project life of 20 years as reviewed by the City Engineer and as approved by the Drainage Committee.
- All work must relate to the regional drainage benefit determined by the Drainage Committee.
- No individual lot drainage improvement plans will be considered for approval.

Drainage Committee Decision: _____ Date: _____

Mark Wood, Assistant City Manager ✉ mwood@colleyville.com ☎ 817-503-1117

City of Colleyville

Frequently Asked Questions (FAQs)

Q: What is the purpose of this program?

A: In Colleyville, over 95% of creeks, streams, and regional drainage structures are located on private property, making their maintenance the responsibility of the property owner or HOA. Much of this infrastructure is nearly 40 years old and is beginning to fail. This program provides funding assistance for the repair or improvement of failing drainage infrastructure, with guidance and support from the City's engineering staff.

Q: How is this program funded?

A: The program is funded through the Drainage Committee's budget, which is supported by a small portion of Colleyville residents' drainage fees.

Q: What are the funding limitations for this program?

A: The maximum award per project is $25,000 matching funds from City. All applicants are required to contribute funds at a ratio of 2:1 (i.e., for every $2 spent by the developer, the City contributes $1).

Q: Who is eligible to participate in this program?

A: Property owners and homeowner's associations (HOAs) located within the City of Colleyville are eligible to apply, provided the drainage structures are deemed eligible by the City Engineer.

Q: How much total funding is available?

A: The program has an annual budget of $150,000. Funds are awarded on a first-come, first-served basis, pending review and approval by the City's Drainage Committee.

Q: What is the approval process?

A: Once an application is submitted, it will be reviewed by the City's Drainage Committee. If approved, necessary permits will be reviewed, and funding will be allocated. After construction is completed and inspected by the City Engineer, reimbursement will be issued to the applicant.

Q: Where can I find more information?

A: Visit www.colleyville.com for more details. For specific questions or assistance, please contact Mark Wood, Assistant City Manager, mwood@colleyville.com 817-503-1117.

Mark Wood, Assistant City Manager ✉ mwood@colleyville.com ✆ 817-503-1117

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number WS-2 **Agenda Date** 11/5/2025
Type Worksession
Department City Secretary

Title
Discussion of the November 5, 2025, City Council regular agenda items

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 1
Agenda Date 11/5/2025
Type Executive Session
Department City Secretary

Title

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

Attachments

RESOLUTION R-25-5088

A RESOLUTION APPROVING COUNCIL ACTION REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 5, 2025

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety, and welfare of the public.

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

Sec. 1. THAT

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
City Secretary, TRMC

Bobby Lindamood
Mayor

RESOLUTION R-25-5089

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 5, 2025

WHEREAS, City Council has taken action on certain items on the agenda under Consent Items.

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

Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:

a. Approval of the minutes of the regular City Council meeting of October 21, 2025

b. Approval of Amendment 1 to the Interlocal Agreement with Tarrant County for the funding of the John McCain Road Bridge Widening and Curvature Improvements project and authorizing the City Manager to execute the agreement

c. Approval of a Professional Services Agreement with Westwood Professional Services, Inc., in an amount not to exceed $88,000.00, for the design of the FY26 Green Ribbon Project, and authorizing the City Manager to execute the agreement

d. Appointing members to the Colleyville Library Board, Planning and Zoning Commission, and the Zoning Board of Adjustment/Sign Board of Appeals

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
City Secretary, TRMC

Bobby Lindamood
Mayor

CITY OF COLLEYVILLE
CITY COUNCIL MINUTES

100 Main Street, Colleyville, Texas, 76034

TUESDAY, OCTOBER 21, 2025

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, October 21, 2025, at 5:30 p.m.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Community Development Director Ben Bryner, Finance Director Cassie Smith, Public Works and Parks and Recreation Director Lisa Escobedo, Parks and Recreation Manager Krissy Crosier, Beautification Supervisor Joe Flynn, Senior Center Supervisor Cody Ashton, Recreation Supervisor Brittany Strickland, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Overview of Texas Tree Trail

Parks and Recreation and Public Works Director Lisa Escobedo provided the highlights of the Tree Board and the Texas Tree Trail project. She then introduced Beautification Supervisor Joe Flynn who explained the Trail details to include the wide range of tree species to be planted, irrigation needs, and the three-to-five-year plan for the completion of this project.

WS-2 Recreation Center and Senior Center Update

Parks and Recreation and Public Works Director Lisa Escobedo provided an overview of the Colleyville Recreation and Senior Center and introduced Krissy Crosier, Parks and Recreation Manager. Manager Crosier's presentation introduced the staff at each location, highlighted programs, facility use, and the overall success of both the Recreation and Senior Center.

WS-3 Discussion of the water tower logos

Public Works and Parks and Recreation Director Lisa Escobedo presented this item seeking direction from the City Council for branding on the Hall-Johnson and McPherson water tower. City Council directed staff to move forward utilizing a cursive italic font.

WS-4 Discussion of the October 21, 2025, City Council regular agenda items

There was no discussion of this item.

Mayor Lindamood adjourned the Worksession at 6:23 p.m. and called the Executive Session to order.

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

There was no action taken and Mayor Lindamood adjourned Executive Session at 6:52 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:03 p.m. and called the roll.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

INVOCATION: Pastor Drew Bridges, Compass Church
PLEDGE OF ALLEGIANCE: City Attorney

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-25-5083

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Mayor Lindamood and the City Council provided announcements regarding community news and upcoming events.

Presentation of a donation by the Colleyville Garden Club to the City for landscaping at Colleyville Center - Mayor Bobby Lindamood and the Colleyville Garden Club

Members of the Colleyville Garden Club presented Mayor Lindamood and the City Council with a donation in the amount of $32,800, to enhance the landscaping at Colleyville Center. The Colleyville Garden Club donates one Monday per month to enhancing the Colleyville Center. The project on the south lawn of the Colleyville Center is a larger project which the Garden Club cannot complete themselves but donated the funds to the City for completion by the City's beautification team.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-25-5084

4a Approval of the minutes of the regular City Council meeting of October 8, 2025

4b Approval of a Construction Services Agreement with Smith Lawn and Tree, LLC., in an amount not to exceed $81,785, for the south parking lot landscaping and tree planting, and authorizing the City Manager to execute the Agreement

4c Approval of a Purchase Sale Agreement with CDC Equities, LLC, for the purchase of the City-owned 3.81 acres at 7015 Colleyville Boulevard, and authorizing the City Manager to execute the Agreement

Mayor Lindamood read Resolution R-25-5084 in its entirety.

Public Works and Parks and Recreation Director Lisa Escobedo presented Item 4b.

Assistant City Manager Mark Wood presented Item 4c. There was general discussion of property concepts and use, and future land purchases.

Mayor Lindamood opened and closed the public hearing without any speakers.

Councilmember Graves made a motion to approve Resolution R-25-5084, seconded by Councilmember Holt Gunderson.

The motion was approved by the following vote:

Ayes: 7 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - September 2025

Finance Director Cassie Smith presented the September 2025 Financial Report, noting September was the last month of the fiscal year. The General Fund revenues exceeded projections, ending at 101.9%, and expenses ended at 99.2% of the projections. Overall sales tax collection increased by 4.34%, or $210,826 over projections. Director Smith reviewed all funds at year end.

6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING

6a Ordinance O-25-2347
An ordinance extending the term of the Tax Increment Financing District (TIRZ), expanding the boundaries, and increasing the project costs

Mayor Lindamood read the caption of Ordinance O-25-2347.

Assistant City Manager Mark Wood gave an overview of the TIF and the direction to extend the TIF beyond 2030. Manager Wood noted this is not a new tax, it is incremental taxes collected which will fund projects within the zone. He then introduced Natalie Ayala, the City's TIF Consultant.

Ms. Ayala reviewed the proposed 2025 amendment, boundaries to be added, the estimated new taxable value through 2035, and proposed projects. She noted it would be difficult to project value through the entire term of the TIF, that is why a ten-year projection is provided.

Mayor Lindamood opened and closed the public hearing without any speakers.

Mayor Pro Tem Elder made a motion to approve Ordinance O-25-2347, seconded by Councilmember Raine.

The motion was approved by the following vote:

Ayes: 7 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

6b Ordinance O-25-2348
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

Mayor Lindamood read the caption of Ordinance O-25-2348.

Community Development Director Ben Bryner presented this item for a Special Use Permit (SUP) to operate a dog boarding business in the CC-3 Highway Commercial District, which allows the use with an SUP. Director Bryner noted due to recent legislation this item will not require a super majority vote.

Applicant Chene Verrett was present to answer questions. She spoke to her work history with animals, and this business is a franchise, with 26 other owner locations. The City Council asked Ms. Verrett if she would have the fence installed with the smooth (no poles and rails) facing the outside to deter anyone from climbing over the fence. Ms. Verrett agreed and state she would work with the landlord to ensure the fence is installed per City Council request.

Mayor Lindamood opened and closed the public hearing without speakers.

Mayor Lindamood made a motion to approve Ordinance O-25-2348, seconded by Councilmember Graves.

The motion was approved by the following vote:

Ayes: 7 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

6c Ordinance O-25-2349
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

Mayor Lindamood read the caption of Ordinance O-25-2349.

Community Development Director Ben Bryer presented this request for a Special Use Permit (SUP) to allow for on-premises alcohol sales/consumption at Stone House Restaurant. The restaurant currently operates with an SUP to serve alcohol, which terminates once the ownership is changed. The SUP request is to continue the sale of alcohol following a change in ownership.

Mayor Lindamood and the City Council thanked Lisa Pardo for bringing Stone House to Colleyville and wished her well in future endeavors.

Mayor Lindamood opened and closed the public hearing without speakers.

Councilmember Alphonso made a motion to approve Ordinance O-25-2349, seconded by Councilmember Holt Gunderson.

The motion was approved by the following vote:

Ayes: 7 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

6d Ordinance O-25-2350
Consideration of a Special Use Permit for an accessory building on Lot 14R, Pecan Park Estates, located at 5912 Ponderosa Street, Case ZC25-023

Mayor Lindamood read the caption of Ordinance O-25-2350.

Community Development Director Ben Bryner presented this Special Use Permit request to allow for an accessory structure, which exceeds the lot coverage allowed, when combined with the other accessory structure on the property.

Lot coverage and impervious coverage was discussed.

Mayor Lindamood opened and closed the public hearing without speakers.

Councilmember Holt Gunderson made a motion to approve Ordinance O-25-2350, seconded by Councilmember Alphonso.

The motion was approved by the following vote:

Ayes: 7 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-25-5085
Approving an Advanced Funding Agreement with Texas Department of Transportation for Green Ribbon Funding

Mayor Lindamood read Resolution R-25-5085 in its entirety.

Public Works and Parks and Recreation Director Lisa Escobedo presented this item which seeks to utilize $500,336 in grant funding related to the Green Ribbon grant for two landscape projects at Colleyville Boulevard and Tennison Parkway, and SH121 from North of Gateway Drive to the connecting road. Director Escobedo noted approval will require the City to provide local funds of $61,000, which will be paid from TIF.

Mayor Lindamood opened and closed the public hearing without speakers.

Councilmember Graves made a motion to approve Resolution R-25-5085, seconded by Deputy Mayor Pro Tem Richardson.

The motion was approved by the following vote:

Ayes: 7 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

7b Resolution R-25-5086
Approving an Advance Funding Agreement with Texas Department of Transportation for the purpose of updating the highway-grade railroad crossing signage and pavement markings within the City, and authorizing the City Manager to execute the agreement

Mayor Lindamood read Resolution R-25-5086 in its entirety.

Public Works and Parks and Recreation Director Lisa Escobedo presented the Advance Funding Agreement between TxDOT and the City for updating railroad crossing signalization and pavement markings at the three railroad crossings within the City located at Bransford Road, Pleasant Run Road, and John McCain Road. If approved, this TxDOT project will fund the upgrade of the highway-grade crossing signage and pavement markings, and the City will maintain them.

Mayor Lindamood opened and closed the public hearing without speakers.

Councilmember Alphonso made a motion to approve Resolution R-25-5086, seconded by Deputy Mayor Pro Tem Richardson.

The motion was approved by the following vote:

Ayes: 7 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

8. CITIZEN COMMENTS

There was no one present wishing to speak.

9. REPORTS

May 14, 2025, Sign Board of Appeals Meeting Minutes
September 8, 2025, Planning and Zoning Commission Meeting Minutes
September 22, 2025, Planning and Zoning Commission Worksession Minutes

There was no discussion of this item.

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, OCTOBER 21, 2025 - READING AND PUBLIC HEARING - RESOLUTION R-25-5087

This resolution was not needed.

11. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 8:21 p.m.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4b **Agenda Date** 11/5/2025 **Number** Resolution R-25-5089
Type Resolution
Department Engineering

Title
Approval of Amendment 1 to the Interlocal Agreement with Tarrant County for the funding of the John McCain Road Bridge Widening and Curvature Improvements project, and authorizing the City Manager to execute the agreement

Explanation
Reading and Public Hearing

On December 19, 2023, Council authorized an Interlocal Agreement (ILA) with Tarrant County for the funding of the John McCain Road Bridge Widening and Curvature Improvements project. The ILA provides funds through the Tarrant County 2006 Transportation Bond Program and reimbursement for 50% of construction costs associated with the project in an amount not to exceed $150,000.

The proposed Amendment 1 includes reimbursement of all project costs including construction, right of way acquisition, utility relocation, engineering/design, planning, surveying, materials testing, and governmental approval costs in an amount not to exceed $150,000. The initial ILA only included 50% of reimbursable construction costs.

The project will consist of widening the culvert over the tributary of Big Bear Creek just west of Monticello Parkway with associated asphalt roadway, curb, gutter, inlet, storm pipe, driveway replacement, and roadway improvements to the sharp horizontal curve along John McCain at Stillwater Circle.

Financial Impact
The City can seek reimbursement of all projects costs in an amount not to exceed $150,000.

Recommendation
Approve

Attachments
1. Amendment 1

STATE OF TEXAS	**§**	**Amendment No. 1 to Interlocal Agreement for**
	§	**John McCain Road Bridge Widening**
COUNTY OF TARRANT	**§**	**and Curvature, Improvements**

Tarrant County ("COUNTY") and the City of Colleyville ("CITY"), collectively referred to as the "PARTIES", entered into an Interlocal Agreement approved by Tarrant County Commissioners Court Order No. 140839, City Secretary No. 59370, for the purpose of providing up to $150,000.00 in funding through the Tarrant County 2006 Transportation Bond Program (2006 TBP) for a needed transportation project within the boundaries of both parties which the Commissioners Court of the COUNTY and the governing body of the CITY find serves a public purpose and promotes the public welfare of the citizens of Tarrant County.

The COUNTY and the CITY make the following findings of fact:

1. This ILA is made pursuant to Chapter 791 of the Texas Government Code and the Tarrant County 2006 Transportation Bond Program Policy, as amended;

2. To the extent necessary, the parties will use current revenues to pay obligations in this ILA;

3. The project benefits the public in that it is a needed transportation project;

4. The COUNTY and the CITY each have the legal authority to fulfil its obligations in this ILA;

5. The division of costs provided in this ILA constitute adequate consideration to each party; and

6. Both parties acknowledge they are each a "governmental entity" and not a "business entity" as those terms are defined in Texas Government Code Section 2252.908, and therefore, no disclosure of interested parties is required.

I.
PROJECT DESCRIPTION

This project, hereinafter referred to as the "PROJECT", will consist of the construction, or reconstruction, of John McCain Road Bridge Widening Improvements. The PROJECT includes construction of safety improvements on John McCain Road from Monticello Parkway approximately 900' to the curve at Stillwater Circle (Private Drive). The scope of the PROJECT also includes widening of the culvert over the tributary of Big Bear Creek just west of Monticello Parkway with associated asphalt roadway, curb and gutter, inlet and storm pipe, and drive replacement. The scope additionally includes roadway improvements to the sharp horizontal curve along John McCain at Stillwater Circle.

II.
SCOPE OF SERVICES PROVIDED BY CITY

The services to be provided by the CITY shall include, but are not limited to, the following:

A. All total project costs including construction, right of way acquisition, utility relocation, engineering/design, planning, surveying, materials testing and governmental approval costs (collectively referred to as "Costs");

B. Following project completion, the CITY will provide the overall total project cost summary with final cost share between funding partners;

C. Construction agreement administration, site review, permitting, and inspection;

D. The CITY agrees to facilitate the efficient operations of the Project through ongoing transportation system maintenance efforts, including signal timing optimization as applicable;

E. Interagency coordination, including CITY notification to the North Central Texas Council of Government (NCTCOG) and the COUNTY of any amendments or modifications to NCTCOG's Transportation Improvement Program (TIP);

F. A detailed project schedule documenting the percentage complete for each major component of the Project shall be provided to the COUNTY with every reimbursement request;

G. The CITY agrees to invite the COUNTY to any project groundbreaking or ribbon cutting events; and

H. The CITY will include the following language on all public notices, web pages, and on-site signage related to the Project:

"This project is funded by the City of Colleyville and the Tarrant County Commissioners Court through the Tarrant County 2006 Transportation Bond Program, Precinct 3, Commissioner."

III.
TERM

This ILA shall become effective upon the approval of both parties and shall terminate on September 30, 2026, unless terminated as described in Section XII in this ILA or extended in writing and approved by both parties.

IV.
FISCAL FUNDING ACKNOWLEDGEMENT

Tarrant County bond funds will be encumbered on a fiscal year basis in accordance with the Certification of Available Funds shown herein. In the event no funds or insufficient funds are appropriated and budgeted or are otherwise unavailable by any means whatsoever in any fiscal period for payments due under this ILA, then the affected party will immediately notify the other party of such occurrence and this ILA may be terminated on the last day of the fiscal period for which appropriations were received without penalty or expense to the affected party of any kind whatsoever, except to the portions of annual payments herein agreed upon for which funds shall have been appropriated.

V.
REIMBURSEMENT PROCESS

The COUNTY agrees to reimburse the CITY for the actual eligible PROJECT costs, from the inception of the PROJECT until completion, in an amount not to exceed $150,000.00. Any reimbursement request from the CITY should include: 1) a copy of the invoice or billing for design services, right-of-way acquisition purchase, and construction; and 2) a copy of the check, a certification letter, or other documentation to verify the CITY's proof of payment. The final reimbursement payment to the CITY will be contingent upon the City Manager or Mayor providing written notification to the COUNTY that the project is complete along with identification of final project costs. COUNTY bond funds for the Project are allocated as follows: TBP Funding Category: 2006 - TBP, Pct. 3 Discretionary. *Reimbursement payments will be issued by the COUNTY for eligible expenses incurred during the Fiscal Year for which bond funds are certified by the Tarrant County Auditor.*

The CITY understands that the CITY will be responsible for cost overruns and any other expenses incurred by the CITY in performing the services described herein. The CITY agrees that the COUNTY retains control over when reimbursement payments will be disbursed to the CITY.

VI.
AGENCY-INDEPENDENT CONTRACTOR

Neither the COUNTY nor any employee thereof is an agent of the CITY, and neither the CITY nor any employee thereof is an agent of the COUNTY. This ILA does not and shall not be construed to entitle either party or any of their respective employees, if applicable, to any benefit, privilege or other amenities of employment by the other party.

The COUNTY will have no right to control the manner or means of construction of the CITY's contractor for this PROJECT.

VII.
ASSIGNMENT

Neither party may assign, in whole nor in part, any interest it may have in this ILA without the prior written consent of the other party.

VIII.
THIRD-PARTY BENEFICIARY EXCLUDED

No person other than a party to this ILA may bring a cause of action pursuant to this ILA as a third-party beneficiary. This ILA may not be interpreted to waive the sovereign or governmental immunity of any party to this ILA to the extent such party may have immunity under Texas law.

IX.
AUDIT OF RECORDS

The CITY's records regarding this PROJECT shall be subject to audit by the COUNTY during the term of this ILA and for five years after the completion of the PROJECT.

X.
ENTIRE AGREEMENT

This ILA represents the entire understanding of and between the parties and superseded all prior representations. This ILA may not be varied orally but must be amended by written document of subsequent date duly executed by these parties.

XI.
VENUE

This ILA shall be governed by the laws of the State of Texas and venue for any action under this ILA shall be in the district courts of Tarrant County, Texas.

XII.
TERMINATION

COUNTY:
County Administrator
Tarrant County
100 E. Weatherford Street, Ste. 404
Fort Worth, Texas 76196

CITY:
City Manager
City of Colleyville
100 Main Street
Colleyville, TX 76034

With copy to:
Whitt L. Wyatt, City Attorney
Wyatt Hamilton Findlay, PLLC
5810 Long Prairie Road Suite 700-220
Flower Mound, Texas 75028

XIII.
SOVEREIGN POWERS

The COUNTY and the CITY agree and understand neither Party waives nor surrenders any of its governmental powers by execution of this ILA.

XIV.
COMPLIANCE WITH LAWS

In providing services required by this Agreement, CITY and any contractors the CITY engages to perform these services must observe and comply with all applicable federal, state and local statutes, ordinances, rules and regulations, including, without limitation, workers' compensation laws, minimum and maximum salary and wage statutes and regulations, and non-discrimination laws and regulations. CITY shall be responsible for ensuring its compliance with any laws and regulations applicable to its business, including maintaining any necessary licenses and permits.

XV.
EXECUTION OF AGREEMENT

This agreement may be executed in one or more counterparts, each of which will be deemed to be an original copy of this agreement, and all of which, when taken together, shall be deemed to constitute one and the same agreement. The exchange of copies of this agreement and of signature pages by electronic transmission shall constitute effective execution and delivery of this agreement as to the parties and may be used in lieu of the original agreement for all purposes. Signatures of the parties transmitted or executed electronically shall be deemed to be their original signatures for any purpose whatsoever.

APPROVED on this day the _____ day of _____, 2025, by Tarrant County.

Commissioners Court Order No. _____.

TARRANT COUNTY, TEXAS	**CITY OF COLLEYVILLE**
_____	_____
Tim O'Hare, County Judge	City Manager
_____	_____
Matt Krause, Commissioner - Precinct 3	City Attorney

APPROVED AS TO FORM:

_____ _____

Criminal District Attorney's Office* City Secretary (If applicable)

* By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document as to form from our client's legal perspective. Other parties may not rely on this approval. Instead, those parties should seek contract review from independent counsel.

CERTIFICATION OF AVAILABLE FUNDS IN THE AMOUNT OF:

*$*_____ *as follows:* Fiscal year ending September 30, 2026: $150,000.00 - 2006 TBP, Pct. 3 Discretionary

_____

Auditor's Office

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4c **Agenda Date** 11/5/2025 **Number** Resolution R-25-5089
Type Resolution
Department Engineering

Title
Approval of a Professional Services Agreement with Westwood Professional Services, Inc., in an amount not to exceed $88,000.00, for the design of the FY26 Green Ribbon Project, and authorizing the City Manager to execute the agreement

Explanation
Reading and Public Hearing

The City has applied for and received approval from the Texas Department of Transportation (TxDOT) for state participation in Green Ribbon funding to pay a portion of the landscape improvements on SH26 Tennison Parkway to John McCain Road, and SH121 Gateway Drive to Connecting Road.

Approval of this agreement will complete the design, bid, and construction processes of this project, meeting TxDOT requirements.

Financial Impact
The funding source for the project is the Tax Incremental Fund.

Recommendation
Approve

Attachments
1. Professional Services Agreement

PROFESSIONAL SERVICES AGREEMENT
GREEN RIBBON FY2026 DESIGN CONTRACT

This Professional Services Agreement ("Agreement") is made by and between the **City of Colleyville, Texas** ("City"), and **Westwood Professional Services, Inc.** (**"**Professional") (each a "party" and collectively the "parties"), acting by and through their respective authorized representatives.

RECITALS

WHEREAS, City desires to engage Professional to perform certain work and services, hereinafter referred to only as "services", as further specified in the Scope of Services defined in Section 1 of this Agreement; and

WHEREAS, Professional has expressed a willingness to perform said services in conformance with this Agreement.

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 1. Scope of Services

Upon written notice to proceed by City, Professional agrees to provide to City Green Ribbon FY2026 Design Contract ("Project"), as set forth in the Scope of Services attached hereto as **Exhibit "A"** and incorporated herein by reference (the "Scope of Services"). Professional shall not be entitled to any claim for extra services, additional services or changes in the services without a written agreement with City prior to the performance of such services.

Section 2. Term of Agreement

The term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until Professional completes the services required herein and the City has accepted the same, unless sooner terminated as provided in this Agreement.

Section 3. Professional's Obligations

(a) Performance of Services. Professional shall furnish and pay for all labor, tools, software, materials, equipment, supplies, transportation and management necessary to perform the services. To the extent reasonably necessary, Professional may engage the services of any agents, assistants, or other persons that Professional may deem proper to assist in the performance of the services under this Agreement; provided, that Professional shall be responsible for all costs related thereto, except as expressly authorized in writing in advance by City.

(b) Site Access. City will endeavor to provide such rights of access on any project site as may be reasonably necessary for Professional to perform any necessary studies, surveys, tests or other required investigations in relation to the services; provided, that City shall have no obligation to (i) provide off-site access, (ii) provide access to private property for which City does not have an existing right to access, nor (ii) incur any costs associated with the access to be provided under this Agreement.

(c) Standard of Care. Professional shall perform the services with the skill and care ordinarily provided by competent professionals practicing in the same or similar locality and under the same or similar circumstances and professional licenses. Professional shall be responsible for the professional quality, technical accuracy, and the coordination of all services, including all Project Documents, designs, drawings, specifications, plans, reports, presentations and all other services furnished by Professional under this Agreement. Professional shall, without additional compensation, correct or revise any errors or deficiencies in the services. Professional shall further make, without expense to City, such revisions to the Project Documents as may be required to meet the needs of City and which are within the Professional's Scope of Services.

(d) Additional Services. Should City require additional services not included under this Agreement, Professional shall make reasonable effort to provide such additional services in accordance with the fee schedule set forth in **Exhibit A**, and within the time schedule prescribed by City; and without decreasing the effectiveness of the performance of services required under this Agreement.

(e) No Waiver of City's Rights. Neither City's review, approval, acceptance of, nor payment for any of the services required under this Agreement, shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and Professional shall be and remain liable to City in accordance with applicable law for all damages to City caused by Professional's negligent performance of any of the services furnished under this Agreement.

(f) Independent Contractor. It is understood and agreed by and between the parties that Professional, while performing under this Agreement, is acting independently, and that City assumes no responsibility or liabilities to any third party in connection with Professional's actions. All services to be performed by Professional pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of City. Professional shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. There is no intended third-party beneficiary to this Agreement.

(g) Inspection of Records. Professional grants City and its designees the right to audit, examine or inspect, at City's election, all of Professional's Records (defined below) relating to the performance of services under this Agreement, during the term of the Agreement and any retention period herein. City's audit, examination, or inspection of Professional's Records may be performed by a City designee, which may include its internal auditors or an outside representative engaged by City. Professional agrees to retain Professional's Records for a minimum of four (4) years following termination of the Agreement, unless there is an ongoing dispute under the contract; then, such retention period shall extend until final resolution of the dispute. "Professional's Records" shall include any and all information, materials and data of every kind and character generated in connection with the services under this Agreement. City agrees that it will exercise its right to audit, examine or inspect Professional's Records during regular business hours unless City has provided advance written notice of an alternate time. Professional agrees to allow City and its designees access to all of Professional's Records, Professional's facilities, and the current or former employees of Professional, to the extent deemed reasonably necessary by City or its designee(s), to perform such audit, inspection or examination.

(h) Certification of No Conflicts. Professional hereby warrants to the City that Professional has made full disclosure in writing of any existing or potential conflicts of interest related to Professional's services under this Agreement. In the event that any conflicts of interest arise after the Effective Date of this Agreement, Professional hereby agrees immediately to make full disclosure to the City in writing.

(i) Hazardous Materials. Professional shall report the presence and location of any hazardous materials it notices or which an professional of similar skill and experience should have noticed to the City.

Section 4. Performance Schedule

(a) Time for Performance. Professional shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with City's requirements. In the event Professional's performance of this Agreement is delayed or interfered with by acts of the City or others, Professional may request an extension of time in conformance with this Section 4 for the performance of same as hereinafter provided but shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

(b) Extensions; Written Request Required. No allowance of any extension of time, for any cause whatever (including an event of Force Majeure as defined herein below), shall be claimed or made to Professional, unless Professional shall have made written request upon City for such extension within forty-eight (48) hours after the cause for such extension occurred, and unless City and Professional have agreed in writing upon the allowance of additional time to be made.

Section 5. Documents

(a) Project Documents. All proposals, reports, studies, surveys, applications, drawings, plans, specifications, data, and other documents, whether in draft form or final form (including any electronic format) prepared by Professional and its employees, consultants, subcontractors, agents, or representatives (collectively referred to in this section as "Professional) for the use and/or benefit of City in connection with this Agreement ("Project Documents"). Professional shall be deemed the authors of their respective component of the Project Documents. Notwithstanding, upon payment by City as required by this Agreement, City shall own, have, keep and retain all rights, title and interest in and to all Project Documents, including all ownership, common law, statutory, and other reserved rights, including copyrights (except copyrights held by the Professional) in and to all Project Documents, whether in draft form or final form, which are produced at City's request and in furtherance of this Agreement. City shall have full authority to authorize any contractor(s), subcontractors, consultants, and material or equipment suppliers to reproduce applicable portions of the Project Documents to and for use in their execution of the services or for any other purpose. Acceptance and approval of the Project Documents by City shall not constitute nor be deemed a release of the responsibility and liability of Professional for the accuracy or competency of its designs, working drawings, specifications, or other documents; nor shall such approval be deemed to be an assumption of such responsibility by City for any defect in the designs, working drawings and specifications, or any other documents prepared by Professional. City acknowledges that any reuse or modification of Project Documents without specific written verification or adaptation by Professional will be at City's sole risk and without liability or legal exposure to Professional.

(b) Professional's Documents. All previously owned intellectual property of Professional, including but not limited to any computer software (object code and source code), tools, systems, equipment or other information used by Professional or its suppliers in the course of delivering the Services hereunder, and any know-how, methodologies or processes used by Professional to provide the services or protect deliverables to City, including without limitation, all copyrights, trademarks, patents, trade secrets and any other proprietary rights inherent therein and appurtenant thereto ("Professional's Documents"), shall remain the sole and exclusive property of Professional. Notwithstanding, Professional agrees that City shall have the right to access to all such information and City is granted the right to make and retain copies of Professional's Documents. City acknowledges that any reuse of Professional's Documents without specific

written verification or adaptation by Professional will be at City's sole risk and without liability or legal exposure to Professional.

(c) Confidential Information. Professional agrees it will notify City in writing if it considers specific information to be confidential or proprietary trade secrets and will use its best efforts to clearly mark all such information as "Confidential" and/or "Proprietary – Trade Secret" at the time it is delivered or made accessible to City. City acknowledges that all such designated information is considered by Professional to be confidential and the exclusive property of Professional. Notwithstanding the foregoing, Professional acknowledges that this Agreement, and all services performed hereunder, are subject to the legal requirements of the Texas Public Information Act and that City will have no obligation to protect or otherwise limit disclosure of any confidential or proprietary information if Professional has not notified City of such designation in conformance with this section. Professional agrees and covenants to protect any and all proprietary rights of City (or other persons) in any materials provided to Professional by City. Additionally, any materials provided to Professional by City shall not be released to any third party without the consent of City and shall be returned intact to City upon termination or completion of this Agreement if instructed to do so by City. In the event City delivers to Professional any information that has been expressly marked "Confidential" or has notified Professional is confidential or is the proprietary information of a third-party, Professional agrees it shall not disclose to anyone directly or indirectly during the term of this Agreement or at any time thereafter, any such information, nor shall it use any such information for any purpose other than as reasonably necessary in connection with Professional's performance of the services under this Agreement. Professional shall further, at its own expense, defend all suits or proceedings instituted against City and pay any award of damages or loss resulting from an injunction, against City, insofar as the same are based on any claim that materials or services provided under this Agreement constitute an infringement of any patent, trade secret, trademark, copyright or other intellectual property rights. Notwithstanding, the foregoing confidentiality obligations shall not extend to and nothing herein shall limit either party's right to disclose any information provided hereunder which: (i) was or becomes generally available to the public, other than as a result of a disclosure by the receiving party or its personnel; (ii) was or becomes available to the receiving party or its representatives on a non-confidential basis, provided that the source of the information is not bound by a confidentiality agreement or otherwise prohibited from transmitting such information by a contractual, legal, or fiduciary duty; (iii) was independently developed by the receiving party without the use of any confidential information of the disclosing party; or (iv) is required to be disclosed by applicable law or a court order.

Section 6. Payment

(a) Compensation. Professional's compensation shall be as specified in the payment schedule set forth in **Exhibit A**; provided, that the total compensation under this Agreement shall not exceed EIGHTY-EIGHT THOUSAND DOLLARS ($88,000.00).

(b) Payment Terms. City agrees to pay Professional for all services authorized in writing and properly performed by Professional in general conformance with the fee schedule set forth in **Exhibit A**, subject to changes in the Scope of Services or additional services agreed upon in writing. Unless otherwise agreed in writing, all payments to Professional by City shall be based on detailed monthly invoices submitted by Professional for work performed and accepted by City, less any previous payments. Payment will be due within thirty (30) days of the City's receipt and acceptance of an approved invoice. Notwithstanding the foregoing, City reserves the right to delay, without penalty, any payment to Professional when, in the opinion of City, Professional has not made satisfactory progress on the Project as described in the Scope of Services.

(c) Deductions. City may deduct from any amounts due or to become due to Professional any sum or sums owing by Professional to City. In the event of any breach by Professional of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against City, or City's premises, arising out of Professional's performance of this Agreement, City shall have the right to retain out of any payments due or to become due to Professional an amount sufficient to completely protect City from any and all reasonably anticipated loss, damage or expense therefrom, until the breach, claim or lien has been satisfactorily remedied or adjusted by Professional.

Section 7. Default; Force Majeure

(a) Default; Notice to Cure. A party shall be deemed in default under this Agreement if the party is in breach of a material provision of this Agreement and said breach is not cured within fifteen (15) days written notice of default by the other party. In the event the breaching party has notified the other party in writing that it is diligently working to cure the breach and has provided reasonable written evidence in support of the same, the breaching party shall not be deemed in default until the thirtieth (30^{th}) day following the non-breaching party's notice of default.

(b) Default by Professional. In addition to default under Section 7(a) above, Professional shall be in default under this Agreement if Professional fails to comply or becomes disabled and unable to comply with the provisions of this Agreement related to Professional's performance of the services, including the quality or character of the services or time of performance for any material component of the services. If such default is not corrected within ten (10) days from the date of City's written notice to Professional regarding the same, City may, at its sole discretion without prejudice to any other right or remedy:

(i) Terminate this Agreement and be relieved of the payment of any further consideration to Professional except for all services determined by City to be satisfactorily completed prior to termination. Payment for work satisfactorily completed shall be for actual costs, including reasonable salaries and travel expenses of Professional to and from meetings called by City at which Professional is required to attend, but shall not include any loss of profit of Professional. In the event of such termination, City may proceed to complete the services in any manner deemed proper by City, either by the use of its own forces or by re-subletting to others; or

(ii) City may, without terminating this Agreement or taking over the services, furnish the necessary labor, materials, equipment, supplies and/or assistance necessary to remedy the situation, at the expense of Professional.

(c) Force Majeure. To the extent either party of this Agreement shall be wholly or partially prevented from the performance of any obligation or duty placed on such party by reason of or through stoppage of labor, riot, fire, flood, acts of war, insurrection, court judgment, or a government restriction, quarantine or mandatory closure order enacted in response to a pandemic or other public health crises, or other specific cause reasonably beyond the party's control and not attributable to its malfeasance, neglect or nonfeasance (each an event of "Force Majeure"), the time for performance of such obligation (other than a payment obligation) may be extended for a period equal to the time lost by reason such event, provided, that the party complies with the provisions of this section. Specifically, the party asserting Force Majeure (i) shall give prompt notice to the other party of the prevention of performance as soon as the asserting party is reasonably aware of such prevention, and (ii) has the burden of demonstrating: (1) how and why their performance was so prevented, (2) the period of time during which they were so prevented from performing (which under the facts may be equal to, or shorter or longer than, the duration of the Force Majeure event itself), and (3) that the party used commercially reasonable efforts to mitigate and/or

eliminate such prevention and resumed performance under this Agreement as soon as reasonably practicable.

Section 8. Termination; Suspension

(a) Termination Upon Default. Either party may terminate this Agreement upon written notice if the other party is in default of this Agreement, subject to the defaulting party's right to cure in conformance with the terms of this Agreement.

(b) Termination by City. City shall be entitled to terminate this Agreement, with or without cause, by providing thirty (30) days prior written notice to Professional.

(c) Termination Following Request for Modification. Should City require a modification of this Agreement with Professional, and in the event City and Professional fail to agree upon a modification to this Agreement, City shall have the option of terminating this Agreement and Professional's services hereunder at no additional cost other than the payment to Professional, in accordance with the terms of this Agreement, for the services reasonably determined by City to be properly performed by Professional prior to such termination date.

(d) Suspension. City reserves the right to suspend this Agreement for the convenience of City by issuing a written notice of suspension which shall describe City's reason(s) for the suspension and the expected duration of the suspension. Such expected duration shall, in no way, guarantee what the total number of days of suspension shall occur. Such suspension shall take effect immediately upon Professional's receipt of said notice. Should such suspension extend past the expected duration identified by City in its latest notice of suspension, Professional shall have the right to terminate this Agreement if Professional if (i) Professional provides not less than thirty (30) days prior written notice to City requesting to recommence the services, and (ii) City does not recommence the services within the time requested.

Section 9. Insurance

Professional shall during the term hereof maintain in full force and effect all policies of insurance reasonably required by City. Professional's obligation to provide acceptable certificates of insurance is a material condition precedent to this Agreement, and services under this Agreement shall not commence until certificates of insurance have been received, reviewed, and accepted by City. The coverages and limits of liability for the policies of insurance required for the specific services under this Agreement are maintained by and accessible through the City's purchasing department.

Section 10. Indemnification; Notice.

CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF PROFESSIONAL PURSUANT TO THIS AGREEMENT. PROFESSIONAL HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY INDEMNITEES") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE CITY INDEMNITEES. PROFESSIONAL AGREES TO INDEMNIFY AND SAVE HARMLESS THE CITY INDEMNITEES FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF

ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY THE NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF PROFESSIONAL, ITS OFFICERS, DIRECTORS, MANAGERS, EMPLOYEES, CONTRACTORS, SERVANTS, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO THE NEGLIGENCE OR WILFUL MISCONDUCT OF A CITY INDEMNITEE, IN WHOLE OR IN PART, IN WHICH CASE PROFESSIONAL SHALL INDEMNIFY THE CITY INDEMNITEES TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO PROFESSIONAL, ITS OFFICERS, AGENTS, OR EMPLOYEES AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION).

Notices of Claim. Professional shall promptly advise City in writing of any claim or demand against the City, related to or arising out of Professional's acts or omissions under this Agreement and shall see to the investigation of such claims or demand at Professional's sole cost and expense; provided, that City, at its option and at its own expense, may participate in such investigation without relieving Professional of any of its obligations hereunder. Professional's obligations under this section shall not be limited to the limits of coverage of insurance maintained or required to be maintained under this Agreement.

THE PROVISIONS OF THIS SECTION SHALL SURVIVE EXPIRATION OR TERMINATION OF THIS AGREEMENT FOR A PERIOD OF FOUR (4) YEARS.

Section 11. Notice.

All notices required by this Agreement shall be in writing and addressed to the parties at the addresses set forth on the signature page(s) of this Agreement (or to such other address that may be designated by the receiving party from time to time in accordance with this section). All notices shall be delivered by (a) personal delivery, (b) certified or registered mail (in each case, return receipt requested, postage prepaid), (c) nationally recognized overnight courier (with all fees pre-paid), or (d) email of a pdf document containing the required notice. Such notice or document shall be deemed to be delivered or given, whether actually received or not, (i) when received if delivered or given in person, (ii) if sent by United States mail, three (3) business days after being deposited in the United States mail as set forth above, (iii) on the next business day after the day the notice or document is provided to a nationally recognized carrier to be delivered as set forth above, or (iv) if sent by email, the next business day. A confirmation of delivery report which reflects the time that the email was delivered to the recipient's last notified email address is prima facie evidence of its receipt by the recipient, unless the sender receives a delivery failure notification, indicating that the email has not been delivered to the recipient.

Section 12. Verifications by Professional

Professional's execution of this Agreement shall serve as its formal acknowledgement and written verification that:

(a) if the requirements of Subchapter J, Chapter 552, Government Code, apply to this Agreement and Professional agrees that the Agreement can be terminated if Professional knowingly or intentionally fails to comply with a requirement of that subchapter;

(b) pursuant to Texas Government Code Chapter 2270, that Professional's organization does not presently boycott Israel and will not boycott Israel during the term of this Agreement; and

(c) pursuant to Texas Government Code Chapter 2251, that Professional's organization does not current discriminate against firearm and ammunition industries and will not for the term of the contract. Discriminating means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with the firearm or ammunition industry or with a person or entity doing business in the firearm or ammunition industry, but does not include an action made for ordinary business purposes.

Section 13. **Miscellaneous**

(a) Professional shall not assign or sublet this Agreement, in whole or in part, without the prior written consent of City. (b) Professional shall comply with all federal, state, county, and municipal laws, ordinances, resolutions, regulations, rules, and orders applicable to the services under this Agreement. (c) The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the state district courts of Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said courts. (d) This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. (e) The exhibits attached hereto, if any, are incorporated herein and made a part hereof for all purposes. (f) Unless expressly provided otherwise herein, this Agreement may only be modified, amended, supplemented or waived by a mutual written agreement of the parties. (g) In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it. (h) Any of the representations and obligations of the parties, as well as any rights and benefits of the parties pertaining to a period of time following the termination of this Agreement shall survive termination. (i) This Agreement may be executed by the parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties. (j) Each party represents that it has full capacity and authority to grant all rights and assume all obligations granted and assumed under this Agreement. (k) Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the Effective Date.

For City:	For Professional:
CITY OF COLLEYVILLE, TEXAS	WESTWOOD PROFESSIONAL SERVICES, I
By:_____ Jerry Ducay City Manager	By:_____ Brian D. O'Neill Vice President
Date: _____	Date: _____
Notice Address:	Notice Address:
City of Colleyville Attn: City Manager 100 Main Street, 3rd Floor City of Colleyville, Texas 76034 E: jducay@colleyville.com	Westwood Professional Services, Inc. Attn: Brian D. O'Neill, Vice President 2805 N Dallas Pkwy Suite 150 Plano, Texas 75093 E: legal@westwoodps.com

Colleyville Contract ID:
PSA_ED_October 22, 2025_v1.20220714

EXHIBIT "A"
SCOPE OF SERVICES

(attached)

EXHIBIT A to Agreement between the City of Colleyville, Texas ("Client") and Westwood Professional Services, Inc., ("Westwood") for Consulting Services

EXHIBIT 'A' – SCOPE OF SERVICES

COLLEYVILLE FY26 GREEN RIBBON – SH26 & IH121

PROJECT DESCRIPTION:

It is our understanding the project consists of landscape planting and irrigation plans for the award of $835,000.00 in TxDOT Green Ribbon funding from Tennison Pkwy to John McCain and IH 121 from Gateway Dr to Connecting Rd.

ASSUMPTIONS AND EXCLUSIONS:

A. Below are shown the assumptions and qualifiers for the landscape architecture scope of work found herein.

Assumptions:

- Area of work is as shown in Exhibit "D" & "E", attached.
- Project Budget is $835,000.00.
- The design will be based on the concept used for the green ribbon application, consisting of planting and irrigation items only based on TxDOT's Green Ribbon Project.
- No survey will be done for this project. The project limits and area of work will be based on Google aerials, Lidar data available, existing plans available, and City staff knowledge of the area.
- Plans for both CSJs will be combined into one (1) plan set and deliverable in a single phase.

Exclusions:

- Multiple design alternatives
- Irrigation systems utilizing reclaimed water that require pumps, filters and associated controls. This can be provided as an additional service if needed.
- Site signage and/or signs for buildings and vehicular circulation.
- Site and/or ornamental lighting.
- Site walls.

BASIC SERVICES:

B. Project Management, Coordination & Submittals
Westwood will attend meetings and or presentations to coordinate with other team members and the owner during the design phase and submit plans for formal TxDOT review as required.

1. Included in this item:
   - Up to eight (8) meetings with the CLIENT and/or TxDOT to coordinate the design and submittals.
   - Formal review submittals and responses to TxDOT at 60%, 90%, 95% and final plans.

C. Supplemental Design Requirements

Westwood will prepare additional files and standard plan sheets to complete TxDOT's PS&E process for a state let.

1. Included in this item:
   - Base file creation in absence of design survey data. Develop a schematic working base file from Lidar, digital CAD data, aerial photos and pdf document available.
   - Site visit to verify existing conditions at locations subject to improvements.
   - General notes related to demolition activities and TxDOT specification standards.
   - One (1) Epic Sheet and One (1) Grading and Drainage Plan if required showing the location of sediment controls for each CSJ.
   - Standard TxDOT Sheets to include: one (1) Cover Page, one (1) Index of Sheets, one (1) Estimates and Quantities, one (1) Quantity Summary, Traffic Control Plan Standards and Traffic Standards (Electrical) if required.
   - Standard TxDOT PS&E forms and coordination in TxDOT Connect.

D. Landscape Planting Plans

Westwood will provide a Landscape Planting Plan that consists of selection and location of ornamental plantings, trees, turf, mulches, and associated items.

1. Included in this item:
   - Construction documents per the concept approved and included in the Green Ribbon Grant Application to a level sufficient to demonstrate design intent and allow the construction thereof, including material and quantity schedules, notes and technical details.
   - One (1) 22"x34" Plan submittal meeting TxDOT requirements as previously described at 60%, 90%, 95% and final plans.

E. Landscape Irrigation Plans

Westwood will provide a Landscape Irrigation Plan that consists of a fully automated irrigation system to service the plantings on the site as required.

1. Included in this item:
   - Construction documents to include irrigation plans to a level sufficient to demonstrate design intent and allow the construction thereof, including materials and quantity schedules, pipe sizing, notes and technical installation details.
   - One (1) 22"x34" Plan submittal meeting TxDOT requirements as previously described at 60%, 90%, 95% and Final plans.

F. TxDOT Environmental Documents

Westwood will manage environmental documents in accordance with TxDOT guidelines.

1. Included in this item:
   - Prepare the necessary documentation to obtain blanket categorical exclusion for environmental clearance through TxDOT.

G. Reimbursable Expenses

Included in this item are usual and customary expenses normally incurred during this type of project. These could include travel expenses, courier delivery charges, overnight delivery charges, copies of existing plans and/or maps, photocopies, printing and reproduction (either in-house or by reproduction company). Application, review and filing fees are not included in this item. These services will be billed at cost +10%, with documentation provided, and are shown as a not to exceed (NTE) cost in the Compensation section.

H. Limited Landscape Bid & Construction Administration

During the Bid and Construction Phase, Westwood will be available to provide coordination as required with prospective bidders and selected contractors at hourly rates as requested by the Client.

This shall not be construed as performing continuous construction inspection.
Please note the following:

- Westwood shall not at any time supervise or have authority over any Contractor work or jobsite management procedures, nor shall Westwood have authority over or be responsible for the means and methods, or procedures of construction selected or used by the Contractor.
- Westwood neither guarantees the performance of the Contractor nor assumes responsibility for the Contractor's failure to furnish and perform the Work in accordance with the Contract Documents.
- Westwood shall not provide or have any responsibility for surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements.
- Westwood shall not be responsible for the acts or omissions of the Contractor or for any decision or interpretation of the Contract Documents made by the Contractor.
- While at the Site, Westwood's employees and representatives shall comply with the specific applicable requirements of the Contractor's and Owner's safety programs of which Westwood has been informed in writing.

I. Traffic Control Plans

Westwood will prepare a Traffic Control Plan to accommodate the temporary modifications to the public right-of-way in conjunction with the planned planting and irrigation improvements, if required.

1. Included in this item:
    - Create a traffic control plan sheet that shows traffic control signing and detours per TxDOT standard details for each location to receive planting and irrigation improvements in this contract. Number of locations shall not exceed three (3).
    - Plans will be prepared in accordance with TxDOT Standard Traffic Control Devices and work in conjunction with those standard sheets.
    - Up to two (2) revisions of the traffic control plan sheets per TxDOT comments.

EXHIBIT A to Agreement between the City of Colleyville, Texas ("Client") and Westwood Professional Services, Inc., ("Westwood") for Consulting Services

Services <u>not</u> included in this contract:

- Construction inspection services.
- As-builts of the constructed improvements.
- Public hearings or City Council/Commission meetings.
- Utility coordination meeting(s) to start relocation process with affected franchise utilities
- Floodplain studies and permitting
- Boundary and topographic surveying
- Traffic and parking studies
- Storm Water Pollution Prevention Plans (SWPPP)
- Demolition plan
- Drainage Plan
- Hardscape Plan
- Site Lighting Plan
- Design of walls, light pole bases, transformer or generator pads, hardscape features, pavers and/or site signage
- Graphic representation documents.
- Geotechnical investigation.
- Environmental investigation beyond what is shown above.
- Services associated with filing of the "Notice of Intent" form (NOI) to the Texas Commission on Environmental Quality (TCEQ) for the proposed construction activities.
- Reclaimed Water Irrigation Design
- Wetlands determination and permitting.
- Coordination of gas, electric, telephone and cable television services
- Dedication of easements and/or right-of-way be separate instrument

END OF EXHIBIT 'A'

EXHIBIT B to Agreement between the City of Colleyville, Texas ("Client") and Westwood Professional Services, Inc., ("Westwood") for Consulting Services

EXHIBIT 'B' – COMPENSATION AND METHOD OF PAYMENT

COLLEYVILLE FY26 GREEN RIBBON – SH26 & IH121

COMPENSATION:

For all professional services included in EXHIBIT 'A', Scope of Services, Westwood shall be compensated a lump sum fee of $88,000.00 as summarized below. The total lump sum fee shall be considered full compensation for the services described in EXHIBIT 'A', including all labor materials, supplies, and equipment necessary to deliver the services.

Basic Services	
A. Assumptions and Exclusions	N/A
B. Project Management, Coordination & Submittals	$8,000.00
C. Supplemental Design Requirements	$28,000.00
D. Landscape Planting Plans	$20,000.00
E. Landscape Irrigation Plans	$12,800.00
F. TxDOT Environmental Documents	$4,000.00
G. Reimbursable Expenses (Cost + 10% with documentation)	$1,200.00 (NTE)
H. Limited Landscape Bid & Construction Administration	$6,000.00
I. Traffic Control Plans	$8,000.00
TOTAL	**$88,000.00**

METHOD OF PAYMENT:

Westwood shall be paid monthly payments as described in Article 3 of the AGREEMENT. The cumulative sum of such monthly partial fee payments shall not exceed the total current project budget including all approved Amendments. Each invoice shall be verified as to its accuracy and compliance with the terms of this Agreement by an officer of Westwood.

Monthly statements for reimbursable services performed by sub consultants will be based upon the actual cost to Westwood plus ten percent (10%). Direct expenses for services such as printing, express mail, fees, mileage and other direct expenses that are incurred during the progress of the project will be billed at 1.1 times Westwood's cost.

END OF EXHIBIT 'B'

EXHIBIT C

INSURANCE

Westwood shall, during the term of this Agreement, maintain the following insurances:

1. Commercial General Liability (occurrence form not less than):
   $2,000,000 General Liability
   $2,000,000 Products and Completed Operations Aggregate
   $1,000,000 Personal and Advertising Injury
   $1,000,000 Each Occurrence
   $10,000 Medical Expense

2. Commercial Automobile Liability (all scheduled auto, hired and non-owned autos):
   $1,000,000 Combined Single Limit

3. Umbrella
   $5,000,000 Aggregate
   $5,000,000 Each Occurrence

4. Workers Compensation and Employer's Liability
   $1,000,000 Each Accident
   $1,000,000 Policy Limit
   $1,000,000 Each Employee

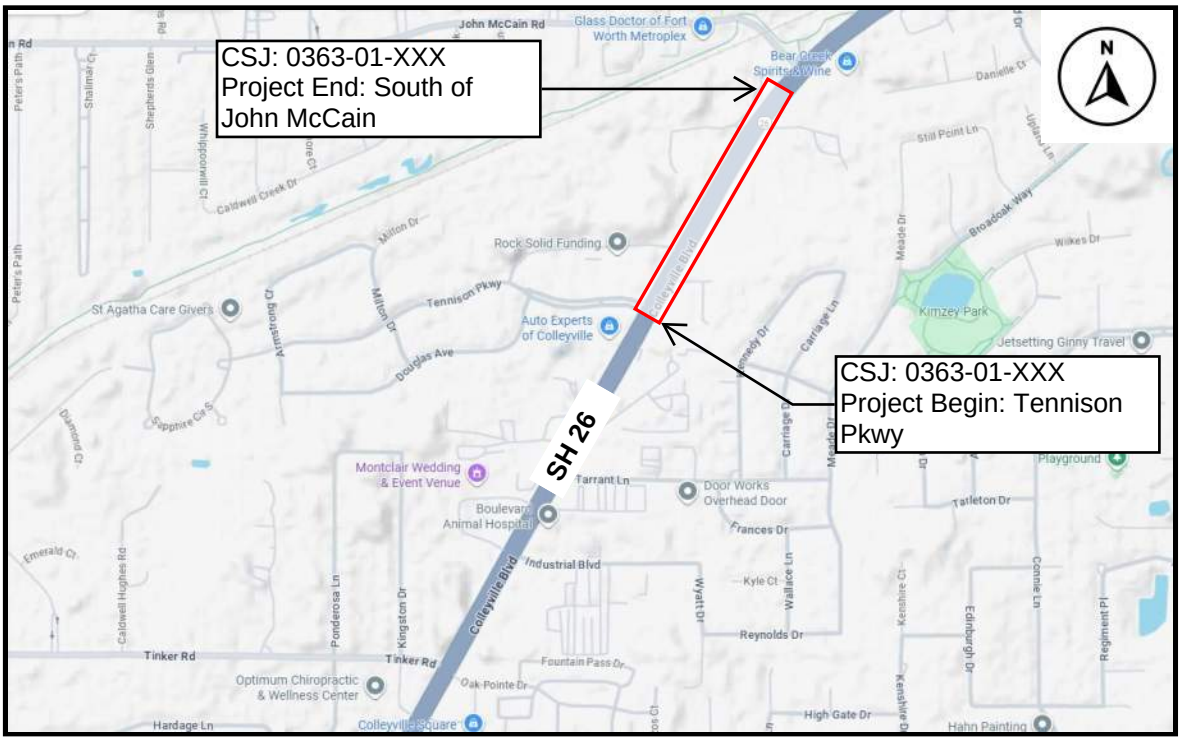
5. Professional Liability
   $2,000,000 Per Claim
   $2,000,000 Aggregate

   Professional Liability shall include prior acts coverage sufficient to cover the services performed under this Agreement and shall include limited contractual liability.

CSJ: 0363-01-XXX
District: 02 - FTW
Project name: SH26

EXHIBIT D

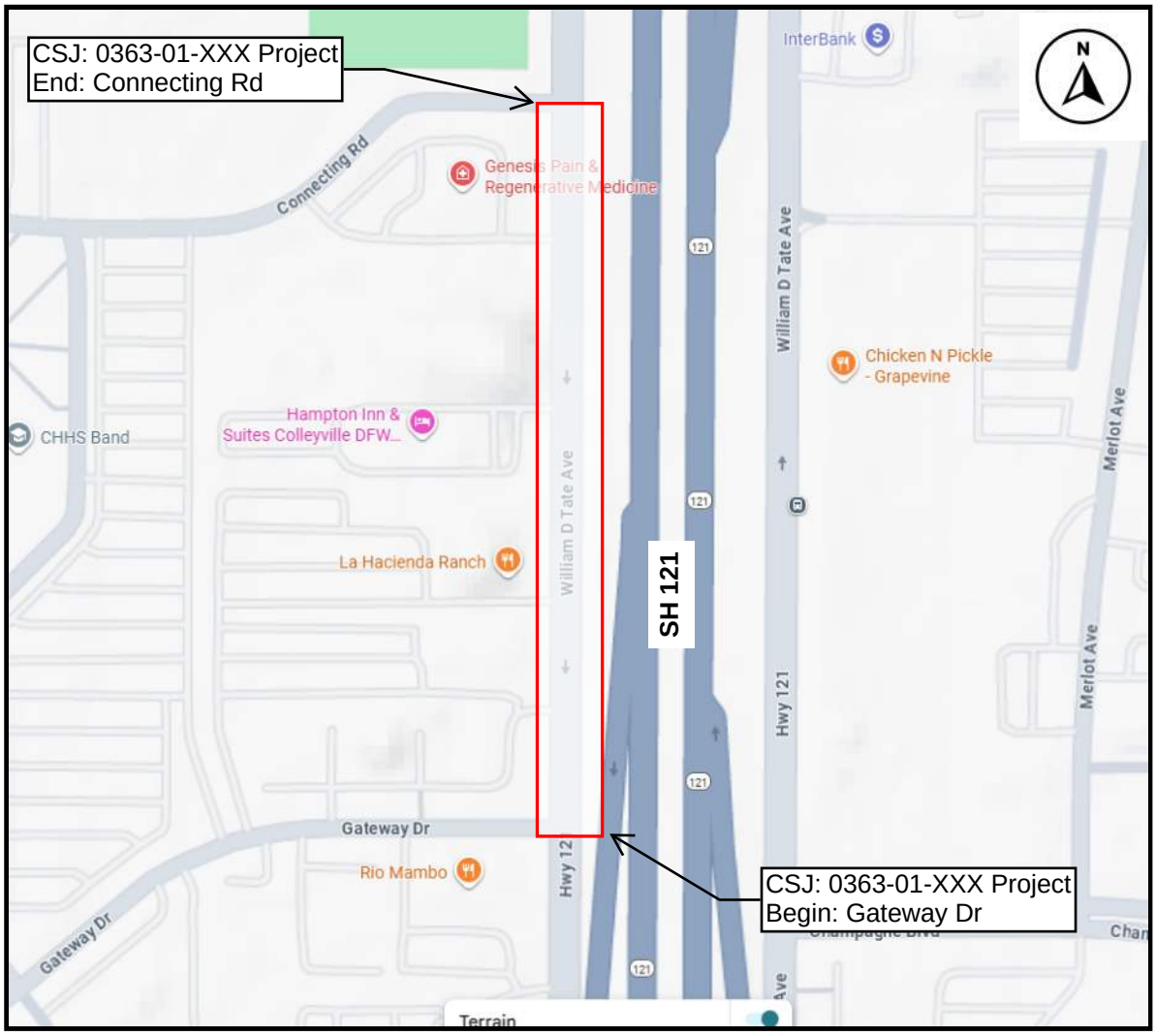
LOCATION MAP SHOWING PROJECT



CSJ: 0364-01-XXX
District: 02 - FTW
Project name: SH121

EXHIBIT E

LOCATION MAP SHOWING PROJECT



CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4d **Agenda Date** 11/5/2025 **Number** Resolution R-25-5089
Type Resolution
Department City Secretary

Title
Appointing members to the Colleyville Library Board, Planning and Zoning Commission, and the Zoning Board of Adjustment/Sign Board of Appeals

Explanation
Reading and Public Hearing

The following Boards, Commissions, and Committees have terms expiring November 2025. Staff notified members with expiring terms and advertised the application period. The rosters for each are attached.

Library Board Expiring Terms	**Library Board Applicants**
Kay Newton, Place 1	Susan Baum
Joseph Stout, Place 3	Wanda Cotter
Wanda Cotter, Place 5	Tony Pistilli
Susan Baum, Alternate 2	Amanda Sampson
	Ellen Stotmeister
	Bill Utley
	Robin Waggoner

P&Z Expiring Terms	**P&Z Applicants**
Jerry Savoie, Place 5	Claudia Bevil
Claudia Bevill, Place 6	Kevin Isbell
Jerome Obinabo, Place 7	Tom Markwiese
	Tom Morr
	Jerome Obinabo
	Tony Pistilli
	Rick Ramirez
	Candace Sandifer
	Jerry Savoie
	Sayeda Syed
	Jarrod Upton

ZBA/SBA Expiring Terms	ZBA/SBA Applicants
Frank Carroll, Place 4	Frank Carroll
Mic Deakin, Place 5	Mic Deakin
Eric Holland, Alternate 1	Rick Ramirez
Rick Ramirez, Alternate 2	Candace Sandifer

This item provides for the appointment of members to each of the Boards, Commissions, and Committees. All terms are a two-year appointment, expiring November 2027.

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments
1. Rosters - Expiring Terms

LIBRARY BOARD

PLACE 1
Kay Newton
(817) 421-0139
gksafig@aol.com
TERM: Nov 2023 – Nov 2025

PLACE 2
Al Cain
(516) 510-1769
alcain55@gmail.com
TERM: Nov 2024 – Nov 2026

PLACE 3
Joseph Stout
(817) 988-9488
josephstout@yahoo.com
TERM: Nov 2023 – Nov 2025

PLACE 4
Molly Skinner
(214) 536-7219
mollyskinn@aol.com
TERM: Nov 2024 – Nov 2026

PLACE 5
Wanda Cotter
(806) 886-3661
Pleiades1972@gmail.com
TERM: Nov 2023 – Nov 2025

PLACE 6
Darrell Brown
(817) 313-6409
Dbrown1988@hotmail.com
TERM: Nov 2024 – Nov 2026

PLACE 7
David Thach
(214) 707-4182
david@davidthach.com
TERM: Nov 2024 – Nov 2026

ALTERNATE 1
Debra Sims
(817) 291-1022
missdebbi@yahoo.com
TERM: Nov 2024 – Nov 2026

ALTERNATE 2
Susan Baum
(817) 455-2949
susan.baum@compass.com
TERM: Nov 2023 – Nov 2025

EX-OFFICIO – Library Foundation
Denise Light
(817) 319-6608
dflight16@yahoo.com

EX-OFFICIO – Friends of the Library
Joan Roberts
Jroberts52@gmail.com

Updated 6/16/2025

PLANNING AND ZONING COMMISSION

PLACE 1
David Groves
(817) 689-9532
David.groves11@gmail.com
TERM: Nov 2024 – Nov 2026

PLACE 2
Brandon Arnold
(817) 271-2181
brandonmarnold@gmail.com
TERM: Nov 2024 – Nov 2026

PLACE 3
David Ebert
(817) 703-4556
dbe@ebertlawoffices.com
TERM: Nov 2024 - Nov 2026

PLACE 4
Richard J. Remley
(925) 368-5420
Richard.remley_pz@outlook.com
TERM: Nov 2024 - Nov 2026

PLACE 5
Jerry Savoie
(214) 578-9377
savoie.jerry@gmail.com
TERM: Nov 2023 – Nov 2025

PLACE 6
Claudia Bevill
(817) 849-1360
ckbevill@hotmail.com
TERM: Nov 2023 – Nov 2025

PLACE 7
Jerome Obinabo
(214) 499-4464
jerome.obinabo.pz@gmail.com
TERM: Nov 2023 – Nov 2025

Updated 11/21/2024

SIGN BOARD OF APPEALS

PLACE 1
Richard Vallario
(817) 605-8008
ricsharval@aol.com
TERM: Nov 2024 – Nov 2026

PLACE 2
Dee Kamerman
(817) 416-2277
deekamerman@hotmail.com
TERM: Nov 2024 – Nov 2026

PLACE 3
Dan Shadle
(817) 689-7205
dshadle@ghn-mci.com
TERM: Nov 2024 – Nov 2026

PLACE 4
Frank Carroll - Chair
(817) 781-7086
frankcarroll1917@gmail.com
TERM: Nov 2023 – Nov 2025

PLACE 5
Mic Deakin
(714) 348-4074
michaeldeakin@sbcglobal.net
TERM: Nov 2023 – Nov 2025

ALTERNATE 1
Eric Holland
(972) 983-9055
ericholland1974@yahoo.com
TERM: Nov 2023 – Nov 2025

ALTERNATE 2
Rick Ramirez
(682) 402-3808
rjramirez5@gmail.com
TERM: Nov 2023 – Nov 2025

Updated 11/21/2024

ZONING BOARD OF ADJUSTMENT

PLACE 1
Richard Vallario
(817) 605-8008
ricsharval@aol.com
TERM: Nov 2024 – Nov 2026

PLACE 2
Dee Kamerman
(817) 416-2277
deekamerman@hotmail.com
TERM: Nov 2024 – Nov 2026

PLACE 3
Dan Shadle
(817) 689-7205
dshadle@ghn-mci.com
TERM: Nov 2024 – Nov 2026

PLACE 4
Frank Carroll - Chair
(817) 781-7086
frankcarroll1917@gmail.com
TERM: Nov 2023 – Nov 2025

PLACE 5
Mic Deakin
(714) 348-4074
michaeldeakin@sbcglobal.net
TERM: Nov 2023 – Nov 2025

ALTERNATE 1
Eric Holland
(972) 983-9055
ericholland1974@yahoo.com
TERM: Nov 2023 – Nov 2025

ALTERNATE 2
Rick Ramirez
(682) 402-3808
rjramirez5@gmail.com
TERM: Nov 2023 – Nov 2025

Updated 11/21/2024

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 5a **Agenda Date** 11/5/2025 **Number** Ordinance O-25-2351
Type Ordinance
Department City Manager

Title
An ordinance approving the amended Tax Increment Financing District (TIRZ) Project and Financing Plan

Explanation
First Reading and Public Hearing

On October 21, 2025, Council approved Ordinance O-25-2347 expanding the boundaries and extending the term of Tax Increment Reinvestment Zone Number One, City of Colleyville, Texas (TIRZ #1).

The original project plan and reinvestment zone financing plan adopted pursuant to Ordinance 0-98-1132 and later amended by Ordinance O-02-1324 and Ordinance O-03-1402 included $35,328,690 in project costs, including public projects and $7,938,690 in Grapevine-Colleyville Independent School District (GCISD) school improvements.

In November 2012, TIRZ #1 was amended by Ordinance O-12-1858 to expand the boundaries and include new project costs of $44,456,185, including $17,256,185 in Economic Development Grants, with the purpose of benefiting the City, its residents, and property owners.

In 2024, the plan was further amended to update the project costs categories and outline the funding of a total of $79,784,875 in project costs, including costs associated with operating reinvestment zone project facilities.

This amended project and financing plan outlines the funding of $147,727,255 in public improvements related to water, wastewater, public infrastructure, roadway and storm drainage, as well as open space and park facilities, and economic development grants. Approval will allow the TIRZ to fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Colleyville, through the term of the TIRZ, December 31, 2055.

Financial Impact
Approval will provide for funding of TIF projects in the future.

Recommendation
Approve

Attachments

1. Ordinance O-25-2351

ORDINANCE O-25-2351

AN ORDINANCE APPROVING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF COLLEYVILLE, TEXAS; MAKING VARIOUS FINDINGS RELATED TO SUCH PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on November 4, 1998, the City Council of the City of Colleyville, Texas (the "City") created Tax Increment Reinvestment Zone Number One, City of Colleyville, Texas (the "Zone") pursuant to Ordinance O-98-1124 and amended by Ordinance O-98-1131; and

WHEREAS, in accordance with Section 311.011(a) of the Texas Tax Code (the "Code"), on November 24, 1998, and amended on January 22, 2002 the board of directors of the Zone (the "Board") adopted a project plan and reinvestment zone financing plan for the Zone (collectively, the "Plan"), which, as required by Section 311.011(d) of the Code, were approved by the City Council pursuant to Ordinance O-98-1132 and amended by Ordinance O-02-1324, Ordinance O-03-1402, and Ordinance O -12-1858; and

WHEREAS, on December 4, 2012, the City Council of the City of Colleyville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance O-12-1858 expanding the boundaries of Reinvestment Zone Number One, City of Colleyville, Texas (the "Zone"); and

WHEREAS, in accordance with Section 311.011(a) of the Texas Tax Code (the "Code"), on July 2, 2024, the board of directors of the Zone (the "Board") adopted an amended project plan and reinvestment zone financing plan for the Zone (collectively, the "Plan"), which, as required by Section 311.011(d) of the Code, were approved by the City Council pursuant to Ordinance O-24-2287; and

WHEREAS, on October 21, 2025, the City Council of the City of Colleyville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance O-25-2347 expanding the boundaries and extending the term of Reinvestment Zone Number One, City of Colleyville, Texas (the "Zone"); and

WHEREAS, Section 311.011(e) of the Code allows the board of directors of a tax increment reinvestment zone to recommend an amendment to a project plan for the Zone so long as the amendment is consistent with the requirements and limitations

of Chapter 311 of the Code and is approved by the governing body of the municipality that created the zone; and

WHEREAS, as authorized by Section 311.011(e), and 311.008, of the Act, on November 5, 2025, the Board recommended that the Plan in Exhibit "A", be approved by the City Council; and

WHEREAS, all statutory and constitutional requirements for the passage of this Ordinance have been adhered to, including, but not limited to, the Open Meeting Act; and

WHEREAS, the City Council determines that the passage of this Ordinance is in the best interests of the health, safety, and welfare of the public.

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

Sec. 1. **Findings.**

THAT the City Council hereby makes the following findings of fact:

1.1 The statements and facts set forth in the recitals of this Ordinance are true and correct.

1.2 That the Plan includes all information required by Sections 311.003(b) and (c) of the Act.

1.3 That the Plan is feasible, and the Plan conforms to the City's master plan.

Sec. 2. **Approval of Plan.**

THAT based on the findings set forth in Section 1 of this Ordinance, the Plan is hereby approved.

Sec. 3. **Severability.**

THAT if any portion, section or part of a section of this Ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the

remaining portions, sections or parts of sections of this Ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.

Sec. 4. **Effective Date.**

THAT this Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

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

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 5b **Agenda Date** 11/5/2025 **Number** Ordinance O-25-2352
Type Ordinance
Department Community Development

Title
Request to appeal the decision by the Planning and Zoning Commission for the 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
First Reading and Public Hearing

The Planning and Zoning Commission recommended denial at their October 13, 2025 meeting by a vote of 5-2. The applicant has appealed the case to the City Council for review. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial of the request at their October 13, 2025 meeting by a vote of 5-2.

Recommendation
None

Attachments
1. Request To Appeal
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Survey
7. Site Exhibits
8. Existing Ordinance
9. Oak Alley Plat
10. Notification Map
11. Notification Letter
12. Letters of Support
13. Letters of Opposition
14. Opposition Map
15. Opposition Report
16. Ordinance O-25-2352

Ben Bryner

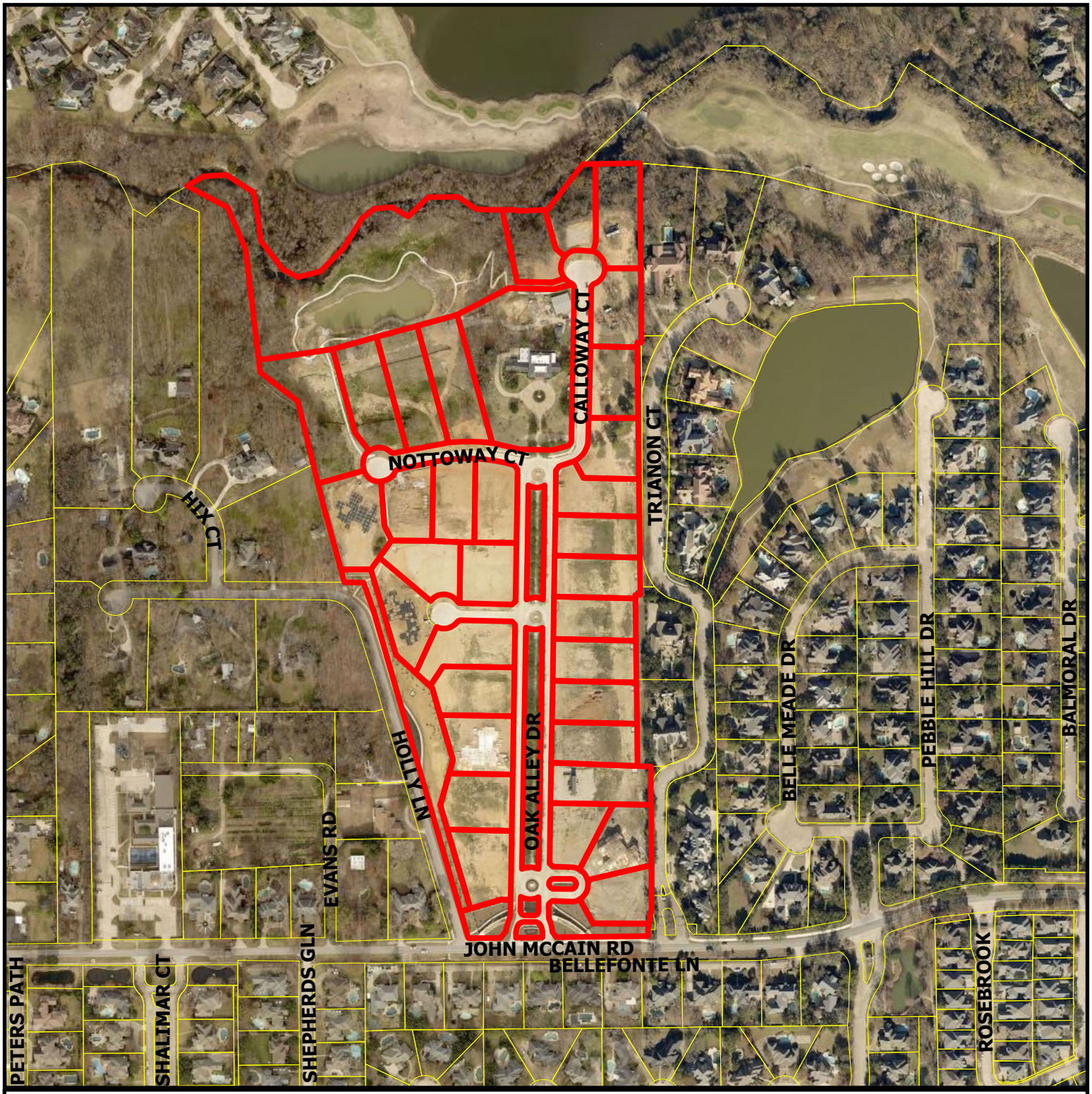
Subject: RE: variance for pool in Oak Alley

From: Ryan Raybould
Sent: Tuesday, October 14, 2025 10:06 AM
To: Daniel Ponder <DPonder@colleyville.com>
Cc: Brooke Carroll; Ben Bryner <BBryner@colleyville.com>
Subject: Re: variance for pool in Oak Alley

We would like to have this vote before city council. So if that is what the appeal is then we are formally requesting the city council vote on this request. Thank you.

Ryan Raybould

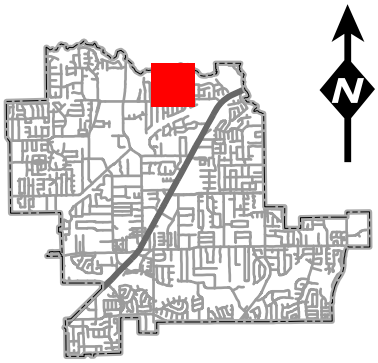
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC25-026

Oak Alley Estates



Subject Property

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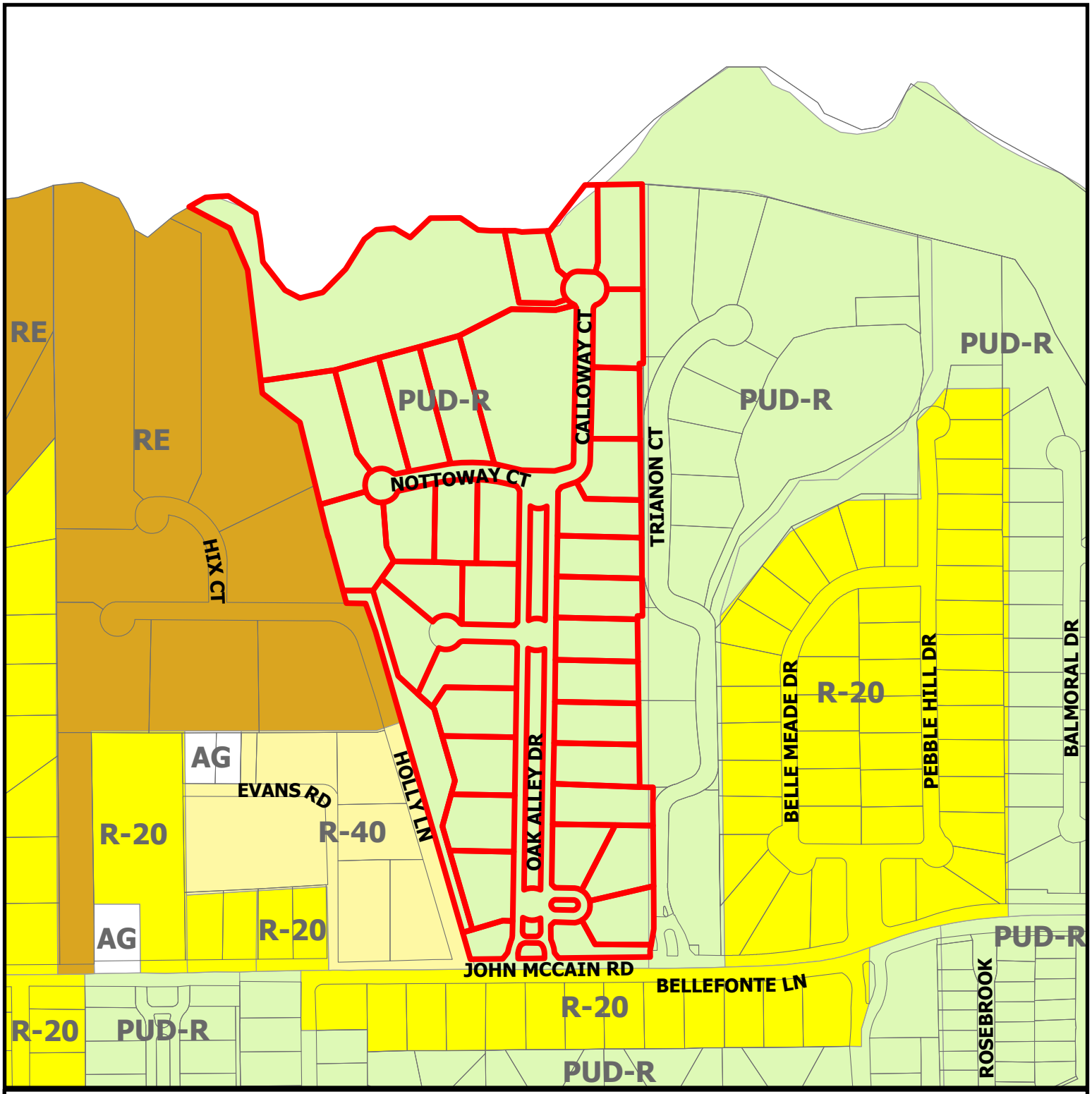
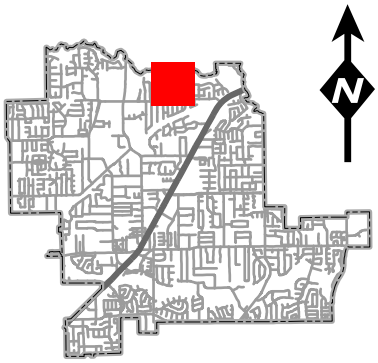
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC25-026

Oak Alley Estates



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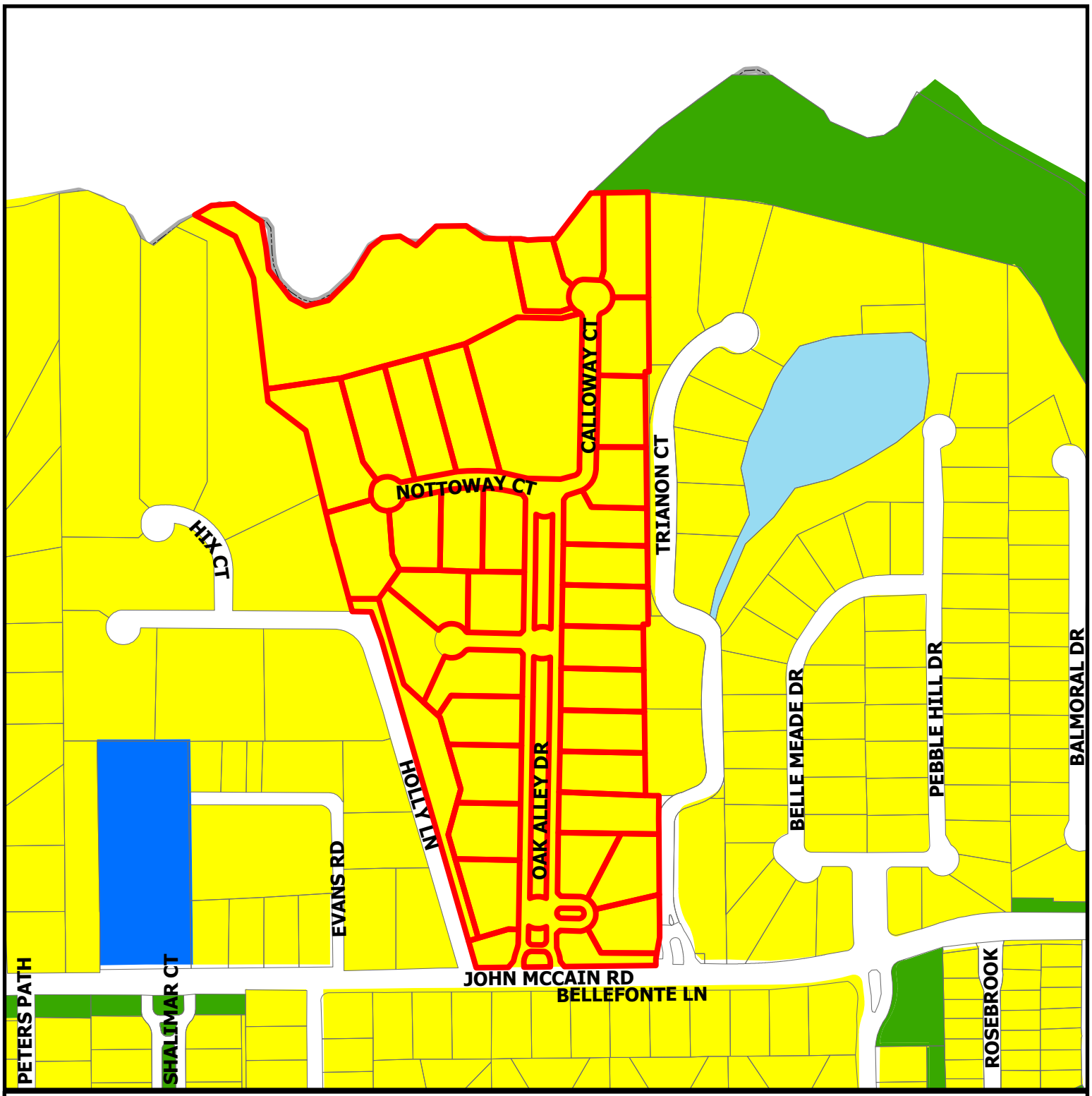
Subject Property

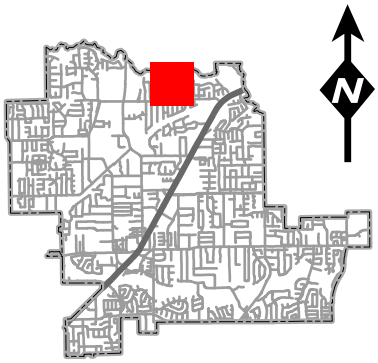
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC25-026

Oak Alley Estates



Residential
Institutional
Open Space; Parks
Water Body
Subject Property

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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.

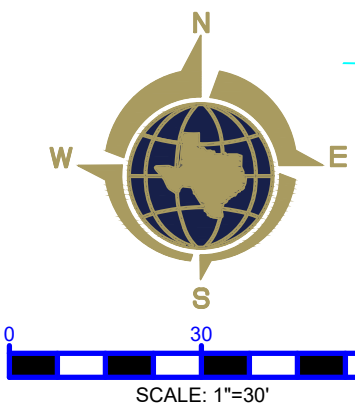
In closing, we love Colleyville and our community. It is where we want to raise our boys, where we want to create memories of long summer evening together, where we want them to remember the special bond of brotherhood, and the joy of playing together in their own backyard.

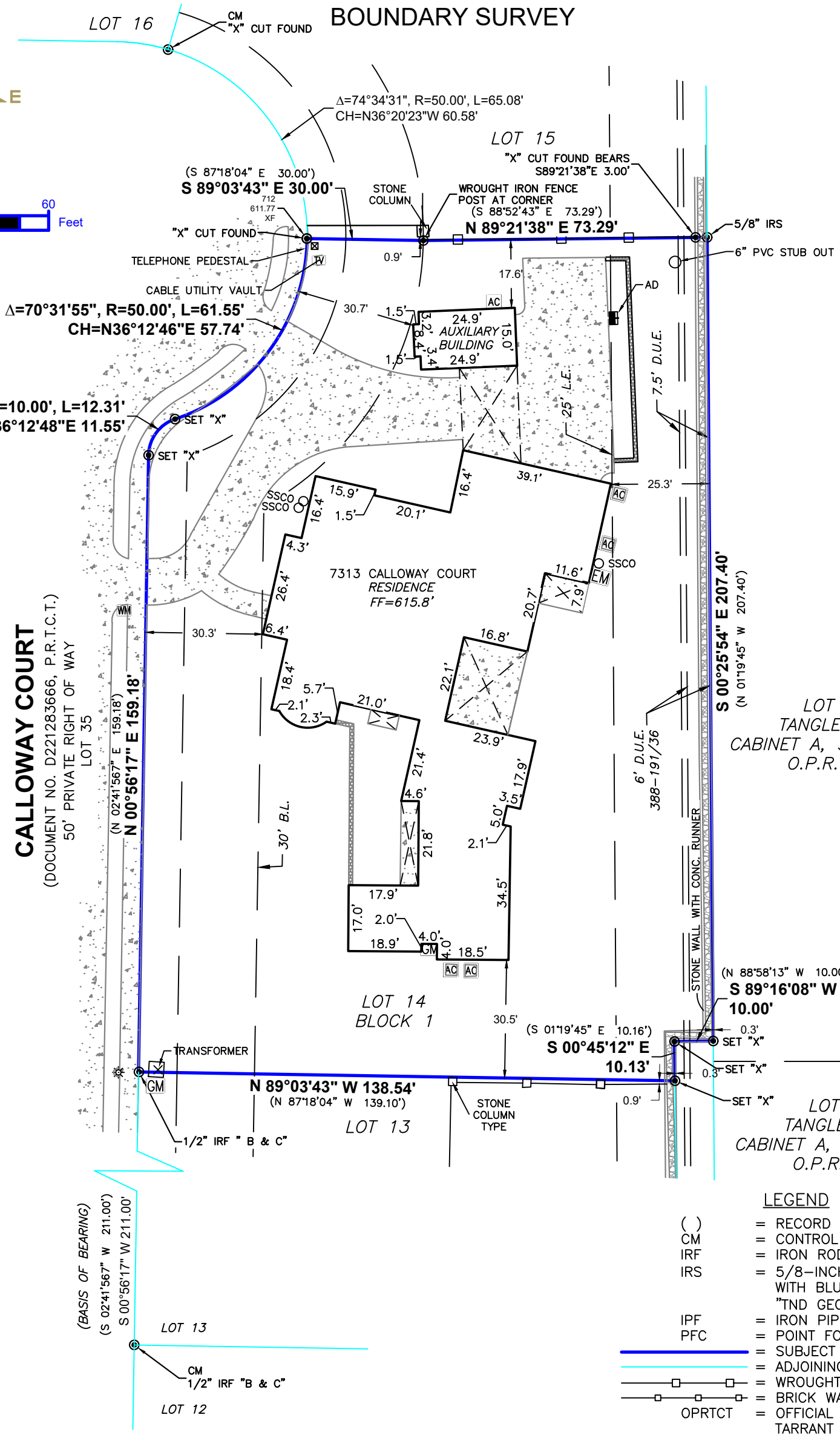
We respectfully request that you grant our request to remove the 25 foot landscape easement from our property while maintaining the existing public utility easement. We would be grateful for the opportunity to build a modest and safe pool—one that is consistent with the character of Colleyville, allows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

BOUNDARY SURVEY





NOTE:

1.) BEARINGS, COORDINATES AND DISTANCES ARE BASED ON UNITED STATES, NORTH AMERICAN DATUM OF 1983 (NAD83 (EPOCH 2011), TEXAS NORTH CENTRAL ZONE (4202).

2.) ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) ORTHOMETRIC HEIGHTS

3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OF RECORD THAT ARE NOT SHOWN. THIS SURVEY IS SUBJECT TO ANY COVENANTS AND RESTRICTIONS AS SET FORTH WITHIN THE SUBJECT PROPERTY DOCUMENT.

4.) EASEMENTS AND SET BACK LINES SHOWN HERE ON ARE PER RECORDED PLAT UNLESS OTHERWISE NOTED

I HEREBY DO CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. FIELD WORK DATE MARCH 5, 2025.

Michael R Doyle

Registered Prof. Land Surveyor
Texas Registration No. 5517

SIGNED DATE MARCH 12, 2025.

LEGEND

( )	=	RECORD CALLS
CM	=	CONTROL MONUMENT
IRF	=	IRON ROD FOUND
IRS	=	5/8-INCH IRON ROD SET WITH BLUE CAP STAMPED "TND GEOMATICS"
IPF	=	IRON PIPE FOUND
PFC	=	POINT FOR CORNER
	=	SUBJECT PROPERTY LINE
	=	ADJOINING PROPERTY LINE
	=	WROUGHT IRON FENCE
	=	BRICK WALL
OPRTCT	=	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.
P.R.T.C.T.	=	PLAT RECORDS TARRANT COUNTY, TEXAS
EM	=	ELECTRIC METER
GM	=	GAS METER
AC	=	AIR CONDITIONER
SSCO	=	SANITARY SEWER CLEAN-OUT
AD	=	AREA DRAIN
RHOME"	=	YELLOW CAP STAMPED "RHOME."
"B & C"	=	YELLOW CAP STAMPED "BARTON AND CHAPA"
	=	BRICK
	=	CONCRETE
	=	LIGHT POLE

LEGAL DESCRIPTION:

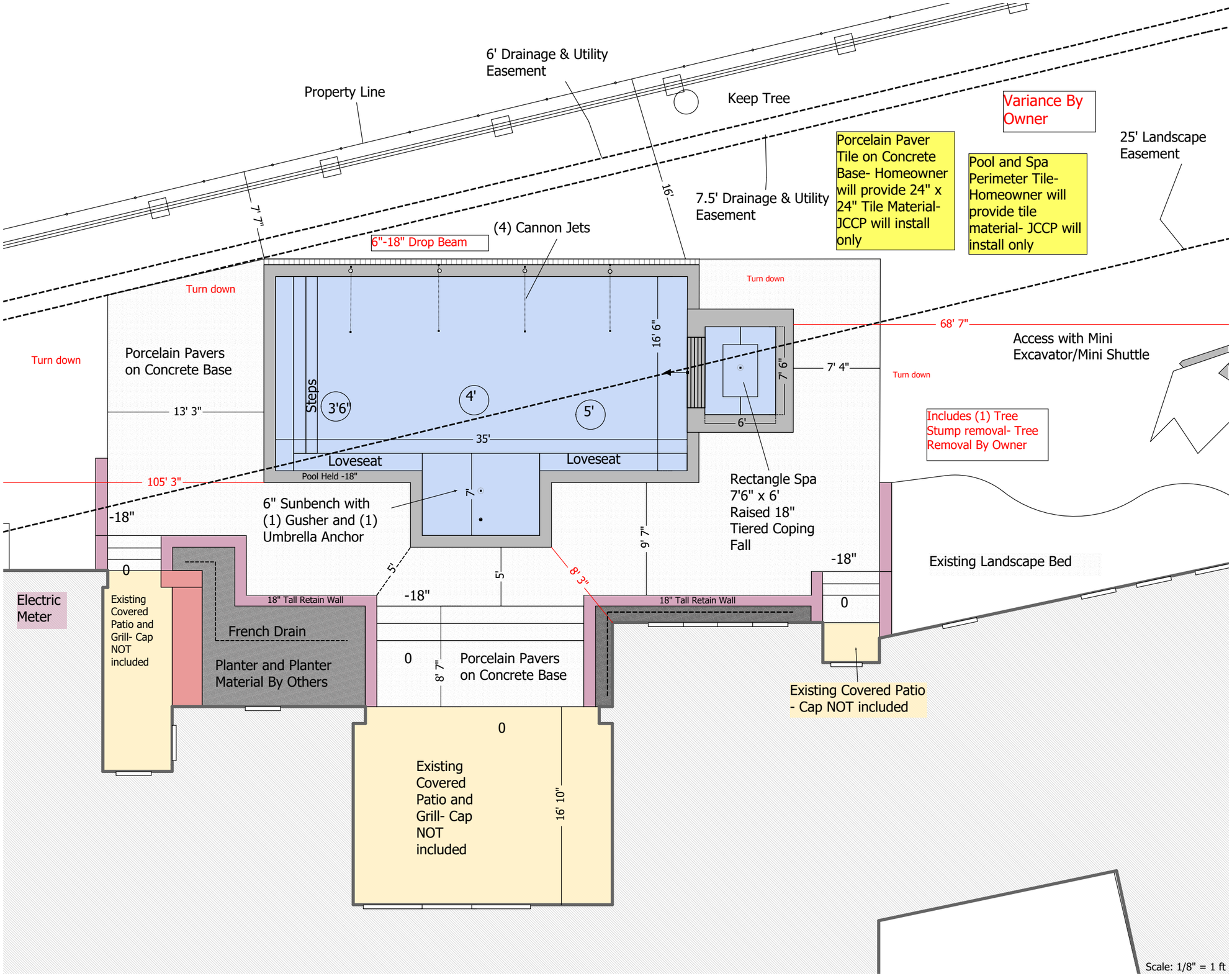
BEING LOT 14, BLOCK 1
OAK ALLEY ESTATES, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER D221283666, PLAT RECORDS TARRANT COUNTY, TEXAS.

TND GEOMATICS
PROFESSIONAL LAND SURVEYING FIRM
FIRM NO. 10194862

6821 BAKER BLVD. STE. C
RICHLAND HILLS, TX
OFFICE: 817.616.3105
EMAIL: info@tndtx.com

FIELD: JRC
TECH: IC
JOB NO.:25020037

CLIENT: G2S
PHONE: 214-600-2282
SITE ADDRESS: 7313 CALLOWAY COURT,
COLLEYVILLE, TEXAS 76034



J. Caldwell CUSTOM POOLS
"Where Construction Meets Customer Service"
817-237-7665

5744 Boat Club Road, Suite 200
Fort Worth, Texas 76179

Customer Info

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

Pool

Length: _____
Width: _____
Depth: _____
Perimeter: _____
Area: _____
Est Total Gallons: _____
Heater: _____
Filter Type: _____

Spa

Design Type: _____
Length: _____
Width: _____
Perimeter: _____
Area: _____
Raised Above Pool: _____
Raised Above Deck: _____

Notes

_____
_____
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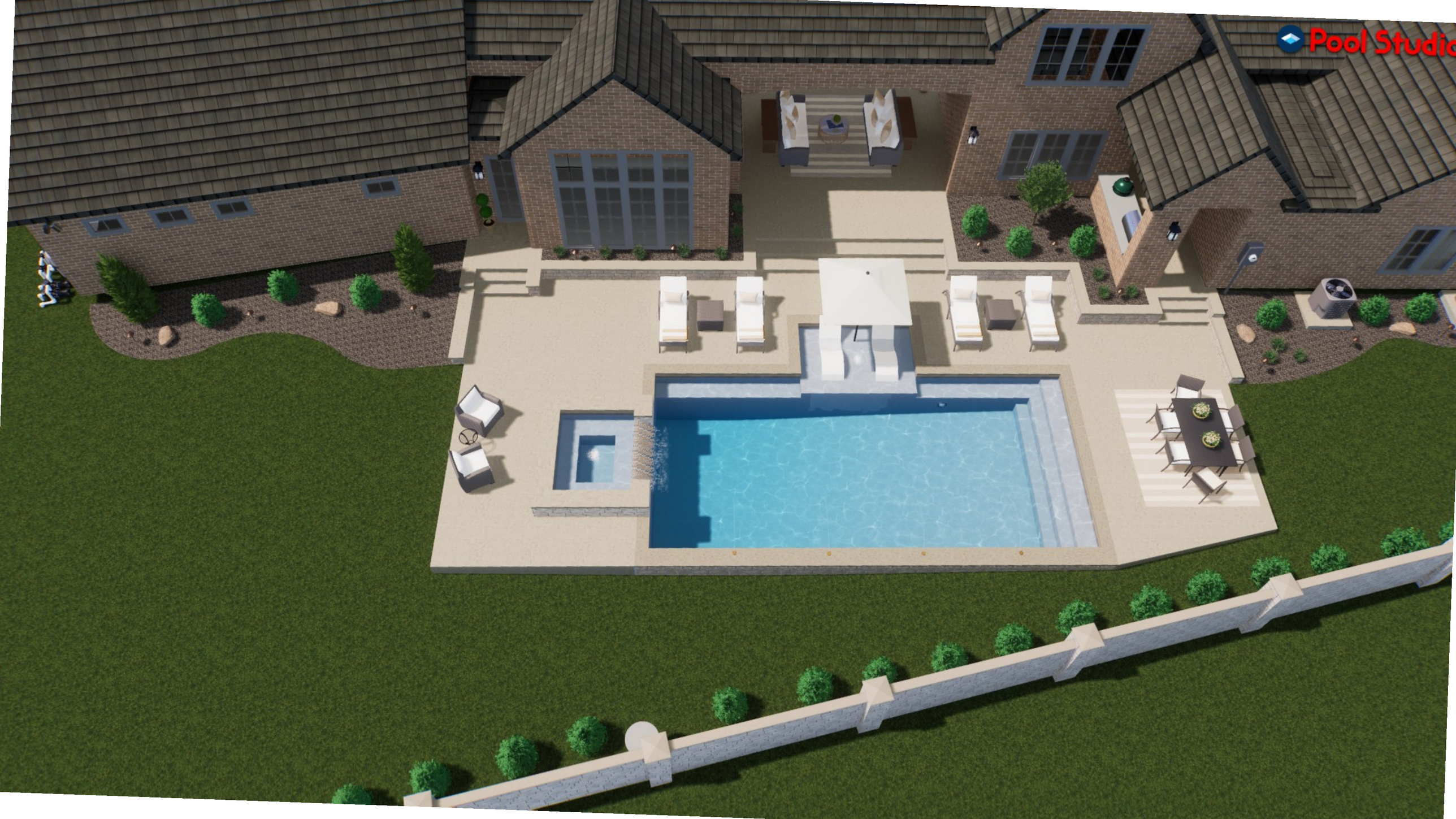
Sales Agent: _____


Pool Studio

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

ATTEST:

Christine Loven, TRMC
City Secretary

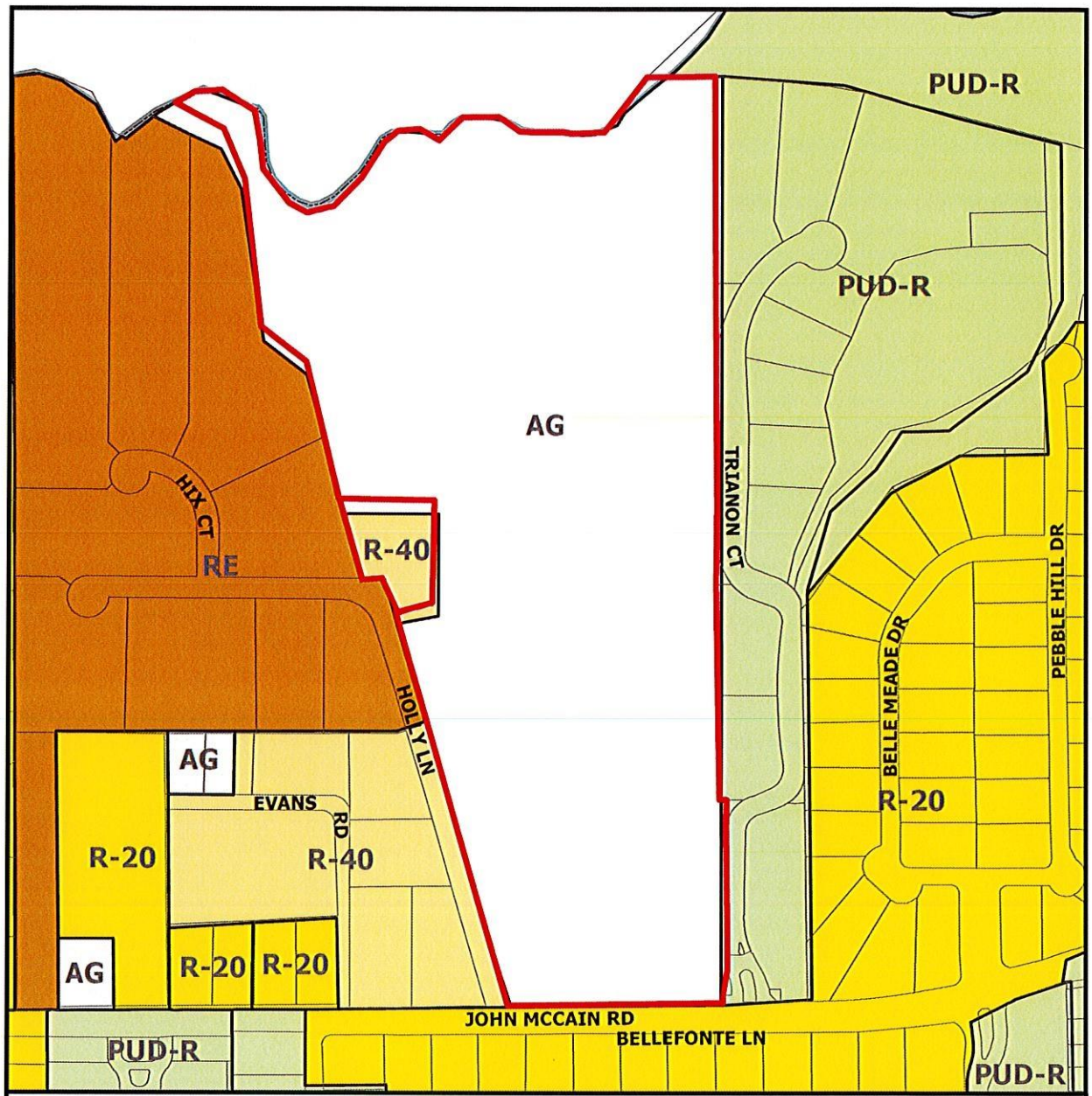
CITY OF COLLEYVILLE

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC18-019

1312 John McCain Road

and 7309 Holly Lane N

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.

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 perimeters boundaries will have 25', fully landscaped buffer easements, as shown on the Development Plan.

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

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

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

Development Schedule

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

Economic Development Information

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

Development Standards

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

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

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

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

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

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

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

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

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

Street Design Standards:

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

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

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

Exhibit "C" – Preliminary Plat

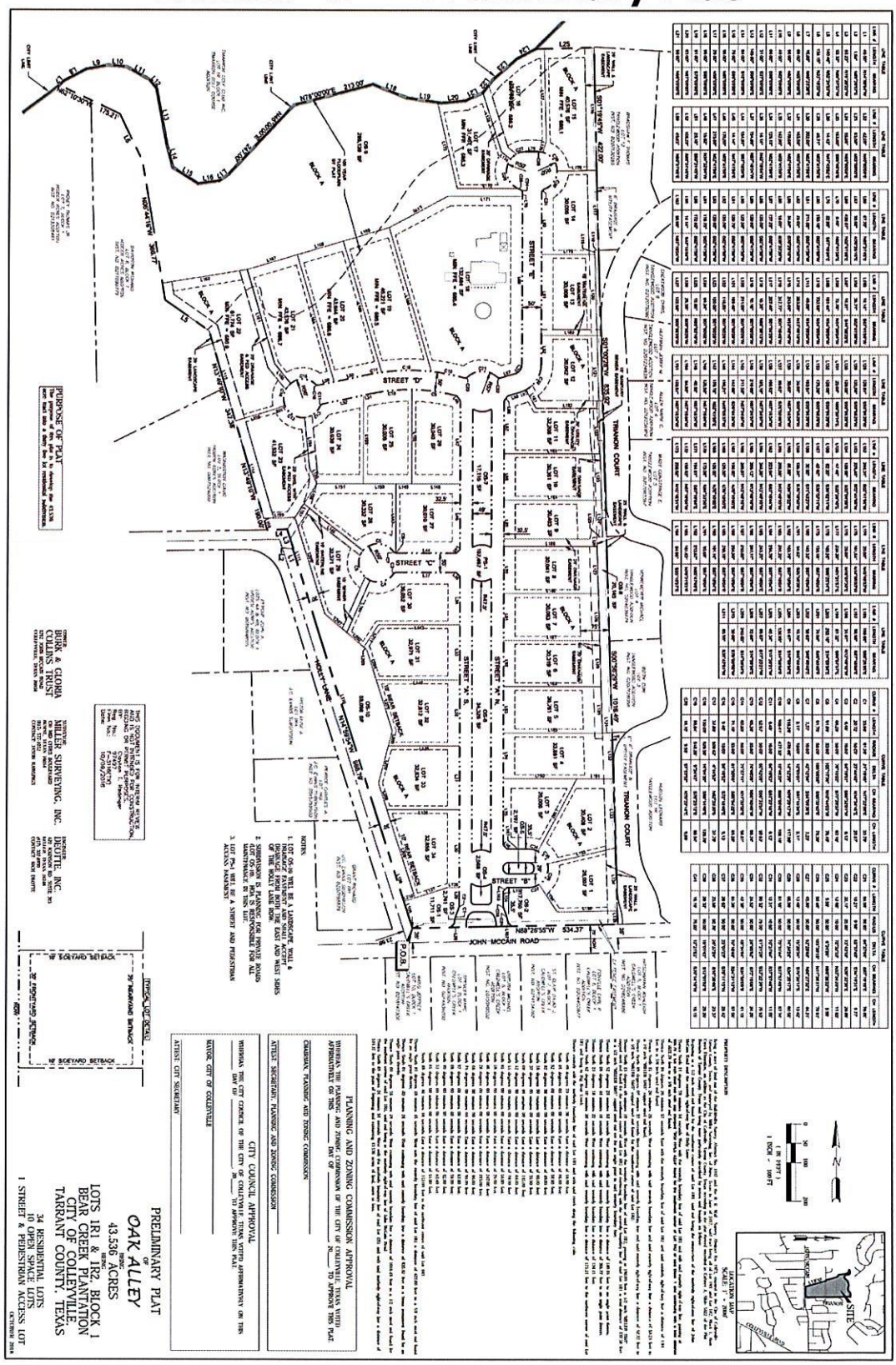
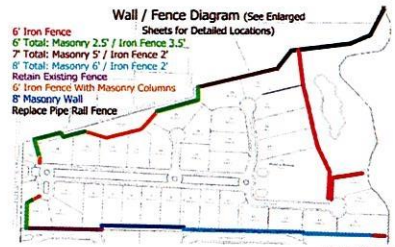
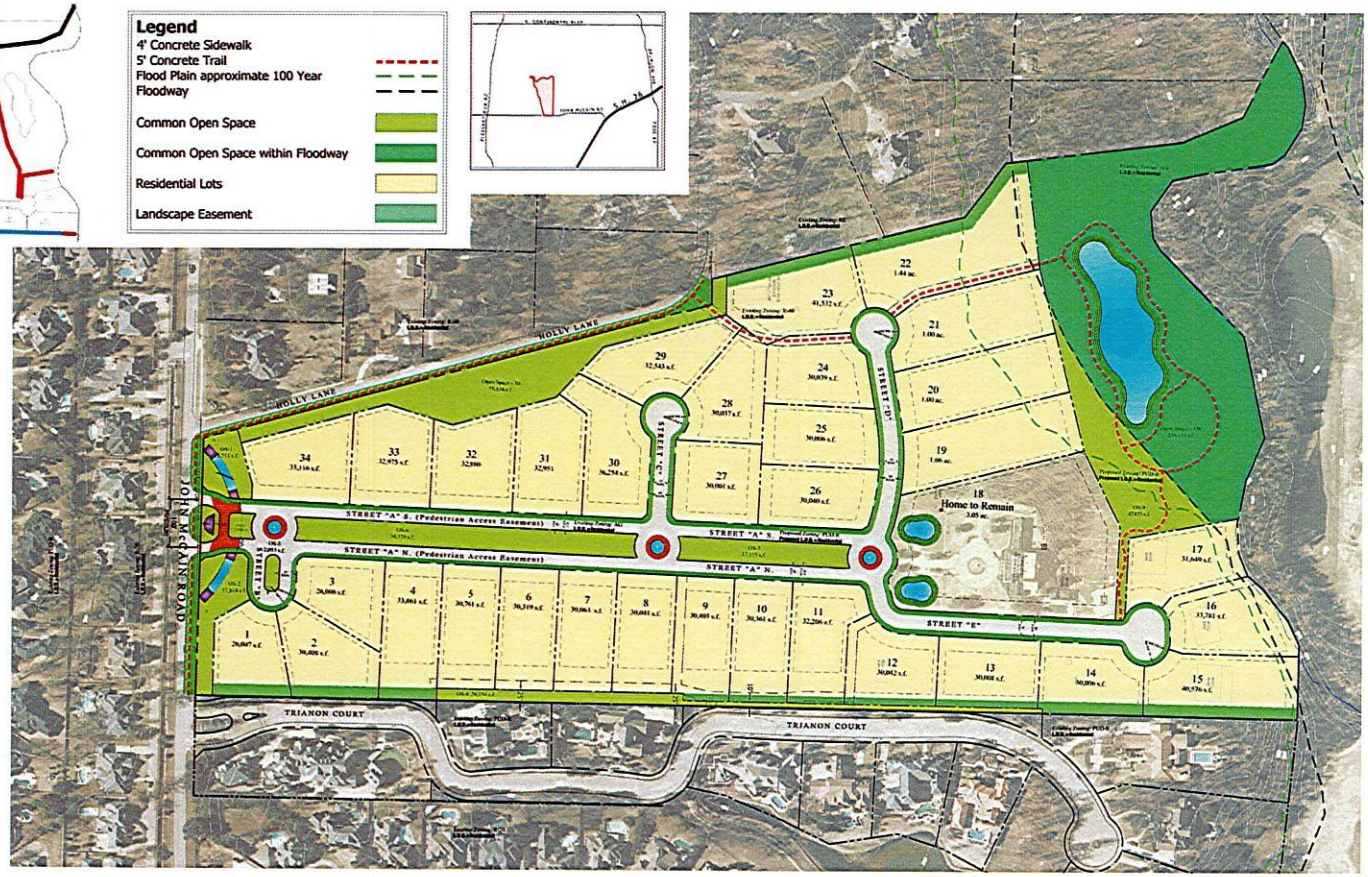


Exhibit "D" – Development Plan Exhibit



Legend

- 4' Concrete Sidewalk
- 5' Concrete Trail
- Flood Plain approximate 100 Year
- Floodway
- Common Open Space
- Common Open Space within Floodway
- Residential Lots
- Landscape Easement



Site Data - Development Plan

Single Family Residential Lots		34
Common Areas		10
Residential Lots	65.76%	28.63 ac.
Open Space	11.28%	4.91 ac.
Open Space Floodway	12.62%	5.50 ac.
R.O.W.	10.34%	4.50 ac.
Gross Acreage	100.00%	43.54 ac.

Density Data

Gross Residential Acreage	43.54
Gross Residential Density	0.78
Residential Density Net R.O.W. (R.O.W. = 4.49 ac.)	0.86

Summary

Residential Lots	34
Minimum Building Lot Area	26,006 s.f.
Average Building Lot Area	36,699 s.f.
Common Areas	10
Existing Zoning	AG & R-40
Proposed Zoning	PUD-R

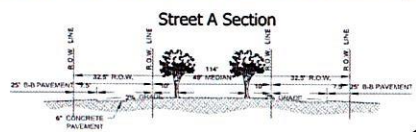
Owner:
Burk & Gloria Collins Trust
1312 John McCain Rd.
Colleyville, TX 76034

Surveyor:
Miller Surveying, Inc.
430 Mid Cities Blvd.
Hurst, TX 76054
Tel: 817-577-1052

Engineer:
Deotte, Inc.
420 Johnson Rd., Suite 303
Keller, TX 76248
Tel: 817-337-8899
Contact: Clayton Redinger

Applicant:
Sage Group, Inc.
1130 N. Carroll Ave , Suite 200
Southlake, TX 76092
Tel: 817-424-2626
Contact: Curtis Young

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626



Zoning Exhibit for
Zoning Change Request
From AG & R-40 to PUD-R

Case #ZC18-019

25 JAN 19

1" = 100'

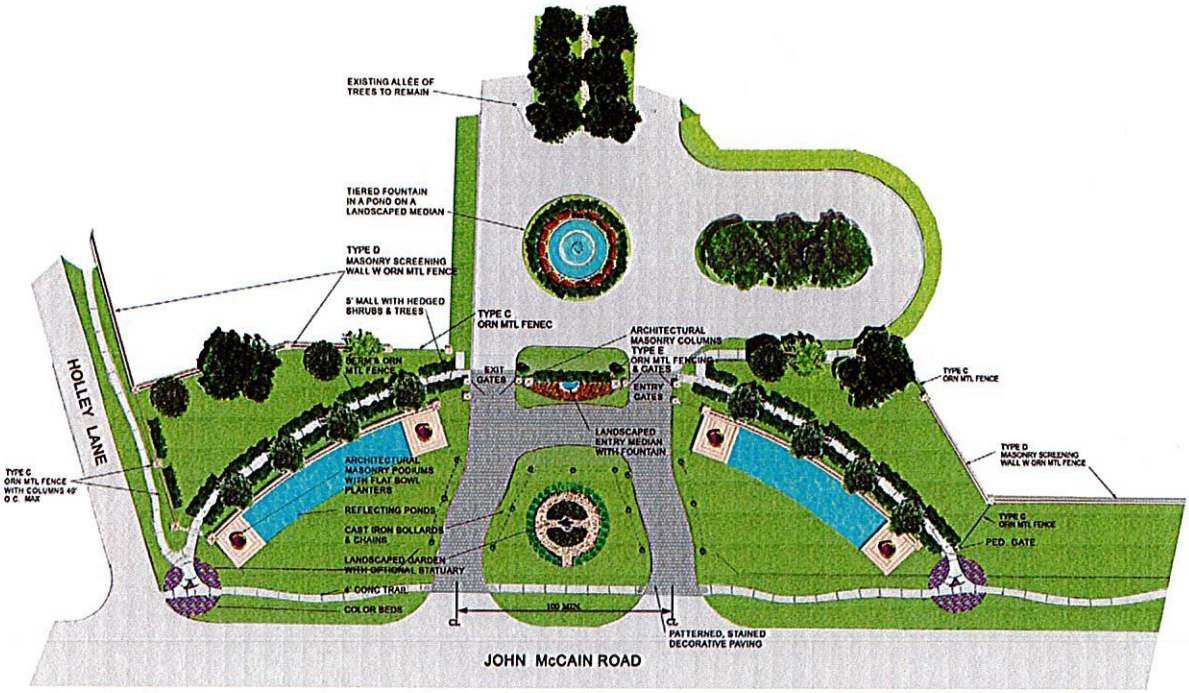
0 100' 200' 400'

Development Plan

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

Oak Alley

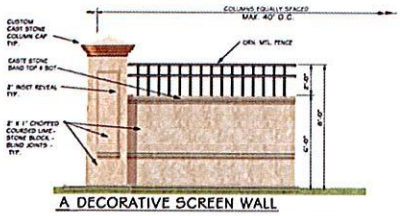
Colleyville, Tarrant County, Texas



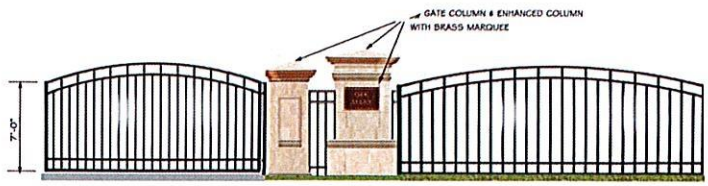
SAGE GROUP, INC.

THE ENTRY

OAK ALLEY



A DECORATIVE SCREEN WALL

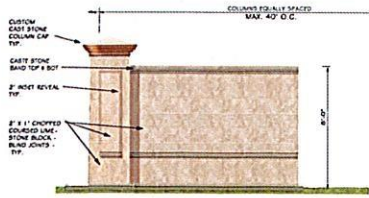


B ENTRY GATE MEDIAN ORNAMENTAL METAL FENCING
GATE & MEDIAN FENCING DESIGN T.B.D.

C ORNAMENTAL METAL FENCE
WITH COLUMN TERMINUS

D LOW STONE WALL WITH
ORNAMENTAL METAL FENCE

E ORNAMENTAL
METAL FENCE



F DECORATIVE SCREEN WALL

SAGE GROUP, INC.

SCREENING WALLS & ORNAMENTAL FENCING EXHIBIT

OAK ALLEY

STONE

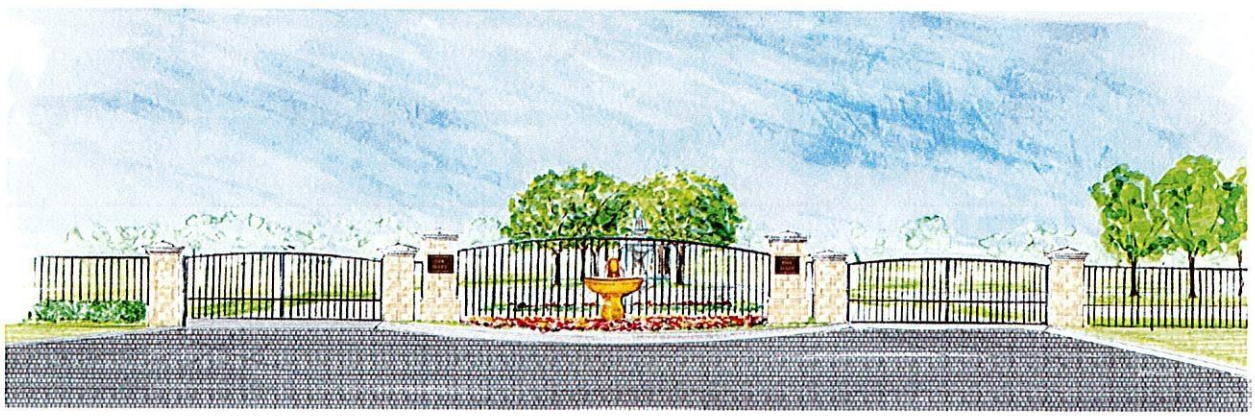
PAVERS

INSPIRATION

SAGE GROUP, INC.
Water Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste 200
Southlake, Texas 76092
TEL: 817-424-2626

THE ENTRY

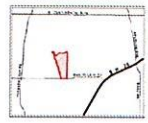
OAK ALLEY



SAGE GROUP, INC.

ELEVATION OF THE ENTRY

OAK ALLEY



Holly Lane / Western Boundary Landscape Easement -
Landscape Specifications

SHADE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS

ORNAMENTAL TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS

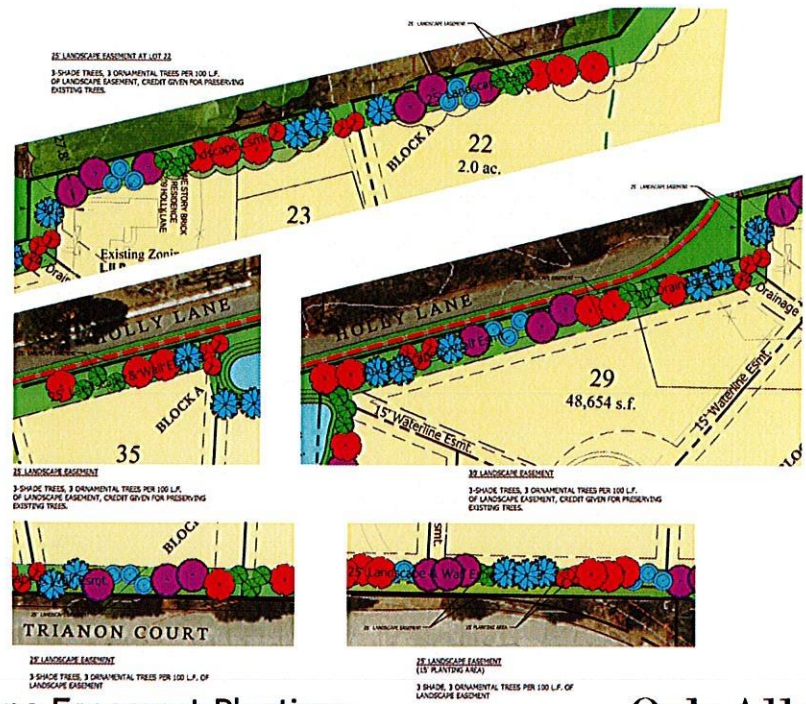
Eastern Boundary Landscape Easement -
Landscape Specifications

SHADE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS

ORNAMENTAL TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS



Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1135 N. Carroll Ave., Ste 206
Southlake, Texas 76092
817-614-1635

21 SEPT 18

1" = 30'

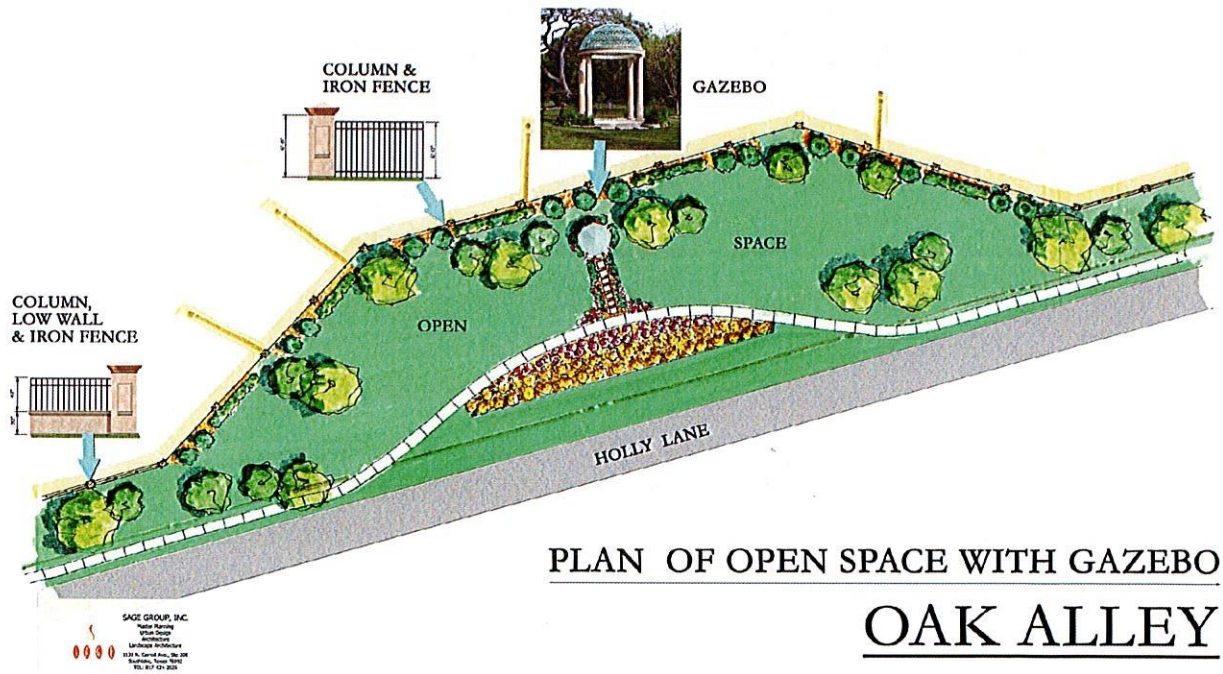
0 30' 60' 120'

Landscape Easement Plantings

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

Oak Alley

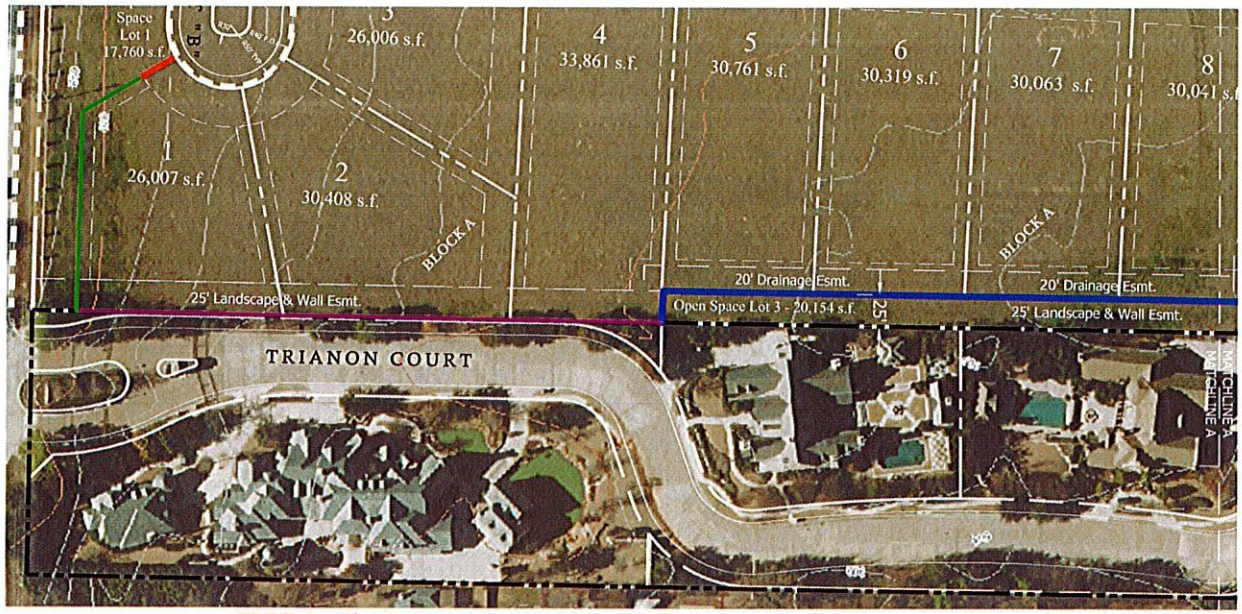
Colleyville, Tarrant County, Texas



SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1135 N. Carroll Ave., Ste 206
Southlake, Texas 76092
TEL: 817 421-1635

PLAN OF OPEN SPACE WITH GAZEBO

OAK ALLEY



Planner: SAGE GROUP, INC. Master Planning Urban Design Architecture Landscape Architecture 1138 N. Carroll Ave., Ste. 250 Southlake, Texas 76092 817-424-2626

21 SEPT 18 1" = 60' 0 30' 60' 120'

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

Case #ZC18-002

Eastern Boundry 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. Master Planning Urban Design Architecture Landscape Architecture 1138 N. Carroll Ave., Ste. 250 Southlake, Texas 76092 817-424-2626

21 SEPT 18 1" = 60' 0 30' 60' 120'

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

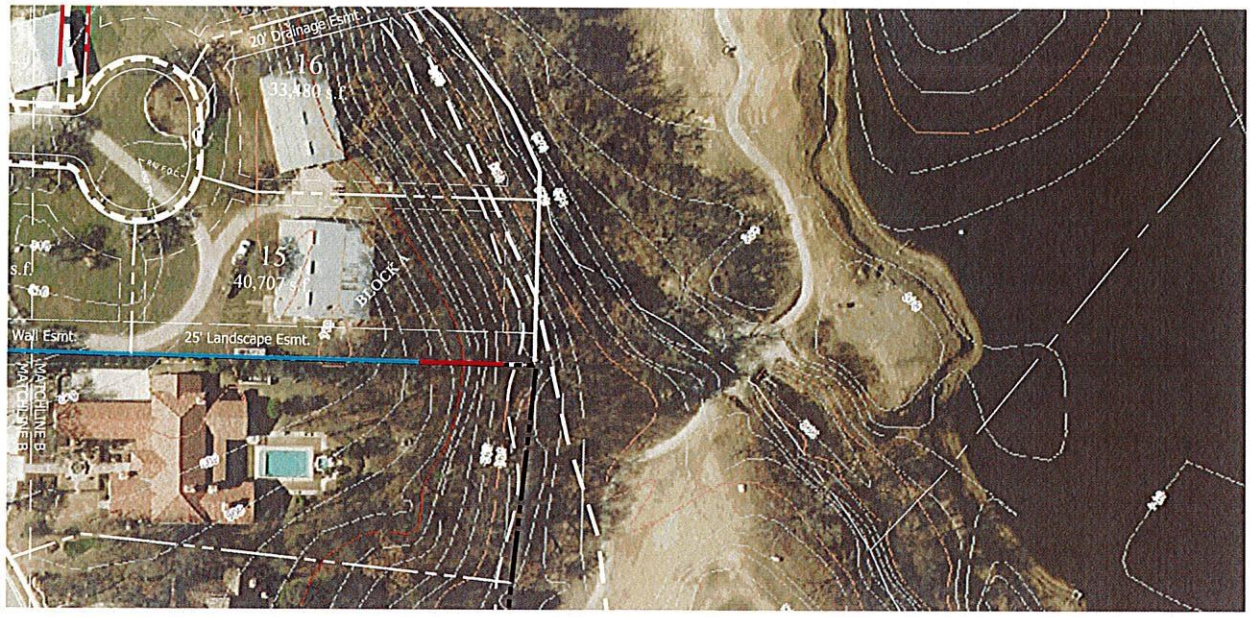
Case #ZC18-002

Eastern Boundary Detail (Sheet 2 of 3)

Oak Alley

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

Colleyville, Tarrant County, Texas



Planner: SAGE GROUP, INC. Master Planning Urban Design Architecture Landscape Architecture 1128 N. Carroll Ave., Ste. 208 Southlake, Texas 76092 817-424-2638

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

Case #ZC18-002

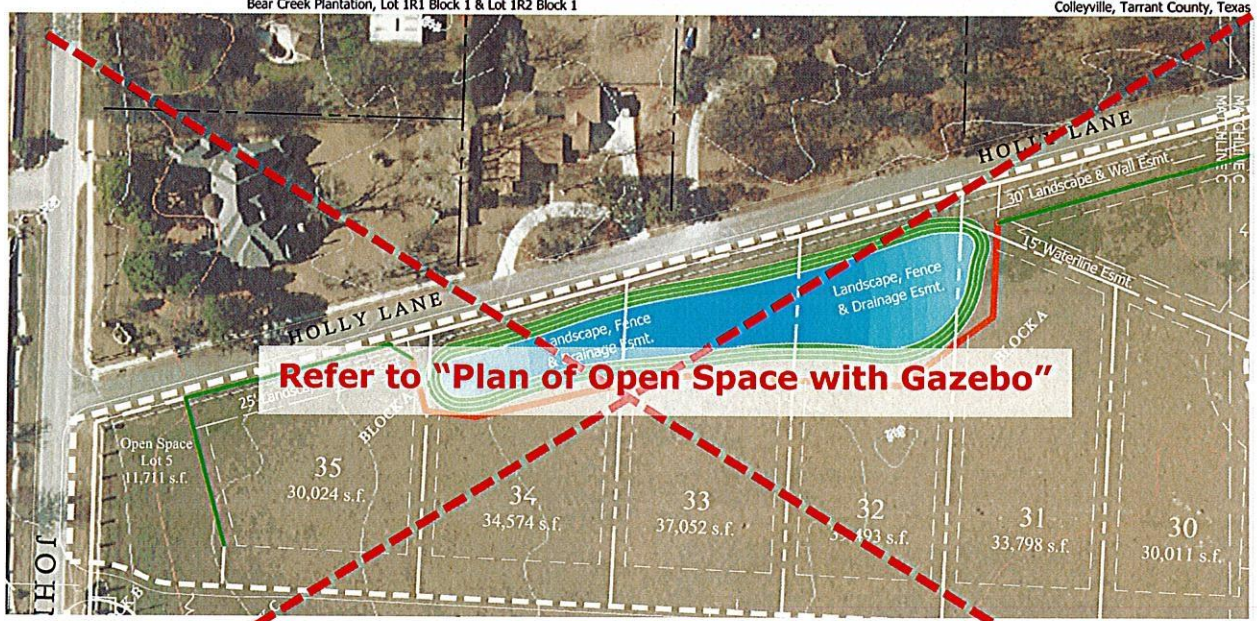
21 SEPT 18 1" = 60' 0 30' 60' 120'

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. Master Planning Urban Design Architecture Landscape Architecture 1128 N. Carroll Ave., Ste. 208 Southlake, Texas 76092 817-424-2638

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

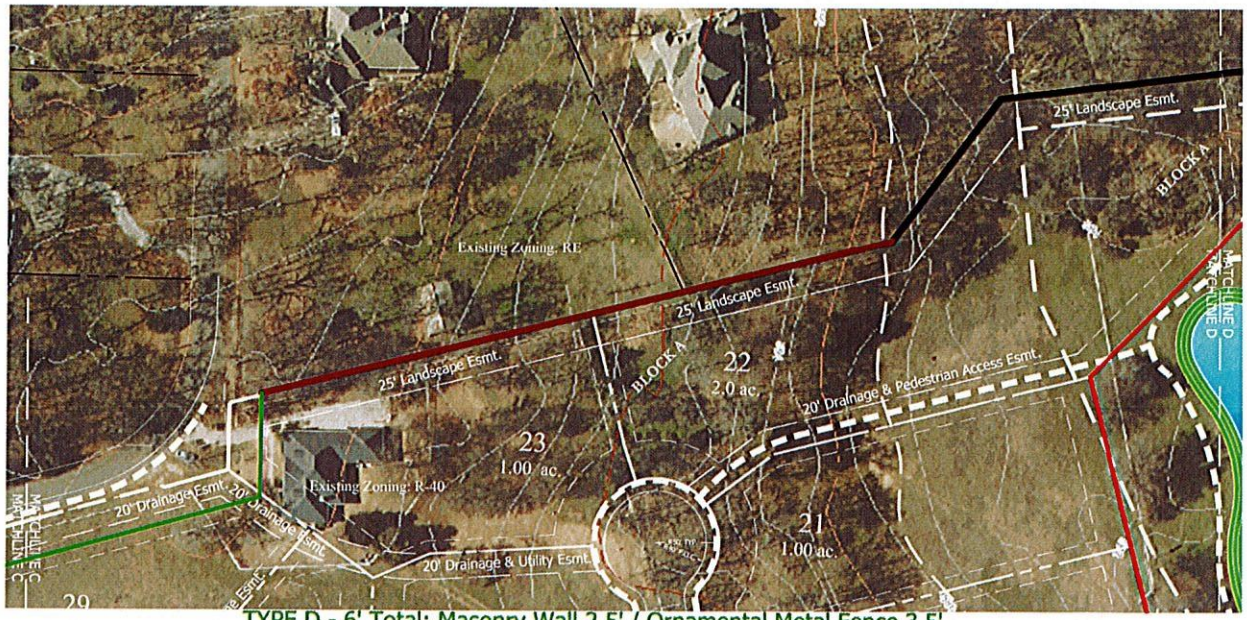
21 SEPT 18 1" = 60' 0 30' 60' 120'

Western Boundary Detail (Sheet 1 of 3)

Oak Alley

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

Colleyville, Tarrant County, Texas



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

Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture

21 SEPT 18 1" = 60' 0 30' 60' 120'

Case #ZC18-002

Western Boundary Detail (Sheet 2 of 3)

Oak Alley

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

Colleyville, Tarrant County, Texas

Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture

Replace Pipe Rail Fence

21 SEPT 18 1" = 60' 0 30' 60' 120'

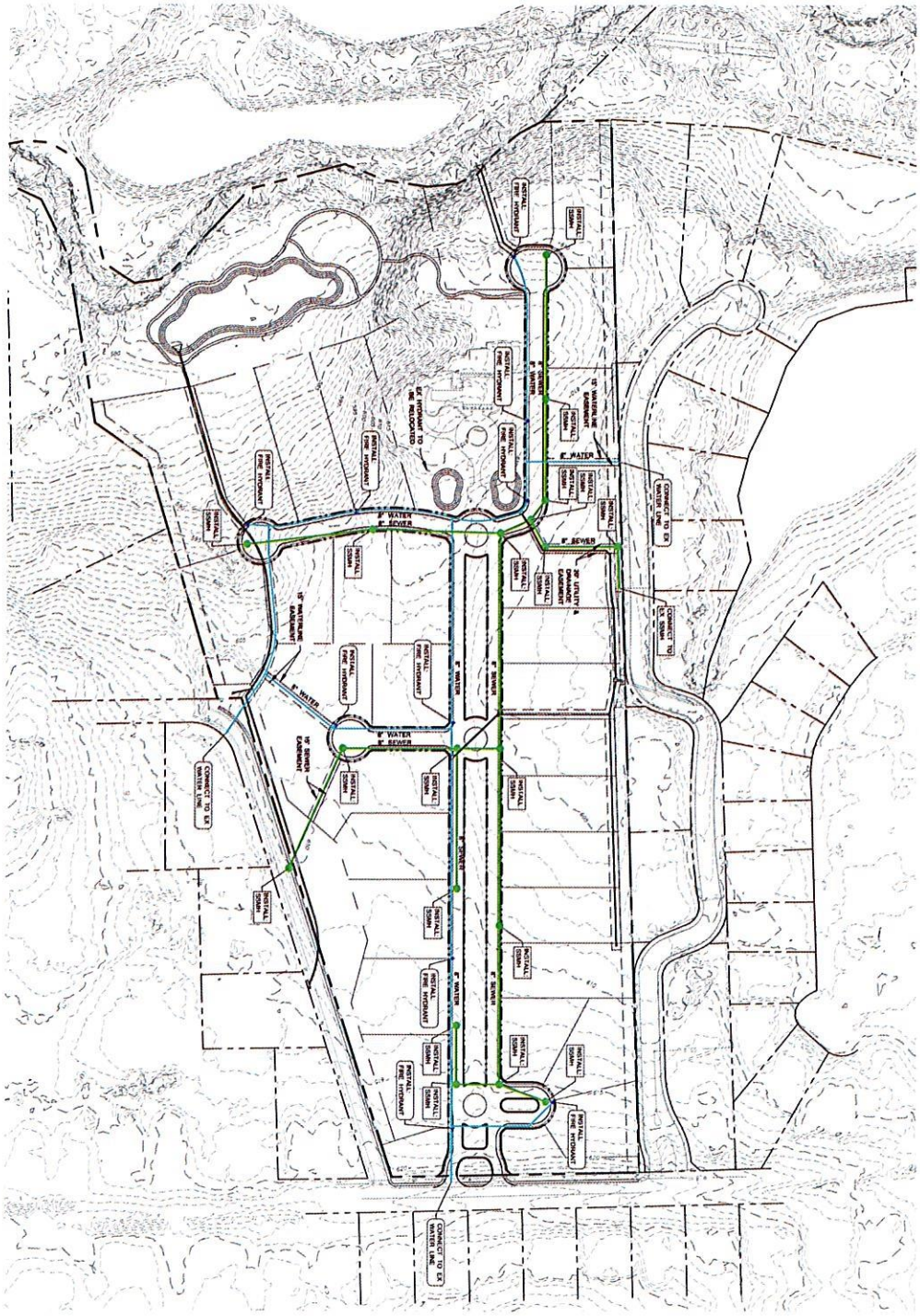
Case #ZC18-002

Western Boundary Detail (Sheet 3 of 3)

Oak Alley

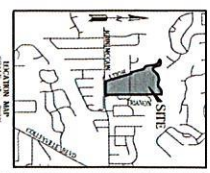
Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas



LEGEND

- 8" WATER LINE
- FIRE HYDRANT
- 8" SANITARY SEWER LINE
- SANITARY SEWER MANHOLE



3

DOE No. 20172100

Plotted by: Clayton Redinger
Jan 28, 2019 - 1:49pm

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
BY: Clayton T. Redinger
Reg. No.: 97497
Firm. No.: F-3116(TX)
Date: 1/28/2019

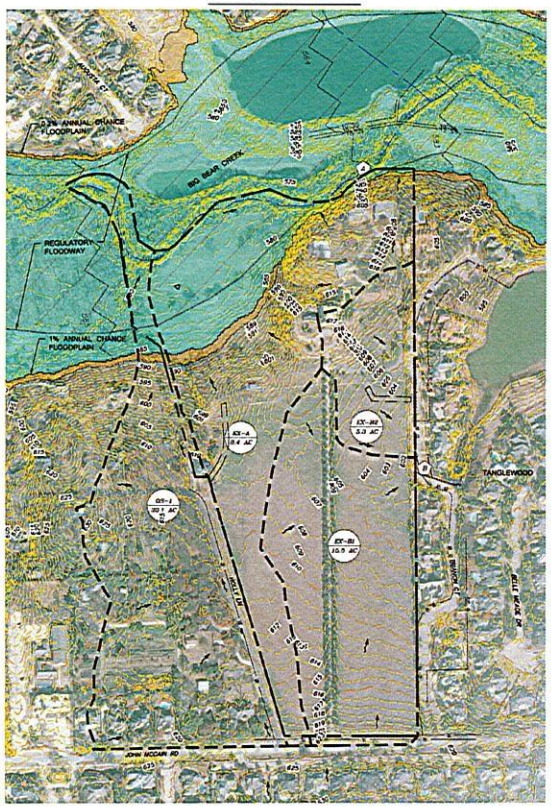
REVISIONS

PRELIMINARY UTILITY PLAN
OAK ALLEY
COLLEYVILLE, TEXAS

DeOTTE, INC.
CIVIL ENGINEERING | TBPE No. F-3116
505 Johnson Road, Suite 202 | Keller, Texas 76248
817-337-4699 Office | 817-337-1555 Fax

PREPARED FOR: BURK & GLORIA COLLINS TRUST

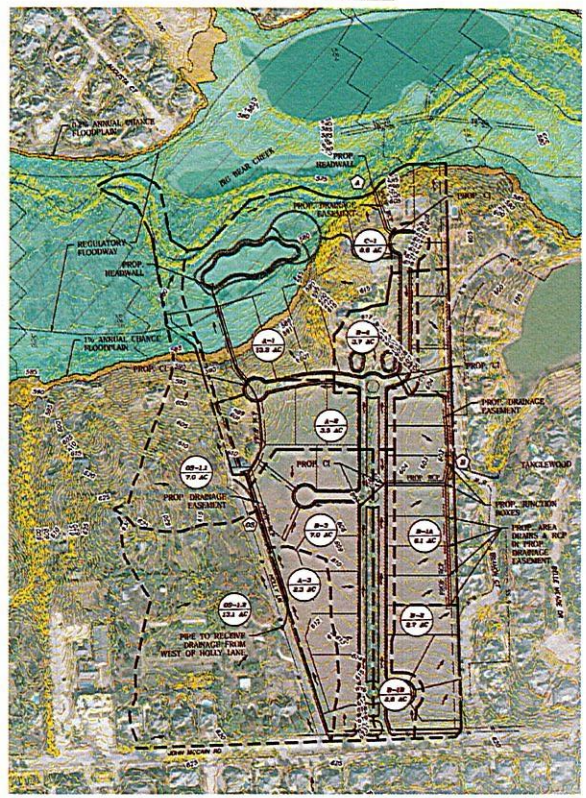
EXISTING CONDITION



Rational Method Runoff Calculations - Existing Condition

DESIGN POINT	AREA DESIGNATION	AREA (ACRES)	RUNOFF COEFF	T_c (MIN)	I_2 (IN/HR)	Q_2 (CFS)	I_5 (IN/HR)	Q_5 (CFS)	I_{10} (IN/HR)	Q_{10} (CFS)	I_{25} (IN/HR)	Q_{25} (CFS)	I_{100} (IN/HR)	Q_{100} (CFS)
	OS-1	20.1	0.60	15	3.90	47.0	4.86	58.6	5.53	66.7	6.46	77.9	7.20	86.8	7.98	96.2
	EX-A	14.4	0.30	21	3.25	20.6	4.13	26.1	4.71	29.8	5.54	35.1	6.19	39.2	6.89	43.6
	EX-B1	15.5	0.30	15	3.90	18.1	4.86	22.6	5.53	25.7	6.46	30.0	7.20	33.5	7.98	37.1
	EX-B2	3.3	0.30	15	3.90	3.9	4.86	7.7	5.53	8.8	6.46	10.3	7.20	11.4	7.98	12.7
A	EX-A	21.1	0.30	21	3.25	20.6	4.13	26.1	4.71	29.8	5.54	35.1	6.19	39.2	6.89	43.6
B	ALL B	29.8	0.30	15	3.90	34.9	4.86	50.5	5.53	54.5	6.46	60.3	7.20	64.9	7.98	69.8

POST-PROJECT CONDITION



Rational Method Runoff Calculations - Post-Project Condition

DESIGN POINT	AREA DESIGNATION	AREA (ACRES)	RUNOFF COEFF	T_c (MIN)	I_2 (IN/HR)	Q_2 (CFS)	I_5 (IN/HR)	Q_5 (CFS)	I_{10} (IN/HR)	Q_{10} (CFS)	I_{25} (IN/HR)	Q_{25} (CFS)	I_{100} (IN/HR)	Q_{100} (CFS)
	OS-1.1	7.0	0.60	15	3.90	16.4	4.86	20.4	5.53	23.2	6.46	27.1	7.20	30.2	7.98	33.5
	OS-1.2	13.1	0.60	15	3.90	30.7	4.86	38.2	5.53	43.5	6.46	50.8	7.20	56.6	7.98	62.7
	A-1	13.3	0.60	15	3.90	31.1	4.86	38.8	5.53	44.1	6.46	51.6	7.20	57.5	7.98	63.7
	A-2	3.5	0.60	15	3.90	8.2	4.86	10.2	5.53	11.6	6.46	13.6	7.20	15.1	7.98	16.8
	A-3	2.3	0.60	15	3.90	5.4	4.86	6.7	5.53	7.6	6.46	8.9	7.20	9.9	7.98	11.0
	B-1A	6.1	0.60	15	3.90	14.3	4.86	17.8	5.53	20.2	6.46	23.6	7.20	26.4	7.98	29.2
	B-1B	2.8	0.60	15	3.90	6.6	4.86	8.2	5.53	9.3	6.46	10.9	7.20	12.1	7.98	13.4
	B-2	2.7	0.60	15	3.90	6.3	4.86	7.9	5.53	9.0	6.46	10.5	7.20	11.7	7.98	12.9
	B-3	7.0	0.60	15	3.90	16.4	4.86	20.4	5.53	23.2	6.46	27.1	7.20	30.2	7.98	33.5
	B-4	5.7	0.60	15	3.90	8.7	4.86	10.8	5.53	12.3	6.46	14.3	7.20	16.0	7.98	17.7
	C-1	0.6	0.60	15	3.90	1.4	4.86	1.7	5.53	2.0	6.46	2.3	7.20	2.6	7.98	2.9
OS	OS-1.2	13.1	0.60	15	3.90	30.7	4.86	38.2	5.53	43.5	6.46	50.8	7.20	56.6	7.98	62.7
A	ALL A	19.1	0.60	15	3.90	44.7	4.86	55.7	5.53	63.3	6.46	74.0	7.20	82.5	7.98	91.5
B	ALL B	22.3	0.60	15	3.90	52.2	4.86	65.0	5.53	74.0	6.46	86.4	7.20	96.3	7.98	106.8

OWNER:

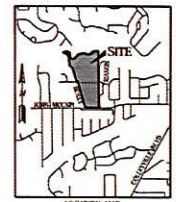
BURK & GLORIA COLLINS TRUST

ENGINEER:

DEOTTE, INC.
420 JOHNSON RD, SUITE 303
KELLER, TEXAS 76248
(817) 337-5809
CONTACT: CLAYTON RETINGER

APPLICANT:

SAGE GROUP, INC.
1130 N. CARROLL AVE., SUITE 280
SOUTHLAKE, TEXAS 76092
(817) 424-2626
CONTACT: CURRIS YOUNG



LOCATION MAP
SCALE: 1" = 2000'

LEGEND

- A-1 / XXX AC — DRAINAGE AREA LABEL
- FLOW ARROW
- DRAINAGE DIVIDE
- EXISTING CONTOUR MINOR
- 500 — EXISTING CONTOUR MAJOR
- A — DESIGN POINT

NOTES:

1. PROPOSED GRADING IMPROVEMENTS WITHIN THE REGULATORY FLOODWAY OF BIG BEAR CREEK WILL LIKELY REQUIRE A CLOMR SUBMITTAL THROUGH FEMA AT A LATER DATE DETAILING HYDRAULIC IMPACT DUE TO DEVELOPMENT.
2. ULTIMATE CONFIGURATION AND SIZING OF PROPOSED IMPROVEMENTS MAY CHANGE SLIGHTLY IN FINAL DESIGN.
3. TOPOGRAPHY OBTAINED THROUGH TEXAS NATURAL RESOURCE INFORMATION SERVICE (TNRIS), 2003, NAVD 88 VERTICAL DATUM.
4. REF. TANGLEWOOD RECORD DRAWINGS (STAMPED 05-23-02) FOR DOWNSTREAM STORM DRAINAGE CAPACITY & CONFIGURATION.
5. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, US FEET.
6. INLET LOCATION ON WEST SIDE OF HOLLY ROW TO BE COORDINATED WITH EXISTING PROPERTY OWNERS TO WEST. INLETS WILL BE DESIGNED TO PICK UP PORTION OF OS-1.2 DRAINING TO IT AND DIRECT WATER TO PROPOSED POND.

Time of Concentration or Travel Time Worksheet

Project: Oak Alley
By: DAC
Date: 1/30/2019
Location: Colleyville, TX
Condition (Present/Proposed): Current Conditions

SHEET FLOW (Applicable to T_c only)				
SEGMENT ID	OS-1	EX-A	EX-B1	EX-B2
1. Surface Description	Pavement	D. Grass	D. Grass	D. Grass
2. Manning's Roughness Coefficient	0.011	0.240	0.240	0.240
3. Flow Length, L (total L <= 300ft) ...(ft)	100	100	100	100
4. Two-yr 24 hr rainfall, P_{2}...(in)	4	4	4	4
5. Land Slope, s ...(ft/ft)	0.021	0.05	0.05	0.05
6. $T_t = (.007*(nL)^{0.8})/(P_2^{0.5}*s^{0.4})$ ...(hr)	0.02	0.15	0.15	0.18
6. $T_t = (.007*(nL)^{0.8})/(P_2^{0.5}*s^{0.4})$ ...(min)	1.06	8.85	8.85	10.85
SHALLOW CONCENTRATED FLOW				
SEGMENT ID	OS-1	EX-A	EX-B1	EX-B2
7. Surface description (paved or unpaved)	UNPAVED	UNPAVED	UNPAVED	UNPAVED
8. Flow Length, L ...(ft)	200	200	200	200
9. Watercourse slope, s ...(ft/ft)	0.022	0.02	0.024	0.02
10. Average velocity, V ...(ft/sec)	2.4	2.25	2.5	2.25
11. $T_t = L/(3600*V)$ ...(hr)	0.02	0.02	0.02	0.02
11. $T_t = L/(3600*V)$ ...(min)	1.39	1.48	1.33	1.48
CHANNEL FLOW				
SEGMENT ID	OS-1	EX-A	EX-B1	EX-B2
12. Cross section flow area, a ...(ft^2)				
13. Wetted perimeter, P_w ...(ft)				
14. Hydraulic radius, $r = a/P_w$ ...(ft)				
15. Channel slope, s ...(ft/ft)				
16. Manning's Roughness Coefficient, n				
17. $V = (1.49*r^{2/3}*s^{1/2})/n$ ...(ft/sec)	4	4	4	4
18. Flow length, L ...(ft)	1260	2509	672	893
19. $T_t = L/(3600*V)$ ...(hr)	0.12	0.18	0.05	0.06
19. $T_t = L/(3600*V)$ ...(min)	7.88	10.81	3.03	3.64
Watershed Area (ac.)				
20. Total Watershed or subareaT, or T_c ...(hr)	0.16	0.35	0.23	0.25
20. Total Watershed or subareaT, or T_c ...(min)	9.79	21.34	13.81	15.37
T_c ROUNDED (MIN 15 min.)	15	21	15	15

DeOtte, Inc.
420 Johnson Rd., Suite 303
Keller, Texas 76248
817.337.5809
TBPE Firm No. F-4031
TBPLS Firm No. 10194384
PREPARED FOR PUBLIC & GENERAL COLLEYVILLE USE

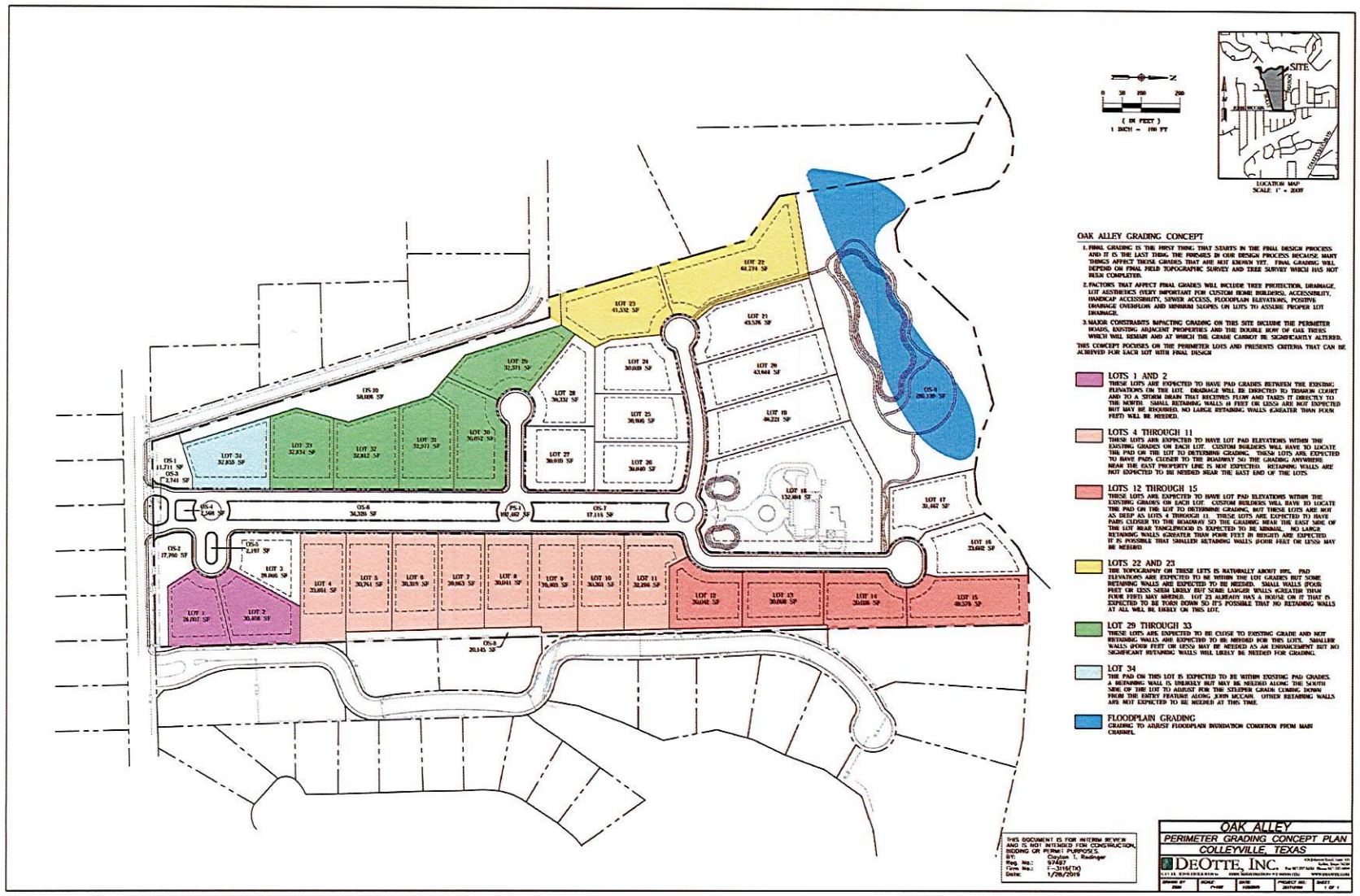
PRELIMINARY DRAINAGE ANALYSIS
OAK ALLEY
COLLEYVILLE, TEXAS

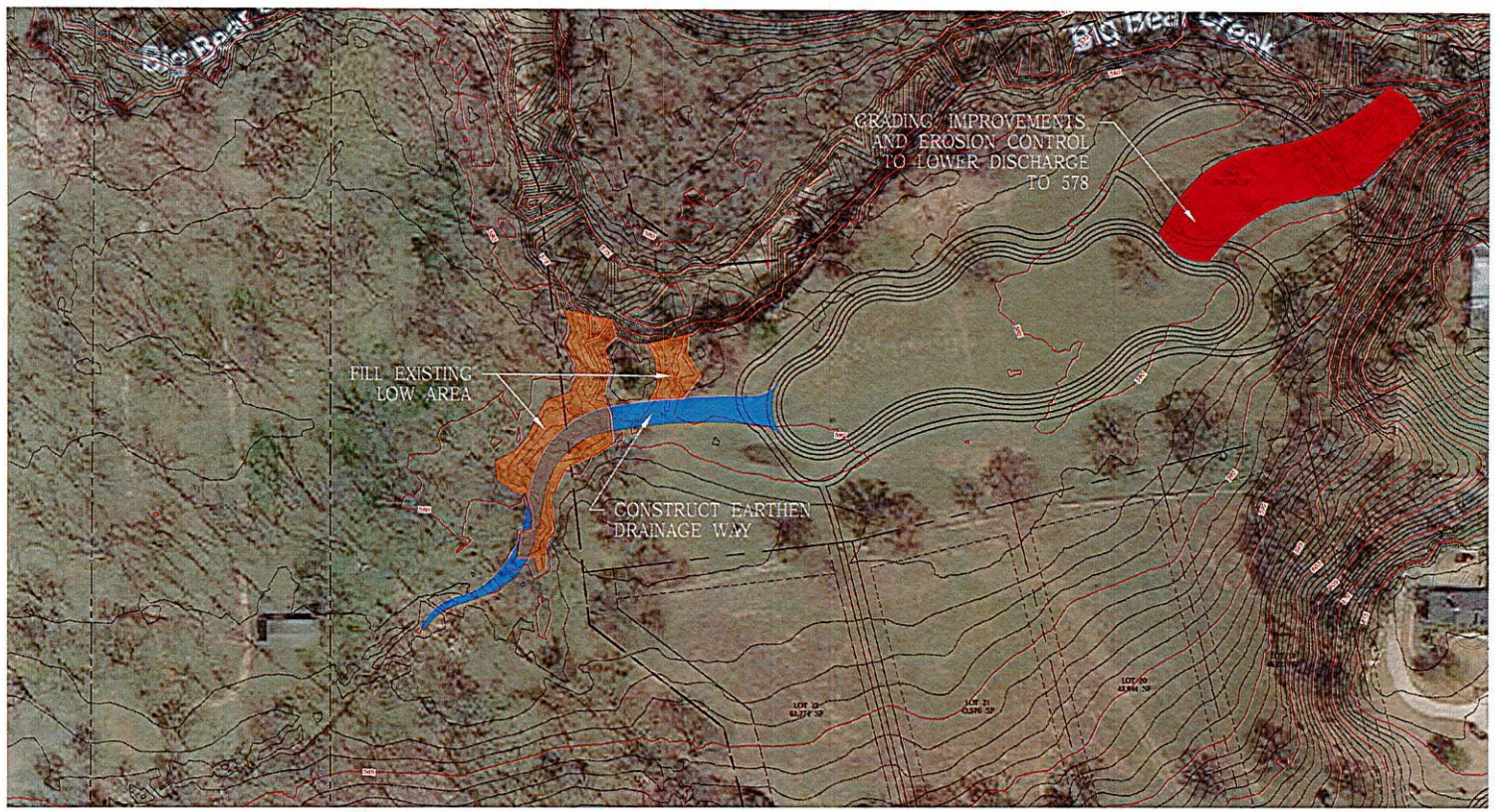
BENCHMARKS:

THIS DOCUMENT IS FOR INTERIM REVIEW AND SHOULD NOT BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES
Eng. No.: 97161
Reg. Engineer: Clayton R. Retinger
Date: 1/28/2019

Printed by
Jan 28, 2019 - 3:50pm

DOI No. 201712100


SITE
(IN FEET)
1 INCH = 100 FT
LOCATION MAP
SCALE 1" = 2000'
OAK ALLEY GRADING CONCEPT
1. FINAL GRADING IS THE FIRST THING THAT STARTS IN THE FINAL DESIGN PROCESS, AND IT IS THE LAST THING. THE FINISHES IN OUR DESIGN PROCESS BECAUSE MANY THINGS AFFECT THOSE GRADES THAT ARE NOT KNOWN YET. FINAL GRADING WILL DEPEND ON FINAL FIELD TOPOGRAPHIC SURVEY AND TREE SURVEY WHICH HAS NOT BEEN COMPLETED.
2. FACTORS THAT AFFECT FINAL GRADES WILL INCLUDE TREE PROTECTION, DRAINAGE, LOT AESTHETICS (VERY IMPORTANT FOR CUSTOM HOME BUILDERS), ACCESSIBILITY, HANDICAP ACCESSIBILITY, SEWER ACCESS, FLOODPLAIN ELEVATIONS, POSITIVE DRAINAGE OVERFLOW AND MINIMUM SLOPES ON LOTS TO ASSURE PROPER LOT DRAINAGE.
3. MAJOR CONSTRAINTS IMPACTING GRADING ON THIS SITE INCLUDE THE PERIMETER ROADS, EXISTING ADJACENT PROPERTIES AND THE DOUBLE ROW OF OAK TREES WHICH WILL REMAIN AND AT WHICH THE GRADE CANNOT BE SIGNIFICANTLY ALTERED.
THIS CONCEPT FOCUSES ON THE PERIMETER LOTS AND PRESENTS CRITERIA THAT CAN BE ACHIEVED FOR EACH LOT WITH FINAL DESIGN
LOTS 1 AND 2
THESE LOTS ARE EXPECTED TO HAVE PAD GRADES BETWEEN THE EXISTING ELEVATIONS ON THE LOT. DRAINAGE WILL BE DIRECTED TO TISHOMI COURT AND TO A STORM DRAIN THAT RECEIVES FLOW AND TAKES IT DIRECTLY TO THE NORTH. SMALL RETAINING WALLS (4 FEET OR LESS) ARE NOT EXPECTED BUT MAY BE REQUIRED. NO LARGE RETAINING WALLS (GREATER THAN FOUR FEET) WILL BE NEEDED.
LOTS 4 THROUGH 11
THESE LOTS ARE EXPECTED TO HAVE LOT PAD ELEVATIONS WITHIN THE EXISTING GRADES ON EACH LOT. CUSTOM BUILDERS WILL HAVE TO LOCATE THE PAD OR THE LOT TO DETERMINE GRADING. THESE LOTS ARE EXPECTED TO HAVE PADS CLOSER TO THE ROADWAY SO THE GRADING ANYWHERE NEAR THE EAST PROPERTY LINE IS NOT EXPECTED. RETAINING WALLS ARE NOT EXPECTED TO BE NEEDED NEAR THE EAST END OF THE LOTS.
LOTS 12 THROUGH 15
THESE LOTS ARE EXPECTED TO HAVE LOT PAD ELEVATIONS WITHIN THE EXISTING GRADES ON EACH LOT. CUSTOM BUILDERS WILL HAVE TO LOCATE THE PAD ON THE LOT TO DETERMINE GRADING, BUT THESE LOTS ARE NOT AS DEEP AS LOTS 4 THROUGH 11. THESE LOTS ARE EXPECTED TO HAVE PADS CLOSER TO THE ROADWAY SO THE GRADING NEAR THE EAST SIDE OF THE LOT NEAR TANGLEWOOD IS EXPECTED TO BE MINIMAL. NO LARGE RETAINING WALLS (GREATER THAN FOUR FEET IN HEIGHT) ARE EXPECTED. IT IS POSSIBLE THAT SMALLER RETAINING WALLS (FOUR FEET OR LESS) MAY BE NEEDED.
LOTS 22 AND 23
THE TOPOGRAPHY ON THESE LOTS IS NATURALLY ABOUT 10%. PAD ELEVATIONS ARE EXPECTED TO BE WITHIN THE LOT GRADES BUT SOME RETAINING WALLS ARE EXPECTED TO BE NEEDED. SMALL WALLS (FOUR FEET OR LESS SEEM LIKELY BUT SOME LARGER WALLS (GREATER THAN FOUR FEET) MAY BE NEEDED. LOT 23 ALREADY HAS A HOUSE ON IT THAT IS EXPECTED TO BE TORN DOWN SO IT'S POSSIBLE THAT NO RETAINING WALLS AT ALL WILL BE LIKELY ON THIS LOT.
LOT 29 THROUGH 33
THESE LOTS ARE EXPECTED TO BE CLOSE TO EXISTING GRADE AND NOT RETAINING WALLS ARE EXPECTED TO BE NEEDED FOR THIS LOTS. SMALLER WALLS (FOUR FEET OR LESS) MAY BE NEEDED AS AN ENHANCEMENT BUT NO SIGNIFICANT RETAINING WALLS WILL LIKELY BE NEEDED FOR GRADING.
LOT 34
THE PAD ON THIS LOT IS EXPECTED TO BE WITHIN EXISTING PAD GRADES. A RETAINING WALL IS UNLIKELY BUT MAY BE NEEDED ALONG THE SOUTH SIDE OF THE LOT TO ADJUST FOR THE STEEPER GRADE COMING DOWN FROM THE ENTRY FEATURE ALONG JOHN MCCAIN. OTHER RETAINING WALLS ARE NOT EXPECTED TO BE NEEDED AT THIS TIME.
FLOODPLAIN GRADING
GRADING TO ADJUST FLOODPLAIN INUNDATION CONDITION FROM MAIN CHANNEL.
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
BY: Clayton T. Redinger
Reg. No.: 97487
Firm No.: T-3116(TX)
Date: 1/28/2019
OAK ALLEY
PERIMETER GRADING CONCEPT PLAN
COLLEYVILLE, TEXAS
DEOTTE, INC.



N

0 20 40 80

(IN FEET)
1 INCH = 40 FT

NOTE:
THIS FILL AND GRADING SOLUTION WILL REDIRECT DRAINAGE TO THE EAST, THROUGH THE PROPOSED POND AND BLOCK THE EXISTING CREEK FLOW THROUGH THE CREEK BANK AT LOCATION A. THE FLOW WILL INSTEAD GO THROUGH THE POND AND DISCHARGE CLOSER TO LOCATION B.

SINCE THE WORK IS NOT EXPECTED TO ADVERSELY AFFECT THE WATER SURFACE OF THE FLOODPLAIN ELEVATIONS AND SINCE WORK IN POTENTIAL JURISDICTIONAL AREAS OF THE CORPS OF ENGINEERS IS EXPECTED TO BE MINIMAL AND BELOW CERTAIN PERMITTING THRESHOLDS, WE DO NOT FORESEE LIKELY REASONS THAT WILL PREVENT THIS WORK FROM BEING ACCOMPLISHED. ACCESS AND PERMISSION TO PERFORM MINOR FILLING ON THE DAVIDSON PROPERTY IN THE SHADED AREA SHOWN WILL BE REQUIRED TO COMPLETE THIS WORK.

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
BY: Richard W. DeOtte
Reg. No.: 74232
Firm No.: F-3196(TX)
Date: 1/28/2019

OAK ALLEY
DRAINAGE BYPASS EXHIBIT
COLLEYVILLE, TEXAS

DeOTTE, INC.
CIVIL ENGINEERING

DRAWN BY	SCALE	DATE	PROJECT NO.	SHEET
RWD	1"=40'	1/28/2019	2017121001	1 OF 1

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

ATTEST:

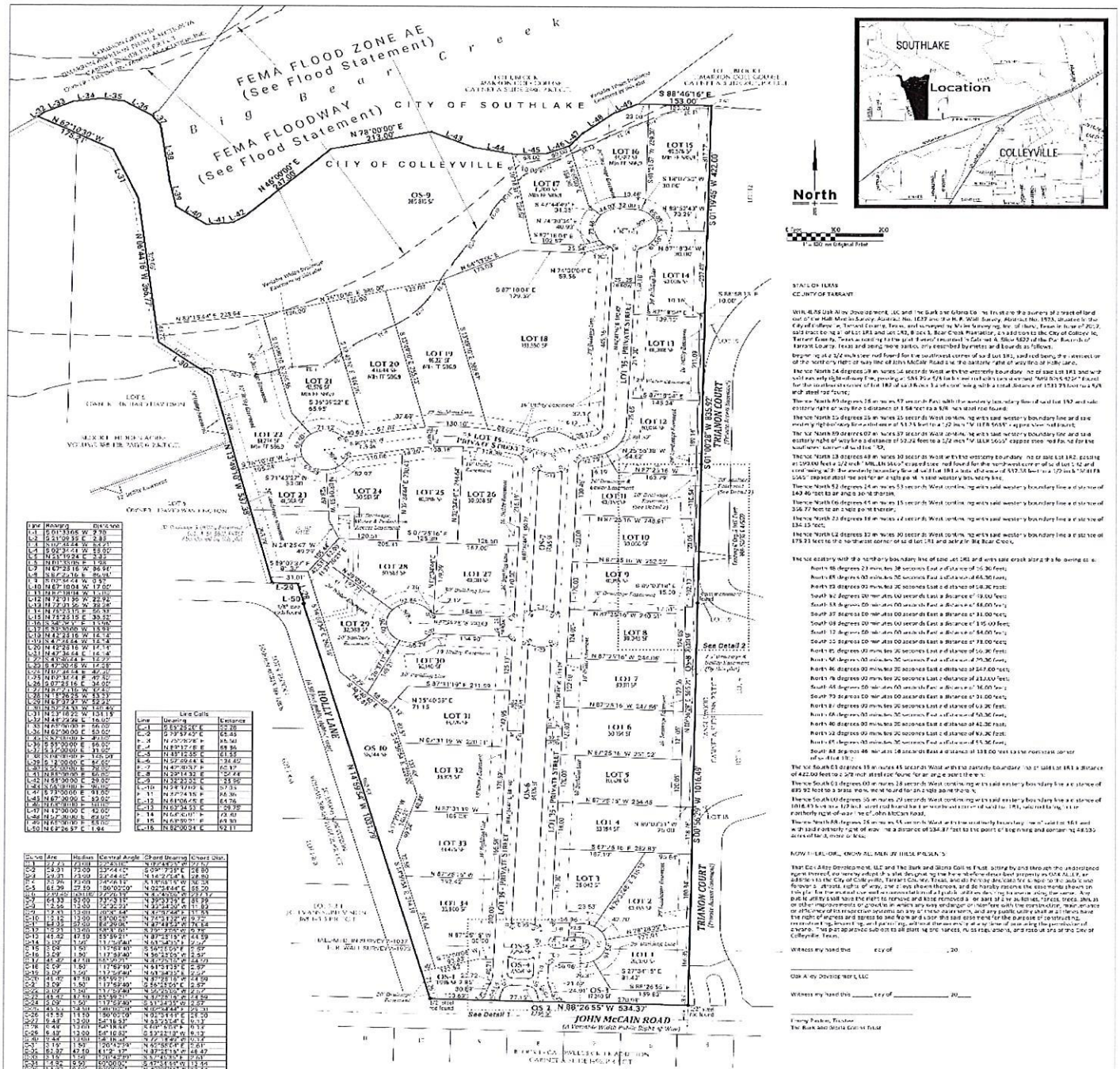
Christine Loven

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Richard Newton
Mayor

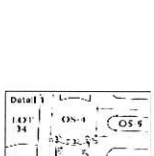
Exhibit "A" - Plat Exhibit

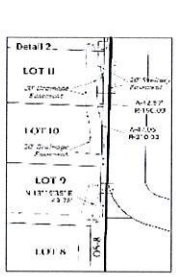


Line	Bearing	Distance
L1	S 01°33'05" W	2.79
L2	S 21°09'33" E	2.83
L3	S 01°22'44" W	53.01
L4	S 00°37'41" W	55.00'
L5	N 01°33'05" E	86.91
L6	N 01°33'05" E	1.92
L7	N 67°23'16" W	86.96'
L8	S 67°23'16" E	86.96
L9	S 01°07'44" W	0.91
L10	N 67°10'04" W	17.06'
L11	N 67°10'04" W	1.00'
L12	N 72°31'39" W	22.92'
L13	N 72°31'39" W	39.28'
L14	N 75°23'18" E	39.02'
L15	N 75°23'18" E	39.02'
L16	S 67°23'16" E	39.00'
L17	S 67°23'16" E	13.93'
L18	N 14°52'16" W	16.14'
L19	N 14°52'16" W	16.14'
L20	N 14°52'16" W	17.14'
L21	N 14°52'16" W	16.14'
L22	S 49°30'24" E	12.27'
L23	S 47°30'16" W	17.58'
L24	N 00°46'14" E	40.00'
L25	N 89°32'47" E	40.00'
L26	S 07°25'16" E	34.00'
L27	S 82°34'44" W	15.00'
L28	N 71°56'28" W	53.53'
L29	N 67°23'16" W	52.42'
L30	N 01°07'44" W	15.49'
L31	N 23°18'22" W	134.19'
L32	N 44°22'46" E	16.00'
L33	N 67°10'00" E	66.00'
L34	N 62°30'00" E	53.00'
L35	N 59°30'00" E	40.00'
L36	N 59°30'00" E	40.00'
L37	S 32°30'00" E	31.00'
L38	S 32°30'00" E	126.00'
L39	S 13°30'00" E	47.00'
L40	S 13°30'00" E	47.00'
L41	S 89°30'00" E	60.00'
L42	N 58°30'00" E	29.00'
L43	N 58°30'00" E	29.00'
L47	S 73°30'00" E	41.00'
L48	N 73°30'00" E	41.00'
L49	N 16°30'00" E	40.00'
L50	N 73°30'00" E	40.00'
L51	N 73°30'00" E	40.00'
L52	N 16°30'00" E	40.00'
L53	N 67°26.57" E	1.94'

Line	Bearing	Distance
C-1	S 53°43'46" E	22.26'
C-2	S 67°23'16" E	65.44'
C-3	N 75°57'57" E	65.50'
C-4	N 83°17'48" E	65.86'
C-5	N 89°12'55" E	61.55'
C-6	N 57°09'44" E	74.40'
C-7	N 47°10'53" E	62.19'
C-8	N 29°14'32" E	57.74'
C-9	N 32°53'35" E	33.96'
C-10	N 04°10'05" E	57.35'
C-11	N 22°24'15" E	56.36'
C-12	N 61°06'45" E	64.76'
C-13	N 69°34'33" E	59.09'
C-14	N 64°30'01" E	70.40'
C-15	N 67°30'01" E	69.90'
C-16	N 82°30'04" E	92.11'

Curve	Arc	Radius	Central Angle	Chord Bearing	Chord Dist.
C-1	27.23	17.00	91°48'16"	S 21°27'57" E	24.41'
C-2	29.31	73.00	23°44'45"	S 09°27'28" E	58.80
C-3	58.31	73.00	45°44.45"	S 34°27'05" E	56.80
C-4	30.96	73.00	24°18'33"	N 13°48'15" W	30.74
C-5	61.39	27.50	127°50'20"	N 63°25'44" E	49.50
C-6	0.00	100.00	0°00'00"	N 44°49'05" W	0.00
C-7	64.19	73.00	50°22'33"	N 19°37'49" E	62.16
C-8	42.96	73.00	33°43'23"	N 33°24'15" W	42.35
C-9	12.43	73.00	9°45'38"	N 61°02'04" E	12.41
C-10	13.15	73.00	10°19'06"	N 70°31'26" E	13.13
C-11	68.35	69.00	56°45'06"	N 87°48'24" E	65.58
C-12	41.62	47.50	50°12'53"	N 89°29'21" E	40.30
C-13	41.62	47.50	50°12'53"	N 89°29'21" E	40.30
C-14	3.09	1.50	117°58'40"	S 56°33'05" E	2.57
C-15	3.09	1.50	117°58'40"	S 56°33'05" E	2.57
C-16	3.09	1.50	117°58'40"	N 61°25'35" E	2.57
C-17	40.82	47.50	49°14'31"	N 44°10'05" E	39.56
C-18	3.09	1.50	117°58'40"	N 33°25'35" E	2.57
C-19	3.09	1.50	117°58'40"	N 84°24'15" E	2.57
C-20	3.09	1.50	117°58'40"	N 61°25'35" E	2.57
C-21	3.09	1.50	117°58'40"	S 56°33'05" E	2.57
C-22	3.09	1.50	117°58'40"	S 33°25'35" E	2.57
C-23	3.09	1.50	117°58'40"	S 61°25'35" E	2.57
C-24	3.09	1.50	117°58'40"	S 84°24'15" E	2.57
C-25	40.82	47.50	49°14'31"	N 89°27'51" E	39.56
C-26	41.53	13.50	190°05'09"	N 02°34'11" E	26.50
C-27	6.49	13.00	28°36'53"	N 83°15'04" E	6.42
C-28	6.49	13.00	28°36'53"	N 54°38'10" E	6.42
C-29	6.49	13.00	28°36'53"	N 25°41'17" E	6.42
C-30	6.49	13.00	28°36'53"	N 03°03'24" E	6.42
C-31	6.19	13.00	27°16'49"	N 29°43'39" W	6.13
C-32	60.37	47.50	72°49.37"	N 87°25'15" E	56.47
C-33	3.16	1.50	120°42'07"	S 57°45'15" E	2.61
C-34	4.95	9.50	29°50'05"	S 14°51'59" W	12.64
C-35	4.95	9.50	30°00'00"	S 44°53'13" W	12.64
C-36	22.53	13.50	95°36'05"	S 59°03'16" W	19.97
C-37	22.53	13.50	95°36'05"	N 35°27'25" W	21.31
C-38	21.82	58.00	21°33'39"	N 89°27'51" E	21.69
C-39	9.80	24.00	19°46'00"	S 01°41'04" W	9.81
C-40	7.21	13.50	30°35'16"	S 12°39'54" E	12.75
C-41	5.34	73.00	30°35'16"	N 12°39'54" W	10.47





FLOOD STATEMENT: The flood areas shown hereon are based on scaling the surveyed tract onto the current online FEMA published FIRM. No surveying or engineering statement as to the likelihood of the actual flooding of any areas shown hereon.

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5865 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 procedures and practices of the most current Professional Land Surveying Practices Act.

Jason B. Rawlings — Date

MILLER SURVEYING, INC
Professional Services
450 SW Green Pond • Hurst, Texas 76054
817-577-0052 • TxSP No. 10100400
millersurvey.net

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Oak Alley Development, LLC and The Bank and Trust Co. is the owner of the tract of land out of the Hall Meridin Survey, Abstract No. 1037 and the W.P. Wall Survey, Abstract No. 1973, situated in the City of Colleyville, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in June of 2017, said tract being all of Lots 1R3 and Lot 1R2, Block 1, Bear Creek Plantation, an addition to the City of Colleyville, Tarrant County, Texas as recorded in the plat thereof recorded in Cabinet A, Slide 5822 of the Plat Records of Tarrant County, Texas and being more partic. arly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for the southwest corner of said Lot 1R1, said rod being the intersect on of the northerly right of way line of John McCain Road (a.k.a. the southerly right of way line of Holly Lane;

Thence North 14 degrees 28 m nutes 44 seconds West with the westerly boundary line of said Lot 1R1 and with said westerly right-of-way line, passing at 588.79 a 5/8 inch iron rod with cap stamped "MILLER 5865" found for the northwest corner of Lot 1R2 of said Block 1, the southwest corner of Lot 1R1 and continuing with the westerly boundary line of said Lot 1R1 a total distance of 637.58 feet to a 1/2 inch "MILLER 5865" cap stamped steel rod set for an angle point in said westerly boundary line;

Thence North 62 degrees 24 m nutes 53 seconds West continuing with said westerly boundary line a distance of 143.46 feet to an angle point in same;

Thence North 06 degrees 41 m nutes 15 seconds West continuing with said westerly boundary line a distance of 306.77 feet to an angle point in same;

Thence North 23 degrees 18 m nutes 22 seconds West continuing with said westerly boundary line a distance of 134.19 feet;

Thence North 44 degrees 22 m nutes 30 seconds West continuing with said westerly boundary line a distance of 179.31 feet to the northwest corner of said Lot 1R1 and said of Bear Creek;

The last described line with the northerly boundary line of said Lot 1R1 and with said creek along the following courses:

North 45 degrees 23 minutes 38 seconds East a distance of 16.30 feet;
North 69 degrees 00 minutes 30 seconds East a distance of 65.30 feet;
North 83 degrees 00 minutes 30 seconds East a distance of 58.30 feet;
South 62 degrees 00 minutes 00 seconds East a distance of 19.00 feet;
South 53 degrees 00 minutes 00 seconds East a distance of 66.00 feet;
South 37 degrees 00 minutes 00 seconds East a distance of 31.00 feet;
South 08 degrees 00 minutes 00 seconds East a distance of 135.00 feet;
South 12 degrees 00 minutes 00 seconds East a distance of 84.00 feet;
South 22 degrees 00 minutes 00 seconds East a distance of 78.00 feet;
North 85 degrees 00 minutes 30 seconds East a distance of 56.30 feet;
North 58 degrees 00 minutes 30 seconds East a distance of 79.30 feet;
North 46 degrees 00 minutes 30 seconds East a distance of 247.60 feet;
North 76 degrees 00 minutes 30 seconds East a distance of 43.40 feet;
South 44 degrees 00 minutes 00 seconds East a distance of 36.00 feet;
South 79 degrees 00 minutes 00 seconds East a distance of 31.00 feet;
North 81 degrees 00 minutes 30 seconds East a distance of 63.30 feet;
North 68 degrees 00 minutes 30 seconds East a distance of 50.30 feet;
North 46 degrees 00 minutes 30 seconds East a distance of 40.30 feet;
North 22 degrees 00 minutes 00 seconds East a distance of 94.30 feet;
North 69 degrees 00 minutes 00 seconds East a distance of 85.30 feet;
South 48 degrees 46 minutes 16 seconds East a distance of 138.00 feet to the northeast corner of said Lot 1R2;

The last described line with the easterly boundary line of said Lot 1R2 and with said westerly boundary line of said Lot 1R1 a distance of 422.00 feet to a 1/2 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 58 minutes 33 seconds West continuing with said easterly boundary line a distance of 10.00 feet to a 1/2 inch steel rod found for the northeast 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 northerly 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 443536 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Witness my hand this ____ day of _____, 20__.

Oak Alley Development, LLC

Witness my hand this ____ day of _____, 20__.

Emory Parker, Trustee
The Bank and Trust Co. of Texas

PLANNING AND ZONING COMMISSION APPROVAL

Whereas the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this the ____ day of _____, 20__, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas the City Council of the City of Colleyville, Texas voted affirmatively on this the ____ day of _____, 20__, to approve this Plat.

Mayor, City of Colleyville

Attest: City Secretary

Owner - Development (Lots 1 - 18):
Oak Alley Development
Development, L.L.C.
500 Grapevine Hwy. Ste. 224
Hurst, Texas 76054
Contact: Mark Collins
817.307.1109

Owner - Lot 18:
Bank & Grace Collins Trust
500 Grapevine Hwy. Ste. 224
Hurst, Texas 76054
Contact: Mark Collins
817.307.1109

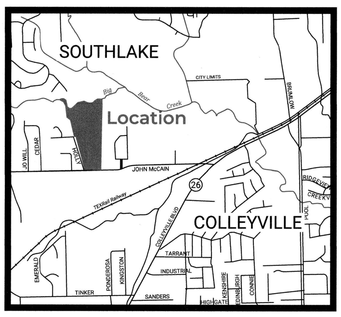
Applicant/Engineer:
Dakota, Inc.
420 Jot-Hon Road, Suite 303
Keller, Texas 76248
Contact: Jason Rawlings
682-831-4030

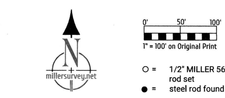
FINAL PLAT
OAK ALLEY ESTATES
LOTS 1 THRU 34 AND OPEN SPACE LOTS OS-1 THRU OS-10

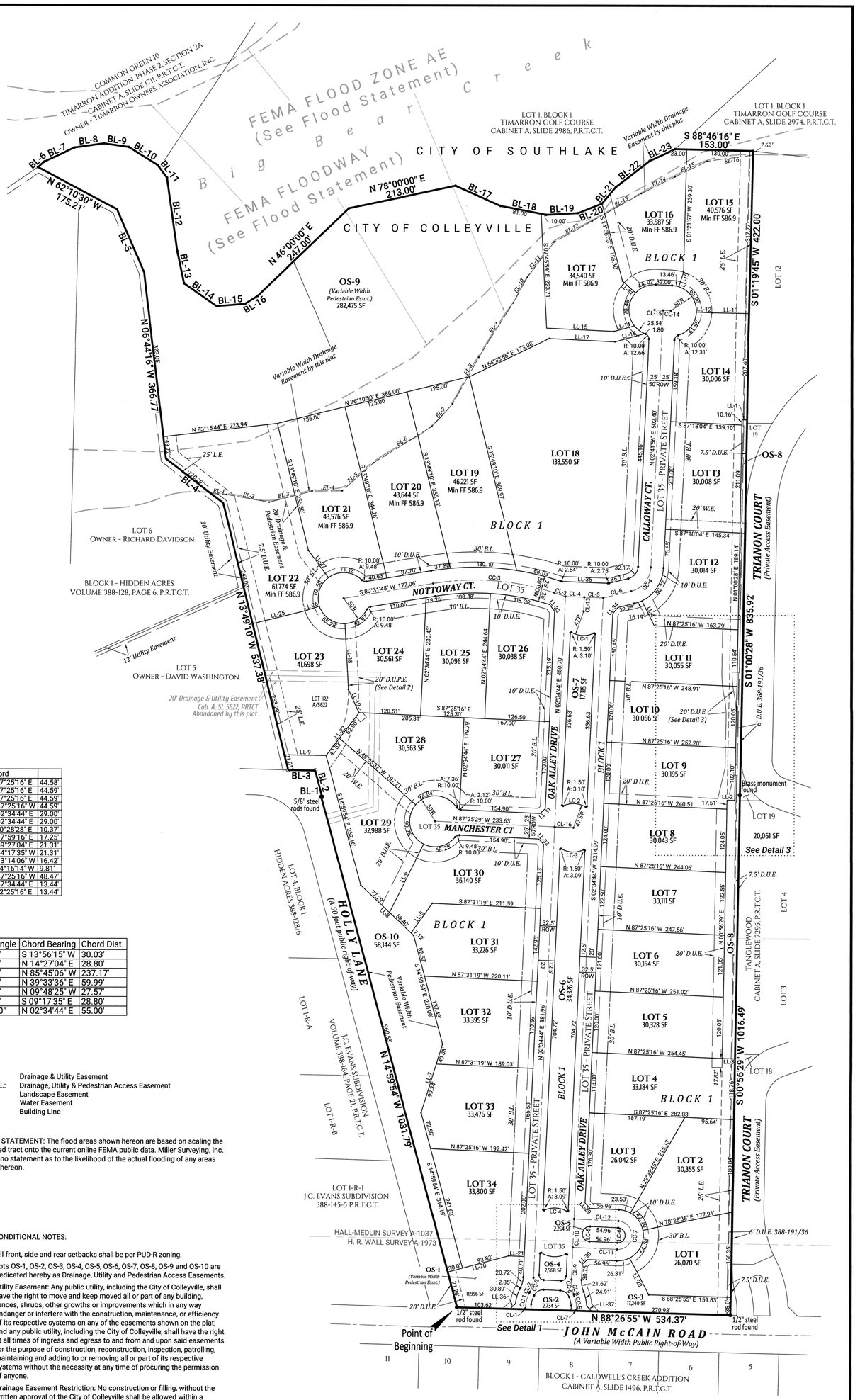
BEING 43.536 ACRES OUT OF THE HALL-MERDIN SURVEY A-1037 AND THE W.P. WALL SURVEY A-1973
AND A PART OF LOTS 1R1 AND 1R2, BLOCK 1, BEAR CREEK PLANTATION
AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 5822 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

DECEMBER 2019

Job No. 17026 • Plat File 17026 Final Plat







Outer Boundary Line Table

Line	Bearing	Distance
BL-1	N 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 48°23'38" E	16.00'
BL-7	N 65°00'00" E	66.00'
BL-8	N 82°00'00" E	58.00'
BL-9	S 82°00'00" E	49.00'
BL-10	S 58°00'00" E	66.00'
BL-11	S 37°00'00" E	31.00'
BL-12	S 08°00'00" E	145.00'
BL-13	S 12°00'00" E	64.00'
BL-14	S 55°00'00" E	78.00'
BL-15	N 85°00'00" E	56.00'
BL-16	N 58°00'00" E	29.00'
BL-17	S 66°00'00" E	96.00'
BL-18	S 79°00'00" E	91.00'
BL-19	N 87°00'00" E	63.00'
BL-20	N 68°00'00" E	50.00'
BL-21	N 40°00'00" E	42.00'
BL-22	N 52°00'00" E	83.00'
BL-23	N 65°00'00" E	55.00'

Interior Lot Line Table

LINE	BEARING	DISTANCE
LL-1	S 88°58'13" E	10.00'
LL-2	S 89°03'18" E	15.00'
LL-3	N 89°03'31" W	25.00'
LL-4	N 25°56'38" W	54.62'
LL-5	N 35°40'39" E	71.15'
LL-6	S 26°37'13" W	149.21'
LL-7	S 17°20'21" W	140.23'
LL-8	S 46°40'40" E	142.81'
LL-9	S 89°07'37" E	81.32'
LL-10	S 18°07'30" W	30.00'
LL-11	S 47°44'49" E	34.35'
LL-12	N 87°18'04" W	30.00'
LL-13	N 88°52'43" W	73.29'
LL-14	N 74°30'04" E	40.93'
LL-15	S 87°18'04" E	132.57'
LL-16	N 74°30'04" E	59.56'
LL-17	S 87°18'04" E	120.52'
LL-18	N 03°04'59" W	128.69'
LL-19	N 24°25'47" W	49.29'
LL-20	S 75°00'06" W	123.83'
LL-21	N 87°25'16" W	30.00'
LL-22	N 37°20'21" E	105.44'
LL-25	S 76°10'50" W	105.24'
LL-26	S 71°43'27" W	30.00'
LL-27	S 36°39'22" E	65.95'
LL-28	S 27°34'15" E	81.40'
LL-29	S 42°25'16" E	14.14'
LL-30	N 47°34'44" E	14.14'
LL-31	S 47°34'44" W	14.14'
LL-32	S 42°25'16" E	14.14'
LL-33	N 34°28'51" W	15.96'
LL-34	N 39°30'00" E	15.99'
LL-35	S 87°48'53" E	90.08'
LL-36	N 47°30'45" E	14.38'
LL-37	S 43°46'44" E	14.22'
LL-38	S 87°25'16" E	32.40'
LL-39	S 87°25'16" E	34.00'
LL-40	N 02°34'44" E	42.50'
LL-41	N 02°34'44" E	42.50'

Easement Line Table

Line Calls

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°28'28" 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 32°23'32" E	125.96'
EL-10	N 28°37'02" 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°34'53" E	109.75'
EL-14	N 63°35'01" E	73.30'
EL-15	N 63°59'21" E	69.80'
EL-16	N 82°00'34" E	92.11'

Interior Lot Curve Table

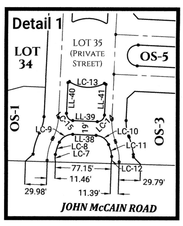
Curve	Arc	Radius	Central Angle	Chord	
LC-1	46.44'	47.00'	56°37'05"	S 87°25'16" E	44.58'
LC-2	46.42'	47.50'	55°59'21"	S 87°25'16" E	44.59'
LC-3	46.42'	47.50'	55°59'21"	S 87°25'16" E	44.59'
LC-4	46.42'	47.50'	55°59'21"	N 87°25'16" W	44.59'
LC-5	45.55'	14.50'	180°00'00"	N 02°34'44" E	29.00'
LC-6	45.55'	14.50'	180°00'00"	N 02°34'44" E	29.00'
LC-7	10.43'	29.50'	20°15'13"	S 00°28'28" E	10.37'
LC-8	17.31'	59.50'	16°40'16"	N 17°59'16" E	17.25'
LC-9	22.55'	19.50'	66°15'20"	N 59°27'04" E	21.31'
LC-10	22.55'	19.50'	66°15'20"	N 54°17'35" W	21.31'
LC-11	16.47'	59.50'	15°51'39"	N 13°14'06" W	16.42'
LC-12	9.86'	29.50'	19°09'00"	S 04°16'14" W	9.81'
LC-13	50.87'	47.50'	61°21'17"	N 87°25'16" W	48.47'
LC-14	14.92'	9.50'	90°00'00"	N 47°34'44" E	13.44'
LC-15	14.92'	9.50'	90°00'00"	S 42°25'16" E	13.44'

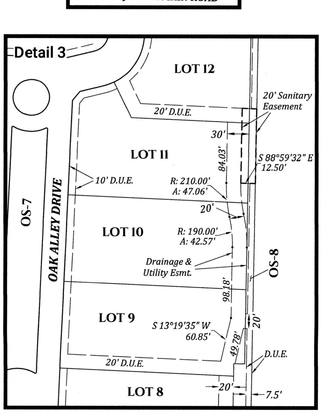
Road Centerline Line Table

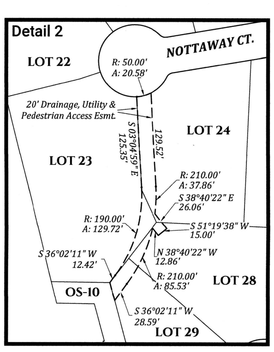
Line	Bearing	Distance
CL-1	N 01°33'05" E	1.98'
CL-2	N 26°19'24" E	2.85'
CL-3	N 72°01'56" W	22.92'
CL-4	N 87°50'11" W	37.00'
CL-5	N 87°50'11" W	37.00'
CL-6	N 76°25'15" E	56.33'
CL-7	S 01°33'05" W	2.70'
CL-8	S 21°09'55" E	2.85'
CL-9	S 02°34'44" W	63.21'
CL-10	S 02°34'44" W	55.00'
CL-11	N 87°25'16" W	86.96'
CL-12	S 87°25'16" E	86.96'
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'

Road Centerline Curve Table

Curve	Arc	Radius	Central Angle	Chord Bearing	Chord Dist.
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 hereon are based on scaling the surveyed tract onto the current online FEMA public data. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of any areas shown hereon.

PLAT CONDITIONAL NOTES:

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

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 procedures and practices of the most current Professional Land Surveying Practices Act.

STATE OF TEXAS
REGISTERED
JASON B. RAWLINGS
5665
PROFESSIONAL
LAND SURVEYOR

Jason B. Rawlings — Date: 9-21-2021

MILLER
SURVEYING, INC
Professional Precision.
8504 Precinct Line Rd. Ste. 180
Colleyville TX 76034 • 817-577-1052
millersurvey.net
TxSF No. 10100400

FINAL PLAT
OAK ALLEY ESTATES

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

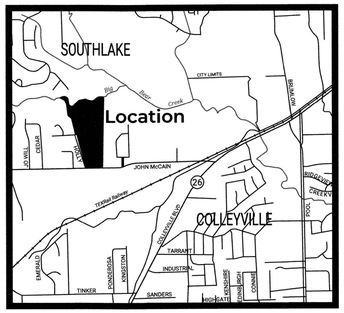
BEING 43.536 ACRES OUT OF THE HALL-MEDLIN SURVEY A-1037 AND THE WALL SURVEY A-1973
AND BEING A REVISION OF LOTS 1R1 AND 1R2, BLOCK 1, BEAR CREEK PLANTATION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 5622 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

SEPTEMBER 2021

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

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

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



PLAT CONDITIONAL NOTES:

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

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

1. 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.
2. 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.
3. A HOA shall be established by the subdivider or developer to operate and/or maintain the aforementioned private common areas or facilities.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. The installation or replacement of all traffic regulatory signs along the private streets must conform to the Texas Manual of Uniform Traffic Control Devices.
12. THE HOA AND LOT OWNERS AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, LICENSEES, SERVANTS AND EMPLOYEES, FROM AND AGAINST ANY AND ALL CLAIMS OR SUITS FOR PROPERTY DAMAGE OR LOSS AND/OR PERSONAL INJURY, INCLUDING DEATH, TO ANY AND ALL PERSONS, OF WHATSOEVER KIND OF CHARACTER, WHETHER REAL OR ASSERTED, ARISING OUT OF OR IN CONNECTION WITH, DIRECTLY OR INDIRECTLY: (A) THE REASONABLE USE OF THE PRIVATE STREETS, EMERGENCY ACCESS, UTILITY EASEMENTS, ENTRANCE GATE OR STRUCTURE BY THE CITY, ITS OFFICERS, AGENTS, LICENSEES, SERVANTS AND EMPLOYEES; (B) THE CONDITION OF THE PRIVATE STREETS, PRIVATE ENTRANCE GATES OR STRUCTURES, PRIVATE WALLS AND FENCES, PRIVATE PEDESTRIAN ACCESS, PRIVATE STORM DRAINAGE SYSTEMS AND EMERGENCY ACCESS; OR (C) ANY USE OF THE ADDITION BY THE CITY, ITS OFFICERS, AGENTS, LICENSEES, SERVANTS AND EMPLOYEES FOR ANY PURPOSE STATED HEREINABOVE, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY ALLEGED NEGLIGENCE OF 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.

STATE OF TEXAS

COUNTY OF TARRANT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

Burk Collins

Oak Alley Development, LLC

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

Jimmy Paxton, Trustee
The Burk and Gloria Collins Trust

STATE OF TEXAS §
COUNTY OF Tarrant §

VANESSA RENEE TOWNSEND
Notary Public, State of Texas
Comm. Expires 01-27-2025
Notary ID 130984416

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 §

VANESSA RENEE TOWNSEND
Notary Public, State of Texas
Comm. Expires 01-27-2025
Notary ID 130984416

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

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

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

Reviewed by Director Community Development

Reviewed by for Director of Public Works

STATE OF TEXAS
REGISTERED
JASON D. RAWLINGS
5665
PROFESSIONAL
LAND SURVEYOR
9-21-21

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

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

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

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.

Chairman, Planning and Zoning Commission

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

MILLER
SURVEYING, INC
Professional Precision.
8504 Precinct Line Rd. Ste. 180
Colleyville TX 76034 • 817-577-1052
millersurvey.net
TxLSF No. 10100400

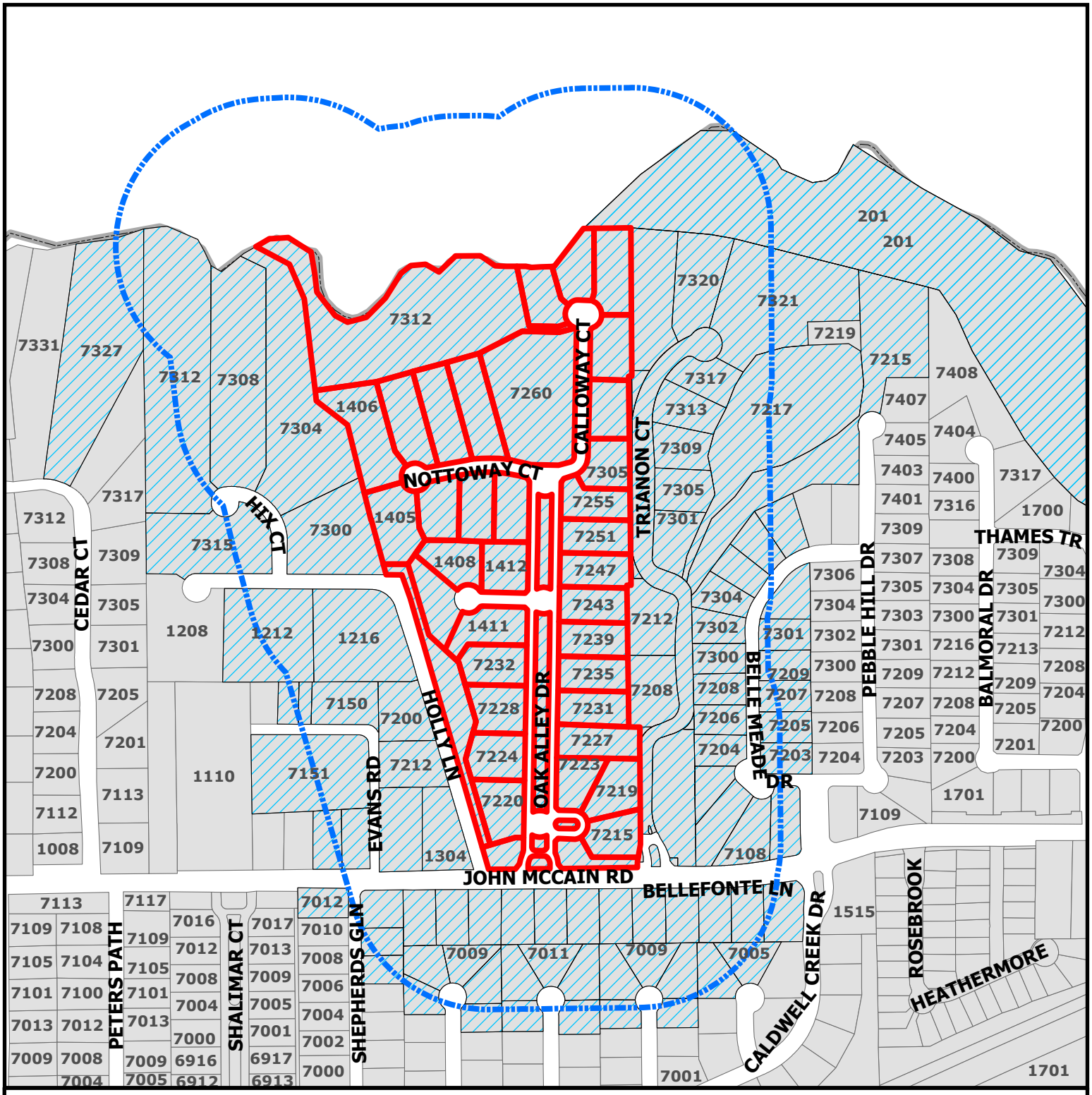
FINAL PLAT
OAK ALLEY ESTATES

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

BEING 43.536 ACRES OUT OF THE HALL-MEDLIN SURVEY A-1037 AND THE WALL SURVEY A-1973
AND BEING A REVISION OF LOTS 1R1 AND 1R2, BLOCK 1, BEAR CREEK PLANTATION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 5622 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

SEPTEMBER 2021

Notification Map

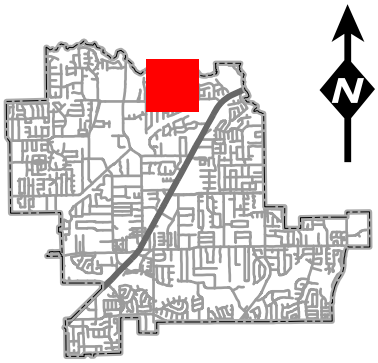


CITY OF COLLEYVILLE TEXAS

ZC25-026

Oak Alley Estates

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



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.

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

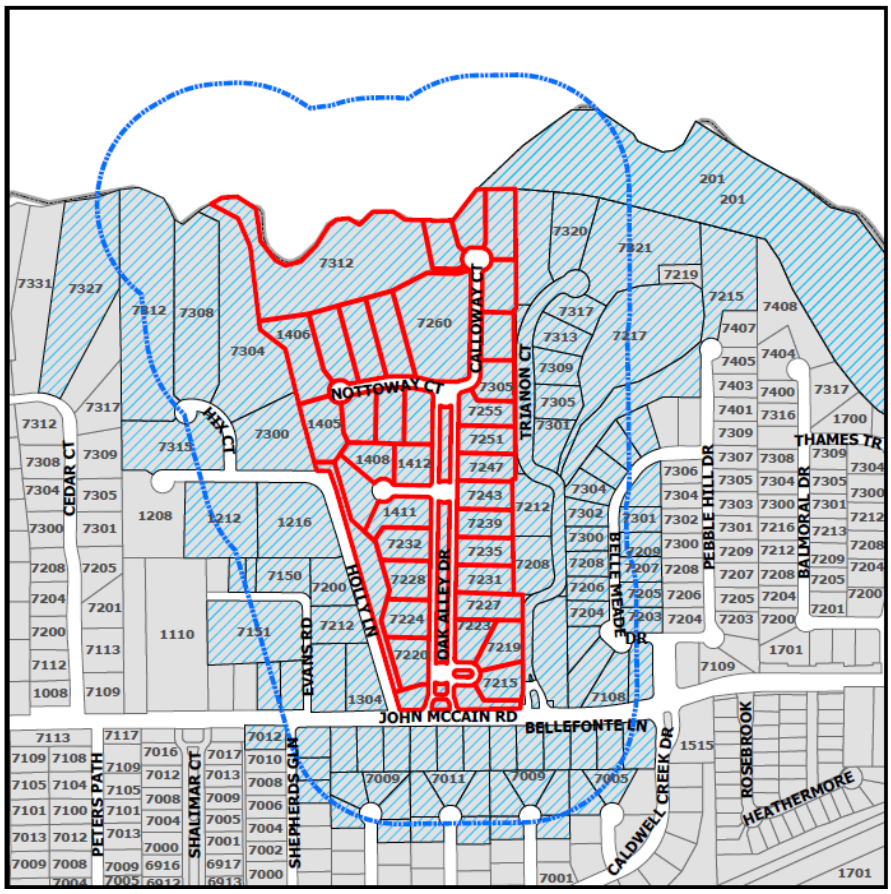
Request:	Consideration of an amendment to a PUD-R Planned Unit Development – Residential district for Lots 1-34, Block 1, of the Oak Alley subdivision, being approximately 43.5 acres and zoned PUD-R Planned Unit Development — Residential. The request is to reduce the existing 25-foot landscape easement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

From: Chris Shudes [redacted]
Sent: Friday, October 10, 2025 11:44 AM
To: Daniel Ponder <DPonder@colleyville.com>
Subject: Support for Zoning Request - 7313 Calloway Court, Colleyville, TX

Hi,

I wanted to send a quick note to share my support for the Raybould's their rezoning request so that their family can build a pool in the backyard. For this specific instance especially with the backyard secluded from other neighbors, I believe doing so will allow the family to enjoy their home even more in a way that is consistent with the other home's in the Oak Alley subdivision, where we live.

Thank you,
-Chris Shudes

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	CS
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

16 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

Barbara R. Bradshaw
7316 Trianon Court

LETTER OF PROTEST FOR ZONING CASE # ZC25-026

TO: COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF COLLEYVILLE

100 Main Street

Colleyville, TX 76034

Office: 817-503-1050 E-Mail:

To: whom it may concern:

We, Richard Davidson , oppose the rezoning for Oak Alley Estates (Zoning Case # ZC25-026) Lots 1-34, Block 1, Oak Alley.

Present Zoning: PUD-R Planned Unit Development Residential

SIGNED: _____ DATE: October 9, 2025

NAME: Richard Davidson

ADDRESS: 7304 Hix Ct.

COLLEYVILLE, TEXAS 76034

From: Don Botik [redacted]
Date: October 10, 2025 at 1:48:59 PM CDT
To: Citizenletters@colleyville.com
Subject: ZC25-026 OakAlley Estates Ryan Raybould

My name is Don Botik. My wife, Barbara and I have lived at 7208 Trianon Court,
in the Tanglewood Addition for 16 plus years.

We are firmly against the rezoning of any of Lots 1-34, Block 1, Oak Alley.

I was a member of a small group from Tanglewood that personally met with Burk Collin
over 30 times in negotiating the number of lots which he started out at either 92 or 94
down to the final number of 34. We also agreed to a 25 foot landscape easement.
That was 15 feet on Burk's side of the wall and 10 feet on our side of the wall.

Plus all the landscaping was to be done on Burk side with temporary irrigation right after the first home was started. Four years later the landscaping on the empty lots still not in along Tanglewood's stone wall. The landscaping on our 10' easement was competed within a year.

The most disappointing part of Burk's Oak Alley project was the stone fence. The majority of the stone fence was to be 6' tall (4' stone & 2' metal) except behind our and Michael's home. That was negotiated to be all stone and 8' tall.

But as the homes were built the builders brought in so much dirt from the back of the project that the homes ended up being 2' below the top of the 8' fence. From my kitchen window I can see the ankles of those neighbors around their pools !
Their 15' landscape easement is where their lots drops down for drainage.
Burk pulled a fast one on our neighborhood.

I believe all of this is in the finalized PUD with the city of Colleyville.

So the Raybould family built their home and didn't plan for a pool.

Solution is to redesign the pool. Maybe reverse the spa. Since the stone fence is at an angle to their home just move the pool and decking down toward the open end of the yard !

Again my wife and I are against any zoning change.

Thank you,
Don Botik

Sent from my iPad

From: Moran, Chris
Sent: Friday, October 10, 2025 2:58 PM
To: Citizenletters@colleyville.com <Citizenletters@colleyville.com>
Cc: Moran, Chris [redacted]
Subject: Non-support for Zoning Case ZC25-026

Hello,

I received a letter regarding the Public Hearing for Zoning Case ZC25-026 by applicant Ryan Raybould. I live in the impacted area and do not support this amendment and ask that it NOT be approved.

The existing 25-foot landscape easement was published and agreed upon prior to the purchase of the property to maintain our beautiful neighborhoods. An amendment by one individual would open the door to everyone applying and that defeats the entire original purpose of the hard-fought easement.

Thank you,

Chris Moran
7309 Trianon Ct
Colleyville, TX 76034
[redacted]

LETTER OF PROTEST FOR ZONING CASE # ZC25-026

TO: COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF COLLEYVILLE

100 Main Street

Colleyville, TX 76034

Office: 817-503-1050 E-Mail:

To: Whom it may concern:

I, John A Perone, oppose the rezoning for Oak Alley Estates (Zoning Case # ZC25-026) Lots 1-34, Block 1, Oak Alley.

Present Zoning: PUD-R Planned Unit Development Residential

CONCERNS:

(1) In 2018, a lot of time, effort, and energy went into the Oak Alley Planned Unit Development PUD-R. An important part of the PUD is the Landscape Easement intended to be compatible and to protect the integrity of our neighborhood in accordance with the City's Comprehensive Plan. This proposal would change that agreed upon protection.

(2) I agree with another neighbor that is opposing this amendment concerning the precedent this would set for possible additional future amendments to this PUD.

(3) This proposed amendment seems contrary to the City's Comprehensive Plan "rural feel" requirement by reducing a well thought out and agreed upon Landscape Easement that enhances that feel within the surrounding community.

SIGNED: John A. Perone DATE: 10/10/2025

NAME: John A Perone

ADDRESS: 1216 Holly Lane

COLLEYVILLE, TEXAS 76034

LETTER OF PROTEST FOR ZONING CASE # ZC25-026

TO: COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF COLLEYVILLE

100 Main Street

Colleyville, TX 76034

Office: 817-503-1050 E-Mail:

To: whom it may concern:

I, Charles Pearce, oppose the rezoning for Oak Alley Estates (Zoning Case # ZC25-026) Lots 1-34, Block 1, Oak Alley.

Present Zoning: PUD-R Planned Unit Development Residential

SIGNED: _____ DATE: 10/10/2025

NAME: Charles Pearce

ADDRESS: 7212 Holly Lane

COLLEYVILLE, TEXAS 76034

From: David Washington
To: Citizen Letters
Subject: ZC25-026 Opposition
Date: Wednesday, October 8, 2025 8:02:35 AM

We are opposed to ZC25-026 amending the existing Oak Alley Planned Unit Development.

David R Washington
Sherran Washington
7300 Hix Court
Colleyville, Tx 76034

From: John Westkaemper
To: Citizen Letters
Subject: Zoning Case ZC25-026
Date: Saturday, October 4, 2025 12:53:07 PM

Community Development Department:

Re: Zoning Case ZC25-026

On behalf of the Westkaemper Family Trust, Jill and I oppose a reduction in the existing 25 foot landscape easement to 10 feet in Oak Alley.
We are opposed to any reduction of landscape easement in Oak Alley. These easements were agreed upon when Oak Alley was planned.
Please respond if you need any further information regarding our opposition to the Zoning Case ZC25-026.

Thank You,

Jil Westkaemper [redacted]
John Westkaemper [redacted]

7320 Trianon Ct.
Colleyville, TX. 76024

From: Charles Mady
To: Citizen Letters
Cc: Connie Mady
Subject: Zoning Case ZC25-026
Date: Thursday, October 9, 2025 11:00:36 AM

ATTN: City of Colleyville Planning and Zoning Commission

We are opposed to the above referenced zoning case.

The request to amend and reduce the existing 25 foot landscape easement to 10 feet for all of the lots (Lots 1-34, Block 1) is not necessary in order to address a homeowner's pool plans for one (1) lot located at 7313 Calloway Court. The homeowner should have been aware of this easement when they purchased the home if they had plans to build a pool.

The homeowners solution is quite simple. Redesign and relocate the pool and patio plans to the south of their lot outside of the landscape easement.

Our subdivision, Tanglewood Estates, was very involved with the developer of Oak Alley (Burk Collins) when it was going thru the zoning process. Screening in terms of a stone wall and landscaping were at the top of our list of concerns. As the Oak Alley plan has back yards in our front yards, we demanded as much separation and screening as possible. This was achieved with a 8 foot high screening wall, a 25 foot landscape easement, and a very specific set of shade and ornamental trees within the landscape easement as set out in the PUD-R Zoning Ordinance for Oak Alley.

To change anything at this time would be going backwards.
Numerous homes are now already constructed and occupied. What will happen if this amendment passes? Will those homeowners then be allowed to remove existing landscaping? Will they not have to replace any trees that die in the future that are outside of the new landscape easement? The subdivision is nearing build out with a large percentage of homes now completed, and turning out quite nicely. Let's keep it that way!

Additionally, it does not look like the current landscaping in the landscaping easement is even in compliance with the PUD-R Zoning Ordinance. It would appear that there is a single row of Nellie R. Stevens Holly bushes and not the very specific requirement of 3 Shade Trees and 3 Ornamental Trees per 100 L.F. of Landscape Easement. This is not the landscape screening we were promised. The City should re-inspect this for compliance and enforce as necessary.

In summary, changing such a key element of the Zoning Ordinance for Oak Alley at this time would be a bad decision. Granting a variance for 1 lot only sets a precedent and opens the door for more variance requests in the future.

Thank you for your attention to this matter.

CHARLES AND CONNIE MADY REVOCABLE TRUST
Charles P. Mady
Constance E. Mady
7301 Trianon Ct.
Colleyville, TX 76034

From: Ben Bryner
To: Daniel Ponder; Chris Pham; Bethany Lopez
Subject: FW: Zoning Case ZC25-026
Date: Tuesday, October 21, 2025 7:37:59 AM

From: Andrea Vennemeyer [redacted]
Sent: Friday, October 17, 2025 7:44 PM
To: citizenletters@colleyville.com; Ben Bryner <BBryner@colleyville.com>
Subject: Zoning Case ZC25-026

Hello, I received notice regarding the Public Hearing for Zoning Case ZC25-026 submitted by applicant Ryan Raybould. I live within the affected area and want to formally state that I **do not support this amendment and respectfully ask that it NOT be approved**.

The existing 25-foot landscape easement was clearly established and agreed upon prior to the purchase of these properties to preserve the character and beauty of our neighborhoods. Allowing a single individual to amend this easement would set a concerning precedent and undermine the original intent of this hard-fought agreement — opening the door for future exceptions that could negatively impact our community.

Thank you for your attention to this matter.

Sincerely,

Andrea Vennemeyer, MD
Neighborhood: Tanglewood Estates
Home Address: 7212 Trianon Ct. Colleyville, Tx 76034

[redacted]

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From: Ben Bryner
To: Daniel Ponder; Chris Pham; Bethany Lopez
Subject: FW: Planning and Zoning - Oak Alley zoning request
Date: Friday, October 17, 2025 5:05:19 PM

From: Mark and Josie Allen [redacted]
Sent: Friday, October 17, 2025 4:34 PM
To: citizenletters@colleyville.com; Ben Bryner <BBryner@colleyville.com>
Subject: Planning and Zoning - Oak Alley zoning request

Hi –
We received the letter regarding the zoning case ZC25-026 as requested by Ryan Raybould. We live in Tanglewood Estates and attended a number of the initial P&Z and City Council meetings back when Oak Alley was being developed. We live at 7305 Trianon Court and we stand by our initial landscape easement as agreed upon by all of us at the time. We do not agree to a variance, especially because these backyards in many cases are raised up higher than our properties and we can already see into their backyards and the backs of their homes from our front yards. A number of homes already have pools and it didn't seem to be a problem with the current easement restrictions. There are homes going up directly in front of our house right now – and I would not want to open the door for these homes to request a variance from our original covenants set before construction was started.

We were out of town and unable to attend the previous meeting, but we did want to make sure we clarified our position in regards to this request.

Thank you,
Josie and Mark Allen
7305 Trianon Ct
[redacted]

From: [redacted]
Date: Thursday, October 23, 2025 at 08:19
To: citizenletters@colleyville.com <citizenletters@colleyville.com>
Cc: [redacted]
Subject: Zoning Case: ZC25-026 - Remove Landscape Easement - OPPOSED

We are **OPPOSED** to this easement removal proposal.

As a resident and homeowner for 18 years, we have seen the destruction and growth of the areas on John McCain. For Oak Alley, I was part of the group that met with Mr. Burke Collins at his home prior to the request for zoning approval.

There were several "demand/requests" that were provided to Burke and Randy White to secure our support for his development. Many were related to the use of easements and lots to maintain some level of openness and tranquility that we had become accustomed to from his ranch. While we were in agreement, there were some changes made to the number of lots allocated and its use to provide the desired frontage along John McCain Rd. Primarily, not seeing the back/sides of houses from the street as a buffer zone was to have been installed. The final result did not meet the envisioned expectation.

As property owners, we are aware of the property easements and requirements prior to purchase; with an understanding that easements are established for a reason.

We believe the Planning & Zoning Commission made the correct decision/recommendation in this case. The integrity of our easement's usage should be maintained—unless we move into some extreme and dire circumstances that would require modification. To include not impugn on previous agreements.

In this case, it would appear the property owner was aware of his lot and easements. And now, after the fact, seeks approval for the opportunity to expand the ability to use the land as the owner pleases. Frankly, this should have been envisioned before purchase and/or to consider a larger lot to accommodate their vision and requirements.

Protect our easements. Use them appropriately to better accommodate the growth of our community. To utilize them to improve traffic flow, drainage issues, and beautification/environmental sustainability issues.

Thank you for the opportunity to provide a response. The notification letter was extremely helpful.

Respectfully
Ken Moon
1305 Bellefonte Ln
[redacted]

From: Gottfredson, Mark
To: Citizen Letters
Subject: Zoning Case
Date: Thursday, October 23, 2025 12:53:42 PM

Hello,

I am the homeowner of 7321 Trianon Ct.

I received a letter regarding the Public Hearing for Zoning Case ZC25-026 by applicant Ryan Raybould. I live in the impacted area and do not support this amendment and ask that it NOT be approved.

The existing 25-foot landscape easement was published and agreed upon prior to the purchase of the property to maintain our beautiful neighborhoods. An amendment by one individual would open the door to everyone applying and that defeats the entire original purpose of the hard-fought easement.

Thank you,

Mark Gottfredson

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October 14, 2025

Community Development Department

City of Colleyville

100 Main Street

Colleyville, TX 76034

Hello.

This letter is in response to the zoning change requested in Zoning Case ZC25-026 by Ryan Raybould in the Oak Alley development. We live in the impacted area and do not support the proposed amendment and ask that it NOT be approved.

The existing 25-foot landscape easement was published and agreed upon by the Timberlane and Holly Lane homeowners along with the Oak Alley developers to maintain the beauty and privacy of our neighborhoods. We cannot support an amendment to one individual that would set a precedent leading to more amendments that would defeat the purpose of the established and agreed upon easement.

Thank you.

Chris and Cathryne Cheatwood

7313 Trianon Court

Colleyville, TX 76034

10/14/25

Hello,

I am writing in response to the notice for the Public Hearing regarding Zoning Case ZC25-026 from applicant Ryan Raybould. As a homeowner directly impacted by this proposal, I want to clearly express that I **oppose this amendment and strongly request that it NOT be approved**.

The 25-foot landscape easement currently in place was an agreed-upon condition at the time these properties were purchased, designed specifically to protect the aesthetics and integrity of our neighborhood. Granting an exception now for a single applicant would undermine that original agreement and create a precedent for future requests that could compromise the character of our community.

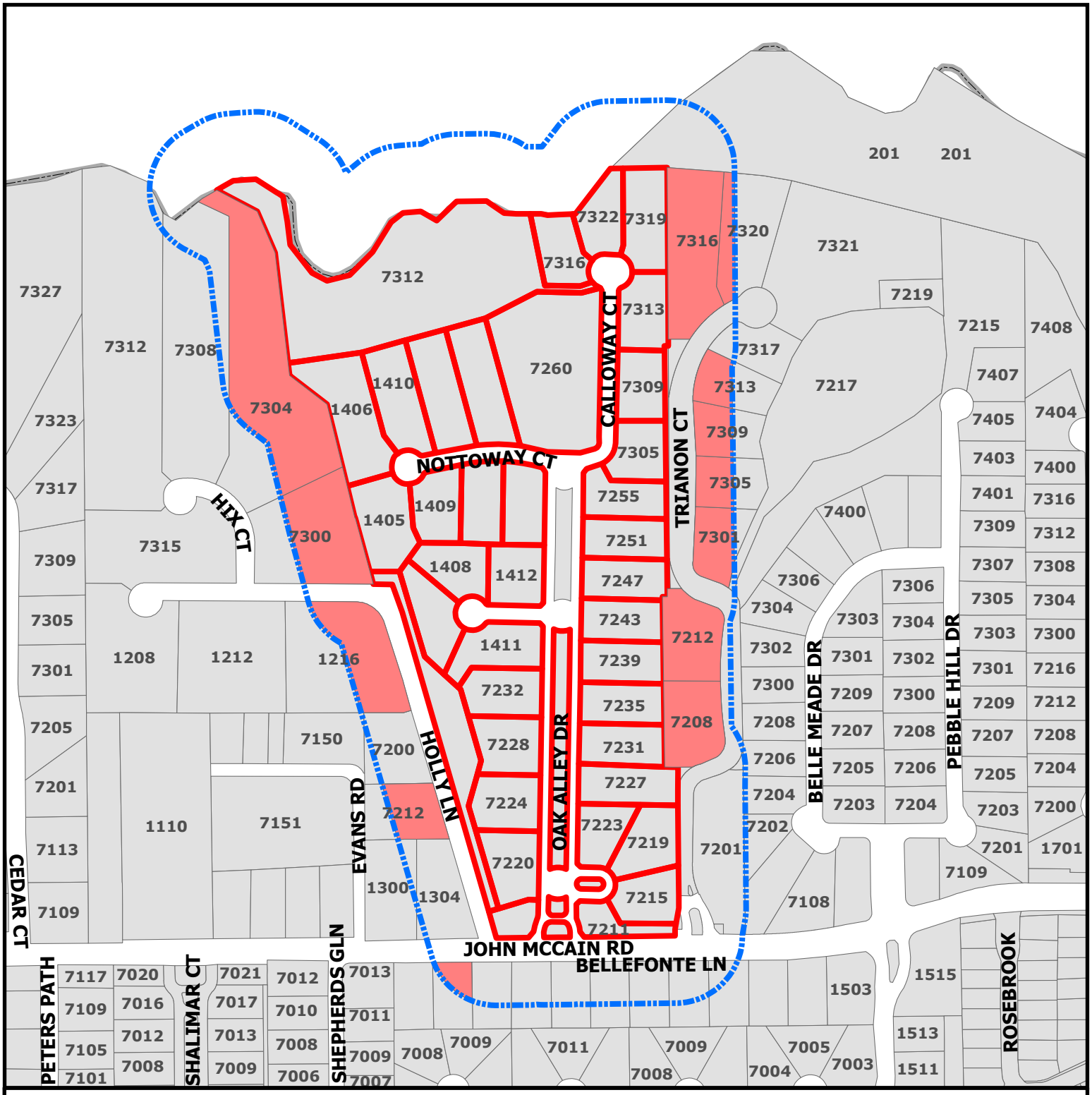
Thank you for taking resident concerns into consideration.

Best regards,

Michael Vennemeyer, MD
Cell [redacted]
[redacted]

Neighborhood: Tanglewood Estates
Home Address: 7212 Trianon Ct. Colleyville, Tx 76034

Opposition Map



CITY OF COLLEYVILLE TEXAS

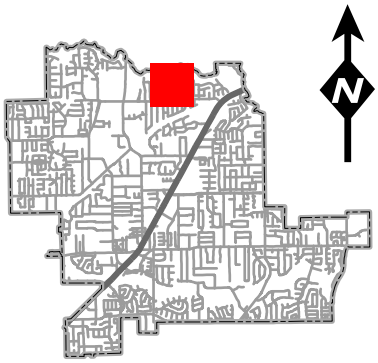
ZC25-026

7313 Calloway Ct

Subject Property

Opposing

Buffer_Protest



DISCLAIMER:
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List of Opposing Properties

Address	Owner's Name	Percentage
7304 HIX CT	DAVIDSON, RICHARD	4.51%
7316 TRIANON CT	BRADSHAW, BARBARA R	2.21%
7300 HIX CT	WASHINGTON, DAVID	1.88%
1220 HOLLY LN	PERONE, JOHN A	1.6%
7212 TRIANON CT	VENNEMEYER, MICHAEL	1.29%
7208 TRIANON CT	BOTIK, DON	1.28%
7301 TRIANON CT	CHARLES AND CONNIE MADY	0.76%
7212 HOLLY LN	PEARCE, CHARLES A	0.76%
7309 TRIANON CT	MORAN, CHRISTOPHER	0.52%
7320 TRIANON CT	WESTKAEMPER FAMILY TRUST	0.5%
7305 TRIANON CT	ALLEN, MARK C	0.5%
7313 TRIANON CT	CATHRYNE C CHEATWOOD	0.48%
1305 BELLEFONTE LN	MOON, KENNETH W	0.25%

Address Count : 13 **Total Percentage:** 16.54%

Date : 10/24/2025 12:51 PM

ORDINANCE O-25-2352

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

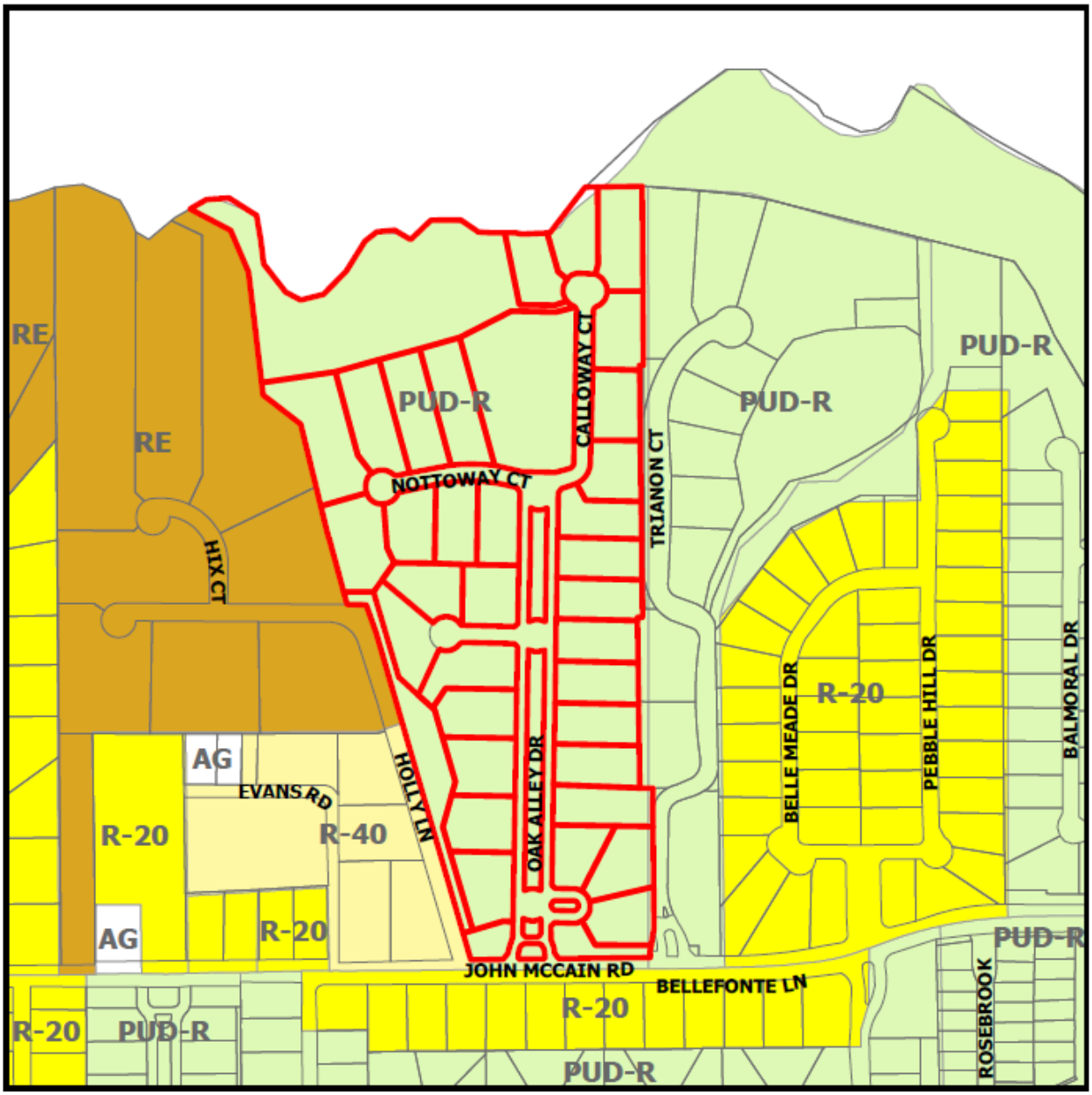
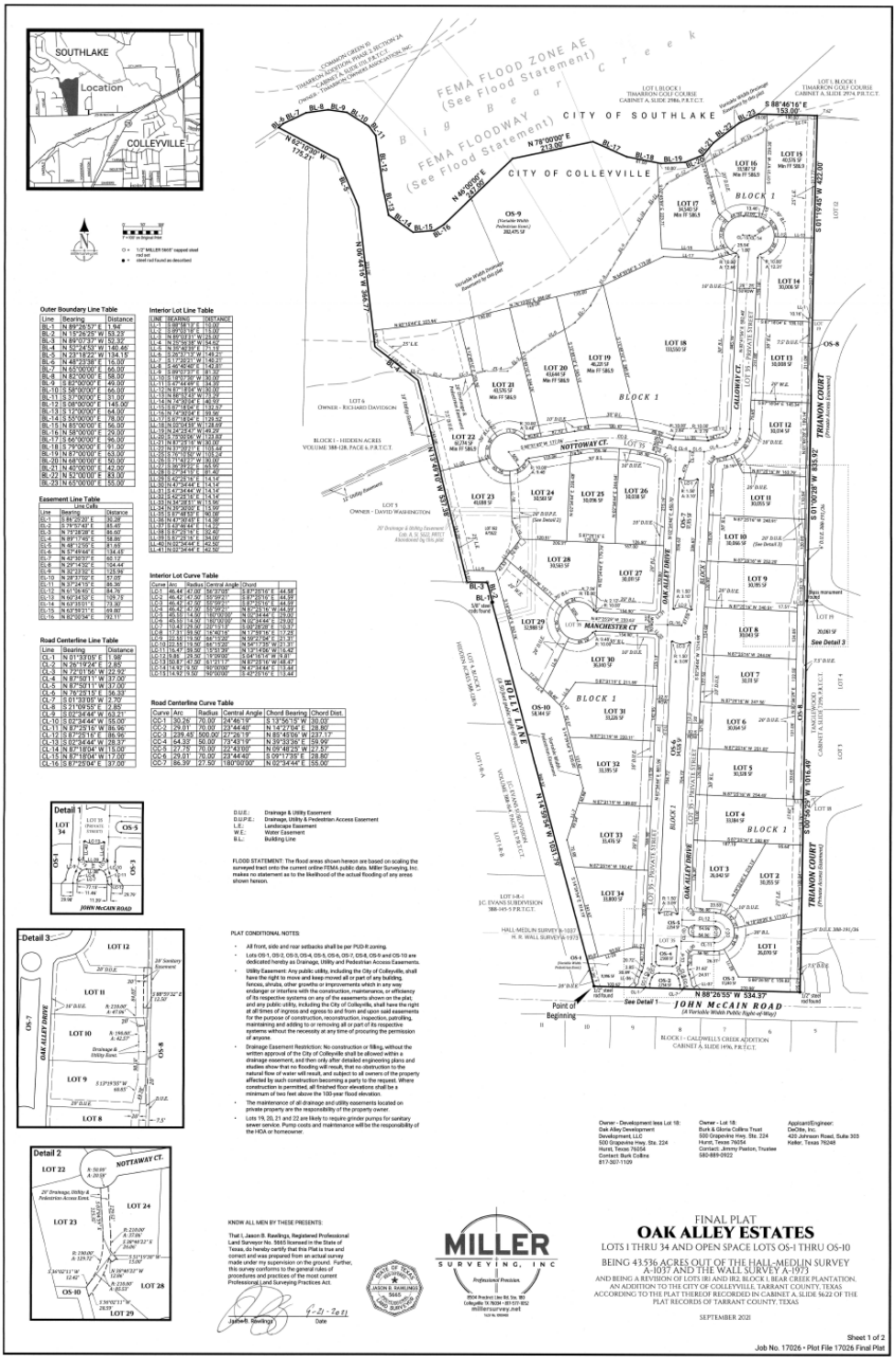


Exhibit "B" – Site Exhibit


SOUTHLAKE
Location
COLLEYVILLE
CITY OF SOUTHLAKE
CITY OF COLLEYVILLE
FEMA FLOOD ZONE AE
(See Flood Statement)
FEMA FLOODWAY
(See Flood Statement)
Big Bear Creek
BLOCK 1
LOT 1R
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
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LOT 31
LOT 32
LOT 33
LOT 34
OS-1
OS-2
OS-3
OS-4
OS-5
OS-6
OS-7
OS-8
OS-9
OS-10
OAK ALLEY DRIVE
TRIANON COURT
NOTTOWAY CT.
MANCHESTER CT
HOLLY LANE
CALLOWAY LN.
JOHN McCAIN ROAD
Point of Beginning
See Detail 1
See Detail 2
See Detail 3
S 88°46'15" E 153.00'
N 78°00'00" E 213.05'
N 40°00'00" E 257.05'
N 62°10'50" W 174.21'
N 00°24'16" W 346.17'
N 89°35'44" E 423.00'
S 01°19'45" W 423.00'
S 00°56'25" W 1016.40'
N 88°26'55" W 534.27'
BLOCK I - HIDDEN ACRES
VOLUME 388-128, PAGE 6, P.R.T.C.T.
BLOCK I - CALDWELLS CREEK ADDITION
CABINET A, SLIDE 4936, P.R.T.C.T.
LOT 6
OWNER - RICHARD DAVIDSON
LOT 5
OWNER - DAVID WASHINGTON
LOT L BLOCK I
TIMARRON GOLF COURSE
CABINET A, SLIDE 2984, P.R.T.C.T.
LOT I, BLOCK I
TIMARRON GOLF COURSE
CABINET A, SLIDE 2974, P.R.T.C.T.
COMMON GREEN 'B'
TIMARRON NORTH PH. 1 SECTION 2A
OWNER - TIMARRON OWNERS ASSOCIATION, INC.
CABINET A, SLIDE 7115, P.R.T.C.T.
LOT 35
PRIVATE STREET
LOT 1-R-1
J.C. EVANS SUBDIVISION
388-145-5 P.R.T.C.T.
HALL-MEDLIN SURVEY A-1037
H. R. WALL SURVEY A-1973
Variable Width Drainage Easement by this plat
Variable Width Pedestrian Access Easement by this plat
Variable Width Drainage Easement by this plat
Drainage & Utility Easement
Drainage & Utility Easement
Drainage & Utility Easement

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.

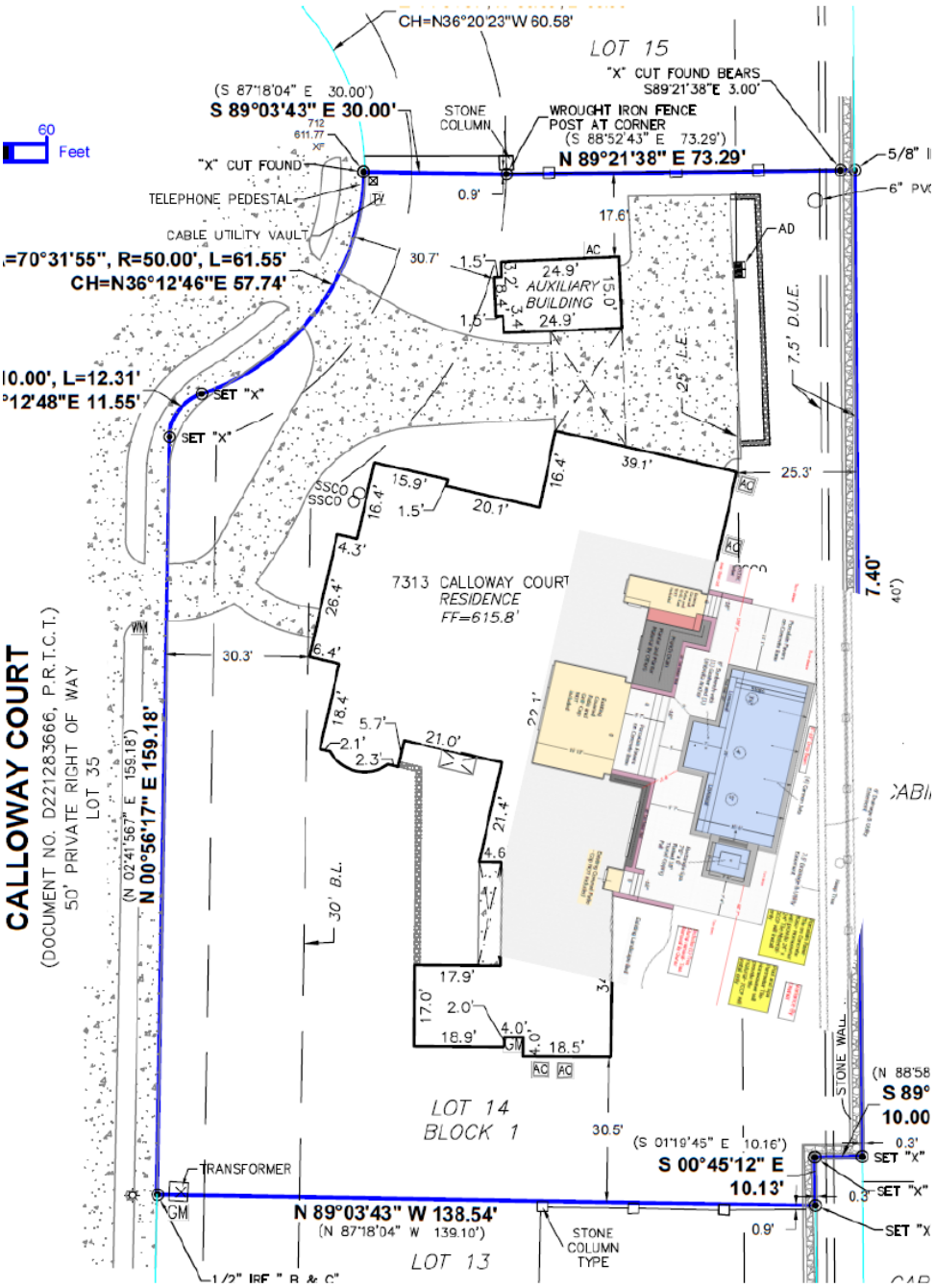
In closing, we love Colleyville and our community. It is where we want to raise our boys, where we want to create memories of long summer evening together, where we want them to remember the special bond of brotherhood, and the joy of playing together in their own backyard.

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
CITY COUNCIL BRIEFING

Agenda Number 5c **Agenda Date** 11/5/2025 **Number** Ordinance O-25-2353
Type Ordinance
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
First Reading and Public Hearing

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'.

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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their October 13, 2025 meeting by a vote of 7-0.

Recommendation
Approve

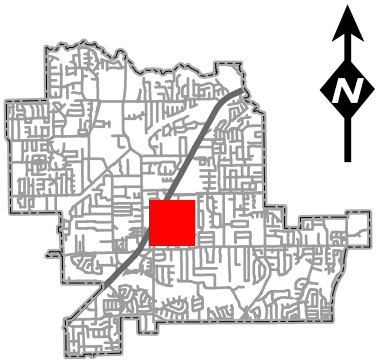
Attachments
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification Letter
6. Ordinance O-25-2353

Aerial Map

CITY OF COLLEYVILLE TEXAS

ZC25-025

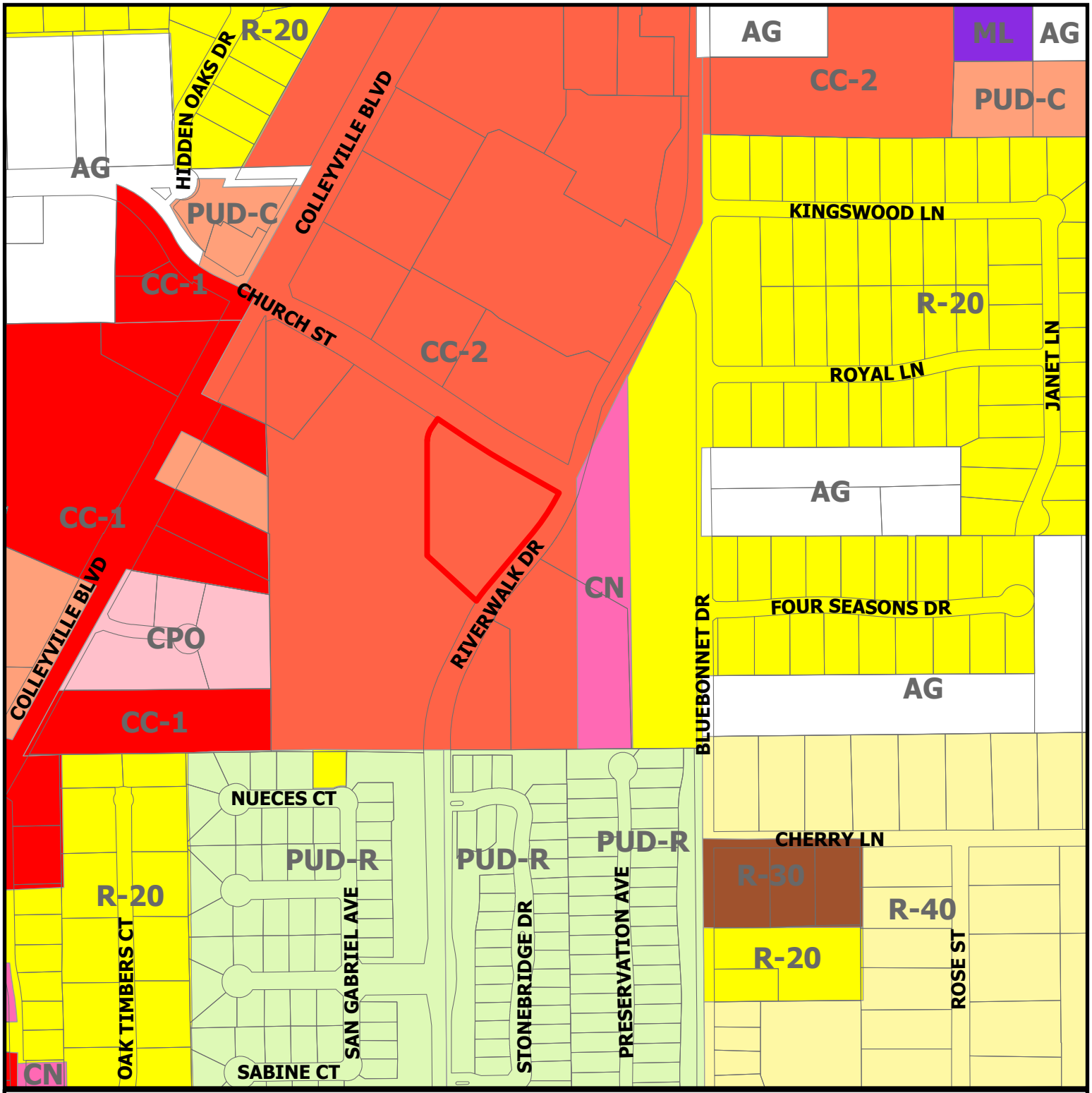
1205 Church St



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

Subject Property

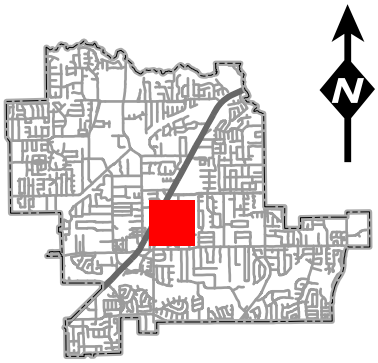
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC25-025

1205 Church St



Subject Property

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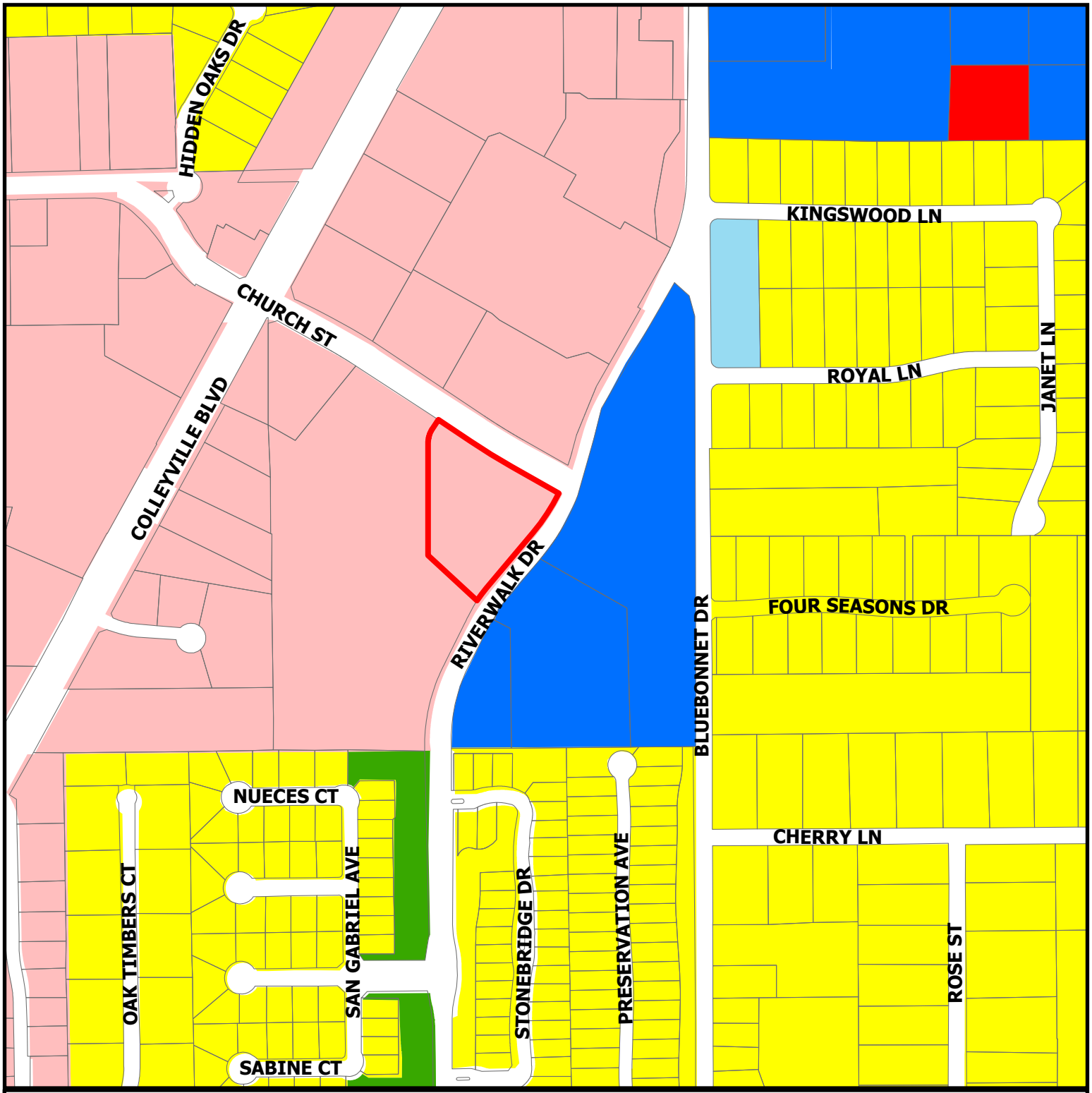
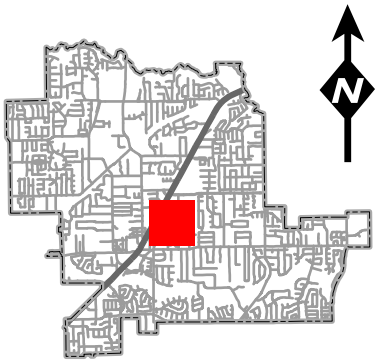
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC25-025

1205 Church St



N

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

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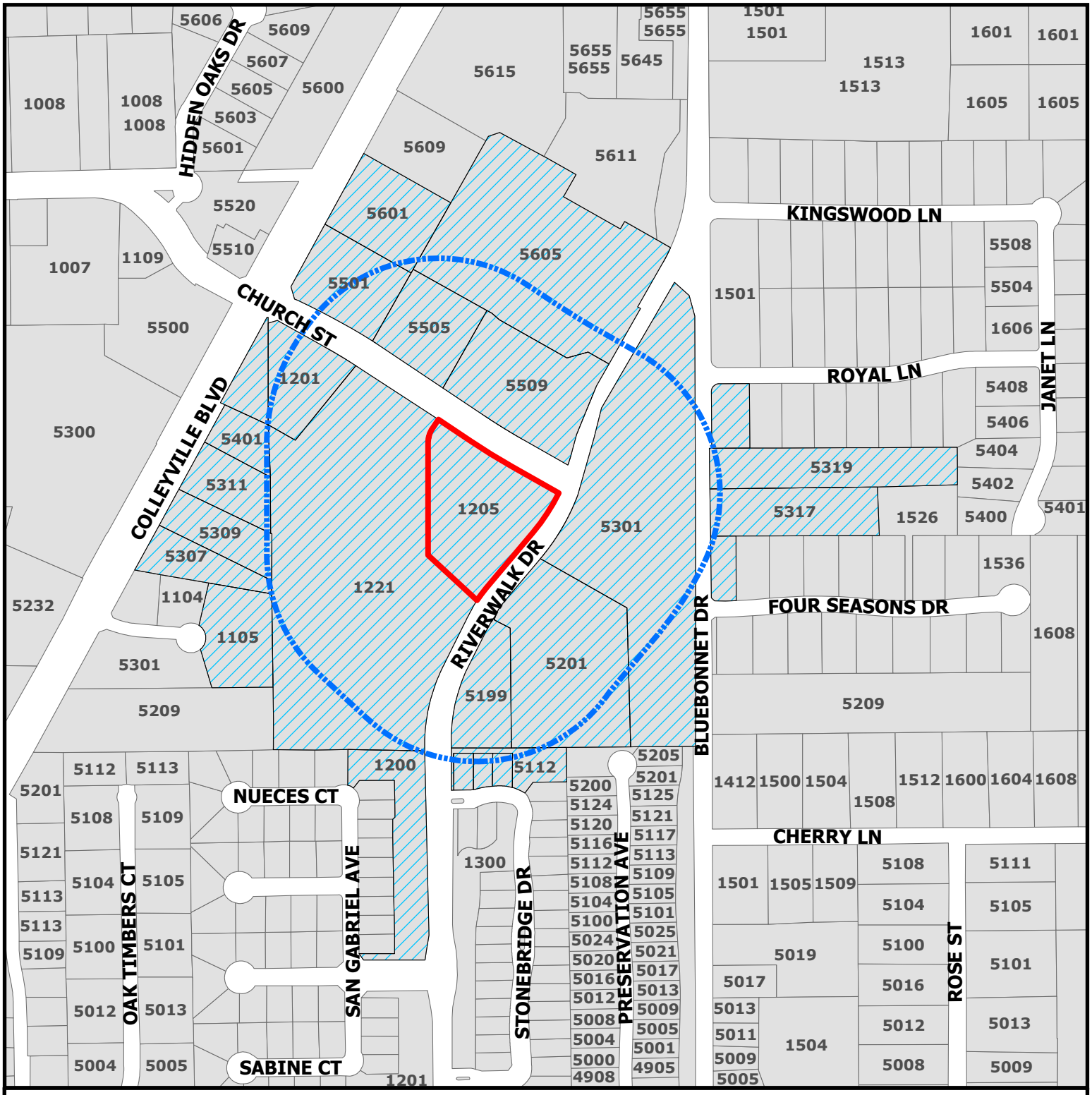
Notification Map



CITY OF COLLEYVILLE TEXAS

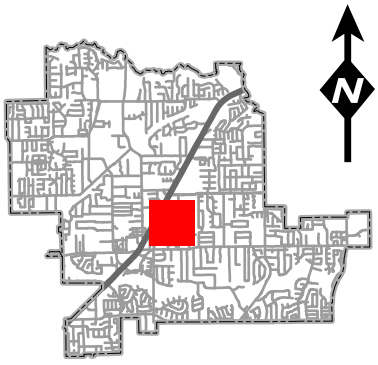
ZC25-025

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

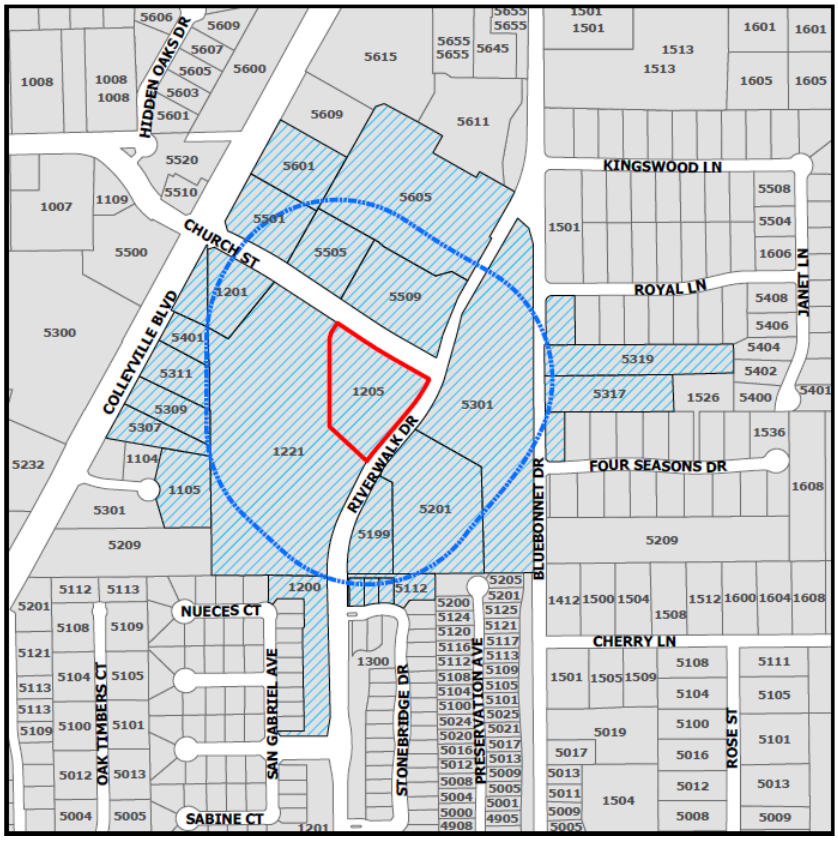
Request:	Consideration of a Special Use Permit for Alcohol Beverage Sales – On-Premises Consumption on Lot 1R2, Block 2, Town Center Colleyville, located at 1205 Church Street, Case ZC25-025. The applicant is requesting a Special Use Permit to allow the sale of alcohol at a restaurant.
Zoning Case:	ZC25-025
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-25-2352

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

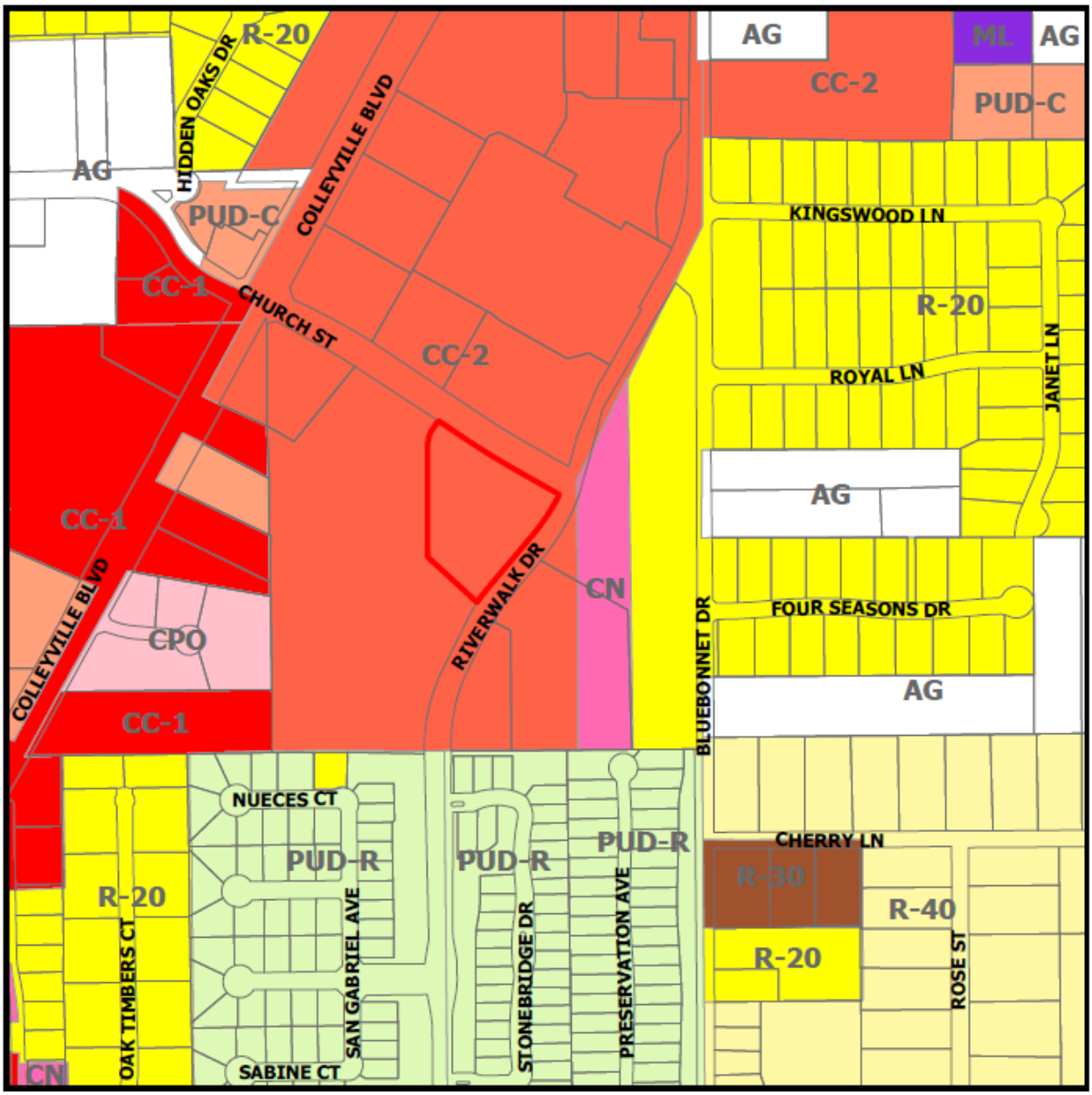
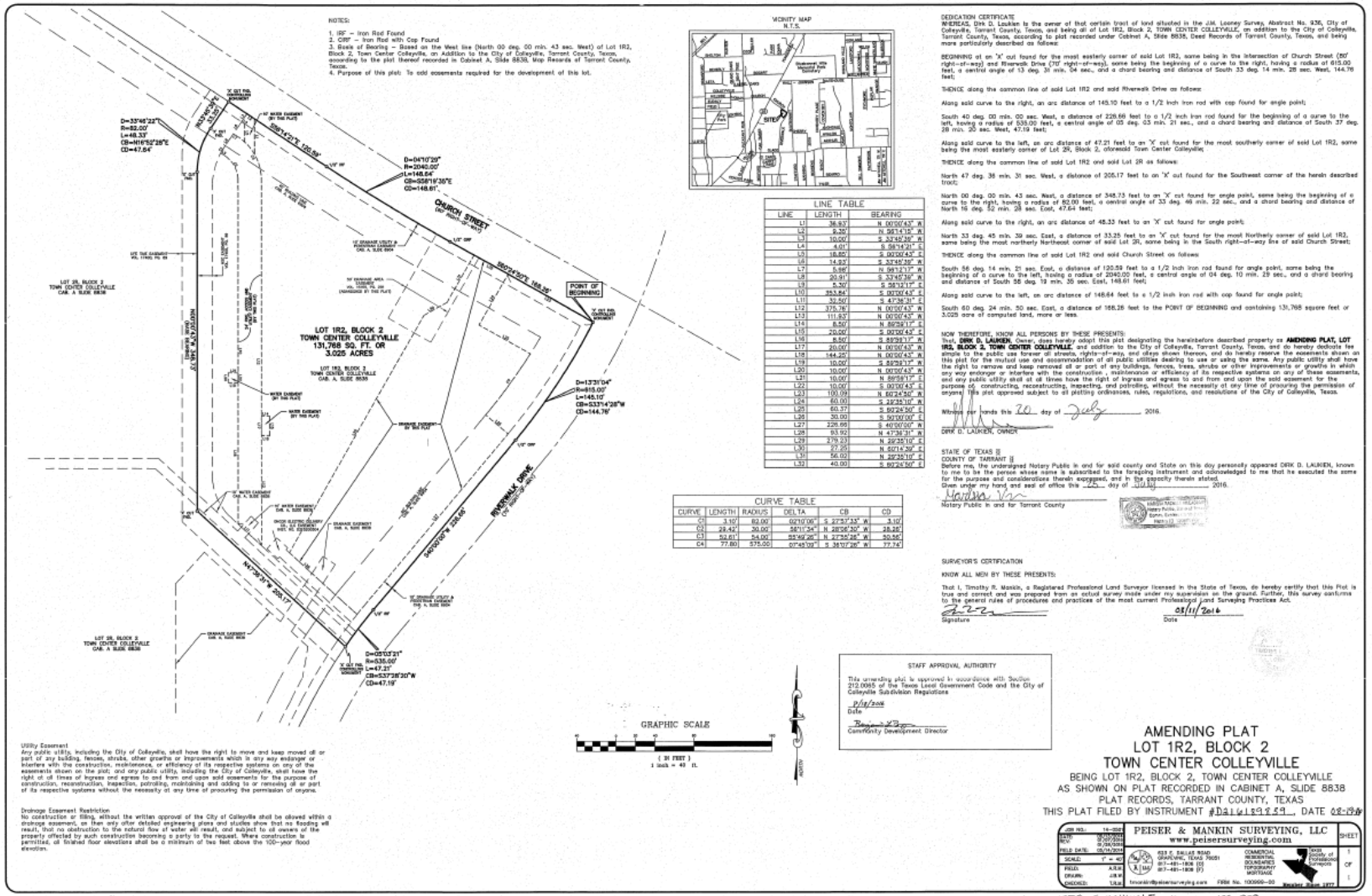


Exhibit "B" – Aerial Map



Utility Easement
Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Drainage Easement Restriction
No construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, on 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.

STAFF APPROVAL AUTHORITY
This amending 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

DEDICATION CERTIFICATE
WHEREAS, Dirk D. Lauken is the owner of that certain tract of land situated in the J.M. Looney Survey, Abstract No. 936, City of Colleyville, Tarrant County, Texas, and being all of Lot 1R2, Block 2, TOWN CENTER COLLEYVILLE, an addition to the City of Colleyville, Tarrant County, Texas, according to plat recorded under Cabinet A, Slide 8838, Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut found for the most easterly corner of said Lot 1R2, same being in the intersection of Church Street (80' right-of-way) and Riverwalk Drive (70' right-of-way), same being the beginning of a curve to the right, having a radius of 615.00 feet, a central angle of 13 deg. 31 min. 04 sec., and a chord bearing and distance of South 33 deg. 14 min. 28 sec. West, 144.76 feet;

THENCE along the common line of said Lot 1R2 and said Riverwalk Drive as follows:

Along said curve to the right, an arc distance of 145.10 feet to a 1/2 inch iron rod with cap found for angle point;

South 40 deg. 00 min. 00 sec. West, a distance of 226.66 feet to a 1/2 inch iron rod found for the beginning of a curve to the left, having a radius of 535.00 feet, a central angle of 05 deg. 03 min. 21 sec., and a chord bearing and distance of South 37 deg. 28 min. 20 sec. West, 47.19 feet;

Along said curve to the left, an arc distance of 47.21 feet to an 'X' cut found for the most southerly corner of said Lot 1R2, same being the most easterly corner of Lot 2R, Block 2, aforesaid Town Center Colleyville;

THENCE along the common line of said Lot 1R2 and said Lot 2R as follows:

North 47 deg. 36 min. 31 sec. West, a distance of 205.17 feet to an 'X' cut found for the Southwest corner of the herein described tract;

North 00 deg. 00 min. 43 sec. West, a distance of 348.73 feet to an 'X' cut found for angle point, same being the beginning of a curve to the right, having a radius of 82.00 feet, a central angle of 33 deg. 48 min. 22 sec., and a chord bearing and distance of North 16 deg. 52 min. 28 sec. East, 47.64 feet;

Along said curve to the right, an arc distance of 48.33 feet to an 'X' cut found for angle point;

North 33 deg. 45 min. 39 sec. East, a distance of 33.25 feet to an 'X' cut found for the most Northerly corner of said Lot 1R2, same being the most northerly Northeast corner of said Lot 2R, same being in the South right-of-way line of said Church Street;

THENCE along the common line of said Lot 1R2 and said Church Street as follows:

South 56 deg. 14 min. 21 sec. East, a distance of 120.59 feet to a 1/2 inch iron rod found for angle point, same being the beginning of a curve to the left, having a radius of 2040.00 feet, a central angle of 04 deg. 10 min. 29 sec., and a chord bearing and distance of South 58 deg. 19 min. 35 sec. East, 148.61 feet;

Along said curve to the left, an arc distance of 148.64 feet to a 1/2 inch iron rod with cap found for angle point;

South 60 deg. 24 min. 50 sec. East, a distance of 188.26 feet to the POINT OF BEGINNING and containing 131,768 square feet or 3.025 acre of computed land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
That, **DIRK D. LAUKEN**, Owner, does hereby adopt this plat designating the hereinbefore described property as **AMENDING PLAT, LOT 1R2, BLOCK 2, TOWN CENTER COLLEYVILLE** and addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction , maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of, constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness my hands this 20 day of July 2016.
DIRK D. LAUKEN, OWNER

STATE OF TEXAS §
COUNTY OF TARRANT §
Before me, the undersigned Notary Public in and for said county and State on this day personally appeared DIRK D. LAUKEN, 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 office this 20 day of July 2016.
Notary Public in and for Tarrant County

SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:
That I, Timothy R. Mankin, a Registered Professional Land Surveyor 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 procedures and practices of the most current Professional Land Surveying Practices Act.
Signature
07/11/2016
Date

AMENDING PLAT
LOT 1R2, BLOCK 2
TOWN CENTER COLLEYVILLE
BEING LOT 1R2, BLOCK 2, TOWN CENTER COLLEYVILLE
AS SHOWN ON PLAT RECORDED IN CABINET A, SLIDE 8838
PLAT RECORDS, TARRANT COUNTY, TEXAS
THIS PLAT FILED BY INSTRUMENT #D216199859, DATE 08-19-16

JOB NO.: 14-0081
DATE: 07/07/2016
REV: 07/07/2016
REV: 08/08/2016
FIELD DATE: 05/14/2014
SCALE: 1" = 40'
FIELD: A.R.M.
DRAWN: J.B.W.
CHECKED: T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
633 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
(817-481-1808 (O)
(817-481-1808 (F)
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
texas@peisersurveying.com
FIRM No. 100999-00
TEXAS Society of Professional Surveyors
REGISTERED SURVEYOR

SHEET 1 OF 1

TOWN CENTER COLLEYVILLE #D216-199-839

Exhibit "C" – Site Exhibit

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 5d **Agenda Date** 11/5/2025 **Number** Ordinance O-25-2354
Type Ordinance
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
First Reading and Public Hearing

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.

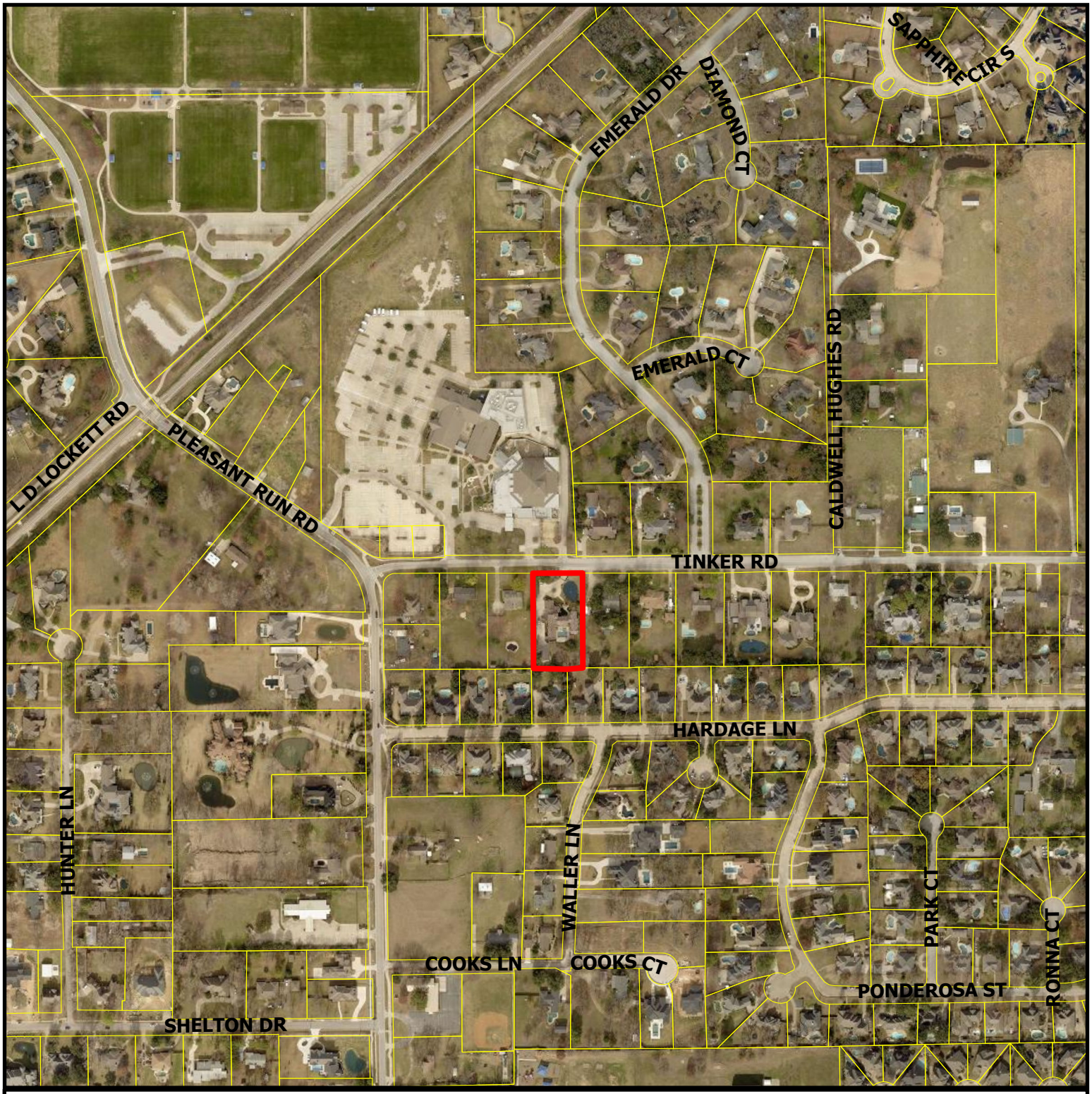
Staff Recommendation: Staff recommends approval for this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their October 13, 2025 meeting by a vote of 7-0.

Recommendation
Approve

Attachments
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives and Exhibits
5. Notification Map
6. Notification Letter
7. Ordinance O-25-2354

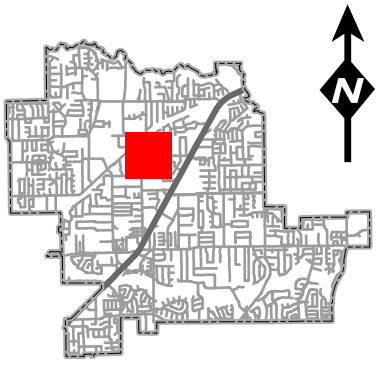
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC25-027

1005 Tinker Rd



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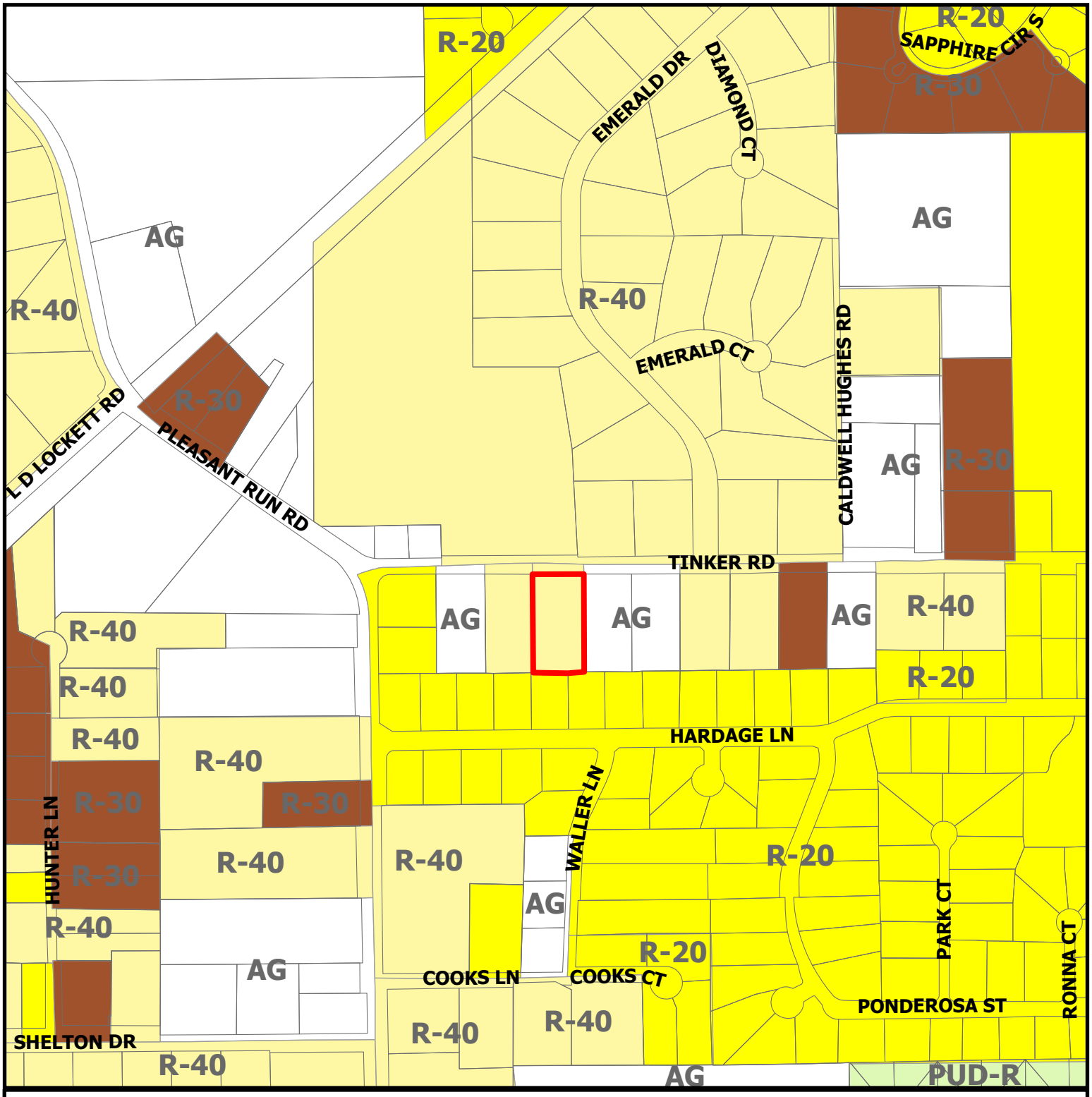
Subject Property

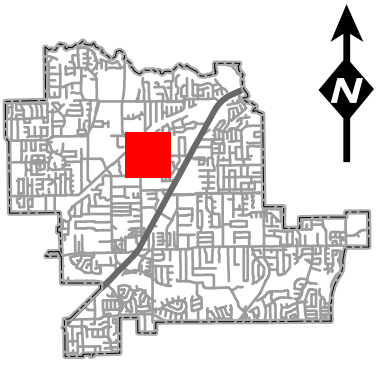
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC25-027

1005 Tinker Rd



Subject Property

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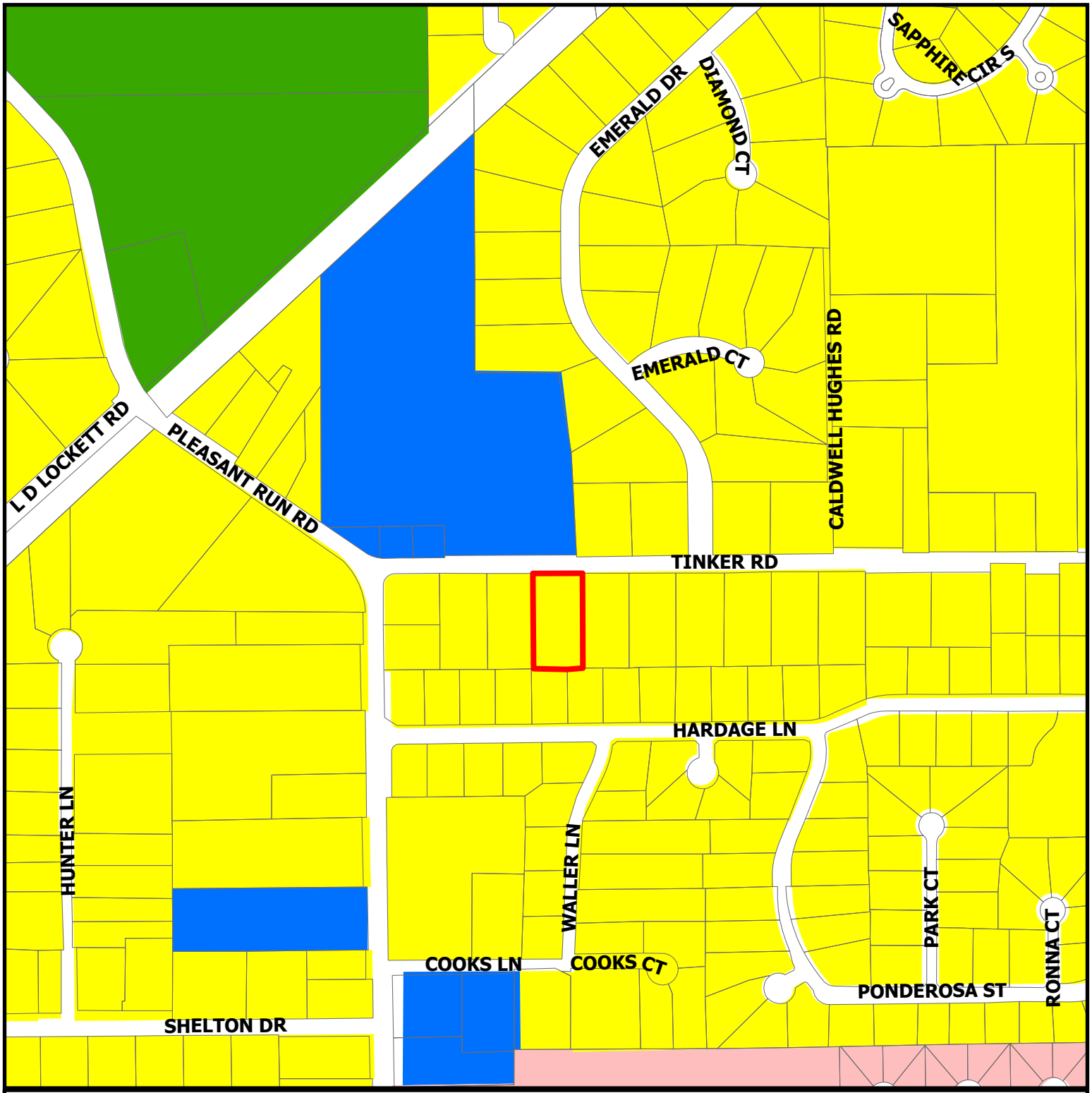
Future Land Use Map

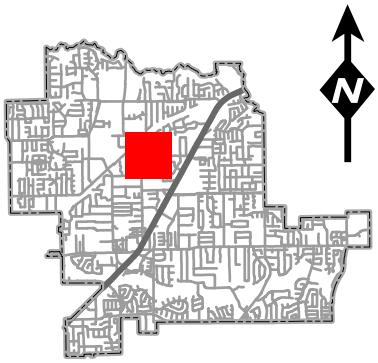


CITY OF COLLEYVILLE TEXAS

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.

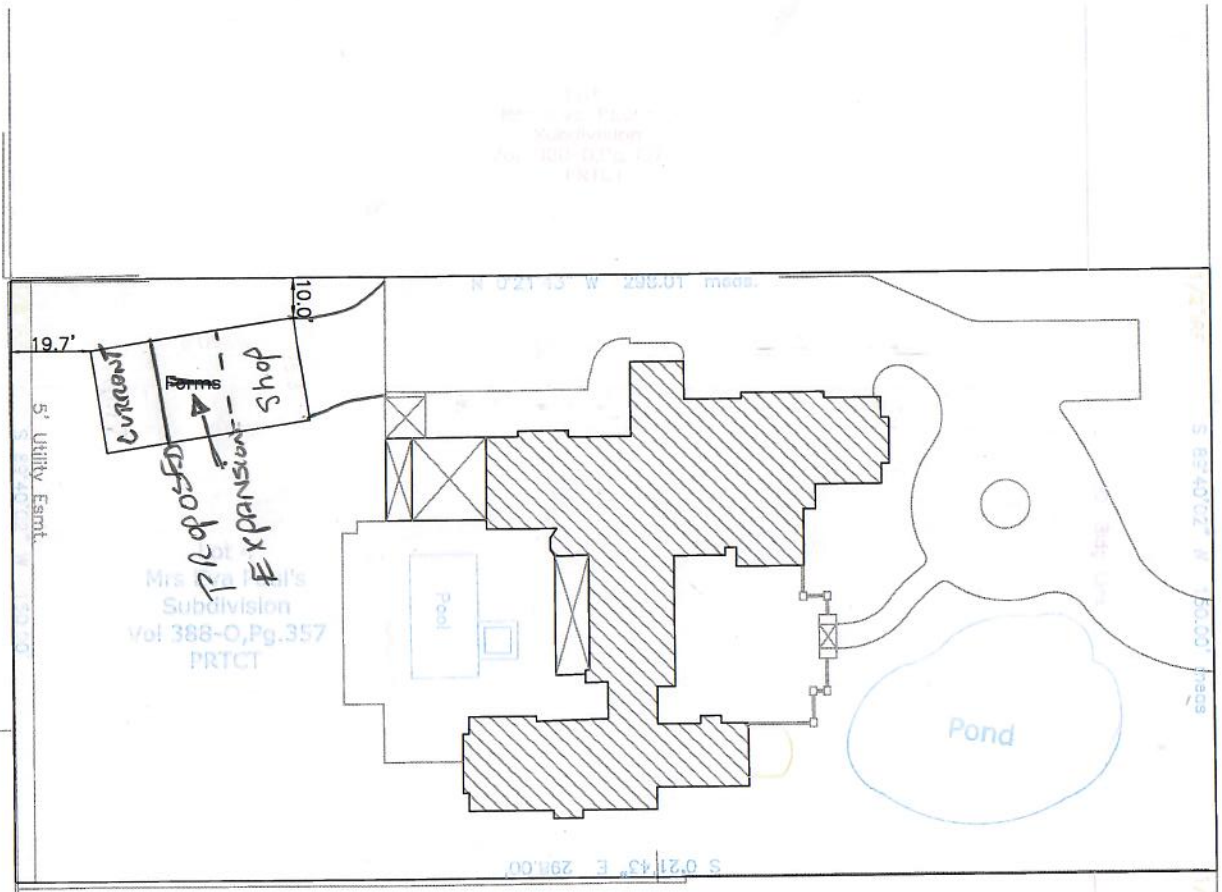
The proposed changes will have no negative impact on our neighbors or the City of Colleyville. The exterior of the building will remain unchanged, maintaining its current appearance. The interior improvements will provide a safe and suitable living space for my in-laws, with their vehicle parked inside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

[redacted]



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.
959 Elkin Lane
KELLER, TEXAS 76262-4941
Phone (817) 614-8017
Fax (817) 379-5696

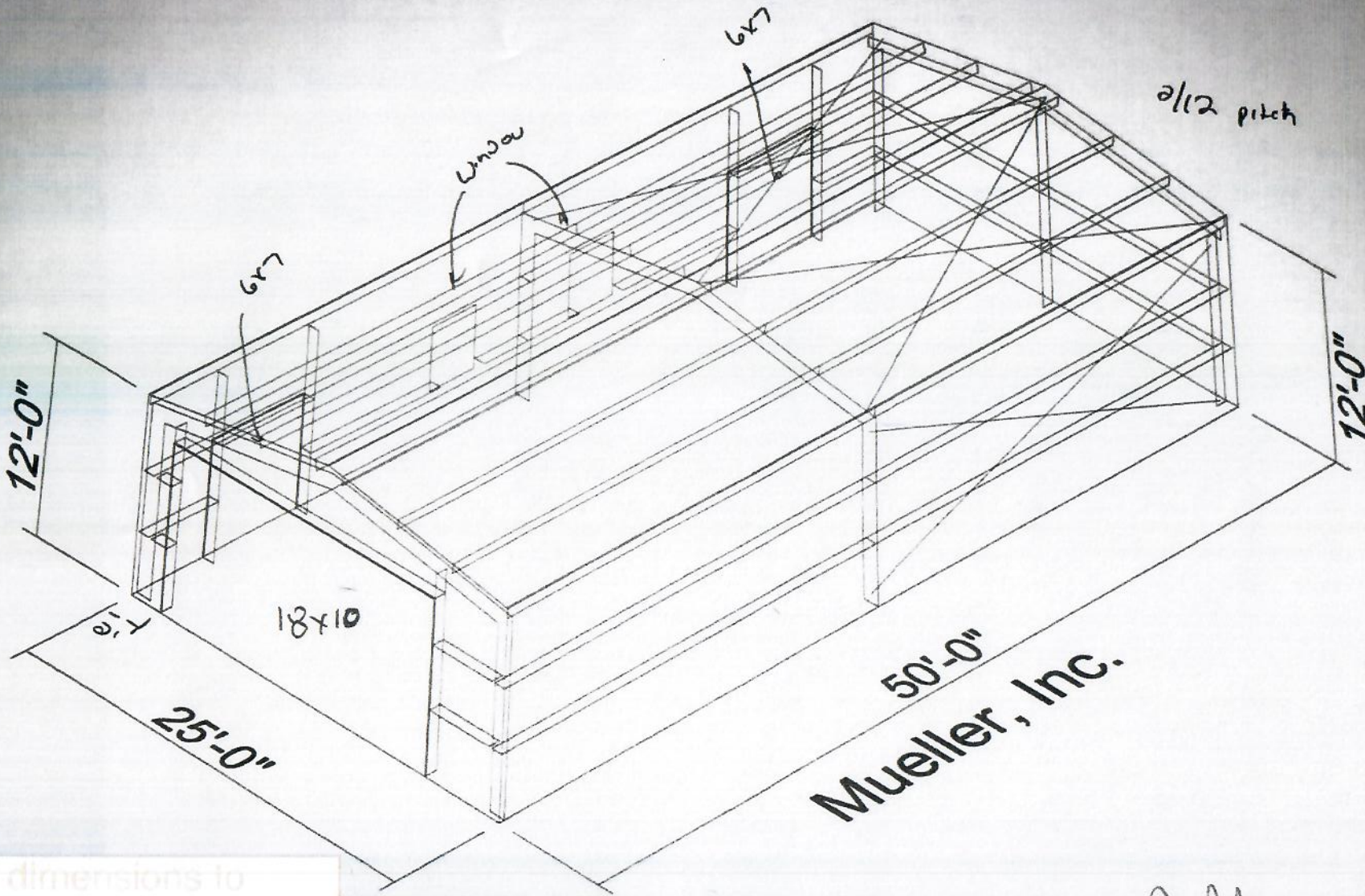
SURVEY DATE: August 8, 2018

STATE OF TEXAS
REGISTERED
MICHAEL B.H. DAVIS
5094
PROFESSIONAL
LAND SURVEYOR

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

NOTE: THIS SURVEY DRAWING IS PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES & NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS ORIGINAL TRANSACTION.

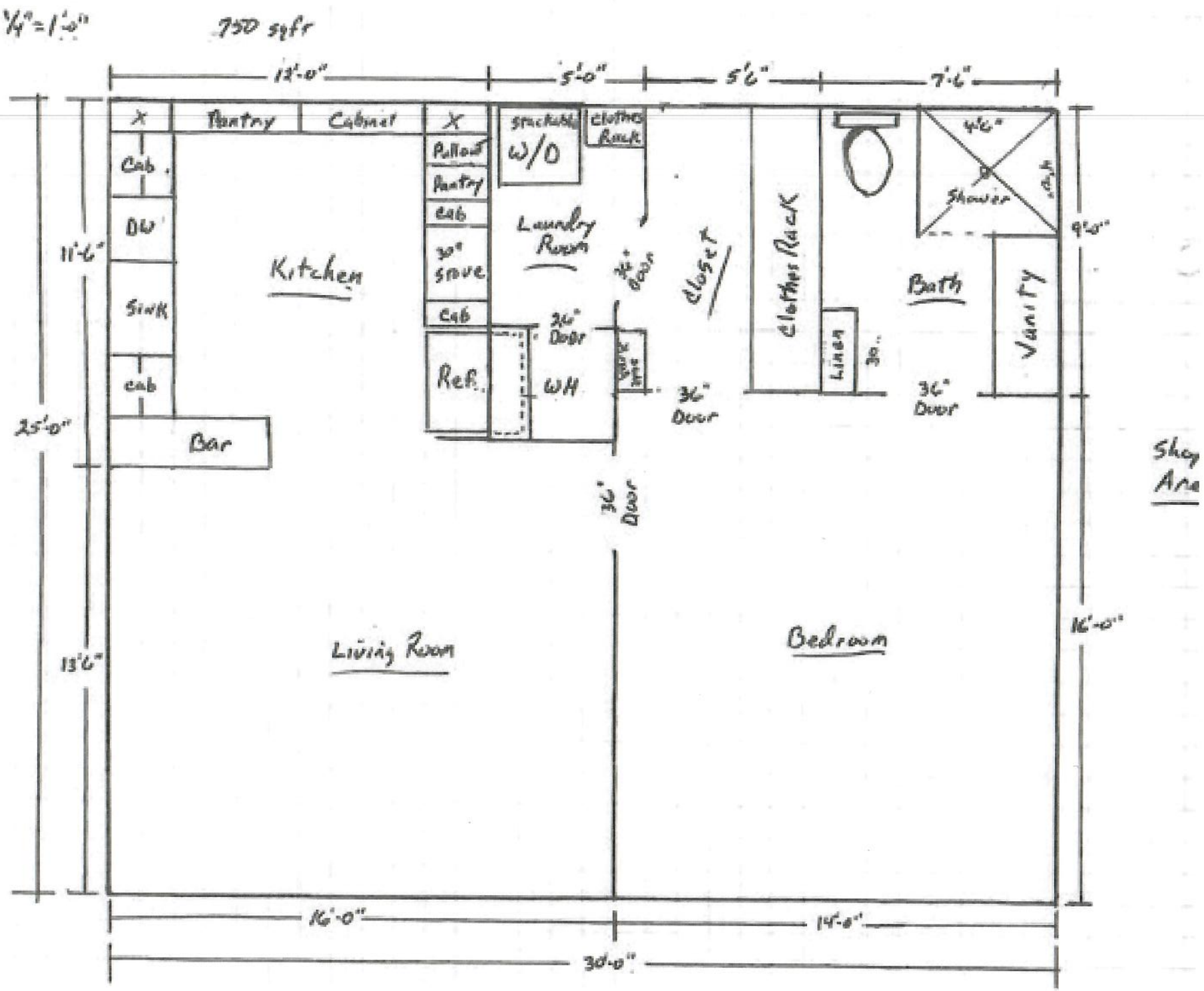
© Copyright 2018 Michael B Davis/Alpha Land Surveying, Inc.



existing dimensions to remain unchanged

Sign Here

7-12-18

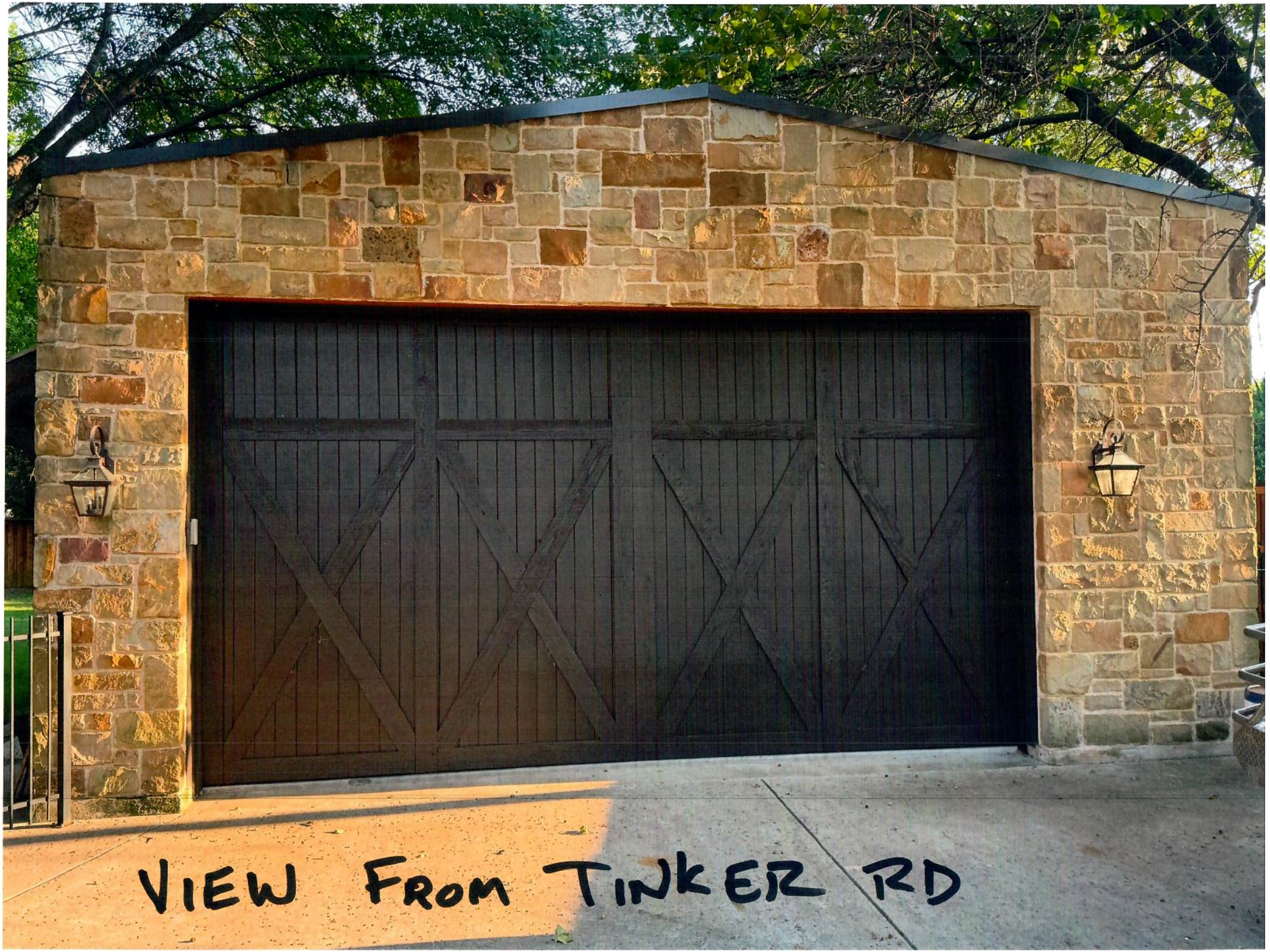

1/4"=1'-0"
750 sqft
12'-0"
5'-0"
5'6"
7'-6"
X
Pantry
Cabinet
X
Cab.
DW
Sink
cab
Bar
Pullout
Pantry
cab
30" stove
cab
Ref.
stackable W/D
clothes Rack
Laundry Room
Kitchen
36" Door
WH
closet
36" Door
clothes Rack
Linen
30"
Bath
36" Door
Shower
Vanity
11'-6"
25'-0"
13'6"
9'-0"
16'-0"
36" Door
Living Room
Bedroom
16'-0"
14'-0"
30'-0"
Sha
Are

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
Flow-Forged
PERFORMANCE
WHEELS
Flow-Forged
PERFORMANCE
WHEELS
Flow-Forged
PERFORMANCE
WHEELS
Yard
LOWE'S
HONDA
TRUMP
2020

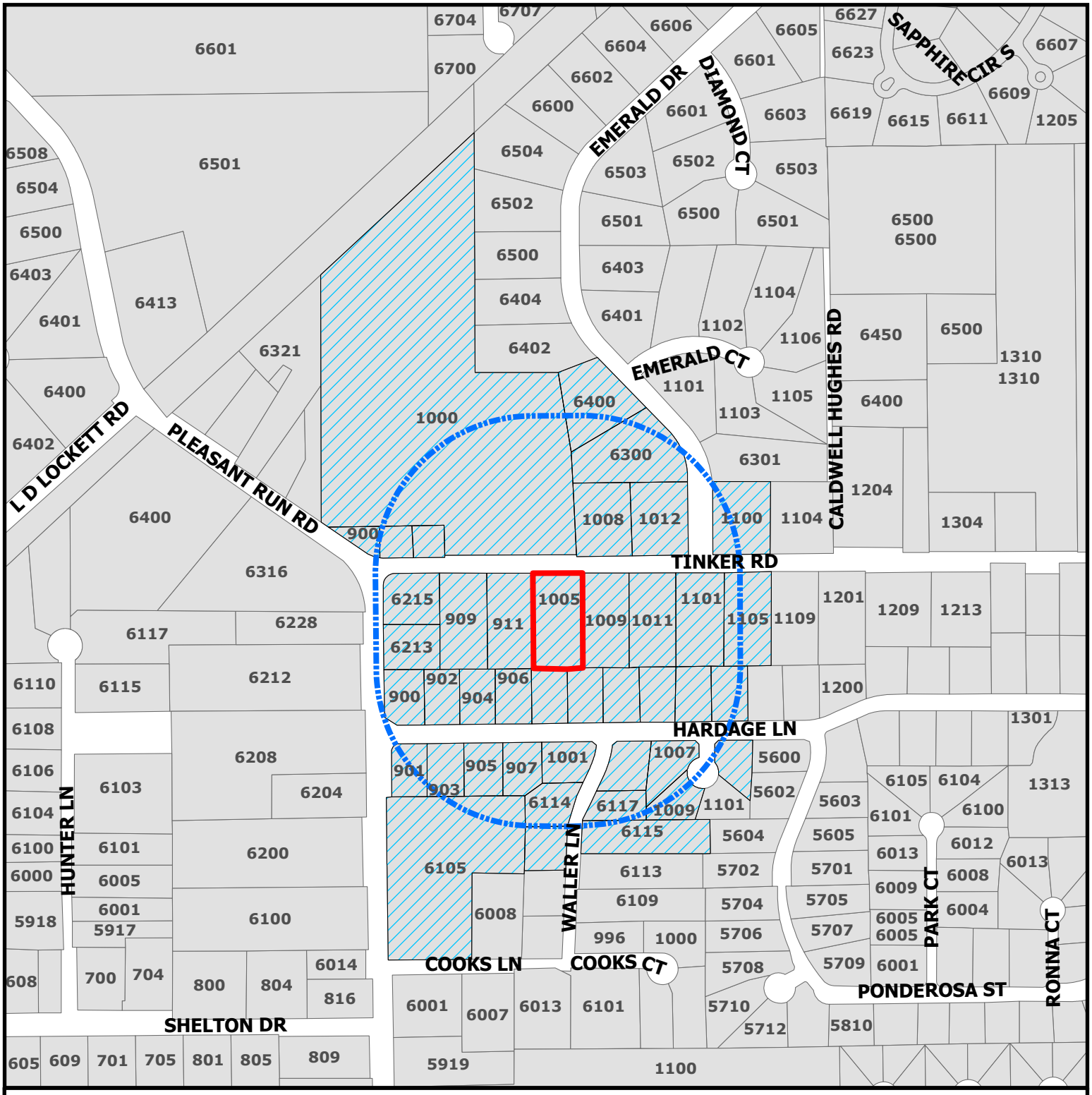
Existing
Mini Split
SAMSUNG
CAP

Current Interior

CURRENT
SHOP

SPRAY FOAM WALLS + CEILING

Notification Map



CITY OF COLLEYVILLE TEXAS

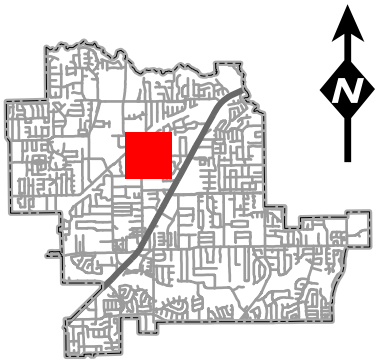
ZC25-027

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

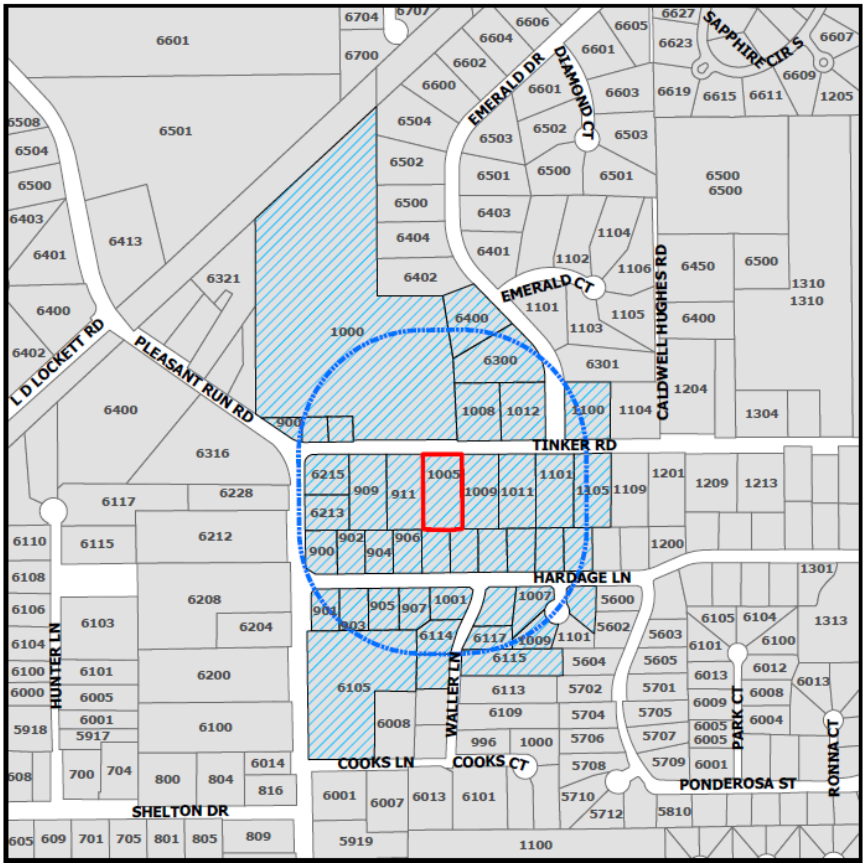
Request:	Consideration of a Special Use Permit for an Accessory Dwelling on Lot 4, Mrs. Eva Paul's Subdivision, being approximately 1.02 acres, and zoned R-40 Single Family Residential. The request is to allow for an accessory dwelling unit within an existing accessory building on the property.
Zoning 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-25-2354

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

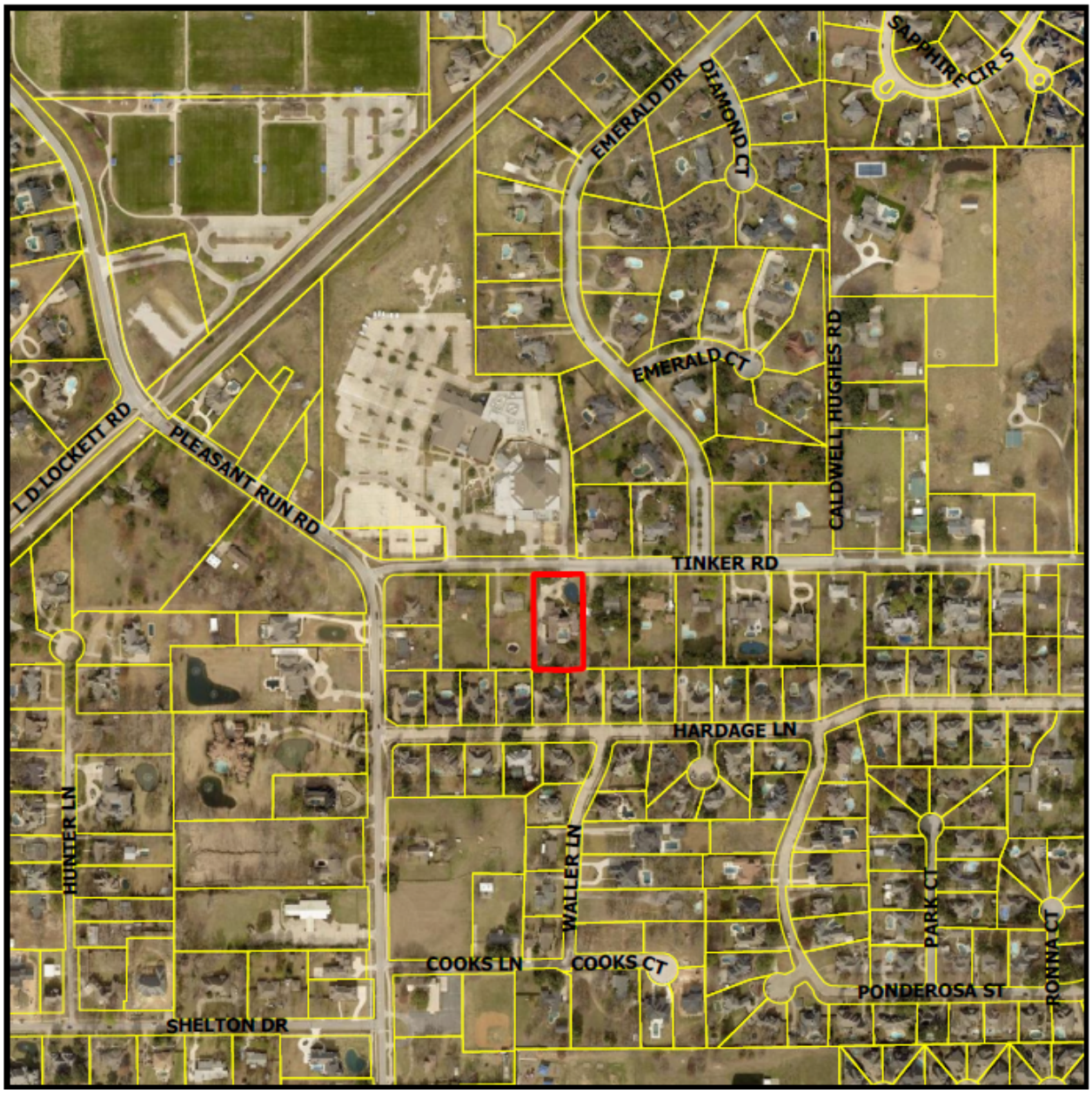
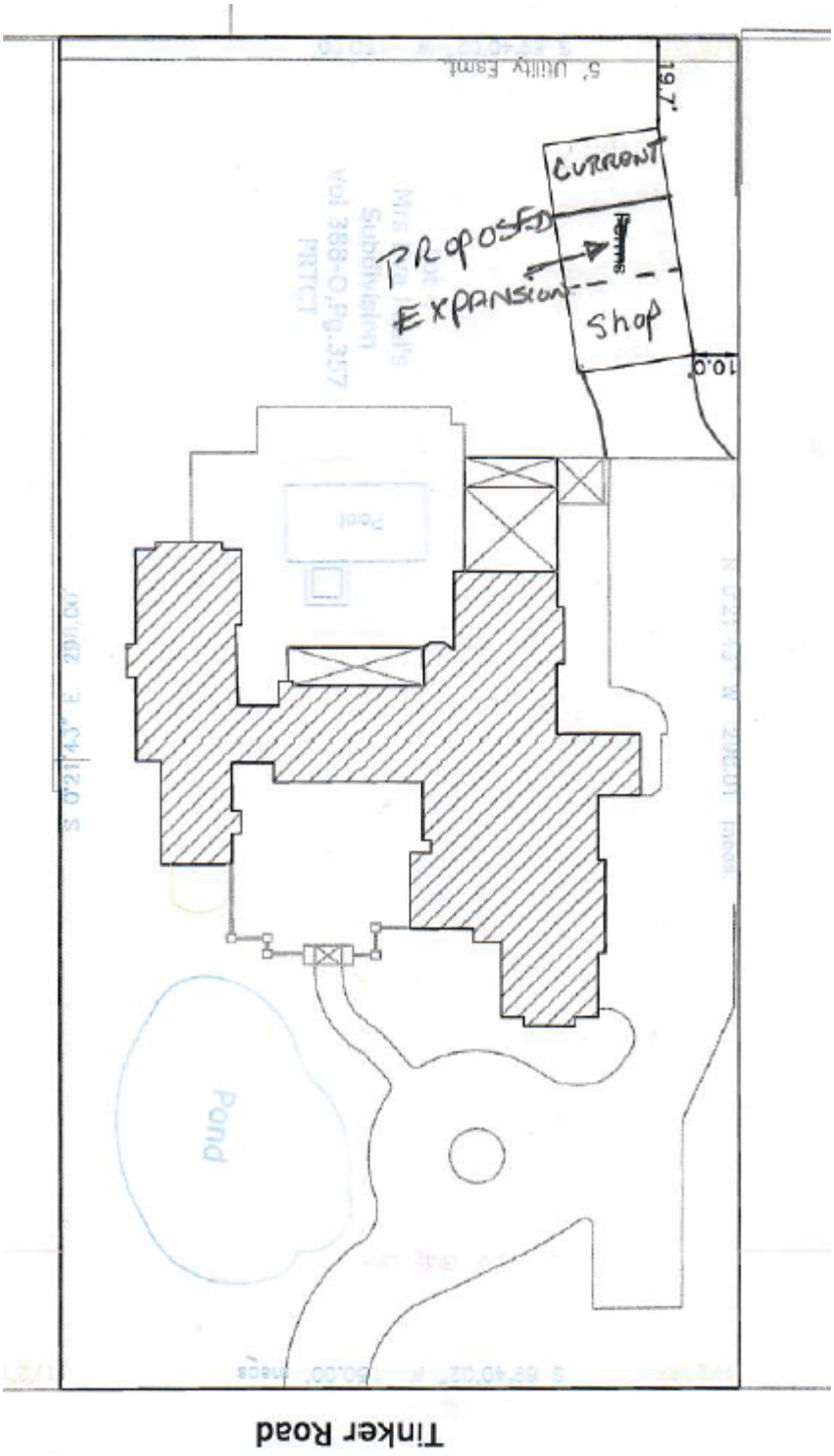


Exhibit "B" – Site Plan



CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 5e **Agenda Date** 11/5/2025 **Number** Ordinance O-25-2355
Type Ordinance
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
First Reading and Public Hearing

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 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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their October 13, 2025 meeting by a vote of 7-0.

Recommendation
Approve

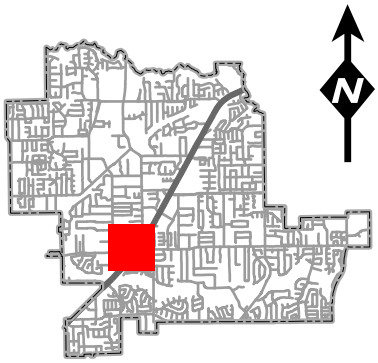
Attachments
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Will-Serve Letter
6. Notification Map
7. Notification Letter
8. Ordinance O-25-2355

Aerial Map

CITY OF COLLEYVILLE TEXAS

ZC25-028

4904 Colleyville Blvd



Subject Property

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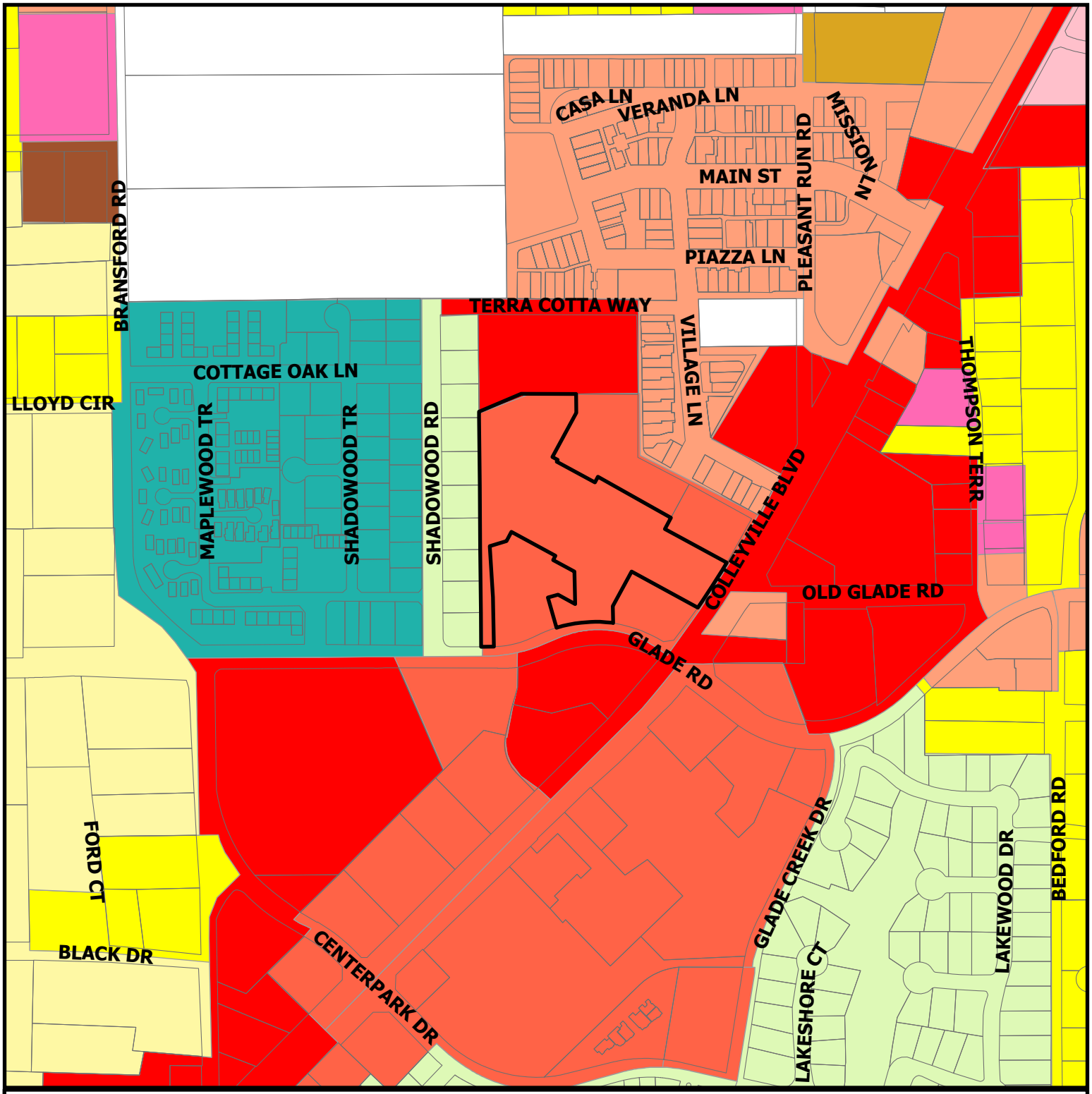
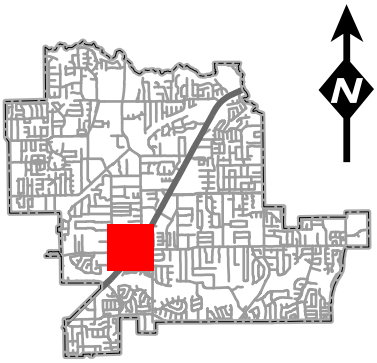
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC25-028

4904 Colleyville Blvd



Subject Property

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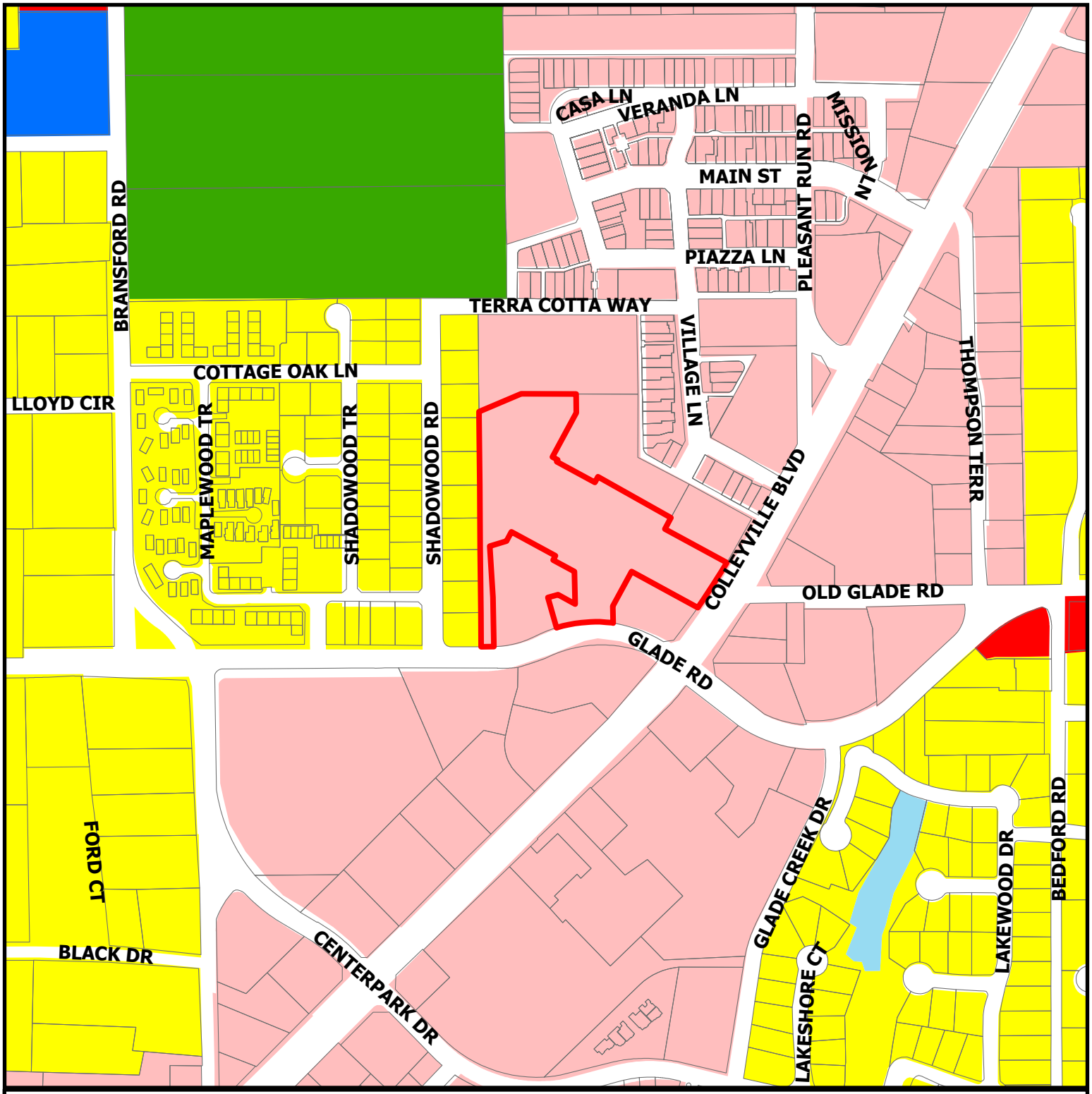
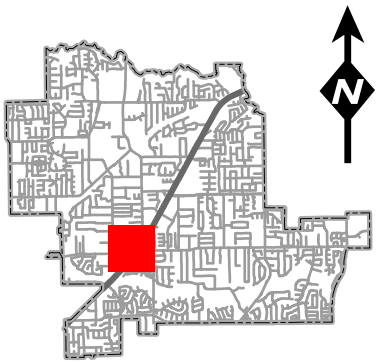
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC25-028

4904 Colleyville Blvd



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

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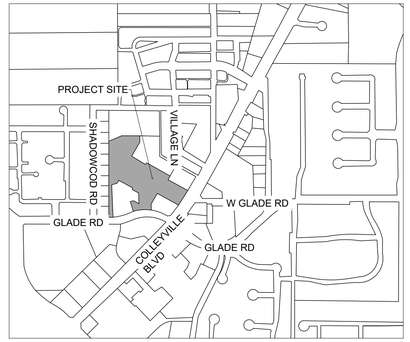
GRAPHIC SCALE IN FEET
0 50 100 200

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



VICINITY MAP
(NOT TO SCALE)

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

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.

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

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

PURPOSE STATEMENT:

THE PURPOSE OF THIS SITE PLAN SUBMITTAL IS TO SHOW THE ADDITION OF (4) LEVEL 3 EV CHARGING STATIONS TO AN EXISTING WALMART PARKING LOT, 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.

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

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

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

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

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

Kimley»Horn
2600 N CENTRAL EXPY.,
RICHARDSON, TX 76011
Main: (214) 616-0535 | www.kimley-horn.com

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Walmart

4904 COLLEYVILLE BLVD - EV
COLLEYVILLE, TX 76034
STORE NO.: WALMART NEIGHBORHOOD MARKET #5614.1008
KIMLEY-HORN PROJECT NO: 29K15093
EV STALLS: 12

PUBLIC EV

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DRAWN BY:	CO
CHECKED BY:	JMC
PROTO CYCLE:	TBD
DOCUMENT DATE:	10/3/2025

SHEET TITLE
COVER SHEET & SITE PLAN

SHEET NUMBER
G0.0

SHEET SIZE: 36"x24"

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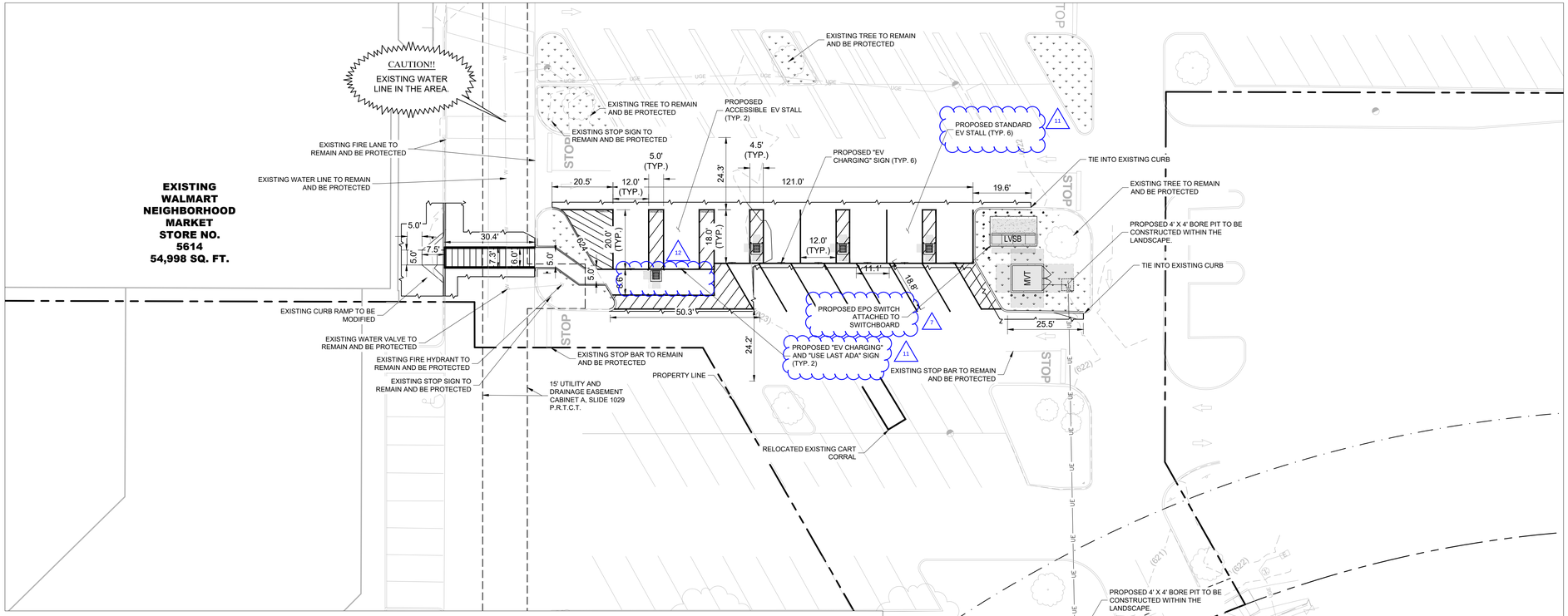
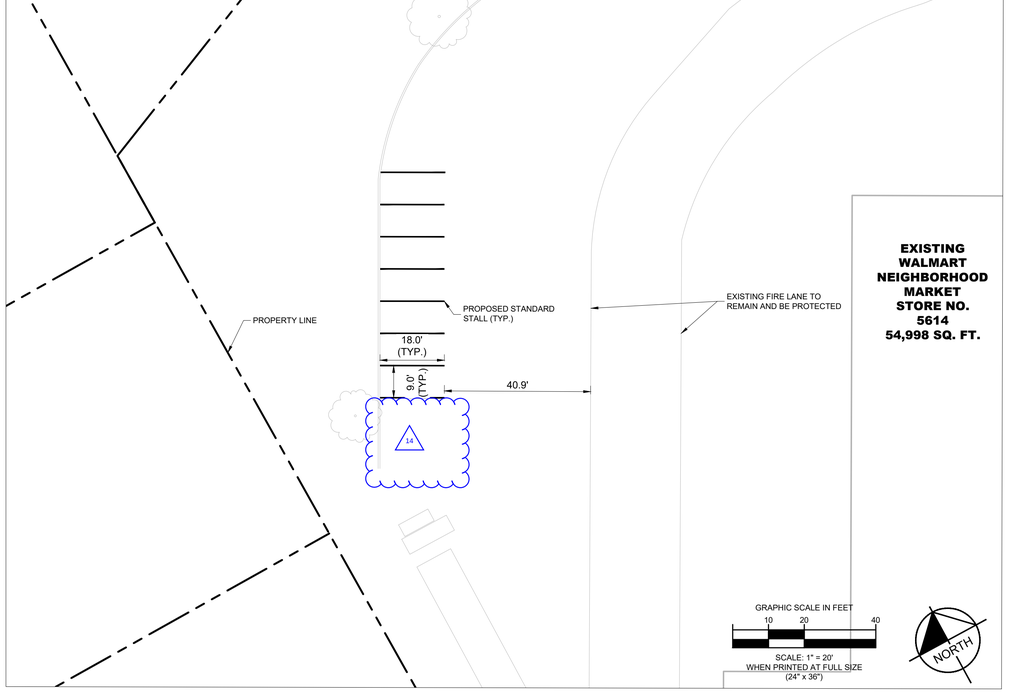
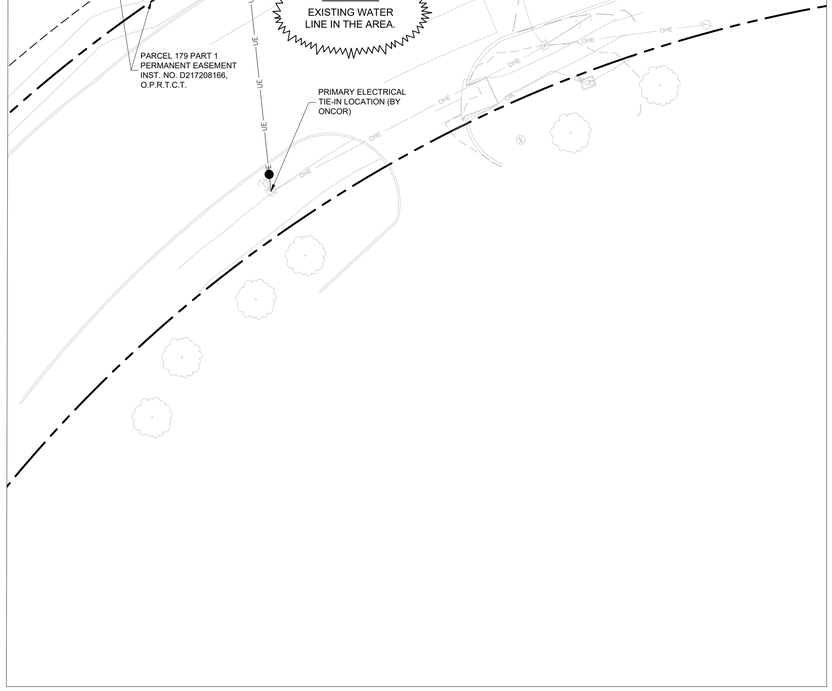
EV CHARGING AREA



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
	Ø4" CHARGER PROTECTION BOLLARD
	Ø6" SWITCHBOARD PROTECTION BOLLARD
	Ø6" 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 SUE. 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

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

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

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KIMLEY-HORN PROJECT NO. 29610203

EV STALLS 6

PUBLIC EV

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CONSULTANTS

STATE OF TEXAS
JAMES M. CLARK
103588
LICENSED PROFESSIONAL ENGINEER

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0	SPECIAL USE PERMIT SUBMITTAL	9/15/2025	
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10			

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"

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***11B*-308.3.2 Obstructed high reach.** Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (*864* mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (*1219* mm) maximum for a reach depth of 10 inches (*254* mm) maximum. Where the reach depth exceeds 10 inches (*254* mm), the high side reach shall be 46 inches (*1168* mm) maximum for a reach depth of 24 inches (*610* mm) maximum.

Exceptions:

1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (*914* mm) maximum above the finish floor.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (*1372* mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

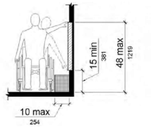

FIGURE *11B*-308.3.1
UNOBSTRUCTED SIDE REACH

11B-308.4 Suggested reach ranges for children. Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions of Table 11B-308.4 shall be permitted. These dimensions apply to either forward or side reaches.

TABLE 11B-308.4
SUGGESTED DIMENSIONS FOR CHILDREN'S USE

SUGGESTED REACH RANGES FOR CHILDREN AGES 3 THROUGH 12			
Forward or Side Reach	**Ages 3 and 4**	**Ages 5 through 8**	**Ages 9 through 12**
High (maximum)	*36 inches (914 mm)*	*40 inches (1016 mm)*	*44 inches (1118 mm)*
Low (minimum)	*20 inches (508 mm)*	*18 inches (457 mm)*	*16 inches (406 mm)*

***11B*-309 Operable parts**

***11B*-309.1 General.** Operable parts shall comply with *Section 11B-309*.

***11B*-309.2 Clear floor space.** A clear floor or ground space complying with *Section 11B*-305 shall be provided.

***11B*-309.3 Height.** Operable parts shall be placed within one or more of the reach ranges specified in *Section 11B*-308.

***11B*-309.4 Operation.** Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Exception: Gas pump *nozzles and electric vehicle connectors* shall not be required to provide operable parts that have an activating force of 5 pounds (22.2 N) maximum.

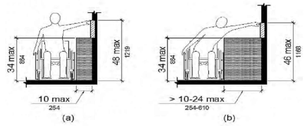

FIGURE *11B*-308.3.2
OBSTRUCTED HIGH SIDE REACH

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***11B*-304.2 Floor or ground surfaces.** Floor or ground surfaces of a turning space shall comply with *Section 11B-302*. Changes in level are not permitted.

Exception: Slopes not steeper than 1:48 shall be permitted.

***11B*-304.3 Size.** Turning space shall comply with *Section 11B*-304.3.1 or *11B*-304.3.2.

***11B*-304.3.1 Circular space.** The turning space shall be a space of 60 inches (*1524* mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with *Section 11B*-306.

***11B*-304.3.2 T-Shaped space.** The turning space shall be a T-shaped space within a 60 inch (*1524* mm) square minimum with arms and base 36 inches (*914* mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with *Section 11B*-306 only at the end of either the base or one arm.

***11B*-304.4 Door swing.** Doors shall be permitted to swing into turning spaces.

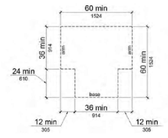

FIGURE *11B*-304.3.2
T-SHAPED TURNING SPACE

***11B*-305 Clear floor or ground space**

***11B*-305.1 General.** Clear floor or ground space shall comply with *Section 11B*-305.

***11B*-305.2 Floor or ground surfaces.** Floor or ground surfaces of a clear floor or ground space shall comply with *Section 11B*-302. Changes in level are not permitted.

Exception: Slopes not steeper than 1:48 shall be permitted.

***11B*-305.3 Size.** The clear floor or ground space shall be 30 inches (*762* mm) minimum by 48 inches (*1219* mm) minimum.

***11B*-305.4 Knee and toe clearance.** Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with *Section 11B*-306.

***11B*-305.5 Position.** Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

***11B*-305.6 Approach.** One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space. *Clear floor or ground space may overlap an accessible route, unless specifically prohibited elsewhere in this chapter.*

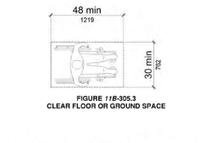

FIGURE *11B*-305.5
POSITION OF CLEAR FLOOR OR GROUND SPACE

***11B*-305.7 Maneuvering clearance.** Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with *Sections 11B*-305.7.1 and *11B*-305.7.2.

***11B*-305.7.1 Forward approach.** Alcoves shall be 36 inches (*914* mm) wide minimum where the depth exceeds 24 inches (610 mm).

***11B*-305.7.2 Parallel approach.** Alcoves shall be 60 inches (*1524* mm) wide minimum where the depth exceeds 15 inches (*381* mm).

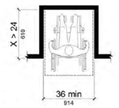

FIGURE *11B*-305.7.1
MANEUVERING CLEARANCE IN AN ALCOVE, FORWARD APPROACH

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AMERICANS WITH DISABILITIES ACT ACCESSIBILITY REQUIREMENTS

Depending on the cable length, the following action radii are available with cable management:

- *16.4'* charging cable = 13.1' operating radius
- *24.6'* charging cable = 21.3' operating radius

Figure 7 shows the operating radius of the *16.4'* charging cable as an example.

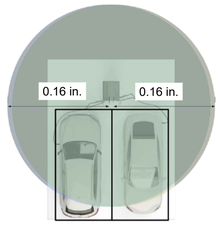

Figure 7: Operating radius for *16.4'* charging cable

All operating radii refer to a standard charging height of *2.62'*.

Figure 8: Standard charging height of *2.62'*.

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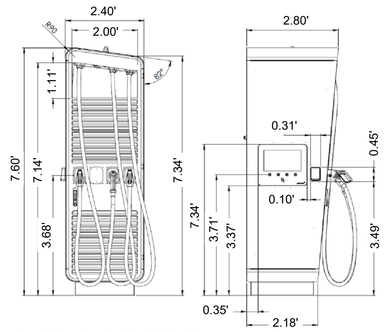

Figure 10: Outer dimensions of the HYC400 (in ft.)

NOTICE

The height of the operable elements is compliant with the American disability act (ADA).

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EV CHARGER OPERATIONAL REACH & ACCESSIBILITY SPECIFICATIONS

hyc400

Product data sheet 1/3

100 kW to 400 kW
DC-charging system
for EVs

Up to **97.5 %**
efficiency under full load

Up to **2x 600 A**
simultaneous output

50 kW
dynamic load management granularity

150 - 1000 V
output range

Bidirectional
future capability

All-in-one design for an ultra-compact footprint

Up to 4 simultaneous charge outputs

Power-Stack scalable architecture

Product data sheet HYC400UL / V1-1
© Alpitronic Americas LLC
5615 Westpark Drive, Charlotte, NC 28217
info@alpitronic.us

www.hypercharger.us

alpitronic hypercharger

hyc400

Product data sheet 2/3

Charging Interfaces

Connection options	CCS1, J3400 (NACS), CHAdeMO
Cable lengths	11.5 ft (3.5 m), 16.4 ft (5 m), 25 ft (7.5 m)
RFID system	ISO/IEC 14443A/B, ISO/IEC 15693, NFC
Network connections	Dual SIM, 4G LTE Modems 10/100 Base-T Ethernet
Energy management	Configurable static power limit, Dynamic Power limit via OCPP/Modbus
Network communications protocol	Open Charge Point Protocol (OCPP) 1.6 and 2.0.1 Modbus, API
Vehicle communications protocol	DIN 70121, ISO 15118, Autocharge, Plug and Charge, CHAdeMO 1.2

Electrical

AC nominal voltage (RMS)	480 V ±10%
AC nominal input current (RMS)	480 A
Input connection	3-Phase: L1, L2, L3, GND (no neutral)
Frequency	60 Hz
Power factor	> 0.99 at full load
THDi (Total harmonic distortion)	< 5% at full load
Conversion efficiency	up to 97.5% at full load
SCCR	65 kA
Surge protection	Type 1, In 20 kA, Imax 50 kA
Standby power consumption	43 W
DC output	100 kW (one Power-Stack), max. 300 A 200 kW (two Power-Stacks), max. 600 A 300 kW (three Power-Stacks), max. 900 A (600 A max. per cable) 400 kW (four Power-Stacks), max. 1200 A (600 A max. per cable)
Output voltage	150 - 1000 VDC

(1) Standard environmental conditions 60°F [20°C], 10 ft [3 m] distance
(2) See Manual for environmental derate
(3) Depending on the configuration

www.hypercharger.us

alpitronic hypercharger

hyc400

Product data sheet 3/3

General

Operating temperature	-30°C up to +55°C (-22°F to 131°F)[2]
Storage/transport temperature	-40°C to 70°C (-40°F to 158°F)
Altitude	<4,000 m (< 13,000 ft)[2]
Humidity (in operation, storage)	Up to 95% non-condensing
Enclosure type	NEMA 3R (IP54) Indoor/Outdoor
Impact resistance (IEC 62262)	IK10
Noise emission	< 52 dBA[1]
Dimensions (H x W x D)	88 x 29 x 26 in (2185 x 732 x 663 mm)
Weight	1235 lbs up to 1965 lbs (560 kg up to 890 kg)[3]
Accessibility	Meets ADA requirements for height and reach
User interface	15.6" display, 4 buttons, RGB connector status
Multilingual system	GUI in 27 languages
Remote management	Access control, configuration, diagnostics, software updates

Configuration Options

Branding	Options for custom colors (powder coating), custom vinyl
CMS (Cable Management System)	Metal swing arm keeps 16.4 ft (5 m) off the ground
Payment system	Credit card reader optional (Payter/Nayax), EMV Chip, Tap to Pay

Compliance and Safety

NRTL	UL 2202, UL 2231-1, UL 2231-2 CSA C22.2 No. 346.22, No. 281.1-12, No. 281.2-12 File No. E515867
Metering	CTEP No. 5966-24
EMC	FCC 47CFR Part 15B (Class A)
Electrical safety	NEC (NFPA 70) Article 625
NEVI	Buy America, 100% US Steel

More Information:
www.hypercharger.us

alpitronic hypercharger

EV CHARGER SPECIFICATIONS

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EV STALLS: 12
KIMLEY-HORN PROJECT NO.: 296102003

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No.	REVISION LIST	DATE	BY
0	SPECIAL USE PERMIT SUBMITTAL	9/15/2025	
1	SPECIAL USE PERMIT SUBMITTAL REVISION #1	10/2/2025	
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DESIGNED BY: N/A
DRAWN BY: N/A
CHECKED BY: N/A
PROTO CYCLE: TBD
DOCUMENT DATE: 10/2/2025

SHEET TITLE
CHARGER SPECIFICATION

SHEET NUMBER
S1.0

SHEET SIZE: 36"x24"

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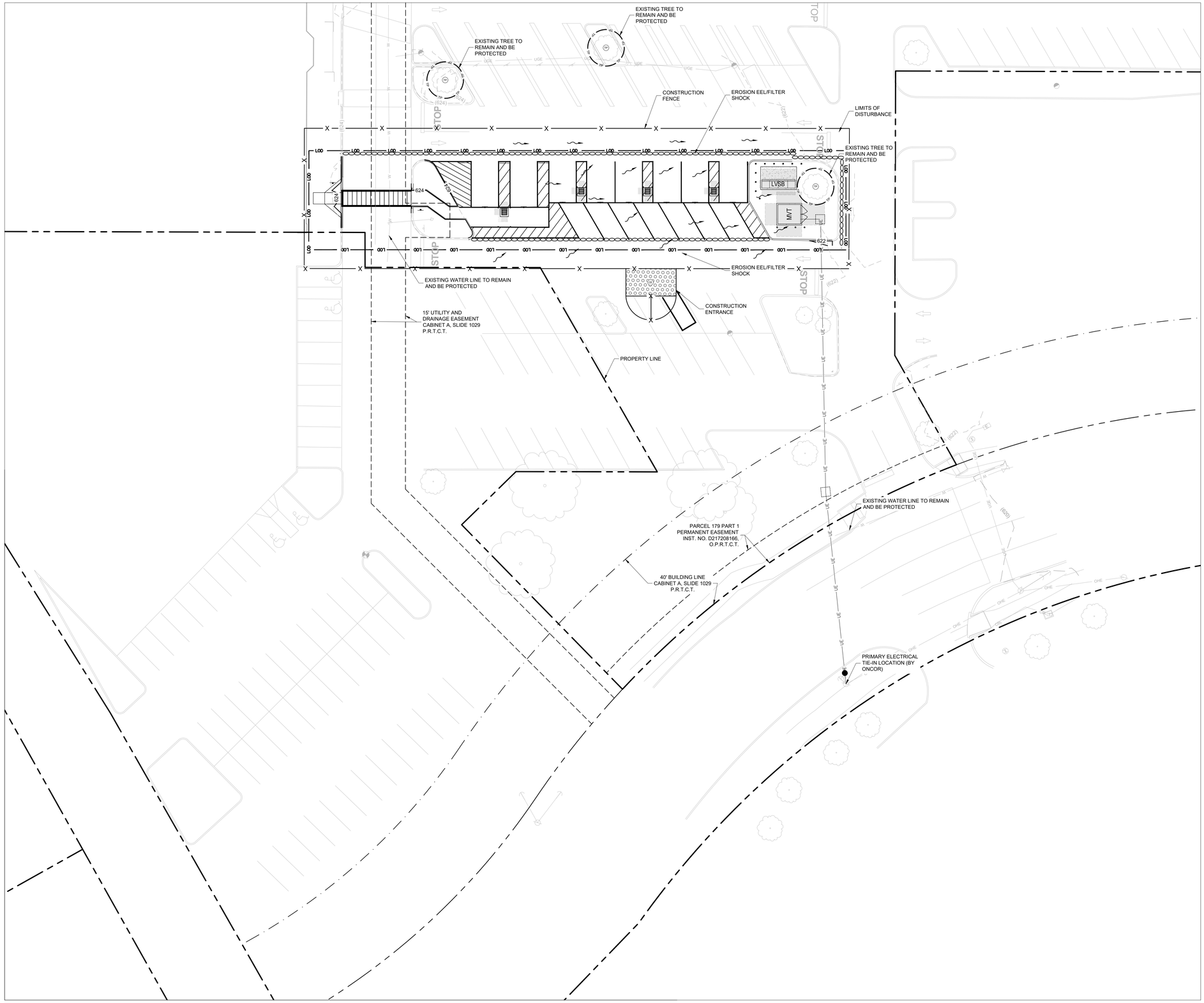

EROSION AND SEDIMENT CONTROL LEGEND

ITEM	DESCRIPTION
	PROPERTY LINE
	SETBACK / EASEMENT LINE
LOD	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
TP TP	TREE PROTECTION
	CONCRETE WASHOUT AREA
	SEEDING / STABILIZATION

DISTURBANCE NOTE

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

EROSION & SEDIMENT CONTROL NOTES

1. REFER TO SHEET G1.0 FOR ADDITIONAL EROSION PREVENTION & SEDIMENT CONTROL (E&S) NOTES.
2. REFER TO SHEET C6.0 FOR E&S DETAILS.
3. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
4. DUST CONTROL MEASURES SHALL BE IMPLEMENTED DURING DEMOLITION.
5. CONTRACTOR TO INSTALL CHAIN LINK FENCE WITH MESH SCREEN TO PROTECT PUBLIC FROM ENTERING CONSTRUCTION AREA.
6. TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE URBAN FORESTER. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.
7. ANTICIPATED TREE REMOVAL(S) ARE SHOWN ON PLANS. CONTRACTOR SHALL VERIFY TREE REMOVAL(S) IN THE FIELD AND SHALL ATTEMPT TO SAVE TREES WHERE FEASIBLE.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
10. BEST MANAGEMENT PRACTICES (BMP'S) 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.
11. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
12. 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.
13. ALL DENUDED/BARE 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-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, 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.
15. 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.
16. 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.
17. 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.
18. STORM WATER POLLUTANT 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.
19. 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.
20. 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.
21. 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 BIORETENTION AREAS TO PROTECT FROM SOIL COMPACTION DURING CONSTRUCTION.
- AFTER PERIMETER MEASURES ARE INSTALLED, CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETING WITH AHJ.
- CONTRACTOR TO CONTACT AHJ TO OBTAIN STORMWATER PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR INSPECTION OF EROSION CONTROL DEVICES.
- ALL 3:1 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 BMP'S 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

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Walmart

4904 COLLEYVILLE BLVD - EV
COLLEYVILLE, TX 76034
STORE NO.: WALMART NEIGHBORHOOD MARKET #5614.1008

EV STALLS: 12

KIMLEY-HORN PROJECT NO.: 296150023

PUBLIC EV

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

CONSULTANTS

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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

SHEET SIZE: 36"x24"

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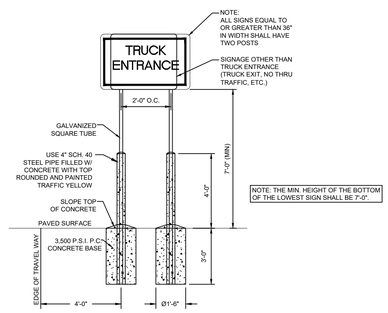

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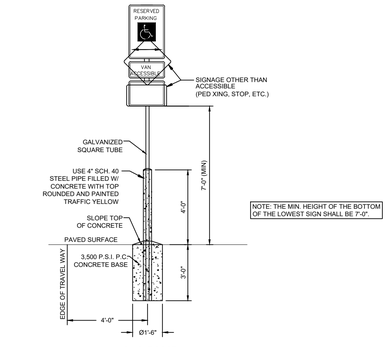
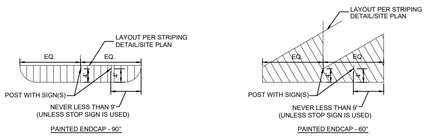


SINGLE POST

NOTES:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

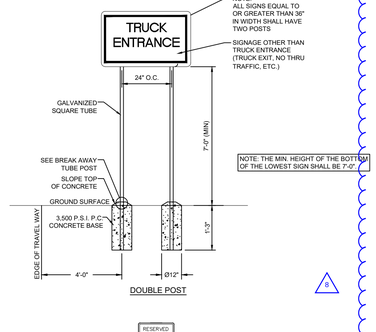
   POST TUBES - 2"x2"x3/16" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.



SIGN LOCATIONS - 90° PARKING | SIGN LOCATIONS - 60° PARKING

(USE WHERE SIGN IS NOT WITHIN CURBED ISLAND)

SIGN MOUNTING AND BASE WITH BOLLARD — SCALE N.T.S. — 1



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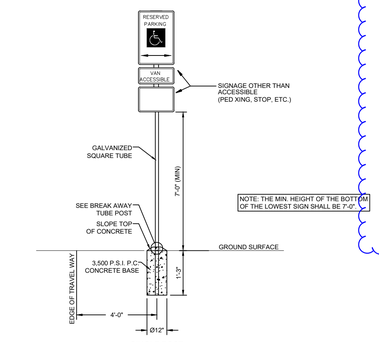


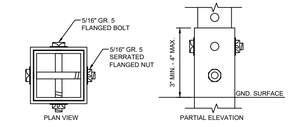
SINGLE POST

NOTES:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

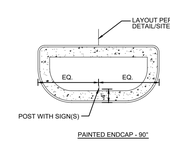
   POST TUBES - 2"x2"x3/16" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

   ANCHOR TUBE - 2-1/4"x2-1/4"x3/16" 12ga
   HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B. STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



SQUARE TUBE BREAK AWAY POST



SIGN LOCATIONS - 90° PARKING | SIGN LOCATIONS - 60° PARKING

(USE WHERE SIGN IS WITHIN CURBED ISLAND)

SIGN MOUNTING AND BASE WITHOUT BOLLARD — SCALE N.T.S. — 2

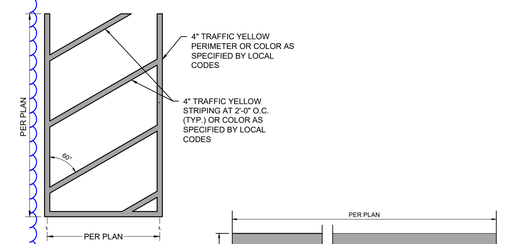
ADA EV CHARGING SIGN | EV CHARGING SIGN

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

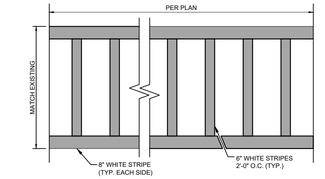
R1-5B
LEGEND, BORDER - BLACK
BACKGROUND - WHITE (RETROREFLECTIVE)
STOP SYMBOL - RED (RETROREFLECTIVE)

STOP FOR PEDESTRIANS SIGN

SIGNAGE — SCALE N.T.S. — 3



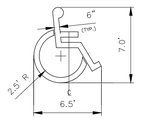
ACCESS AISLE



CROSSWALK MARKING W/ LONGITUDINAL STRIPES

NOTES:
1. MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS AND AS OUTLINED IN SECTION 3B.18 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
3. THOSE MARKINGS ARE TO BE PAINTED RETROREFLECTIVE WHITE.

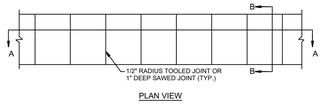
PAVEMENT STRIPING — SCALE N.T.S. — 4



ACCESSIBLE PARKING SYMBOL
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

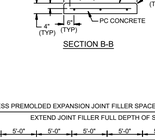
TYPICAL ACCESSIBLE STALL STRIPING

ADA PARKING — SCALE N.T.S. — 5

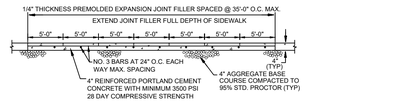


PLAN VIEW

NOTE: PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS

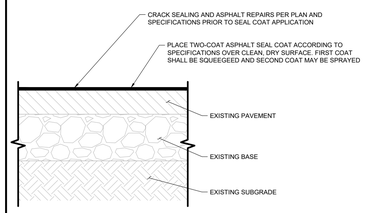


SECTION B-B

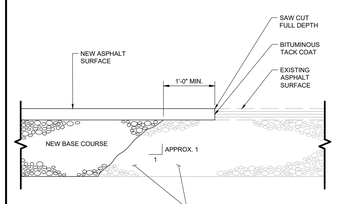


SECTION A-A

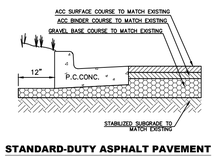
CONCRETE SIDEWALK — SCALE N.T.S. — 6



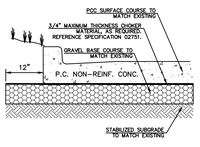
ASPHALT SEAL COAT



ASPHALT PAVEMENT JOINT — SCALE N.T.S. — 7



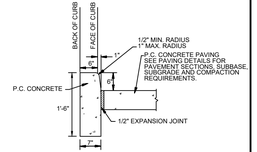
STANDARD-DUTY ASPHALT PAVEMENT



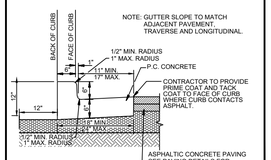
STANDARD-DUTY CONCRETE PAVEMENT

NOTE:
1. STANDARD WALMART PAVEMENT SECTIONS SHOWN FOR REFERENCE. CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT FOR THIS SITE TO CONFIRM PAVEMENT SECTIONS.

PAVEMENT SECTIONS — SCALE N.T.S. — 8

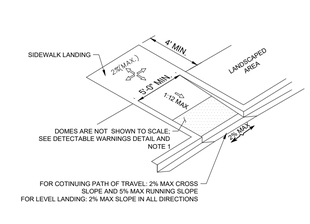


TYPE "F" CURB

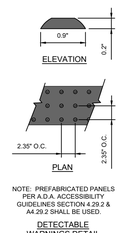


TYPE "A" CURB

CONCRETE CURBING — SCALE N.T.S. — 9



SECTION A-A

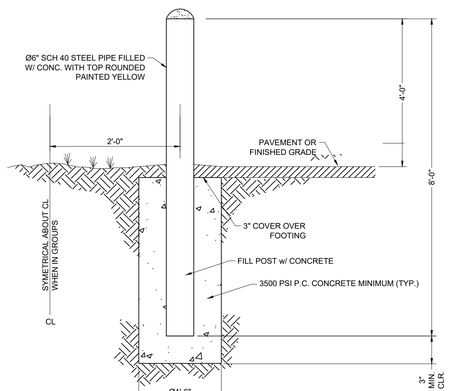


NOTE: PREFABRICATED PANELS PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29.2 & A4.29.2 SHALL BE USED.

DETECTABLE WARNINGS DETAIL

NOTES:
1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS WHICHEVER ARE MORE STRINGENT.
2. CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING THE FULL WIDTH OF THE CURB RAMP AND 3' DEEP OR AS REQUIRED BY THE LOCAL JURISDICTION' GOVERNING AUTHORITIES
3. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT- OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET OR EXCEED LOCAL REGULATIONS.
4. INSTALL 1/4" EXPANSION JOINT FILLER MATERIAL BETWEEN A NEW CURB RAMP AND THE EXISTING SIDEWALKS.
5. WATER PONDING WITHIN THE CURB RAMP LIMITS IS NOT ALLOWED.
6. NO GRADE BREAK IS ALLOWED ALONG THE RAMP SURFACE.
7. CROSS SLOPE OF THE CURB RAMP SURFACE SHALL BE LESS THAN 2%.
8. TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/2" WITHIN AN ACCESSIBLE ROUTE.
9. THE SURFACE OF RAMP SHALL HAVE DETECTABLE WARNINGS AS SHOWN. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES. SEE DETECTABLE WARNINGS DETAIL.
10. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
11. CONSTRUCT PER A.D.A. STANDARDS.
12. REFER TO PLANS FOR ADJACENT SLOPES.
13. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1:50.

ACCESSIBLE RAMP IN LANDSCAPE — SCALE N.T.S. — 10



NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

Ø6" PIPE BOLLARD DETAIL — SCALE N.T.S. — 11

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Walmart

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COLLEYVILLE, TX 76034
STORE NO.: WALMART NEIGHBORHOOD MARKET #5614.1008
KIMLEY-HORN PROJECT NO.: 296150003
EV STALLS: 12

PUBLIC EV

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SHEET TITLE

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SHEET NUMBER

C3.0

SHEET SIZE: 36"x24"

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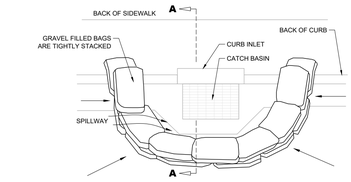
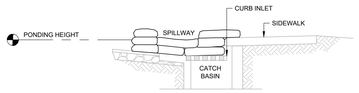


PLAN VIEW



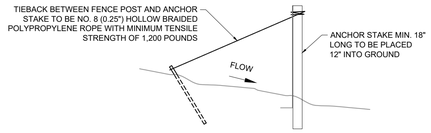
SECTION A-A

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 POLYMIDE 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.

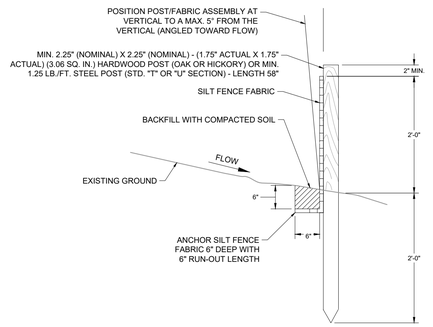
CURB INLET SEDIMENT BARRIER

SCALE N.T.S. | 1

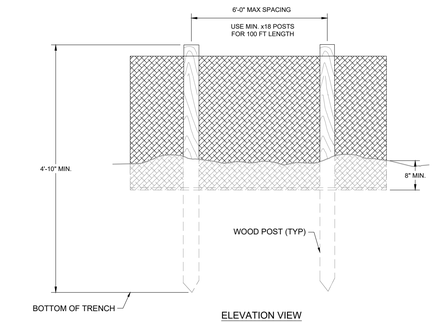


SILT FENCE TIEBACK

FOR STEEL POSTS OR WOOD POSTS



SECTIONAL VIEW



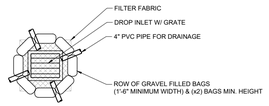
ELEVATION VIEW
(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS)

NOTES:

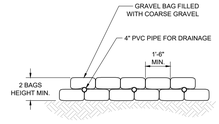
1. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL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

SILT FENCE

SCALE N.T.S. | 5



PLAN VIEW



SECTION VIEW

NOTES:

1. GRAVEL BAG MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.
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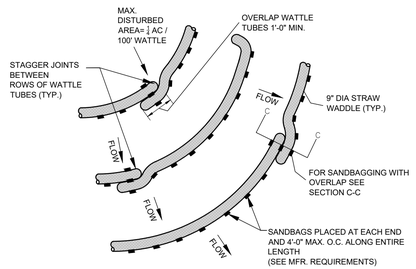
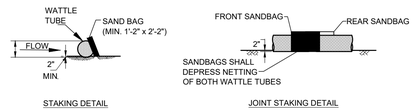
3. PLACE SEVERAL LAYERS OF SAND BAGS (1'-0" MINIMUM HIGH) OVERLAPPING THE BAGS AND PACKING THEM TIGHTLY TOGETHER.
4. LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE AS A SPILLWAY.
5. PLACE WIRE MESH OVER AND 1'-0" (MINIMUM) BEYOND THE INLET STRUCTURE.
6. PLACE FILTER FABRIC OVER WIRE MESH. FILTER FABRIC 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

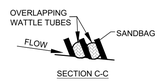
SCALE N.T.S. | 2



PLAN VIEW FOR SLOPE APPLICATION



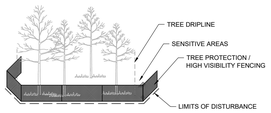
STAKING DETAIL | JOINT STAKING DETAIL

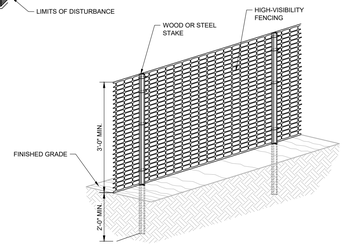


SECTION C-C

EROSION EEL / FILTER SOCK

SCALE N.T.S. | 6



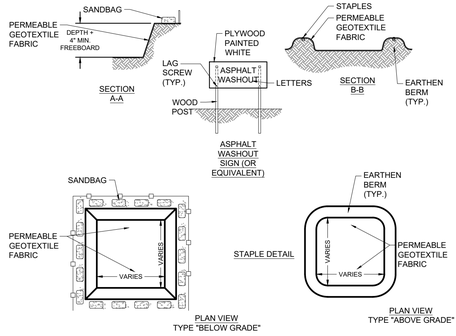


NOTES:

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. | 3



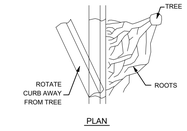
CONCRETE / ASPHALT WASHOUT

SCALE N.T.S. | 7

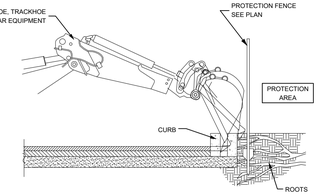
PERMANENT STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH LOCAL EROSION AND SEDIMENT CONTROL REQUIREMENTS

PERMANENT SEEDING / STABILIZATION

SCALE N.T.S. | 4



PLAN



SEQUENCE
1. PERFORM ANY ROOT PRUNING.
2. INSTALL PROTECTION FENCING.
3. BREAK OR CUT CURB A 6' SECTION OF CURB.
4. CAREFULLY ROTATE CURB SECTION AWAY FROM ROOTS.
5. COORDINATE ALL DEMOLITION OPERATIONS W/ LANDSCAPE ARCHITECT.
6. INSTALL NEW BACKFILL OR SIDEWALK/CURB.

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

DEMOLITION PROCEDURE - CURBING

SCALE N.T.S. | 8

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Walmart

4904 COLLEYVILLE BLVD - EV
COLLEYVILLE, TX 76034
STORE NO.: WALMART NEIGHBORHOOD MARKET #5614.1008
EV STALLS: 12
KIMLEY-HORN PROJECT NO.: 296150003

PUBLIC EV

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DRAWN BY: CO
CHECKED BY: JMC
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DOCUMENT DATE: 10/3/2025

SHEET TITLE
EROSION CONTROL DETAILS

SHEET NUMBER
C4.0

SHEET SIZE: 36"x24"

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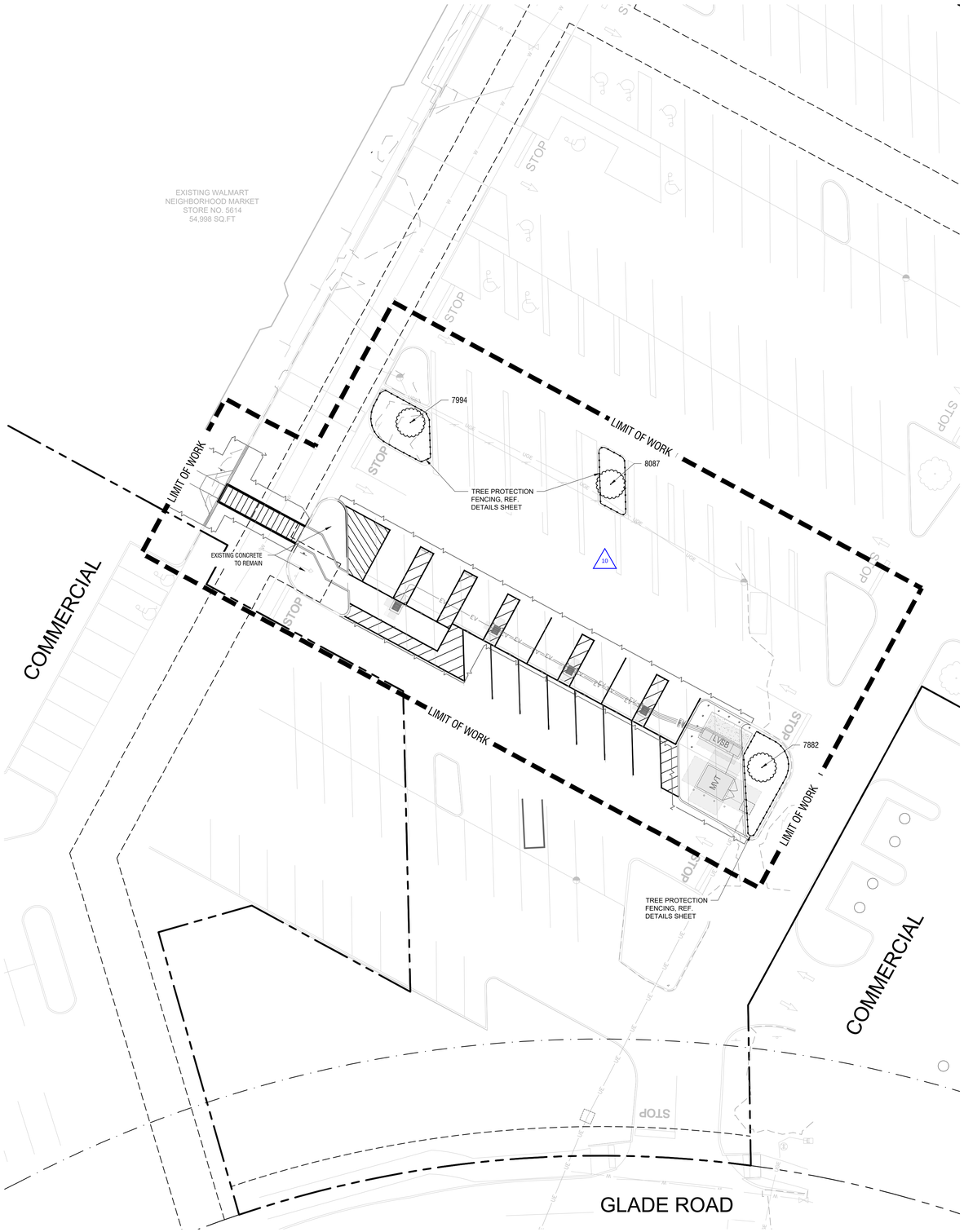

NOTE:
ALL TREES ARE TO BE PROTECTED FROM DAMAGE. NO VEHICULAR PARKING, STORAGE OF MATERIALS OR EQUIPMENT , CLEANING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE AN ADVERSE AFFECT ON EXISTING OR FUTURE PLANTING IS TO OCCUR IN OR AROUND TREES IN LANDSCAPE AREAS WHICH MAY BE AFFECTED.

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) REQUIRED PARKING RATIO (PER PANTEGO CITY)	275 SPACES 5.00 / 1,000 S.F.	275 SPACES 5.00 / 1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING ACCESSIBLE PARKING EV PARKING PICKUP PARKING CART CORRALS	203 SPACES 8 SPACES 0 SPACES 13 SPACES 5 SINGLE / 0 DOUBLES	195 SPACES 8 SPACES 8 SPACES 13 SPACES 5 SINGLE / 0 DOUBLE
PROPOSED TOTAL PARKING (INCLUDING PICKUP STALLS) PROPOSED PARKING RATIO (INCLUDING PICKUP STALLS)	224 SPACES 4.07 / 1,000 SF	224 SPACES 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 ORDINACNES 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 PERSERVATION 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

1 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.

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

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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2510 W PIONEER PKWY - EV - EV
PANTEGO, TX 76013
STORE NO.: WALMART NEIGHBORHOOD MARKET #3594.1007

KIMLEY-HORN PROJECT NO. 296150116

EV STALLS: 8

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REGISTERED LANDSCAPE ARCHITECT
LEE M. CARMICHAEL
2900
STATE OF TEXAS

08/22/2025

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

DESIGNED BY:	BTM
DRAWN BY:	TTF
CHECKED BY:	LMC
PROTO CYCLE:	TBD
DOCUMENT DATE:	09/30/2025

SHEET TITLE
TREE PRESERVATION PLAN

SHEET NUMBER
T0.0

SHEET SIZE: 36"x24"

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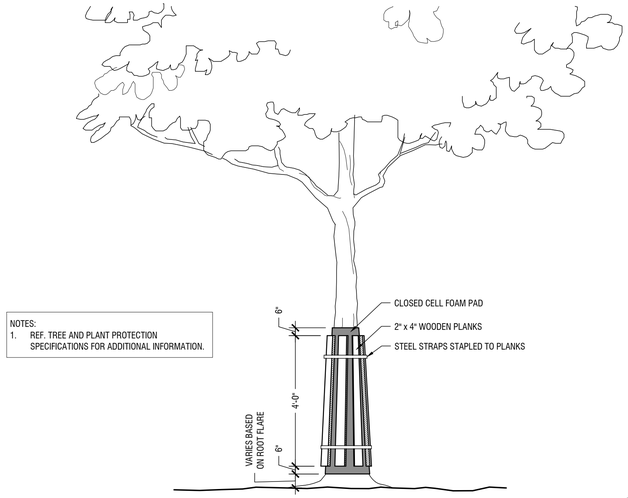

TRUNK PROTECTION

Scale: NTS

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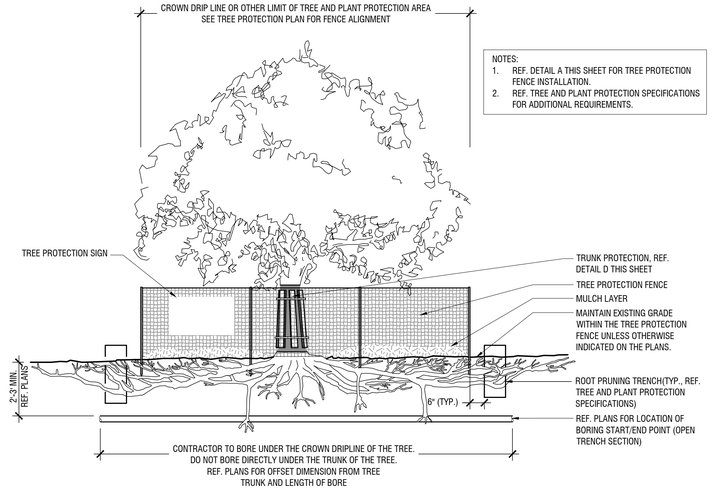
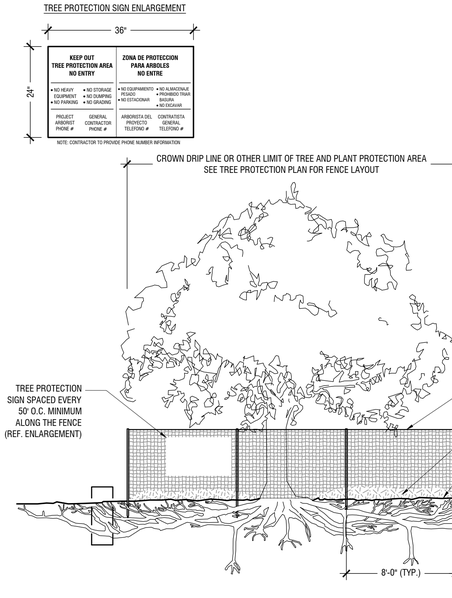


TREE PROTECTION - UTILITY BORING UNDER CROWN DRIPLINE

Scale: NTS

B



TYPICAL TREE PROTECTION FENCING

Scale: NTS

A

CAUTION!!
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COLLEYVILLE, TX 76034
STORE NO.: WM 5614 1008

EV STALLS: 8
KIMLEY-HORN PROJECT NO.: 296150023

PUBLIC EV

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REGISTERED LANDSCAPE ARCHITECT
BRETT M. CAMPBELL
2601
STATE OF TEXAS

08/22/2025

No.	ISSUE BLOCK	DATE	BY
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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 DETAILS

SHEET NUMBER
T1.0

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SHEET SIZE: 36"x24"

SECTION 015639: TREE AND PLANT PROTECTION

PART 1 GENERAL

1.1 SUMMARY

A. THE SCOPE OF WORK INCLUDES ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY FOR, AND INCIDENTAL TO PERFORMING ALL OPERATIONS IN CONNECTION WITH PROTECTION OF EXISTING TREES AND OTHER PLANTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
   1. PROVIDE PRECONSTRUCTION EVALUATIONS
   2. PROVIDE PROTECTION OF ROOT ZONES AND ABOVE GROUND TREES AND PLANTS
   3. PROVIDE PRUNING OF EXISTING TREES AND PLANTS.
   4. COORDINATE WITH THE REQUIREMENTS OF THE SPECIFICATIONS FOR MODIFICATIONS TO THE SOIL WITHIN THE ROOT ZONE OF EXISTING TREES AND PLANTS.
   5. PROVIDE ALL INSECT AND DISEASE CONTROL.
   6. PROVIDE MAINTENANCE OF EXISTING TREES AND PLANTS INCLUDING IRRIGATION DURING THE CONSTRUCTION PERIOD AS RECOMMENDED BY THE ARBORIST REPORT.
   7. PROVIDE MAINTENANCE OF EXISTING TREES AND PLANTS INCLUDING IRRIGATION DURING THE POST CONSTRUCTION PLANT MAINTENANCE PERIOD.
   8. REMOVE TREE PROTECTION FROM AROUND AND UNDER TREES AND PLANTS.
   9. CLEAN UP AND DISPOSAL OF ALL EXCESS AND SURPLUS MATERIAL.

1.2 CONTRACT DOCUMENTS

A. SHALL CONSIST OF SPECIFICATIONS AND GENERAL CONDITIONS AND THE DRAWINGS. THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, AND SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE DOCUMENTS ARE TO BE CONSIDERED AS ONE. WHATEVER IS CALLED FOR BY ANY PARTS SHALL BE AS BINDING AS IF CALLED FOR IN ALL PARTS.

B. IT IS THE INTENT OF THIS SECTION THAT THE REQUIREMENTS APPLY TO ALL OTHER SECTIONS OF THE PROJECT SPECIFICATION SUCH THAT ANY SUBCONTRACTOR MUST COMPLY WITH THE RESTRICTIONS ON WORK WITHIN DESIGNATED TREE AND PLANT PROTECTION AREAS.

1.3 RELATED DOCUMENTS AND REFERENCES

A. RELATED DOCUMENTS:
   1. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION I SPECIFICATIONS APPLY TO WORK OF THIS SECTION.
   2. IRRIGATION SPECIFICATIONS
   3. PLANTING SPECIFICATIONS

B. REFERENCES: THE FOLLOWING SPECIFICATIONS AND STANDARDS OF THE ORGANIZATIONS AND DOCUMENTS LISTED IN THIS PARAGRAPH FORM A PART OF THE SPECIFICATION TO THE EXTENT REQUIRED BY THE REFERENCES THERETO. IN THE EVENT THAT THE REQUIREMENTS OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATION CONFLICT WITH THIS SPECIFICATION SECTION, THE REQUIREMENTS OF THIS SPECIFICATION SHALL PREVAIL. IN THE EVENT THAT THE REQUIREMENTS OF ANY OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATIONS CONFLICT WITH EACH OTHER, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.
   1. ANSI A300 - STANDARD PRACTICES FOR TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE (9 PARTS), MOST CURRENT EDITIONS.
   2. INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES (ISA BMP) MOST CURRENT EDITIONS.
      a. TREE PRUNING
      b. SOIL MANAGEMENT FOR URBAN TREES
      c. TREE SUPPORT SYSTEMS: CABLING, BRACING, GUYING, AND PROPPING
      d. TREE LIGHTING PROTECTION SYSTEMS
      e. MANAGING TREES DURING CONSTRUCTION
      f. TREE PLANTING
      g. TREE RISK ASSESSMENT
      h. TREE INVENTORY
      i. INTEGRATED PEST MANAGEMENT
      j. TREE INJECTIONS
      k. TREE AND SHRUB FERTILIZATION
   3. PRUNING PRACTICES SHALL CONFORM WITH RECOMMENDATIONS "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY"; PUBLISHED BY URBAN TREE FOUNDATION, VISALIA, CALIFORNIA; MOST CURRENT EDITION.
   4. GLOSSARY OF ARBORICULTURAL TERMS, INTERNATIONAL SOCIETY OF ARBORICULTURE, CHAMPAIGN IL, MOST CURRENT EDITION.

1.4 VERIFICATION

A. ALL SCALED DIMENSIONS ON THE DRAWINGS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, AND SHALL IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE INFORMATION ON THE DRAWINGS AND THE ACTUAL CONDITIONS, REFRAINING FROM DOING ANY WORK IN SAID AREAS UNTIL GIVEN APPROVAL TO DO SO BY THE OWNER'S REPRESENTATIVE.

1.5 PERMITS AND REGULATIONS

A. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS RELATED TO THIS SECTION OF THE WORK UNLESS PREVIOUSLY EXCLUDED UNDER PROVISION OF THE CONTRACT OR GENERAL CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES BEARING ON THE OPERATION OR CONDUCT OF THE WORK AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT A CONFLICT EXISTS BETWEEN PERMIT REQUIREMENTS AND THE WORK OUTLINED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING INCLUDING A DESCRIPTION OF ANY NECESSARY CHANGES AND CHANGES TO THE CONTRACT PRICE RESULTING FROM CHANGES IN THE WORK.

B. WHEREVER REFERENCES ARE MADE TO STANDARDS OR CODES IN ACCORDANCE WITH WHICH WORK IS TO BE PERFORMED OR TESTED, THE EDITION OR REVISION OF THE STANDARDS AND CODES CURRENT ON THE EFFECTIVE DATE OF THIS CONTRACT SHALL APPLY, UNLESS OTHERWISE EXPRESSLY SET FORTH.

C. IN CASE OF CONFLICT AMONG ANY REFERENCED STANDARDS OR CODES OR BETWEEN ANY REFERENCED STANDARDS AND CODES AND THE SPECIFICATIONS, THE MORE RESTRICTIVE STANDARD OR CODE SHALL APPLY OR OWNER'S REPRESENTATIVE SHALL DETERMINE WHICH SHALL GOVERN.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

A. THE CONTRACTOR SHALL PROTECT THE WORK, ADJACENT PROPERTY, AND THE PUBLIC, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES OR INJURY DUE TO HIS/HER ACTIONS.

1.7 CHANGES IN THE WORK

A. THE OWNER'S REPRESENTATIVE MAY ORDER CHANGES IN THE WORK, AND THE CONTRACT SUM SHOULD BE ADJUSTED ACCORDINGLY. ALL SUCH ORDERS AND ADJUSTMENTS PLUS CLAIMS BY THE CONTRACTOR FOR EXTRA COMPENSATION MUST BE MADE AND APPROVED IN WRITING BEFORE EXECUTING THE WORK INVOLVED.

1.8 CORRECTION OF WORK

A. THE CONTRACTOR SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE REQUIREMENTS OF THE CONTRACT AND SHALL REMEDY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP UPON WRITTEN NOTICE FROM THE OWNER'S REPRESENTATIVE, AT THE SOONEST POSSIBLE TIME THAT CAN BE COORDINATED WITH OTHER WORK AND SEASONAL WEATHER DEMANDS.

1.9 DEFINITIONS

A. ALL TERMS IN THIS SPECIFICATION SHALL BE AS DEFINED IN THE "GLOSSARY OF ARBORICULTURAL TERMS" OR AS MODIFIED BELOW.
   1. OWNER'S REPRESENTATIVE: THE PERSON APPOINTED BY THE OWNER TO REPRESENT THEIR INTEREST IN THE REVIEW AND APPROVAL OF THE WORK AND TO SERVE AS THE CONTRACTING AUTHORITY WITH THE CONTRACTOR. THE OWNER'S REPRESENTATIVE MAY APPOINT OTHER PERSONS TO REVIEW AND APPROVE ANY ASPECTS OF THE WORK.
   2. REASONABLE AND REASONABLY: WHEN USED IN THIS SPECIFICATION IS INTENDED TO MEAN THAT THE CONDITIONS CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG TERM STABILITY, HEALTH OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT PLANTS ARE NOT FREE OF DEFECTS, AND THAT PLANT CONDITIONS CHANGE WITH TIME. THIS SPECIFICATION ALSO RECOGNIZES THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS AND THAT PROFESSION JUDGMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE OWNER'S REPRESENTATIVE EXPERT SHALL DETERMINE WHEN CONDITIONS WITHIN THE PLANT ARE JUDGED AS REASONABLE.
   3. SHRUB: WOODY PLANTS WITH MATURE HEIGHT APPROXIMATELY LESS THAN 25 FEET.
   4. TREE AND PLANT PROTECTION AREA: AREA SURROUNDING INDIVIDUAL TREES, GROUPS OF TREES, SHRUBS, OR OTHER VEGETATION TO BE PROTECTED DURING CONSTRUCTION, AND DEFINED BY A CIRCLE CENTERED ON THE TRUNK WITH EACH TREE WITH A RADIUS EQUAL TO THE CLOWN DRIPLINE UNLESS OTHERWISE INDICATED BY THE OWNER'S REPRESENTATIVE OR THE CONSTRUCTION DRAWINGS.
   5. TREE: SINGLE AND MULTI-STEMMED PLANTS, INCLUDING PALMS WITH ANTICIPATED MATURE HEIGHT APPROXIMATELY GREATER THAN 25 FEET OR ANY PLANT IDENTIFIED ON THE PLANS AS A TREE.

1.10 SUBMITTALS

A. ARBORIST REPORT
   1. PRIOR TO THE START OF CONSTRUCTION, SUBMIT, FOR APPROVAL BY THE OWNER'S REPRESENTATIVE, THE REPORT OF A CONSULTING ARBORIST WHO IS A REGISTERED CONSULTING ARBORIST® (RCA) WITH AMERICAN SOCIETY OF CONSULTING ARBORISTS OR AN ISA BOARD CERTIFIED ARBORIST, WHICH DETAILS THE FOLLOWING INFORMATION FOR ALL TREES TO REMAIN WITHIN THE AREA DESIGNATED ON THE DRAWINGS AS THE TREE AND PLANT PROTECTION AREA. THE REPORT SHALL INCLUDE THE FOLLOWING:
      a. A DESCRIPTION OF EACH TREE TO REMAIN INDICATING ITS GENUS AND SPECIES, CONDITION INCLUDING ANY VISIBLE DAMAGE TO THE ROOT SYSTEM OR SOIL WITHIN THE ROOT ZONE, TREE DIAMETER AT BREAST HEIGHT (DBH) AND APPROXIMATE HEIGHT AND CANOPY SPREAD, SIZE AND ANY VISIBLE DISEASE, INSECT INFESTATIONS AND OR BRANCH AND TRUNK STRUCTURAL DEFICIENCIES.
      b. THE REPORT SHALL NOTE ALL TREES OR PARTS OF TREES, WHICH ARE CONSIDERED A HAZARD OR SIGNIFICANT OR EXTREME RISK LEVEL. INCLUDE THE INTERNATIONAL SOCIETY OF ARBORICULTURE HAZARD EVALUATION SHEET FOR EACH TREE, WHICH MAY REASONABLY BE IDENTIFIED AS A POTENTIAL HAZARD TREE.
      c. RECOMMENDATIONS AS TO TREATMENT OF ALL INSECT, DISEASE AND STRUCTURAL PROBLEMS ENCOUNTERED.
      d. RECOMMENDATIONS FOR FERTILIZER TREATMENTS, IF ANY.
      e. A PLAN OF THE SITE SHOWING THE LOCATION OF ALL TREES INCLUDED IN THE REPORT.

B. PRODUCT DATA
   1. SUBMIT MANUFACTURER PRODUCT DATA AND LITERATURE DESCRIBING ALL PRODUCTS REQUIRED BY THIS SECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. PROVIDE SUBMITTAL BEFORE THE START OF ANY WORK AT THE SITE.

C. QUALIFICATIONS SUBMITTAL
   1. FOR EACH APPLICABLE PERSON EXPECTED TO WORK ON THE PROJECT, PROVIDE COPIES OF THE QUALIFICATIONS AND EXPERIENCE OF THE CONSULTING ARBORIST, PROOF OF EITHER THE REGISTERED CONSULTING ARBORIST® (RCA) WITH AMERICAN SOCIETY OF CONSULTING ARBORISTS OR AN ISA BOARD CERTIFIED MASTER ARBORIST, ANY ISA CERTIFIED ARBORISTS, AND ANY REQUIRED HERBICIDE/PESTICIDE LICENSE TO THE OWNER'S REPRESENTATIVE, FOR REVIEW PRIOR TO THE START OF WORK.

1.11 OBSERVATION OF THE WORK

A. THE OWNER'S REPRESENTATIVE MAY INSPECT THE WORK AT ANY TIME.

1.12 PRE-CONSTRUCTION CONFERENCE

A. SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE AT LEAST SEVEN (7) DAYS BEFORE BEGINNING WORK TO REVIEW ANY QUESTIONS THE CONTRACTOR MAY HAVE REGARDING THE WORK, ADMINISTRATIVE PROCEDURES DURING CONSTRUCTION AND PROJECT WORK SCHEDULE.
   1. THE FOLLOWING CONTRACTORS SHALL ATTEND THE PRECONSTRUCTION CONFERENCE:
      a. GENERAL CONTRACTOR.
      b. CONSULTING ARBORIST/CERTIFIED ARBORIST
      c. TREE AND PLANT PROTECTION SUB-CONTRACTOR.
      d. EARTHWORK SUB-CONTRACTOR.
      e. ALL SITE UTILITY SUB-CONTRACTORS THAT MAY BE REQUIRED TO DIG OR TRENCH INTO THE SOIL.
      f. LANDSCAPE SUB-CONTRACTOR.
      g. IRRIGATION SUB-CONTRACTOR.
      h. PRIOR TO THIS MEETING, MARK ALL TREES AND PLANTS TO REMAIN AND OR BE REMOVED AS DESCRIBED IN THIS SPECIFICATION FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE.

1.13 QUALITY ASSURANCE

A. CONTRACTOR QUALIFICATIONS:
   1. ALL PRUNING, BRANCH TIE BACK, TREE REMOVAL, ROOT PRUNING, AND FERTILIZING REQUIRED BY THIS SECTION SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF ISA CERTIFIED ARBORIST. SUBMIT AFOREMENTIONED INDIVIDUAL'S QUALIFICATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE.
   2. ALL APPLICATIONS OF PESTICIDE OR HERBICIDE SHALL BE PERFORMED BY A PERSON MAINTAINING A CURRENT STATE LICENSE TO APPLY CHEMICAL PESTICIDES VALID IN THE JURISDICTION OF THE PROJECT. SUBMIT COPIES OF ALL REQUIRED STATE LICENSING CERTIFICATES INCLUDING APPLICABLE CHEMICAL APPLICATOR LICENSES.

PART 2 PRODUCTS

2.1 TREE PROTECTION SIGN:

A. HEAVY-DUTY PLASTIC LAMINATED OR CORRUGATED PLASTIC SIGNS, 24 INCHES X 36 INCHES, WHITE COLORED BACKGROUND WITH BLACK 2 INCH HIGH OR LARGER LETTERS BLOCK LETTERS. THE SIGNS SHALL BE STAKED ADJACENT TO EXISTING TREEs. THE TREE PROTECTION SIGN SHALL READ "KEEP OUT - TREE AND PLANT PROTECTION AREA" AND OTHER PROJECT INFORMATION AS SHOWN ON DRAWINGS.

2.2 MATTING

A. MATTING FOR VEHICLE AND WORK PROTECTION SHALL BE HEAVY DUTY MATTING DESIGNED FOR VEHICLE LOADING OVER TREE ROOTS, ALTURNAMATS AS MANUFACTURED BY ALTURNAMATS, INC. FRANKLIN, PA 16323 OR APPROVED EQUAL.

B. SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FOR APPROVAL.

2.3 GEOGRID

A. GEOGRID SHALL BE WOVEN POLYESTER FABRIC WITH PVC COATING, UNI-AXIAL OR BIAXIAL GEOGRID, INERT TO BIOLOGICAL DEGRADATION, RESISTANT TO NATURALLY OCCURRING CHEMICALS, ALKALIS, ACIDS.
   1. GEOGRID SHALL BE MIRAGRID 2XT AS MANUFACTURED BY TEN CATE NICOLON, NORCROSS, GA. HTTP://WWW.TENCATE.COM OR APPROVED EQUAL.

B. SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FOR APPROVAL.

2.4 FILTER FABRIC

A. FILTER FABRIC SHALL BE NONWOVEN POLYPROPYLENE FIBERS, INERT TO BIOLOGICAL DEGRADATION AND RESISTANT OF NATURALLY OCCURRING CHEMICALS, ALKALIS AND ACIDS.
   1. MIRAFI 135 N AS MANUFACTURED BY TEN CATE NICOLON, NORCROSS, GA. HTTP://WWW.TENCATE.COM OR APPROVED EQUAL.

B. SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FOR APPROVAL.

PART 3 EXECUTION

3.1 SITE EXAMINATION

A. EXAMINE THE SITE, TREE, PLANT AND SOIL CONDITIONS. NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING OF ANY CONDITIONS THAT MAY IMPACT THE SUCCESSFUL TREE AND PLANT PROTECTIONS THAT IS THE INTENT OF THIS SECTION.

3.2 COORDINATION WITH PROJECT WORK

A. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK.

B. PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES.

C. COORDINATE THE RELOCATION OF ANY IRRIGATION LINES CURRENTLY PRESENT ON THE IRRIGATION PLAN, HEADS OR THE CONDUITS OF OTHER UTILITY LINES OR STRUCTURES THAT ARE IN CONFLICT WITH TREE LOCATIONS. TREE ROOTS SHALL NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS ENCOUNTERED.

3.3 TREE AND PLANT PROTECTION AREA:

A. THE TREE AND PLANT PROTECTION AREA IS DEFINED AS ALL AREAS INDICATED ON THE TREE PROTECTION PLAN.

B. WHERE NO LIMIT OF THE TREE AND PLANT PROTECTION AREA IS DEFINED ON THE DRAWINGS, THE LIMIT SHALL BE THE DRIP LINE (OUTER EDGE OF THE BRANCH CROWN) OF EACH TREE.

3.4 PREPARATION:

A. PRIOR TO THE PRECONSTRUCTION MEETING, LAYOUT THE LIMITS OF THE TREE AND PLANT PROTECTION AREA AND THEN ALIGNMENTS OF REQUIRED TREE AND PLANT PROTECTION FENCING AND ROOT PRUNING. OBTAIN THE OWNER'S REPRESENTATIVE'S APPROVAL OF THE LIMITS OF THE PROTECTION AREA AND THE ALIGNMENT OF ALL FENCING AND ROOT PRUNING.

B. FLAG ALL TREES AND LARGE SHRUBS TO BE REMOVED BY WRAPPING ORANGE PLASTIC RIBBON AROUND THE TRUNK AND OBTAIN THE OWNER'S REPRESENTATIVE'S APPROVAL OF ALL TREES AND LARGE SHRUBS TO BE REMOVED PRIOR TO THE START OF TREE AND SHRUB REMOVAL. AFTER APPROVAL, MARK ALL TREES AND SHRUBS TO BE REMOVED WITH ORANGE PAINT IN A BAND COMPLETELY AROUND THE BASE OF THE TREE OR LARGE SHRUB 4.5 FEET ABOVE THE GROUND.

C. FLAG ALL TREES AND LARGE SHRUBS TO REMAIN WITH WHITE PLASTIC RIBBON TIED COMPLETELY AROUND THE TRUNK OR EACH TREE AND ON A PROMINENT BRANCH FOR EACH SHRUB. OBTAIN THE OWNER'S REPRESENTATIVE'S APPROVAL OF ALL TREES AND SHRUBS TO REMAIN PRIOR TO THE START OF TREE AND SHRUB REMOVAL.

D. PRIOR TO ANY CONSTRUCTION ACTIVITY AT THE SITE INCLUDING UTILITY WORK, GRADING, STORAGE OF MATERIALS, OR INSTALLATION OF TEMPORARY CONSTRUCTION FACILITIES, INSTALL ALL TREE PROTECTION FENCING, FILTER FABRIC, SILT FENCE, TREE PROTECTION SIGNS, GEOGRID, MULCH AND OR WOOD CHIPS AS SHOWN ON THE DRAWINGS.

3.5 SOIL MOISTURE

A. VOLUMETRIC SOIL MOISTURE LEVEL, IN ALL SOILS WITHIN THE TREE AND PLANT PROTECTION AREA SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT TO A DEPTH OF AT LEAST 8 INCHES. NO SOIL WORK OR OTHER ACTIVITY SHALL BE PERMITTED WITHIN THE TREE AND PLANT PROTECTION AREA WHEN THE VOLUMETRIC SOIL MOISTURE IS ABOVE FIELD CAPACITY. THE PERMANENT WILT POINT AND FIELD CAPACITY FOR EACH TYPE OF SOIL TEXTURE SHALL BE DEFINED AS FOLLOWS (NUMBERS INDICATE PERCENTAGE VOLUMETRIC SOIL MOISTURE):

SOIL TYPE	PERMANENT WILT POINT V/V	FIELD CAPACITY V/V
SAND, LOAMY SAND, SANDY LOAM	5 - 8%	12 - 18%
LOAM, SANDY CLAY, SANDY CLAY LOAM	14 - 25%	27 - 36%
CLAY LOAM, SILT LOAM	11 - 22%	31 - 36%
SILTY CLAY, SILTY CLAY LOAM	22 - 27%	38 - 41%

B. VOLUMETRIC SOIL MOISTURE SHALL BE MEASURED WITH A DIGITAL, ELECTRIC CONDUCTIVITY METER. THE METER SHALL BE THE DIGITAL SOIL MOISTURE METER, DSMM500 BY GENERAL SPECIALTY TOOLS AND INSTRUMENTS, OR APPROVED EQUIVALENT METER.

C. THE CONTRACTOR SHALL CONFIRM THE SOIL MOISTURE LEVELS WITH A MOISTURE METER. IF THE MOISTURE IS TOO HIGH, SUSPEND OPERATIONS UNTIL THE SOIL MOISTURE DRAINS TO BELOW FIELD CAPACITY.

3.6 ROOT PRUNING:

A. FINAL RECOMMENDATIONS ON ANY ROOT PRUNING REQUIREMENTS AND PROCEDURES ARE TO BE DETERMINED BY THE PROJECT ARBORIST AND PROVIDED IN WRITING TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY ROOT PRUNING.

B. PRIOR TO ANY EXCAVATING INTO THE EXISTING SOIL GRADE WITHIN 25 FEET OF THE LIMIT OF THE TREE AND PLANT PROTECTION AREA OR TREES TO REMAIN, ROOT PRUNE ALL EXISTING TREES TO A DEPTH OF 24 INCHES BELOW EXISTING GRADE IN ALIGNMENTS FOLLOWING THE EDGES OF THE TREE AND PLANT PROTECTION AREA OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ROOT PRUNING SHALL BE IN CONFORMANCE WITH ANSI A300 (PART 8) LATEST EDITION.
   1. USING A ROCK SAW, CHAIN TRENCHER OR SIMILAR TRENCHING DEVICE, MAKE A VERTICAL CUT WITHIN 2 FEET OF THE LIMIT OF GRADING.
   2. AFTER COMPLETION OF THE CUT, MAKE CLEAN CUTS WITH A LOPPER, SAW OR PRUNER TO REMOVE ALL TORN ROOT ENDS ON THE TREE SIDE OF THE EXCAVATION, AND BACKFILL THE TRENCH IMMEDIATELY WITH EXISTING SOIL, FILLING ALL VOIDS.

3.7 INSTALLATION OF GEOGRIDS, FILTER FABRIC, MATTING, AND OR AGGREGATE

A. INSTALL GEOGRIDS, FILTER FABRIC, MATTING, AND/OR AGGREGATE IN AREAS AND DEPTHS SHOWN ON THE PLANS AND DETAILS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. IN GENERAL IT IS THE INTENT OF THIS SPECIFICATION TO PROVIDE THE FOLLOWING LEVELS OF PROTECTION:
   1. AREAS WHERE FOOT TRAFFIC OR STORAGE OF LIGHTWEIGHT MATERIALS IS ANTICIPATED TO BE UNAVOIDABLE PROVIDE A LAYER OF FILTER FABRIC UNDER THE 6 INCHES OF MULCH.
   2. AREAS WHERE OCCASIONAL LIGHT VEHICLE TRAFFIC IS ANTICIPATED TO BE UNAVOIDABLE PROVIDE A LAYER OF GEOGRIDS UNDER 8 INCHES OF MULCH.
   3. AREAS WHERE HEAVY VEHICLE TRAFFIC IS UNAVOIDABLE PROVIDE A LAYER OF GEOGRIDS UNDER 8 - 12 INCHES OF MULCH AND A LAYER OF MATTING OVER THE MULCH.

B. THE OWNER'S REPRESENTATIVE SHALL APPROVE THE APPROPRIATE LEVEL OF PROTECTION.

C. IN THE ABOVE REQUIREMENTS, LIGHT VEHICLE IS DEFINED AS A TRACK SKID STEER WITH A GROUND PRESSURE OF 4 PSI OR LIGHTER. A HEAVY VEHICLE IS ANY VEHICLE WITH A TIRE OR TRACK PRESSURE OF GREATER THAN 4 PSI. LIGHTWEIGHT MATERIALS ARE ANY PACKAGED MATERIALS THAT CAN BE PHYSICALLY MOVED BY HAND INTO THE LOCATION. BULK MATERIALS SUCH AS SOIL, OR AGGREGATE SHALL NEVER BE STORED WITHIN THE TREE AND PLANT PROTECTION AREA.

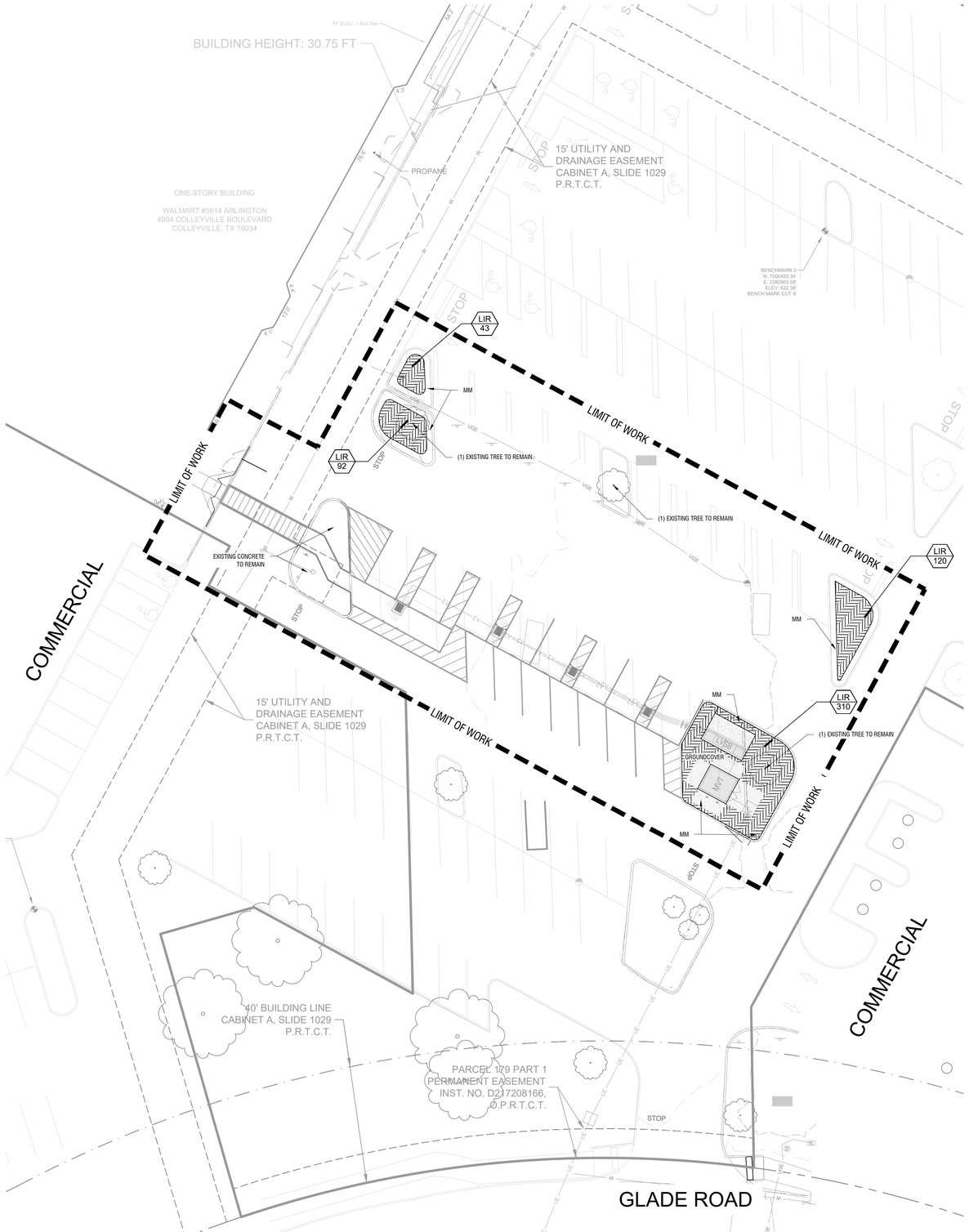
3.8 PROTECTION:

A. PROTECT THE TREE AND PLANT PROTECTION AREA AT ALL TIMES FROM COMPACTION OF THE SOIL; DAMAGE OF ANY KIND TO TRUNKS, BARK, BRANCHES, LEAVES AND ROOTS OF ALL PLANTS; AND CONTAMINATION OF THE SOIL, BARK OR LEAVES WITH CONSTRUCTION MATERIALS, DEBRIS, SILT, FUELS, OILS, AND ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SPILLS, COMPACTION OR DAMAGE AND TAKE CORRECTIVE ACTION IMMEDIATELY USING METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.

3.9 GENERAL REQUIREMENTS AND LIMITATIONS FOR OPERATIONS WITHIN THE TREE AND PLANT PROTECTION AREA:

A. THE CONTRACTOR SHALL NOT ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TREE AND PLANT PROTECTION AREA WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING SUPPLIES OR MATERIALS; LOCATING TEMPORARY FACILITIES INCLUDING TRAILERS OR PORTABLE TOILETS AND SHALL NOT PERMIT EMPLOYEES TO TRAVERSE THE AREA TO ACCESS ADJACENT AREAS OF THE PROJECT OR USE THE AREA ANY REASON. PERMITTED ACTIVITY, IF ANY, WITHIN THE TREE AND PLANT PROTECTION AREA MAY BE INDICATED ON THE DRAWINGS ALONG WITH ANY REQUIRED REMEDIAL ACTIVITY AS LISTED BELOW.

B. IN THE EVENT THAT CONSTRUCTION/VEHICULAR ACTIVITY IS UNAVOIDABLE WITHIN THE TREE AND PLANT PROTECTION AREA, NOTIFY THE OWNER'S REPRESENTATIVE AND SUBMIT A DETAILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE PLAN SHALL INCLUDE: A STATEMENT DETAILING THE REASON FOR THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT SUITED; A DESCRIPTION OF THE PROPOSED ACTIVITY; THE TIME PERIOD FOR THE ACTIVITY, AND A LIST OF REMEDIAL ACTIONS THAT WILL REDUCE THE IMPACT ON THE TREE AND PLANT PROTECTION AREA FROM THE ACTIVITY. TREE PROTECTION FOR THE REMEDIAL ACTIONS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING:
   1. IN GENERAL, DEMOLITION AND EXCAVATION WITHIN THE DRIP LINE OF TREES AND SHRUBS SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING AND OR AIR KNIFE EXCAVATION WHERE INDICATED OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL.
   2. WHEN ENCOUNTERED, EXPOSED ROOTS, 1 INCHES AND LARGER IN DIAMETER SHALL BE WORKED AROUND IN A MANNER THAT DOES NOT BREAK THE OUTER LAYER OF THE ROOT SURFACE (BARK). THESE ROOTS SHALL BE COVERED IN MULCH AND SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL NOT BE CUT WITHOUT THE APPROVAL OF THE OWNERS REPRESENTATIVE AND PROJECT ARBORIST. EXCAVATION SHALL BE TUNNELED UNDER THESE ROOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE ROOTS ARE ENCOUNTERED, WORK SHALL BE PERFORMED AND SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS POSSIBLE OVER EXPOSED ROOTS.
   3. TREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNER'S REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES (ANSI A300, PARTS 1 AND 8) AND BE PERFORMED UNDER SUPERVISION OF THE I.S.A. CERTIFIED ARBORIST.
   4. MATTING: INSTALL TEMPORARY MATTING OR AN ADDITIONAL 12 INCH MULCH LAYER OVER THE MULCH SPECIFIED HEREFORD WITHIN THESE SPECIFICATIONS TO THE EXTENT INDICATED. DO NOT PERMIT FOOT TRAFFIC, SCAFFOLDING, VEHICULAR TRAFFIC, OR THE STORAGE OF MATERIALS WITHIN THE TREE AND PLANT PROTECTION AREA TO OCCUR OFF OF THE TEMPORARY MATTING.
   5. TRUNK PROTECTION: PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A CLOSED CELL FOAM PAD AND A RING OF 2" x 4" x 4'-0" PLANKS LOOSELY BANDED ONTO THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THEM SECURELY IN PLACE. TRUNK PROTECTION MUST BY KEPT IN PLACE NO LONGER THAN 12 MONTHS. IF CONSTRUCTION REQUIRES WORK NEAR A PARTICULAR TREE TO CONTINUE LONGER THAN 12 MONTHS, THE STEEL BANDS SHALL BE INSPECTED EVERY SIX MONTHS AND LOOSENED IF THEY ARE FOUND TO HAVE BECOME TIGHT.
   6. AIR EXCAVATION TOOL: IF EXCAVATION FOR FOOTINGS OR UTILITIES IS REQUIRED WITHIN THE TREE AND PLANT PROTECTION AREA, AIR EXCAVATION TOOL TECHNIQUES SHALL BE USED WHERE PRACTICAL OR AS DESIGNED ON THE DRAWINGS.
      a. REMOVE THE MULCH FROM AN AREA APPROXIMATELY 18 INCHES BEYOND THE LIMITS OF THE HOLE OR TRENCH TO BE EXCAVATED. COVER THE MULCH FOR A DISTANCE OF NOT LESS THAN 15 FEET AROUND THE LIMIT OF THE EXCAVATION AREA WITH FILTER FABRIC OR PLASTIC SHEETING TO PROTECT THE MULCH FROM SILT. MOUND THE MULCH SO THAT THE PLASTIC SLOPES TOWARDS THE EXCAVATION.
      b. USING A SPRINKLER OR SOAKER HOSE, APPLY WATER SLOWLY TO THE AREA OF THE EXCAVATION FOR A PERIOD OF AT LEAST 4 HOURS, APPROXIMATELY 12 HOURS PRIOR TO THE WORK SO THAT THE GROUND WATER LEVEL IS AT OR NEAR FIELD CAPACITY AT THE BEGINNING OF THE WORK. FOR EXCAVATIONS THAT GO BEYOND THE DAMP SOIL, REWET THE SOIL AS NECESSARY TO KEEP SOIL MOISTURE NEAR FIELD CAPACITY.
      c. USING AN AIR EXCAVATION TOOL SPECIFICALLY DESIGNED AND MANUFACTURED FOR THE INTENDED PURPOSE, AND AT PRESSURES RECOMMENDED BY THE MANUFACTURER OF THE EQUIPMENT, FRACTURE THE EXISTING SOIL TO THE SHAPE AND THE DEPTHS REQUIRED. WORK AT RATES AND USING TECHNIQUES THAT DO NOT HARM TREE ROOTS. AIR PRESSURE SHALL BE A MAXIMUM OF 90-100 PSI.
         1.) THE AIR EXCAVATION TOOL SHALL BE "AIR-SPADE" AS MANUFACTURED BY CONCEPT ENGINEERING GROUP, INC., VERONA, PA (412) 826-8800, OR AIR KNIFE AS MANUFACTURED BY EASY USE AIR TOOLS, INC. ALLISON PARK, PA (866) 328-5723 OR APPROVED EQUAL.
      d. USING A COMMERCIAL, HIGH-POWER



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
GROUND COVERS					
	LIR	817	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.

MISC	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
	MM	TBD	Mineral Mulch	4" Depth, all interior planting areas to receive mineral mulch

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 CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: ALL PROPOSED LANDSCAPE PLANTING AREAS TO BE EXCAVATED TO A MINIMUM DEPTH OF 24" AS NECESSARY TO CONTAIN APPROPRIATE PLANTING MIX AS SPECIFIED IN SECTION 2900, PART 2.5 TOPSOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES, IRRIGATION LINES, WIRING, STRUCTURES, LANDSCAPE, ETC. WHICH ARE SCHEDULED TO BE RETAINED/ REUSED.

LANDSCAPE NOTES:

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 MULCHED 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 UPON BEST AVAILABLE INFORMATION AND ARE TO 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, ETC. 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 DELIVERY AND PLANTING PER 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 THE 02900 SPEC.
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 DEPTH OF FOUR INCHES.
17. 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 FOR THIS SITE.
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 DIRECTION OF THE LANDSCAPE ARCHITECT.

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.

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

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Kimley»Horn
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RICHARDSON, TX 75011
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CONSULTANTS

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
JOHN M. CAMPBELL
2901
STATE OF TEXAS

08/22/2025

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DESIGNED BY:	BTM
DRAWN BY:	TTF
CHECKED BY:	LMC
PROTO CYCLE:	TBD
DOCUMENT DATE:	09/30/2025

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L0.0

SHEET SIZE: 36"x24"

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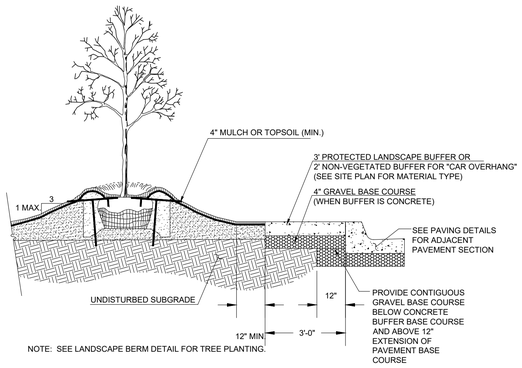
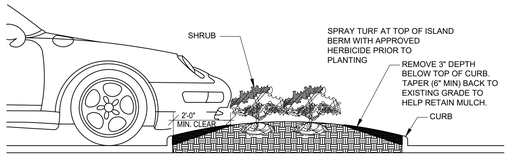


NOTE: SEE LANDSCAPE BERM DETAIL FOR TREE PLANTING.

LANDSCAPE BUFFER

NTS



MULCH TAPER DETAIL

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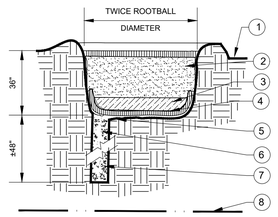
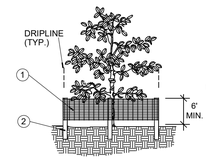


1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. 12"- CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT EAST 1" ABOVE FINISHED GRADE.
4. FILTER CLOTH
5. SLOPE BOTTOM TO DRAIN
6. 18"- AUGERED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE

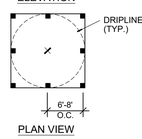
FOR A PARKING ISLAND PLANTING & TREE GRATE PLANTERS SITUATIONS, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

POOR DRAINAGE CONDITION

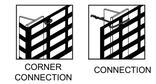
NTS SECTION



ELEVATION



PLAN VIEW



1. 6'Ht "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

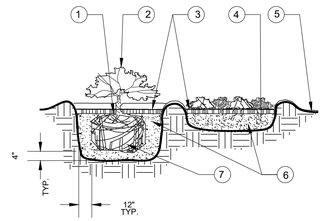
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

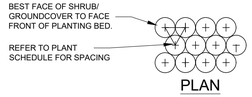
NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

TREE/SHRUB PROTECTOR

NTS BARRIER DETAIL



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT
3. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.



PLAN

SHRUB/ GROUNDCOVER PLANTING

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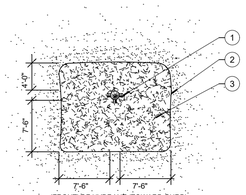


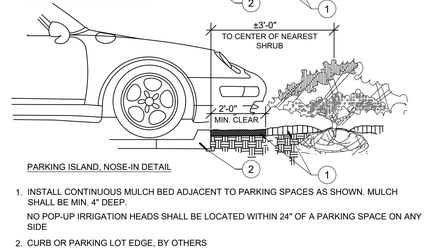
"FRONT" OF HYDRANT (TOWARD CURB)

1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 4" DEPTH MIN., SURROUNDING AREA INDICATED.

FIRE HYDRANT CLEAR ZONE

NTS PLAN

PARKING ISLAND, SIDE DETAIL

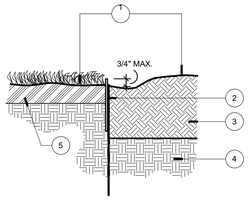


PARKING ISLAND, NOSE-IN DETAIL

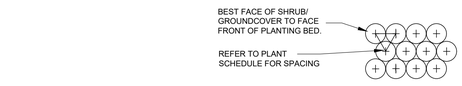
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 4" DEEP.
   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

PARKING SPACE/CURB PLANTING

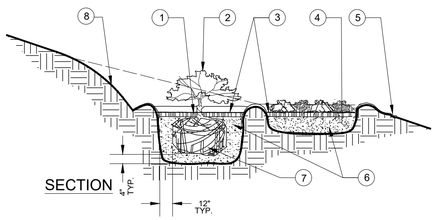
NTS SECTION



1. DIFFERENT PLANTING TREATMENTS OR DECOMPOSED GRANITE.
2. METAL EDGING
3. BED SOIL, 12" MINIMUM DEPTH. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.
4. NATIVE SOIL
5. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.



PLAN

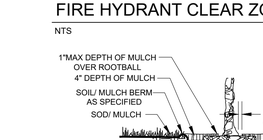


SECTION

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT
3. 4" MINIMUM OF SHREDDED HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL MIX AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.
8. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

SHRUB/ GROUNDCOVER PLANTING ON SLOPE

NTS



MULCH DETAIL FOR TREE AND SHRUB PLANTINGS

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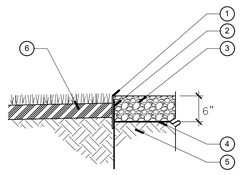


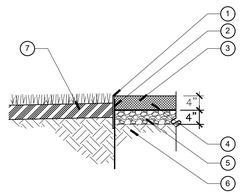
1. GRADE LEVEL WITH TOP OF STEEL EDGING
2. STEEL EDGING, SEE DETAIL
3. 6" ROCK/GRAVEL COMPACTED TO 95% SPD
4. WEED BLOCK/ FILTER FABRIC PINNED AT 24" O.C. EACH WAY
5. SUBGRADE COMPACTED TO 95% SPD
6. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

ROCK/GRAVEL

N.T.S.

STEEL EDGING

N.T.S.



1. GRADE LEVEL WITH TOP OF STEEL EDGING
2. STEEL EDGING, SEE DETAIL
3. 4" DECOMPOSED GRANITE, COMPACTED TO 95% SPD
4. WEED BLOCK/ FILTER FABRIC PINNED AT 24" O.C. EACH WAY
5. 4" WASHED LIMESTONE COMPACTED TO 95% SPD
6. SUBGRADE COMPACTED TO 95% SPD
7. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

DECOMPOSED GRANITE

N.T.S.

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

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

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Walmart

4904 COLLEYVILLE BLVD - EV
COLLEYVILLE, TX 76034
STORE NO.: WM 5614 1008

EV STALLS: 8

KIMLEY-HORN PROJECT NO.: 296150323

PUBLIC EV

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

CONSULTANTS

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
BRIAN M. CAMPBELL
2901
STATE OF TEXAS

08/22/2025

No.	ISSUE BLOCK	DATE	BY
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DESIGNED BY:	BTM
DRAWN BY:	TTF
CHECKED BY:	LMC
PROTO CYCLE:	TBD
DOCUMENT DATE:	09/30/2025

SHEET TITLE

PLANTING DETAILS

SHEET NUMBER

L1.0

SHEET SIZE: 36"x24"

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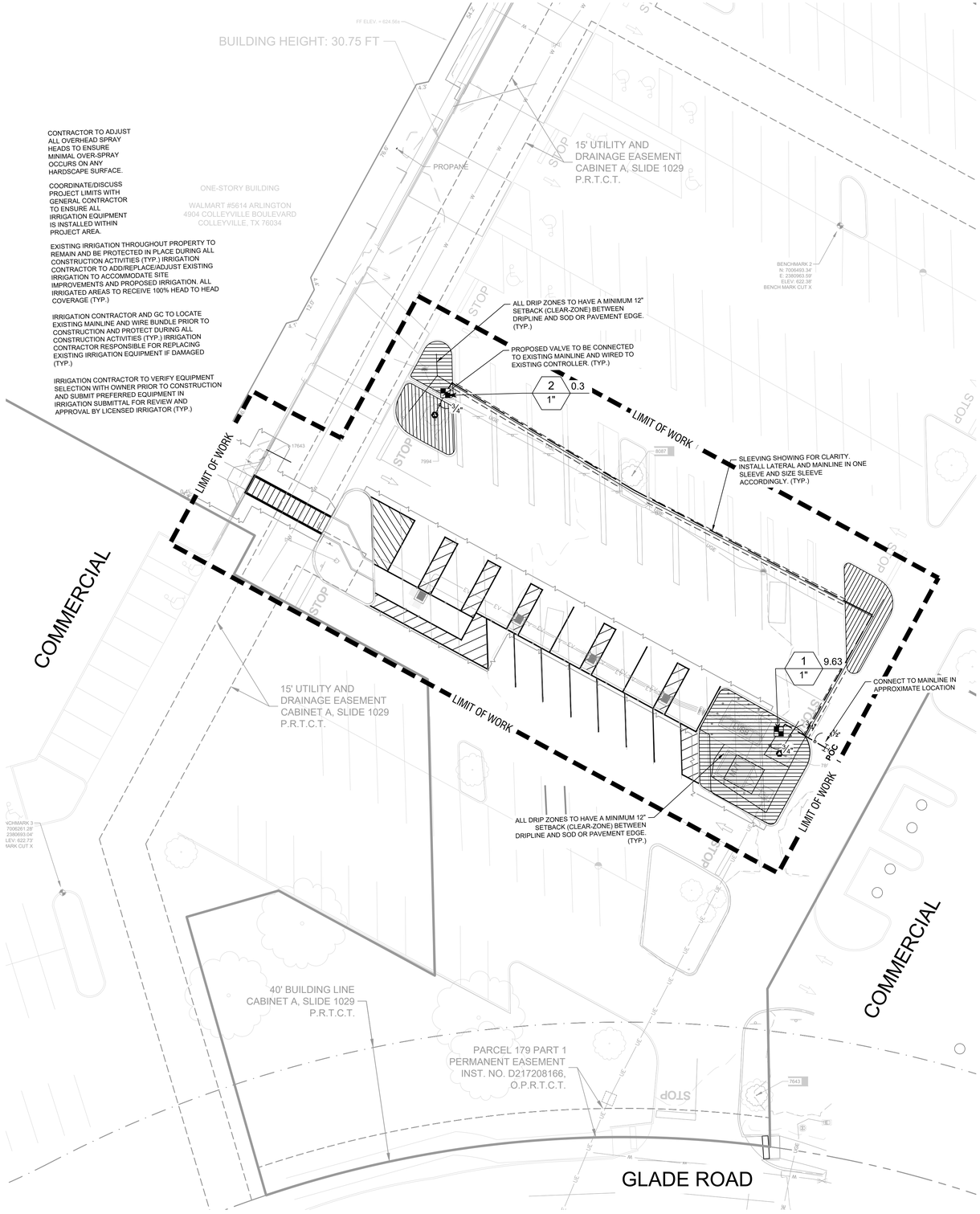

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZLF-100-PRF Low Flow, 0.2-10 GPM, with 1in. Low Flow Valve valve and 1in. Pressure Regulating RBY filter and 40psi pressure regulator.	2
	Netafim TLCV-026-12 Drip Ring	2
	Area to Receive Dripline Netafim TLCV-026-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.26 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.	2,171 lf
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
POC	Point of Connection 1" CONTRACTOR TO CONNECT INTO EXISTING IRRIGATION MAINLINE	1
	Irrigation Lateral Line: PVC Class 200 SDR 21	352.1 lf
	Irrigation Mainline: PVC Class 200 SDR 21	239.1 lf
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	169.5 lf

Valve Callout
Valve Number
Valve Flow
Valve Size

IRRIGATION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
4. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
5. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
6. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
7. THIS IRRIGATION SYSTEM IS DESIGNED TO THE FOLLOWING STATS: 65 G.P.M. STATIC WATER PRESSURE IS ASSUMED TO 75 P.S.I.
8. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
9. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
10. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
11. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
12. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
13. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
14. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
15. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
16. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
17. INSTALL ALL VALVE BOXES 5' MINIMUM FROM ANY CURB.

ABOVE QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO CONFIRM ALL QUANTITIES PRIOR TO BIDDING.

REFERENCE MAXIMUM LATERAL DRIPLINE CHART TO DETERMINE MINIMUM NUMBER OF POINTS OF CONNECTION PER DRIP LINE ZONE.

WHERE LAYOUT FLEXIBILITY EXISTS CENTER FEED LAYOUTS MUST BE USED. THIS ALLOWS FOR EVEN FLOW OF WATER THROUGH THE ZONE.

HUNTER ECO-INDICATOR, AIR RELIEF AND FLUSH VALVE TO BE PLACED IN ALL DRIP AREAS AT THE FURTHEST POINT OF EACH DRIP RUN.

ZONES LOWER THAN THE CAPACITY OF THE FLOW SENSOR ARE TO BE WIRED IN THE CONTROLLER WITH ANOTHER ZONE SO THAT THE FLOW SENSOR READS BOTH ZONES AS ONE ZONE IN ORDER TO MEET THE FLOW SENSOR'S LOWEST GPM REQUIREMENT. DRIP ZONES REQUIRED TO REMAIN PIPED AS SEPARATE ZONES.

THIS IRRIGATION PLAN IS DESIGNED TO THE FOLLOWING STATS: 65 PSI AND 75 GPM. IF WATER PRESSURE EXCEEDS THE DESIGN SPECIFICATIONS MORE THAN 20 PSI, A PRESSURE REDUCER WILL BE REQUIRED AT THE SOURCE AT COST OF THE CONTRACTOR. CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF SYSTEM HAS +/- 5 PSI THAN DESIGN PRESSURE.

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.

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

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

Kimley»Horn
2800 N CENTRAL EXPY,
RICHARDSON, TX 76011
Main: (214) 369-2455 | www.kimley-horn.com
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Walmart
4904 COLLEYVILLE BLVD - EV
COLLEYVILLE, TX 76034
STORE NO.: WM 5614 1008
KIMLEY-HORN PROJECT NO.: 296150023
IX STALLS: 8

PUBLIC EV

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STATE OF TEXAS
LEAH M. CAMPBELL
103711
LICENSED
PROFESSIONAL
LANDSCAPE ARCHITECT

08/22/2025

No.	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
IRRIGATION PLAN

SHEET NUMBER
I0.0

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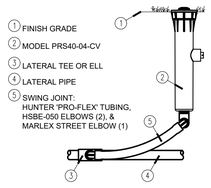
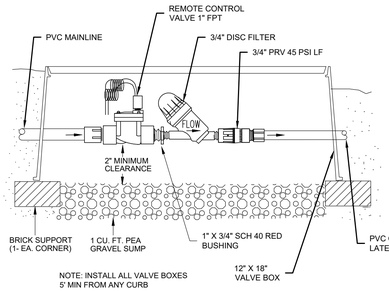


1. FINISH GRADE
2. MODEL PRS40-04-CV
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. SWING JOINT: HUNTER 'PRO-FLEX' TUBING, HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)

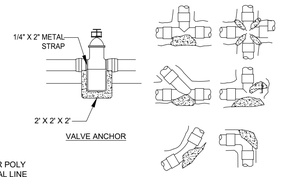
MP ROTATOR SPRINKLER

DETAIL - N.T.S.



LOW FLOW ZONE CONTROL VALVE KIT

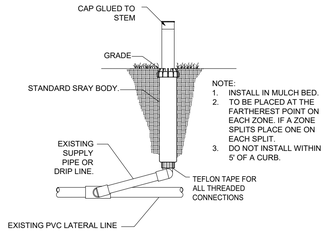
DETAIL - N.T.S.



NOTES:
1. 4" MINIMUM PIPE SIZE FOR THRUST BLOCKS
2. MIN. THRUST BLOCK SIZE SHALL BE 2 CU. FT.

THRUST BLOCK

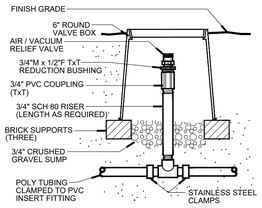
DETAIL - N.T.S.



NOTE:
1. INSTALL IN MULCH BED.
2. TO BE PLACED AT THE FARTHEREST POINT ON EACH ZONE. IF A ZONE SPLITS PLACE ONE ON EACH SPLIT.
3. DO NOT INSTALL WITHIN 5' OF A CURB.

OPERATION MONITOR

N.T.S.

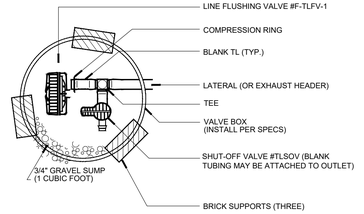


IRRIGATION CONTRACTOR TO INSTALL AN AIR RELIEF VALVE(S) AT ALL HIGH POINTS OF EACH ZONE (I.E. EVERY ISLAND WITHIN A ZONE SHALL RECEIVE AN AIR RELIEF VALVE).

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.



CONTRACTOR TO INSTALL LINE FLUSH VALVES (1 PER 15 GPM OF ZONE FLOW). INSTALL AS FAR FROM SOURCE AS POSSIBLE.

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 LENGHTS

DRIP RING OUTPUT
(GPM BASED ON EMMITER SPACING @ 12" OC)

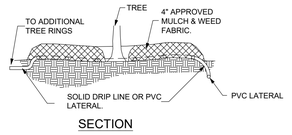
EMITTERS	FLOW (GPM)	RUN TIMES (MIN) 30	45	60
0.26	0.23	6.9	10.3	13.8
0.4	0.35	10.5	15.8	21
0.6	0.53	16	24	32
0.9	0.79	24	35	47

TOTAL LENGTH OF DRIP LINE = 53'

DRIP RING OUTPUT
(GPM BASED ON EMMITER SPACING @ 18" OC)

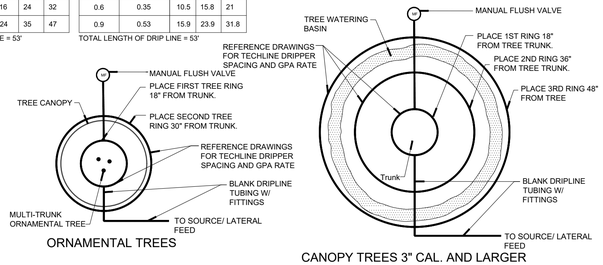
EMITTERS	FLOW (GPM)	RUN TIMES (MIN) 30	45	60
0.26	0.15	4.5	6.7	9
0.4	0.23	6.9	10.4	13.8
0.6	0.35	10.5	15.8	21
0.9	0.53	15.9	23.9	31.8

TOTAL LENGTH OF DRIP LINE = 53'



SECTION

ALL BARBED FITTINGS TO UTILIZE EITHER STAINLESS STEEL HOSE CLAMPS, STEEL CRIMP, OR COMPRESSION RING.

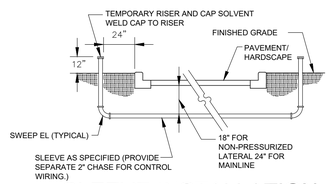


TREE RING DETAILS

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"

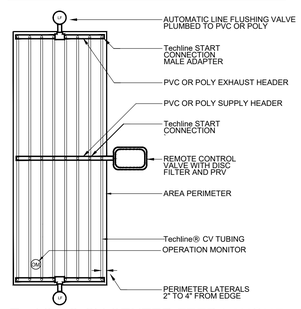
SLEEVE SIZE SCHEDULE



SLEEVE INSTALLATION

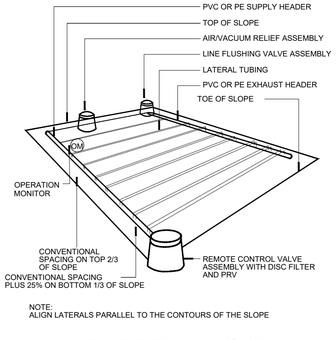
DETAIL - N.T.S.

WHERE LAYOUT FLEXIBILITY EXISTS CENTER FEED LAYOUTS MUST BE USED. THIS ALLOWS FOR EVEN FLOW OF WATER THROUGH THE ZONE.



Techline® CV CENTER FEED LAYOUT

DETAIL - NO SCALE

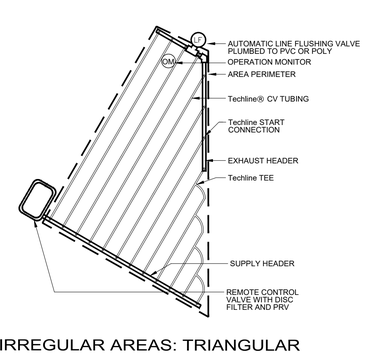


NOTE:
ALIGN LATERALS PARALLEL TO THE CONTOURS OF THE SLOPE

SLOPE FEED LAYOUT

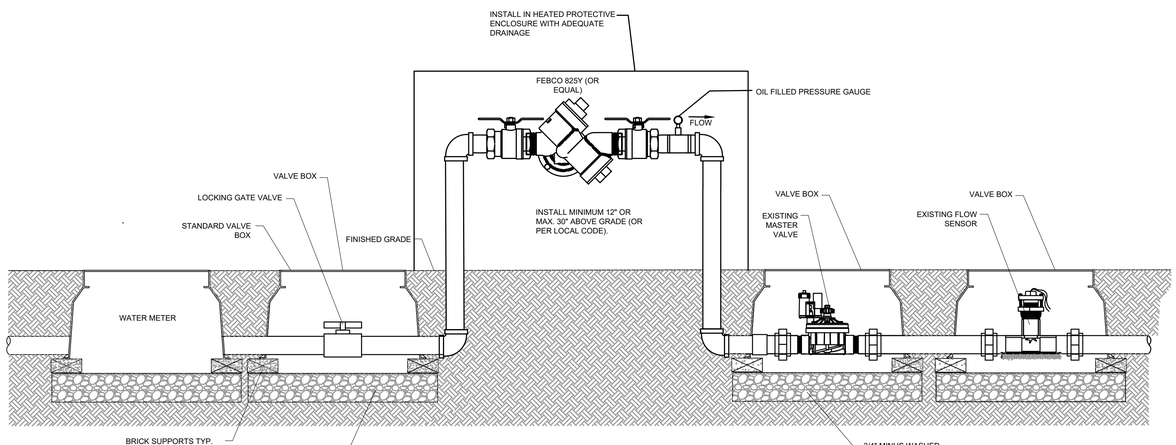
DETAIL - N.T.S.

ALL BARBED FITTINGS TO UTILIZE EITHER STAINLESS STEEL HOSE CLAMPS, STEEL CRIMP, OR COMPRESSION RING.



IRREGULAR AREAS: TRIANGULAR

Techline® CV DETAIL - NO SCALE



NOTE: INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10 X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NOT FITTINGS OR TURNS . OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

EXISTING SOURCE COMPONENTS

DETAIL - N.T.S.

Kimley»Horn
2600 N CENTRAL EXPY,
RICHARDSON, TX 75011
Main: (214) 369-1001 www.kimley-horn.com

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Walmart

4304 COLLEYVILLE BLVD - EV
COLLEYVILLE, TX 76034
STORE NO.: WM 5614 /1008

KIMLEY-HORN PROJECT NO. 296150023

EV STALLS: 8

PUBLIC EV

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STATE OF TEXAS
LEAH M. CAMPBELL
103747
REGISTERED
PROFESSIONAL ENGINEER

08/22/2025

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SHEET SIZE: 36"x24"

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

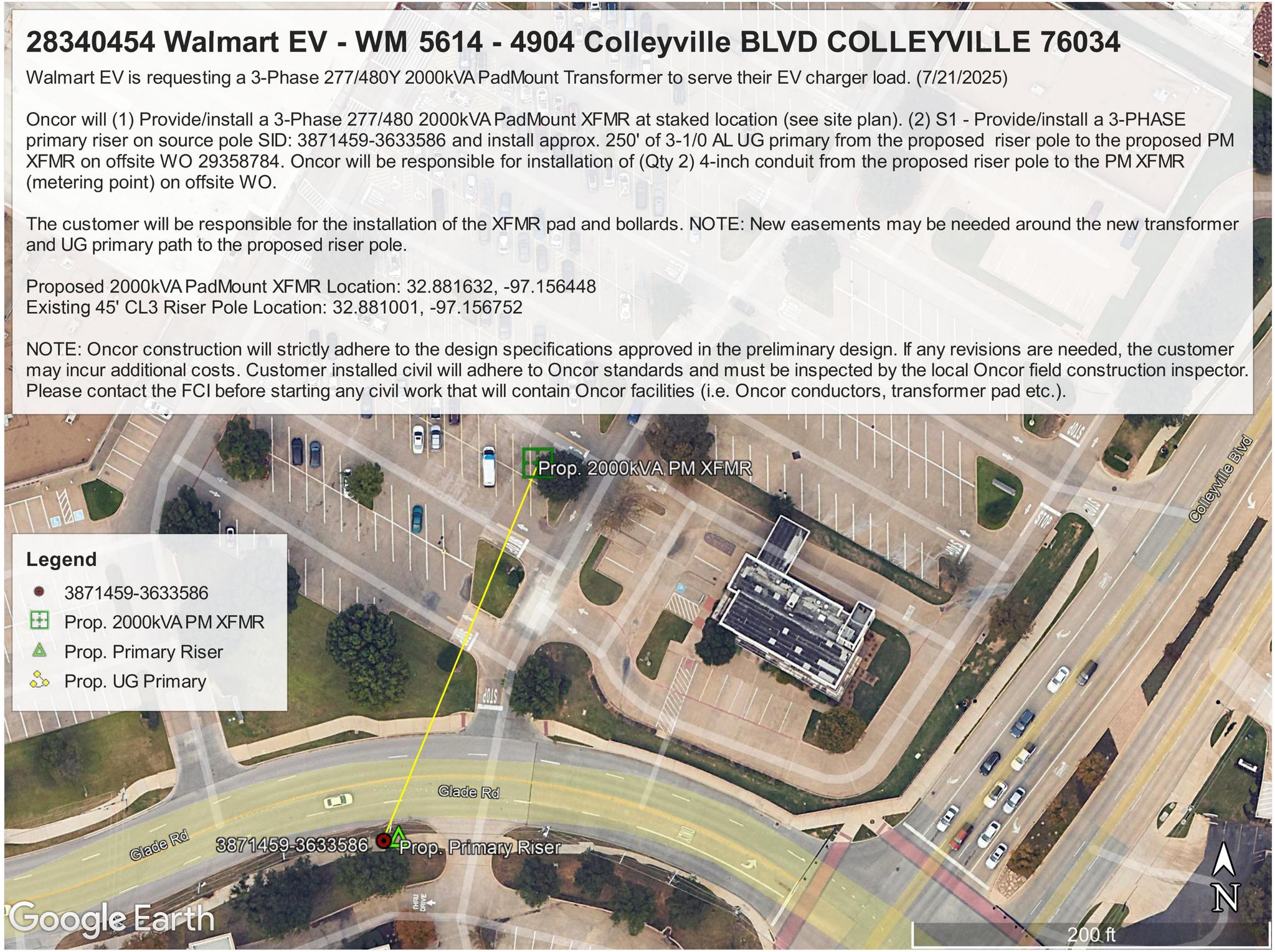
Walmart EV is requesting a 3-Phase 277/480Y 2000kVA PadMount Transformer to serve their EV charger load. (7/21/2025)

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.).



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Walmart

4904 COLLEYVILLE BLVD - EV
COLLEYVILLE, TX 76034
STORE NO.: WALMART NEIGHBORHOOD MARKET #5614.1008

KIMLEY-HORN PROJECT NO.: 296150303

EV STALLS: 12

PUBLIC EV

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

CONSULTANTS

No.	REVISION LIST	DATE	BY
0	SPECIAL USE PERMIT SUBMITTAL	9/15/2025	
1	SPECIAL USE PERMIT SUBMITTAL REVISION #1	10/2/2025	
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:
DRAWN BY:
CHECKED BY:
PROTO CYCLE:
DOCUMENT DATE: 10/2/2025

SHEET TITLE
ONCOR DESIGN

SHEET NUMBER
E1.0

SHEET SIZE: 36"x24"

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
This PDF was plotted by ---- on Thursday, October 02, 2025 5:49:27 PM at the file path: K:\SNA_Civil_Walmart EV (2025)\WM5614_EV_Colleyville,TX\CAD\PlanSheets\SUP Submittal

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

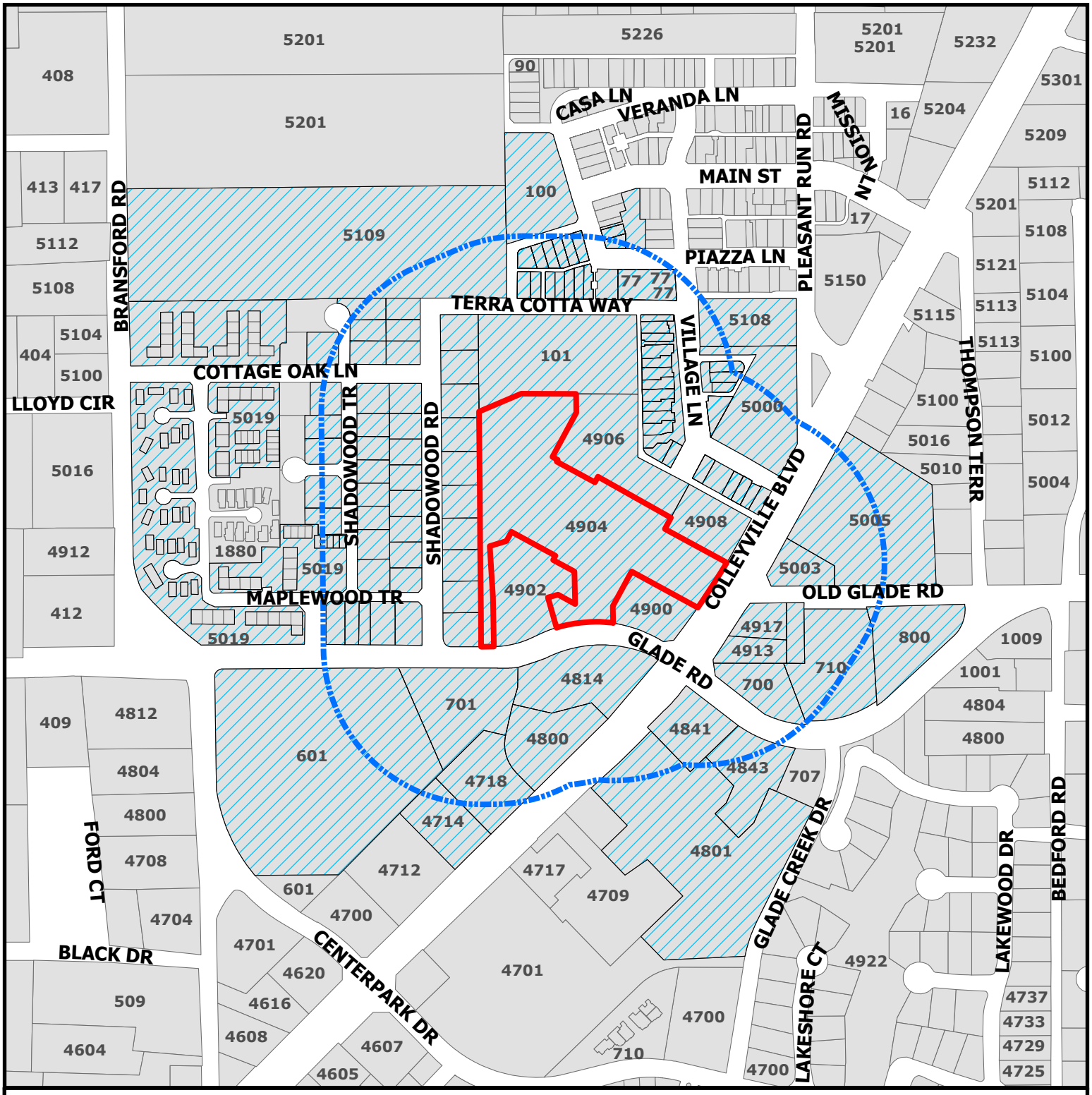
Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

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

Sincerely,

Charles Douglas III, P.E
Senior Engineer

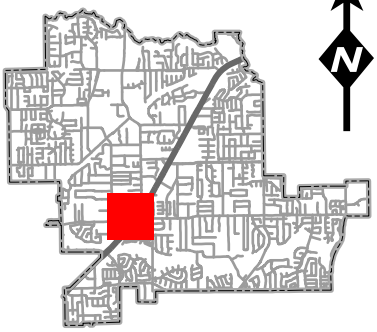
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC25-028

4904 Colleyville Blvd



Subject Property

Buffer

Parcels to be notified

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NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

Planning and Zoning Commission Meeting: Monday, 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

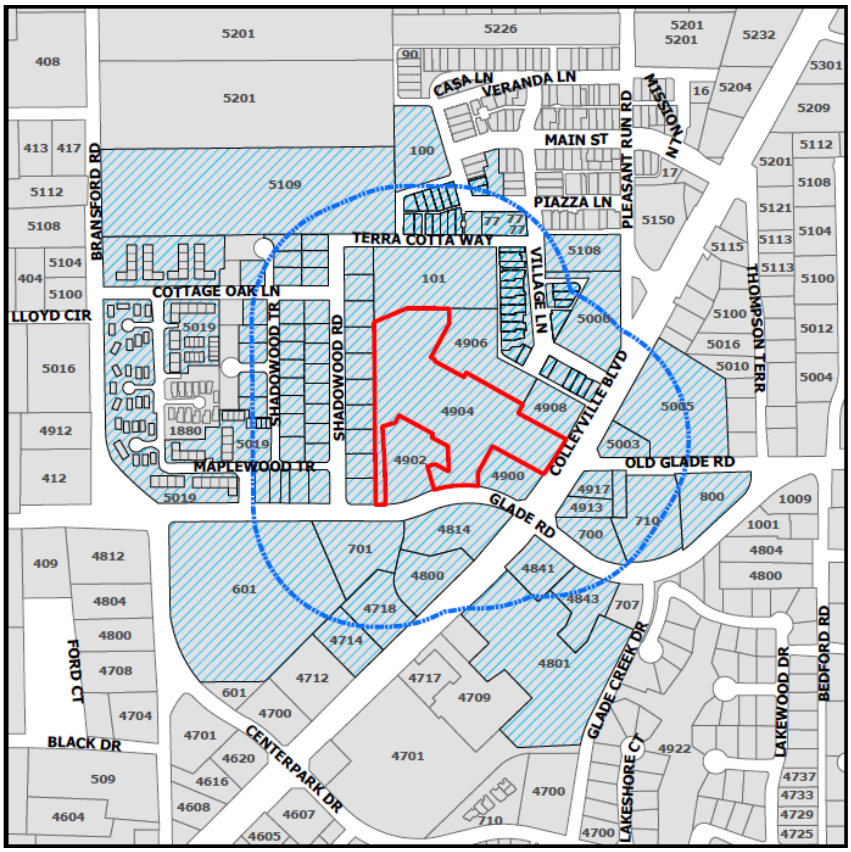
Request:	Consideration of a Special Use Permit for an Electric Vehicle (EV) Charging Station on Lot 1R, Block 1, Kroger Addition, being approximately 6.6 acres, and zoned CC-2 Shopping Center district. The request is to allow for electric vehicle chargers at the Walmart shopping center.
Zoning Case:	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-25-2355

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

Exhibit "B" – Site Plan

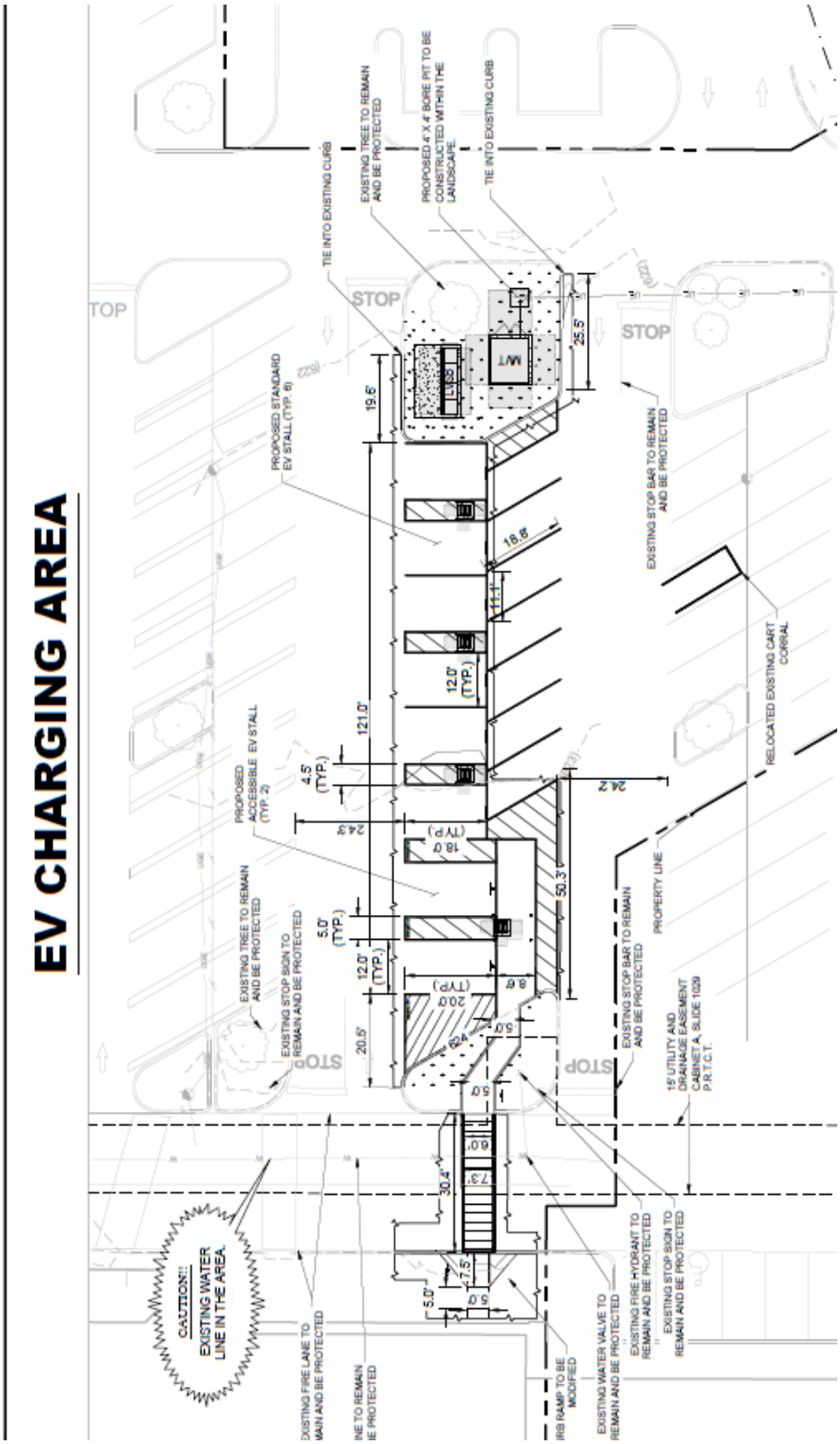
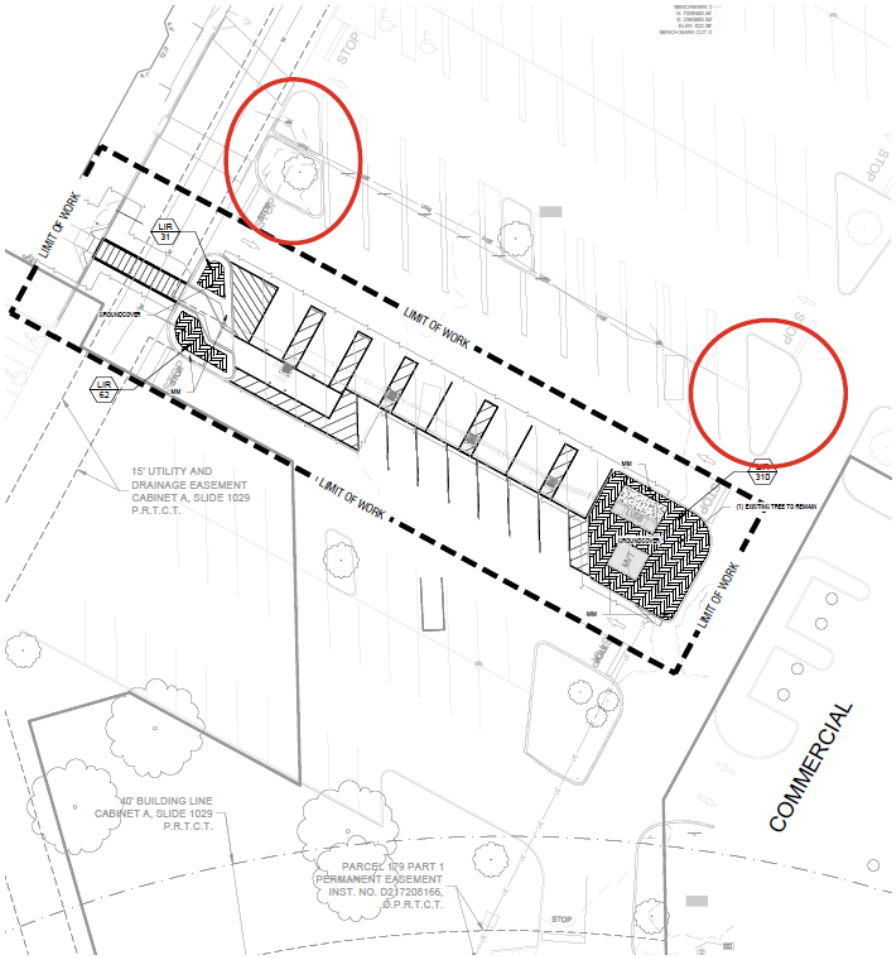


Exhibit "C" – Landscaping Plan



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
GROUND COVERS					
	LIR	493	Liriope muscari / Liriope	12" Ht, 12" spr, 18" oc	Full, 1 gallon min.

MISC	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
	MM	TBD	Mineral Mulch	4" Depth, all bfd/or planting areas to receive mineral mulch

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 CONVENIENCE 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 SIZES ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: ALL PROPOSED LANDSCAPE PLANTING AREAS TO BE EXCAVATED TO A MINIMUM DEPTH OF 24" AS NECESSARY TO CONTAIN APPROPRIATE PLANTING MIX AS SPECIFIED IN SECTION 2900, PART 2.5 TOPSOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES, IRRIGATION LINES, WIRING, STRUCTURES, LANDSCAPE, ETC. WHICH ARE SCHEDULED TO BE RETAINED/ RELOCATED.

LANDSCAPE NOTES:

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 MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THIS 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 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, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THIS WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER 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 THE 02900 SPEC.
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. THIS 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 REQUIRMENTS 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 DEPTH OF FOUR INCHES.
17. 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 FOR THIS SITE.
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 DIRECTION OF THE LANDSCAPE ARCHITECT.

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 6a **Agenda Date** 11/5/2025 **Number** Resolution R-25-5090
Type Resolution
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
Reading and Public Hearing

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.

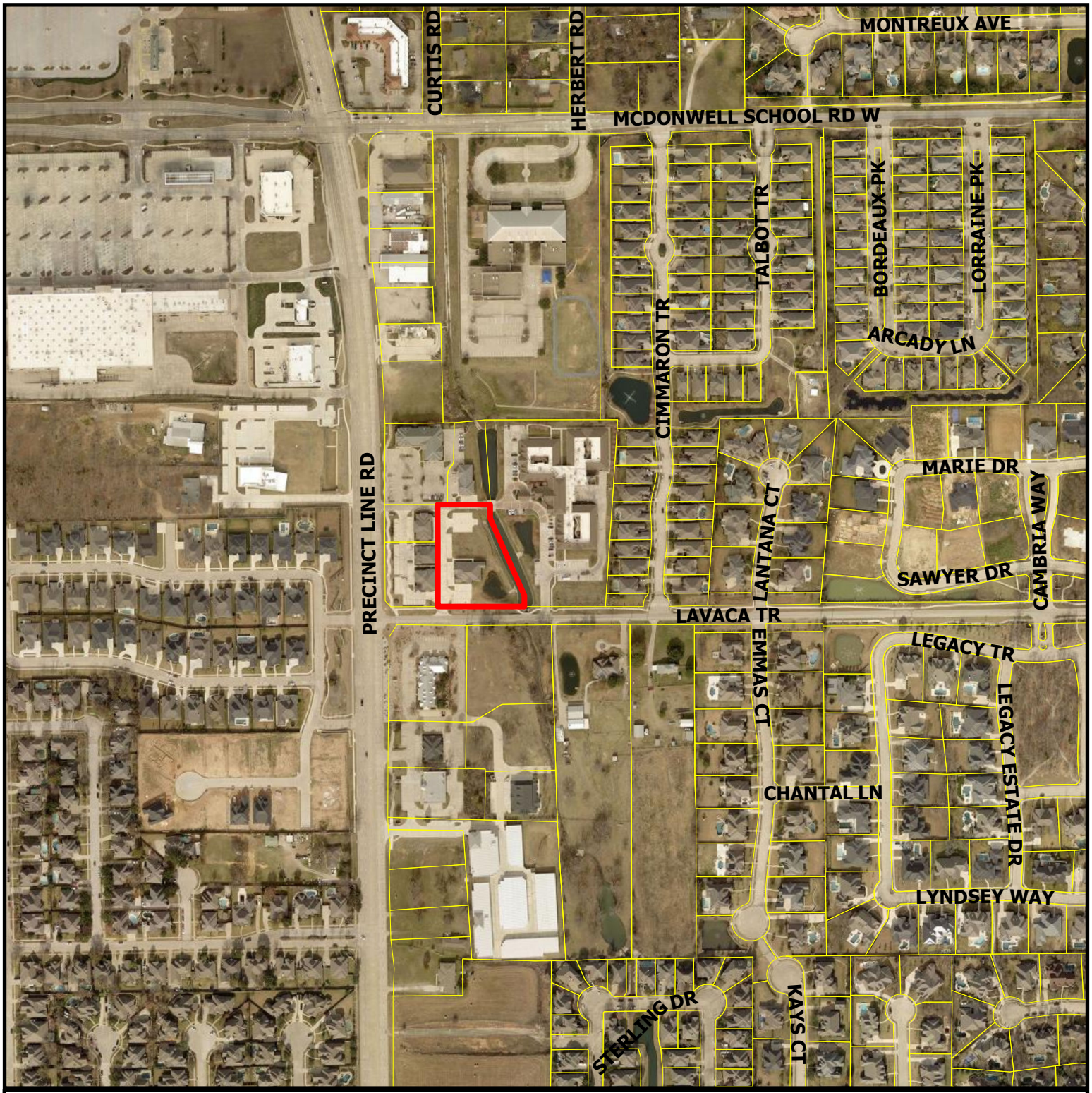
Staff Recommendation: Staff recommends approval for this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the plat at their October 13, 2025 meeting by a vote of 7-0.

Recommendation
Approve

Attachments
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Notification Map
6. Notification Letter
7. Resolution R-25-5090

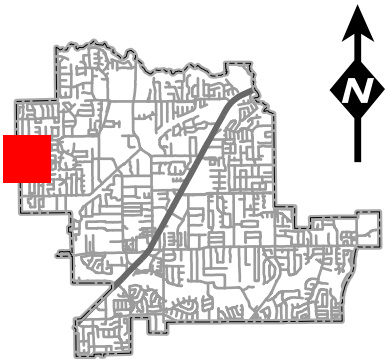
Aerial Map



CITY OF COLLEYVILLE TEXAS

PC25-019

8098 Precinct Line Rd



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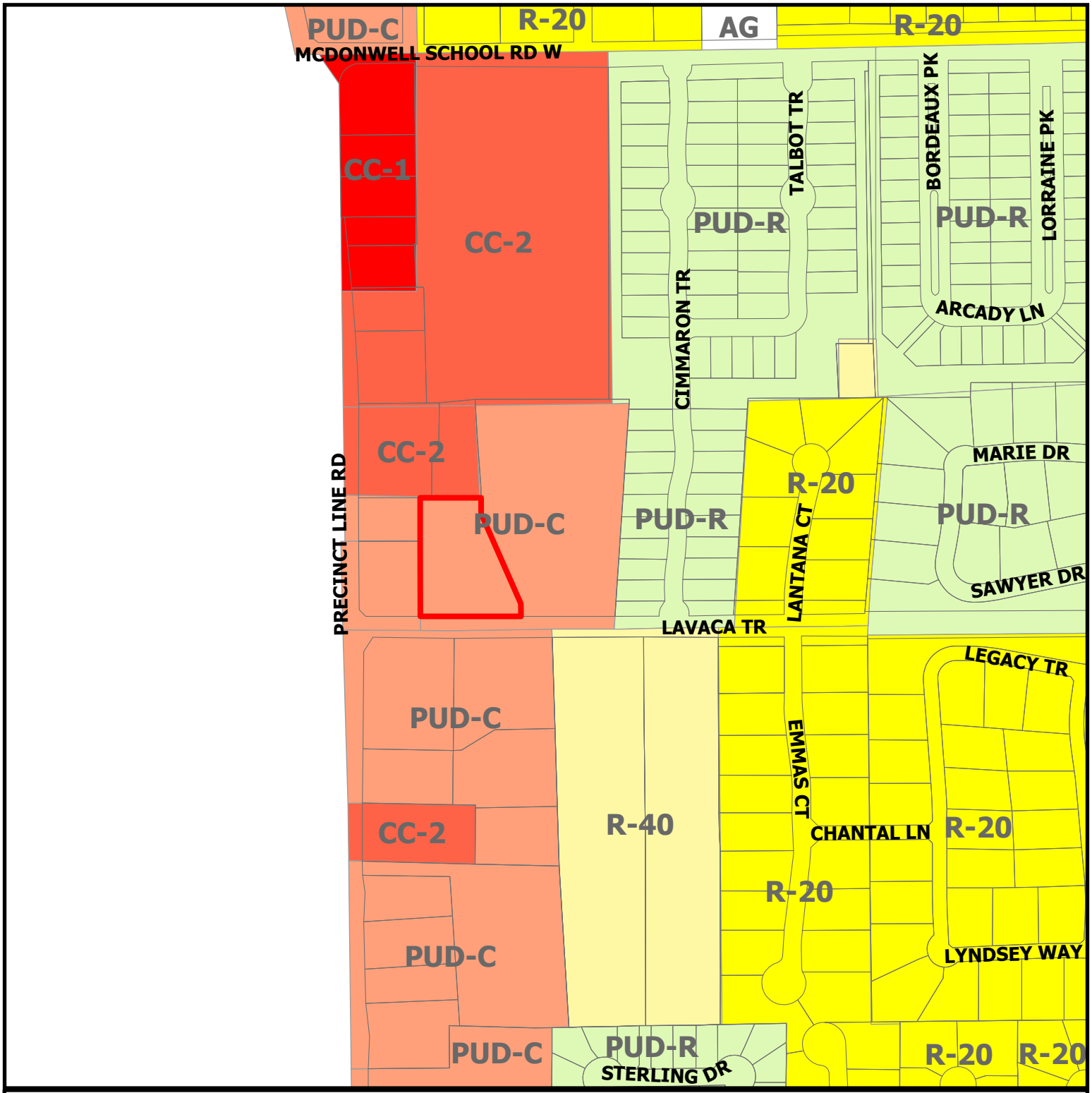
Subject Property

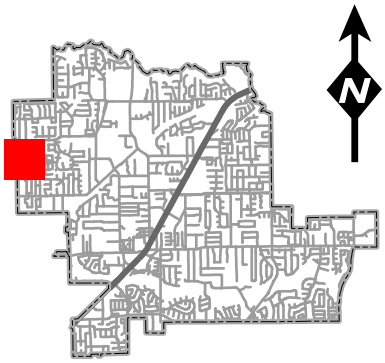
Zoning Map



CITY OF COLLEYVILLE TEXAS

PC25-019

8098 Precinct Line Rd



Subject Property

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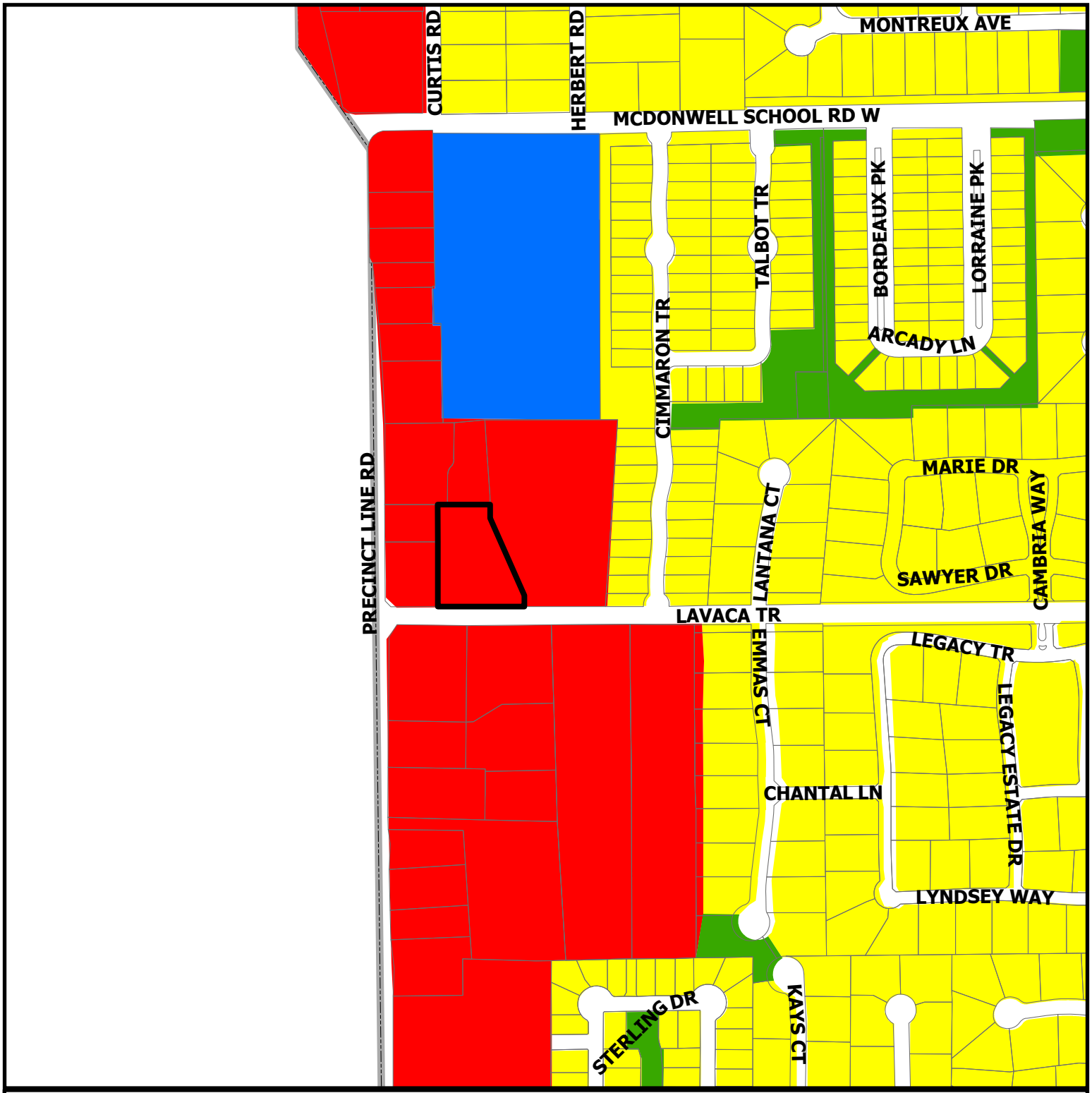
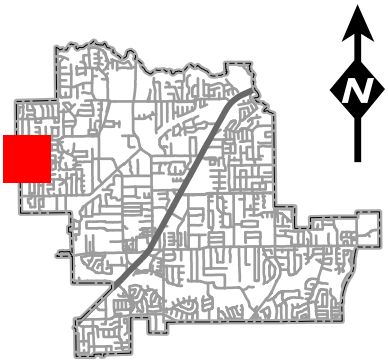
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

PC25-019

8098 Precinct Line Rd



Residential
Commercial
Institutional
Open Space; Parks
Subject Property

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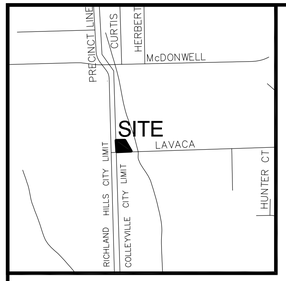
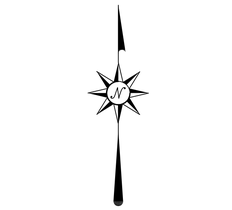
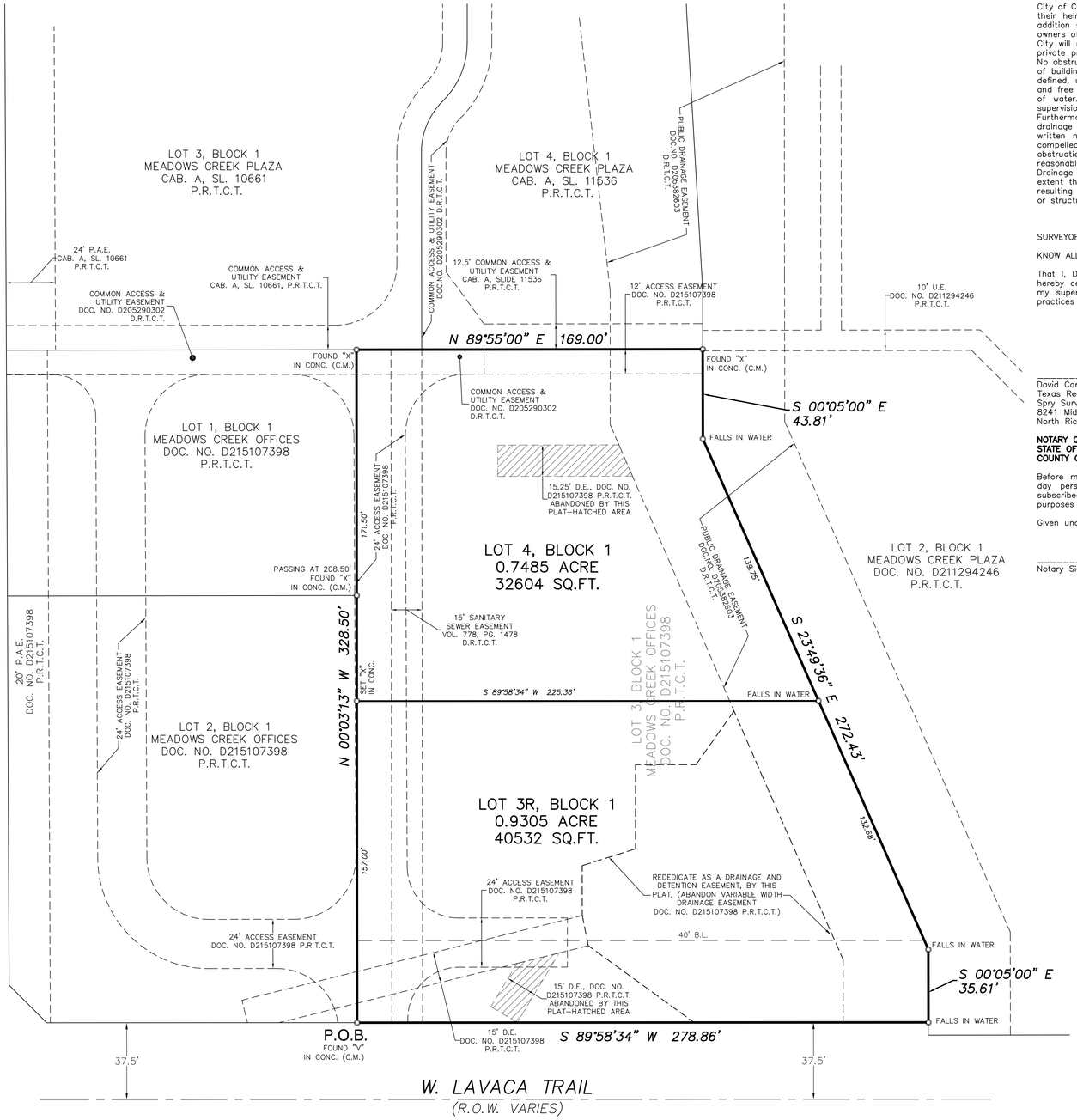




ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
R.O.W.	RIGHT–OF–WAY
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
P.A.E.	PUBLIC ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT



NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.

2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.

3. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.

4. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

5. According to the Flood Insurance Rate Map No. 48439C0095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, a portion of the surveyed property shown hereon lies within the special flood hazard area designated as Zone "AE", in undated by the 100–year flood.

6. Drainage Easements Restriction: No construction or filling, without the written approval of the City of Colleyville, shall be allowed within a drainage easement, and then only after a detailed engineering plans and studies show that no flooding will result, that no obstructions to the natural flow of water will result, and subject to all owners of the property by affected such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of 2 feet above the 100–year water surface/base flood elevation.

7. Drainage and Detention Easement: This plat is hereby adopted by the owner and approved by the City of Colleyville (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Drainage and Detention Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run–off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above–described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is 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 procedures and practices of the most current Professional Land Surveying Practices Act.

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

David Carlton Lewis
R.P.L.S. No. 5647
Date: OCTOBER 6, 2025

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

STATE OF TEXAS
REGISTERED
DAVID CARLTON LEWIS
5647
PROFESSIONAL
LAND SURVEYOR

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

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

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

_____
Notary Signature Notary Stamp:

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Zaygon Investments, LLC is the owner of all that certain 1.679 acres of land, by virtue of the deed recorded in Document Number D222101360, which is all of Lot 3, Block 1, of the Meadows Creek Offices, an addition to the City of Colleyville, recorded in Document Number D215107398, in the Plat Records of Tarrant County, Texas (P.R.T.C.T) in the R.H. McEwing Survey, A–1154, City of Colleyville, Tarrant County, Texas, and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on said Meadows Creek Offices)

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

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

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

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

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

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

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

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That **Zaygon Investments, LLC**, the Owner, do hereby adopt this plat designating the herein before described property as Lot 3R & Lot 4, Block 1, Meadows Creek Offices, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights–of–way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction , maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2025.

_____
Owner, Zaygon Investments LLC
Printed Name: _____
Title: _____

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

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

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

_____
Notary Signature Notary Stamp:

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of_____, 20__, to approve this Plat.

_____
Chairman, Planning and Zoning Commission

_____
Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

WHEREAS the City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20__, to approve this Plat.

_____
Mayor, City of Colleyville

_____
Attest: City Secretary

PURPOSE OF REPLAT
The Purpose of the Replat is to divide Lot 3, Block 1, Meadows Creek Offices, into two commercial lots for development.

A REPLAT OF
LOTS 3R AND 4, BLOCK 1
MEADOWS CREEK OFFICES
AN ADDITION TO THE CITY OF COLLEYVILLE, WHICH IS A REPLAT OF LOT 3, BLOCK 1, MEADOWS CREEK OFFICES, TARRANT COUNTY, TEXAS, 1.679 ACRES
IN THE R.N. McEWING SURVEY, A – 1154
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

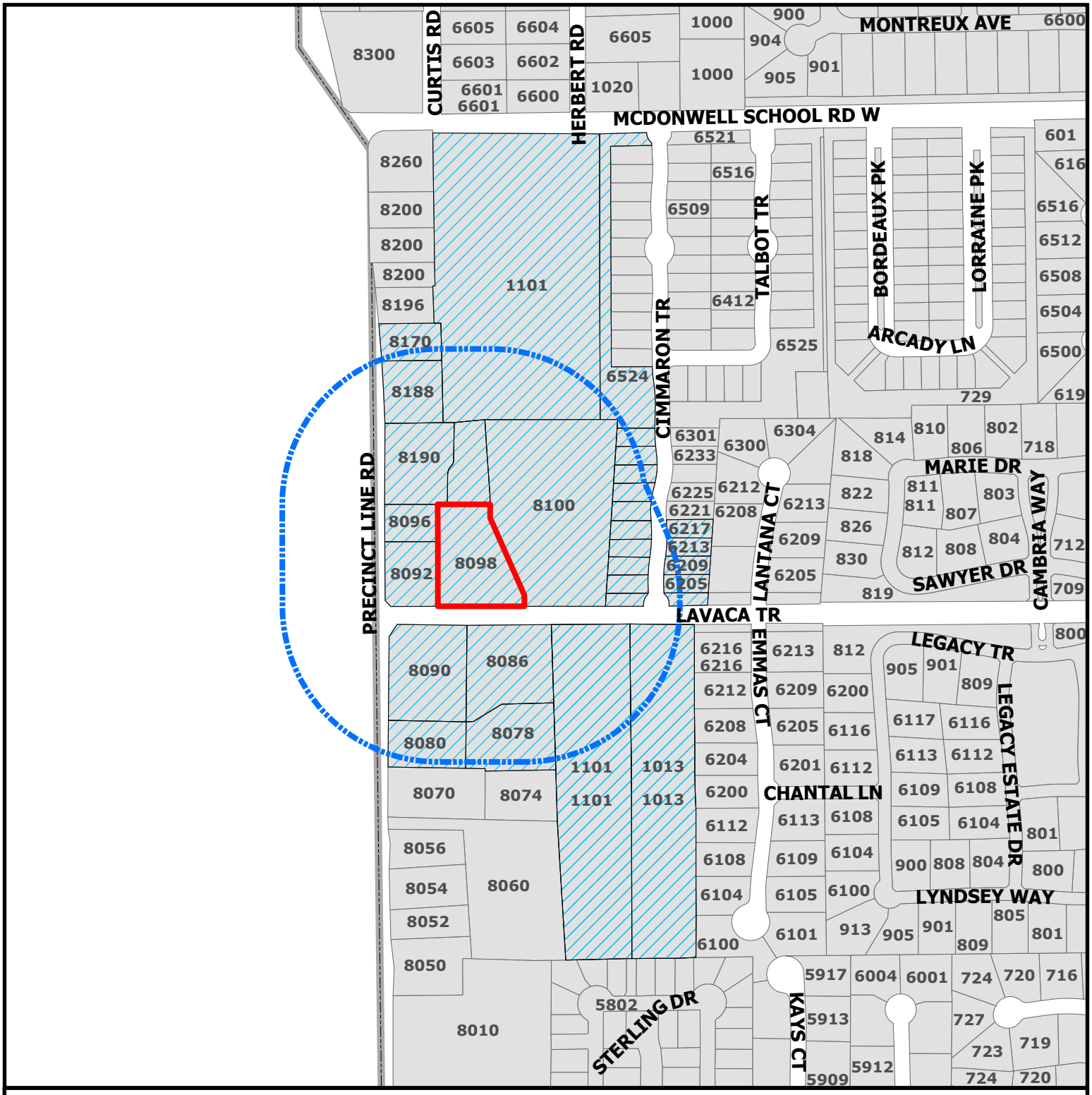
SEPTEMBER 2025

SURVEYOR: Spry Surveyors, LLC
8241 Mid–Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817–776–4049
Firm Reg. No. 10112000
Spry Project No. 062–004–31

OWNER: Zaygon Investments LLC, a Texas Limited Liability Company
3901 Carrizo Drive
Plano, TX 75074

Oct 06, 2025 – 10:01am
C:\Users\David Lewis\Spry Surveyors, LLC\Spry Surveyors – Documents\projects\062 TAK Enterprises\062–004 Meadows Creek Offices – Colleyville\31–Replat Lot 3\ spry–8098 Precinct Line Rd – replat lot 3.dwg

Notification Map



CITY OF COLLEYVILLE TEXAS

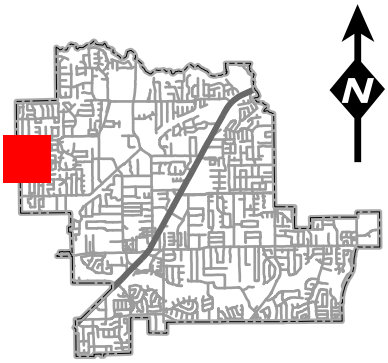
PC25-019

8098 Precinct Line 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 7:00 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

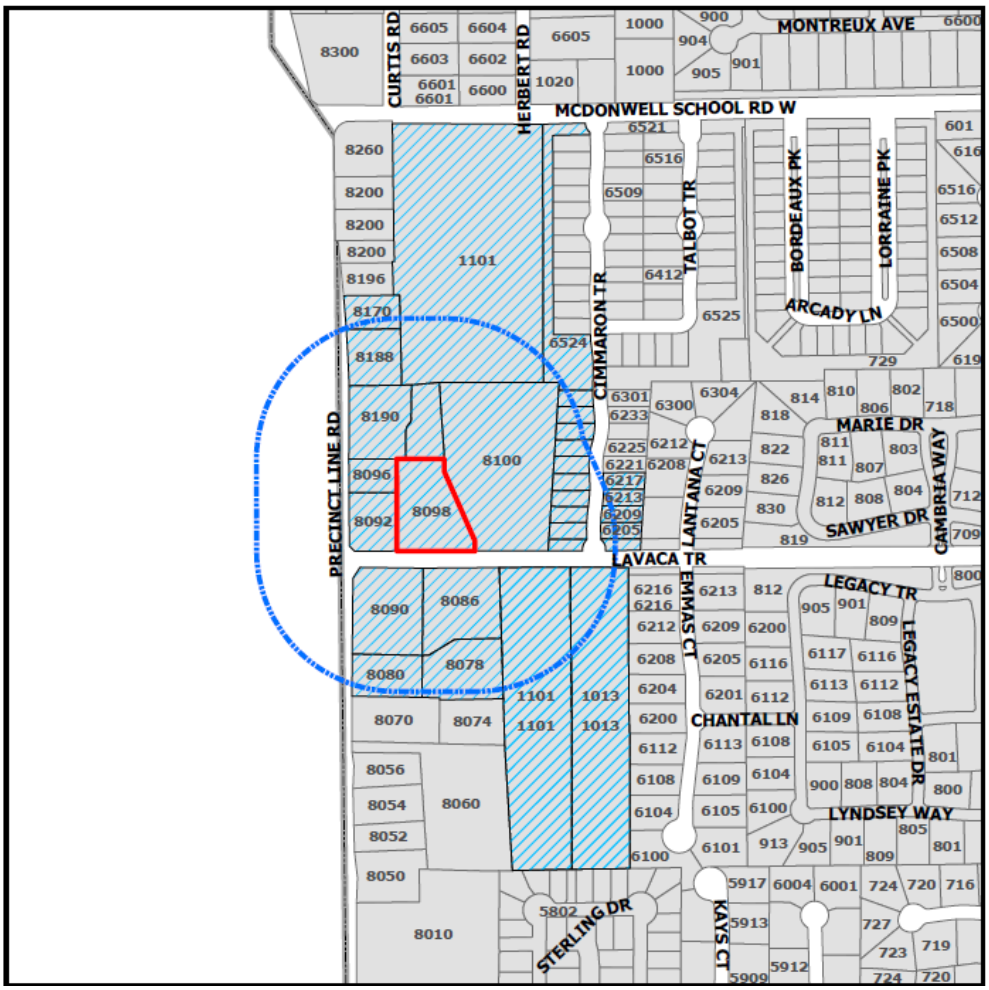
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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-25-5090

A RESOLUTION APPROVING A REPLAT FOR LOTS 3R AND 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.

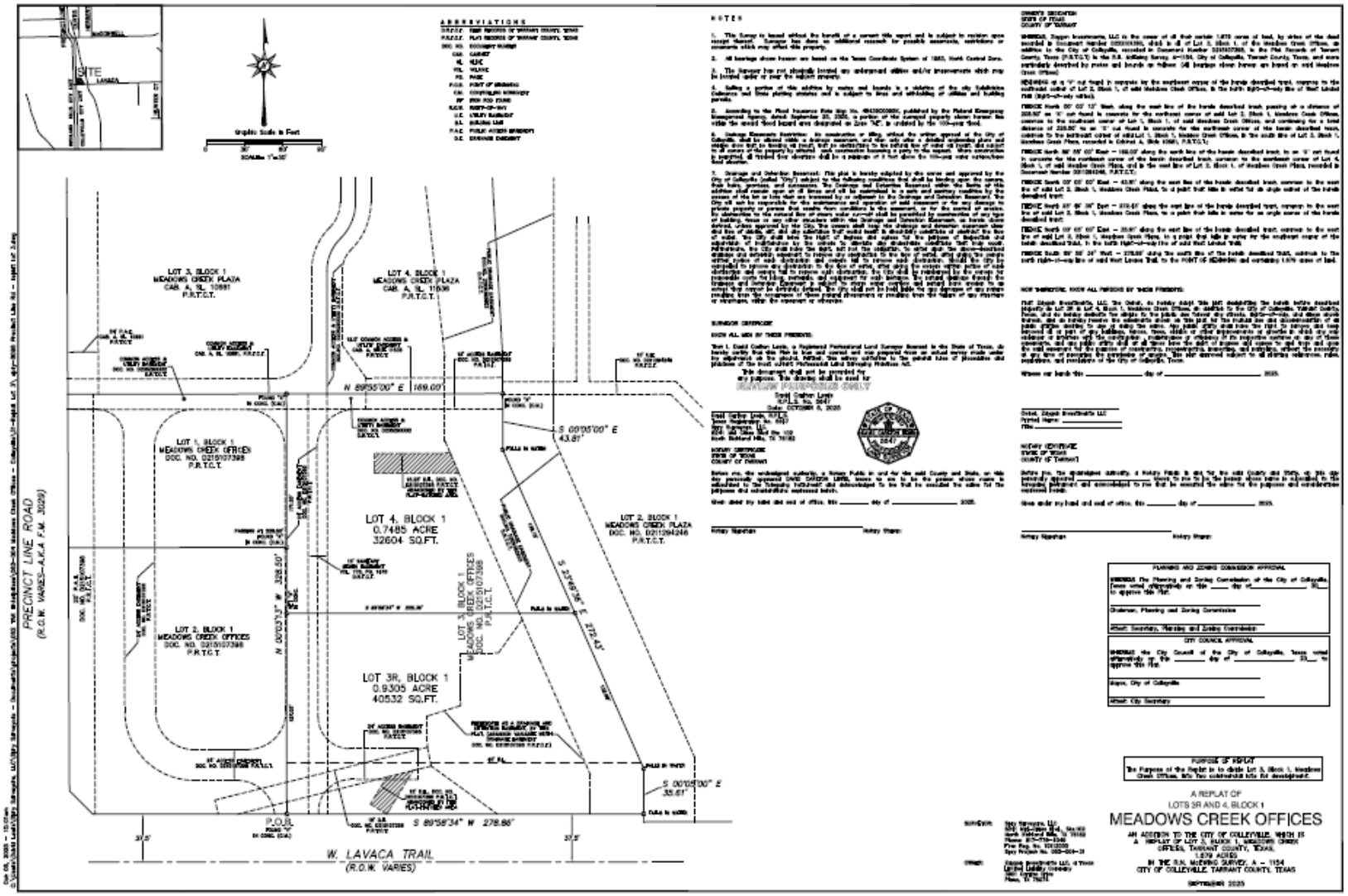
Mayor Bobby Lindamood	_____	Mark Alphonso, Place 2	_____
Mayor Pro Tem Brandi Elder	_____	Ben Graves, Place 4	_____
Deputy Mayor Pro Tem Scotty Richardson	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A" - Plat Exhibit



CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 6b **Agenda Date** 11/5/2025 **Number** Resolution R-25-5091
Type Resolution
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
Reading and Public Hearing

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.

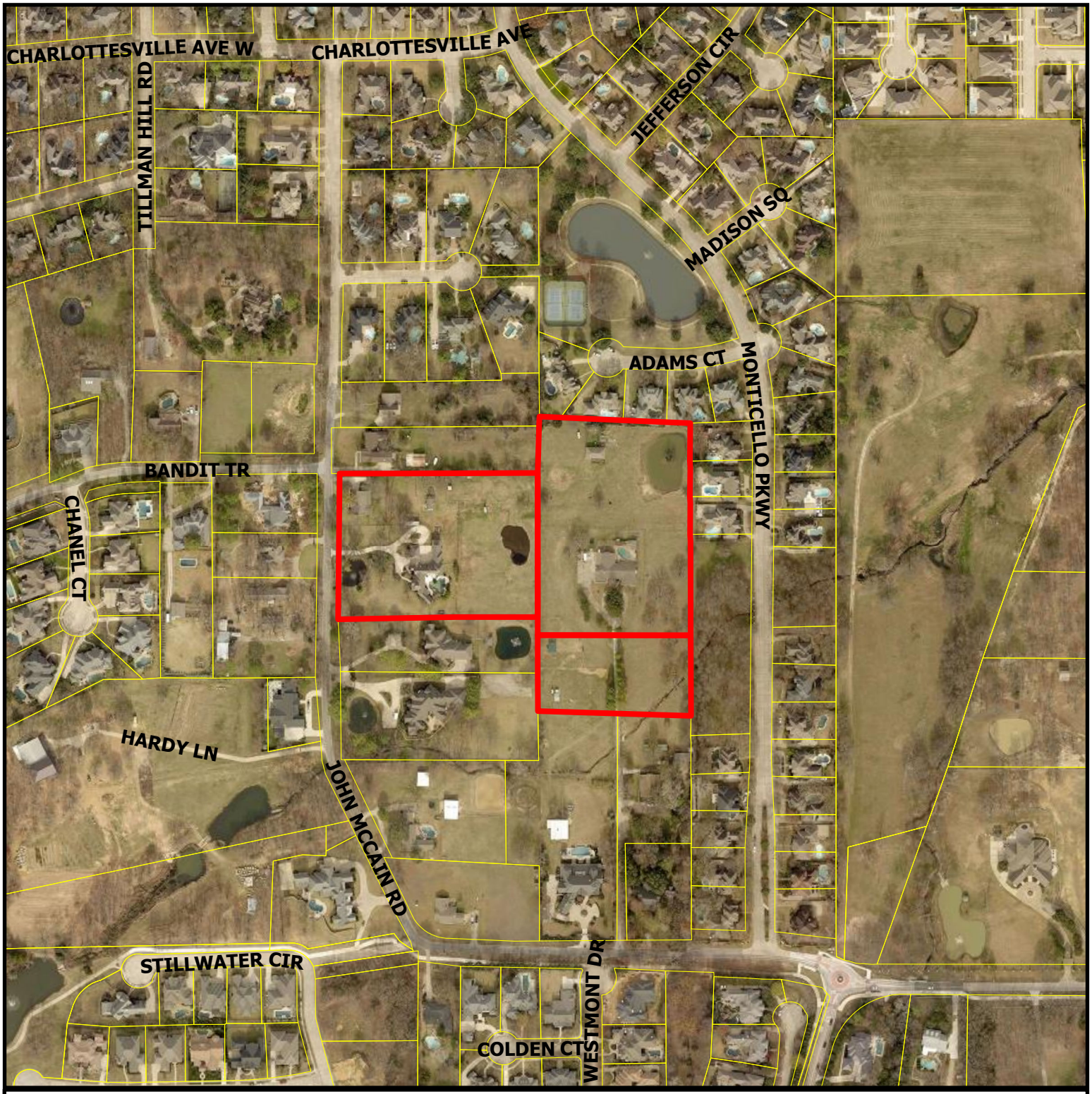
Staff Recommendation: Staff recommends approval for this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the plat at their October 13, 2025 meeting by a vote of 7-0.

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. Resolution R-25-5091

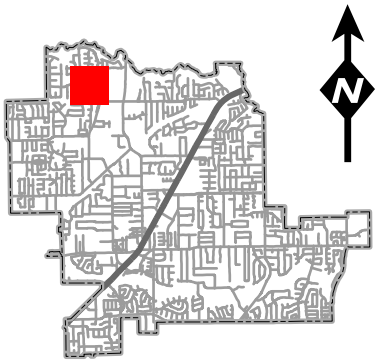
Aerial Map



CITY OF COLLEYVILLE TEXAS

PC25-020

7316 & 116 John McCain



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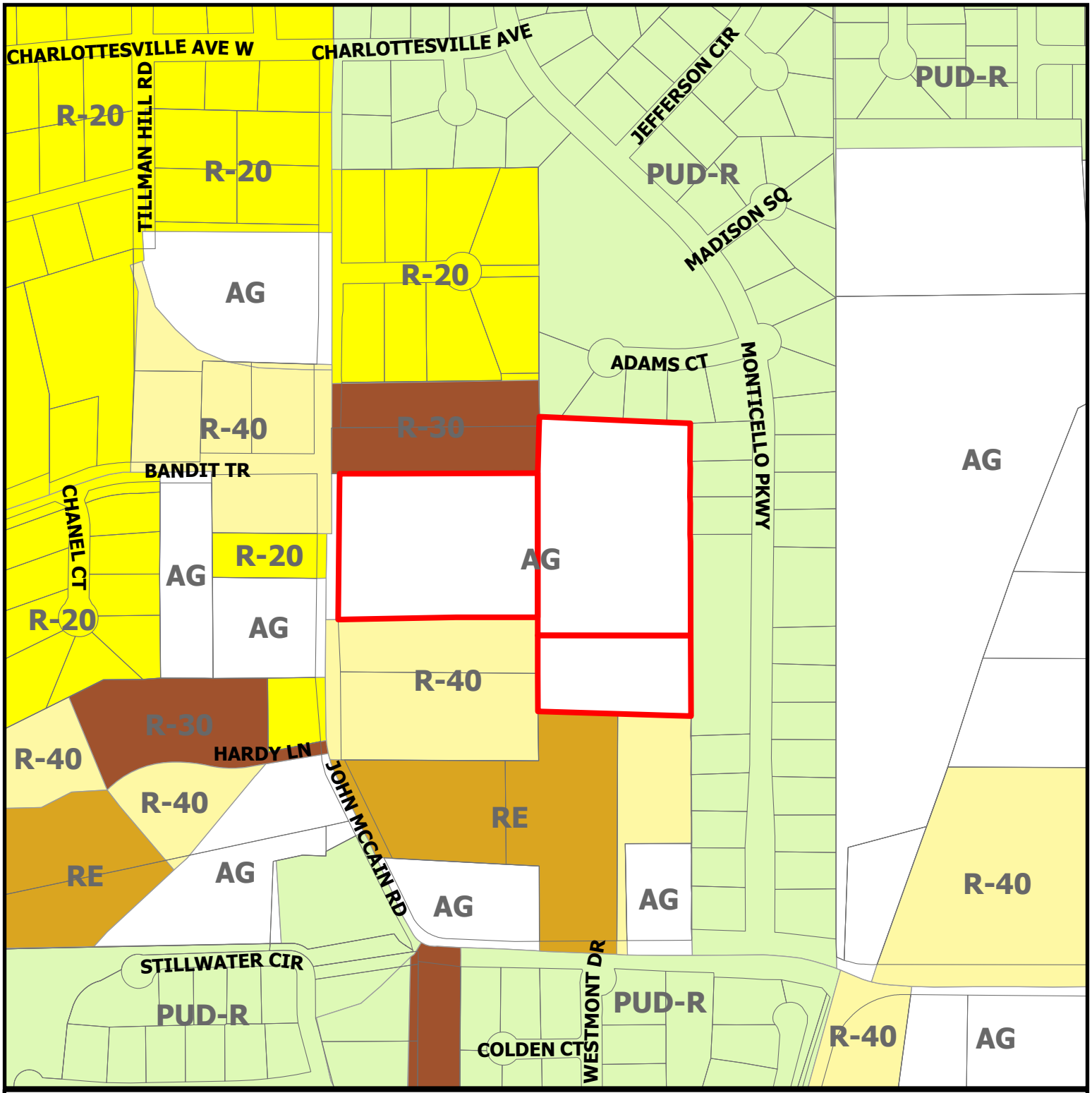
Subject Property

Zoning Map



PC25-020

7316 & 116 John McCain

Subject Property

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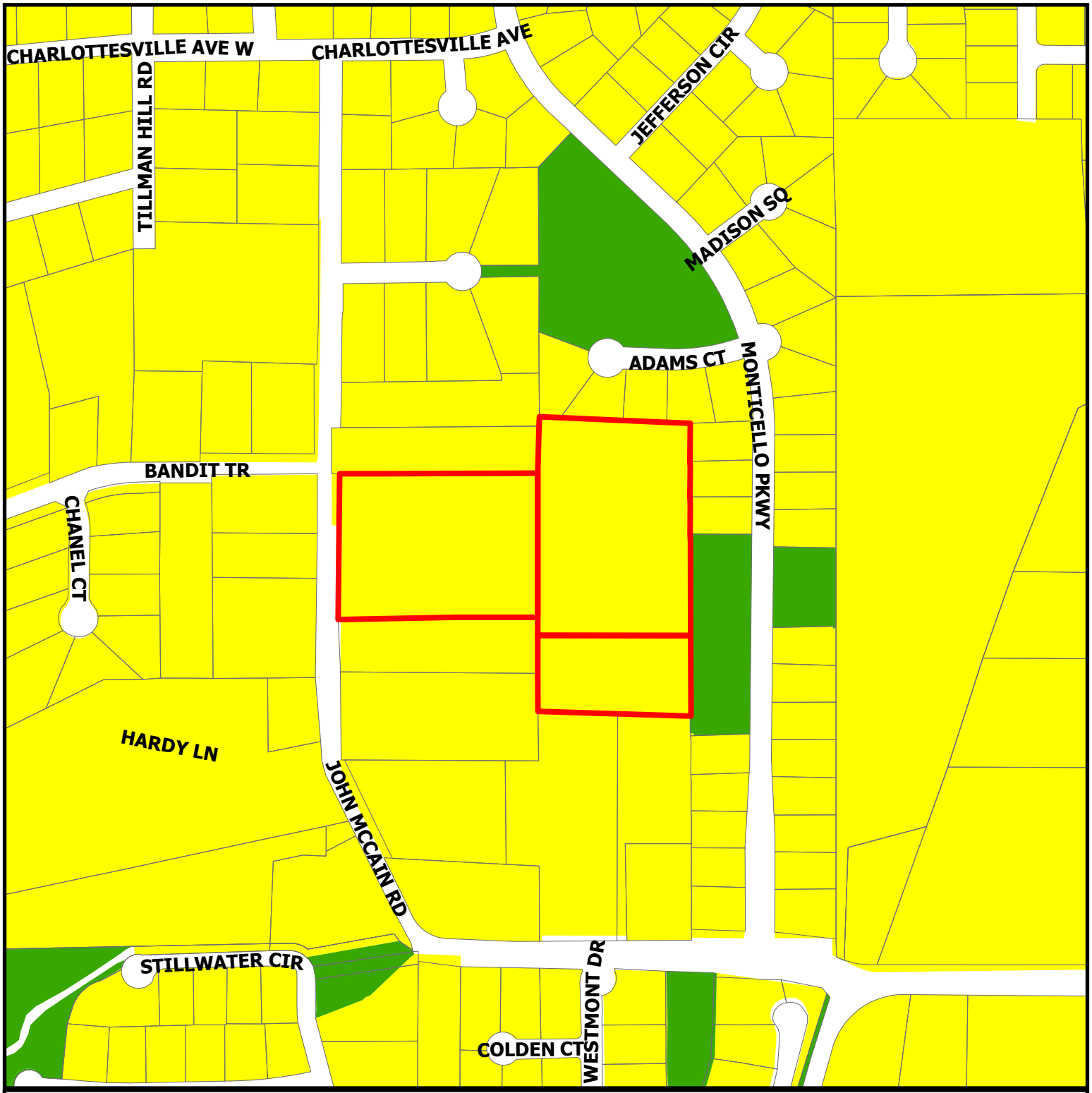
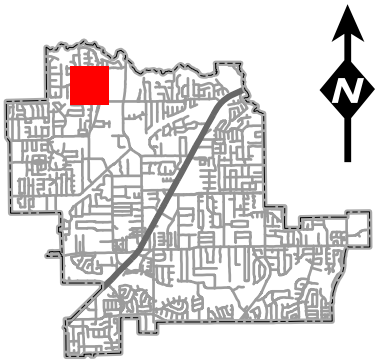
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

PC25-020

7316 & 116 John McCain



- Residential
- Open Space; Parks
- Subject Property

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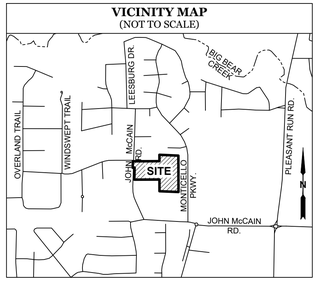
VICINITY MAP
(NOT TO SCALE)



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.

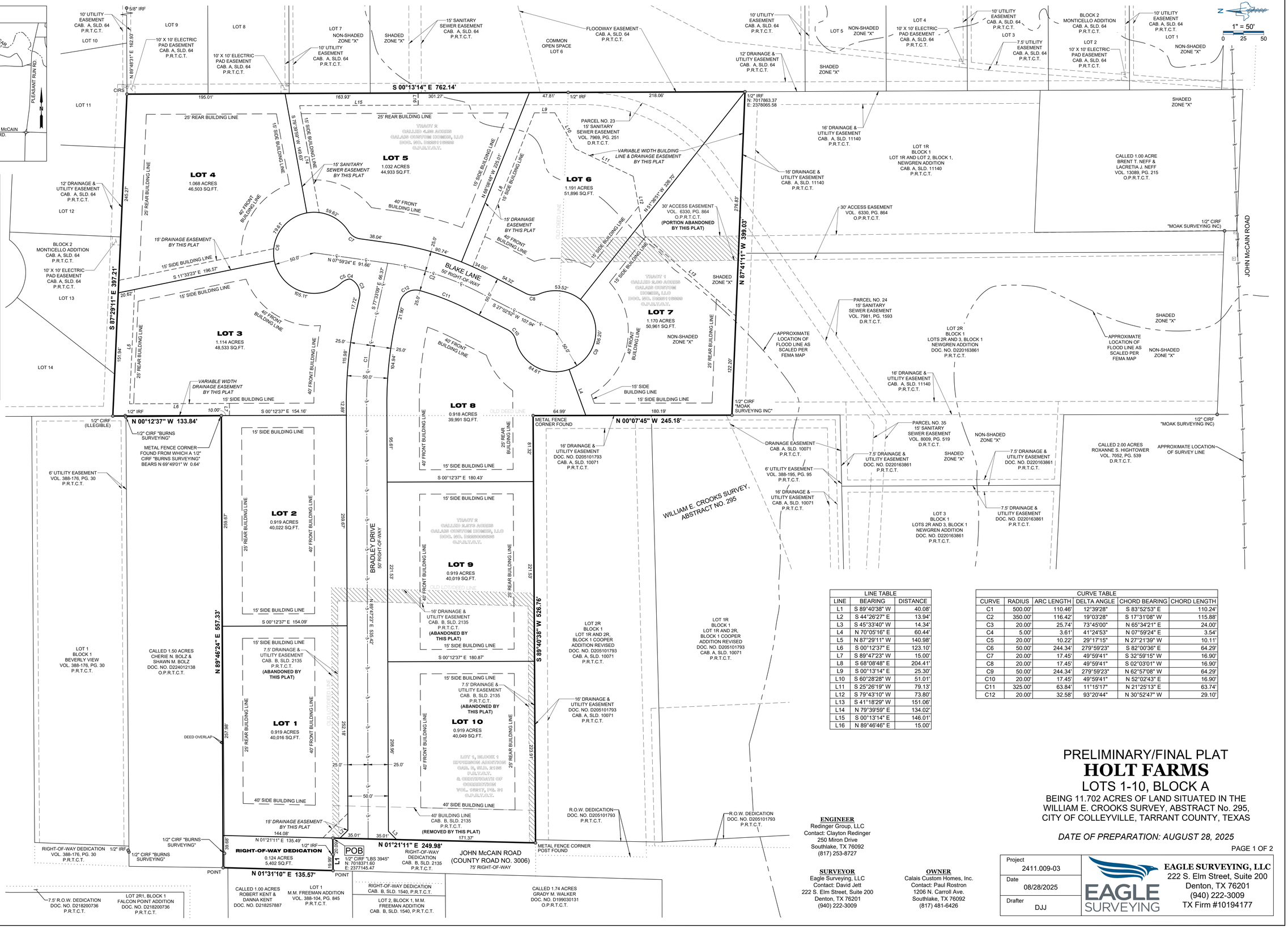
3.) The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202

4.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

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.

LEGEND

POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
MFCP	= METAL FENCE CORNER POST
CAB.	= CABINET
SLD.	= SLIDE
VOL.	= VOLUME
PG.	= PAGE
DOC. NO.	= DOCUMENT NUMBER
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	= DEED RECORDS, TARRANT COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°40'38" W	40.08'
L2	S 44°26'27" E	13.94'
L3	S 45°33'40" W	14.34'
L4	N 70°05'16" E	60.44'
L5	N 87°29'11" W	140.98'
L6	S 00°12'37" E	123.10'
L7	S 89°47'23" W	15.00'
L8	S 68°08'48" E	204.41'
L9	S 00°13'14" E	25.30'
L10	S 60°28'28" W	51.01'
L11	S 25°26'19" W	79.13'
L12	S 79°43'10" W	73.80'
L13	S 41°18'29" W	151.06'
L14	N 79°39'59" E	134.02'
L15	S 00°13'14" E	146.01'
L16	N 89°46'46" E	15.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	500.00'	110.46'	12°39'28"	S 83°52'53" E	110.24'
C2	350.00'	116.42'	19°03'28"	S 17°31'08" W	115.88'
C3	20.00'	25.74'	73°45'00"	N 65°34'21" E	24.00'
C4	5.00'	3.61'	41°24'53"	N 07°59'24" E	3.54'
C5	20.00'	10.22'	29°17'15"	N 27°21'39" W	10.11'
C6	50.00'	244.34'	279°59'23"	S 82°00'36" E	64.29'
C7	20.00'	17.45'	49°59'41"	S 32°59'15" W	16.90'
C8	20.00'	17.45'	49°59'41"	S 02°03'01" W	16.90'
C9	50.00'	244.34'	279°59'23"	N 62°57'08" W	64.29'
C10	20.00'	17.45'	49°59'41"	N 52°02'43" E	16.90'
C11	325.00'	63.84'	11°15'17"	N 21°25'13" E	63.74'
C12	20.00'	32.58'	93°20'44"	N 30°52'47" W	29.10'

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

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 Rostron
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

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 Rostron
1206 N. Carroll Ave.
Southlake, TX 76092
(817) 481-6426

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

EAGLE SURVEYING

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

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:

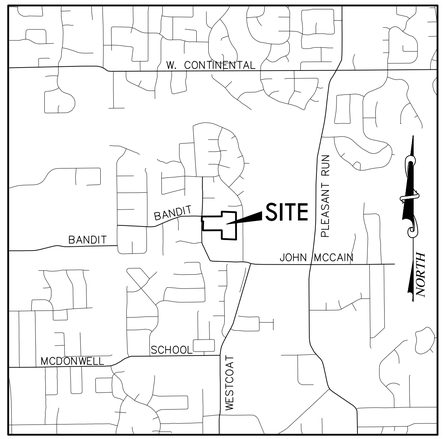
CALAIS CUSTOM HOMES
1206 NORTH CARROLL AVENUE
SOUTHLAKE, STATE 76092
PHONE: (817) 481-6426
CONTACT: BRAD ROSTRON

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

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

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

REDINGER GROUP, LLC

Engineering Firm Registration Number F-23328

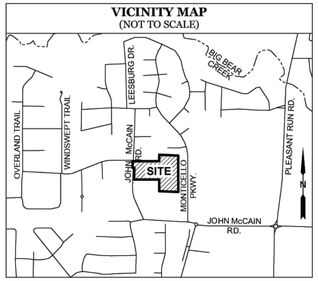
SEPTEMBER 2025

F:\1015-45\CADD\COVER.dwg modified by DanMatherne at Sep 17, 2025 - 9:21am

REDINGER GROUP PROJECT NO. 1015-45 HOLT FARMS

REDINGER GROUP, LLC

VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

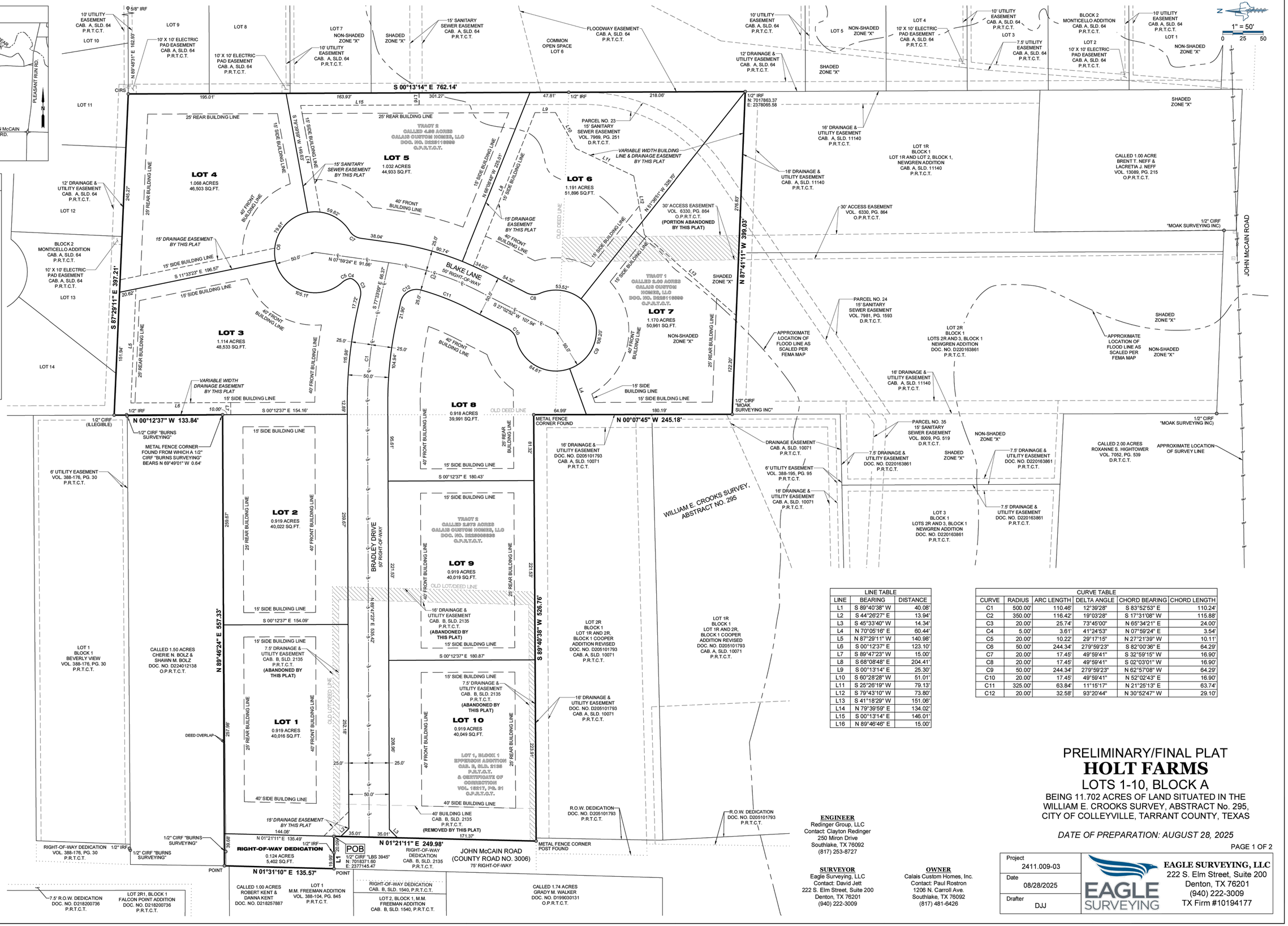
1.) The purpose of this plat is to create ten (10) lots and to dedicate easements for site development and acreage for right-of-way purposes.

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

4.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

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.



LEGEND

POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
MFCP	= METAL FENCE CORNER POST
CAB.	= CABINET
SLD.	= SLIDE
VOL.	= VOLUME
PG.	= PAGE
DOC. NO.	= DOCUMENT NUMBER
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	= DEED RECORDS, TARRANT COUNTY, TEXAS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°40'38" W	40.08'
L2	S 44°26'27" E	13.94'
L3	S 45°33'40" W	14.34'
L4	N 70°05'16" E	60.44'
L5	N 87°29'11" W	140.98'
L6	S 00°12'37" E	123.10'
L7	S 89°47'23" W	15.00'
L8	S 68°08'48" E	204.41'
L9	S 00°13'14" E	25.30'
L10	S 60°28'28" W	51.01'
L11	S 25°26'19" W	79.13'
L12	S 79°43'10" W	73.80'
L13	S 41°18'29" W	151.06'
L14	N 79°39'59" E	134.02'
L15	S 00°13'14" E	146.01'
L16	N 89°46'46" E	15.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	500.00'	110.46'	12°39'28"	S 83°52'53" E	110.24'
C2	350.00'	116.42'	19°03'28"	S 17°31'08" W	115.88'
C3	20.00'	25.74'	73°45'00"	N 65°34'21" E	24.00'
C4	5.00'	3.61'	41°24'53"	N 07°59'24" E	3.54'
C5	20.00'	10.22'	29°17'15"	N 27°21'39" W	10.11'
C6	50.00'	244.34'	279°59'23"	S 82°00'36" E	64.29'
C7	20.00'	17.45'	49°59'41"	S 32°59'15" W	16.90'
C8	20.00'	17.45'	49°59'41"	S 02°03'01" W	16.90'
C9	50.00'	244.34'	279°59'23"	N 62°57'08" W	64.29'
C10	20.00'	17.45'	49°59'41"	N 52°02'43" E	16.90'
C11	325.00'	63.84'	11°15'17"	N 21°25'13" E	63.74'
C12	20.00'	32.58'	93°20'44"	N 30°52'47" W	29.10'

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

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

SURVEYOR
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222 S. Elm Street, Suite 200
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Calais Custom Homes, Inc.
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Project	2411.009-03
Date	08/28/2025
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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.

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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

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 Rostron
1206 N. Carroll Ave.
Southlake, TX 76092
(817) 481-6426

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

EAGLE SURVEYING

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

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
ROW LINE		
LOT LINE		
CENTER LINE		
CONTOUR	–562–	562
CURB		
EDGE OF ASPHALT		
FIRE HYDRANT	FH	
GUARD POST / BOLLARD	GP	
SIGN		
WALL		
POWER POLE	PP	
OVERHEAD ELECTRIC	OHE	OHE
OVERHEAD ELECTRIC & TELEPHONE	OHET	OHET
UNDERGROUND ELECTRIC	UGE	UGE
GAS LINE	G	G
STORM DRAIN LINE	12" RCP	12" RCP
STORM DRAIN MANHOLE	SDMH	
SANITARY SEWER LINE	8"SS	8" SANITARY SEWER
SANITARY SEWER MANHOLE	SSMH	
SANITARY SEWER CLEANOUT	CO	
WATER LINE	8"W	8" WATER
WATER METER	WM	
WATER VALVE	WV	

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	RCCP	REINFORCED CONCRETE CYLINDRICAL PIPE
CFS	CUBIC FEET PER SECOND	HORIZ	HORIZONTAL		
CI	CURB INLET	HP	HIGH POINT	REINF	REINFORCED
CMP	CORRUGATED METAL PIPE	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	RL	RIDGE LINE
CO	CLEANOUT			ROW	RIGHT OF WAY
CONC	CONCRETE	IRR	IRRIGATION	RT	RIGHT
CONST	CONSTRUCT	JB	JUNCTION BOX	SF	SQUARE FEET
CL	CENTER LINE	JT	JOINT	SD	STORM DRAIN
DCO	DOUBLE CLEANOUT	LF	LINEAR FEET	SQ	SQUARE
DIA	DIAMETER	LP	LOW POINT	SS	SANITARY SEWER
DIP	DUCTILE IRON PIPE	LT	LEFT	STA	STATION
DW	DOMESTIC WATER	MH	MANHOLE	SY	SQUARE YARD
EL	ELEVATION	N/A	NOT APPLICABLE	T	TELEPHONE
EMH	ELECTRIC MANHOLE	NG	NATURAL GROUND (EXISTING)	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	PC	POINT OF CURVATURE	TG	TOP OF GROUND
EX	EXISTING	PCC	POINT OF COMPOUND CURVATURE	TMH	TELEPHONE MANHOLE
FC	FACE OF CURB	PI	POINT OF INTERSECTION	TOB	TOP OF BANK
F–F	FACE TO FACE OF CURB	PIV	POST INDICATOR VALVE	TOS	TOE OF SLOPE
FFE	FINISHED FLOOR ELEVATION	PL	PROPERTY LINE	TP	TOP OF PAVEMENT
FH	FIRE HYDRANT	PP	POWER POLE	TPIPE	TOP OF PIPE
FM	FORCE MAIN	PRC	POINT OF REVERSE CURVATURE	TW	TOP OF WALL
FO	FIBER OPTICS	PROP	PROPOSED	TYP	TYPICAL
FP	FINISHED PAD	PT	POINT OF TANGENCY	UGE	UNDERGROUND ELECTRIC
FPS	FEET PER SECOND	PVC	POLYVINYL CHLORIDE PIPE	VCP	VITRIFIED CLAY PIPE
FL	FLOW LINE	PVMT	PAVEMENT	W	WATER
				WV	WATER VALVE

GENERAL NOTES

1. 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.
2. 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**
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYVILLE STANDARDS WHERE THEY DIFFER FROM NCTCOG STANDARDS.
4. WORK PERFORMED IN THE STATE HIGHWAY RIGHT–OF–WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW.
5. 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.
6. 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

7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.
16. 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.
17. ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE

GENERAL NOTES – PAVING IMPROVEMENTS

1. 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
2. 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

3. THE SUB–GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB–GRADE STABILIZATION.
4. CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH AND THIRTY (30") INCHES WIDE.
5. THE PARKWAYS AND STREETS SHALL BE ROUGH CUT TO A PLUS OR MINUS ONE–TENTH (0. L') FEET OF THEIR RESPECTIVE FINAL GRADES.
6. CONSTRUCTION OF WHEEL CHAIR RAMPS WILL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR AT THE TIME OF PUBLIC IMPROVEMENTS.
7. 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.
8. 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.
9. 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
10. 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.
11. 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.
12. CONCRETE PAVING– NO MANUFACTURED SAND IS ALLOWED.
13. ALL RE–ENFORCING STILL SHALL BE DOMESTIC AND MEET THE TXDOT STEEL MILL GUIDE LINES.

GENERAL NOTES – WATER IMPROVEMENTS

1. THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.
2. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.
3. 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.
4. 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.
5. 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.
6. 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.
7. WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.
8. WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".
9. WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.
10. CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
11. 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.
12. 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.
13. FIRE HYDRANTS SHALL BE EQUIPPED WITH 4–1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.
14. WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.
15. ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.
16. 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

1. 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'.
2. PIPE SHALL HAVE CL. B (S–8) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.
4. 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.
5. CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
6. 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.
7. MANHOLES SHALL BE 5FT IN DIAMETER WITH 3FT DIAMETER LID.
8. ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S–4.
9. 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.
10. ALL MANHOLES SHALL BE VACUUMED TESTED.
11. ALL NEW SERVICE TIE–INS SHALL BE ONLY TO PIPE SECTIONS. NO DIRECT MANHOLE CONNECTIONS SHALL BE ALLOWED.
12. CLEAN–OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.

GENERAL NOTES – STORM DRAINAGE IMPROVEMENTS

1. 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.
2. BACKFILL SHALL BE ¼ 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 WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.
3. AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
4. 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.
5. ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON–SHRINK GROUT AFTER INSPECTION AND APPROVAL.
6. BOTH PRE–CAST AND CAST–IN–PLACE STRUCTURES ARE ALLOWED.

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 552-5964
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
2501 PARKVIEW DRIVE, SUITE 644
SOUTHLAKE, TEXAS 76092
(817) 481-6426

GENERAL CONSTRUCTION NOTES
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'

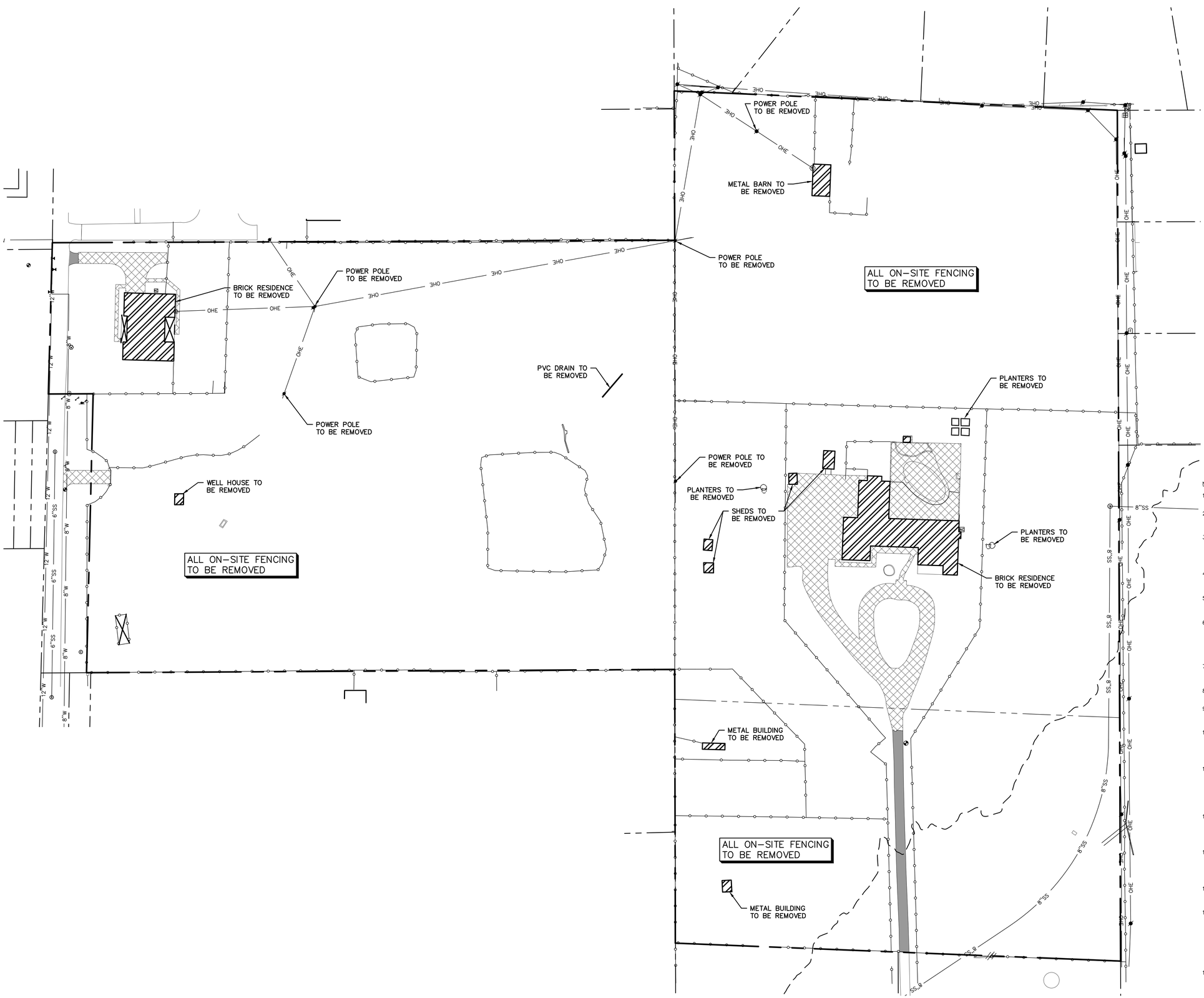
PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 91728 Date: 9/17/2025

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

SHEET
C0.4

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



NORTH

0 20 40 80

(IN FEET)
1 INCH = 40 FT

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:

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C0.4 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. 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.
3. 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.
4. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNING AUTHORITIES AND THE DEVELOPER IMMEDIATELY IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.
5. CONTRACTOR SHALL REMOVE AND STORE ON SITE (WHERE DESIGNATED BY THE DEVELOPER), ALL MATERIALS TO BE SALVAGED OR RE-INSTALLED LATER IN CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL FRANCHISE UTILITY COMPANIES FOR THE REMOVAL AND/ OR RELOCATION OF THE RESPECTIVE UTILITY LINES AND APPARATUSES 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.
7. NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE GOVERNING AUTHORITY AND/OR DEVELOPER.
8. REFERENCE EROSION AND SEDIMENT CONTROL PLAN FOR TREE PROTECTION NOTES.
9. SAWCUTTING, WHERE INDICATED ON THE DRAWINGS FOR REMOVAL OF EXISTING PAVEMENT, SHALL BE A FULL DEPTH CUT THAT IS NEAT AND TRUE IN ALIGNMENT.
10. 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.
11. 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.
12. 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.
13. 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.
14. THE CONTRACTOR SHALL BACKFILL ALL EXCAVATED AREAS CAUSED AS A RESULT OF DEMOLITION, AND PROVIDE POSITIVE DRAINAGE TO PREVENT PONDING OF WATER.
15. 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.
16. 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.

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: 817.481.6426
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
700 E. SOUTHLAKE BLVD. 1-A AVENUE
SOUTHLAKE, 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'

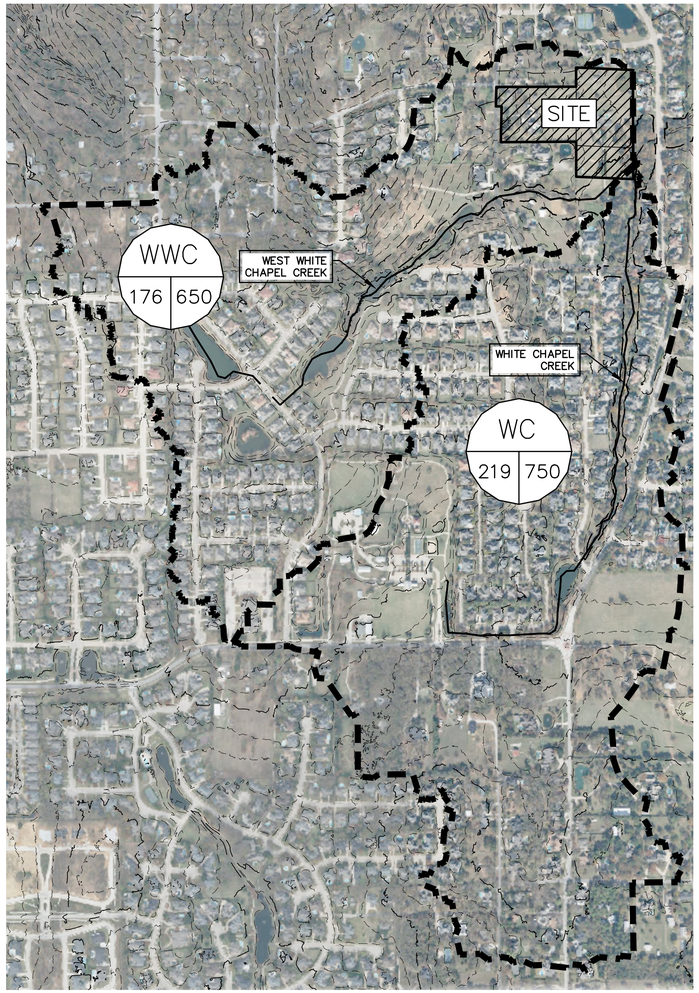
PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes

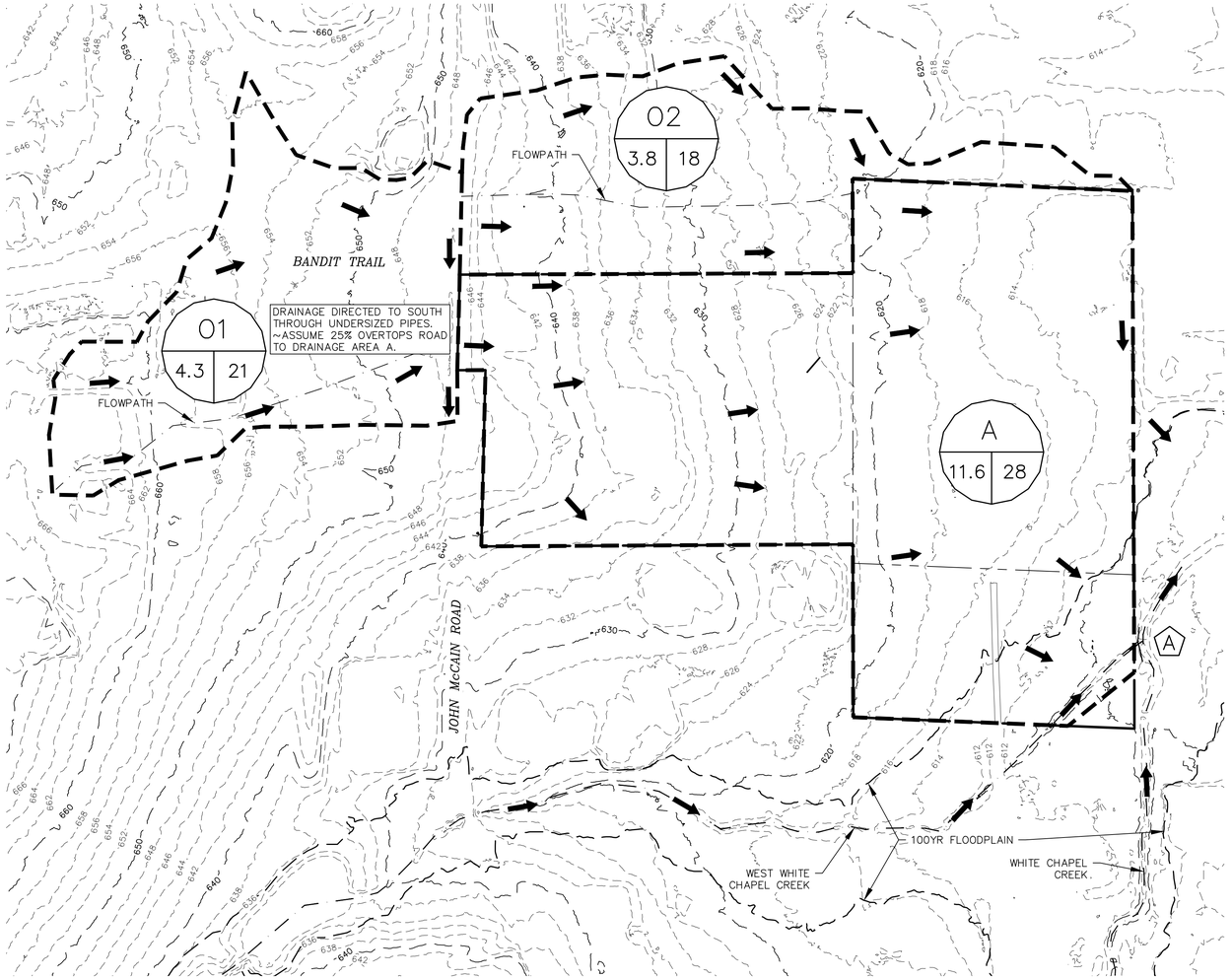
Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 9/17/2025

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

SHEET
C1.1

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





1. FLOODPLAIN SHOWN IS PRELIMINARY FLOOD HAZARD DATA AND SHOWS PROJECTED FLOOD HAZARD LIMITS.
2. 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.
3. 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
4. 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.
5. 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

LEGEND

DRAINAGE AREA LABEL — NAME / AC | Q100

FLOW ARROW

DRAINAGE DIVIDE

EXISTING CONTOUR MINOR — 501

EXISTING CONTOUR MAJOR — 500

FLOW PATH FOR TC CALCS

DESIGN POINT — 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.

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93305
SOUTHLAKE, TEXAS 76092
PHONE: (817) 527-2777
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
700 NORTH CARROLL AVENUE
SOUTHLAKE, 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'

BM2
X-CUT
N: 7018285.7
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ELEV = 647.4'

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E: 2377087.7
ELEV = 647.2'

PRELIMINARY FOR REVIEW ONLY
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Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 9/17/2025

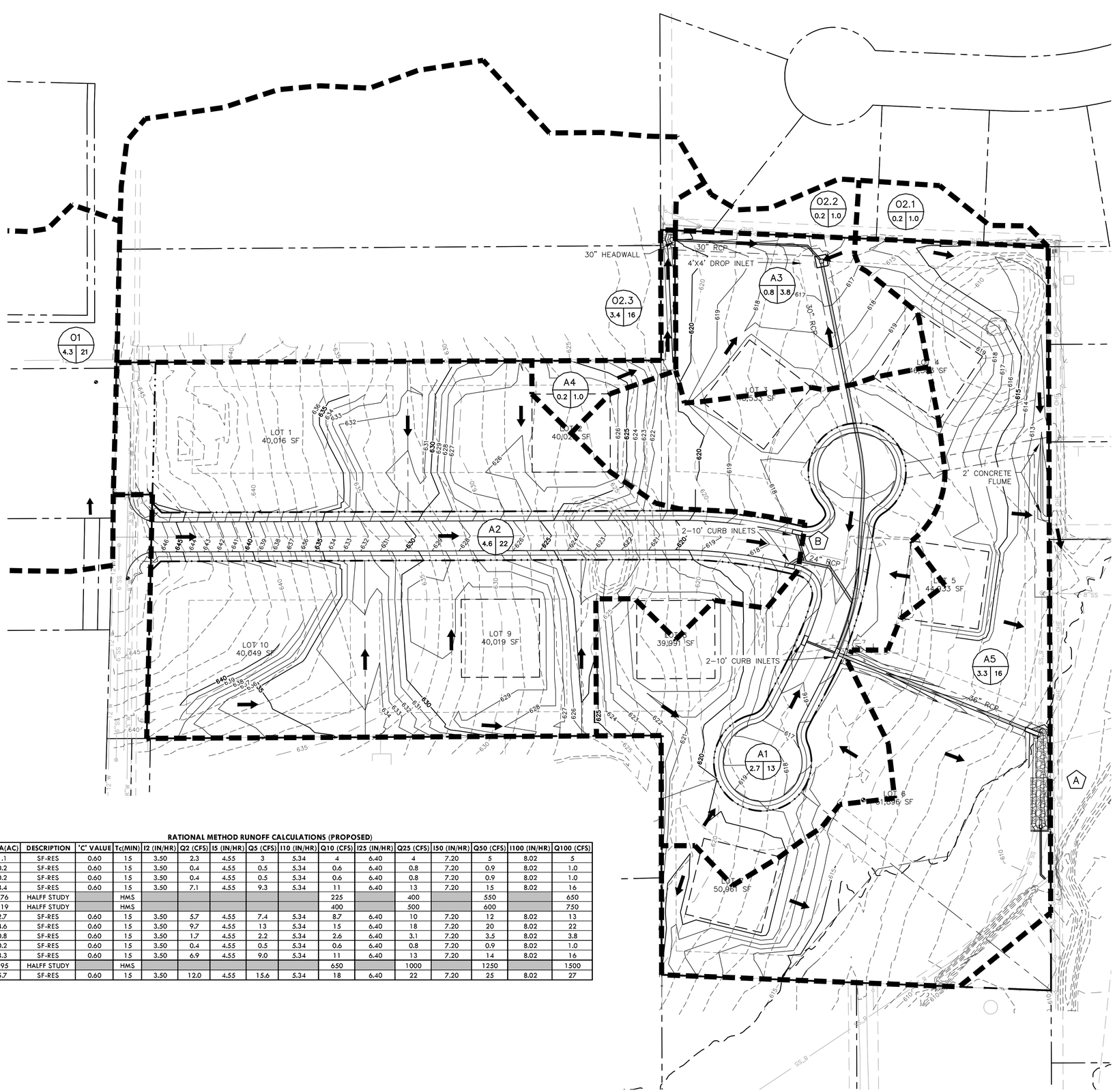
Drawn By: DSM

Reviewed By: CTR

Project: 1015-45

SHEET
C2.1

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



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

NORTH

0 20 40 80

(IN FEET)
1 INCH = 40 FT

WARNING

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LEGEND

- DRAINAGE AREA LABEL (NAME / AC | Q100)
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- FLOW PATH FOR TC CALCS
- DESIGN POINT (1)

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

BENCHMARKS:

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

BM2
X-CUT
N: 7018285.7
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BM3
X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 647.2'

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
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PHONE: (817) 481-6426
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
1500 CASTLEGATE LANE
SOUTHLAKE, 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. 97497 Date 9/17/2025

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

SHEET
C2.2

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	HGL		HEAD LOSS CALCULATIONS							Design HGL	Invert Elev.		T/C ELEV.	COMMENTS
			Incremental		Total				Inlet	Travel	Total										D/S	U/S	V1 (in)	V2 (out)	$V1^2/2G$	$V2^2/2G$	Kj	$KjV1^2/2G$	Hk		FROM	TO		
		feet	No.	Area	Area				min.	min.	min.	in/hr.	in/hr.	cfs	cfs	cfs	cfs	in.		ft/ft	Elev.	Elev.	ft/sec	ft/sec	ft.	ft.		ft.	ft.	Elev.	ft.	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 1.25v2/2g).
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 di (ft)	Inlet Length L(ft)	Opening Height H(ft)	Depression Width W(ft)	P=L+1.8W P (ft)
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

NO.	REVISION	BY	DATE

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PHONE: (817) 552-7722
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
700 E. SOUTHLAKE BLVD. SUITE 100
SOUTHLAKE, TEXAS 76092
(817) 481-6426

DRAINAGE CALCULATIONS
HOLT FARMS
COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
1/2" CAPPED IRON ROD
"EAGLE CONTROL"
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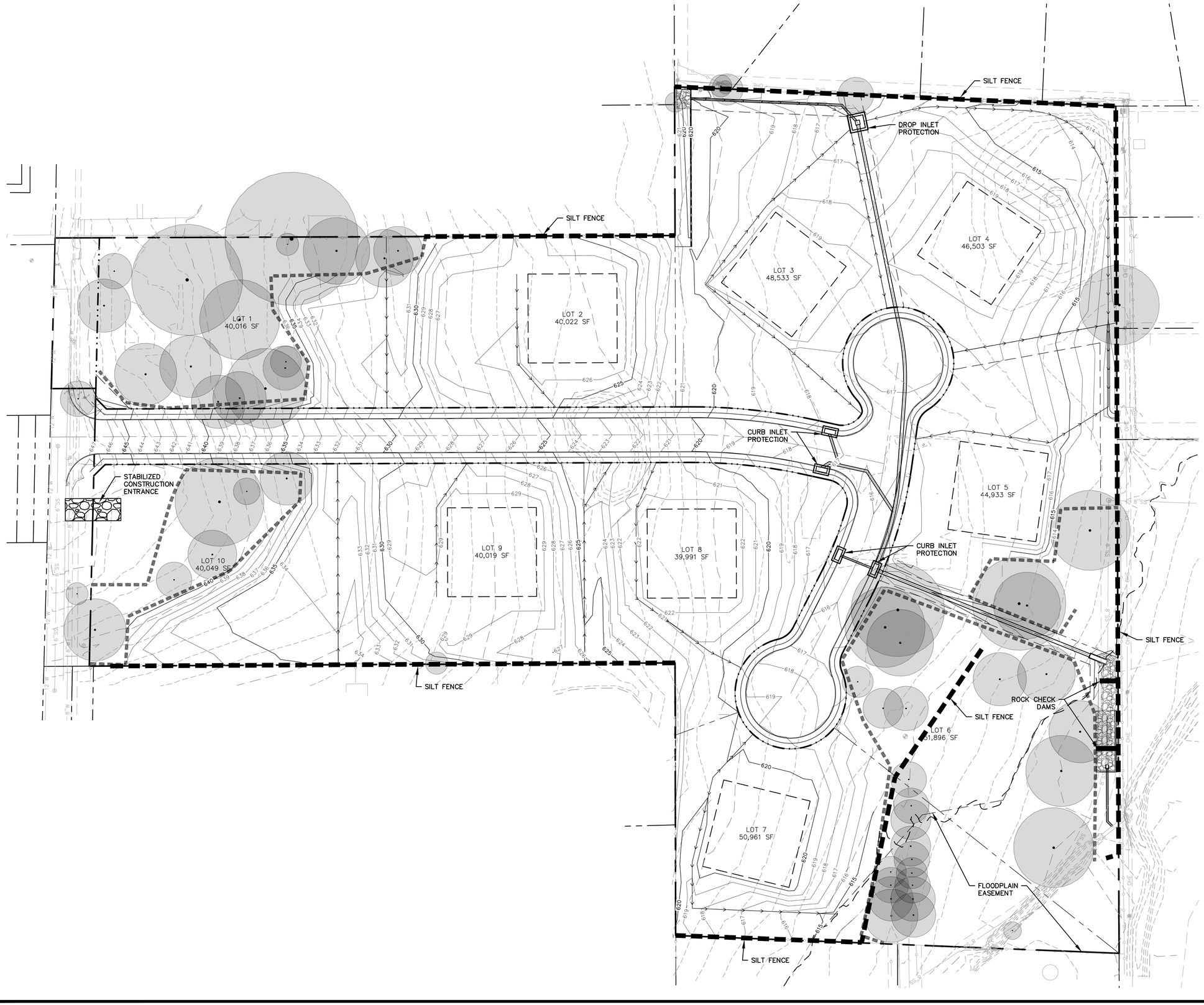
Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 9/17/2025

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

SHEET
C2.3

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



NORTH

0 20 40 80

(IN FEET)
1 INCH = 40 FT

WARNING

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LEGEND

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

NOTES:

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C0.4 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. 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.

3. 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.

4. 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 REVISE, 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.

5. 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.

6. 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.

7. 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.

8. 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.

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 527-4724
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
2501 E. SOUTHLAKE BLVD. SUITE
SOUTHLAKE, 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'

PRELIMINARY FOR REVIEW ONLY
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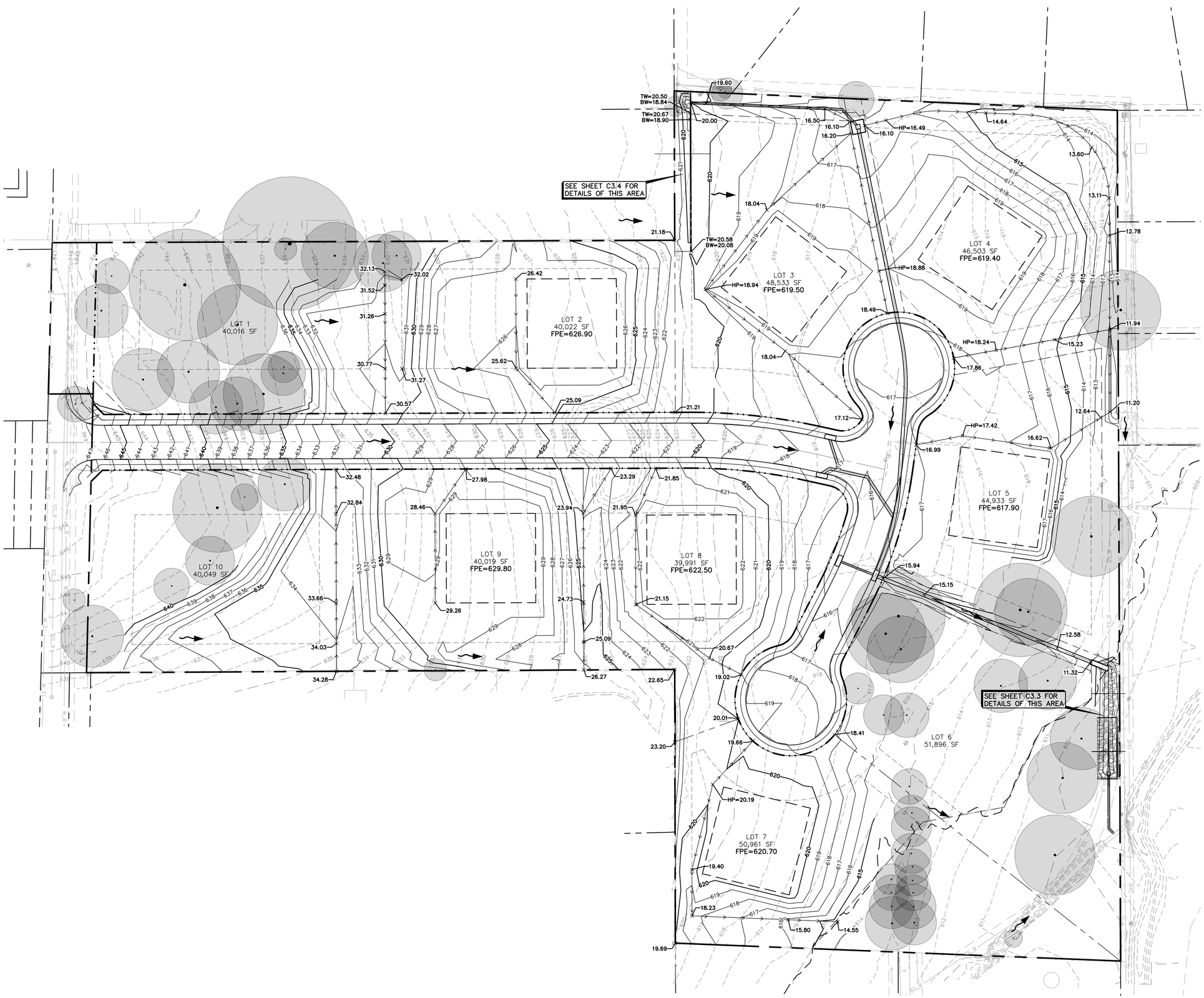
Engineer: CLAYTON T. REDINGER
P.E. No. 91497 Date: 8/17/2025

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

SHEET
C3.1

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



NORTH

0 20 40 80

(IN FEET)
1 INCH = 40 FT

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.

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

1. 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.
2. 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

1. ALL GRADES ARE TO GUTTER OR TOP OF PAVEMENT UNLESS OTHERWISE NOTED. SEE GRADING LEGEND FOR ADDITIONAL NOTATION.
2. HUNDREDS PLACE HAS BEEN OMITTED ON SPOT ELEVATIONS FOR PLAN READABILITY.
3. FINISHED GRADES SHOWN HEREON REPRESENT TOP OF PAVING, TOP OF SOD AND/OR LANDSCAPING UNLESS OTHERWISE NOTED.
4. SOD OR LANDSCAPING SHALL NOT BE PLACED ABOVE THE FINISHED FLOOR. FINAL GRADE SHALL BE VERIFIED TO ENSURE POSITIVE FLOW AWAY FROM ALL STRUCTURES.
5. 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.
6. CONTOURS REPRESENT FINISHED GRADES.
7. ALL SIDEWALKS SHALL BE BACKFILLED AS NECESSARY TO PREVENT THE IMPENDENCE OF DRAINAGE.
8. 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

1. 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.
2. ALL SIDEWALKS AND PAVED AREAS REQUIRING ADA ACCESS SHALL BE CONSTRUCTED AT A 5% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE.

NO.	REVISION	BY	DATE

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ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
700 E. SOUTHLAKE BLVD. SUITE H
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'

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

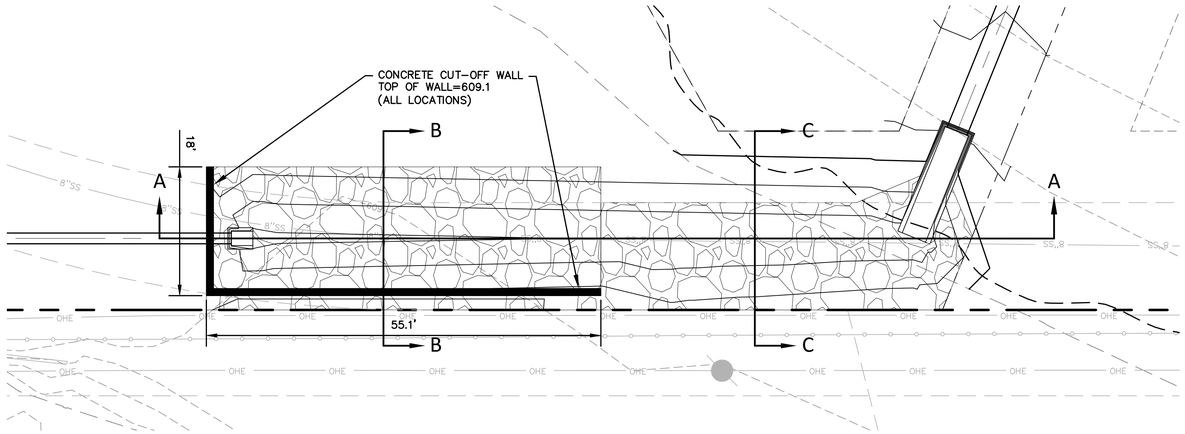
Drawn By: DSM

Reviewed By: CTR

Project: 1015-45

SHEET
C3.2

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



NOTES:
1. CUT–OFF WALL IS INTENDED TO ALLOW WATER TO SPILL OVER TO THE ADJACENT PROPERTY AT A SPECIFIC ELEVATION IN A SHEET FLOW MANNER
2. 18" STORM OUTLET IS TO ALLOW THE LEVEL SPREADER TO DRAIN AFTER RAIN EVENTS AND IN LOW FLOW CONDITIONS.
3. DESIGNED TO FLOW AT 0.45' OF DEPTH OVER CUT OFF WALL.
4. 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
$D50 = \{V/[1.8*(2g(\gamma_r-\gamma_w)/\gamma_w)^{1/2}]\}^{1/2} \sim (\gamma_w = 62.4$ 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 (ft^2)= 21.081

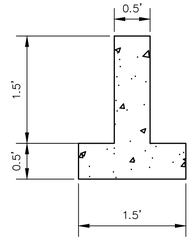
$$W_p = b + 2\sqrt{d^2 + (M * d)^2}$$

R=	1.1137
$R^{2/3}$=	1.0745
C=	961.66

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

Q=	68.0	cfs
V=	3.2	fps

CONCRETE CUT–OFF WALL DIMENSIONS



NORTH

0 5 10 20

(IN FEET)
1 INCH = 10 FT

WARNING

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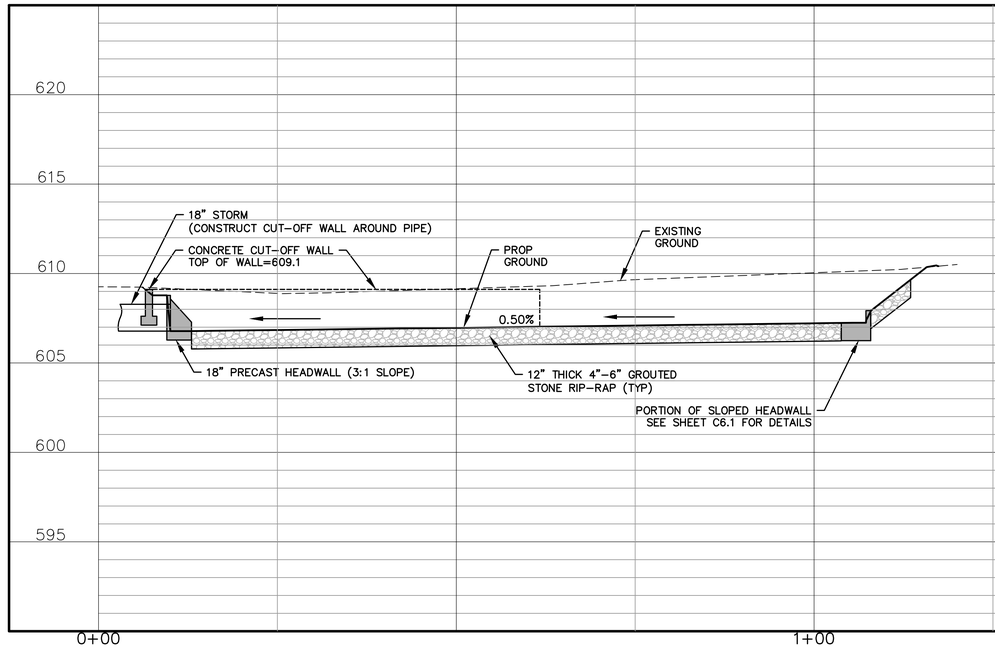
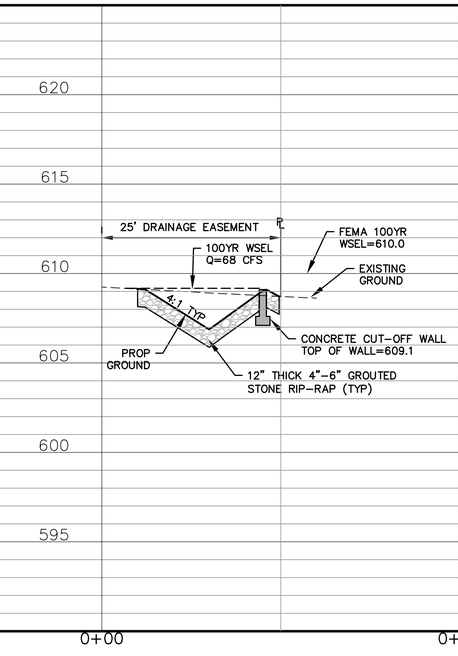
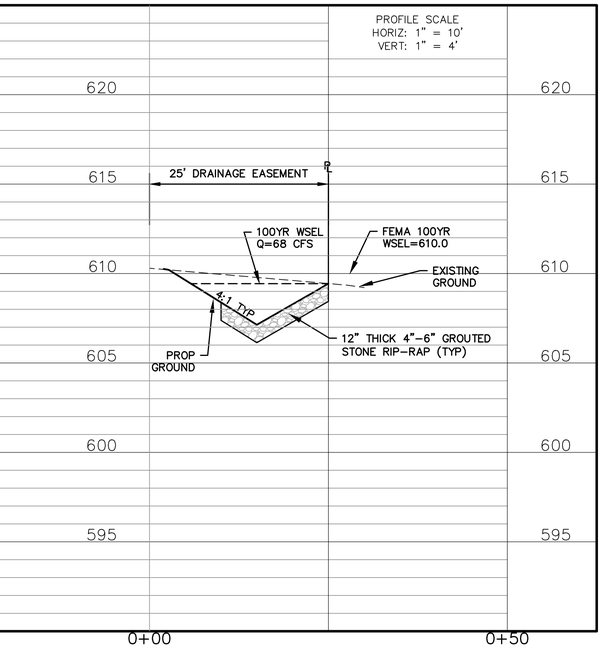
SECTION A–A



SECTION B–B



SECTION C–C



NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: 817.481.6426
ENGINEERING FIRM REGISTRATION NUMBER F-23328
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(817) 481-6426

GRADING SECTIONS
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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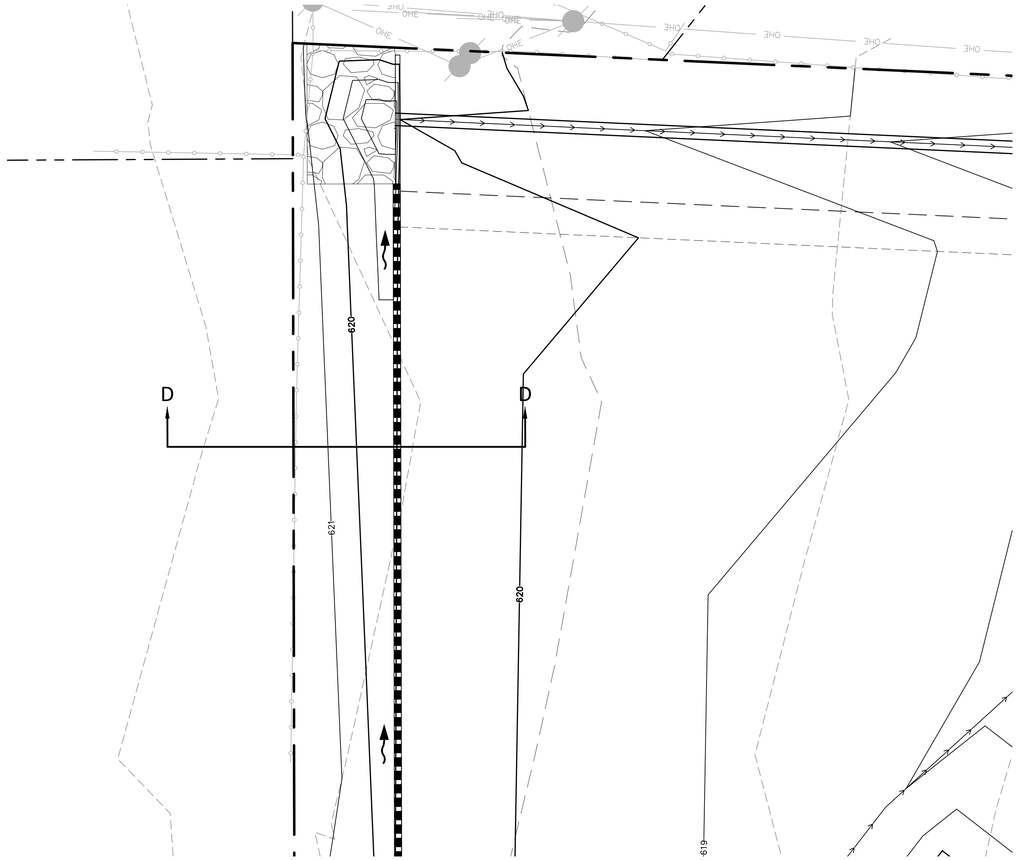
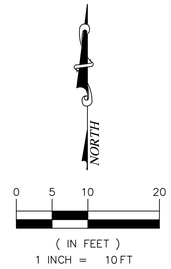
Engineer: CLAYTON T. REDINGER
P.E. No. 91672 Date: 9/17/2025

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

SHEET
C3.3

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





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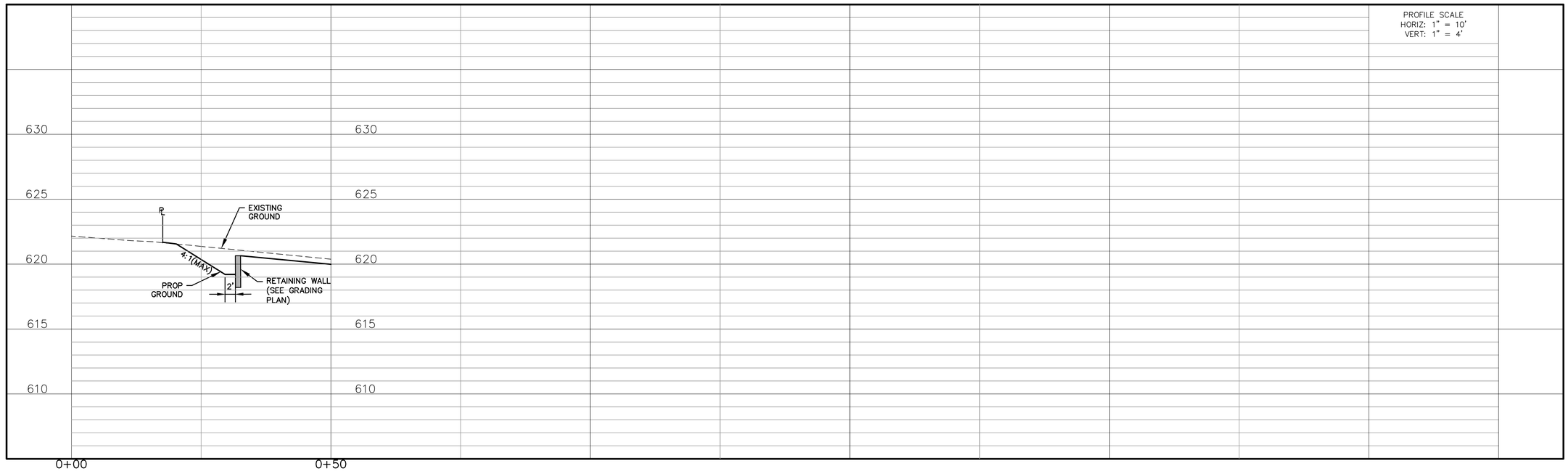
SECTION D-D



REDINGER GROUP, LLC
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ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
1700 SOUTHLAKE BOULEVARD, SUITE 111
SOUTHLAKE, TEXAS 76092
(817) 481-6426

NO.	REVISION	BY	DATE

GRADING SECTIONS
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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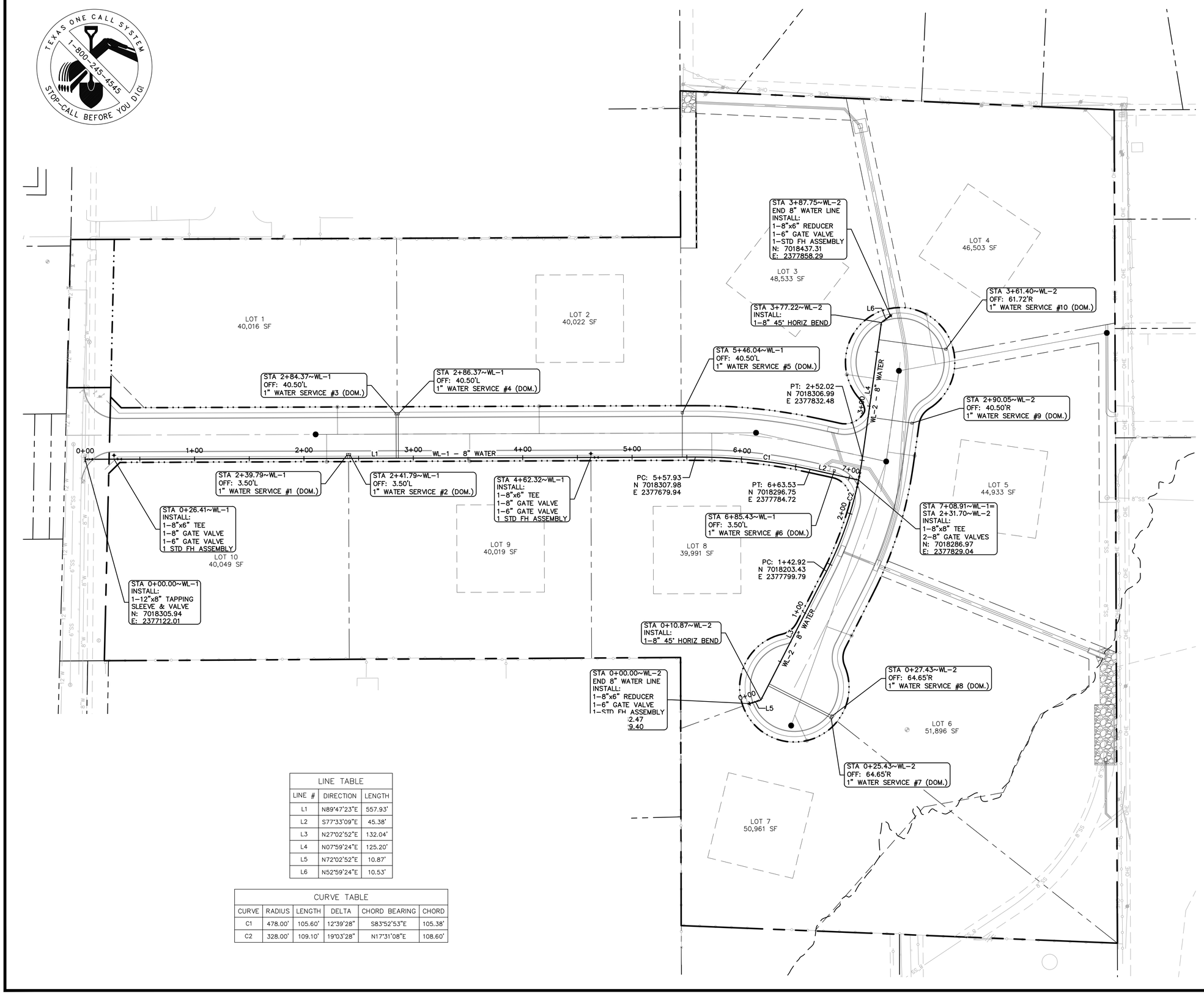
Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date: 8/17/2025

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

SHEET
C3.4

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



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°47'23"E	557.93'
L2	S77°33'09"E	45.38'
L3	N27°02'52"E	132.04'
L4	N07°59'24"E	125.20'
L5	N72°02'52"E	10.87'
L6	N52°59'24"E	10.53'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	478.00'	105.60'	12°39'28"	S83°52'53"E	105.38'
C2	328.00'	109.10'	19°03'28"	N17°31'08"E	108.60'

WARNING

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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.

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 481-6426
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
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SOUTHLAKE, TEXAS 76092
(817) 481-6426

WATER PLAN
HOLT FARMS
COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
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ELEV = 647.2'

PRELIMINARY FOR REVIEW ONLY
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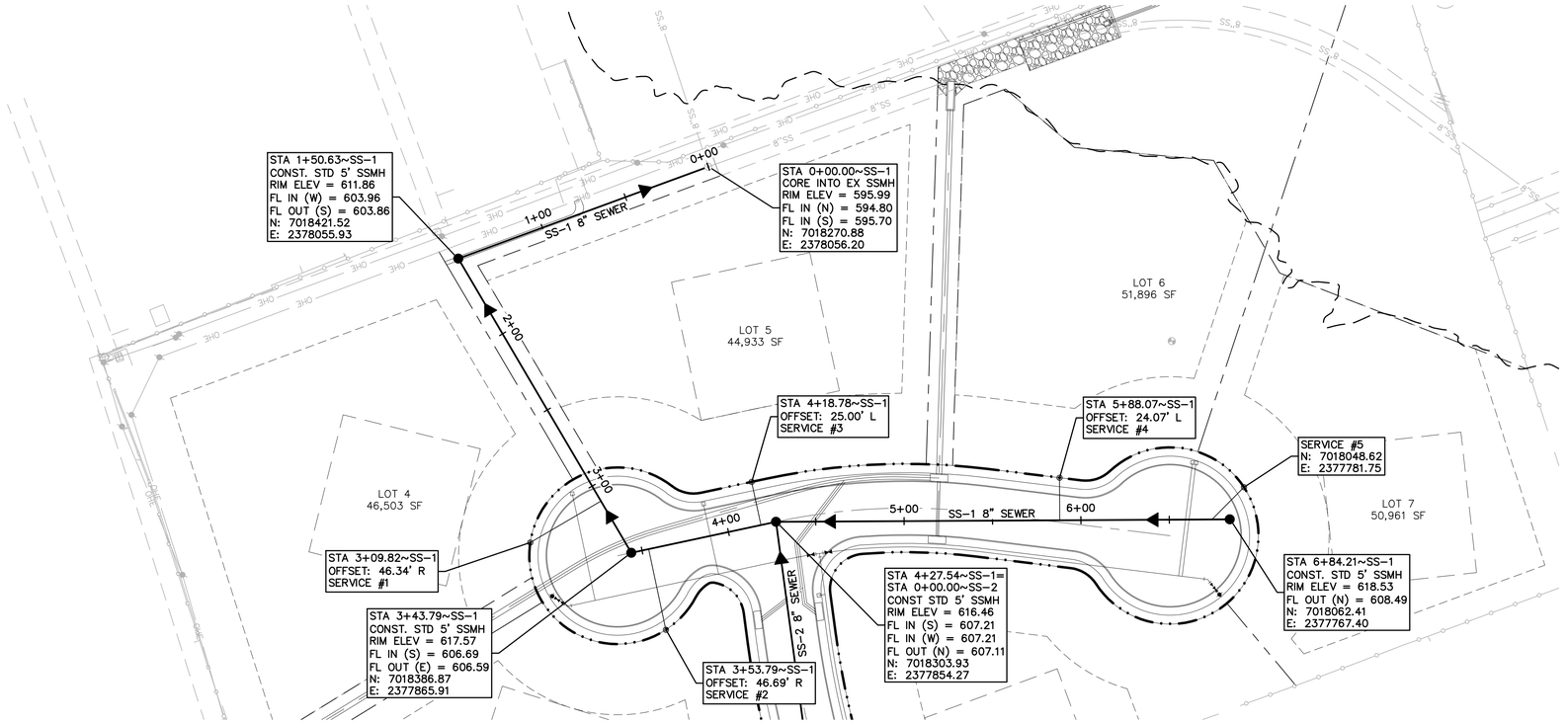
Engineer: CLAYTON T. REDINGER
P.E. No. 91787 Date: 9/17/2025

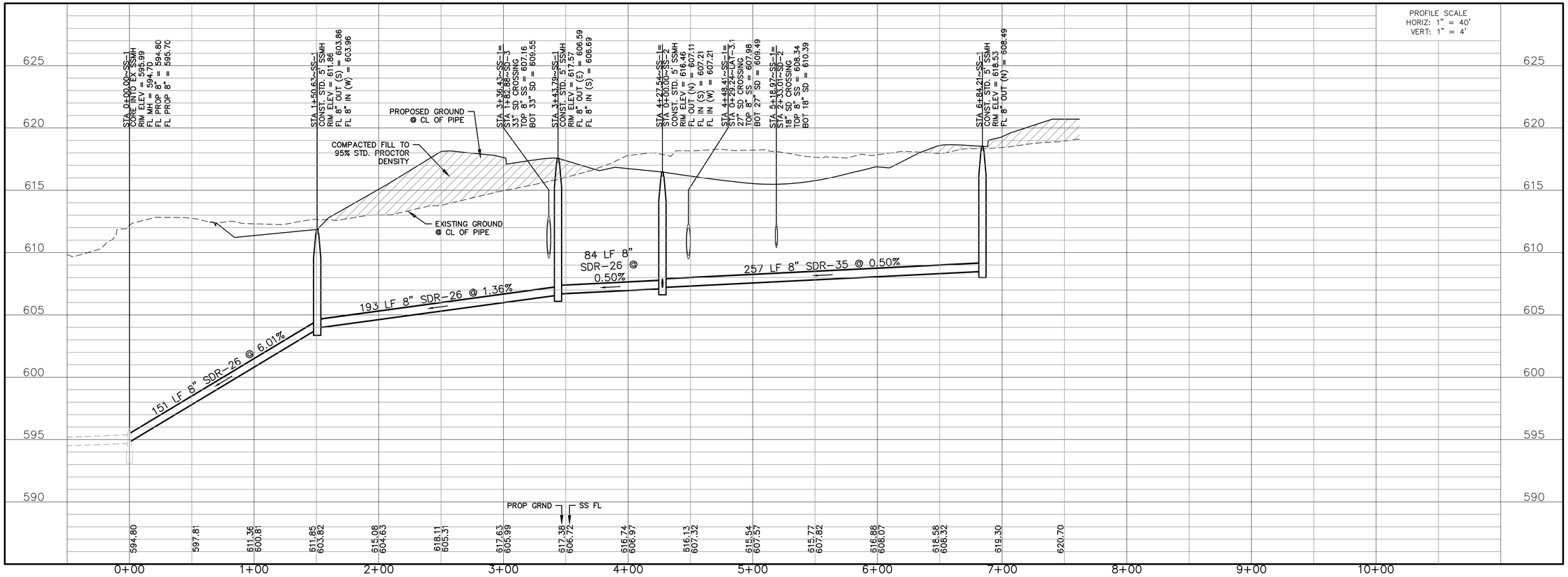
Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET
C4.1

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



SANITARY SEWER LINE SS-1



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NORTH

0 20 40 80

(IN FEET)
1 INCH = 40 FT

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.

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 481-6426
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
1500 CORPORATE CENTER AVENUE
SOUTHLAKE, TEXAS 76092
(817) 481-6426

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

BENCHMARKS:

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ELEV = 615.6'

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N: 7018486.7
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ELEV = 647.2'

PRELIMINARY FOR REVIEW ONLY
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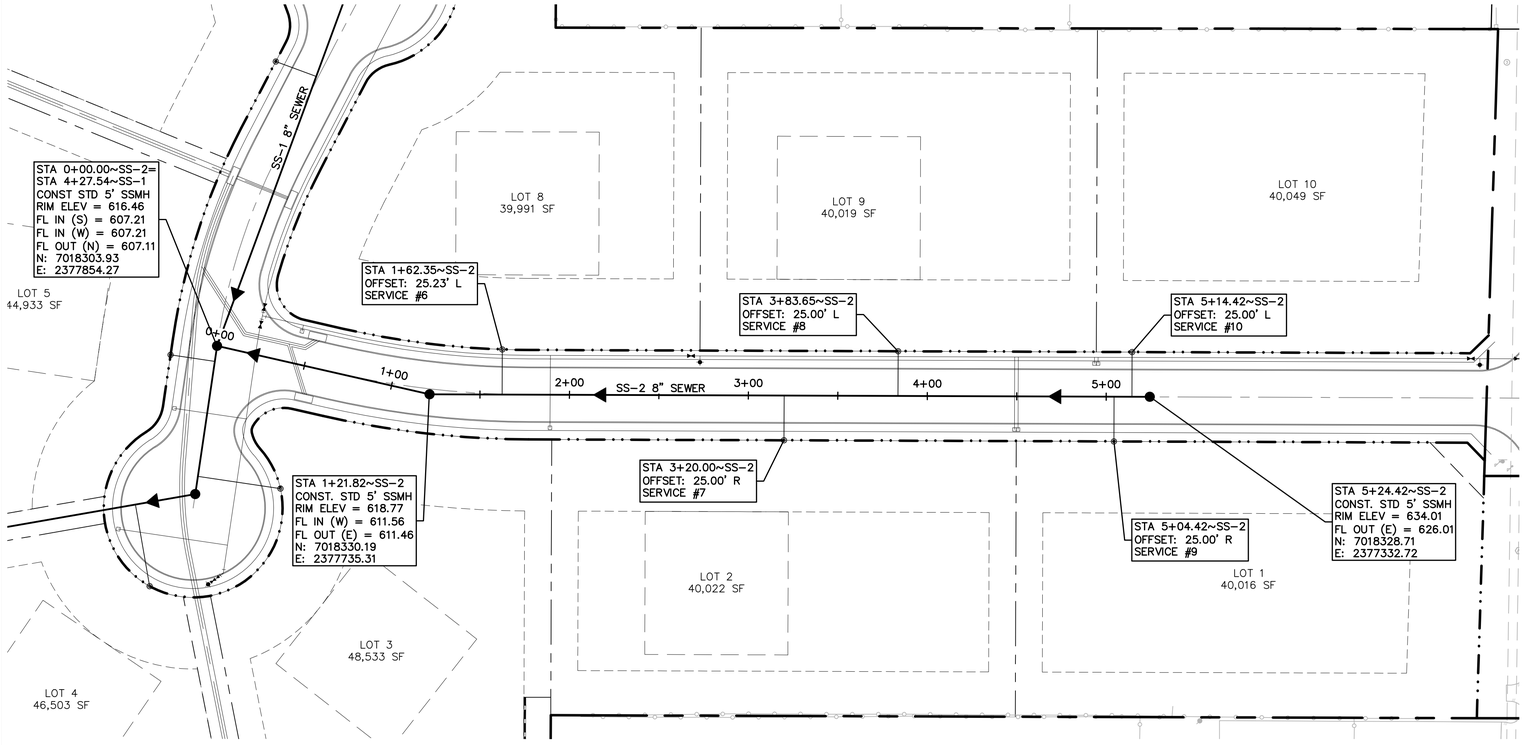
Engineer: CLAYTON T. REDINGER
P.E. No. 91472 Date: 05/27/2025

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

SHEET
C5.1

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



SANITARY SEWER LINE SS-2

WARNING

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NORTH

0 20 40 80

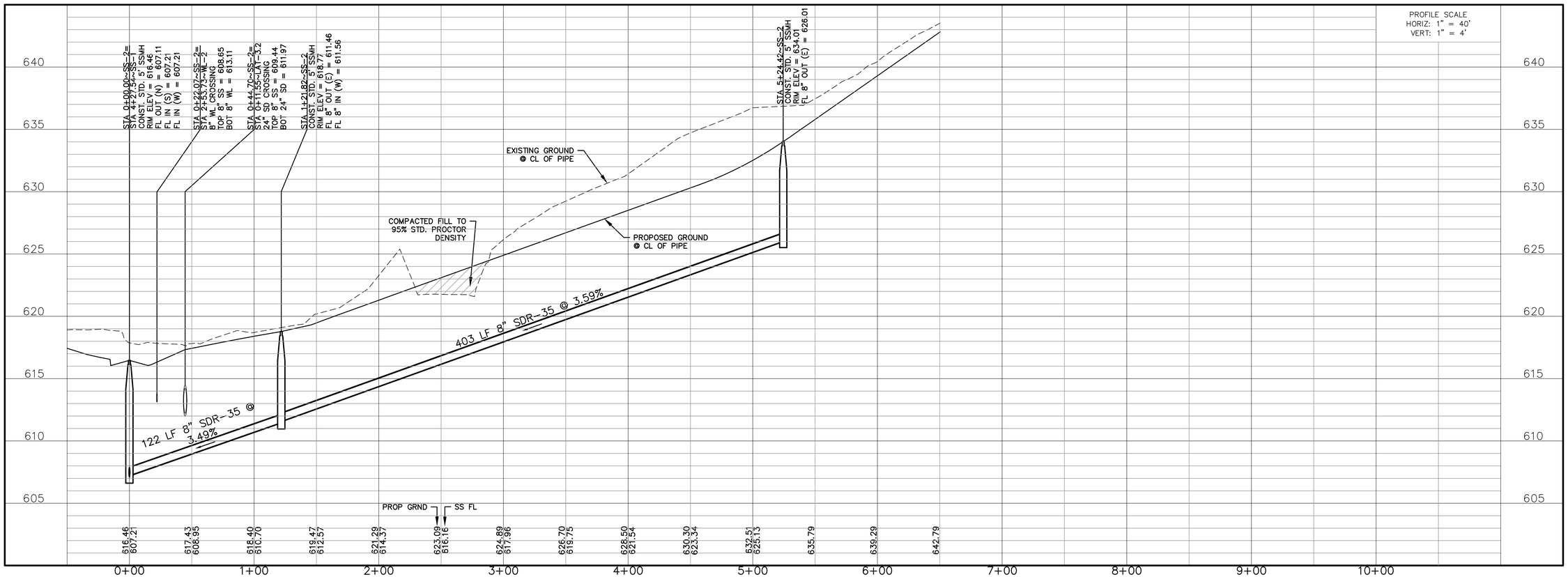
(IN FEET)
1 INCH = 40 FT

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 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 Pad 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



REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
(817) 481-6426
ENGINEERING FIRM REGISTRATION NUMBER F-23328

PREPARED FOR: CALAIS CUSTOM HOMES
2501 PARKVIEW DRIVE, 6TH AVENUE
SOUTHLAKE, TEXAS 76092
(817) 481-6426

NO.	REVISION	BY	DATE

SANITARY SEWER PLAN & PROFILE - SS-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'

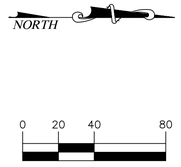
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

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

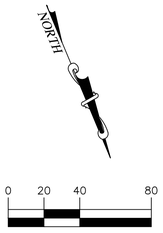
Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET
C5.2

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



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



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

WARNING

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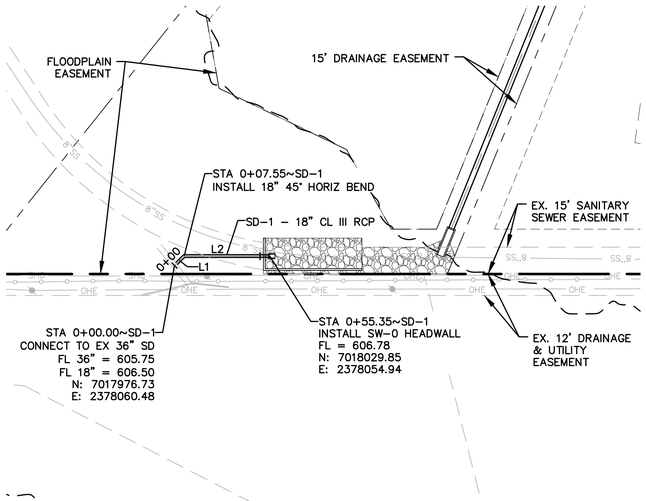
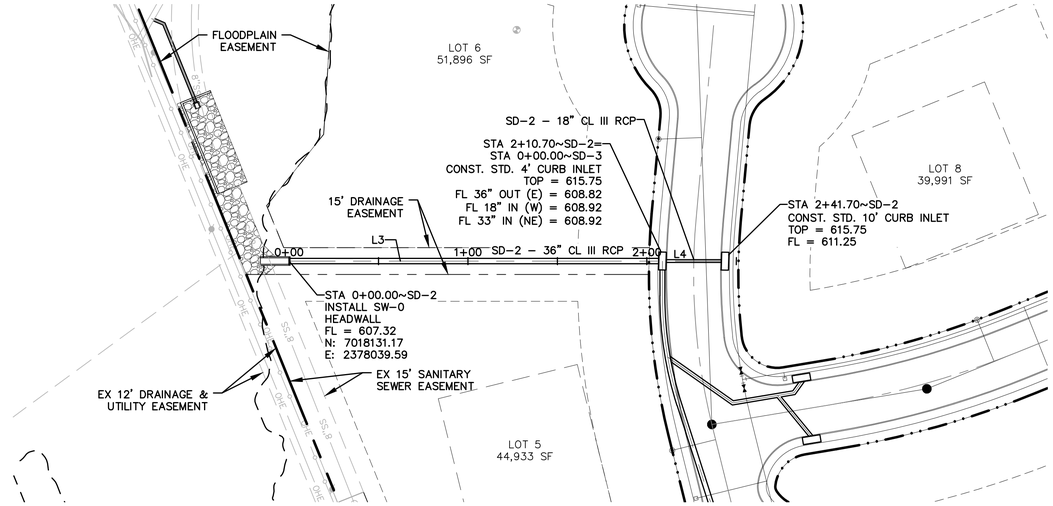




STORM DRAIN NOTES:

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C0.4 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. PROTECTION OF UTILITIES: THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS 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.

3. 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.

4. 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

5. RCP JOINT SEALANT: REINFORCED CONCRETE PIPE JOINTS SHALL BE SEALED WITH RAMNECK OR APPROVED EQUAL.

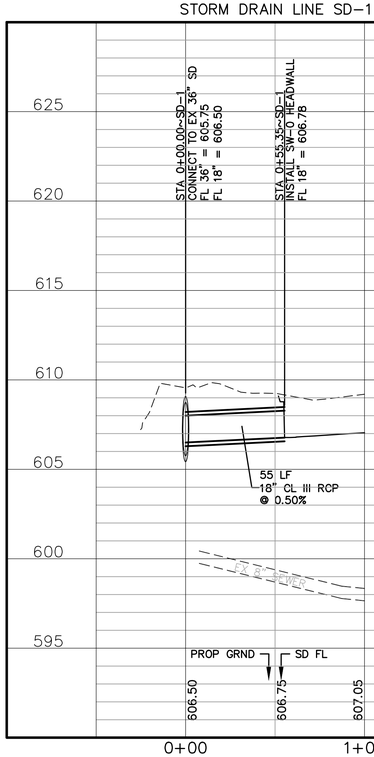
6. GROUTING: ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATERTIGHT CONNECTIONS.

7. 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.

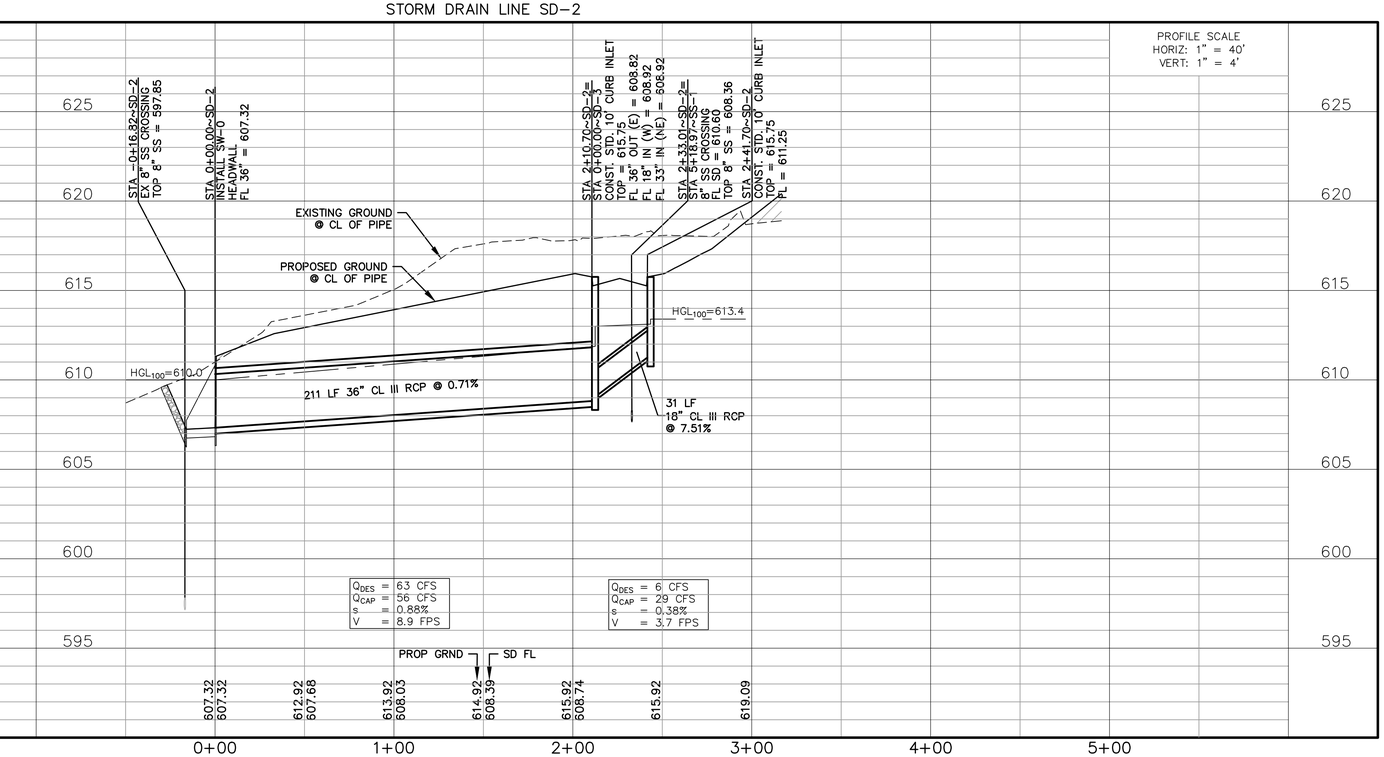
8. ROOF DRAINS: THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH BUILDING PLANS FOR DOWNSPOUT CONNECTIONS. END AND CAP ROOF DRAIN LATERALS FIVE (5) FEET FROM BUILDING AT 12" BELOW FINISH GRADE FOR CONNECTION OF DOWNSPOUTS.

9. 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-1



STORM DRAIN LINE SD-2



REDINGER GROUP, LLC
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PHONE: 817.481.6426
ENGINEERING FIRM REGISTRATION NUMBER F-23328

PREPARED FOR: CALAIS CUSTOM HOMES
700 E. SOUTHLAKE BLVD. SUITE
SOUTHLAKE, TEXAS 76092
(817) 481-6426

NO.	REVISION	BY	DATE

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'

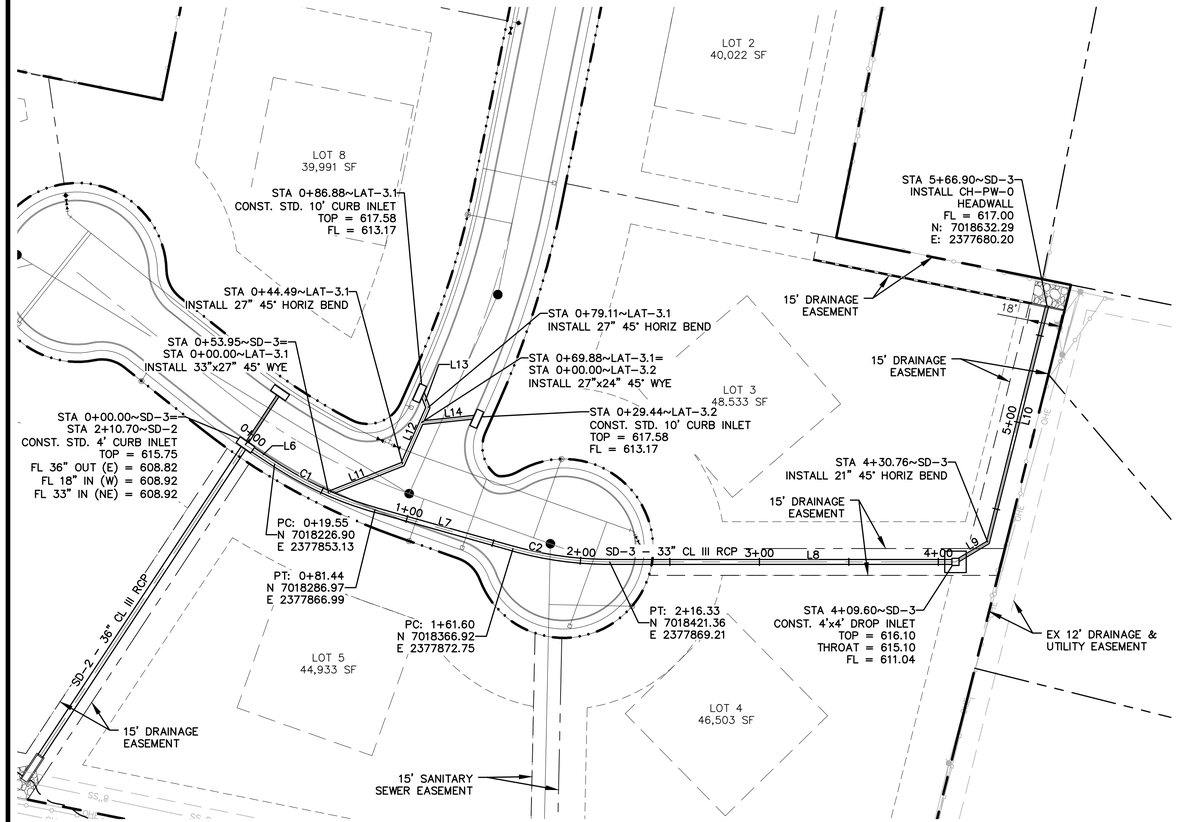
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

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

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

SHEET
C6.1

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



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NORTH

0 20 40 80

(IN FEET)
1 INCH = 40 FT

LINE TABLE		
Line #	Length	Direction
L6	19.55	N27°43'40"E
L7	80.16	N04°07'17"E
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:

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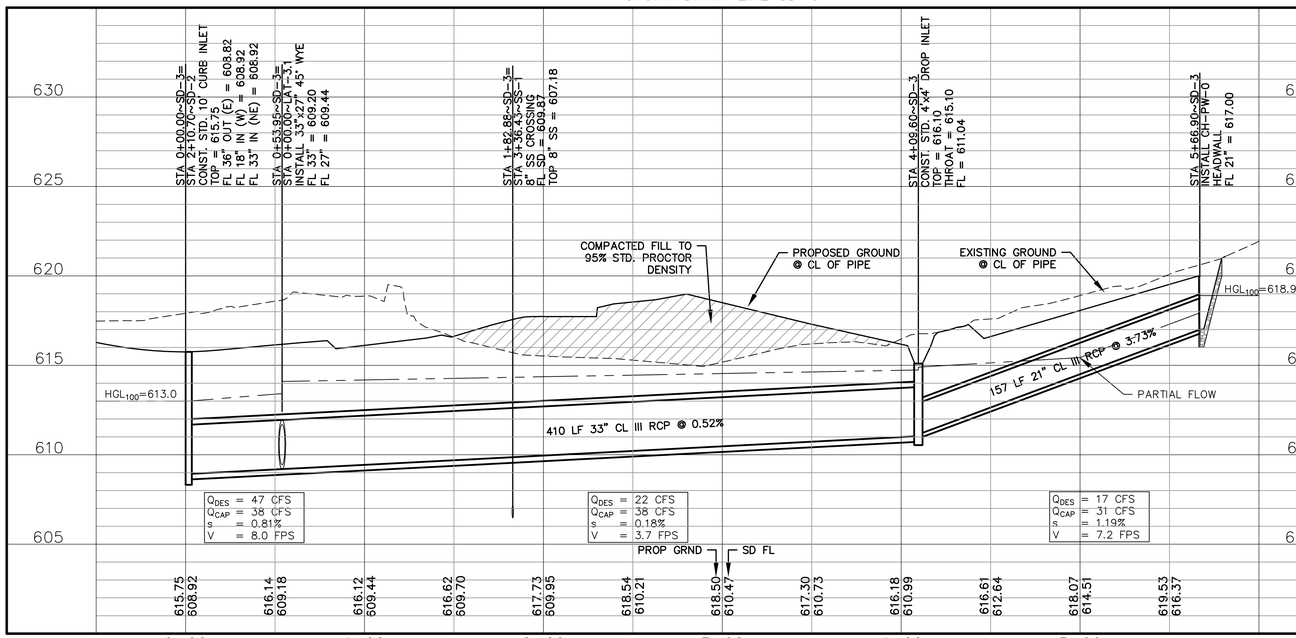
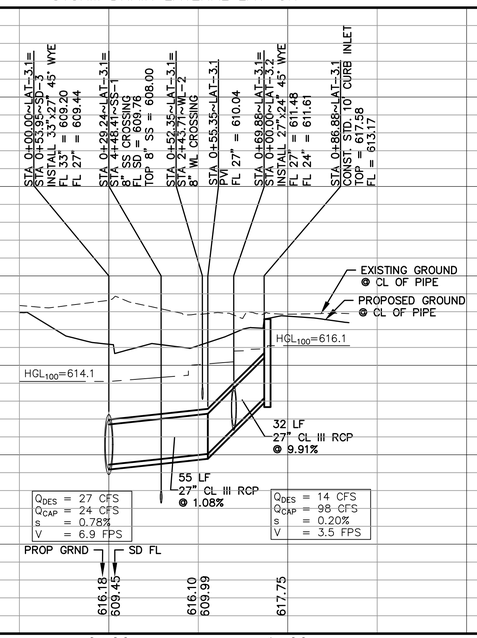
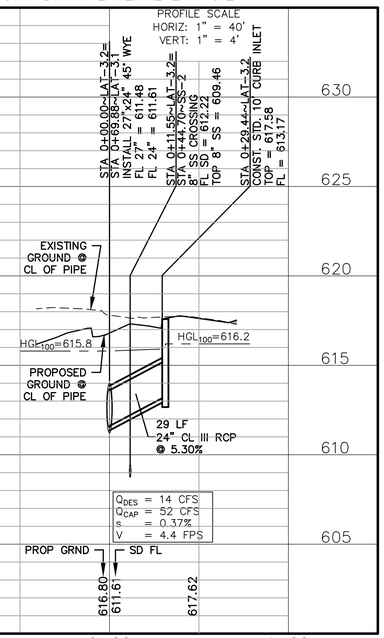
STORM DRAIN LINE SD-3



STORM DRAIN LATERAL LAT-3.1



STORM DRAIN LATERAL LAT-3.2



REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 481-6426
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
700 E. SOUTHLAKE BOULEVARD, SUITE 100
SOUTHLAKE, TEXAS 76092
(817) 481-6426

NO.	REVISION	BY	DATE

STORM DRAIN PLAN & PROFILE - SD-3
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'

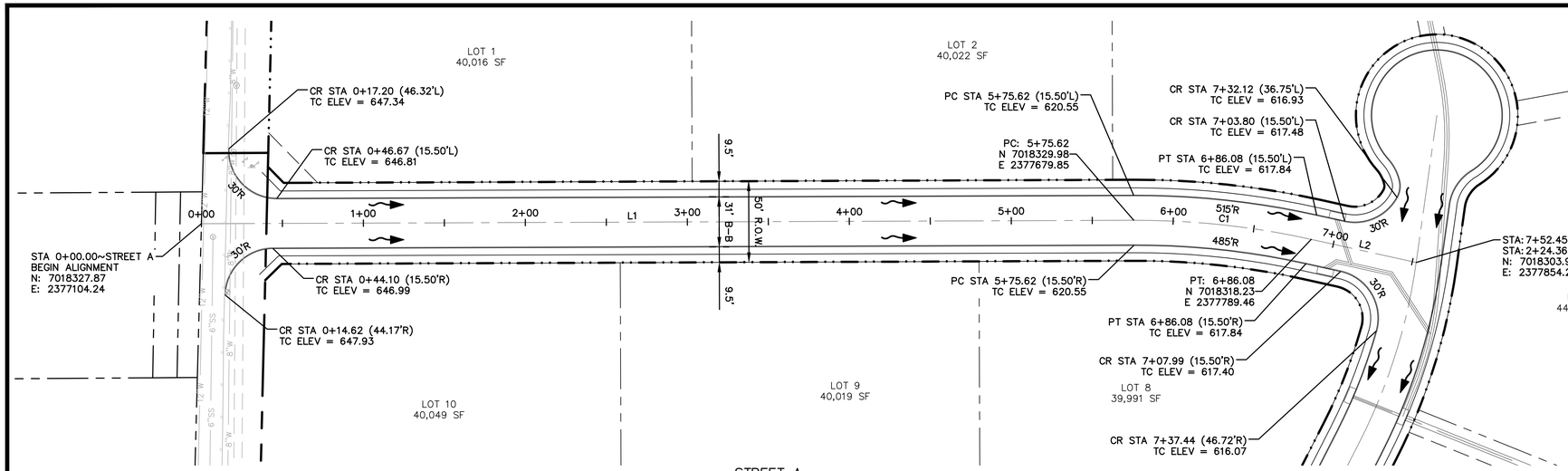
BM3
X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 647.2'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 91172605 Date:

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



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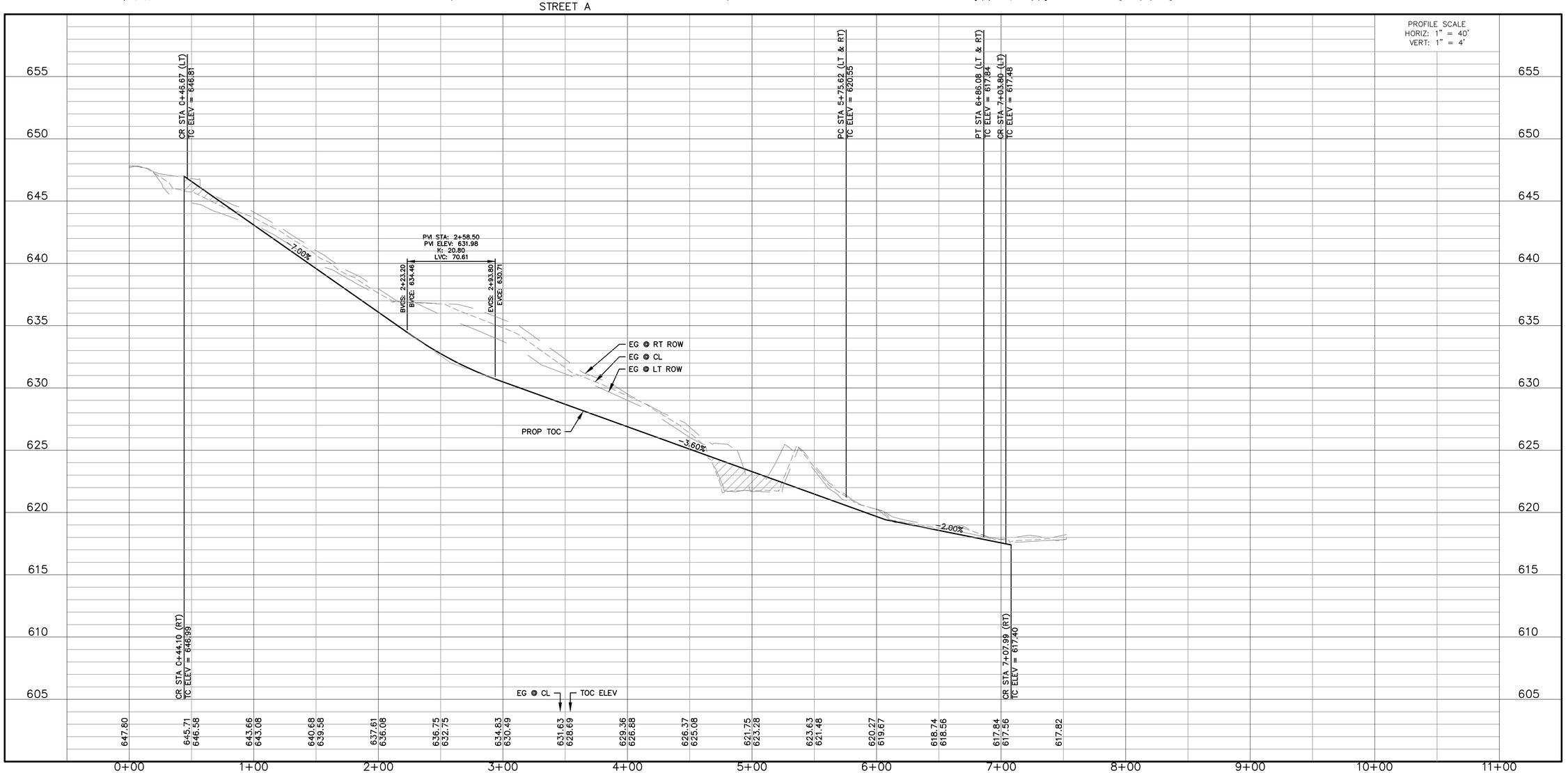
LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°47'23"E	575.62'
L2	S77°33'09"E	66.37'

ALIGNMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	500.00	110.46	12°39'28"	S83°52'53"E	110.24

STREET A



REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 552-7722
ENGINEERING FIRM REGISTRATION NUMBER F-23328

PREPARED FOR: CALAIS CUSTOM HOMES
700 E. SOUTHLAKE BLVD. SUITE 100
SOUTHLAKE, 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'

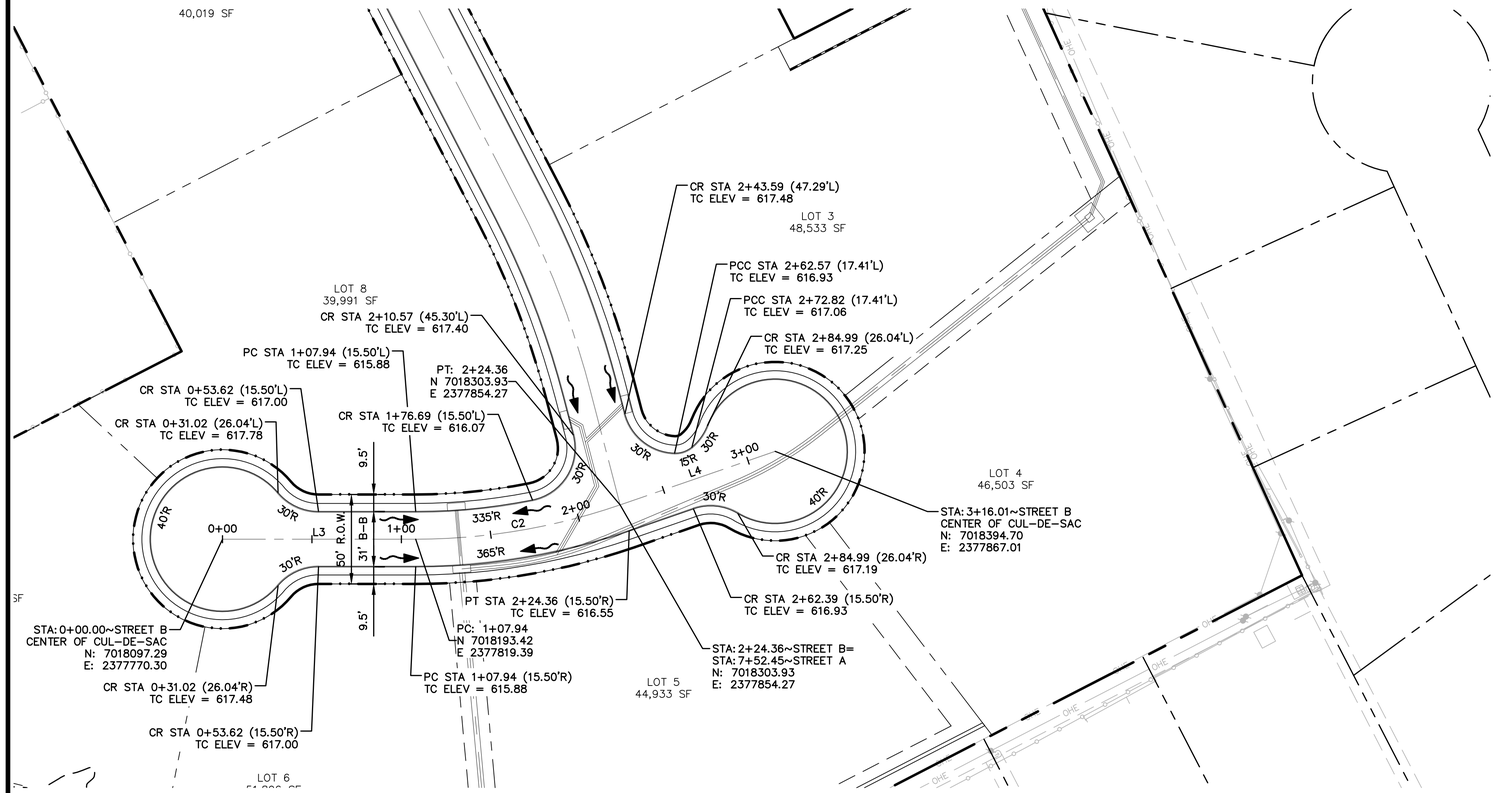
BM3
X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 647.2'

PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date: 8/17/2025

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



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NORTH

0 20 40 80

(IN FEET)
1 INCH = 40 FT

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

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 562-5236
ENGINEERING FIRM REGISTRATION NUMBER F-23328

PREPARED FOR: CALAIS CUSTOM HOMES
2501 SOUTH CARROLL AVENUE
SOUTHLAKE, TEXAS 76092
(817) 481-6426

NO.	REVISION	BY	DATE

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

BENCHMARKS:

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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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N: 7018486.7
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ELEV = 647.2'

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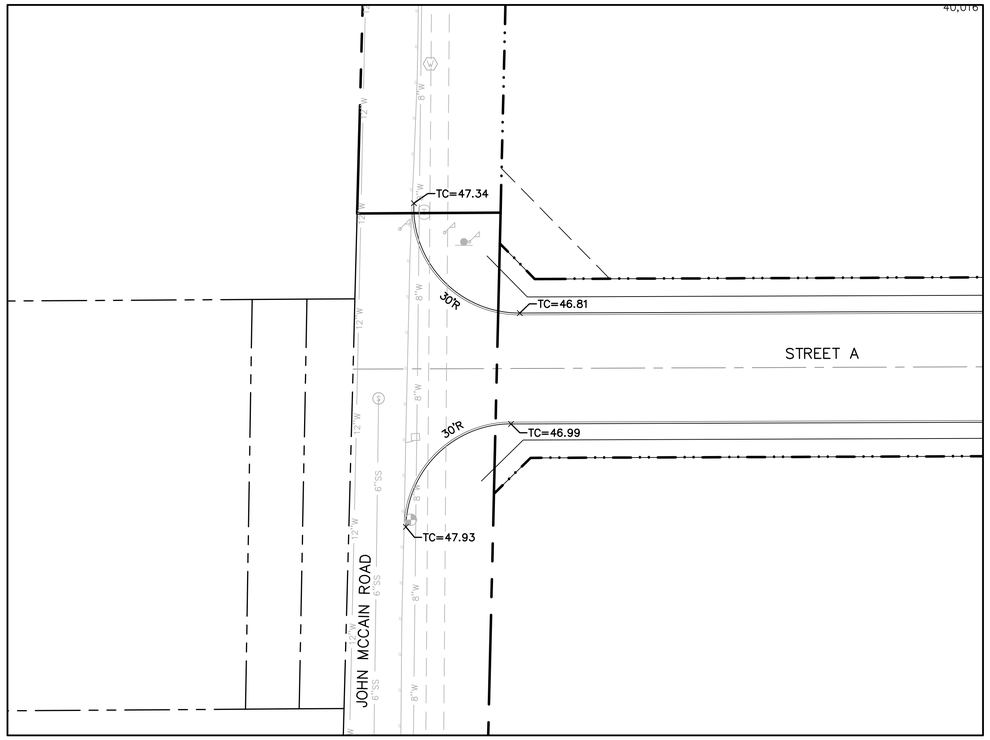
Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 9/17/2025

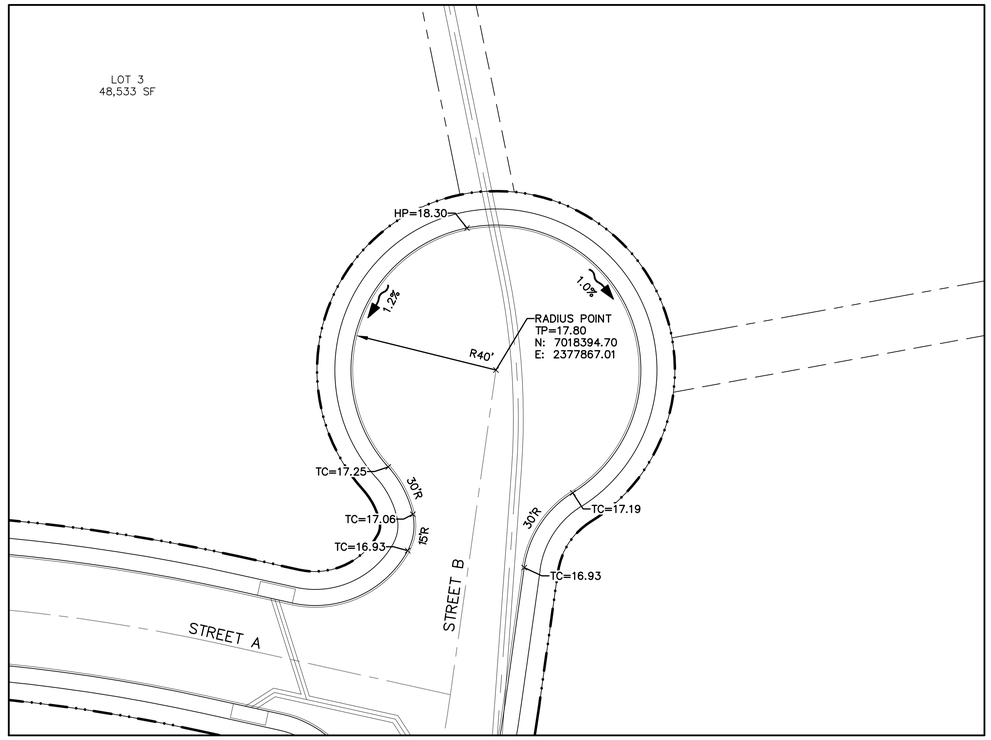
Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET
C7.2

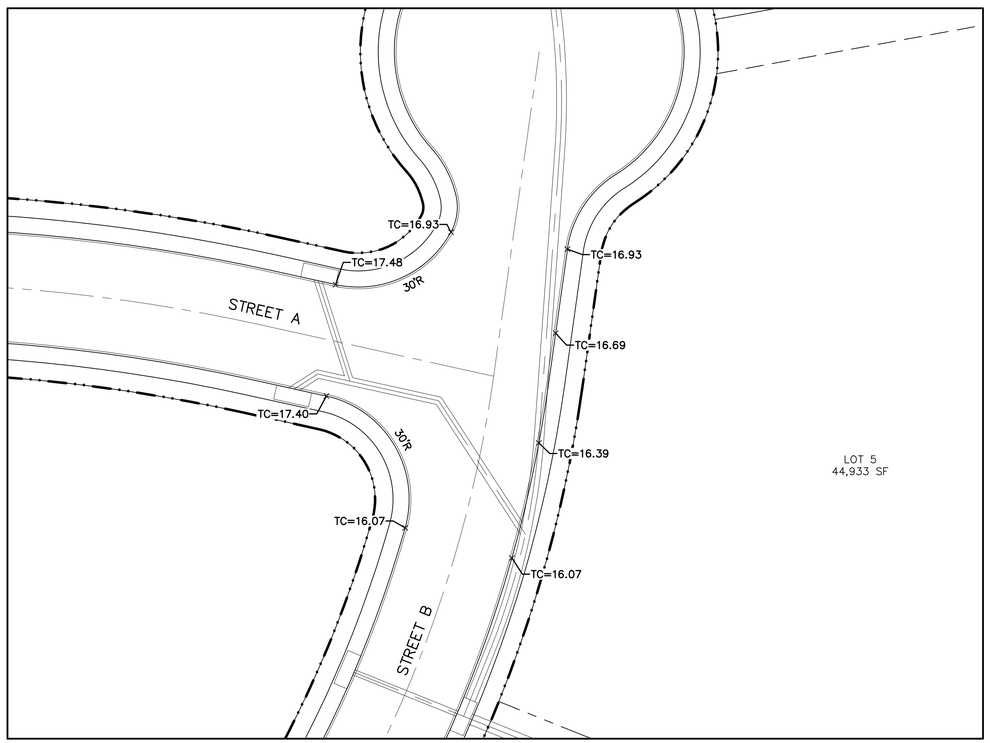
REDINGER GROUP PROJECT No. 1015-45 - HOLT FARMS - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS



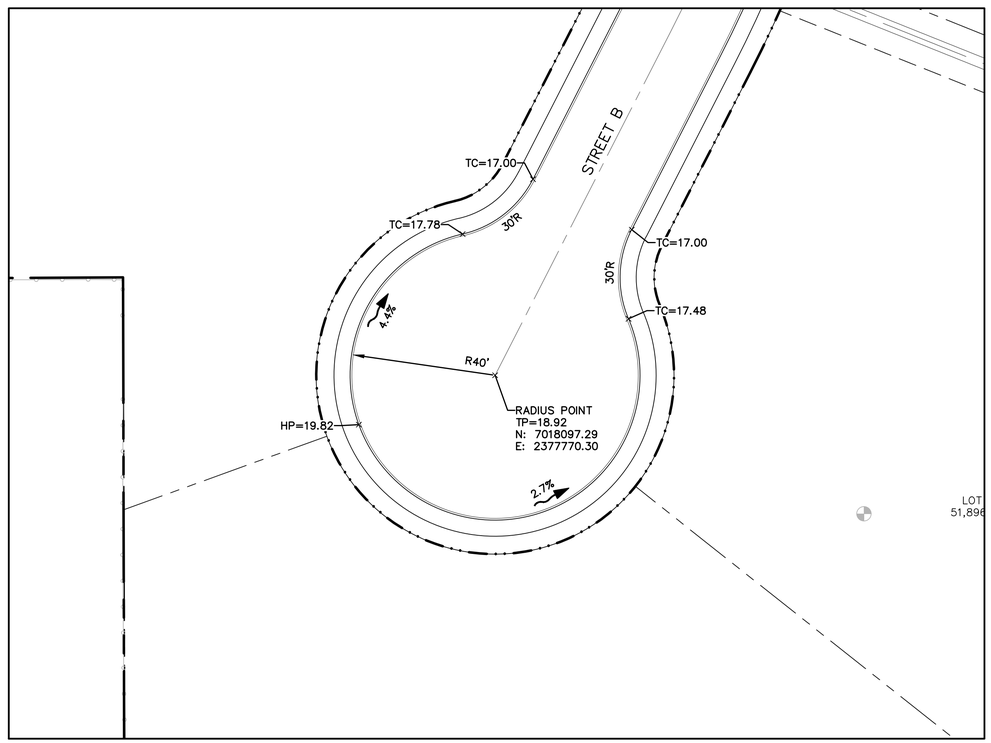
STREET A & JOHN MCCAIN ROAD INTERSECTION
SCALE: 1"=20'



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'

(IN FEET)
1 INCH = 2 FT

WARNING

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NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93305
SOUTHLAKE, TEXAS 76092
PHONE: (817) 481-6426
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
2500 CORPORATE AVENUE, SUITE 1100
SOUTHLAKE, TEXAS 76092
(817) 481-6426

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'

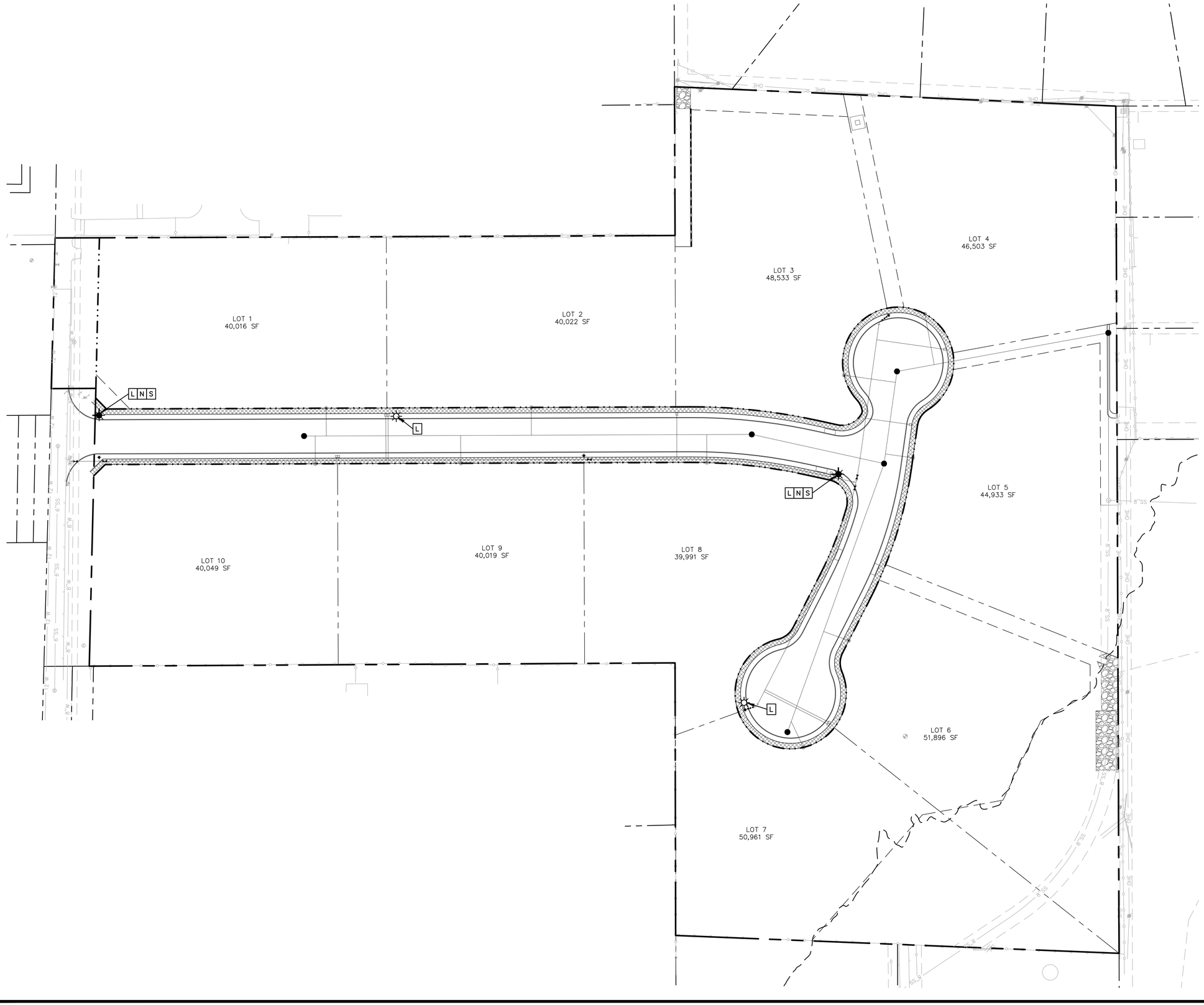
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

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

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

SHEET
C7.3

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



NORTH

0 20 40 80

(IN FEET)
1 INCH = 40 FT

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:

1. ALL ELECTRIC CONDUIT TO BE SCHEDULE 40 GRAY PVC.
2. ALL GAS AND TELECOMMUNICATIONS CONDUIT TO BE SCHEDULE 40 WHITE PVC.
3. ALL IRRIGATION CONDUIT TO BE CLASS 200 PVC.
4. ALL CONDUIT SLEEVES TO BE STUBBED TO CENTER OF UTILITY EASEMENT, AND HAVE VERTICAL PVC RUN FOR LOCATING END OF CONDUIT.
5. 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.
6. ALL SIDEWALK TO BE 5' WIDE 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.
7. ALL SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE AND SHALL MEET ALL CURRENT A.D.A. SPECIFICATIONS.
8. ALL WALL, FENCING, GATES AND STREET LIGHTING DETAILS WILL BE PROVIDED BY THE DEVELOPER.

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 481-6426
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
2500 WESTWAY PARK BLVD. SUITE 110
KATY, TEXAS 77494

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

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

SHEET
C7.4

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

TREES TO REMAIN	
Tree #	Size & Species
6401	10" WALNUT
6403	16" PINE
6405	24" OAK
6406	16" PECAN
6407	28" MULBERRY
6408	28" MULBERRY
6409	50" MULBERRY
6410	10" ELM
6411	60" ELM
6412	30" MESQUITE
6413	26" ELM
6414	22" ELM
6415	10" HACKBERRY
6417	24" WALNUT

TREES TO REMAIN	
Tree #	Size & Species
6418	12" CREPE MYRTLE
6419	40" WALNUT
6420	22" MULBERRY
6421	16" OAK
6422	28" BALD CYPRESS
6424	24" MESQUITE
6425	24" CEDAR ELM
6426	36" ELM
6427	20" ELM
6428	14" ELM
6429	36" OAK
6901	26" OAK
6902	24" OAK
6904	42" OAK

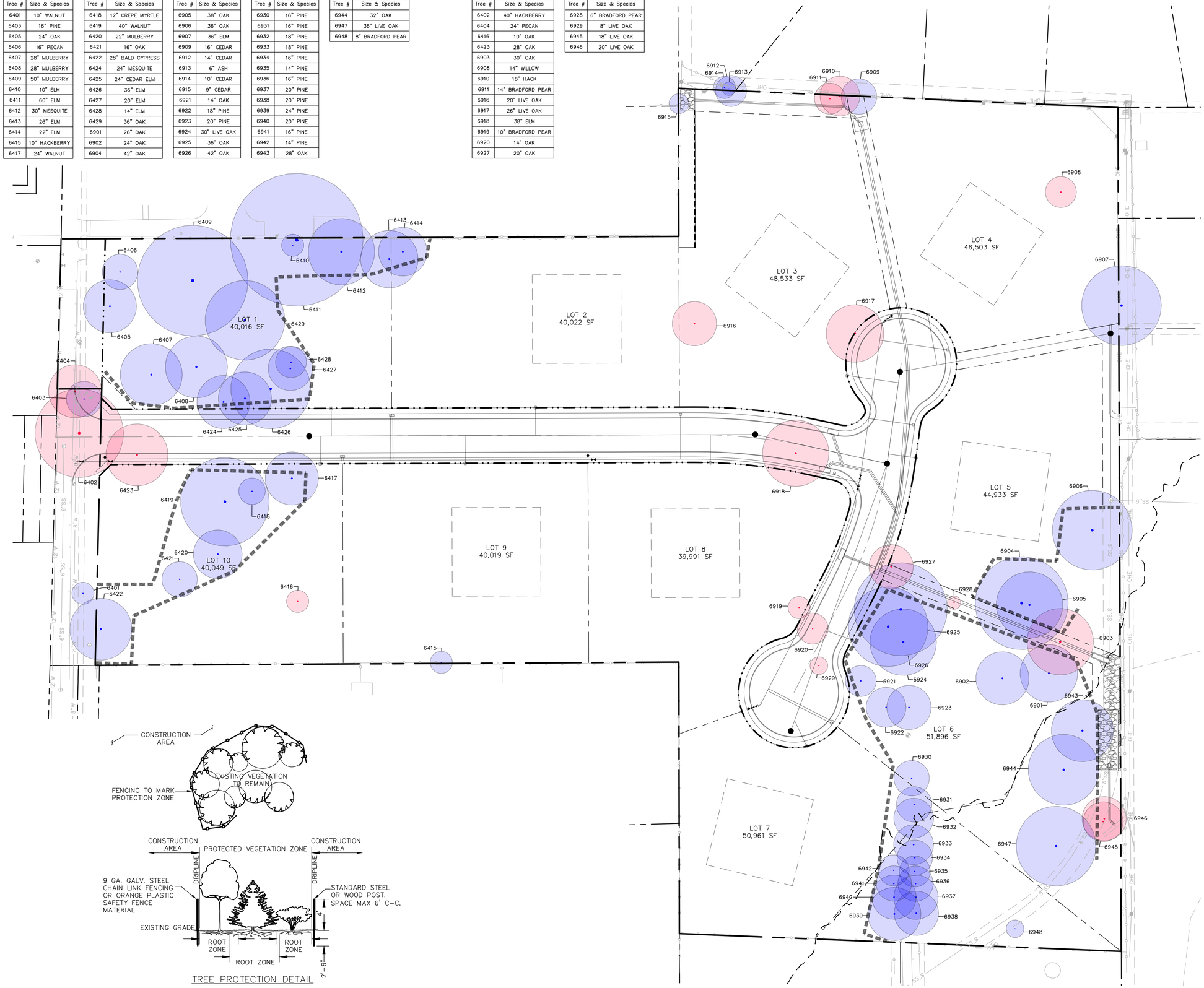
TREES TO REMAIN	
Tree #	Size & Species
6905	38" OAK
6906	36" OAK
6907	36" ELM
6909	16" CEDAR
6912	14" CEDAR
6913	6" ASH
6914	10" CEDAR
6915	9" CEDAR
6921	14" OAK
6922	18" PINE
6923	20" PINE
6924	30" LIVE OAK
6925	36" OAK
6926	42" OAK

TREES TO REMAIN	
Tree #	Size & Species
6930	16" PINE
6931	16" PINE
6932	18" PINE
6933	18" PINE
6934	16" PINE
6935	14" PINE
6936	16" PINE
6937	20" PINE
6938	20" PINE
6939	24" PINE
6940	20" PINE
6941	16" PINE
6942	14" PINE
6943	28" OAK

TREES TO REMAIN	
Tree #	Size & Species
6944	32" OAK
6947	36" LIVE OAK
6948	8" BRADFORD PEAR

TREES TO BE REMOVED	
Tree #	Size & Species
6402	40" HACKBERRY
6404	24" PECAN
6416	10" OAK
6423	28" 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

TREES TO BE REMOVED	
Tree #	Size & Species
6928	6" BRADFORD PEAR
6929	8" LIVE OAK
6945	18" LIVE OAK
6946	20" LIVE OAK



CONSTRUCTION AREA
EXISTING VEGETATION TO REMAIN
FENCING TO MARK PROTECTION ZONE

TREE PROTECTION DETAIL
NOT TO SCALE

WARNING

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LEGEND

TREE TO REMAIN

TREE TO BE REMOVED

TREE PROTECTION FENCE

TREE PROTECTION NOTES

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C0.4 "GENERAL CONSTRUCTION NOTES" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. 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.
3. 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.
4. 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.
5. TREE ATTACHMENT RESTRICTIONS: NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
6. 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.
   A. 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.
   B. 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.
   C. 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.

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 481-6426
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
2501 E. SOUTHLAKE BLVD. #120
SOUTHLAKE, TEXAS 76092
(817) 481-6426

TREE PRESERVATION PLAN
HOLT FARMS
COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
1/2" CAPPED IRON ROD "EAGLE CONTROL"
N: 7018058.6
E: 2377823.4
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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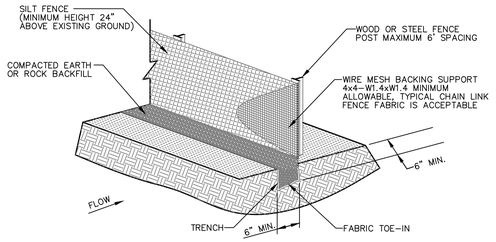
Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 9/17/2025

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

SHEET
C8.1

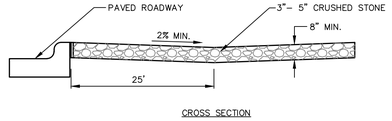
REDINGER GROUP PROJECT No. 1015-45 – HOLT FARMS – WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS – COLLEYVILLE, TEXAS



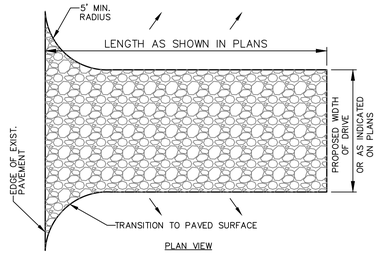
NOTES:

1. WOOD OR STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POSTS MUST BE EMBEDDED A MINIMUM OF ONE FEET FOR STEEL OR TWO FEET FOR WOOD.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL SUPPORT POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. CONTRACTOR SHALL PROVIDE TRIANGULAR SEDIMENT FILTER DIKE WHERE SILT FENCE IS REQUIRED BUT NOT INSTALLABLE.

SILT FENCE N.T.S. | 1



CROSS SECTION

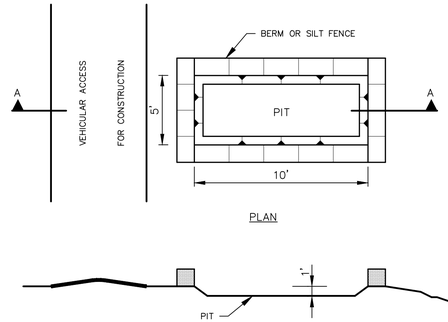


PLAN VIEW

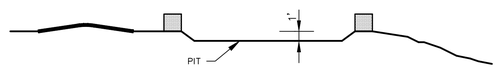
NOTES:

1. STONE SIZE: 3"–5" CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 30 FEET.
3. THICKNESS: NOT LESS THAN 6".
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAY, MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
8. CONTRACTOR TO COORDINATE EXACT LOCATION OF THIS DETAIL.

STABILIZED CONSTRUCTION ENTRANCE N.T.S. | 2



PLAN

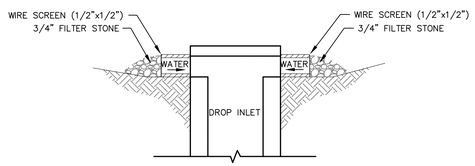


SECTION A–A

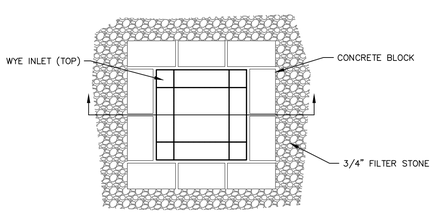
NOTES:

1. DETAIL ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

CONCRETE WASHOUT PIT N.T.S. | 3

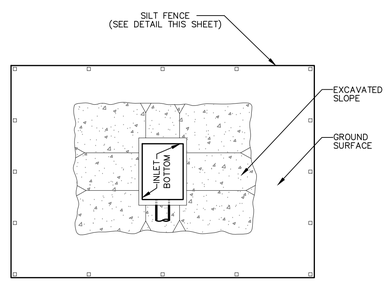


CROSS SECTION



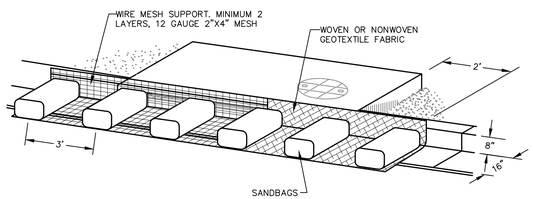
PLAN VIEW

WYE INLET PROTECTION N.T.S. | 4



PLAN VIEW

INLET PROTECTION (BEFORE STREET IS PAVED) N.T.S. | 5



NOTES:

1. WHEN A SANDBAG IS FILLED WITH MATERIAL, THE OPEN END OF THE SANDBAG SHOULD BE STAPLED OR TIED WITH NYLON OR POLY CHORD.
2. INLET PROTECTION SHALL BE PLACED OVER THE MOUTH OF THE INLET WITH A 2 FOOT OVERLAP ON EITHER SIDE.
3. THE FABRIC COVER SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE.
4. THE SKIRT SHALL BE WEIGHTED WITH ONE 18"X24"X6" SANDBAG EVERY 3 FEET.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF FOUR INCHES, AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
7. AFTER THE DEVELOPMENT SITE IS COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN NOTE 6 ABOVE.

CURB INLET PROTECTION N.T.S. | 6

NO.	REVISION	BY	DATE

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SOUTHLAKE, TEXAS 76092
PHONE: (817) 552-7722
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
700 SOUTH CARROLL AVENUE
SOUTHLAKE, TEXAS 76092
(817) 481-6426

EROSION CONTROL DETAILS
HOLT FARMS
COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
1/2" CAPPED IRON ROD
"EAGLE CONTROL"
N: 7018058.6
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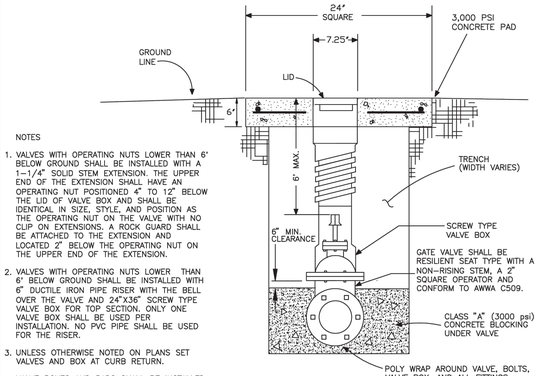
Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 9/17/2025

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

SHEET
C9.1

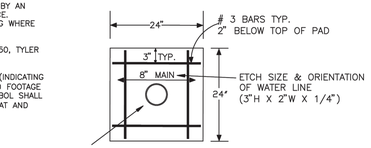
REDINGER GROUP PROJECT No. 1015–45 – HOLT FARMS – WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS – COLLEYVILLE, TEXAS



ELEVATION
NOT TO SCALE

NOTES

1. VALVES WITH OPERATING NUTS LOWER THAN 6' BELOW GROUND SHALL BE INSTALLED WITH A 1-1/4" SOLID STEM EXTENSION. THE UPPER END OF THE EXTENSION SHALL HAVE AN OPERATING NUT POSITIONED 4" TO 12" BELOW THE LID OF VALVE BOX AND SHALL BE IDENTICAL IN SIZE, STYLE, AND POSITION AS THE OPERATING NUT ON THE VALVE WITH NO CLIP ON EXTENSIONS. A ROCK GUARD SHALL BE ATTACHED TO THE EXTENSION AND LOCATED 2" BELOW THE OPERATING NUT ON THE UPPER END OF THE EXTENSION.
2. VALVES WITH OPERATING NUTS LOWER THAN 6' BELOW GROUND SHALL BE INSTALLED WITH 6" DUCTILE IRON PIPE RISER WITH THE BELL OVER THE VALVE AND 24"X36" SCREW TYPE VALVE BOX FOR TOP SECTION. ONLY ONE VALVE BOX SHALL BE USED PER INSTALLATION. NO PVC PIPE SHALL BE USED FOR THE RISER.
3. UNLESS OTHERWISE NOTED ON PLANS SET VALVES AND BOX AT CURB RETURN.
4. VALVE BOXES AND PADS SHALL BE INSTALLED AT FINISHED GRADE. SLOPE CONCRETE PAD SURFACED SLIGHTLY AWAY FROM LID.
5. ALL VALVES SHALL BE RESTRAINED BY AN APPROVED THRUST RESTRAINT DEVICE. RESTRAIN VALVE TO NEAREST FITTING WHERE APPLICABLE.
6. VALVE BOXES SHALL BE E.J.I.W. 6850, TYLER PIPE, OR APPROVED EQUIVALENT.
7. ETCH OR IMPRESS CURB WITH "V" (INDICATING DIRECTION OF VALVE LOCATION) AND FOOTAGE TO VALVE BOX. NUMBERS AND SYMBOL SHALL BE 4" IN HEIGHT AND MUST BE NEAT AND LEGIBLE.
8. VALVE BOXES SHALL INCLUDE 2'X2'X6" THICK CONCRETE PAD WITH COVER IN CENTER OF PAD.
9. ALL VALVES SHALL BE SET ON CONCRETE BLOCK FOOTING SUPPORT PRIOR TO POURING CONCRETE BLOCKING.
10. ALL GATE VALVES SHALL BE MUELLER, OR APPROVED EQUAL.
11. ALL VALVES SHALL OPEN LEFT.
12. THIS DETAIL APPLIES TO 6" THRU 12" GATE VALVES



PLAN
CONCRETE PAD
N.T.S.

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REVISIONS

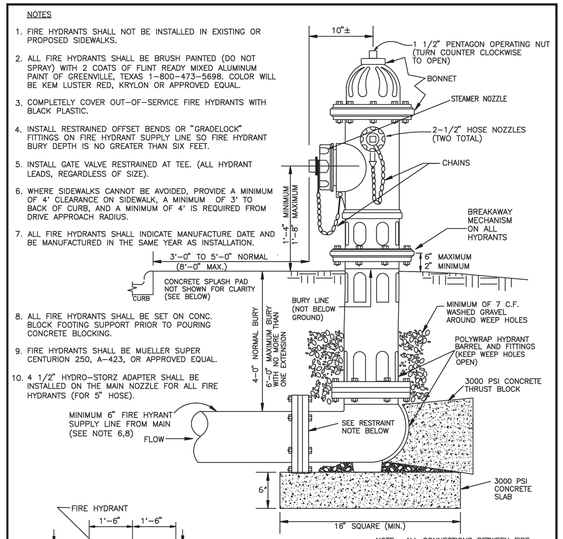
VALVE DETAIL WITH BOX AND CONCRETE PAD

CITY OF COLLEYVILLE TEXAS

DEC 2013 **W-1**

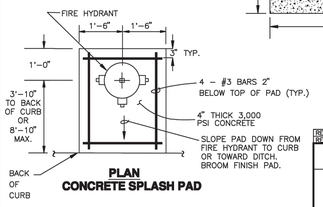
NOTES

1. FIRE HYDRANTS SHALL NOT BE INSTALLED IN EXISTING OR PROPOSED SIDEWALKS.
2. ALL FIRE HYDRANTS SHALL BE BRUSH PAINTED (DO NOT SPRAY) WITH 2 COATS OF FLINT READY MIXED ALUMINUM PAINT OF GREENVILLE, TEXAS 1-800-473-5698. COLOR WILL BE KEM LUSTER RED, KRYLON OR APPROVED EQUAL.
3. COMPLETELY COVER OUT-OF-SERVICE FIRE HYDRANTS WITH BLACK PLASTIC.
4. INSTALL RESTRAINED OFFSET BENDS OR "GRADELOCK" FITTINGS ON FIRE HYDRANT SUPPLY LINE SO FIRE HYDRANT BURY DEPTH IS NO GREATER THAN SIX FEET.
5. INSTALL GATE VALVE RESTRAINED AT TEE. (ALL HYDRANT LEADS, REGARDLESS OF SIZE).
6. WHERE SIDEWALKS CANNOT BE AVOIDED, PROVIDE A MINIMUM OF 4' CLEARANCE ON SIDEWALK, A MINIMUM OF 3' TO BACK OF CURB, AND A MINIMUM OF 4' IS REQUIRED FROM DRIVE APPROACH RADIUS.
7. ALL FIRE HYDRANTS SHALL INDICATE MANUFACTURE DATE AND BE MANUFACTURED IN THE SAME YEAR AS INSTALLATION.
8. ALL FIRE HYDRANTS SHALL BE SET ON CONC. BLOCK FOOTING SUPPORT PRIOR TO POURING CONCRETE BLOCKING.
9. FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250, A-423, OR APPROVED EQUAL.
10. 4 1/2" HYDRO-STORZ ADAPTER SHALL BE INSTALLED ON THE MAIN NOZZLE FOR ALL FIRE HYDRANTS (FOR 5" HOSE).



NOTE: ALL CONNECTIONS BETWEEN FIRE HYDRANT VALVE AND MAIN SHALL BE FLANGED OR MJ RESTRAINED AS FOLLOWS:

1. SPECIAL MJ ANCHORING FITTINGS
2. "GRADELOCK" ANCHOR FITTINGS
3. RETAINER GLANDS WITH MJ BELL FITTINGS
4. SWIVEL SOLID ADAPTER ON CONCRETE CYLINDER PIPE FLANGED OUTLET



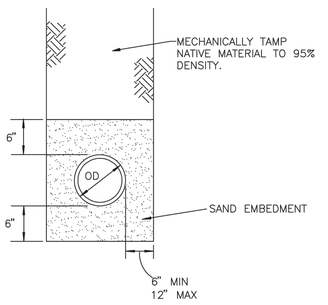
PLAN
CONCRETE SPLASH PAD

REVISIONS
REVISIONS

FIRE HYDRANT AND CONCRETE SPLASH PAD

CITY OF COLLEYVILLE TEXAS

DEC 2013 **W-2**



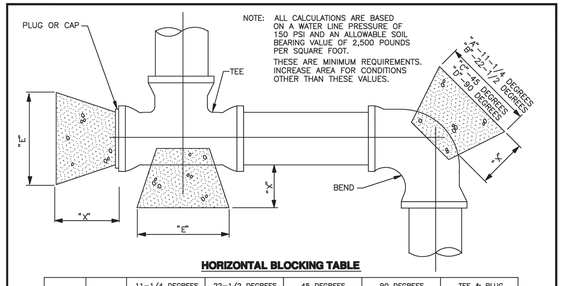
CLASS "C" EMBEDMENT
TYPICAL WATER MAIN

REVISIONS
REVISIONS

CLASS "C" WATER EMBEDMENT

CITY OF COLLEYVILLE TEXAS

DEC 2013 **W-4**



HORIZONTAL BLOCKING TABLE

PIPE SIZE	"X" DIM. IN. FT.	11-1/4 DEGREES "A"	11-1/4 DEGREES MIN. AREA	22-1/2 DEGREES "B"	22-1/2 DEGREES MIN. AREA	45 DEGREES "C"	45 DEGREES MIN. AREA	90 DEGREES "D"	90 DEGREES MIN. AREA	TEE & PLUG "E"	TEE & PLUG MIN. AREA
4"	1.5	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.06	1.00	1.00
6"	1.5	1.00	1.00	1.00	1.00	1.14	1.30	1.55	2.40	1.30	1.70
8"	1.5	1.00	1.00	1.08	1.18	1.52	2.31	2.07	4.27	1.74	3.02
10"	1.5	1.00	1.00	1.35	1.84	1.90	3.61	2.58	6.66	2.17	4.71
12"	1.5	1.00	1.33	1.63	2.65	1.86	5.19	3.10	9.60	2.61	6.79
14"	1.5	1.03	1.81	1.90	3.60	2.66	7.07	3.61	13.06	3.04	9.24
16"	2.0	1.18	2.36	2.17	4.71	3.04	9.23	4.13	17.06	3.47	12.06
18"	2.0	1.33	2.99	2.44	5.96	3.42	11.69	4.65	21.59	3.91	15.27
20"	2.0	1.48	3.70	2.71	7.35	3.80	14.43	5.16	26.66	4.34	18.85
21"	2.0	1.55	4.07	2.85	8.11	3.99	15.91	5.42	29.39	4.56	20.78
24"	2.0	1.77	5.32	3.25	10.59	4.56	20.77	6.20	38.39	5.21	27.14
27"	2.5	1.99	6.73	3.66	13.40	5.13	26.29	6.97	48.58	5.86	34.35
30"	2.5	2.22	8.31	4.07	16.55	5.70	32.46	7.74	59.98	6.51	42.41
33"	2.5	2.44	10.06	4.47	20.02	6.27	39.28	8.52	72.57	7.16	51.31
36"	2.5	2.66	11.97	4.88	23.83	6.84	46.74	9.29	86.37	7.81	61.07
39"	3.0	2.88	14.05	5.29	27.97	7.41	54.86	10.07	101.36	8.47	71.68
42"	3.0	3.10	16.30	5.69	32.43	7.98	63.62	10.85	117.56	9.12	83.13

NOTE: CLASS "B" CONCRETE 2,000 PSI SHALL BE USED FOR ALL BLOCKING UNLESS OTHERWISE NOTED ON STANDARD DETAILS OR PLANS.

THE MINIMUM VERTICAL DIMENSION OF ALL BLOCKING SHALL BE 1.5 TIMES THE PIPE DIAMETER WITH AT LEAST 0.75 TIMES THE PIPE DIAMETER EXTENDING BOTH ABOVE AND BELOW THE PIPE CENTERLINE. THIS DIMENSION DETERMINES THE "A" DIMENSION FOR 11-1/4' BENDS.

FOR 22-1/2°, 45°, 90°, AND TEES AND PLUGS, THE VERTICAL DIMENSION SHALL BE EQUAL TO THE HORIZONTAL DIMENSION SHOWN TO PRODUCE THE REQUIRED MINIMUM AREA.

ALL MINIMUM AREAS ARE IN SQUARE FEET.

BLOCKING TO BE AGAINST UNDISTURBED TRENCH WALLS AND BOTTOM.

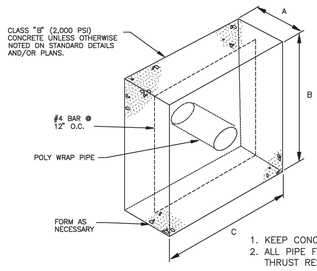
AS A MINIMUM, ALL PIPE FITTINGS IN PRESSURE SITUATIONS SHALL ALSO BE RESTRAINED BY AN APPROVED THRUST RESTRAINT DEVICE.

REVISIONS
REVISIONS

HORIZONTAL THRUST BLOCK

CITY OF COLLEYVILLE TEXAS

DEC 2013 **W-5**



NOTES:

1. KEEP CONCRETE CLEAR OF PIPE JOINTS & BOLTS.
2. ALL PIPE FITTINGS BE RESTRAINED BY AN APPROVED THRUST RESTRAINT DEVICE.

PIPE NOMINAL DIA. (in.)	BENDS	90°	45°	22-1/2°	11-1/4°
6	*VOL. REQ'D. C.F. A FT. B FT. C FT.	28.27 1.75 4.0 4.0	22.61 1.5 3.88 3.88	11.33 1.0 3.36 3.36	5.65 0.75 2.75 2.75
8	*VOL. REQ'D. C.F. A FT. B FT. C FT.	50.27 2.0 5.0 5.0	40.21 1.75 4.8 4.8	20.11 1.5 3.66 3.66	10.05 1.0 3.2 3.2
10	*VOL. REQ'D. C.F. A FT. B FT. C FT.	78.54 2.25 5.9 5.9	62.83 2.0 5.6 5.6	31.41 1.75 4.25 4.25	15.71 1.5 3.25 3.25
12	*VOL. REQ'D. C.F. A FT. B FT. C FT.	153.94 4.0 6.2 6.2	123.15 3.5 6.0 6.0	61.57 2.0 5.54 5.54	30.79 1.75 4.2 4.2

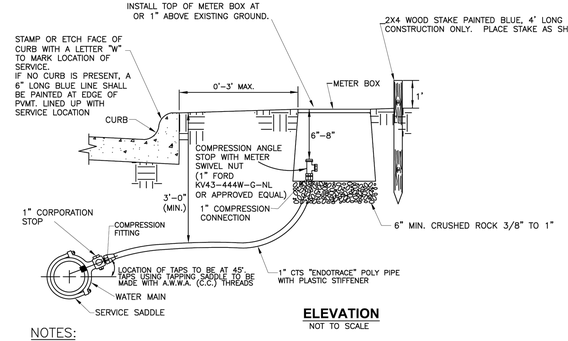
*VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND CONCRETE WEIGHT OF 150 LB. PER CU. FT.

REVISIONS
REVISIONS

VERTICAL TIE-DOWN BLOCK

CITY OF COLLEYVILLE TEXAS

DEC 2013 **W-6**



ELEVATION
NOT TO SCALE

NOTES:

1. DOUBLE STRAPPED BRONZE SADDLE SHALL BE USED FOR ALL SERVICE TAPS.
2. ALL FITTINGS SHALL BE COMPRESSION FITTINGS.
3. NO TAPS SHALL BE LESS THAN 1".
4. METERS SHALL NOT BE INSTALLED IN EXISTING OR PROPOSED SIDEWALKS OR WITHIN 3' OF DRIVEWAYS OR STREETS.
5. TAPS SHALL BE LOCATED ON SIDE OF MAIN FACING TOWARD METER LOCATION.
6. FOR NEW DEVELOPMENT, METERS SHALL BE LOCATED 1' OFF LOT LINE.
7. METER BOX SHALL BE DFW PLASTICS, INC. MODEL NO. DFW37F-12-BODY WITH HEAVY DUTY PLASTIC COVER MODEL NO. DFW37C-AF1F-DEEP-LID OR APPROVED EQUAL.
8. FOR CIP OR TXDOT PROJECTS ONLY: ALL WATER METERS SHALL BE SUPPLIED BY THE CONTRACTOR AS FOLLOWS:
   - ¾"x¾": NEPTUNE T-10 USG R900I PROCODER W/6' ANT (ED2B31RPWG11SG89)
   - 1": NEPTUNE T-10 R900I PROCODER USG BRZ W/6' ANT (ED2F21RPWG11SG89)

REVISIONS MAR 2024, MATERIAL REVISIONS
REVISIONS

1" WATER SERVICE FOR 1" AND 3/4" OUTLETS

CITY OF COLLEYVILLE TEXAS

MAR 2024 **W-10**

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
(817) 481-6426 FAX (817) 481-6426
ENGINEERING FIRM REGISTRATION NUMBER F-23328

PREPARED FOR: CALAIS CUSTOM HOMES
1700 PACIFIC AVENUE, SUITE 2400
DALLAS, TEXAS 75201

NO.	REVISION	BY	DATE

WATER DETAILS
HOLT FARMS
COLLEYVILLE, TEXAS

PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes

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

Drawn By: DSM

Reviewed By: CTR

Project: 1015-45

SHEET
C9.2

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

BENCHMARKS:

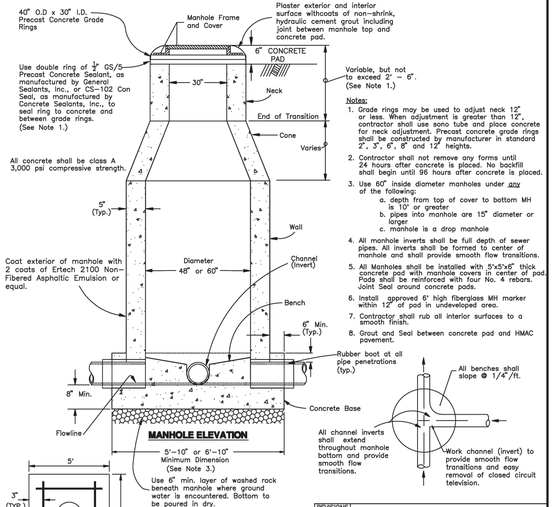
BM1
1/2" CAPPED IRON ROD
"EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6'

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

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

32" Ductile Iron Manhole Frame and Cover. Match top of cover with pavement or set cover up to 1/4" (max.) above finished grade in residential areas. See sheet S-10 for manhole frame and cover details.

Manholes constructed within 100 year flood plain shall have watertight ring and lid.



Notes:

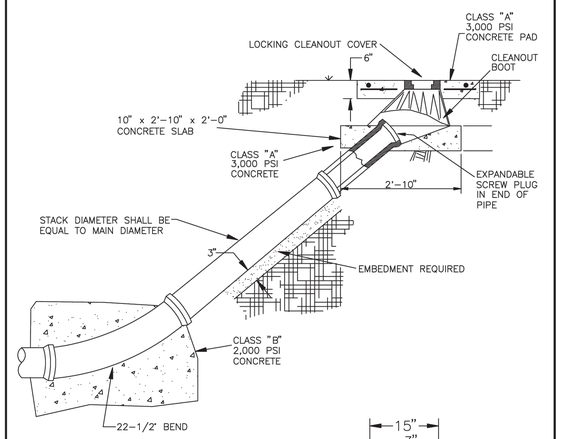
1. Grade rings may be used to adjust neck 12" or less. When adjustment is greater than 12", contractor shall use sono tube and place concrete for neck adjustment. Precast concrete grade rings shall be constructed by manufacturer in standard 2", 3", 6", 8" and 12" heights.
2. Contractor shall not remove any forms until 24 hours after concrete is placed. No backfill shall begin until 96 hours after concrete is placed.
3. Use 60" inside diameter manholes under any of the following:
   a. depth from top of cover to bottom MH is 10' or greater.
   b. pipes into manhole are 15" diameter or larger
   c. manhole is a drop manhole
4. All manhole inverts shall be full depth of sewer pipes. All inverts shall be formed to center of manhole and shall provide smooth flow transitions.
5. All Manholes shall be installed with 5'x5'x6" thick concrete pad with manhole covers in center of pad. Pads shall be reinforced with four No. 4 rebars. Joint Seal around concrete pads.
6. Install approved 6' high fiberglass MH marker within 12' of pad in undeveloped area.
7. Contractor shall rub all interior surfaces to a smooth finish.
8. Grout and Seal between concrete pad and HMAC pavement.

REVISIONS
REVISIONS

CAST IN PLACE SANITARY SEWER MANHOLE

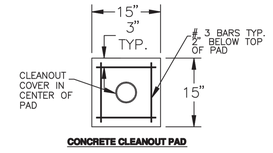
CITY OF COLLEYVILLE TEXAS

DEC 2013 S-1



Notes:

1. CLEANOUTS ARE NOT PERMITTED FOR USE UNLESS APPROVED BY CITY.
2. PROVIDE CLEANOUT PAD ON EVERY CLEANOUT.
3. THE SIZE OF THE CLEANOUT MUST BE EQUAL TO THE SIZE OF THE WASTEWATER COLLECTION SYSTEM MAIN.
4. CLEANOUTS SHALL NOT BE ALLOWED ON SANITARY SEWER MAINS 10" OR GREATER IN DIAMETER.
5. NO SERVICES ALLOWED ON STACK.



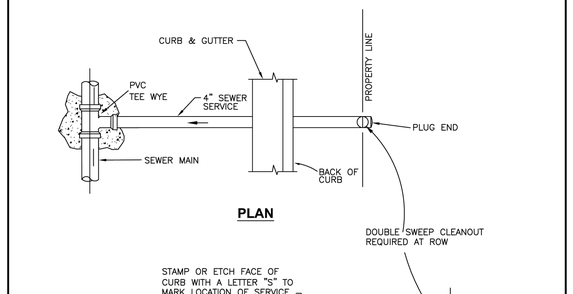
CONCRETE CLEANOUT PAD

REVISIONS
REVISIONS

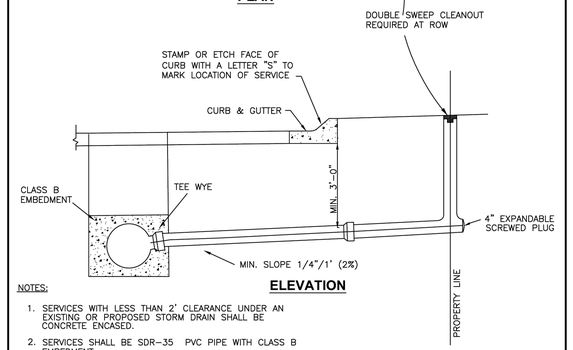
SANITARY SEWER CLEANOUT

CITY OF COLLEYVILLE TEXAS

DEC 2013 S-5



PLAN



ELEVATION

Notes:

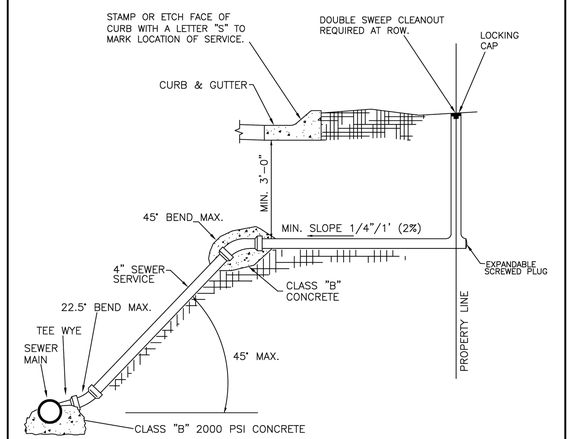
1. SERVICES WITH LESS THAN 2' CLEARANCE UNDER AN EXISTING OR PROPOSED STORM DRAIN SHALL BE CONCRETE ENCASED.
2. SERVICES SHALL BE SDR-35 PVC PIPE WITH CLASS B EMBEDMENT.
3. NEW SERVICE TAPS ON EXISTING MAINS REQUIRE INSERTA-TEE CONNECTION OR APPROVED EQUAL.
4. CLEANOUT SHALL BE BASS & HAYS FOUNDRY, INC. MODEL NO. BH-404 4" LATERAL CLEANOUT WITH LID OR APPROVED EQUAL.

REVISIONS 11/2024 - ADDED CLEANOUT SPEC
REVISIONS

SANITARY SEWER SERVICE

CITY OF COLLEYVILLE TEXAS

NOV 2024 S-6



ELEVATION

(PLAN VIEW SAME AS SANITARY SEWER SERVICE)

Notes:

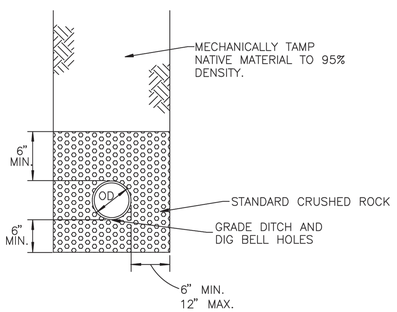
1. CLASS "B" EMBEDMENT REQUIRED FOR SEWER MAIN AND SERVICE LINE WITHIN EASEMENT OR ROW UNLESS OTHERWISE NOTED.
2. SERVICES SHALL BE SDR-26 PVC PIPE.
3. NEW SERVICE TAPS ON EXISTING MAINS REQUIRE INSERTA-TEE CONNECTION OR APPROVED EQUAL.
4. DEEP SANITARY SEWER SERVICE TO BE USED WHEN DEPTH OF SEWER MAIN IS AT OR EXCEEDS 10'.
5. CLEANOUT SHALL BE BASS & HAYS FOUNDRY, INC. MODEL NO. BH-404 4" LATERAL CLEANOUT WITH LID OR APPROVED EQUAL.

REVISIONS 11/2024 - ADDED CLEANOUT SPEC
REVISIONS

DEEP SANITARY SEWER SERVICE

CITY OF COLLEYVILLE TEXAS

NOV 2024 S-7



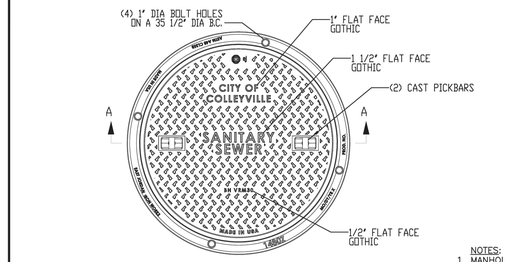
CLASS "B" EMBEDMENT
TYPICAL SANITARY SEWER MAIN

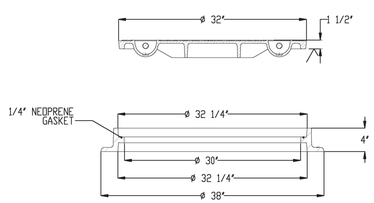
REVISIONS
REVISIONS

CLASS 'B' SEWER EMBEDMENT

CITY OF COLLEYVILLE TEXAS

DEC 2013 S-8





SECTION A-A

Notes:

1. MANHOLE FRAME AND COVER SHALL BE AS MANUFACTURED BY BASS & HAYES PRODUCT NO. VRM 30 OR APPROVED EQUAL.
2. THESE MANHOLE COVERS AND FRAMES ARE NOT TO BE USED ON PRIVATE MANHOLES.
3. FOR DRAINAGE FACILITIES (INLETS, MANHOLES AND JUNCTION BOXES), SUBSTITUTE 'STORM DRAIN' FOR 'SANITARY SEWER'.
4. COVER WILL BE NON-LOCKING TYPE.

REVISIONS
REVISIONS

SANITARY SEWER MANHOLE FRAME & COVER DETAIL

CITY OF COLLEYVILLE TEXAS

DEC 2013 S-10

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 481-6426
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
1400 CORPORATE CENTER WAY
SOUTHLAKE, TEXAS 76092
(817) 481-6426

NO.	REVISION	BY	DATE

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. 91407 Date 9/17/2025

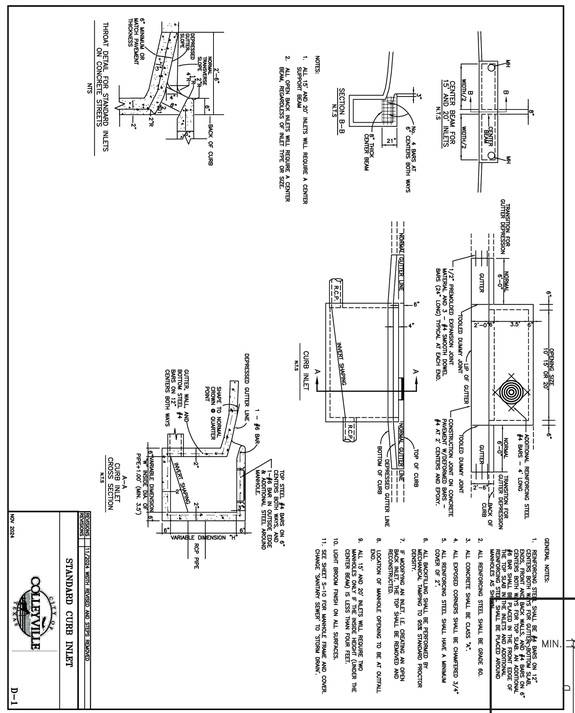
Drawn By: DSM

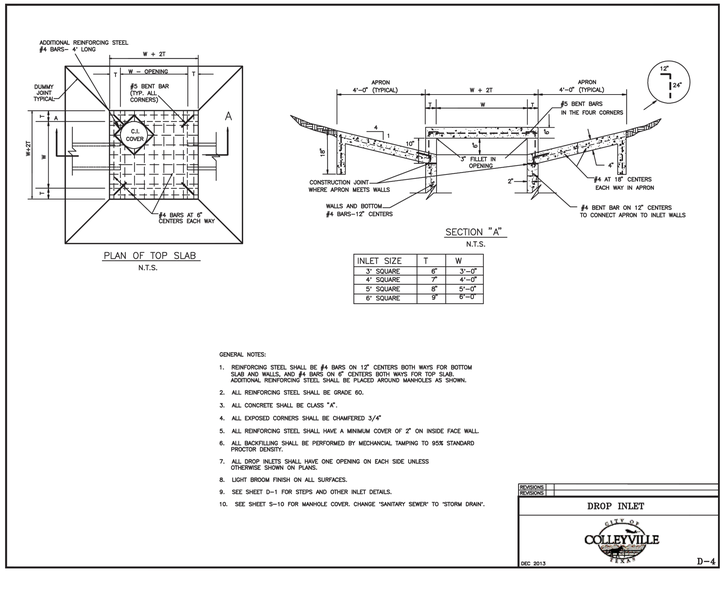
Reviewed By: CTR

Project: 1015-45

SHEET
C9.3

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



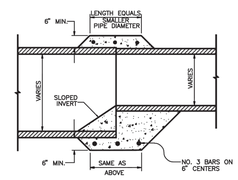


INLET SIZE	T	W
3' SQUARE	6"	3'–0"
4' SQUARE	7"	4'–0"
5' SQUARE	8"	5'–0"
6' SQUARE	9"	6'–0"

GENERAL NOTES:

1. REINFORCING STEEL SHALL BE #4 BARS ON 12" CENTERS BOTH WAYS FOR BOTTOM SLAB AND WALLS, AND #4 BARS ON 6" CENTERS BOTH WAYS FOR TOP SLAB. ADDITIONAL REINFORCING STEEL SHALL BE PLACED AROUND MANHOLES AS SHOWN.
2. ALL REINFORCING STEEL SHALL BE GRADE 60.
3. ALL CONCRETE SHALL BE CLASS "A".
4. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4"
5. ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 2" ON INSIDE FACE WALL.
6. ALL BACKFILLING SHALL BE PERFORMED BY MECHANICAL TAMPING TO 95% STANDARD PROCTOR DENSITY.
7. ALL DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
8. LIGHT BROOM FINISH ON ALL SURFACES.
9. SEE SHEET D-1 FOR STEPS AND OTHER INLET DETAILS.
10. SEE SHEET S-10 FOR MANHOLE COVER. CHANGE "SANITARY SEWER" TO "STORM DRAIN".

DROP INLET
CITY OF COLLEYVILLE TEXAS
DEC 2013
D-4

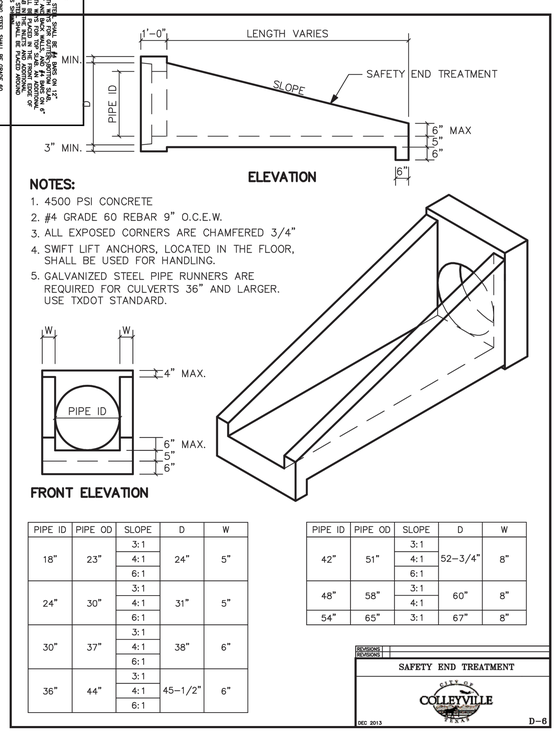


PIPE COLLAR DETAIL
NTS

NOTES

1. THIS PROCEDURE/DETAIL WILL ONLY BE USED WHEN A PREFAB REDUCTION IS NOT POSSIBLE.
2. CONCRETE FOR COLLAR WILL NOT BE PAID FOR DIRECTLY, BUT WILL BE CONSIDERED SUBSIDIARY TO THE VARIOUS OTHER BID ITEMS.
3. CONCRETE SHALL BE 5 SACK 3000 PSI.

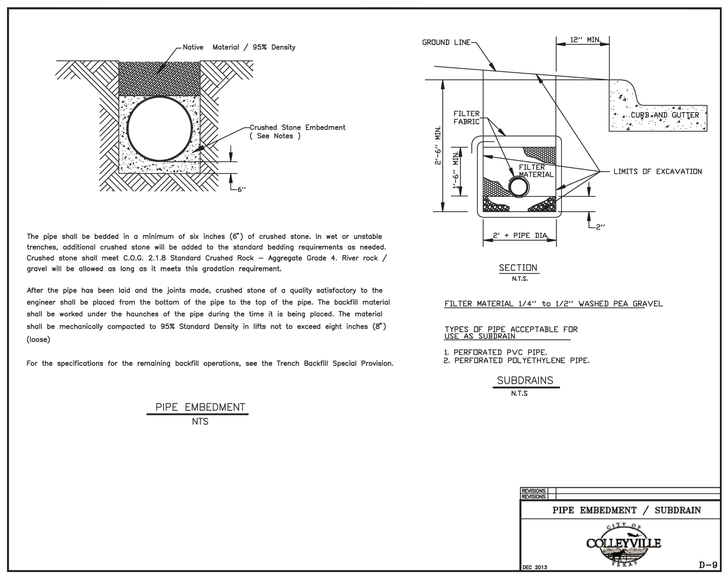
PIPE COLLAR
CITY OF COLLEYVILLE TEXAS
DEC 2013
D-5



PIPE ID	PIPE OD	SLOPE	D	W
18"	23"	3:1	24"	5"
		4:1		
		6:1		
24"	30"	3:1	31"	5"
		4:1		
		6:1		
30"	37"	3:1	38"	6"
		4:1		
		6:1		
36"	44"	3:1	45–1/2"	6"
		4:1		
		6:1		

PIPE ID	PIPE OD	SLOPE	D	W
42"	51"	3:1	52–3/4"	8"
		4:1		
		6:1		
48"	58"	3:1	60"	8"
		4:1		
54"	65"	3:1	67"	8"

SAFETY END TREATMENT
CITY OF COLLEYVILLE TEXAS
DEC 2013
D-6



The pipe shall be bedded in a minimum of six inches (6") of crushed stone. In wet or unstable trenches, additional crushed stone will be added to the standard bedding requirements as needed. Crushed stone shall meet C.O.G. 2.1.8 Standard Crushed Rock – Aggregate Grade 4. River rock / gravel will be allowed as long as it meets this gradation requirement.

After the pipe has been laid and the joints made, crushed stone of a quality satisfactory to the engineer shall be placed from the bottom of the pipe to the top of the pipe. The backfill material shall be worked under the haunches of the pipe during the time it is being placed. The material shall be mechanically compacted to 95% Standard Density in lifts not to exceed eight inches (8") (loose)

For the specifications for the remaining backfill operations, see the Trench Backfill Special Provision.

PIPE EMBEDMENT
NTS

SECTION
N.T.S.

FILTER MATERIAL 1/4" to 1/2" WASHED PEA GRAVEL

TYPES OF PIPE ACCEPTABLE FOR USE AS SUBDRAIN

1. PERFORATED PVC PIPE.
2. PERFORATED POLYETHYLENE PIPE.

SUBDRAINS
N.T.S

PIPE EMBEDMENT / SUBDRAIN
CITY OF COLLEYVILLE TEXAS
DEC 2013
D-9

REDINGER GROUP, LLC
P.O. BOX 93305
SOUTHLAKE, TEXAS 76092
(817) 481-6426
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
700 E. SOUTHLAKE BLVD., SUITE 114
SOUTHLAKE, TEXAS 76092
(817) 481-6426

NO.	REVISION	BY	DATE

STORM DRAIN 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. 97497 Date 9/17/2015

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

SHEET
C9.4

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

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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)	
					Bars J1		Bars J2			
Maximum Wingwall Height Hw	W	X	Y	Z	Size	Spa	Size	Spa	Reinf Lb/Ft)	Conc (CY/Ft)
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)

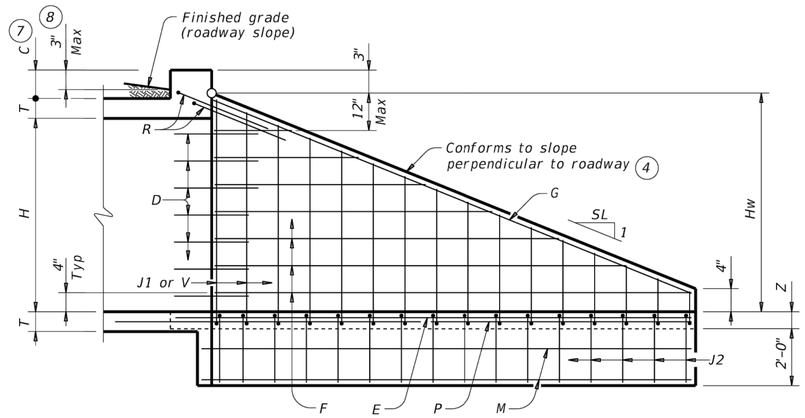
For cast–in–place culverts:
Ltw = (N) (S) + (N + 1) (U)

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

Total Wingwall Area (two wings ~ SF) = (Hw + 0.333') (Lw)

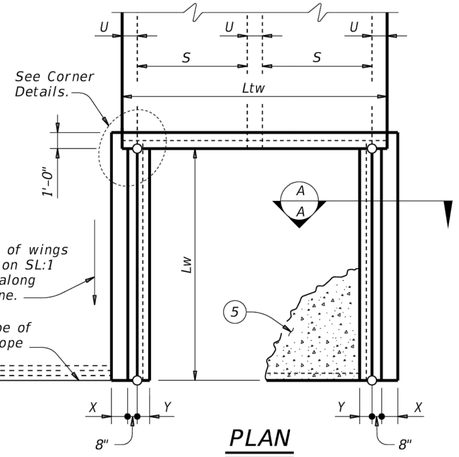
Hw = Height of wingwall
SL:1 = Side slope ratio (horizontal:1 vertical)
Lw = Length of wingwall
Ltw = Culvert toewall length
N = Number of culvert spans

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



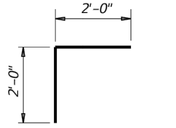
INSIDE ELEVATION

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

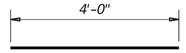


PLAN

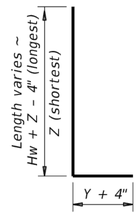
(Showing dimensions.)



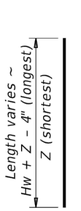
BARS R



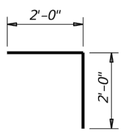
BARS D



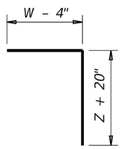
BARS J1



BARS V



BARS L



BARS J2

(1) Extend Bars P 3'–0" minimum into bottom slab of box culvert.

(2) Adjust as necessary to maintain 1 1#2" clear cover and 4" minimum between bars.

(3) 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.

(4) Recommended values of side slope are: 2:1, 3:1, 4:1, and 6:1.

(5) 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.

(6) At Contractor's option, culvert toewall may be ended flush with wingwall toewall. Adjust reinforcing as needed.

(7) 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.

(8) 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.

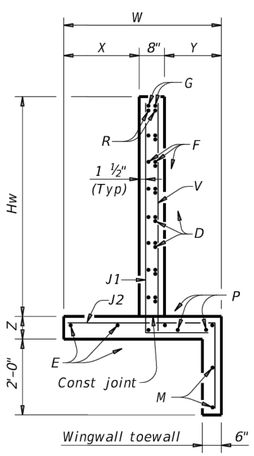
MATERIAL NOTES:

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.

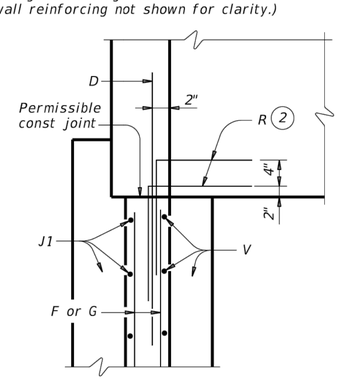
GENERAL NOTES:

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.

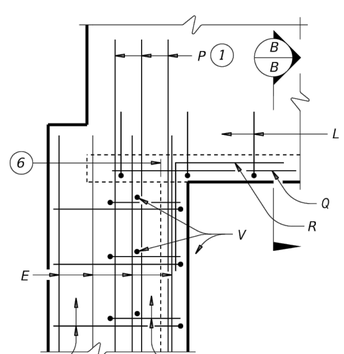
Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out–to–out of bars.



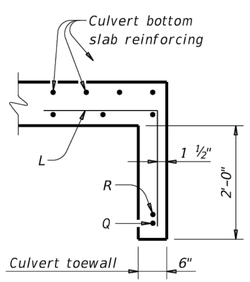
SECTION A-A



WINGWALL



FOOTING AND TOEWALL



SECTION B-B (5)

CORNER DETAILS

Texas Department of Transportation

Bridge Division Standard

CONCRETE WINGWALLS
WITH STRAIGHT WINGS FOR 0° SKEW BOX CULVERTS

SW-0

FILE: CD-SW0-20.dgn	DN: GAF	CK: CAT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020 REVISIONS	CONT	SECT	JOB	HIGHWAY
	DIST	COUNTY		SHEET NO.
				C9.5

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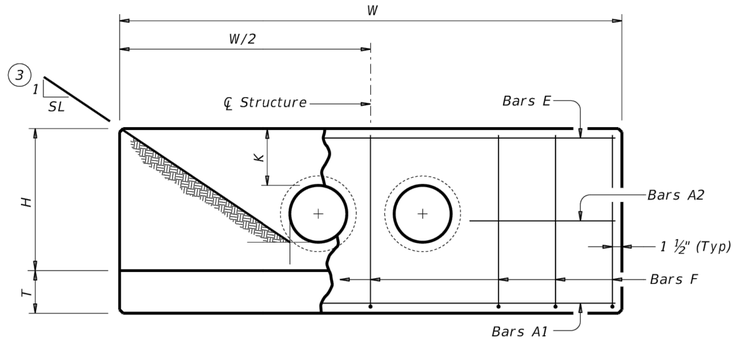
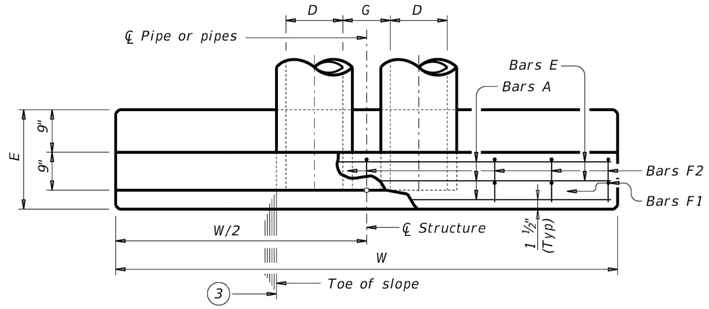
DATE:
FILE:

TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (5)

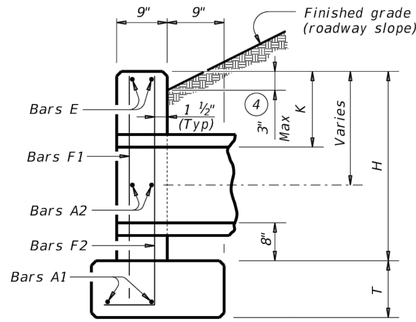
Slope	Dia of Pipe (D)	Values for One Pipe			Values To Be Added for Each Addt'l Pipe		
		W	Reinf (Lbs) (1)	Conc (CY) (2)	W	Reinf (Lbs) (1)	Conc (CY) (2)
2:1	12"	9' – 0"	122	1.1	1' – 9"	15	0.2
	15"	10' – 3"	136	1.3	2' – 2"	16	0.2
	18"	11' – 6"	163	1.5	2' – 8"	19	0.3
	21"	12' – 9"	200	1.8	3' – 1"	31	0.4
	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"	101	2.3



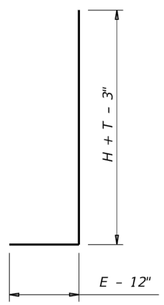
ELEVATION



PLAN OF NON-SKEWED PIPES



SECTION AT CENTER OF PIPE



BARS F2

(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

Dia of Pipe (D)	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 REINFORCING STEEL (6)

Bar	Size	Spa	No.
A1	#5	~	2
A2	#5	1' – 6"	~
E	#5	~	2
F	#5	1' – 0"	~

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.

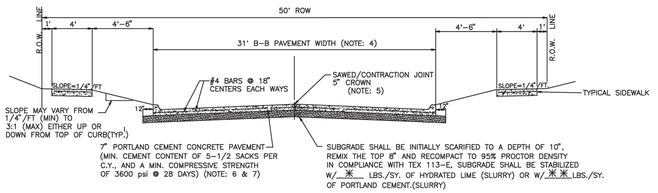
Texas Department of Transportation

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



31' CONCRETE PAVEMENT SECTION
TYPICAL CROSS SECTION

NTS

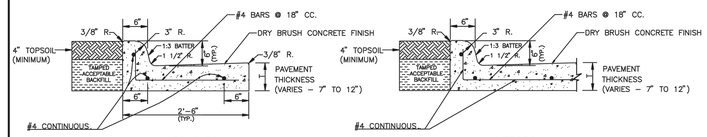
NOTES:
1. TRANSVERSE SAWED CONTRACTION JOINTS AT 12' INTERVALS FOR CONCRETE PAVEMENT.
✳ 2. LIME SHALL BE APPLIED AT 6% BY WEIGHT MINIMUM QUANTITY IS 36 LBS/SY. IN SOME AREAS A GREATER QUANTITY (OR A LIME SERIES TEST) MAY BE REQUIRED AT THE CITY'S DISCRETION.
✳✳ 3. CEMENT SHALL BE APPLIED AT 5% BY WEIGHT. MINIMUM QUANTITY IS 30#/SY.
4. 43' BB FOR 2-LANE COLLECTOR, 49' BB FOR 4-LANE COLLECTOR
5. 6" CROWN FOR COLLECTOR.
6. 8" THICKNESS FOR COLLECTOR.
7. HAND POURS SHALL BE 6-SACK.

REVISIONS
REVISIONS

CONCRETE STREET SECTION

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-1



NOTES:

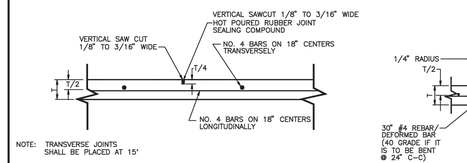
1. TOOLED JOINTS SHALL BE PLACED AT FIVE FOOT INTERVALS OR MATCHING ABUTTING SIDEWALK JOINTS AND PAVEMENT JOINTS.
2. EXPANSION JOINTS SHALL BE PLACED AT ALL INTERSECTIONS PC'S, PT'S, DRIVEWAYS, INLETS, OTHER CURB AND GUTTER OR EVERY 200 FEET.
3. CONCRETE SHALL BE 5 1/2 SACK – 3600 PSI.
4. MOUNTABLE CURBS ARE NOT ALLOWED.

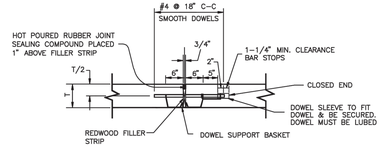
REVISIONS
REVISIONS

CONCRETE CURB & GUTTER

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-4





NOTES:
1. PAVEMENT STEEL IS NOT SHOWN FOR CLARITY AND SHALL STOP 3 INCHES FROM JOINT.
2. EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 600 FEET.

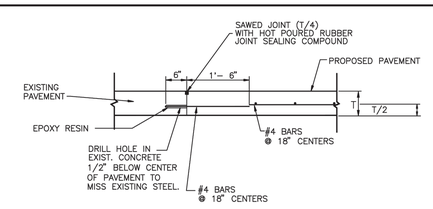
TRANSVERSE EXPANSION JOINT
NTS

REVISIONS
REVISIONS

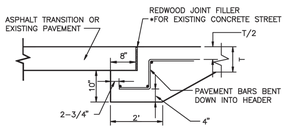
PAVEMENT JOINTS

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-5



EPOXY TIE BAR
NTS



NOTE: PAVEMENT & HEADER TO BE POURED MONOLITHICALLY

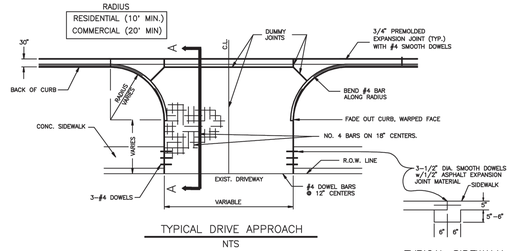
PAVEMENT HEADER
NTS

REVISIONS
REVISIONS

PAVEMENT HEADER, EPOXY TIE BAR

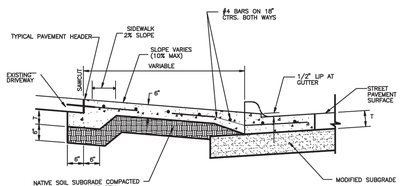
CITY OF COLLEYVILLE TEXAS

DEC 2013 P-6



TYPICAL DRIVE APPROACH
NTS

TYPICAL SIDEWALK CONNECTION TO A DRIVE APPROACH



SECTION 'A-A'
(FOR TYPICAL DRIVE APPROACH)
NTS

NOTES:

(1) THE SLOPE OF THE DRIVE WHERE SIDEWALKS CROSS SHALL BE A MAXIMUM 2% . SIDEWALK SHALL BE CONNECTED TO DRIVE WITH #4 BARS ON 18" CENTERS.
(2) REMOVE ANY EXISTING SIDEWALK AT NEAREST JOINT AND CONNECT REPLACED SECTION TO DRIVE WITH 3-#4 SMOOTH DOWELS WITH 1/2" PREMOLDED EXPANSION MATERIAL.
(3) FOR APPROACH CONNECTING TO EXISTING STREET SAWCUT AND REMOVE TO 30" FROM BACK OF CURB OR EXISTING GUTTER LINE.

REVISIONS
REVISIONS

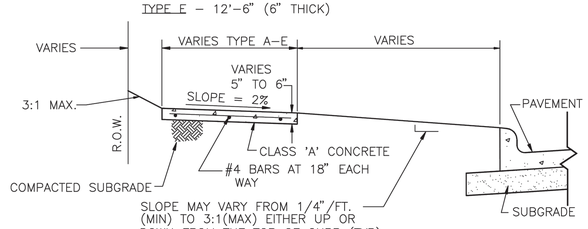
TYPICAL DRIVE APPROACH

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-7

WIDTH & THICKNESS

TYPE A – 4'-0" (5" THICK) (ADA : 5' WIDE PASSING LANE EVERY 200')
TYPE B – 5'-0" (5" THICK)
TYPE C – 8'-0" (6" THICK)
TYPE D – 10'-0" (6" THICK)
TYPE E – 12'-6" (6" THICK)



NOTE: TRANSVERSE EXPANSION JOINT (REDWOOD) EVERY 40', (USE #4 SMOOTH DOWELS)

SIDEWALK
NTS

REVISIONS
REVISIONS

SIDEWALK

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-8

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 481-6426
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CALAIS CUSTOM HOMES
700 E. SOUTHLAKE BLVD. SUITE
SOUTHLAKE, TEXAS 76092
(817) 481-6426

NO.	REVISION	BY	DATE

PAVING 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

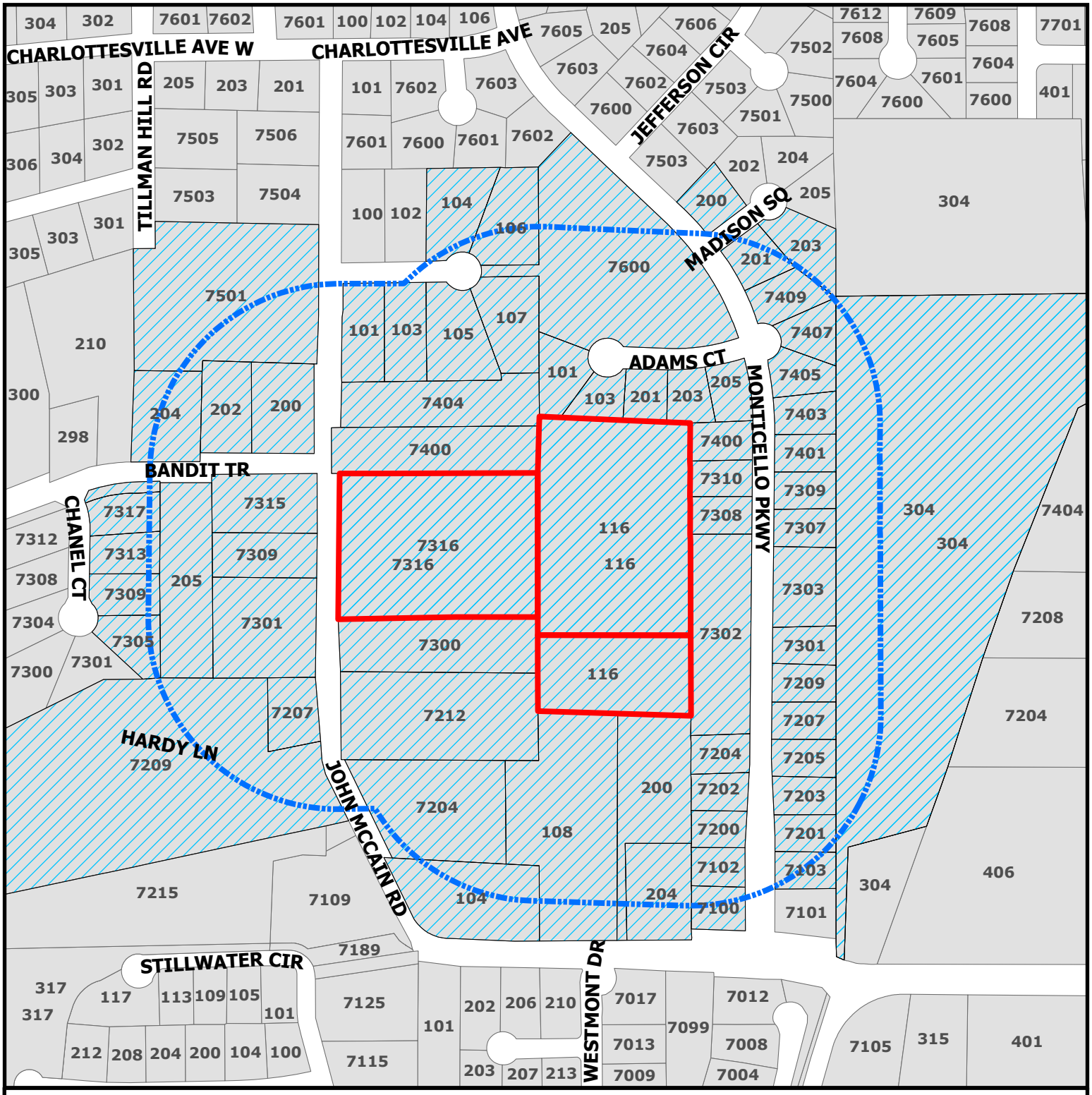
Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 9/17/2015

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

SHEET
C9.7

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

Notification Map



CITY OF COLLEYVILLE TEXAS

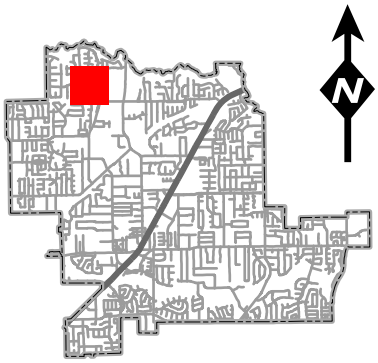
PC25-020

7316 & 116 John McCain

Subject Property

Buffer

Parcels to be notified



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.

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

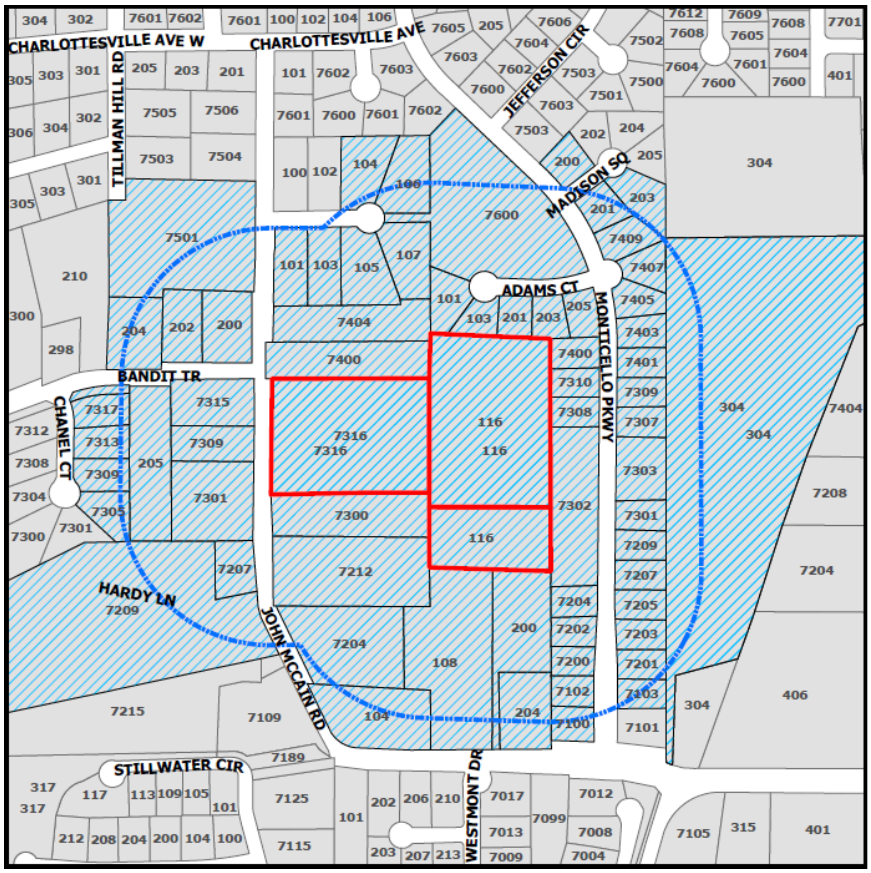
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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-25-5091

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.

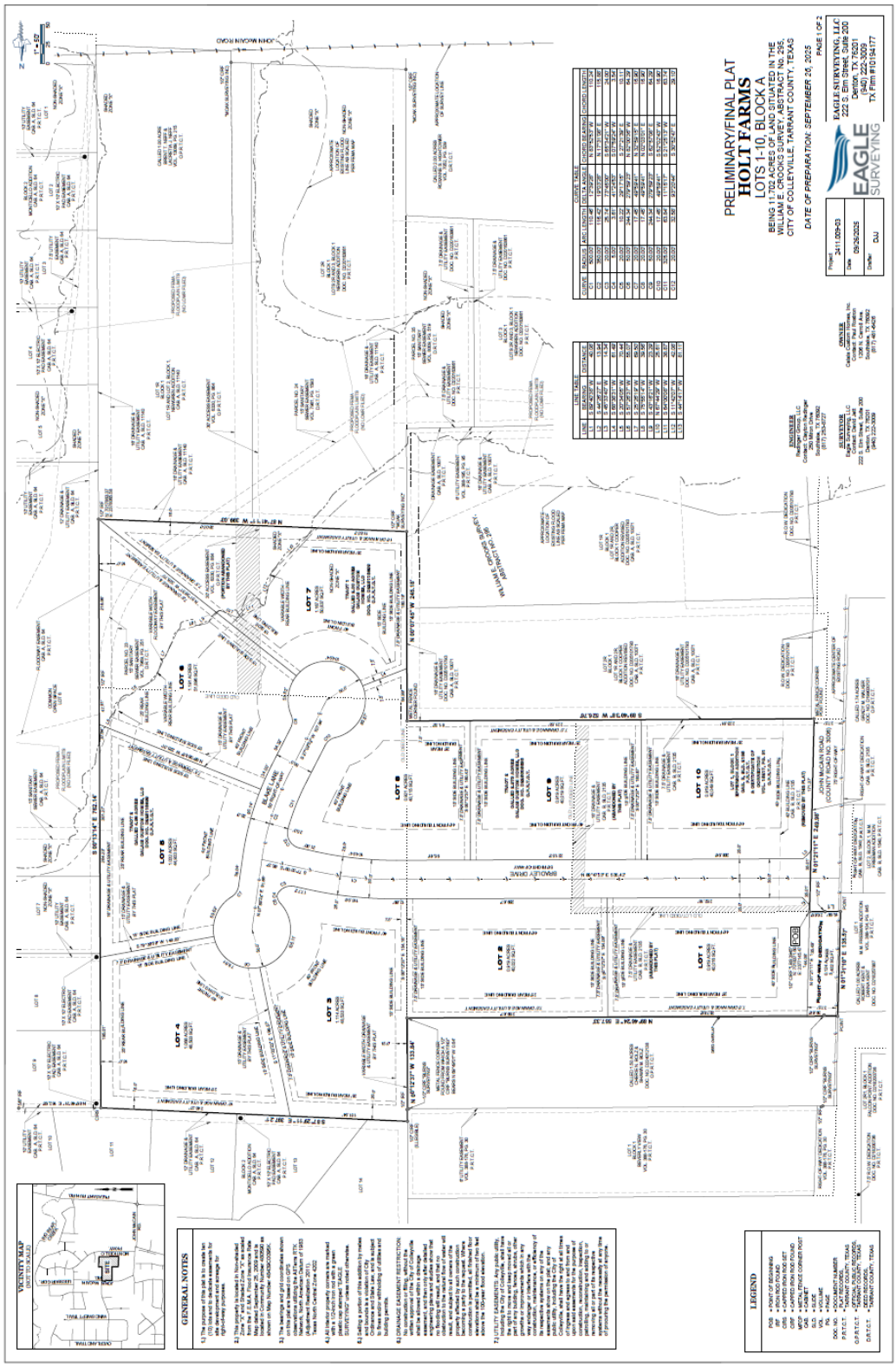
Mayor Bobby Lindamood	_____	Mark Alphonso, Place 2	_____
Mayor Pro Tem Brandi Elder	_____	Ben Graves, Place 4	_____
Deputy Mayor Pro Tem Scotty Richardson	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A" – Plat Exhibit



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 4.96 acre tract of land conveyed to Calais Custom Homes, LLC by warranty deed of record in Document Number D225116599 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 D225005695 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 "LBG 3948" found in the East right-of-way line of John McCalin 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 Northeast corner of said Lot 1;

THENCE, S89°40'36"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 McCalin 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 McCalin 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 4.96 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 N89°46'01"W, a distance of 0.64 feet;

THENCE, N00°12'37"W, along the West line of said 4.96 acre tract, being in part, the common East line of Lot 1, Block 1 of Beverly View, a subdivision of record in Doucnwent 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 4.96 acre tract;

THENCE, S87°39'11"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 4.96 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 4.96 acre tract;

THENCE, S00°13'14"E, leaving the South line of said Lot 11, along the West lines of Lots 3-8 of said Lots 3-14, Block 1 of Monticello Addition, being the common East line of said 4.96 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 4.96 acre tract and said 2.00 acre tract, and continuing a total distance of 752.14 feet to a 1/2 inch iron rod with yellow plastic cap stamped "NOAH 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 D220183981 of said Plat Records, being the common South line of said 2.00 acre tract, a distance of 396.03 feet 1/2 inch iron rod with yellow plastic cap stamped "NOAH 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 4.96 acre tract, passing at a distance of 218.42 feet, the common West corner of said 2.00 acre tract and said 4.96 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°40'36"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 McCalin Road, being the Southwest 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 McCalin 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 248.96 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: SEPTEMBER 26, 2025

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

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 Roshon
1206 N. Carroll Ave.
Southlake, TX 76092
(817) 481-6426

Project	2411.009-03
Date	09/26/2025
Drafter	DJJ

EAGLE SURVEYING

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

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 6c **Agenda Date** 11/5/2025 **Number** Resolution R-25-5092
Type Resolution
Department Community Development

Title
Consideration of a variance to the lot size regulations of the RD Two-Family Residential zoning district on Lot 4, Block 4, Saddlebrook Addition, being located at 602 Brookhollow Drive, Case VC25-006

Explanation
Reading and Public Hearing

Ahmed Nazir, the applicant, has submitted a request for a variance to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for the lot size area and width regulations in the RD Two-Family Residential district. The request is to allow for an addition to the home to be built. Lots zoned RD that are developed for single-family use are required to conform to the standards of the R-20 Single Family Residential zoning district. The lot area is 8,925 square feet and the width is 88 feet.

Existing Conditions/Background: The subject property, 602 Brookhollow Drive, is zoned RD Two-Family Residential and developed with a single-family home.

Requested Variance: The applicant is requesting a variance to the lot area and width regulations, to allow for a new addition to the home to be constructed. The R-20 zoning district requires a minimum of 20,000 square feet for the lot area and 100 feet for lot width. The variance would allow for the existing lot area of 8,925 square feet and lot width of 88 feet.

Ordinance – Chapter 3 – Land Use – Section 3.24.G Schedule of District Regulations

The minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size	20,000 square feet 8,925 s.f.
Minimum Lot Width	100 feet 88 ft
Minimum Lot Depth	125 feet
Front Yard Setback	30 feet
Side Yard Setback	10 feet
Rear Yard Setback	25 feet
Maximum Lot Coverage	30%
Maximum Impervious Coverage	60%

Analysis: The subject property is requesting to have a variance to the lot size, specifically area and width. When a lot zoned RD is developed with a single-family residential use, the lot shall comply with the R-20 zoning district standards. A variance to the lot size is required to allow the ability to apply for and receive the necessary building permit to build a new addition to the home.

Plat Status: The property is currently platted as Lot 4, Block 4, of the Saddlebrook Addition.

DRC Review: The DRC reviewed the request during their October 20, 2025, meeting and determined the case would be scheduled for the November 5, 2025, City Council meeting.

Drainage: N/A

Surrounding Development: The properties to the north, south, east, and west are zoned RD Two-Family Residential and improved with single-family homes.

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.

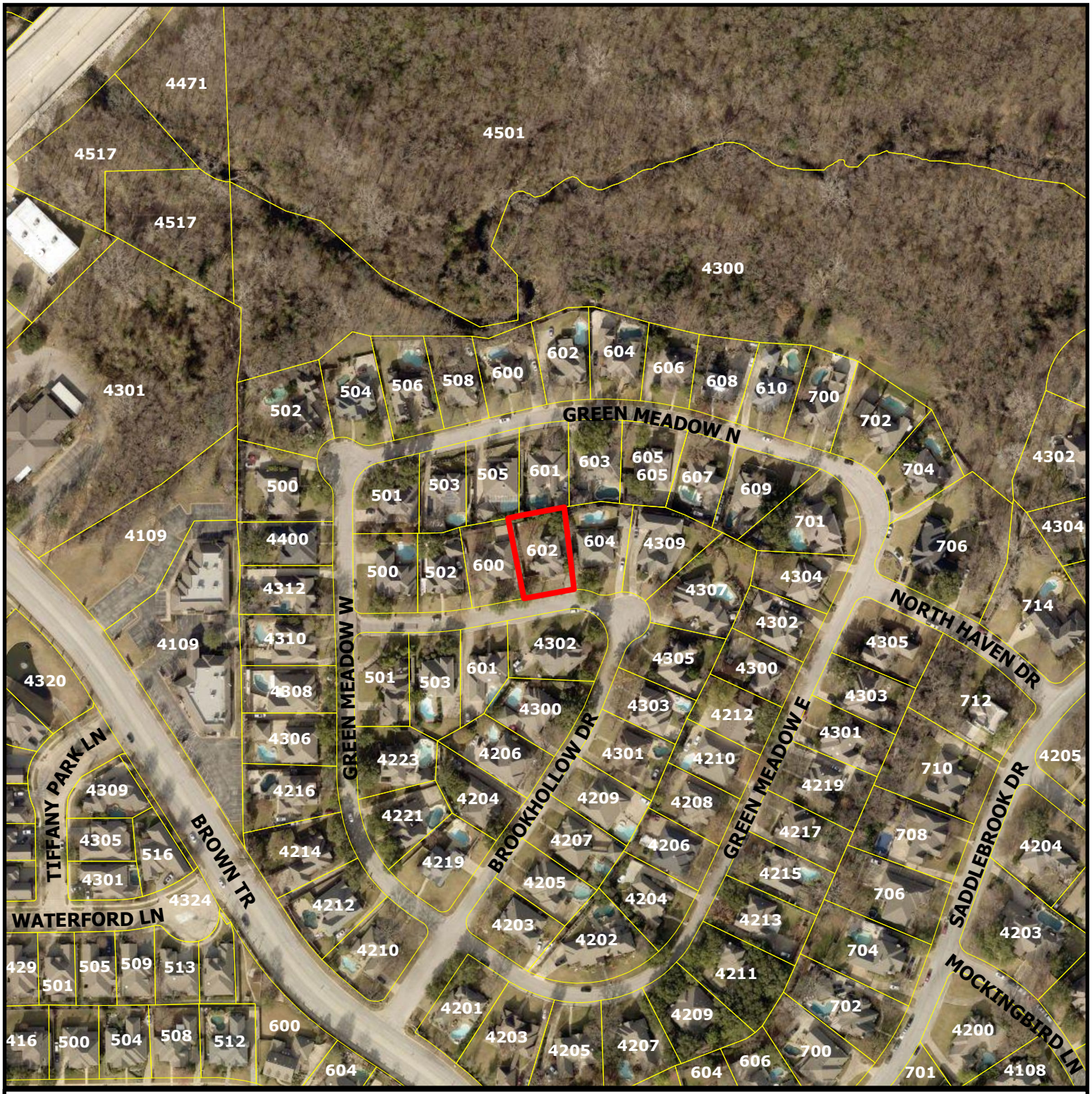
Staff Recommendation: Staff recommends approval.

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Elevations
5. Backyard Exhibits
6. Notification Map
7. Notification Letter
8. Resolution R-25-5092

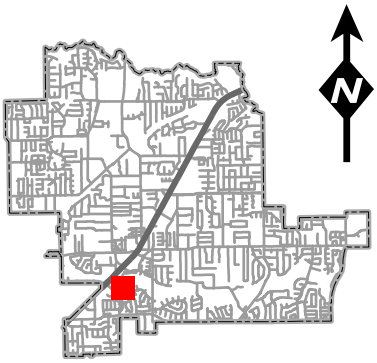
Aerial Map



CITY OF COLLEYVILLE TEXAS

VC25-006

602 Brookhollow Drive



Subject Property

DISCLAIMER:
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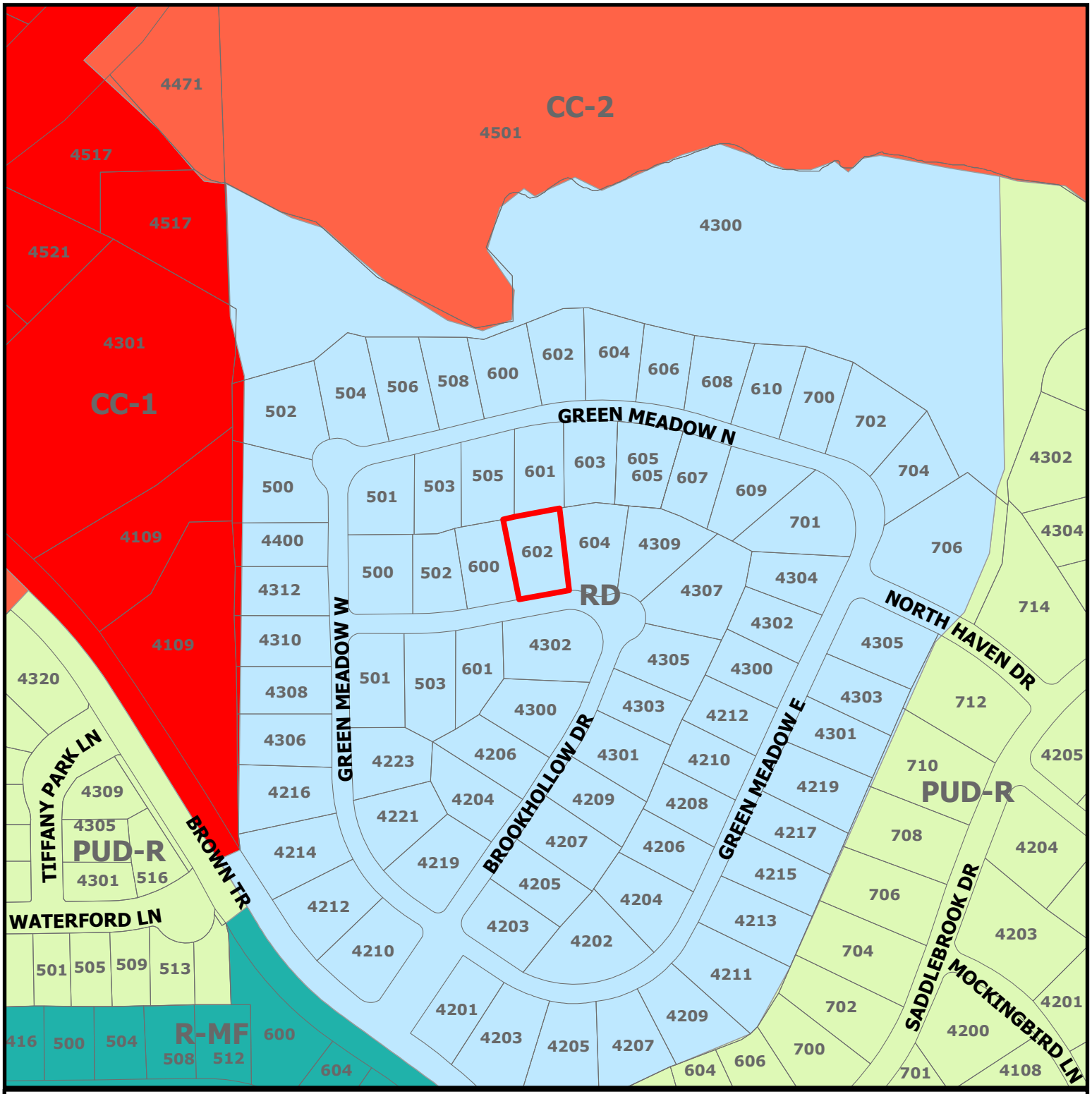
Zoning Map



VC25-006

602 Brookhollow Drive

CITY OF COLLEYVILLE TEXAS

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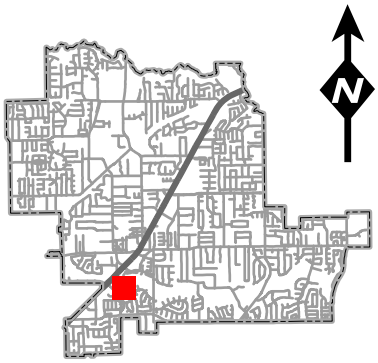
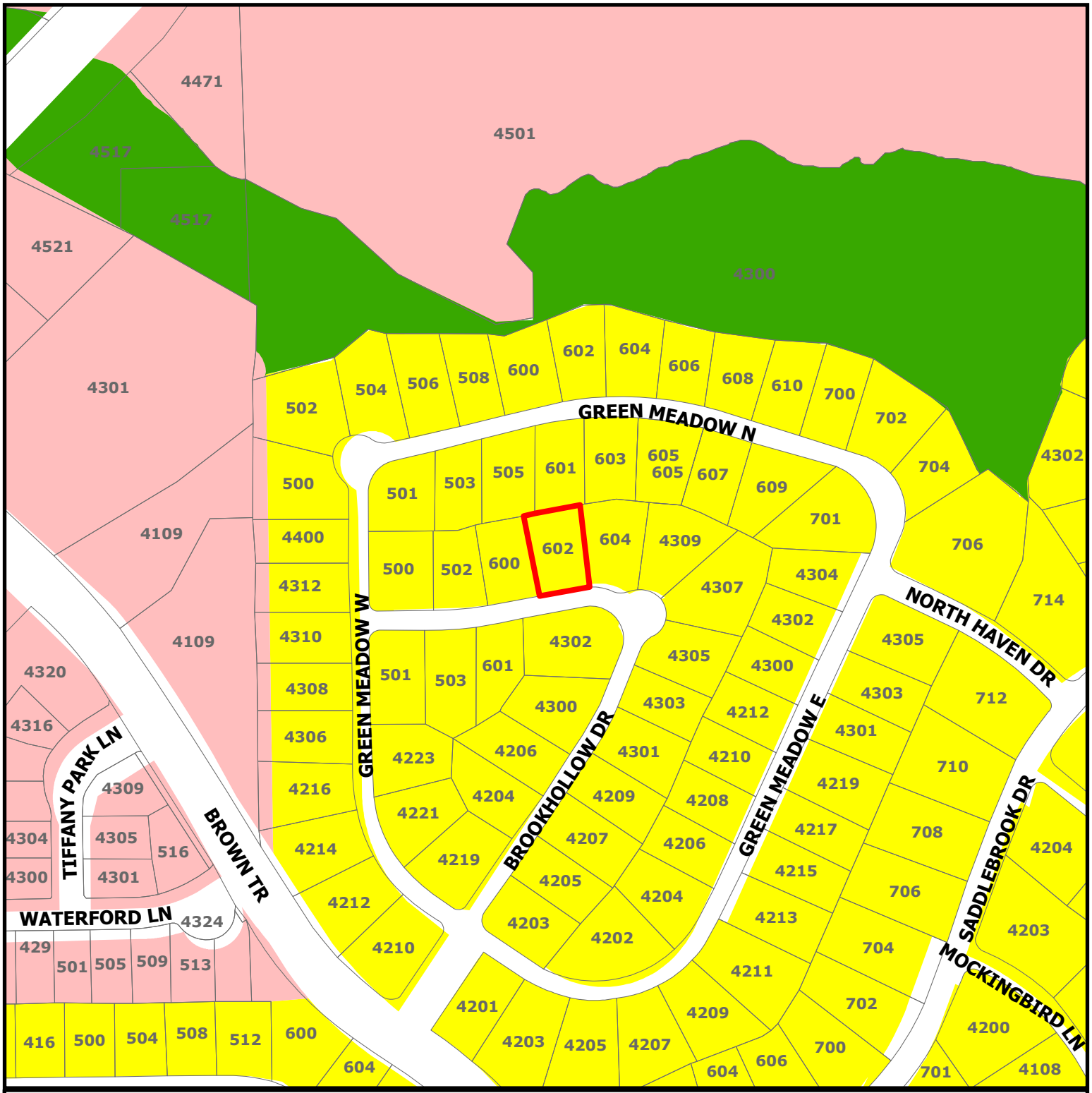
Subject Property



Future Land Use Map

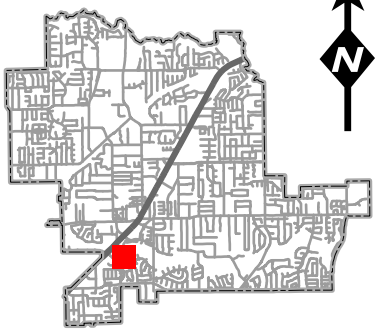


CITY OF COLLEYVILLE TEXAS

VC25-006

602 Brookhollow Drive

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



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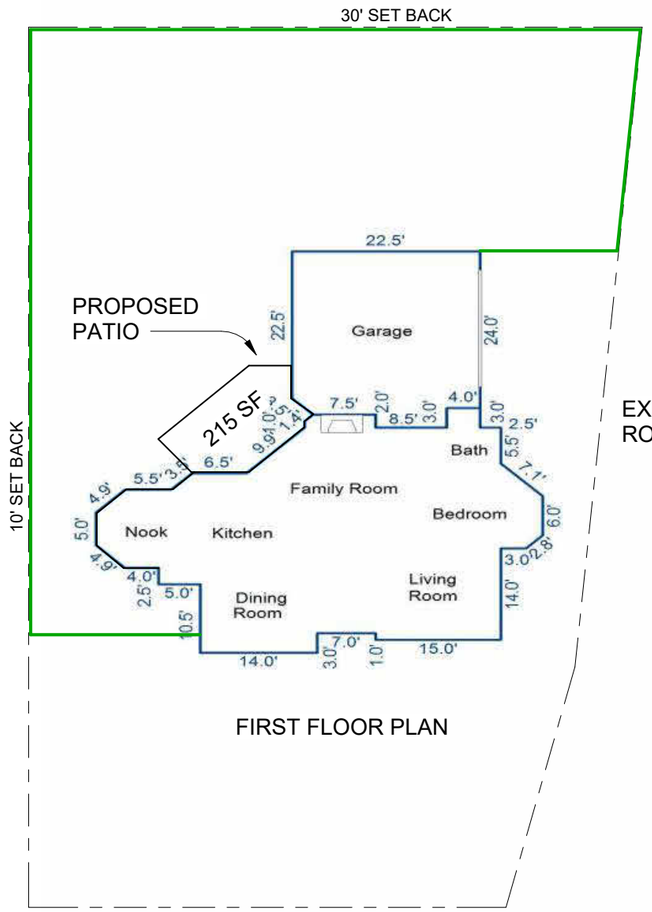
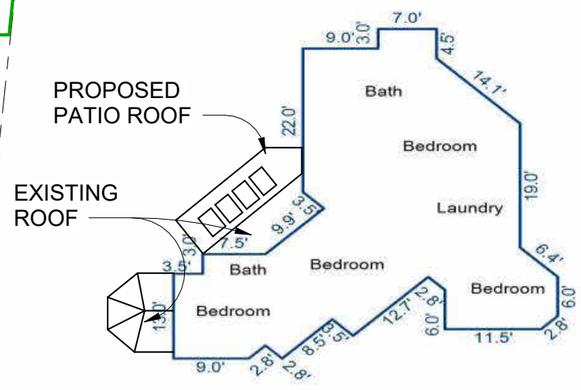
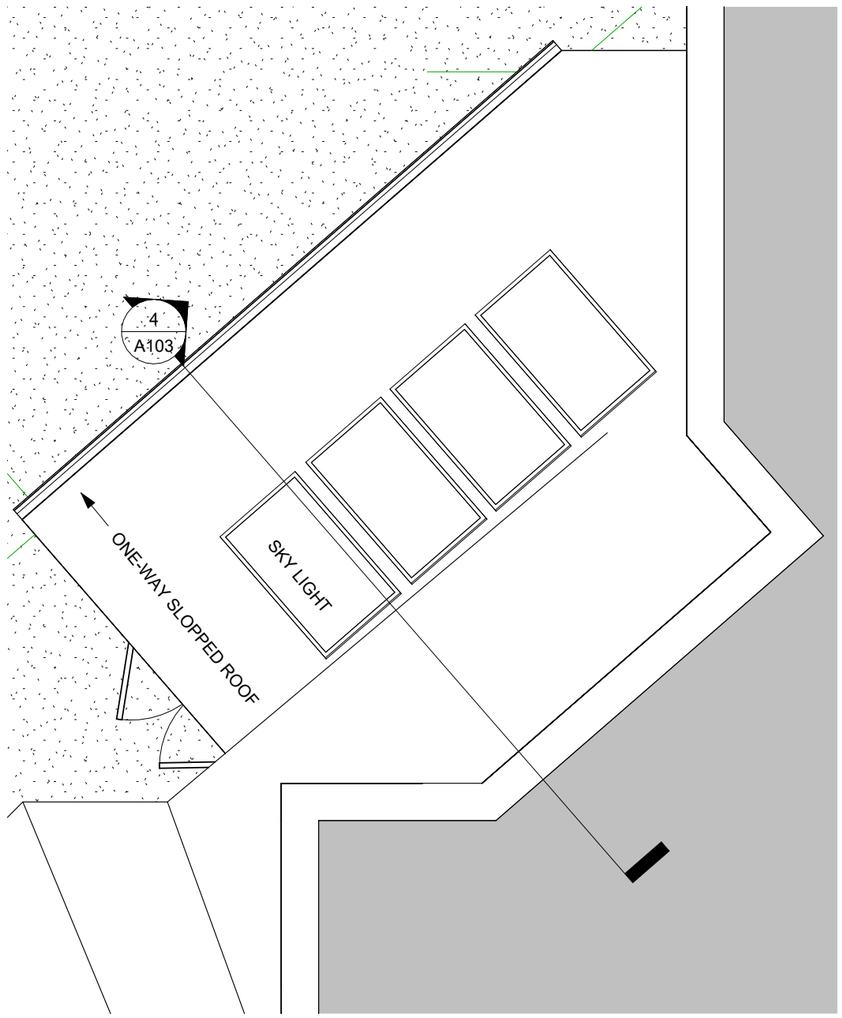


FIRST FLOOR PLAN



SECOND FLOOR PLAN



1 ROOF PLAN
1/4" = 1'-0"

SURVEY PLAN

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	1362.9	173.6	1362.9
GLA2	Second Floor	1.0	1307.1	194.0	1307.1
GAR	Garage	1.0	572.4	97.5	572.4
	Net LIVABLE			(rounded)	2,670

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
First Floor	0.5	x	6.5	x	3.3	=	10.6
			8.8	x	4.6	=	40.6
	0.5	x	5.5	x	2.8	=	7.6
			4.9	x	3.9	=	19.3
			4.6	x	3.5	=	16.3
	0.5	x	5.0	x	2.5	=	6.3
			4.9	x	3.5	=	17.5
			14.0	x	13.0	=	182.0
			5.0	x	2.5	=	12.5
			10.0	x	7.0	=	70.0
	0.5	x	30.4	x	15.2	=	231.1
	0.5	x	1.4	x	0.7	=	0.5
			22.5	x	1.0	=	22.5
			23.5	x	7.5	=	176.3
			4.0	x	3.0	=	12.0
			32.5	x	15.0	=	487.5
27 addl items							
43 total items					(rounded)		2,670

© Starcap Marketing, LLC. dba Apex Software

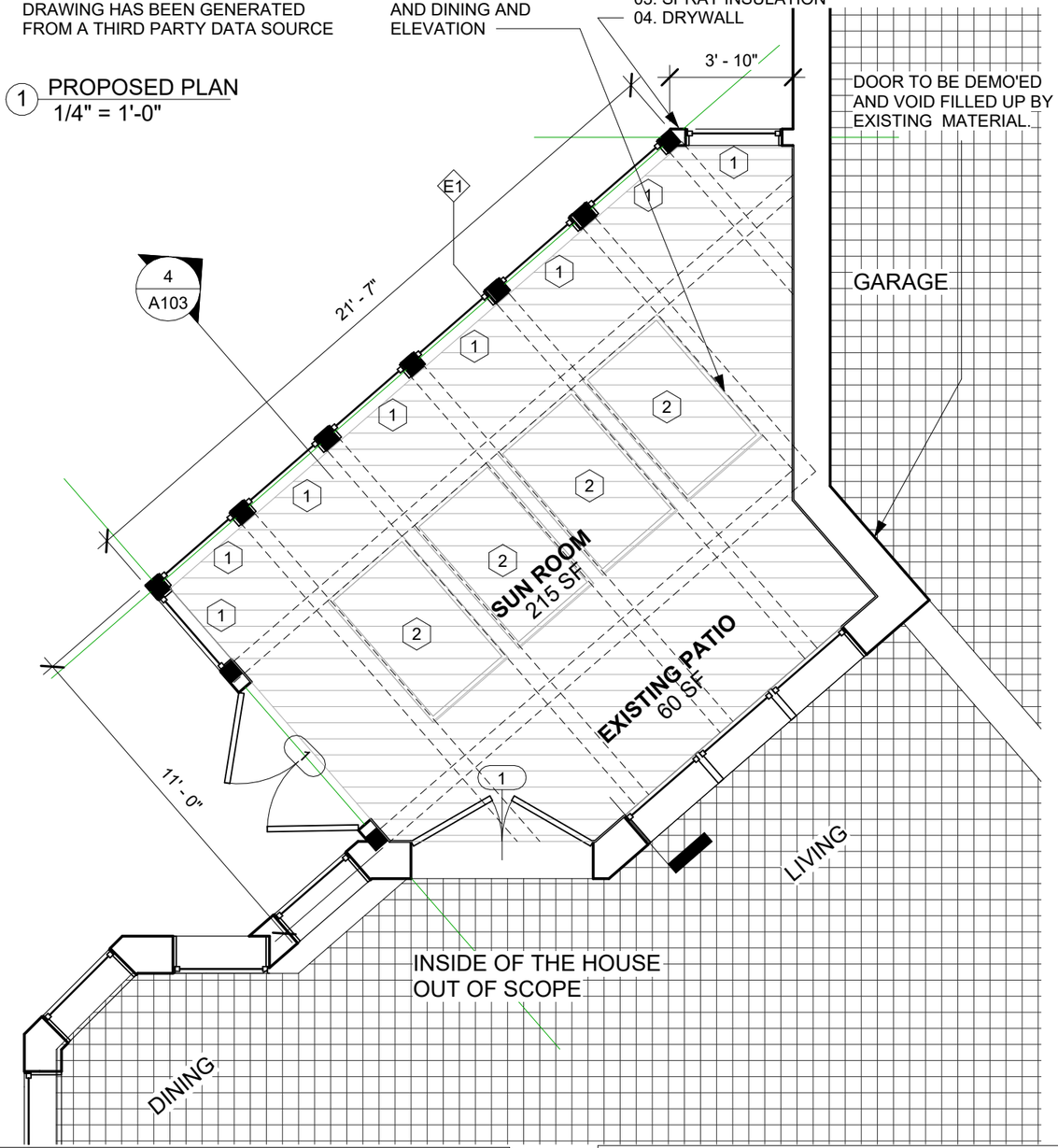
602 BROOK HOLLOW	
Project Number	01
Date	08/28/25
Drawn By	Author
Checked By	Checker
A101	
Scale	1/4" = 1'-0"

CONTRACTOR PLEASE VERIFY ANY LIVE MEASUREMENT SINCE THE DRAWING HAS BEEN GENERATED FROM A THIRD PARTY DATA SOURCE

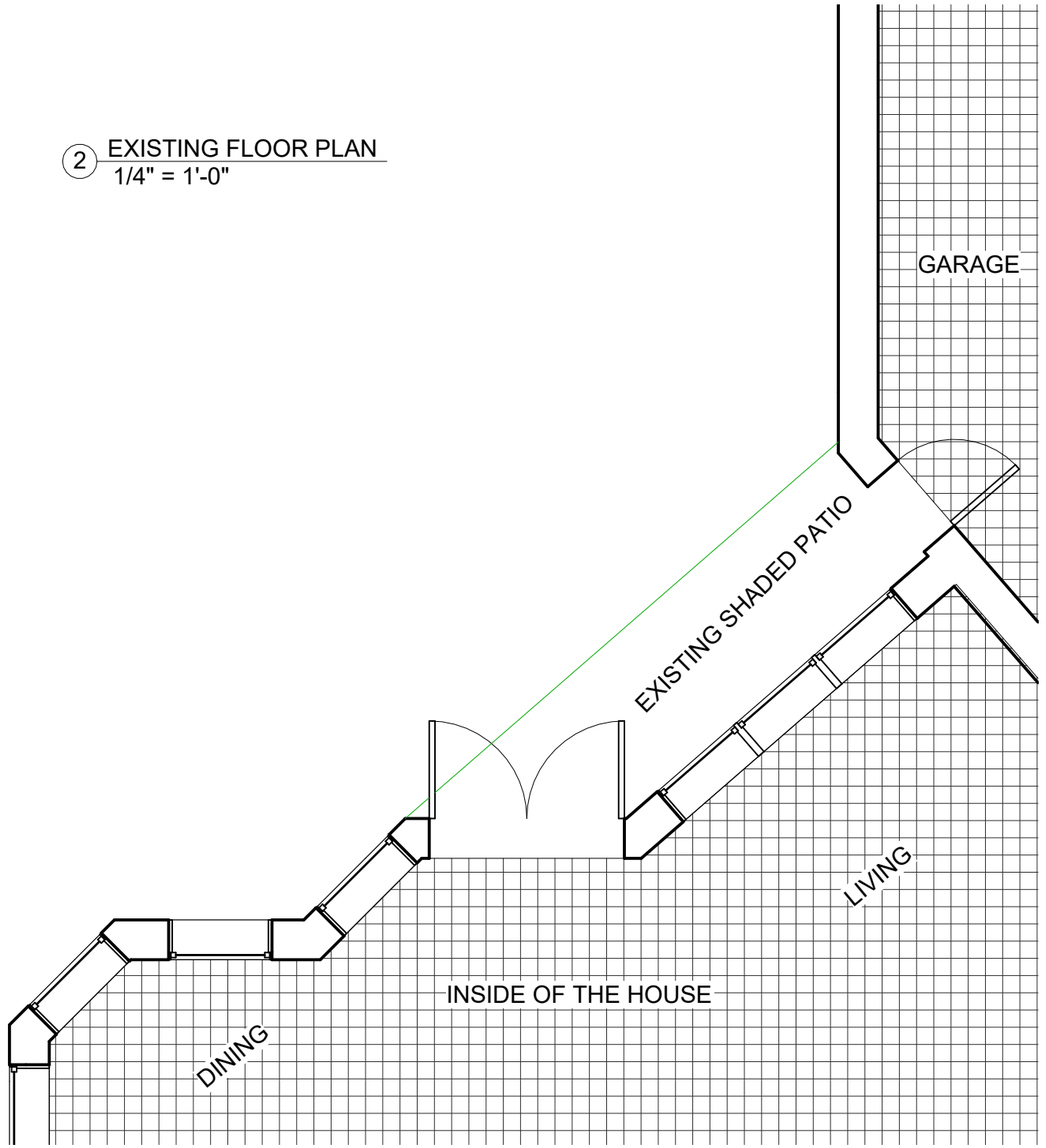
TILE FLOOR TO MATCH THE KITCHEN AND DINING AND ELEVATION

01. SIDING
02. STUD
03. SPRAY INSULATION
04. DRYWALL

1 PROPOSED PLAN
1/4" = 1'-0"



2 EXISTING FLOOR PLAN
1/4" = 1'-0"

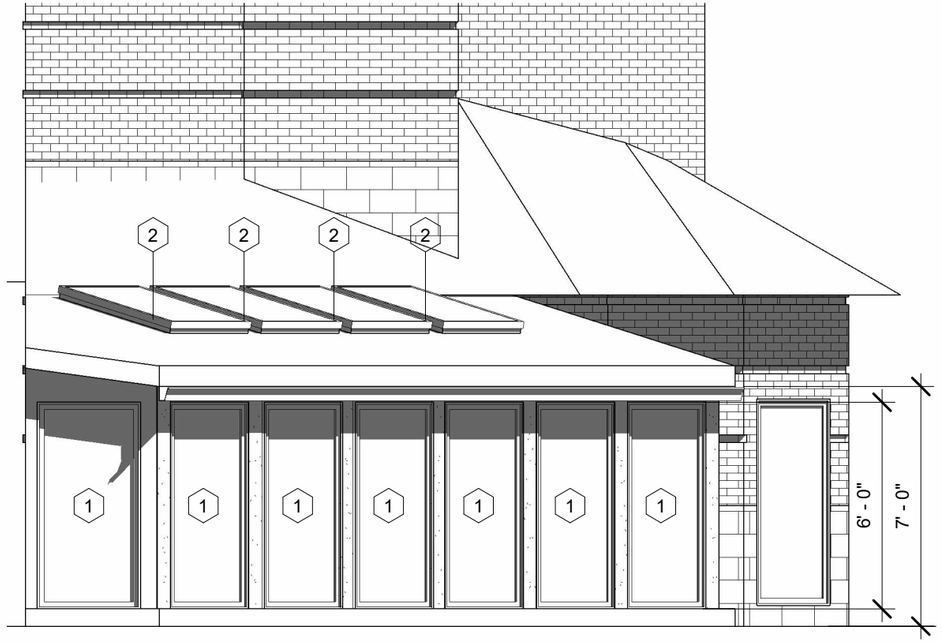


Window Schedule			
Type	Width	Height	Window Type
36" x 72"	3' - 0"	6' - 0"	1
60" x 36"	3' - 0"	5' - 0"	2

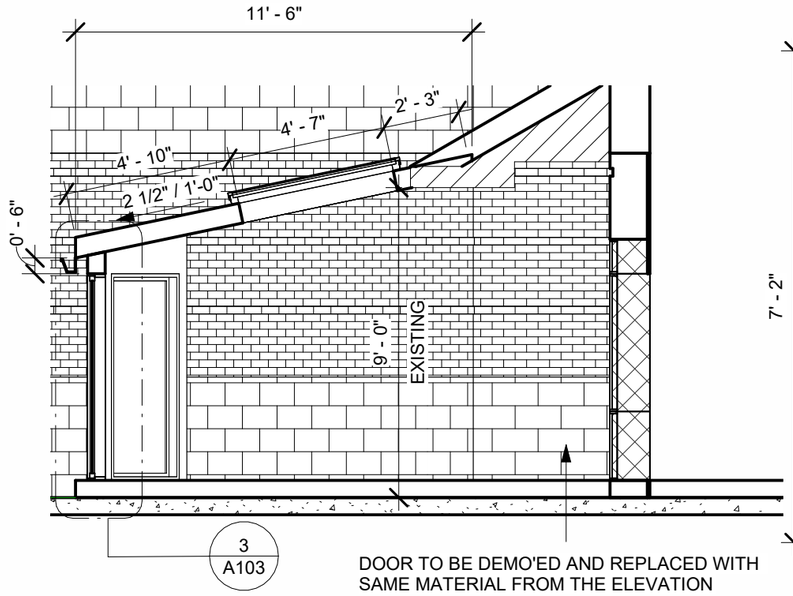
Door Schedule			
Type	Width	Height	Thickness
30" x 80"	2' - 6"	6' - 8"	0' - 2"
68" x 80"	5' - 8"	6' - 8"	0' - 2"

602 BROOK HOLLOW	
Project Number	01
Date	08/28/25
Drawn By	Author
Checked By	Checker
A102	
Scale	1/4" = 1'-0"

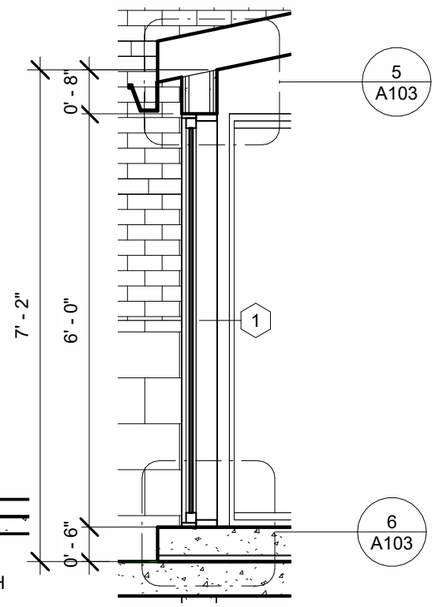
1 NUKE SIDE ELEVATION
1/4" = 1'-0"



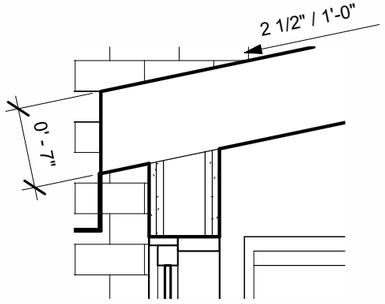
2 FAMILY SIDE ELEVATION
1/4" = 1'-0"



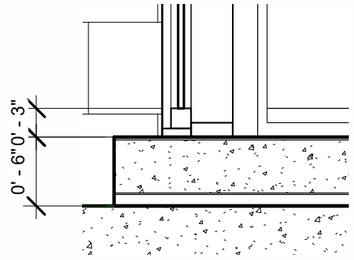
4 Section 1
1/4" = 1'-0"



3 Section 1 - Callout 1
1/2" = 1'-0"

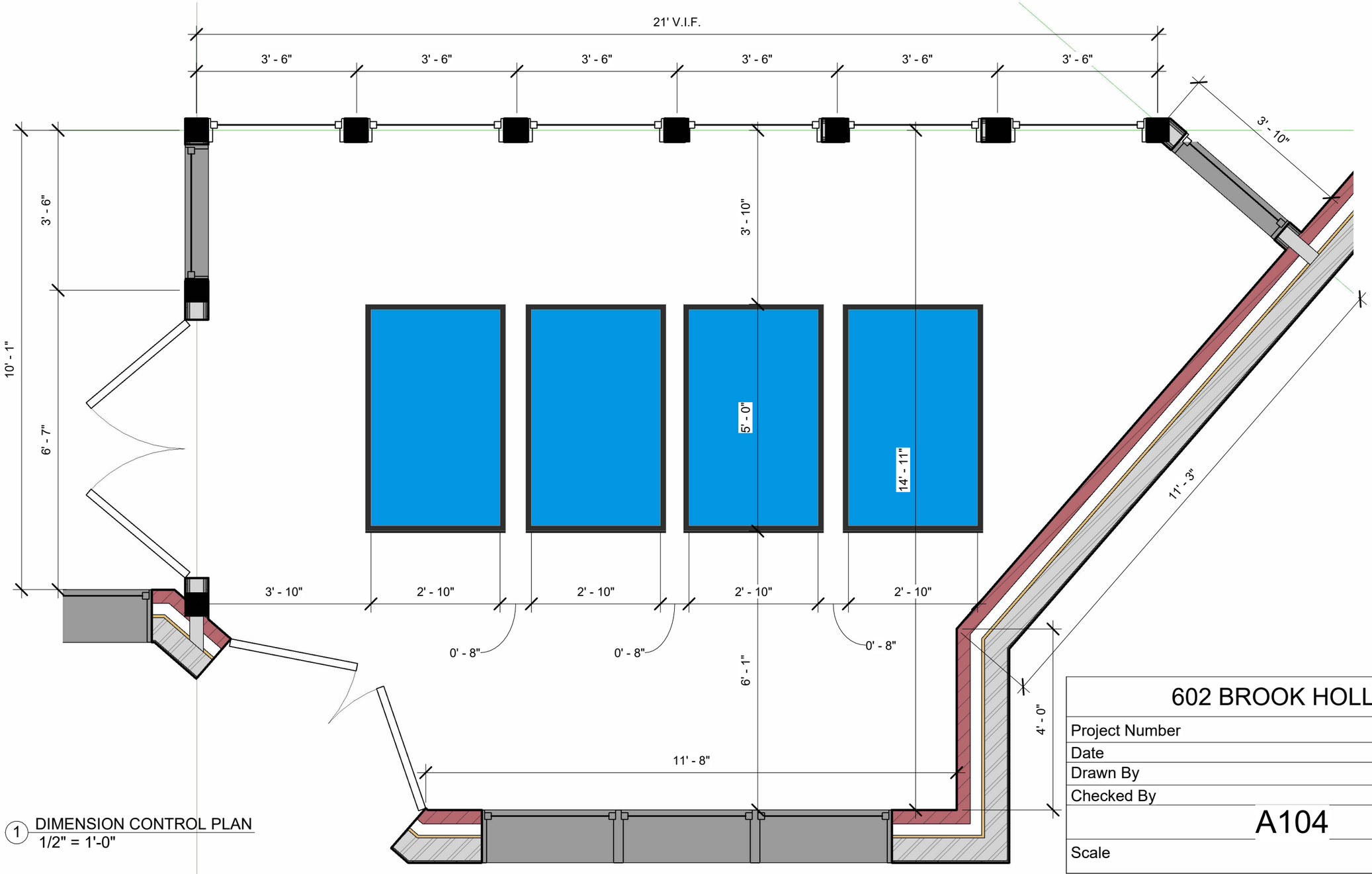


5 Section 1 - Callout 1 - Callout 1
1" = 1'-0"



6 Section 1 - Callout 1 - Callout 2
1" = 1'-0"

602 BROOK HOLLOW	
Project Number	01
Date	08/28/25
Drawn By	FM
Checked By	FM
A103	
Scale	As indicated

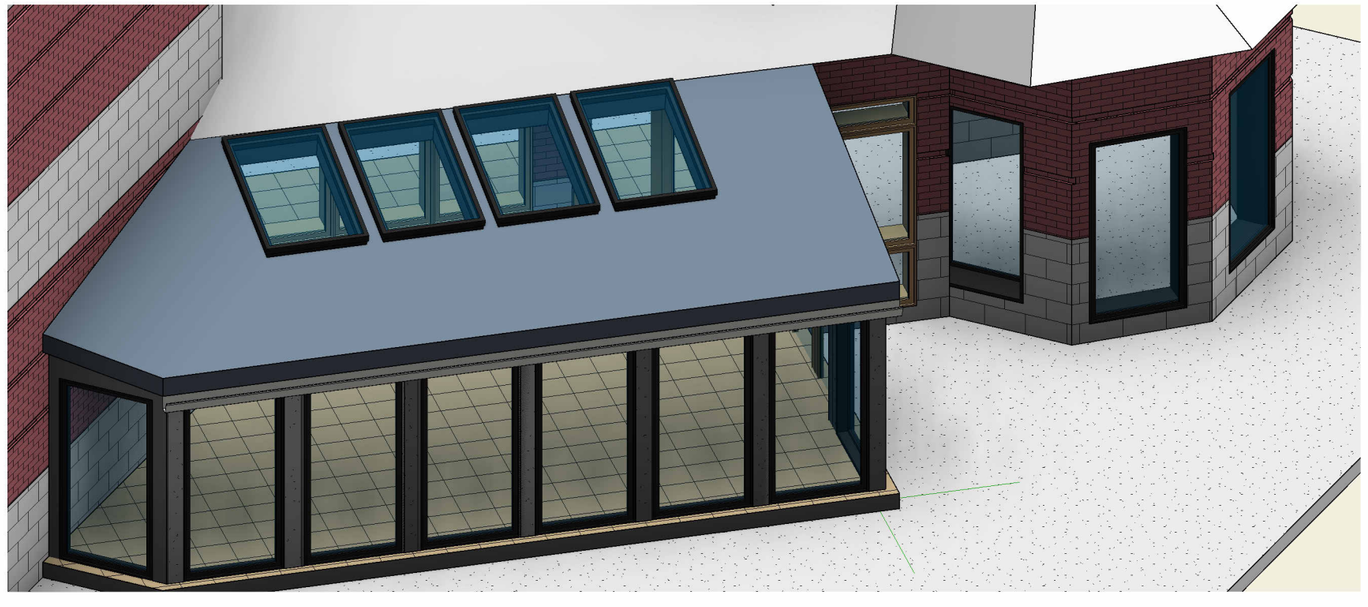


1 DIMENSION CONTROL PLAN
1/2" = 1'-0"

602 BROOK HOLLOW	
Project Number	01
Date	08/28/25
Drawn By	FM
Checked By	NI
A104	
Scale	1/2" = 1'-0"

EXISTING

PROPOSED



602 BROOK HOLLOW	
Project Number	01
Date	08/28/25
Drawn By	Author
Checked By	Checker
A105	
Scale	

KOPS
KIKIDOO

Artificial Grass
Maintenance

Notification Map

CITY OF COLLEYVILLE TEXAS

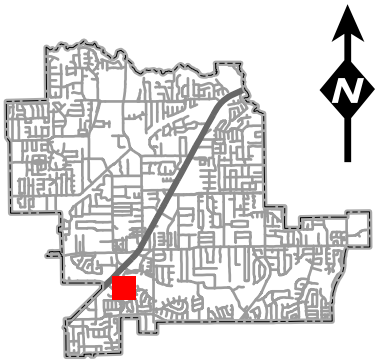
VC25-006

602 Brookhollow Drive

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:

City Council Meeting: Wednesday, November 5, 2025 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

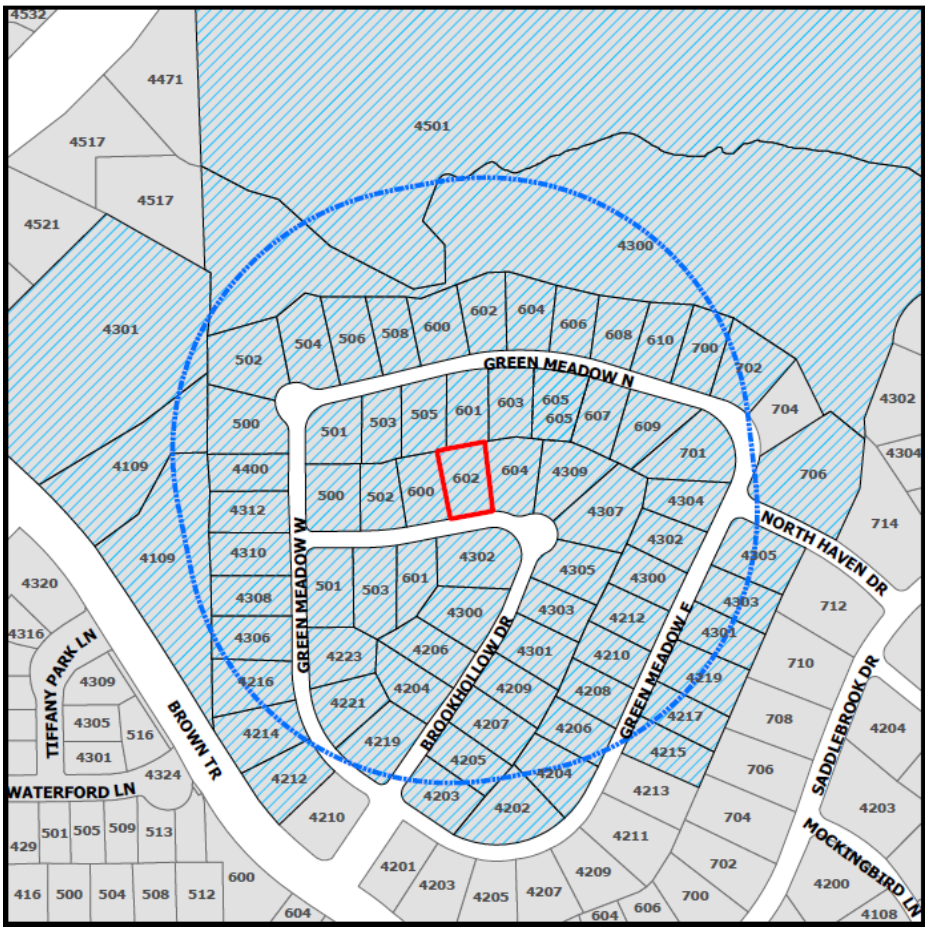
Request:	Consideration of a Variance for a nonconforming lot of record on Lot 4, Block 4, of the Saddlebrook Addition, being approximately 0.20 acres, and zoned RD Two-Family Residential. Per Section 3.14 of the Land Development Code, when a property with RD zoning is developed with a single-family residential use, the property shall conform to the standards of the R-20 Single Family Residential zoning district. The subject lot area is 8,925 square feet and the lot width is 88 feet. The required lot area is 20,000 square feet and the required lot width is 100 feet.
Zoning Case:	VC25-006
Applicant:	Ahmed Nazir
Owner:	Rahman Farhana
Location:	602 Brookhollow Drive
Property Description:	Lot 4, Block 4, Saddlebrook Addition
Present Zoning:	RD Two-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. This variance is being processed in accordance with Section 1.13 of the Land Development Code, which allows property owners to request a variance to deviate from the district development standards of the Land Development Code.

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.

Chris Pham

Chris Pham
Planner

RESOLUTION R-25-5092

A RESOLUTION APPROVING A REQUEST FOR A VARIANCE TO THE PROVISIONS OF SECTION 3.24.G SCHEDULE OF DISTRICT REGULATIONS OF THE LAND DEVELOPMENT CODE, SPECIFICALLY FOR LOT AREA AND WIDTH, IN THE RD TWO FAMILY RESIDENTIAL DISTRICT, FOR LOT 4, BLOCK 4, SADDLEBROOK ADDITION, LOCATED AT 602 BROOKHOLLOW DRIVE

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

Sec. 1. THAT the variance to allow for the lot area to be 8,925 square feet and the lot width to be 88 feet, in the RD Two Family Residential district located at 602 Brookhollow Drive (the "Property"), as depicted in Exhibit "A" and Exhibit "B" hereto, is approved.

Sec. 2. THAT this Resolution shall become effective immediately upon passage; provided that, the variance for the Property shall become effective immediately upon the conditions stated herein being fully satisfied.

AND IT IS SO RESOLVED.

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

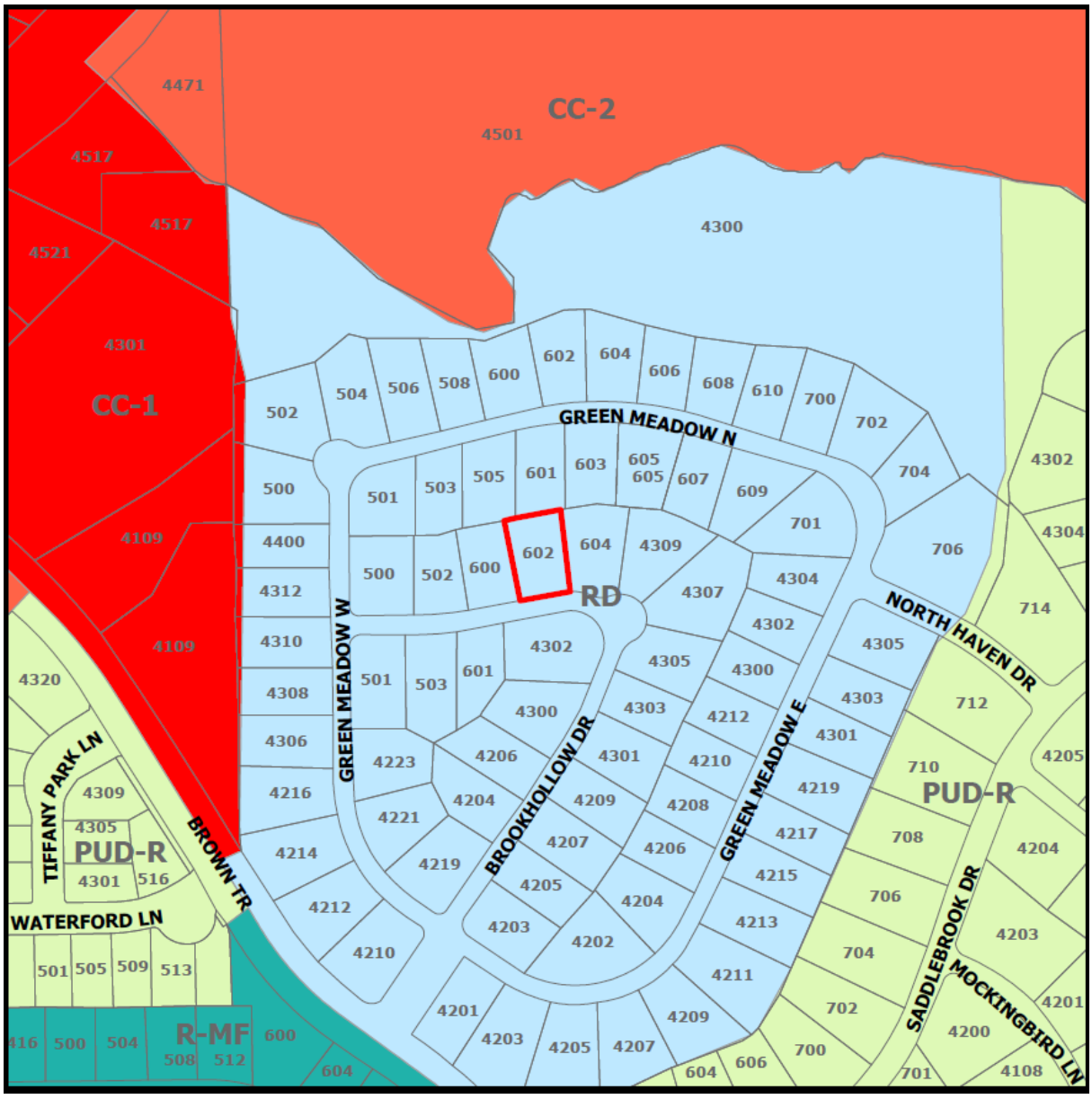
Mayor Bobby Lindamood	_____	Mark Alphonso, Place 2	_____
Mayor Pro Tem Brandi Elder	_____	Ben Graves, Place 4	_____
Deputy Mayor Pro Tem Scotty Richardson	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A"


CC-2
4501
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4517
4517
4521
4300
4301
CC-1
4109
4109
4320
TIFFANY PARK LN
4309
4305
PUD-R
4301
516
WATERFORD LN
501
505
509
513
BROWN TR
R-MF
416
500
504
508
512
600
604
GREEN MEADOW N
GREEN MEADOW W
BROOKHOLLOW DR
GREEN MEADOW E
NORTH HAVEN DR
SADDLEBROOK DR
MOCKINGBIRD LN
RD
PUD-R
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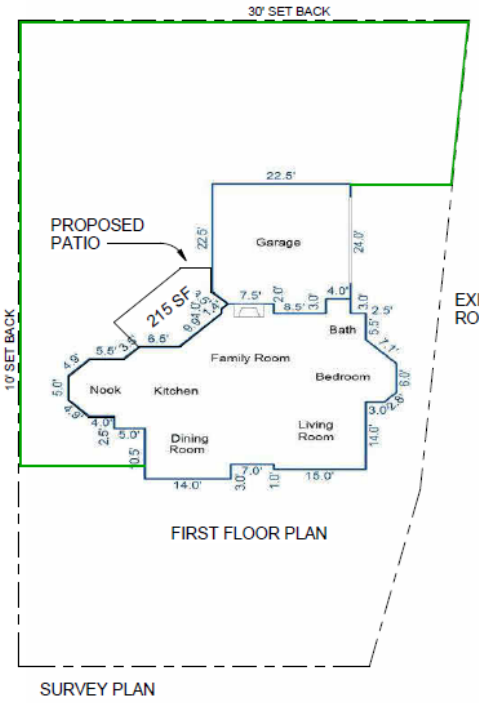
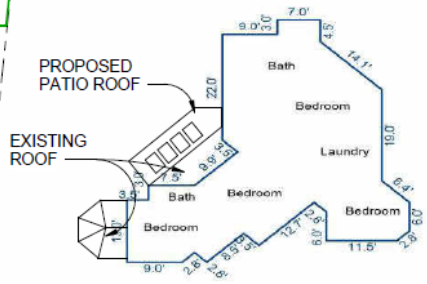
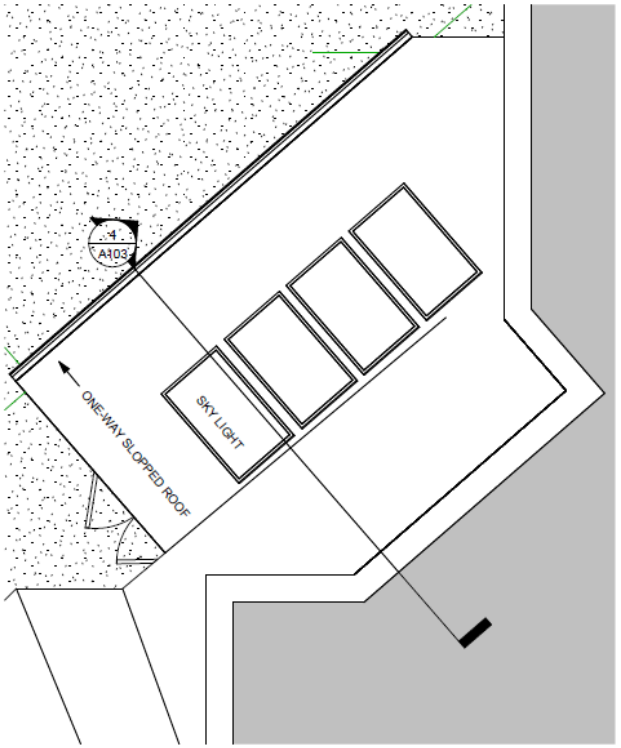


FIRST FLOOR PLAN



SECOND FLOOR PLAN

SURVEY PLAN



1 ROOF PLAN
1/4" = 1'-0"

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	1362.9	173.6	1362.9
GLA2	Second Floor	1.0	1307.1	194.0	1307.1
GAR	Garage	1.0	572.4	97.5	572.4
	Net LIVABLE			(rounded)	2,670

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
First Floor	0.5	x	6.5	x	3.3	=	10.6
			8.8	x	4.6	=	40.6
	0.5	x	5.5	x	2.8	=	7.6
			4.9	x	3.9	=	19.3
			4.6	x	3.5	=	16.3
	0.5	x	5.0	x	2.5	=	6.3
			4.9	x	3.5	=	17.5
			14.0	x	13.0	=	182.0
			5.0	x	2.5	=	12.5
			10.0	x	7.0	=	70.0
	0.5	x	30.4	x	15.2	=	231.1
	0.5	x	1.4	x	0.7	=	0.5
			22.5	x	1.0	=	22.5
			23.5	x	7.5	=	176.3
			4.0	x	3.0	=	12.0
			32.5	x	15.0	=	487.5
27 addl items							
43 total items					(rounded)		2,670

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602 BROOK HOLLOW	
Project Number	01
Date	08/28/25
Drawn By	Author
Checked By	Checker
A101	
Scale	1/4" = 1'-0"

Exhibit "B"

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 6d **Agenda Date** 11/5/2025 **Number** Resolution R-25-5093
Type Resolution
Department City Attorney

Title
A resolution supporting Epic Real Estate Partners, LLC, to secure a Municipal Setting Designation in Hurst, Texas, with the Texas Commission on Environmental Quality

Explanation
Reading and Public Hearing

On June 24, 2025, the City of Hurst, by resolution, prohibited the use of shallow groundwater for potable purposes on property located at 200, 300, and 316 Grapevine Highway, Hurst, and found it was in the city's best interest for the public, to facilitate the efforts of Epic Real Estate Partners, LLC, to secure a Municipal Setting Designation ("MSD") with the Texas Commission on Environmental Quality (TCEQ) for the site.

Before Epic Real Estate Partners can file, they must comply with Chapter 361, Subchapter W, of the Texas Solid Waste Disposal Act, the Texas Health and Safety Code, Chapter 361, Subchapter W, and the Texas Commission on Environmental Quality (TCEQ) application regulations. As a part of the TCEQ application for a MSD site, the applicant is required to provide documentation the application is supported by the city council of the municipality in which the site is located, the city council of each municipality with a boundary located not more than one-half mile from the site, the city council of each municipality that owns or operates a groundwater supply well located not more than five miles from the site, and the governing body of each municipal or retail public utility, as defined by Section 13.002, Texas Water Code, that owns or operates a groundwater supply well located not more than five miles from the site.

Approval of the proposed resolution will serve as the City of Colleyville's support for the MSD, as the City boundaries are within one-half mile of the site.

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments
1. Resolution R-25-5093

RESOLUTION R-25-5093

A RESOLUTION OF THE CITY OF COLLEYVILLE, TEXAS, SUPPORTING EPIC REAL ESTATE PARTNERS, LLC, TO SECURE A MUNICIPAL SETTING DESIGNATION AT 200, 300, 316 GRAPEVINE HIGHWAY, HURST, TEXAS 76054, WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

WHEREAS, on June 24, 2025, the City Council of the City of Hurst, Texas, approved Resolution No. 1887, prohibiting the use of shallow groundwater for potable purposes on property located at 200, 300, 316 Grapevine Highway, Hurst, Texas ("Site"); and

WHEREAS, the City Council of the City of Hurst, Texas, made a finding that it is in the best interest of the public and the city to facilitate the efforts of Epic Real Estate Partners, LLC ("Applicant"), to secure a Municipal Setting Designation ("MSD") with the Texas Commission on Environmental Quality (TCEQ) for said Site; and

WHEREAS, upon the passing of a supporting resolution by the City Council, Applicant intends to file a separate application with the Executive Director of the TCEQ for certification of an MSD for the Site pursuant to Texas Health and Safety Code, Chapter 361, Subchapter W; and

WHEREAS, Chapter 361, Subchapter W, of the Texas Solid Waste Disposal Act authorizes the TCEQ to certify MSDs for properties upon receipt and approval of a properly submitted application to TCEQ; and

WHEREAS, as a part of the TCEQ application for a MSD for a site, the applicant is required to provide documentation the application is supported by:

(1) the city council of the municipality in which the site is located,
(2) the city council of each municipality with a boundary located not more than one-half mile from the site,
(3) the city council of each municipality that owns or operates a groundwater supply well located not more than five miles from the site, and
(4) the governing body of each municipal or retail public utility, as defined by Section 13.002, Texas Water Code, that owns or operates a groundwater supply well located not more than five miles from the site; and

WHEREAS, the City of Colleyville is a municipality with a boundary located less than one-half mile from the MSD Site; and

WHEREAS, following the issuance of resolutions of support from each additional municipality for which approval is required, the applicant will submit to TCEQ an application for certification of an MSD Site pursuant to Texas Health and Safety Code, Chapter 361, Subchapter W.

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

Sec. 1. THAT the City of Colleyville supports the application of Epic Real Estate Partners, LLC to the TCEQ for certification of a Municipal Setting Designation for the MSD Site.

AND IT IS SO RESOLVED.

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

Mayor Bobby Lindamood	_____	Mark Alfonso, Place 2	_____
Brandi Elder, Place 1	_____	Ben Graves, Place 4	_____
Scotty Richardson, Place 3	_____	Tim Raine, Place 6	
Kimberly Holt Gunderson, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

RESOLUTION R-25-5094

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 5, 2025

WHEREAS, City Council has taken action on certain items on the agenda under Business.

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

Sec. 1. THAT

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
City Secretary, TRMC

Bobby Lindamood
Mayor