CITY OF COLLEYVILLE
CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, NOVEMBER 18, 2025

WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR

CALL TO ORDER

WS-1 Discussion of potential date changes for regularly scheduled 2026 City Council Meetings

WS-2 Discussion of the November 18, 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: First United Methodist 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-25-5095

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-25-5096

4a Approval of the minutes of the regular City Council meeting of November 5, 2025

4b Approval of a Professional Services Agreement with Parkhill, Smith & Cooper, Inc., dba Parkhill, for design of the Voting Center and Splash Park Project, and authorizing the City Manager to execute the agreement

4c Approval of rejecting all bids for the Colleyville Center Windows Replacement Project

4d Casting the City's eight ballots for the election to the Tarrant Appraisal District Board of Directors

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - October 2025

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

6a Ordinance O-25-2351

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

6b 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

6c 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

6d 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

6e 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

7. CITIZEN COMMENTS

8. REPORTS

October 13, 2025 Planning and Zoning Commission Minutes
October 27, 2025 Planning and Zoning Commission Worksession Minutes

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, NOVEMBER 18, 2025 - READING AND PUBLIC HEARING - RESOLUTION R-25-5097

10. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Wednesday, November 12, 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 817.503.1133, and reasonable accommodations will be made to assist you.

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number WS-1 **Agenda Date** 11/18/2025
Type Worksession
Department City Secretary

Title
Discussion of potential date changes for regularly scheduled 2026 City Council Meetings

Explanation
This item provides for the City Council to review regularly scheduled events and holidays which could impact regularly scheduled City Council meetings. The regular meetings and information to assist City Council are listed below:

Regular Schedule	Event and Possible Date Changes
Tuesday, January 6, 2026	
Tuesday, January 20, 2026	***Jan 19 MLK Day – CH Closed***
	Wednesday, January 21
Tuesday, February 3, 2026	
Tuesday, February 17, 2026	
Tuesday, March 3, 2026	
Tuesday, March 17, 2026	***GCISD Spring Break March 16-20***
	Move back or forward a week March 10 or March 24
Tuesday, April 7, 2026	
Tuesday, April 21, 2026	
Tuesday, May 5, 2026	
Tuesday, May 19, 2026	***Election Day – May 2, 2026, must canvass within 14 days***
	May 12, 2026 for canvass and meeting
Tuesday, June 2, 2026	
Tuesday, June 16, 2026	
Tuesday, July 7, 2026	
Tuesday, July 21, 2026	
Tuesday, August 4, 2026	
Tuesday, August 18, 2026	
Tuesday, September 1, 2026	
Tuesday, September 15, 2026	
Tuesday, October 6, 2026	***October 6 - National Night Out***
	Wednesday, October 7, 2026
Tuesday, October 20, 2026	

Tuesday, November 3, 2026	***November 3 Election Day***
	Wednesday, November 4, 2026
Tuesday, November 17, 2026	
Tuesday, December 1, 2026	
Tuesday, December 15, 2026	
Tuesday, January 4, 2027	

Attachments

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number WS-2 **Agenda Date** 11/18/2025
Type Worksession
Department City Secretary

Title
Discussion of the November 18, 2025, City Council regular agenda items

Explanation

Attachments

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 1
Agenda Date 11/18/2025
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-25-5095

A RESOLUTION APPROVING COUNCIL ACTION REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 18, 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 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
City Secretary, TRMC

Bobby Lindamood
Mayor

RESOLUTION R-25-5096

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 18, 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 November 5, 2025

b. Approval of a Professional Services Agreement with Parkhill, Smith & Cooper, Inc., dba Parkhill, for design of the Voting Center and Splash Park Project, and authorizing the City Manager to execute the agreement

c. Approval of rejecting all bids for the Colleyville Center Windows Replacement Project

d. Casting the City's eight ballots for the election to the Tarrant Appraisal District Board of Directors

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ 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
City Secretary, TRMC

Bobby Lindamood
Mayor

CITY OF COLLEYVILLE
CITY COUNCIL MINUTES

100 Main Street, Colleyville, Texas, 76034

WEDNESDAY, NOVEMBER 5, 2025

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Wednesday, November 5, 2025, at 5:31 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, Police Chief Michael Miller, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Finance Director Cassie Smith, Public Works and Parks and Recreation Director Lisa Escobedo, City Attorney Sarah Ross, and City Secretary Christine Loven.

WS-1 Discussion of a stormwater grant

City Engineer Larry Wright presented this item for a stormwater grant. Engineer Wright stated approximately 95% of creeks, streams, and regional drainage channels are on private property, which the property owner or HOA is responsible for maintenance. Due to age of infrastructure, failures are taking place and embankment erosion has become a challenge for individual property owners, and this grant program may be able to offer some assistance.

With City Council approval, the plan would be to roll out the Regional Stormwater Enhancement Grant in January 2026. Engineer Wright reviewed some of the grant criteria, stating all work must relate to a regional drainage benefit as determined by the City's Drainage Committee and all applicable permits and plan will be reviewed by engineering staff prior to the commencement of the project and will be inspected by the City Engineer prior to reimbursement.

There was discussion of developing a map to highlight streams and drainage channels and publicizing the grant via social media and mailed flyers.

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

Mayor Lindamood noted Council received additional correspondence for two agenda items which was received after the packet was posted. He also made note Boards and Commissions will be appointed under Consent.

Mayor Lindamood adjourned the Worksession at 5:42 p.m. and called the Executive Session to order at 5:44 p.m.

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

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There was no action taken and Mayor Lindamood adjourned Executive Session at 6:50 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:01 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: Mayor Lindamood
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-25-5088**

Mayor Lindamood read Resolution R-25-5088 in its entirety.

City Attorney Sarah Ross stated the resolution will allow the City to settle the suit with Mart Inc. She noted the City lost the appeal and this action is based on the Court of Appeals decision.

Mayor Lindamood opened the public hearing.

George Dodson, Colleyville, asked if City contracts are being addressed in light of the Court of Appeals decision.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

Councilmember Graves made a motion to approve Resolution R-25-5088, 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.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

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

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

Mayor Lindamood read Resolution R-25-5089 in its entirety.

Public Works and Parks and Recreation Director Lisa Escobedo presented items 4b and 4c. She noted the City was contacted by Tarrant County Commissioner Matt Krause's office who advised former Tarrant County Commissioner Gary Fickes had intended to provide more funding for the John McCain Road Bridge, and approval of the Amendment will provide for approximately $150,000 in early 2026.

There were no questions regarding 4b or 4c.

Mayor Lindamood made the following nominations under item 4d:

Library Board – Susan Baum, Place 1, Ellen Stotmeister, Place 3, Bill Utley, Place 5, and Robin Waggoner as Alternate 2.

Planning and Zoning Commission – Jerry Savoie, Place 5, Candace Sandifer, Place 6, Jerome Obinabo, Place 7.

ZBA/SBA – Frank Carroll, Place 4, Mic Deakin, Place 5, Rick Ramirez, Alternate 1, Tom Markwiese, Alternate 2.

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

Mayor Lindamood made a motion to approve Resolution R-25-5089 appointing the members to the Library Board, Planning and Zoning Commission, Sign Board of Appeals/Zoning Board of Adjustment, as nominated, seconded by Mayor Pro Tem Elder.

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. 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

Mayor Lindamood read the caption of Ordinance O-25-2351.

Assistant City Manager Mark Wood gave an overview and history of the TIF, noting City Council had voted to extend the TIF to 2055 and expanded the boundaries. Manager Wood stated the final piece will be to amend the Project and Financing Plan, and the TIF Board met to recommend approval to the City Council. Manager Wood then introduced Natalie Ayala, the City's TIF Consultant.

Ms. Ayala reviewed the expanded boundaries, and term extension to December 31, 2055, and noted the City of Colleyville will participate at 100%, and there are discussions with Tarrant County College regarding on-going participation, and finally GCISD participation will end December 2030. Mrs. Ayala stated the anticipated development is projected to generate $147.7 million in TIRZ revenue which would fund the project costs. She reviewed the proposed projects and estimated costs and noted the costs can be reviewed and savings from one line item may be applied to a cost increase in another line item.

Mayor Lindamood opened the public hearing.

George Dodson, Colleyville, asked questions regarding the need to continue the TIF if the City is going to collect the tax revenue.

City Manager Jerry Ducay stated without the TIF, the City would top out at the maximum tax rate cap and would not receive the additional funding needed.

Sayeda Syed, Colleyville, asked if the financial projections had taken into consideration the proposition which was approved to increase the homestead exemption for schools.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

This was a first reading, and no action was taken.

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

Councilmember Ben Graves recused himself from deliberation on this subject.

Mayor Lindamood read the caption of Ordinance O-25-2352.

Community Development Director Ben Bryer presented this request to remove the 25-foot landscape easement located in the rear yard of Lot 14, Block 1, Oak Alley. The easement was approved as part of the PUD-R zoning for the subdivision. Director Bryner stated, although the request is to remove the easement from a single lot, the entire subdivision is required to be included in the description. He also stated this is an appeal of the Planning and Zoning Commission denial and requires a super majority vote.

The applicants, Ryan Brooke and Raybould were present and presented their request.

Mayor Lindamood opened the public hearing.

The following, all of Colleyville, spoke in opposition to the request: Charles Pearce, Mark Gottfredson, George Dodson, Don Botik, Barbara Bradshaw, Charles Mady, and David Groves.

The following spoke in support of the request: Dick Cassidy, Colleyville, and Tradonna Colgan, North Richland Hills.

Mayor Lindamood closed the public hearing.

Mayor Lindamood called a recess at 8:54 p.m. and reconvened the meeting at 9:04 p.m.

Mayor Lindamood reopened the public hearing to allow Sayeda Syed, Colleyville, to speak in opposition, and Gloria Collins, Colleyville, to speak in support.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

There was discussion on the intent of the City Council who worked with the developer to create the original PUD-R, which took two years, the landscape easement, and how to install a pool on the specific lot if sized correctly.

This was a first reading, and no action was taken.

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

Mayor Lindamood read the caption of Ordinance O-25-2353.

Community Development Director Ben Bryner presented the SUP request is to allow for on-premises alcohol beverage sales/consumption at Truva Mediterranean Bar and Grill. He noted the restaurant is taking over a previous restaurant use which had an approved SUP for alcohol, and the SUP is required for Truva Mediterranean because of the change in ownership.

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

This was a first reading, and no action was taken.

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

Mayor Lindamood read the caption of Ordinance O-25-2354.

Community Development Director Ben Bryner stated the SUP request is to allow for a portion of an existing accessory building to be converted into an accessory dwelling.

Applicants Brian and Amy Hoffman were present to answer questions.

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

This was a first reading, and no action was taken.

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

Mayor Lindamood read the caption of Ordinance O-25-2355.

Community Development Director Ben Bryner presented this item which is a SUP request to install Electric Vehicle (EV) chargers with eight parking spaces and four EV chargers in the parking lot at the Neighborhood Walmart.

Eric John, Kimley-Horn, the project leader, and Walmart Neighborhood Market Manager Mena Zaki were present to answer questions. There was discussion of no trees being relocated, the charging stations being powered by a 3,000-amp transformer to be installed by Oncor, and there being a fee assessed by Walmart for the use of the EV chargers.

Mayor Lindamood opened the public hearing.

Sayeda Syed, Colleyville, questioned if there would be handicap parking at the EV chargers, and if gasoline vehicles could be parked at the charging stations.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

This was a first reading, and no action was taken.

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

Mayor Lindamood read Resolution R-25-5090 in its entirety.

Community Development Director Ben Bryner presented this replat to divide one commercial lot into two lots.

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

Mayor Pro Tem Elder made a motion to approve Resolution R-25-5090, 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.

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

Mayor Lindamood read Resolution R-25-5091 in its entirety.

Community Development Director Ben Bryner presented this Preliminary/Final Plat for the proposed Holt Farms ten-lot subdivision.

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

Councilmember Holt Gunderson made a motion to approve Resolution R-25-5091, 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.

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

Mayor Lindamood read Resolution R-25-5092 in its entirety.

Community Development Director Ben Bryner presented this variance request which would allow for an addition to the home. He stated the 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, however, the lot area is 8,925 square feet, and the width is 88 feet, not the 20,000 and 100 feet required in R-20, therefore the variance is being requested.

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

Councilmember Alphonso made a motion to approve Resolution R-25-5092, 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.

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

Mayor Lindamood read Resolution R-25-5093 in its entirety.

Assistant City Manager Mark Wood introduced this item being brought forward on behalf of Epic Real Estate Partners, because potential groundwater contamination from a former dry cleaner business in Hurst, was discovered near the City's, six acres on Colleyville Boulevard. For the Hurst property to be redeveloped, all surrounding cities within five miles were contacted and asked to support Epic Real Estate Partners' application to the Texas Commission on Environmental Quality (TCEQ) for a municipal setting designation.

Manager Wood then introduced Dick Record, Consultant with Ensafe, who is working with Epic Real Estate Partners to redevelop the Hurst property. Following Mr. Record's presentation, he answered questions of the City Council. Mr. Record stated the potentially contaminated area is planned to be a parking lot.

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

Councilmember Graves made a motion to approve Resolution R-25-5093, 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.

7. CITIZEN COMMENTS

Sayeda Syed, Colleyville, discussed the Tarrant Appraisal District count of ballots.

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

This resolution was not needed.

9. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 10:25 p.m.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4b **Agenda Date** 11/18/2025 **Number** Resolution R-25-5096
Type Resolution
Department Engineering

Title
Approval of a Professional Services Agreement with Parkhill, Smith & Cooper, Inc., dba Parkhill, for design of the Voting Center and Splash Park Project, and authorizing the City Manager to execute the agreement

Explanation
Reading and Public Hearing

This item is for the authorization of a Professional Services Agreement (PSA) with Parkhill, Smith & Cooper, Inc., dba Parkhill, for the Voting Center and Splash Pad Project. The PSA provides for professional architectural/engineering design services for a new voting center facility with adjacent splash pad, and the demolition of the existing voting center facility, in an amount not to exceed $455,285.00.

On September 16, 2025, the City Council approved Resolution R-25-5075, adopting the Capital Improvement Program (CIP) Fiscal Year 2026-2030. The CIP includes $3,000,000 for the Voting Center and Splash Pad improvements to be made at the Recreation Center.

The preliminary program for the new voting center includes a multipurpose room for voting and other community events, and event and election support spaces such as lobby, offices, ballot handling, service kitchen, restrooms, and storage. The new splash pad is intended to include restrooms and a playground.

The City recently completed a Request for Qualifications process for professional architectural/engineering services specific to the project. This process resulted in a total of five submittals from various professional architectural/engineering firms. Based on a review of the submitted Statements of Qualifications, as well as an interview with the firm, staff is recommending the use of Parkhill, Smith & Cooper, Inc., dba Parkhill, to prepare the architectural/engineering drawings for construction of this project.

Financial Impact
The funding sources for the project are identified as the Capital Projects and CEDC Funds.

Recommendation
Approve

Attachments
1. Professional Services Agreement

PROFESSIONAL SERVICES AGREEMENT
CITY OF COLLEYVILLE VOTING CENTER AND SPLASH PAD AMENITIES

This Professional Services Agreement ("Agreement") is made by and between the **City of Colleyville, Texas** ("City"), and **Parkhill** (**"**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 City of Colleyville Voting Center and Splash Pad Amenities ("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.

(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 ZERO DOLLARS AND ZERO CENTS ($0).

(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 minimum 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:

CITY OF COLLEYVILLE, TEXAS

By:_____
Jerry Ducay
City Manager

Date: _____

Notice Address:

City of Colleyville
Attn: City Manager
100 Main Street, 3rd Floor
City of Colleyville, Texas 76034
E: jducay@colleyville.com

For Professional:

PARKHILL

By:_____
Michael Howard, AIA, AICP
Director of Community, Partner

Date: _____

Notice Address:

Parkhill
Attn: Michael Howard, AIA, AICP, Director of Community, Partner
640 Taylor St Suite 1900
Fort Worth, Texas 76102
E: mhoward@parkhill.com

Colleyville Contract ID:
PSA_ED_September 29, 2025_v1.20220714

EXHIBIT "A"
SCOPE OF SERVICES

(attached)

Parkhill

October 29, 2025

Elijah Dorminy
CIP Manager
City of Colleyville

RE: Proposal for Professional Architectural/Engineering Services
Colleyville Voting Center and Splash Pad

Dear Mr. Dorminy:

Parkhill (A/E) is pleased to have the opportunity to provide this proposal for Architectural/Engineering services to City of Colleyville (CLIENT) for the Voting Center and Splash Pad (Project).

PROJECT DESCRIPTION

The Project consists of professional architectural/engineering design services for a new voting center facility with adjacent splash pad, and the demolition of the existing voting center facility.

The preliminary program for the new voting center includes a multipurpose room for voting and other community events, and event and election support spaces such as lobby, offices, ballot handling, serving kitchen, restrooms, and storage. The new splash pad is intended to include restrooms and a playground.

The new voting center and splash pad will be located at the existing voting center site adjacent to the Colleyville Recreation Center at 5008 Roberts Road, Colleyville, Texas 76034 (Site). The anticipated extent of work is illustrated in Exhibit B: Site.

Our understanding is that the intended construction delivery method is Design-Bid-Build through competitive sealed proposals. The budget for the project is $4,650,0000.

SCOPE OF SERVICES

A/E proposes to provide services for the Project as detailed in Exhibit A: Scope of Services.

SCHEDULE

A tentative schedule for submitting our work for review is as follows. Changes to the above schedule may become necessary due to changes in scope or other circumstances beyond A/E's control.

TASK	MONTHS
Schematic Design	2
Design Development	2
Construction Documents	4
Bid Phase	2
Construction Phase	14
Total Project Duration	**24**

COMPENSATION

Our fee for the Scope of Services described in Exhibit A will be based on a lump sum amount, plus reimbursable expenses, and will be billed monthly on a percentage complete method as follows:

Basic Tasks	%		Fee
Schematic Design	15%	$	57,610
Design Development	20%	$	76,813
Construction Documents	40%	$	153,626
Bid Phase Services	5%	$	19,203
Construction Phase Services	20%	$	76,813
Subtotal	100%	$	384,066

Supplemental Tasks		
Surveying	$	9,488
Civil Engineering	$	54,050
Reimbursable Expenses	$	7,681
Total Compensation	**$**	**455,285**

Reimbursable expenses will be billed at invoice cost plus a 15% markup for handling and include, but are not limited to travel, postage/shipping, reproductions/ copies, color plots/prints, accessibility review and inspection fees, and reproduction of Contract Documents.

If this proposal meets your expectations, you may indicate your acceptance by returning one signed copy to our office. Upon receipt, we will wait to receive a subconsultant agreement and will not proceed with work until the agreement has been executed by A/E and Client.

We appreciate the opportunity to provide Professional Services to you and look forward to the successful completion of the project. If you have any questions, please do not hesitate to call us.

Sincerely,

PARKHILL (A/E)

By_____
Michael I. Howard, AIA, AICP
Director of Community Practice | Partner

City of Colleyville **(CLIENT)**

Signature:_____

Name: _____

Title:_____

Date:_____

MIH/xx

Enclosures: Exhibit A – Scope of Services
Exhibit B – Site

"The Texas Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337, (512) 305-9000, www.tbae.state.tx.us has jurisdiction over complaints regarding the professional practices of persons registered as architects in Texas."

EXHIBIT A

SCOPE OF SERVICES

A/E will provide the following Professional Services for the Project's Scope of Services:

- Architectural Design
- Interior Design
- Mechanical and Electrical Engineering
- Structural Engineering
- Technology Design (IT/AV/Security)
- Civil Engineering
- Landscape Architectural Design

BASIC DESIGN SERVICES

Schematic Design

A/E will work with CLIENT to begin determining and defining programmatic elements for the site and building facilities as well as develop Project goals, needs, and assumptions. Based on the program, A/E will develop a Schematic Design Package consisting of drawings and other documents illustrating the scale and relationship of the Project components, including the architectural style of the façade and floor plan.

Deliverables:

- Floor Plan
- Site Plan
- Elevations & Massing Study
- Opinion of Probable Cost

Design Development

A/E will provide Design Development Documents based on approved Schematic Design Documents and updated Project Budget. The documents will illustrate and describe refinement of the design of the Project establishing the Scope, relationships, forms, size, and appearance of the Project by means of plans, elevations and sections, typical construction details, and equipment layouts. The documents will identify major systems and materials and, in general, their quality levels.

Deliverables:

- Floor and Roof Plans
- Site Plan
- Interior and Exterior Elevations
- Details and Sections
- Finish Schedule
- Outline Specifications
- Opinion of Probable Cost

Construction Documents

A/E will provide Construction Documents based on approved Design Development Documents and an updated Project Budget. The Construction Documents will include requirements for construction, drawings and specifications that establish, in detail, the quality level of systems and materials. A/E will assist CLIENT in the preparation of the construction contract between the CLIENT and contractor and other standard contract forms that may be required.

Deliverables:

- Code Sheets
- Floor and Roof Plans/Details
- Site Plan/Details
- Interior and Exterior Elevations/Details
- Millwork Elevations and Details
- Details and Sections
- Door/Window/Storefront/Accessory Schedules and Details
- Finish Schedule and Plans
- Specifications and Project Manual
- Opinion of Probable Cost

Bid Phase Services

A/E will assist CLIENT in solicitation and procurement of the General Contractor. A/E will assist CLIENT in the preparation of necessary bidding information, bidding forms, and contract between the CLIENT and contractor and other standard contract forms that may be required. A/E will inform CLIENT, to the best of their knowledge, and will assist CLIENT in connection with CLIENT's responsibility, for filing documents required for approval of governmental authorities having jurisdiction over the Project.

Construction Phase Services

A/E will be the representative of and will advise and consult with CLIENT during construction until the final payment to the contractor is due. A/E will have authority to act on behalf of CLIENT only to the extent provided in this Proposal, unless otherwise modified by written instrument.

A/E will visit the site twice per month based on the number of months proposed by the contractor in their bid at intervals appropriate to the stage of construction or as otherwise agreed by CLIENT and A/E in writing to become familiar with the progress and quality of the Work completed, and to determine, in general, if the Work is being performed in a manner indicating that the Work, when completed, will be in accordance with the Contract Documents. However, A/E will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of on-site observation as an Architect or Engineer, A/E will keep CLIENT informed of the progress and quality of the Work.

Based on A/E's observations and evaluations of the contractor's Applications for Payment, A/E will review and certify the amounts due to the contractor.

Supplemental Services

The services listed below are not included in Basic Services but may be required for the Project.

- Surveying
- Civil Engineering

Assumptions

- Technology Design (IT/AV/Security) - Parkhill will provide limited design services related to low-voltage systems, including information technology (IT), audio-visual (AV), and security infrastructure, as outlined below:
    - Parkhill will prepare a basic power and data layout plan identifying the location of technology equipment, data outlets, and associated conduit pathways for items such as card readers, security cameras, and related devices.
    - Plans will be diagrammatic in nature and intended for coordination purposes only.
    - Parkhill's design will be limited to the indication of device locations and pathway requirements necessary for architectural and electrical coordination.

- No detailed design, engineering, or specification of low-voltage, technology, audiovisual (AV), or security systems will be provided.
- Parkhill will coordinate with the Client and/or Contractor to confirm general system intent and equipment assumptions for integration with the overall building design.
- Exclusions:
  - Detailed design, engineering, or specification of IT, AV, or security systems and components.
  - Equipment selection, procurement, or installation documentation.
  - Coordination of vendor-provided systems beyond device and conduit layout.
  - Testing, commissioning, or certification of any low-voltage systems.
- Client/Contractor Responsibilities:
  - The Client and/or Contractor shall be responsible for engaging qualified vendors or consultants to provide technology, AV, and security system design, equipment specifications, and installation services.
  - Parkhill will provide coordination support to ensure architectural and electrical alignment with vendor-provided designs.

SERVICES BY CLIENT

- Geotechnical Report: CLIENT will provide A/E with a geotechnical report to design foundations and paving sections.
- Existing Drawings: CLIENT will also provide A/E with CAD files or PDFs of the existing site and facilities.
- Permits and Fees: CLIENT shall obtain applicable permits, pay inspection fees, zoning application fees, soils engineering fees, testing fees, surveying fees, provide appropriate legal services in connection with the Project, provide environmental impact reports and energy assessments, and all other charges not specifically covered by this Proposal.

EXCLUDED SERVICES

Services specifically excluded from our Scope of Services, and may be required to complete the Project, include, but are not limited to, the following:

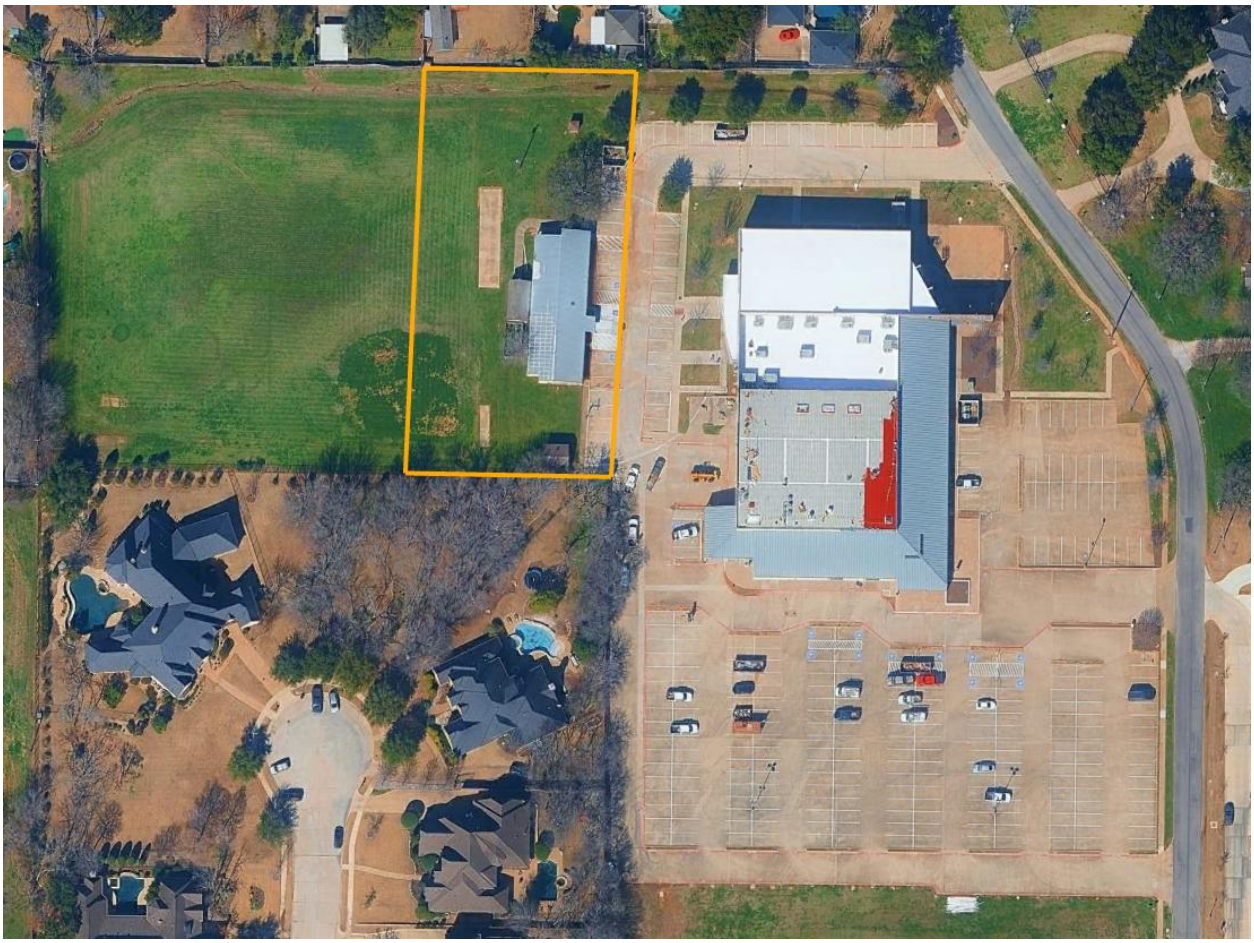
- Topographic and Boundary Surveys
- Geotechnical Reports and Soil Reports
- Site Entitlement, Permitting, and Platting Services
- Zoning Changes, Site Plan, and Special Use Permit Applications
- Off-site Utility Design
- Subsurface Utility Location
- Asbestos and Hazardous Materials Studies
- Third-party Independent Construction Inspection Services
- Full-time Construction Observation Services
- Preparation of Construction Documents for more than one bid package
- Phased Construction
- Fast-track Construction
- Construction Material Testing
- Commissioning and Special Inspections
- Traffic Impact Analysis
- Subsurface Utility Engineering (SUE)
- Furniture, Fixtures, and Equipment Design

END OF EXHIBIT

EXHIBIT B

SITE

The anticipated extent of work at the Site is outlined in the map below.



CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4c **Agenda Date** 11/18/2025 **Number** Resolution R-25-5096
Type Resolution
Department Engineering

Title
Approval of rejecting all bids for the Colleyville Center Windows Replacement Project

Explanation
Reading and Public Hearing

On October 8, 2025, the City Council approved Resolution R-25-5078 approving a Construction Services Agreement with Dallas Harmony Construction, LLC in the amount of $252,440.04 for the Colleyville Center Window Replacement Project.

The City attempted to reach a contract agreement with Dallas Harmony Construction, LLC. After several weeks of negotiations, the City has deemed the contract non-viable due to the long lead times for the window fabrication and the availability at the Colleyville Center to accommodate the construction.

The City received three sealed bids, which were opened and publicly read aloud on September 22, 2025. The bid received from Hobo Construction, LLC was found to be non-responsive as they didn't submit a bid bond. Dallas Harmony Construction, LLC was the next lowest bidder at $252,440.04. The third bidder, B&F Construction, LLC was the highest bidder at $401,500.00.

Staff is requesting council approve the rejection of all bids submitted. Staff will prepare an updated bid package and re-bid the project in early 2026.

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments
1. Resolution R-25-5078

RESOLUTION R-25-5078

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF OCTOBER 8, 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 September 16, 2025

b. Approval of the third amendment to the Construction Services Agreement with Alderink Enterprises, Inc. dba CI Pavement, for the FY2026 Miscellaneous Concrete Repair Project, in an amount not to exceed $700,339.49, and authorizing the City Manager to execute the amendment

c. Approval of a Construction Services Agreement with O & J Coatings, Inc. for the Hall-Johnson and McPherson Elevated Storage Tank Rehabilitation Project, in an amount not to exceed $1,191,000, a contingency amount not to exceed $119,000, and an inspection services amount not to exceed $45,000, and authorizing the City Manager to execute the agreement

d. Approval of a third amendment to the Contractor Services Agreement with The Lawn Firm, Inc., for the FY2026 Tree Trimming Contract, in an amount not to exceed $75,000, and authorizing the City Manager to execute the amendment

e. Approval of the third amendment to the Construction Services Agreement with Whitmore & Sons, Inc., for the FY2026 Ground Maintenance Mowing Agreement, in an amount not to exceed $251,784.52, and authorizing the City Manager to execute the amendment

f. Approval of the second amendment to the Contractor Services Agreement with Oriental Building Services, Inc. in an amount not to exceed $301,997.62, plus a five percent contingency amount of $14,610.28, and authorizing the City Manager to execute the agreement

g. Approval of the fourth one-year renewal term with Stripe-A-Zone, LLC for the FY2026 Miscellaneous Pavement Marking Contract in an amount not to exceed $150,000, and authorizing the City Manager to execute the agreement

h. Approval of a Construction Services Agreement with Dallas Harmony Construction, LLC for the Colleyville Center Window Replacement Project, in an amount not to exceed $252,440.04, a contingency amount not to exceed $30,000, and authorizing the City Manager to execute the agreement

i. Nominating Michael Alfred to the Tarrant Appraisal District (TAD) Board of Directors

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF **7** AYES, **0** NAYS, ON THIS THE 8TH DAY OF OCTOBER 2025.

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

ATTEST:

Christine Loven

Christine Loven
City Secretary, TRMC

CITY OF COLLEYVILLE

Bobby Lindamood

Bobby Lindamood
Mayor

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4d **Agenda Date** 11/18/2025 **Number** Resolution R-25-5096
Type Resolution
Department City Council

Title
Casting the City's eight ballots for the election to the Tarrant Appraisal District Board of Directors

Explanation
Reading and Public Hearing

This item provides for the City of Colleyville to cast their eight ballots to one or more candidates for the Tarrant Appraisal District Board. There are two positions to be appointed, and this resolution is required to be forwarded to the Chief Appraiser not later than December 15, 2025. The votes will be tallied, and the new terms begin January 1, 2026.

Candidates are:
Mr. Mike Alfred
Ms. Wendy Burgess
Mr. Eric Crile
Ms. Sayeda Syed

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments
1. 2026 TAD ballot
2. 2026 TADBOD voting allocation

OFFICIAL BALLOT

ELECTION OF MEMBERS TO THE BOARD OF DIRECTORS
TARRANT APPRAISAL DISTRICT

The following are the candidates that were timely submitted by nominating resolutions for appointment to the two (2) voting positions on the Board, listed alphabetically by last name.

Please indicate your taxing unit's vote(s) by entering the number of votes to the left of your candidate(s) of choice.

VOTES FOR	Nominees
	Mr. Mike Alfred
	Ms. Wendy Burgess
	Mr. Eric Crile
	Ms. Sayeda Syed

The Tarrant Appraisal District has been informed that on October 6, 2025, the City of Burleson City Council rescinded its original resolution CSO#5926-09-2026 nominating Gary Losada.

IMPORTANT: This ballot must be returned to Joe Don Bobbitt, Chief Appraiser, Tarrant Appraisal District, **P. O. Box 185579, Fort Worth, Texas, 76181-0579**, by mail or by email to jwooddell@tad.org. Because the deadline occurs on a day that TAD is closed this year, statute permits receipt through 11:59pm on Monday, December 15th.

Please attach this ballot to the resolution passed by your taxing unit authorizing this vote.

TARRANT APPRAISAL DISTRICT

Calculation of Taxing Entity Votes for Appointment to Board of Directors
Per Section 6.03(d) of Texas Property Tax Code

School Districts:	**Votes**
Aledo ISD	2
Arlington ISD	160
Azle ISD	10
Birdville ISD	73
Burleson ISD	11
Carroll ISD	46
Castleberry ISD	6
Crowley ISD	52
Eagle Mountain/Saginaw ISD	74
Everman ISD	11
Fort Worth ISD	216
Godley ISD	0
Grapevine/Colleyville ISD	70
Hurst/Euless/Bedford ISD	71
Keller ISD	102
Kennedale ISD	9
Lake Worth ISD	8
Lewisville ISD	2
Mansfield ISD	82
Northwest ISD	61
White Settlement ISD	15
Total Schools	1,082

Cities:	
City of Arlington	91
City of Azle	3
City of Bedford	11
City of Benbrook	7
City of Blue Mound	1
City of Burleson	3
City of Colleyville	8
City of Crowley	5
City of Dalworthington Gardens	1
Edgecliff Village	1
City of Euless	12
City of Everman	1
City of Flower Mound	1
City of Forest Hill	3
City of Fort Worth	281

City of Grand Prairie	27
City of Grapevine	12
City of Haltom City	9
City of Haslet	2
City of Hurst	9
City of Keller	9
City of Kennedale	3
Town of Lakeside	0
City of Lake Worth	1
City of Mansfield	24
City of Newark	0
City of N. Richland Hills	16
Town of Pantego	1
City of Pelican Bay	0
City of Reno	0
City of Richland Hills	2
City of River Oaks	1
City of Roanoke	0
City of Saginaw	6
City of Sansom Park	1
City of Southlake	13
Town of Trophy Club	0
City of Watauga	5
Town of Westlake	2
City of Westover Hills	1
Westworth Village	1
City of White Settlement	4
Total Cities	577

Other:

Tarrant County Conservation/Reclamation*	17
Tarrant County	198
Tarrant County College	126
Total Other	341
Total All	2,000

*Breakdown of Conservation/Reclamation Districts:
Far North Fort Worth MUD (1)
Karis MMD (0)
Live Oak Creek MUD (1)
Tarrant Regional Water District (12)
Trophy Club MUD (0)
Viridian MMD (3)

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 5 **Agenda Date** 11/18/2025
Type Report
Department Finance

Title
Monthly Financial Report - October 2025

Explanation
Staff will present the monthly financial report for October 2025.

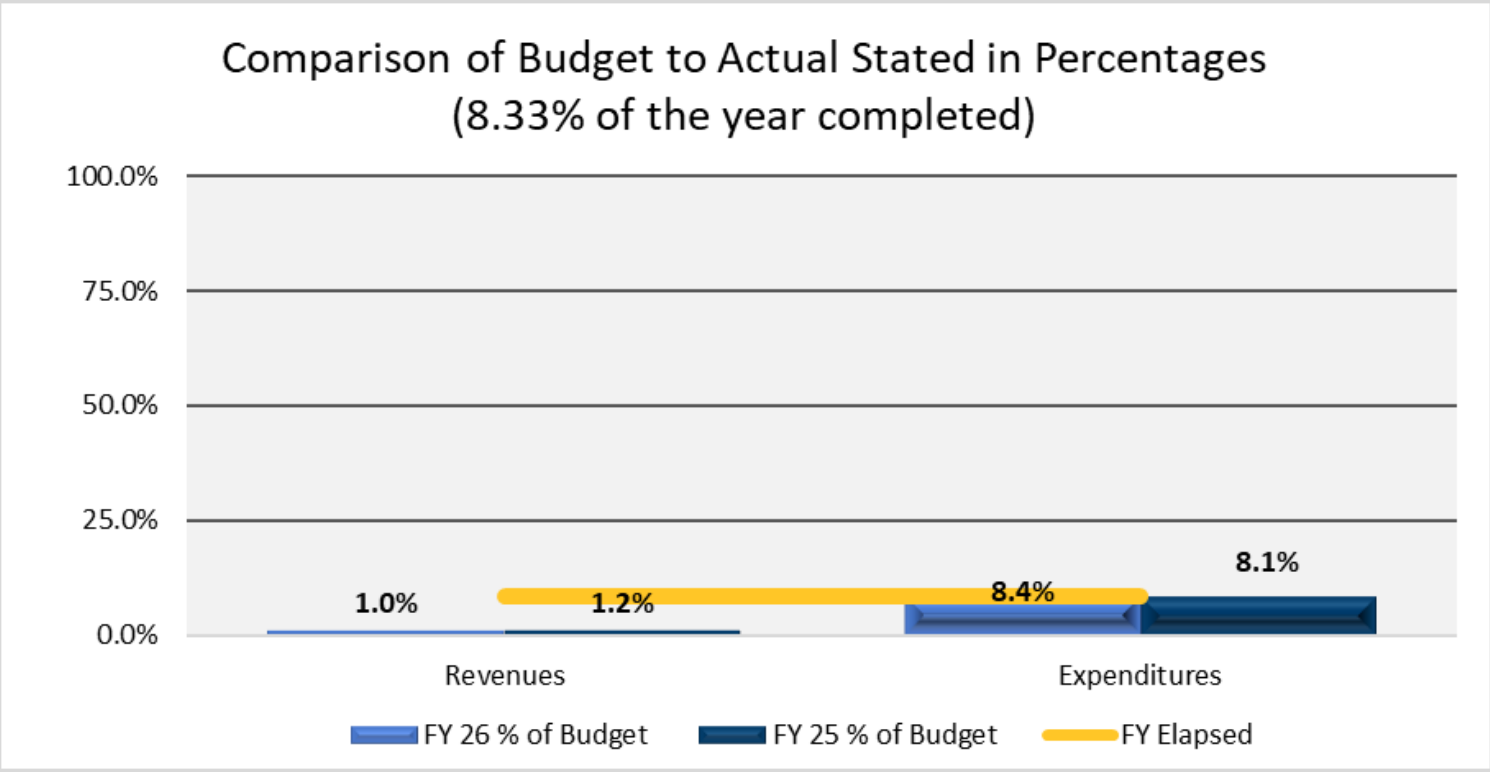
Attachments
1. October 2025 Budget Presentation
2. October 2025 Monthly Budget vs Actual

Monthly Financial Report October 2025

City Council Meeting
November 18, 2025

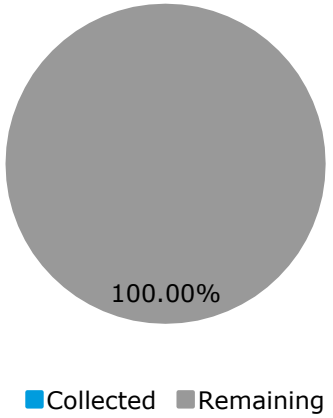
General Fund Performance

	FY 26 Budget	FY 26 YTD	FY 26 % of Budget	FY 25 YTD	FY 25 % of Budget
Revenues	$ 31,285,851	$ 307,691	1.0%	$ 343,636	1.2%
Expenditures	31,268,504	2,630,738	8.4%	2,486,641	8.1%
Total	$ 17,347	$ (2,323,047)		$ (2,143,005)	



Property Tax Collections

Cumulative Collections vs. Budget



FY 26 Rate:
- M&O $0.294232
- I&S $0.017699

Total Rate:
$0.311931/$100

	FY 26 Budget	FY 26 YTD	FY 26 % of Budget	FY 25 YTD	FY 25 % of Budget
Current Taxes	$ 18,870,816	$ -	0.00%	$ -	0.00%

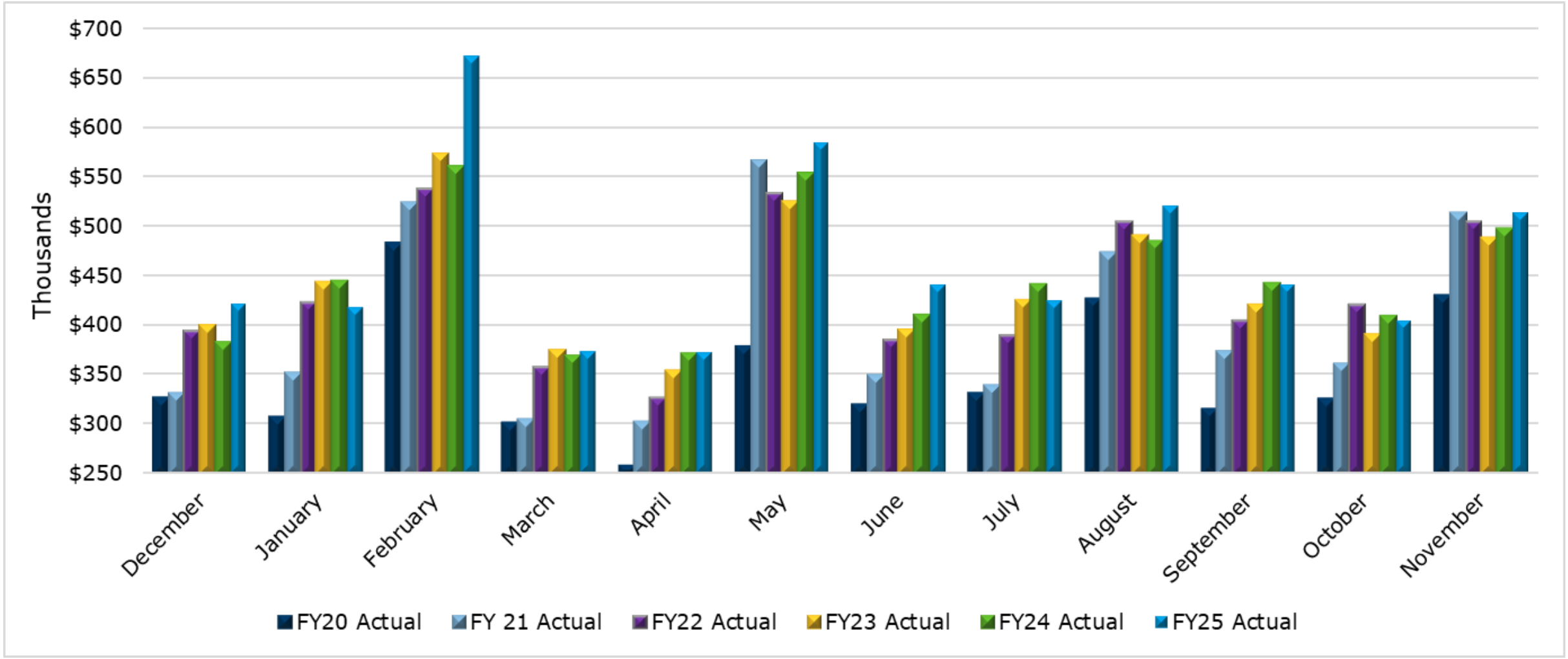
Note: *Property taxes are due in January with the majority of collections in December and January.*

Sales Tax: Current Fiscal Year Collections

Collections Month	Sales Month	FY 24 Actual	FY 25 Actual	Increase/ (Decrease)	% Change
December	October	$ 382,458	$ 420,829	$ 38,371	10.03%
January	November	443,954	418,443	(25,511)	-5.75%
February	December	559,919	672,822	112,903	20.16%
March	January	368,924	373,295	4,371	1.18%
April	February	370,650	372,227	1,577	0.43%
May	March	552,675	585,067	32,392	5.86%
June	April	409,431	440,792	31,361	7.66%
July	May	440,355	424,653	(15,702)	-3.57%
August	June	483,624	521,095	37,471	7.75%
September	July	441,974	441,037	(937)	-0.21%
October	August	409,261	403,792	(5,469)	-1.34%
November	September	496,674	513,900	17,226	3.47%
Total		**$ 5,359,899**	**$ 5,587,951**	**$ 228,052**	**4.25%**

Per GASB rules, December is the first month of FY25 in which collections from sales taxes are recorded. October and November sales taxes are recorded in the prior fiscal year since the sales for those receipts occurred two months prior.

Sales Tax: Comparative Collections



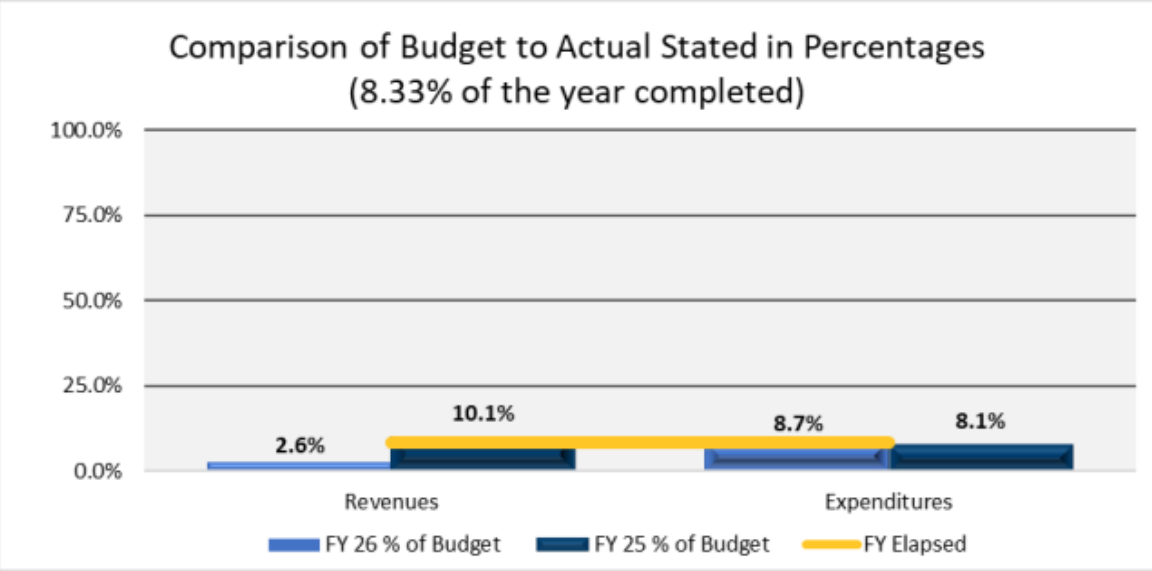
Sales Tax: Regional Benchmark

	Net Payment This Period	Comparable Payment PY	% Change	Payment YTD	PY Payment YTD	% Change YTD
Colleyville	770,464	744,639	3.47%	7,746,809	7,462,430	3.81%
North Richland Hills	2,069,978	1,820,083	13.73%	20,362,937	19,288,488	5.57%
Bedford	1,421,553	1,436,466	-1.04%	15,087,003	15,118,285	-0.21%
Grapevine	5,726,759	5,306,175	7.93%	60,945,606	58,658,147	3.90%
Keller	1,551,779	1,375,424	12.82%	15,653,957	15,330,147	2.11%
Hurst	1,579,605	1,570,722	0.57%	17,285,210	16,955,322	1.95%
Euless	2,669,048	2,383,527	11.98%	25,604,922	23,736,251	7.87%
Southlake	3,564,475	3,190,524	11.72%	38,560,874	36,394,294	5.95%

Note: Colleyville Collections above include both City General Fund and CEDC collections

Utilities Fund Performance

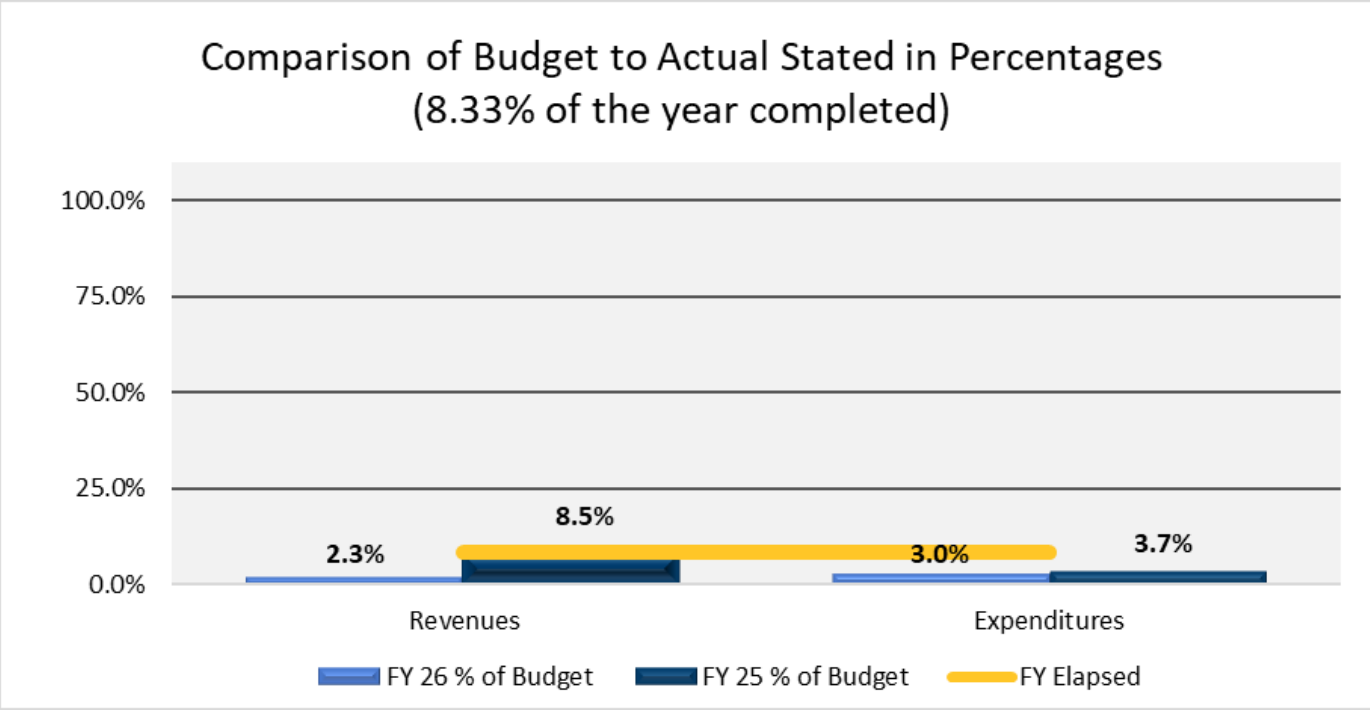
	FY 26 Budget	FY 26 YTD	FY 26 % of Budget	FY 25 YTD	FY 25 % of Budget
Revenues	$ 27,013,314	$ 693,207	2.6%	$ 2,459,213	10.1%
Expenditures	26,855,702	2,341,254	8.7%	2,072,316	8.1%
Total	$ 157,612	$ (1,648,047)		$ 386,898	



TRA			City		
	FY 26 Budget	FY 26 YTD		FY 26 Budget	FY 26 YTD
Revenues	$ 22,028,899	$ 304,173	Revenues	$ 4,984,415	$ 389,034
Expenditures	22,028,899	1,870,575	Expenditure	$ 4,826,803	470,679
Total	**$ -**	**$ (1,566,402)**		**$ 157,612**	**$ (81,645)**

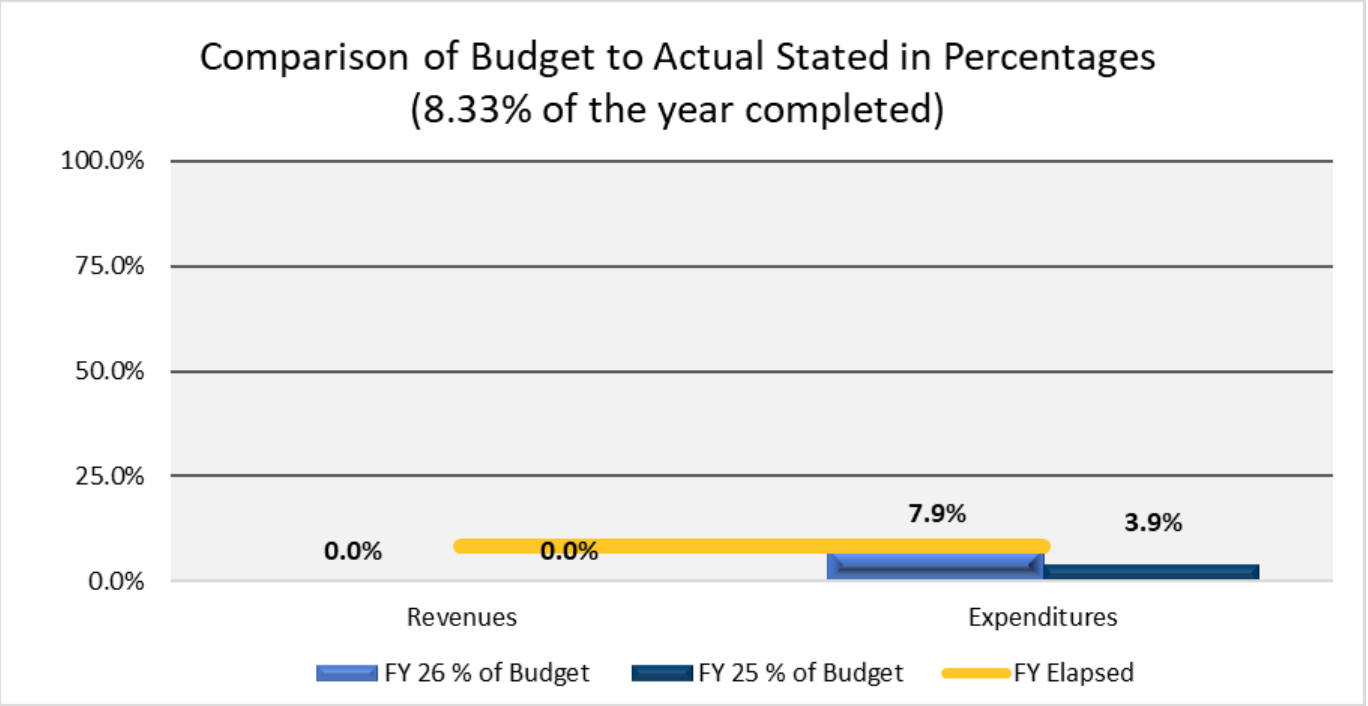
Drainage Fund Performance

	FY 26 Budget	FY 26 YTD	FY 26 % of Budget	FY 25 YTD	FY 25 % of Budget
Revenues	$ 2,061,000	$ 47,019	2.3%	$ 148,621	8.5%
Expenditures	1,994,787	59,314	3.0%	64,388	3.7%
Total	$ 66,213	$ (12,295)		$ 84,234	



Hotel Tax (HOT) Fund Performance

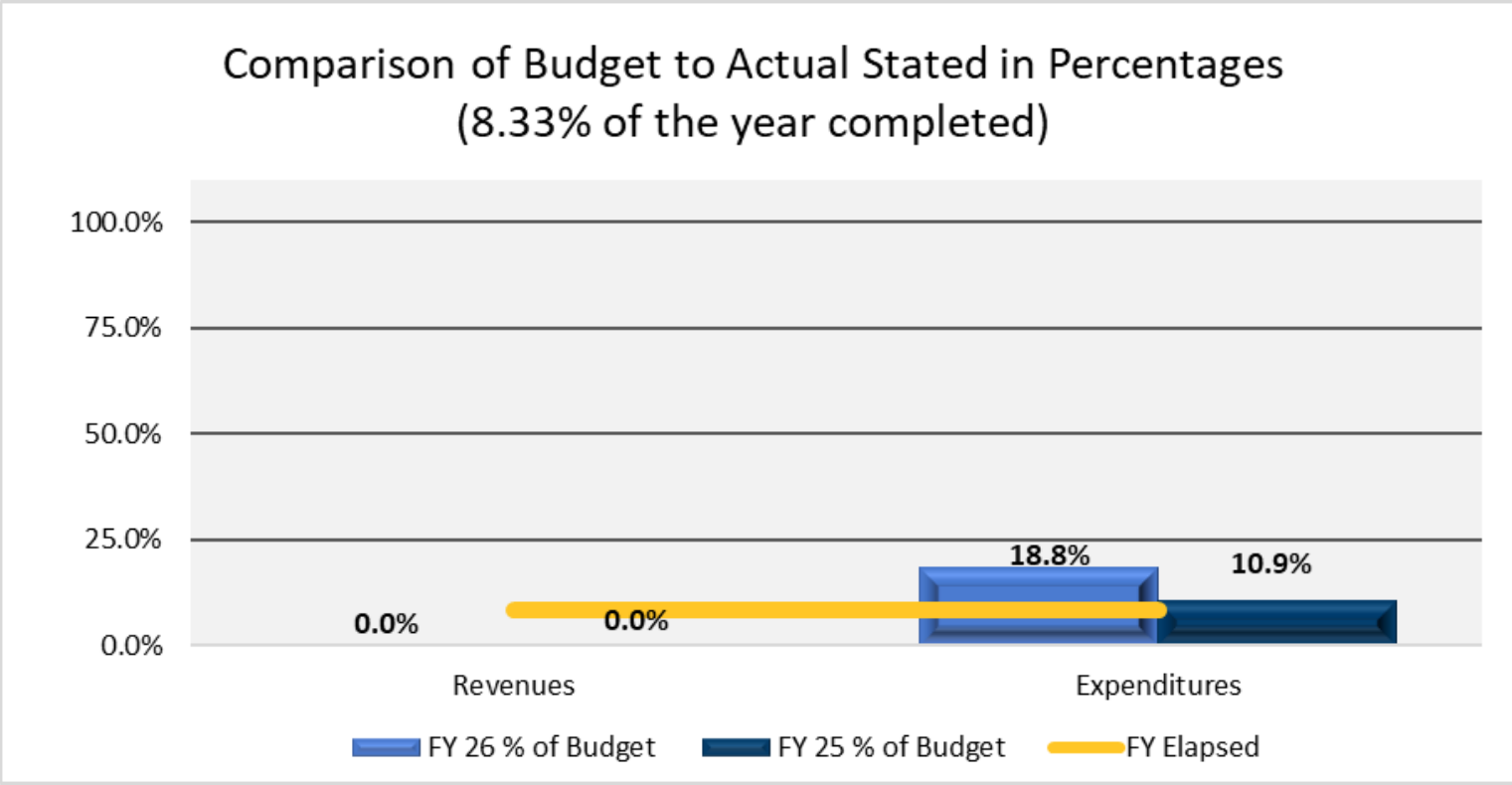
	FY 26 Budget	FY 26 YTD	FY 26 % of Budget	FY 25 YTD	FY 25 % of Budget
Revenues	$ 230,000	$ -	0.0%	$ -	0.0%
Expenditures	260,439	20,654	7.9%	18,714	3.9%
Total	$ (30,439)	$ (20,654)		$ (18,714)	



Hotel occupancy tax revenues are due quarterly.

Debt Service Fund Performance

	FY 26 Budget	FY 26 YTD	FY 26 % of Budget	FY 25 YTD	FY 25 % of Budget
Revenues	$ 1,702,645	$ -	0.0%	$ -	0.0%
Expenditures	1,693,245	318,485	18.8%	168,485	10.9%
Total	$ 9,400	$ (318,485)		$ (168,485)	



Questions & Discussion

?



City of Colleyville
Monthly Budget vs Actual Report
October 31, 2025

	FY 2026				FY 2025				
	Annual Budget	Actual Thru Mth	Variance Annual	% of Annual Bdg	Annual Actual YTD	Actual Thru Mth	Variance Annual	% of Annual Act	% chg from PY
General Fund									
Current Taxes	18,870,816	-	18,870,816	0.0%	17,951,811	-	17,951,811	0.0%	0.0%
Delinquent	30,000	-	30,000	0.0%	26,739	-	26,739	0.0%	0.0%
P&I	80,000	-	80,000	0.0%	89,241	-	89,241	0.0%	0.0%
Property Tax Total	18,980,816	-	18,980,816	0.0%	18,067,791	-	18,067,791	0.0%	0.0%
Sales Tax	5,304,000	-	5,304,000	0.0%	4,670,258	-	4,670,258	0.0%	0.0%
Oncor Electric	910,000	-	910,000	0.0%	887,583	-	887,583	0.0%	0.0%
Tri-County Electric	185,000	-	185,000	0.0%	172,925	-	172,925	0.0%	0.0%
Atmos Gas	600,000	-	600,000	0.0%	682,980	-	682,980	0.0%	0.0%
AT&T	15,000	7,278	7,722	48.5%	9,534	-	9,534	0.0%	0.0%
Verizon/Others	12,000	296	11,704	2.5%	7,462	560	6,902	7.5%	-47.1%
Refuse/Recycling	300,000	-	300,000	0.0%	313,431	-	313,431	0.0%	0.0%
Cable TV	200,000	-	200,000	0.0%	186,044	-	186,044	0.0%	0.0%
Network Nodes	250	-	250	0.0%	250	-	250	0.0%	0.0%
Franchise Fees	2,222,250	7,574	2,214,676	0.3%	2,260,209	560	2,259,648	0.0%	1251.4%
GF Revenues	31,285,851	307,691	30,978,160	1.0%	30,206,174	343,636	29,862,538	1.1%	-10.5%
GF Expenditures	31,268,504	2,630,738	28,637,766	8.4%	28,806,482	2,486,641	26,319,841	8.6%	5.8%
Utilities Fund									
Water - Base Rate	2,509,730	206,418	2,303,312	8.2%	2,392,687	199,405	2,193,282	8.3%	3.5%
Sewer - Base Rate	1,885,685	126,883	1,758,802	6.7%	1,734,664	144,426	1,590,238	8.3%	-12.1%
Water - Volumetric Rate	17,072,779	304,197	16,768,582	1.8%	14,533,462	1,686,972	12,846,490	11.6%	-82.0%
Sewer - Volumetric Rate	4,956,120	(24)	4,956,144	0.0%	4,536,672	353,835	4,182,837	7.8%	-100.0%
Water & Sewer	26,424,314	637,474	25,786,840	2.4%	23,197,484	2,384,638	20,812,847	10.3%	-73.3%
Utilities Revenues	27,013,314	693,207	26,320,107	2.6%	25,432,140	2,459,213	22,972,926	9.7%	-71.8%
Utilities Expenditures	26,855,702	2,341,254	24,514,448	8.7%	21,190,559	2,072,316	19,118,243	9.8%	13.0%
Debt Service Fund									
Current Taxes	924,135	-	924,135	0.0%	911,283	-	911,283	0.0%	0.0%
Delinquent	2,000	-	2,000	0.0%	1,022	-	1,022	0.0%	0.0%
P&I	3,400	-	3,400	0.0%	5,196	-	5,196	0.0%	0.0%
Property Tax Total	929,535	-	929,535	0.0%	917,501	-	917,501	0.0%	0.0%
DS Revenues	1,702,645	-	1,702,645	0.0%	1,473,411	-	1,473,411	0.0%	0.0%
DS Expenditures	1,693,245	318,485	1,374,760	18.8%	1,540,145	168,485	1,371,660	10.9%	89.0%
Drainage Fund									
Drainage Fee	2,021,000	42,630	1,978,370	2.1%	1,732,717	144,321	1,588,396	8.3%	-70.5%
Drain Revenues	2,061,000	47,019	2,013,981	2.3%	1,793,001	148,621	1,644,380	8.3%	-68.4%
Drain Expenditures	1,994,787	59,314	1,935,473	3.0%	737,263	64,388	672,875	8.7%	-7.9%
Hotel Occupancy Tax (HOT) Fund									
HOT Tax	230,000	-	230,000	0.0%	378,077	-	378,077	0.0%	0.0%
HOT Revenues	230,000	-	230,000	0.0%	378,117	-	378,117	0.0%	0.0%
HOT Expenditures	260,439	20,654	239,785	7.9%	508,670	18,714	489,956	3.7%	10.4%

Note: *The financial figures presented are unaudited and subject to change pending final audit adjustments.*

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 6a **Agenda Date** 11/18/2025 **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
Second reading and public hearing

There were no speakers regarding this item at the November 5, 2025, meeting.

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 6b **Agenda Date** 11/18/2025 **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
Second Reading and Public Hearing

The applicant was present and presented the case to the City Council. Multiple speakers came forward and spoke during the public hearing, both opposed and in favor.

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

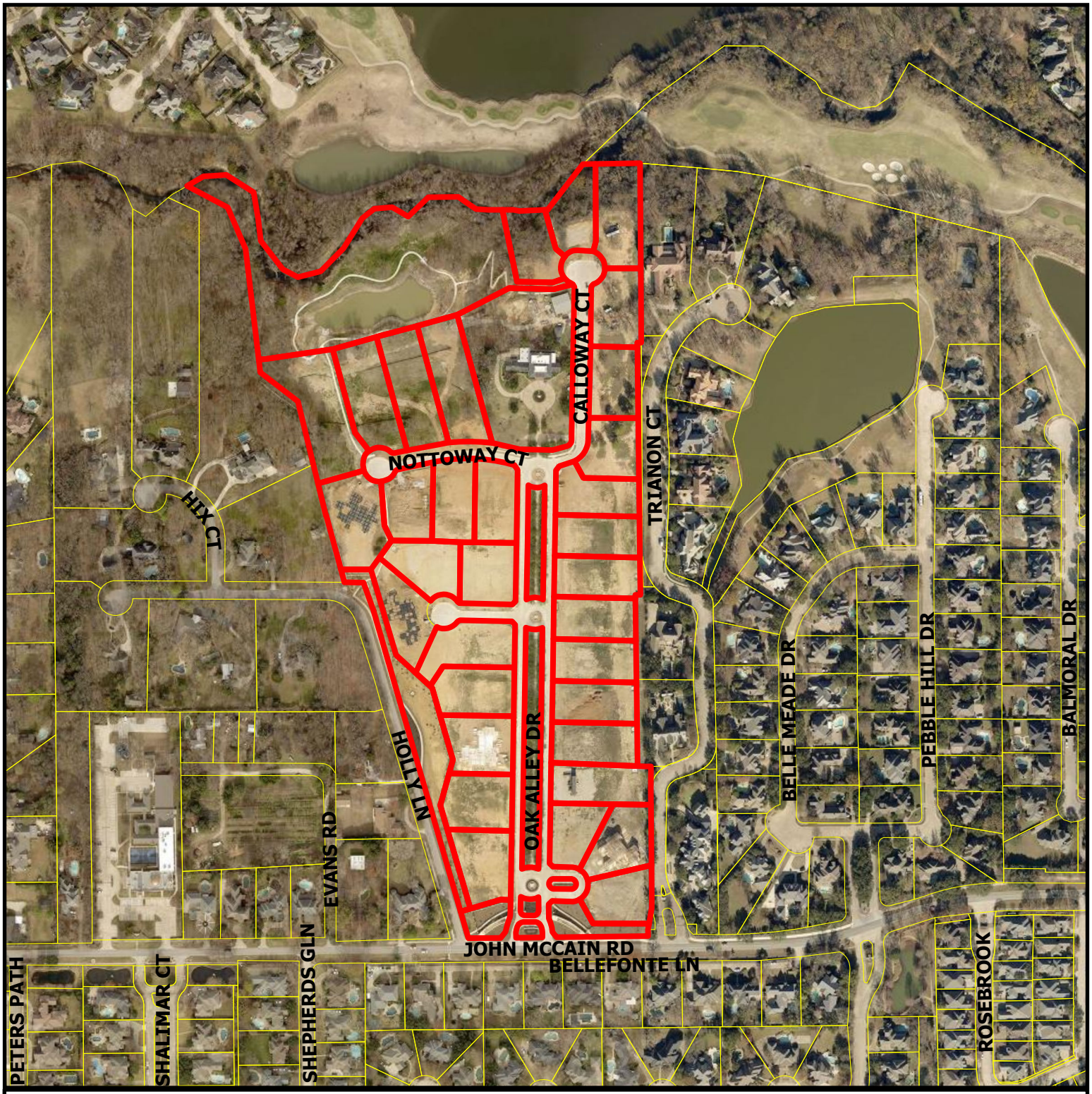
Subject: RE: variance for pool in Oak Alley

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

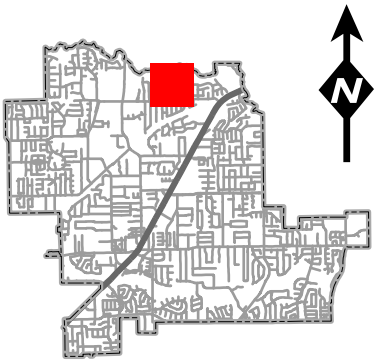
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC25-026

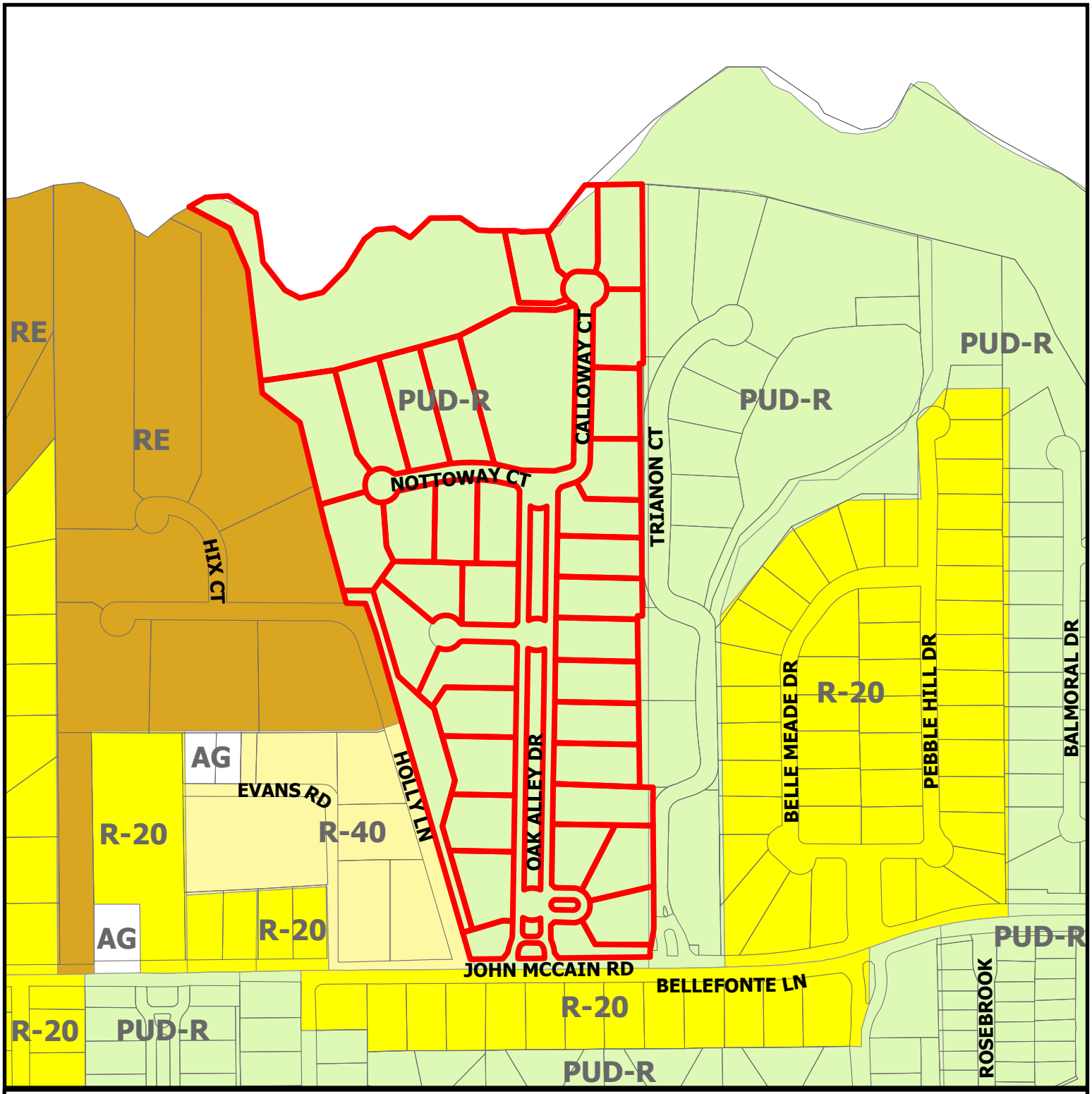
Oak Alley Estates



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

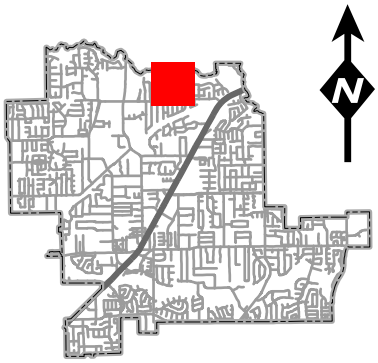
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC25-026

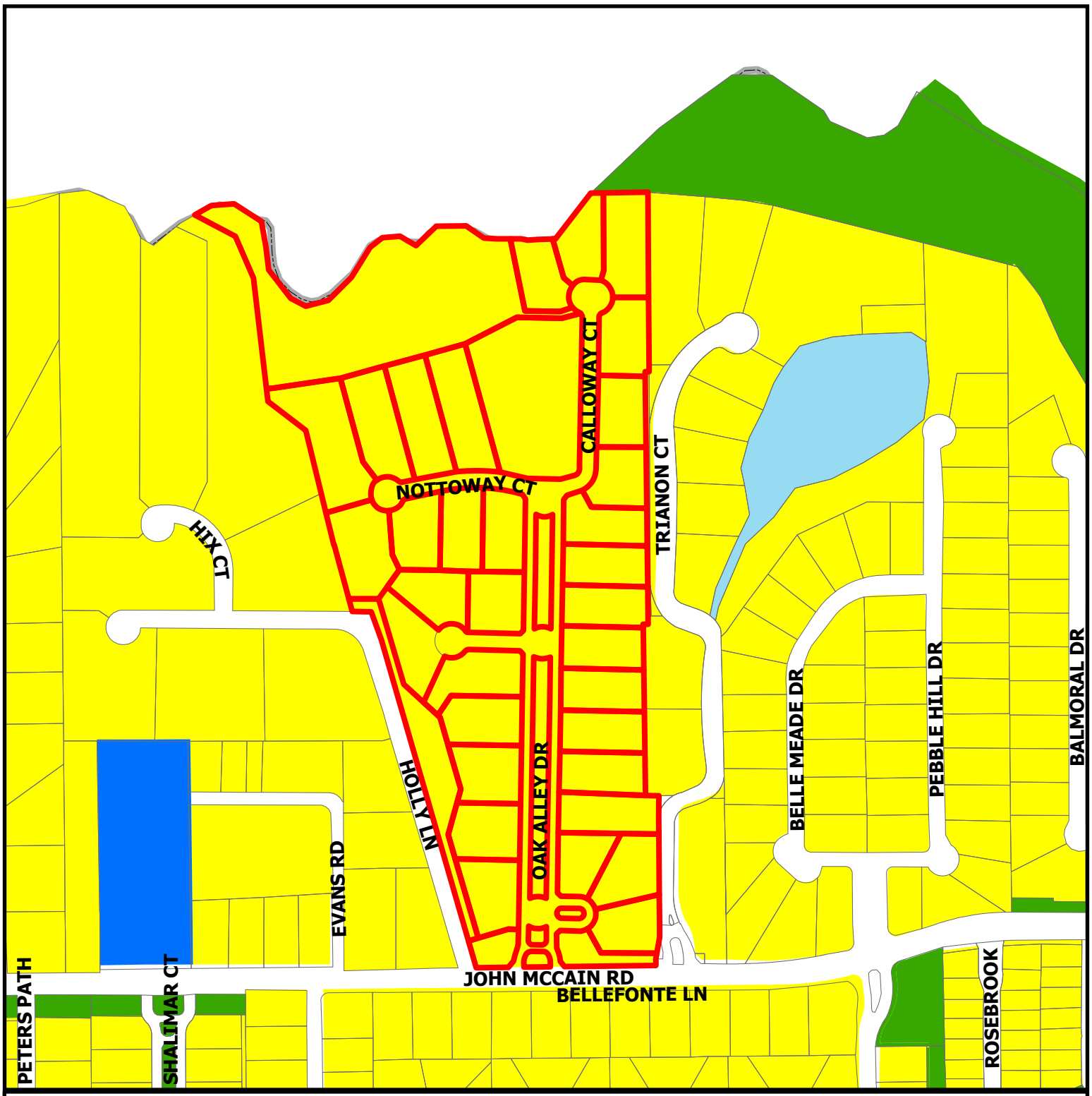
Oak Alley Estates



Subject Property

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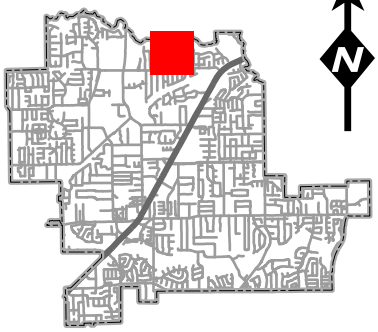
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC25-026

Oak Alley Estates



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

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.

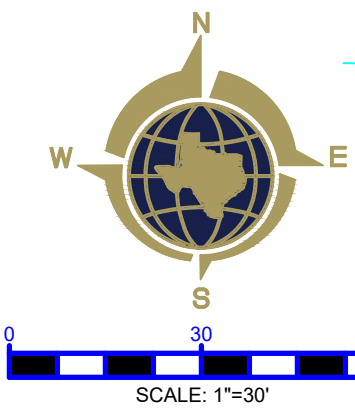
In closing, we love Colleyville and our community. It is where we want to raise our boys, where we want to create memories of long summer evening together, where we want them to remember the special bond of brotherhood, and the joy of playing together in their own backyard.

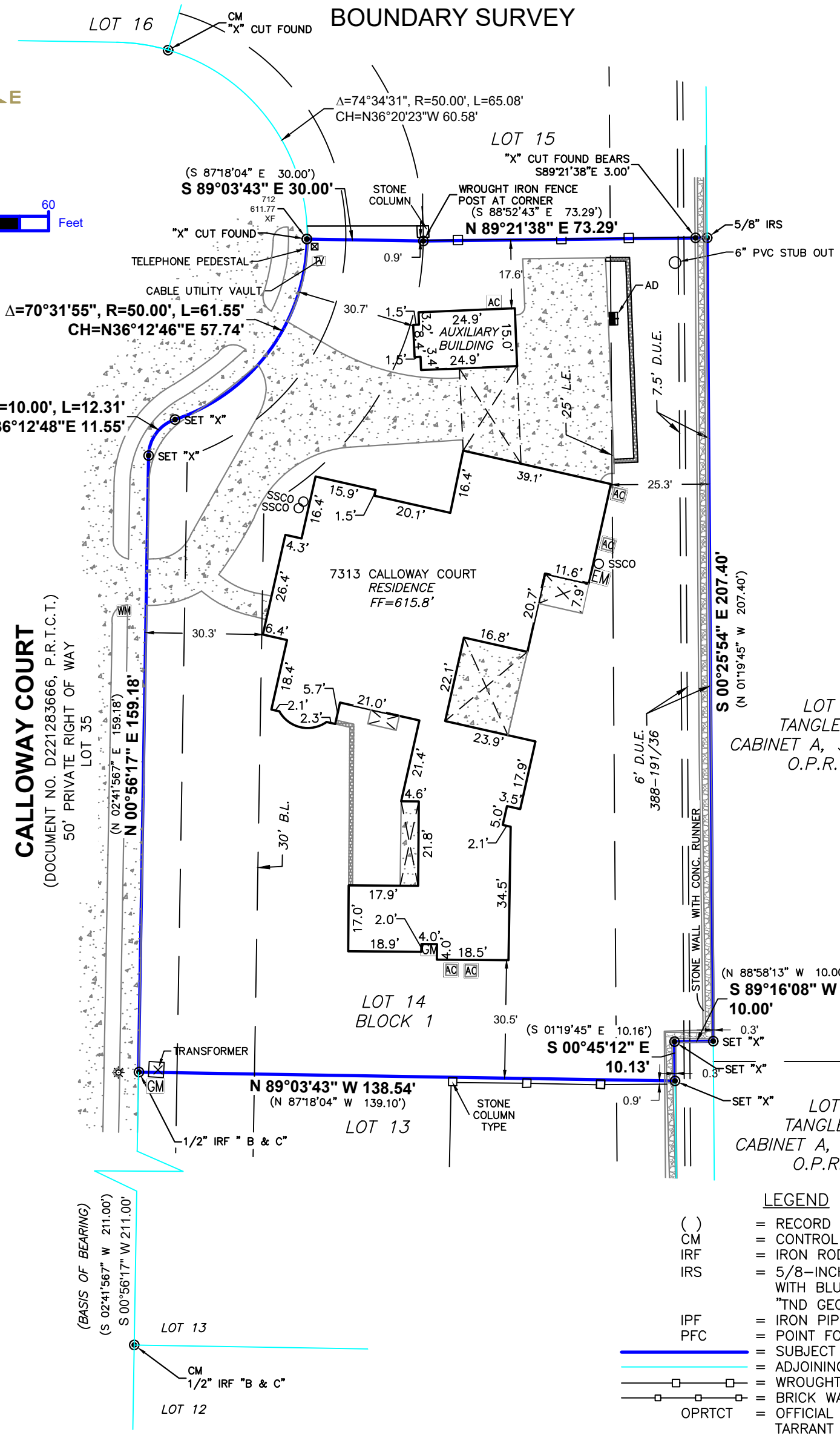
We respectfully request that you grant our request to remove the 25 foot landscape easement from our property while maintaining the existing public utility easement. We would be grateful for the opportunity to build a modest and safe pool—one that is consistent with the character of Colleyville, allows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

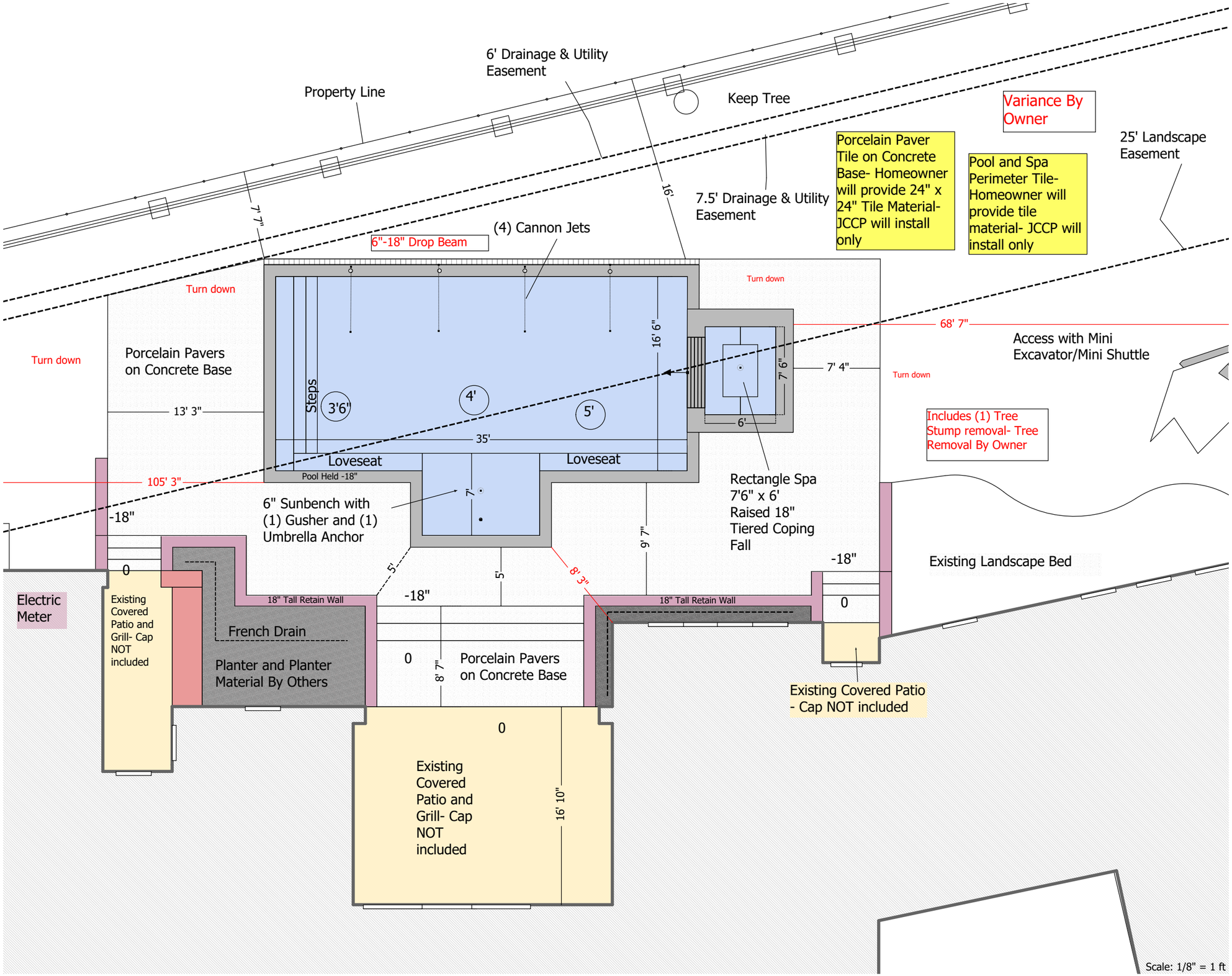
BEING LOT 14, BLOCK 1
OAK ALLEY ESTATES, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER D221283666, PLAT RECORDS TARRANT COUNTY, TEXAS.

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: _____

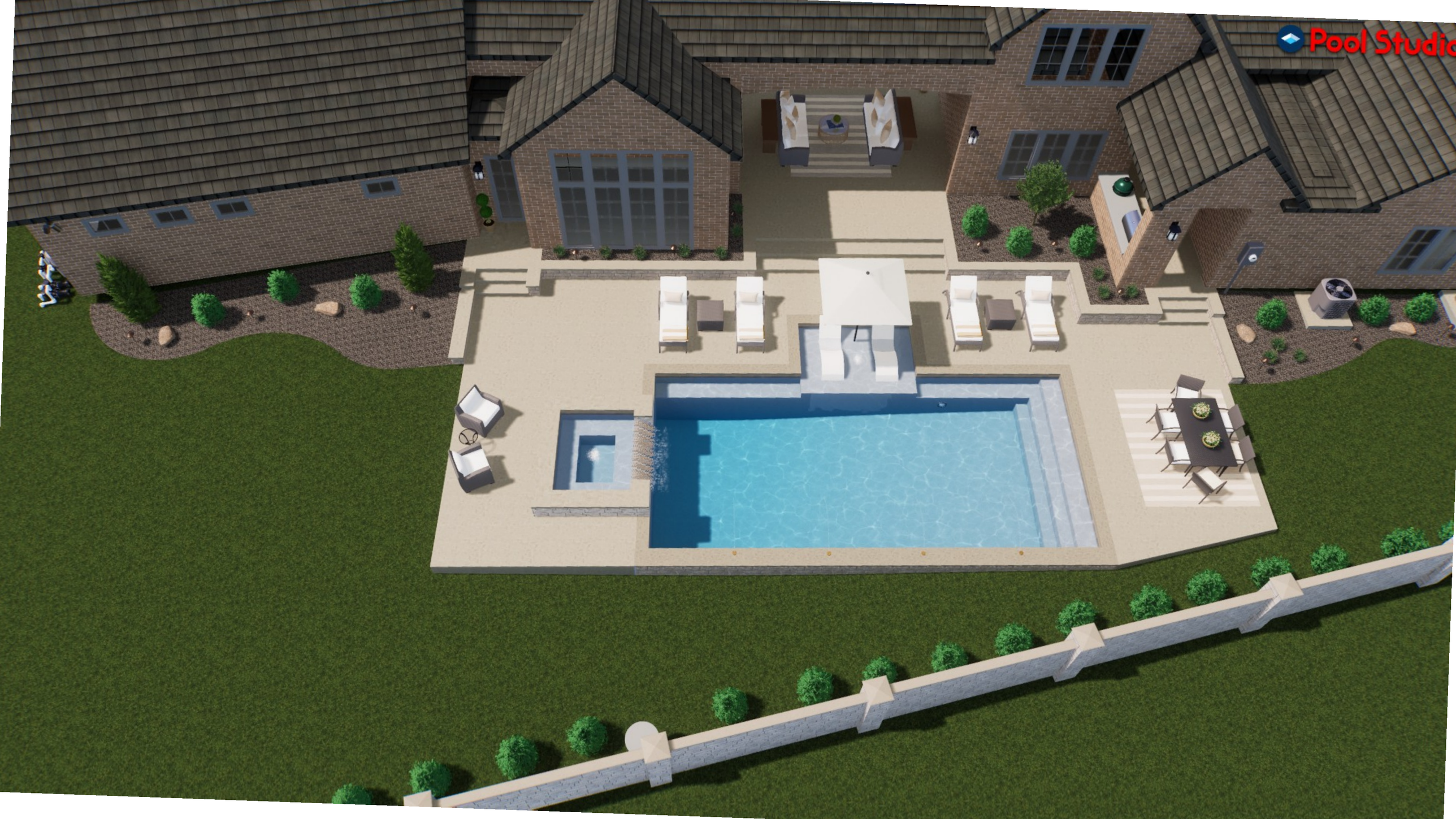
Spa

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

Notes

_____
_____
_____
_____
_____
_____
_____

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

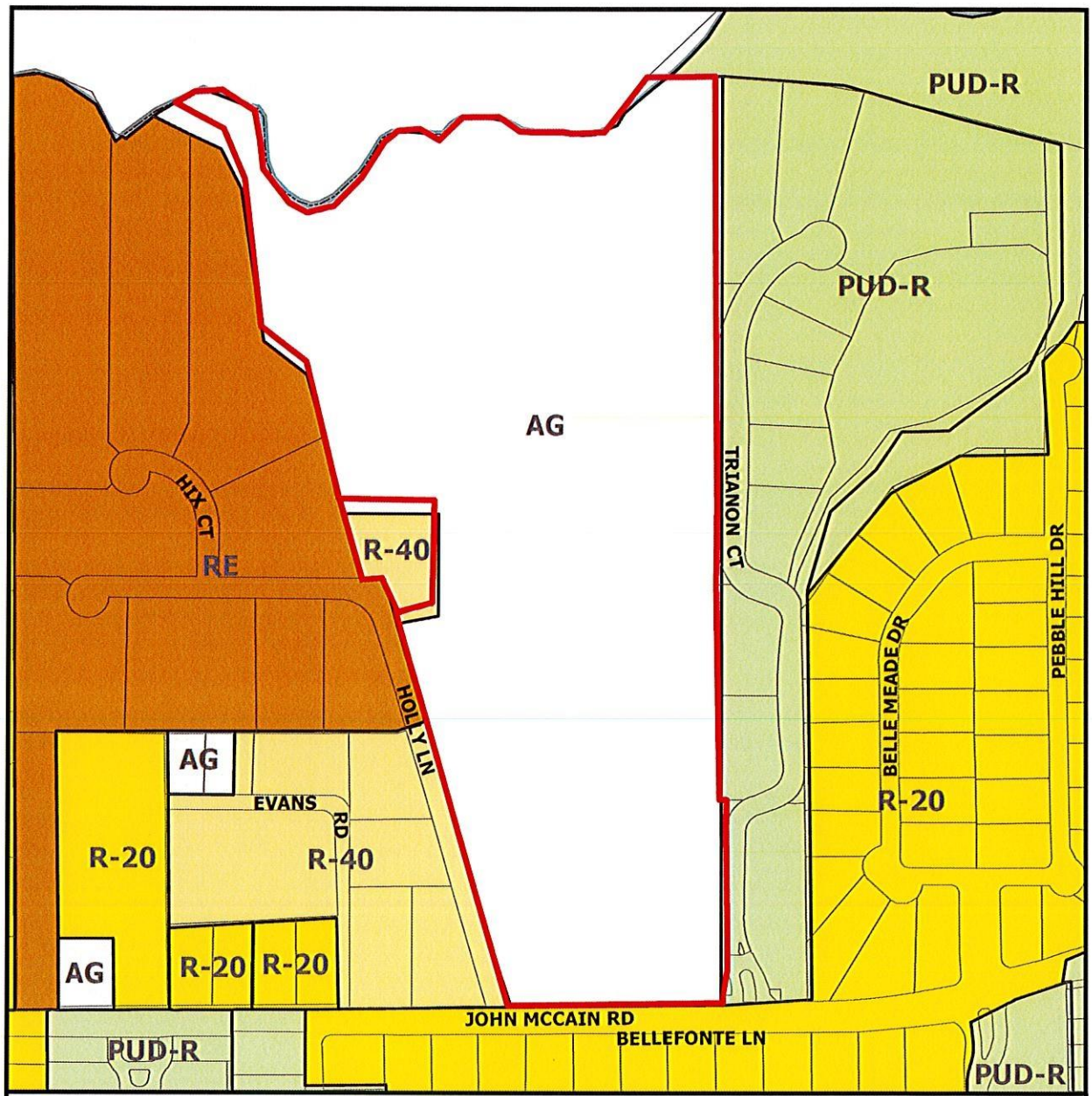
CITY OF COLLEYVILLE

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map



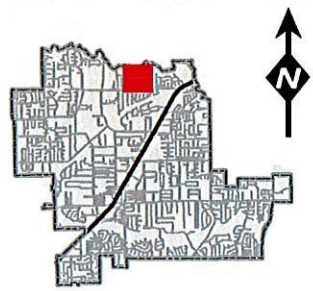
CITY OF COLLEYVILLE TEXAS

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

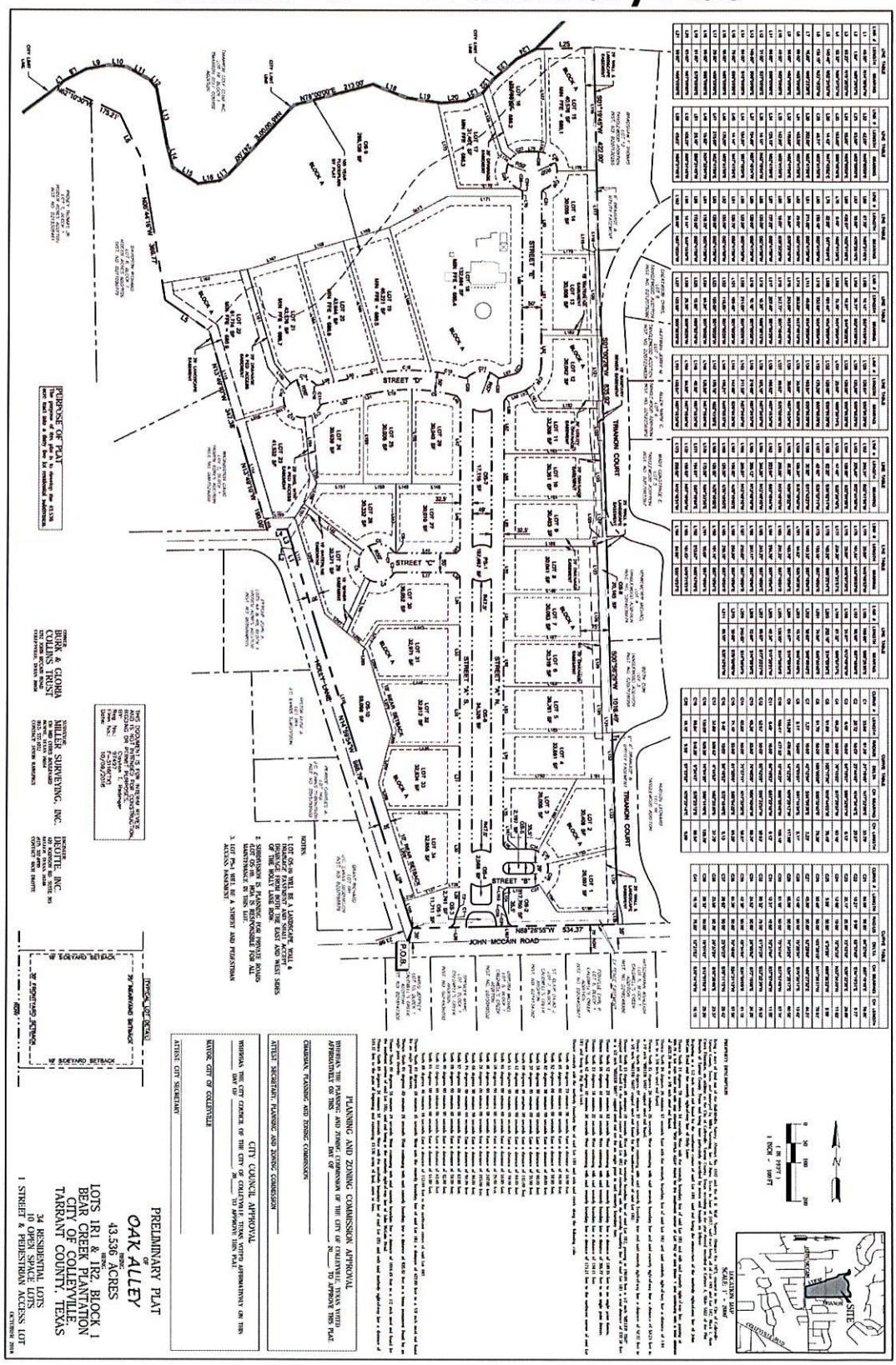
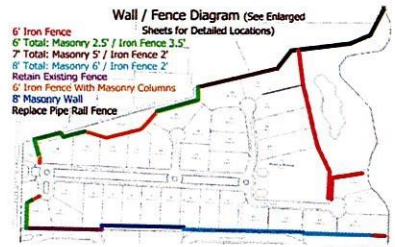
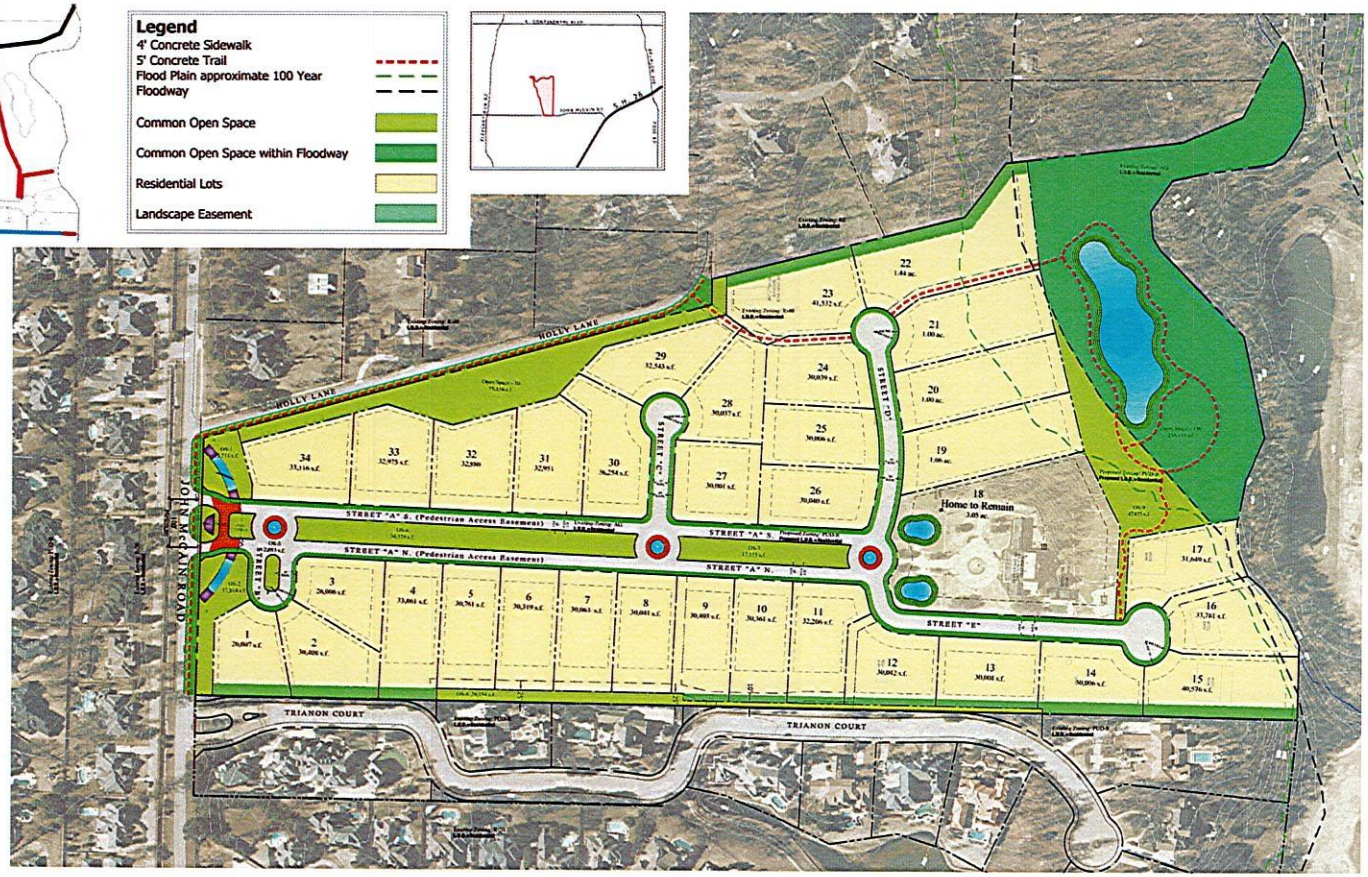


Exhibit "D" – Development Plan Exhibit



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

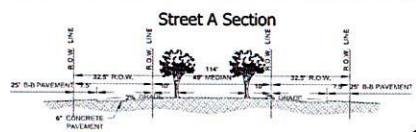
Surveyor:
Miller Surveying, Inc.
430 Mid Cities Blvd.
Hurst, TX 76054
Tel: 817-577-1052

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'

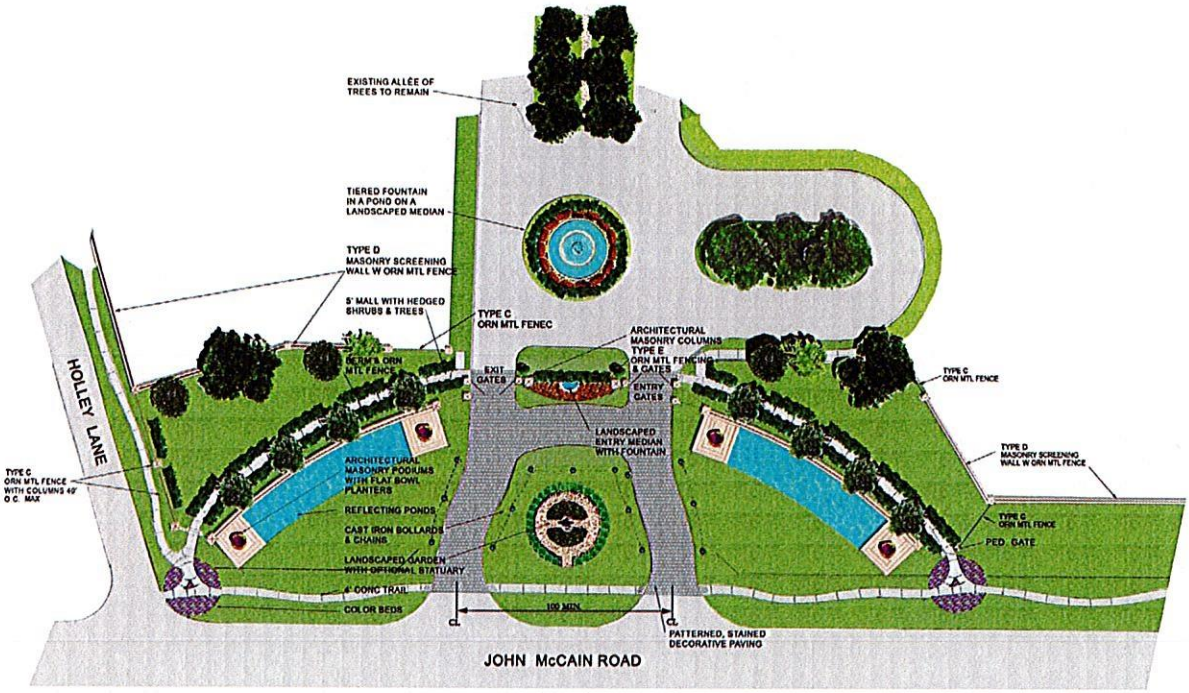
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Development Plan

Oak Alley

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

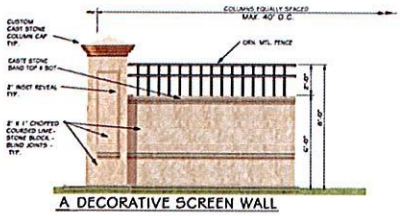
Colleyville, Tarrant County, Texas



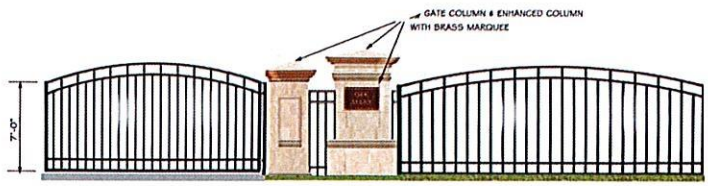
SAGE GROUP, INC.

THE ENTRY

OAK ALLEY



A DECORATIVE SCREEN WALL



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



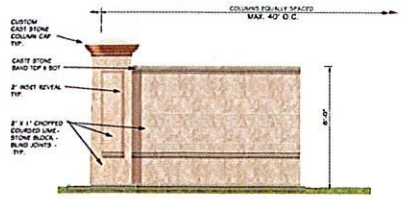
C ORNAMENTAL METAL FENCE
WITH COLUMN TERMINUS



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

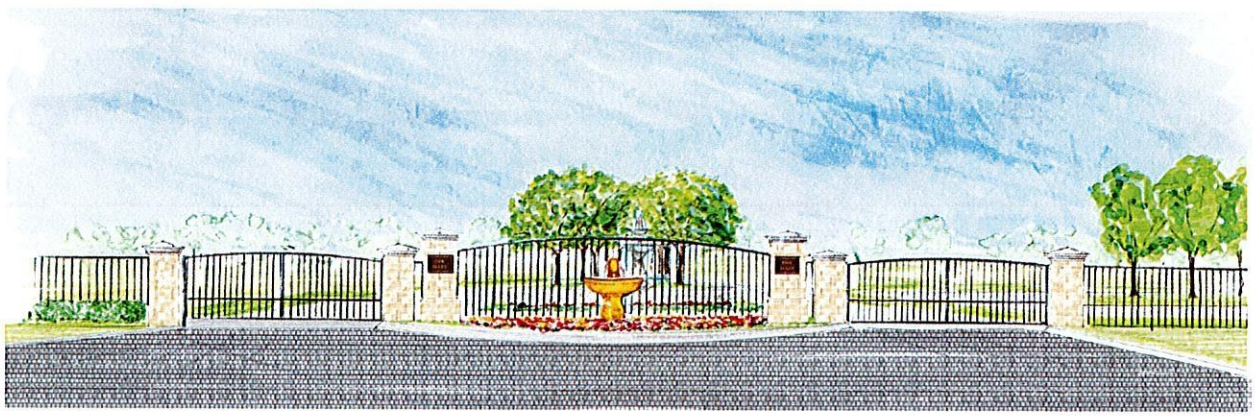




SAGE GROUP, INC.
Water Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste 200
Southlake, Texas 76092
TEL: 817-424-2626

THE ENTRY

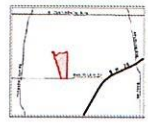
OAK ALLEY



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

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

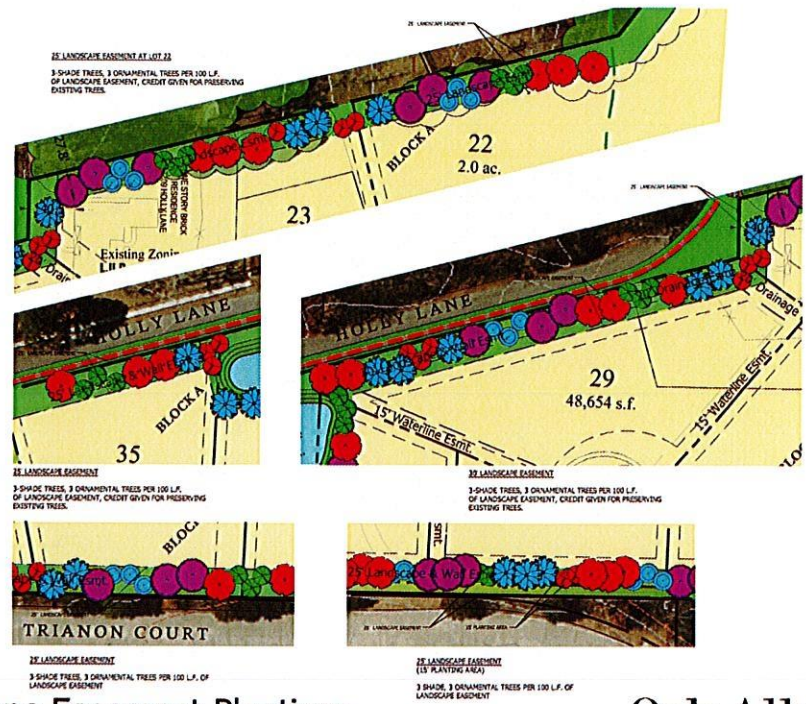
Eastern Boundary Landscape Easement -
Landscape Specifications

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

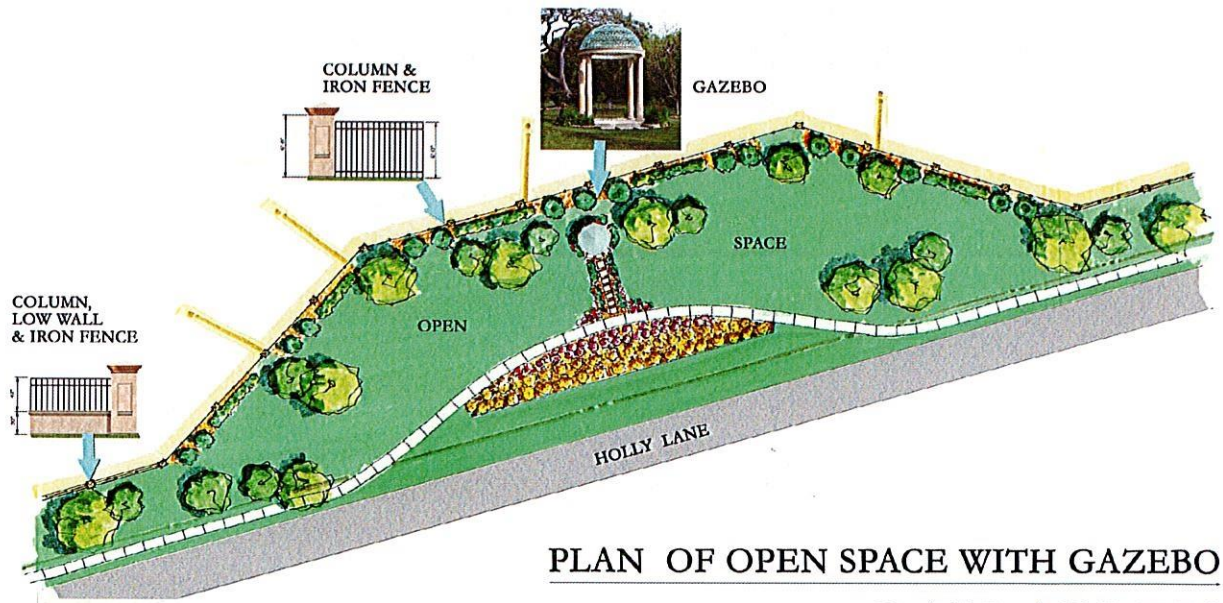
21 SEPT 18 1" = 30' 0 30' 60' 120'

Landscape Easement Plantings

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

Oak Alley

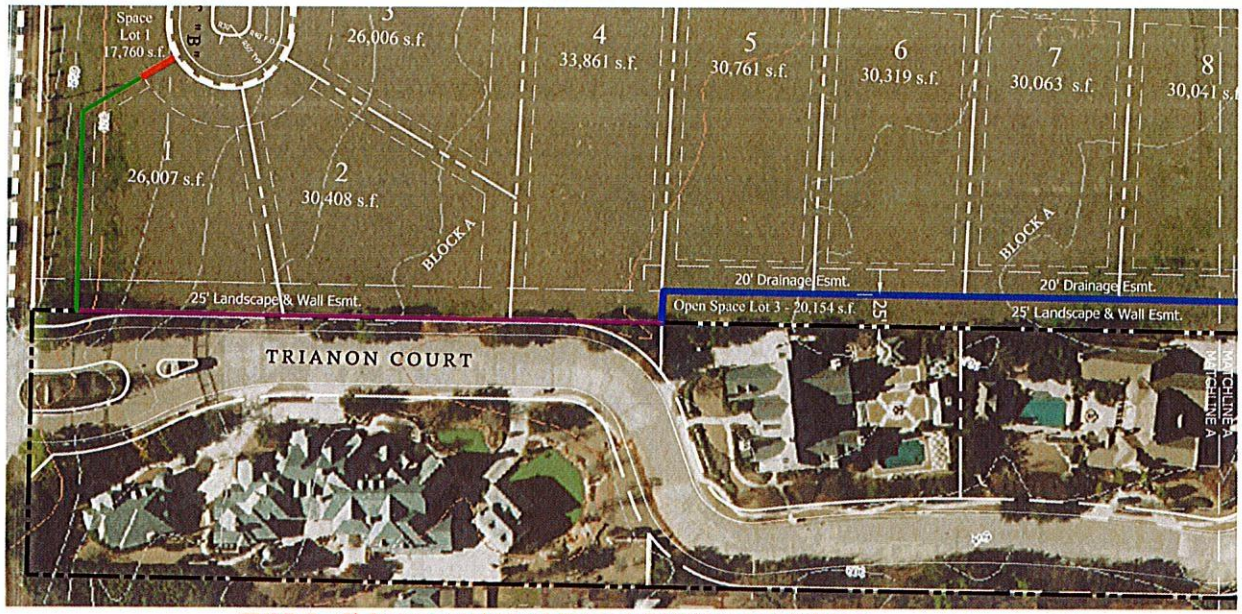
Colleyville, Tarrant County, Texas



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

PLAN OF OPEN SPACE WITH GAZEBO

OAK ALLEY



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

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'

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



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

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'

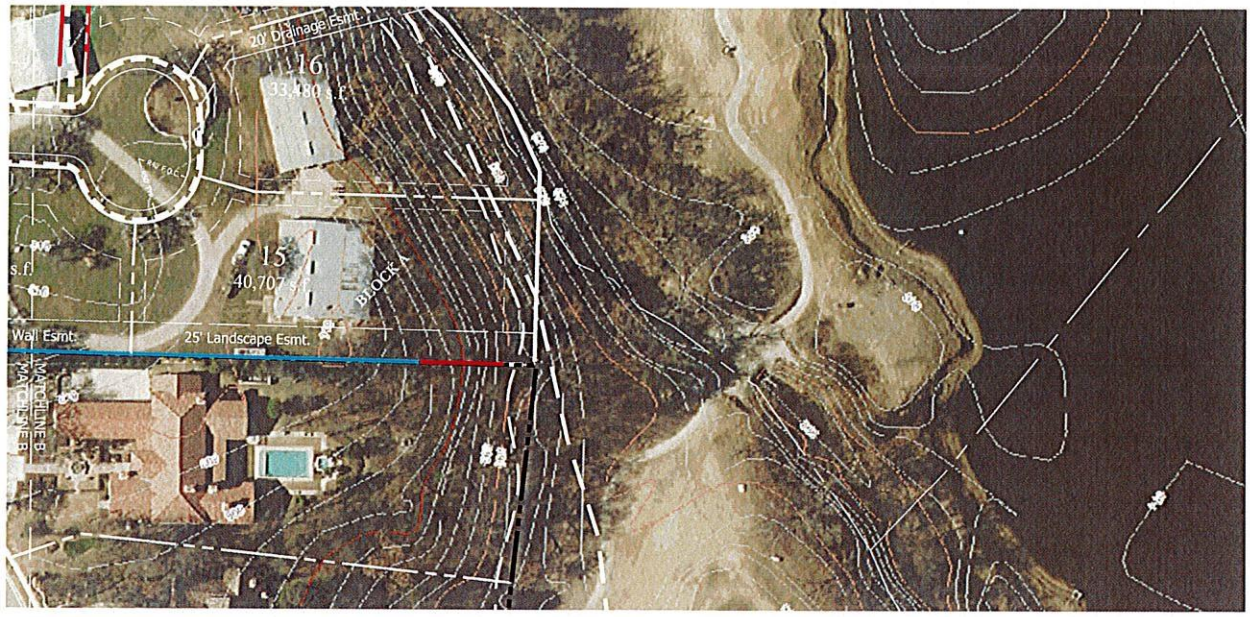
Case #ZC18-002

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

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

Case #ZC18-002

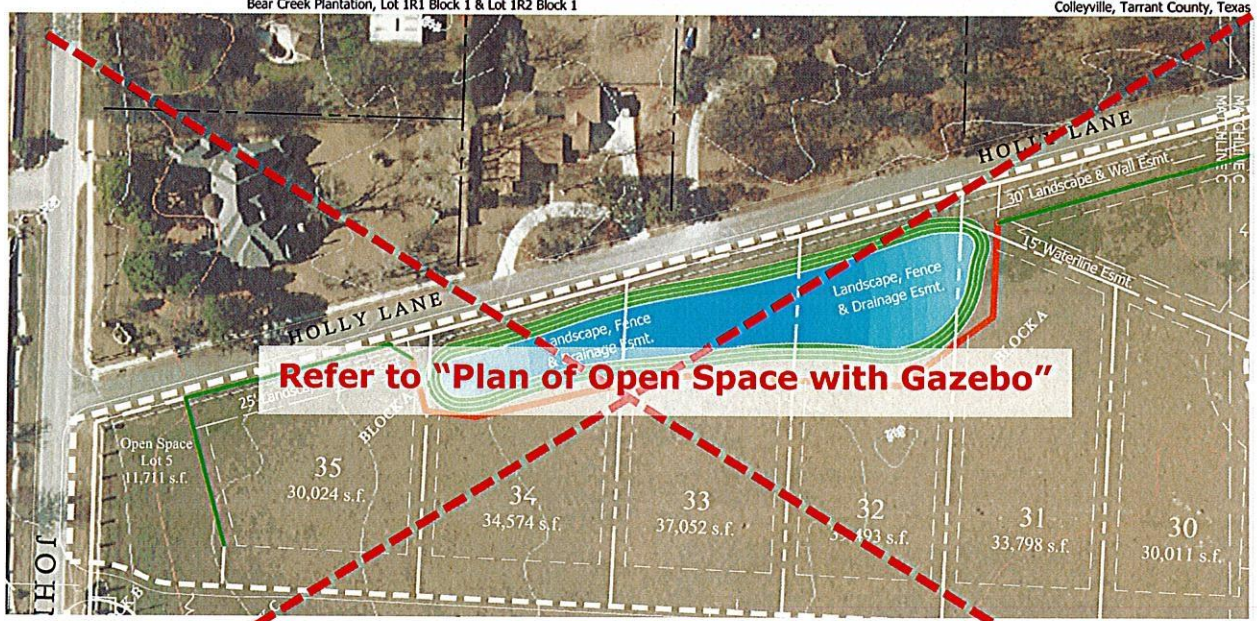
21 SEPT 18 1" = 60' 0 30' 60' 120'

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

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

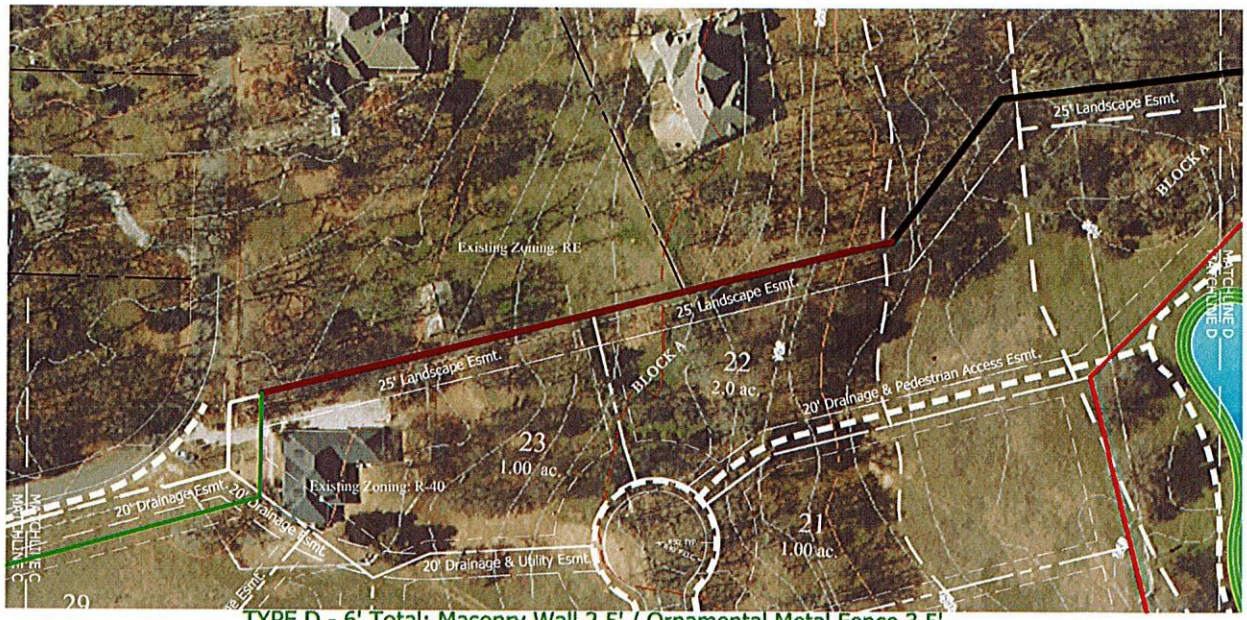
21 SEPT 18 1" = 60' 0 30' 60' 120'

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'

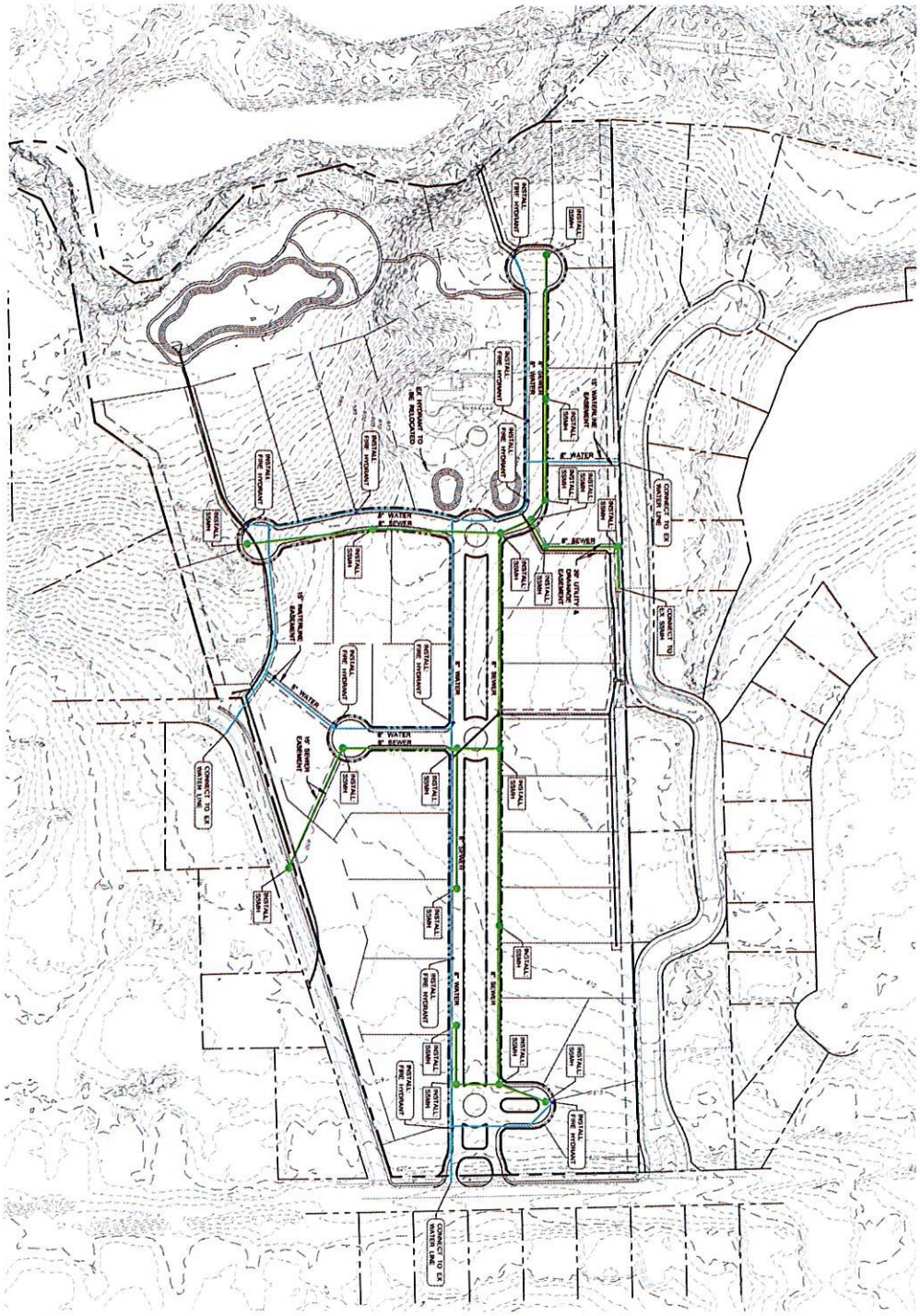
Case #ZC18-002

Western Boundary Detail (Sheet 3 of 3)

Oak Alley

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

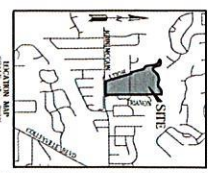
Colleyville, Tarrant County, Texas



0 50 100 200
(IN FEET)
1 INCH = 100FT

N

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



3

DOE No. 20172100

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

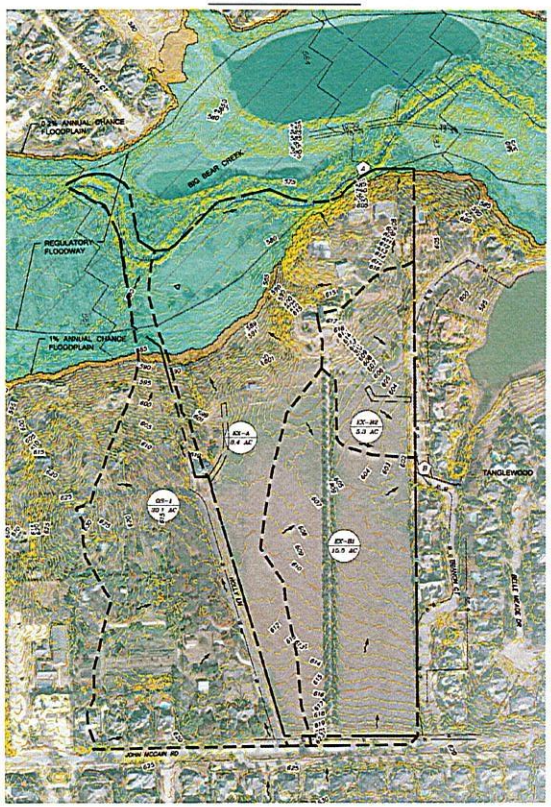
REVISIONS

PRELIMINARY UTILITY PLAN
OAK ALLEY
COLLEYVILLE, TEXAS

DEOTTE, INC.
CIVIL ENGINEERING | TBPE No. F-3116
525 Johnson Road, Suite 303 | Keller, Texas 76248
817-337-4699 (Office) | 817-337-1555 Fax

PREPARED FOR: BURK & GLORIA COLLINS TRUST

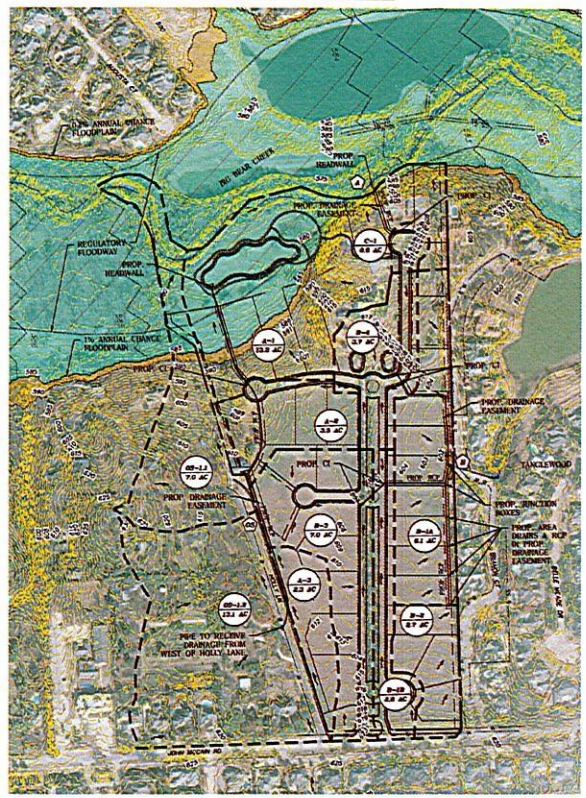
EXISTING CONDITION



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	0.40	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	13.5	0.30	15	3.90	18.1	4.86	22.8	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	4.2	4.86	7.2	5.53	8.1	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	34.5	4.86	50.3	5.53	54.5	6.46	60.3	7.20	66.9	7.98	89.8

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
	A-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:

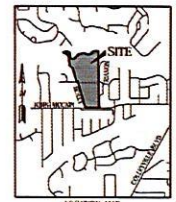
BURK & GLORIA COLLINS TRUST

ENGINEER:

DEOTTE, INC.
420 JOHNSON RD, SUITE 203
KELLER, TEXAS 76248
(817) 337-5809
CONTACT: CLAYTON REDINGER

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)	0.36	0.35	0.23	0.25
20. Total Watershed or subareaT, or T_c ...(min)	9.79	21.14	13.81	13.97
T_c ROUNDED (MIN 15 min.)	15	21	15	15

DEOTTE, INC.
420 JOHNSON RD, SUITE 203
KELLER, TEXAS 76248
(817) 337-5809
TBPE FIRM REGISTRATION NO. F-4431
TBPLS FIRM REGISTRATION NO. 100334-00
PREPARED FOR PUBLIC & CLIENT REVIEW

PRELIMINARY DRAINAGE ANALYSIS
OAK ALLEY
COLLEYVILLE, TEXAS

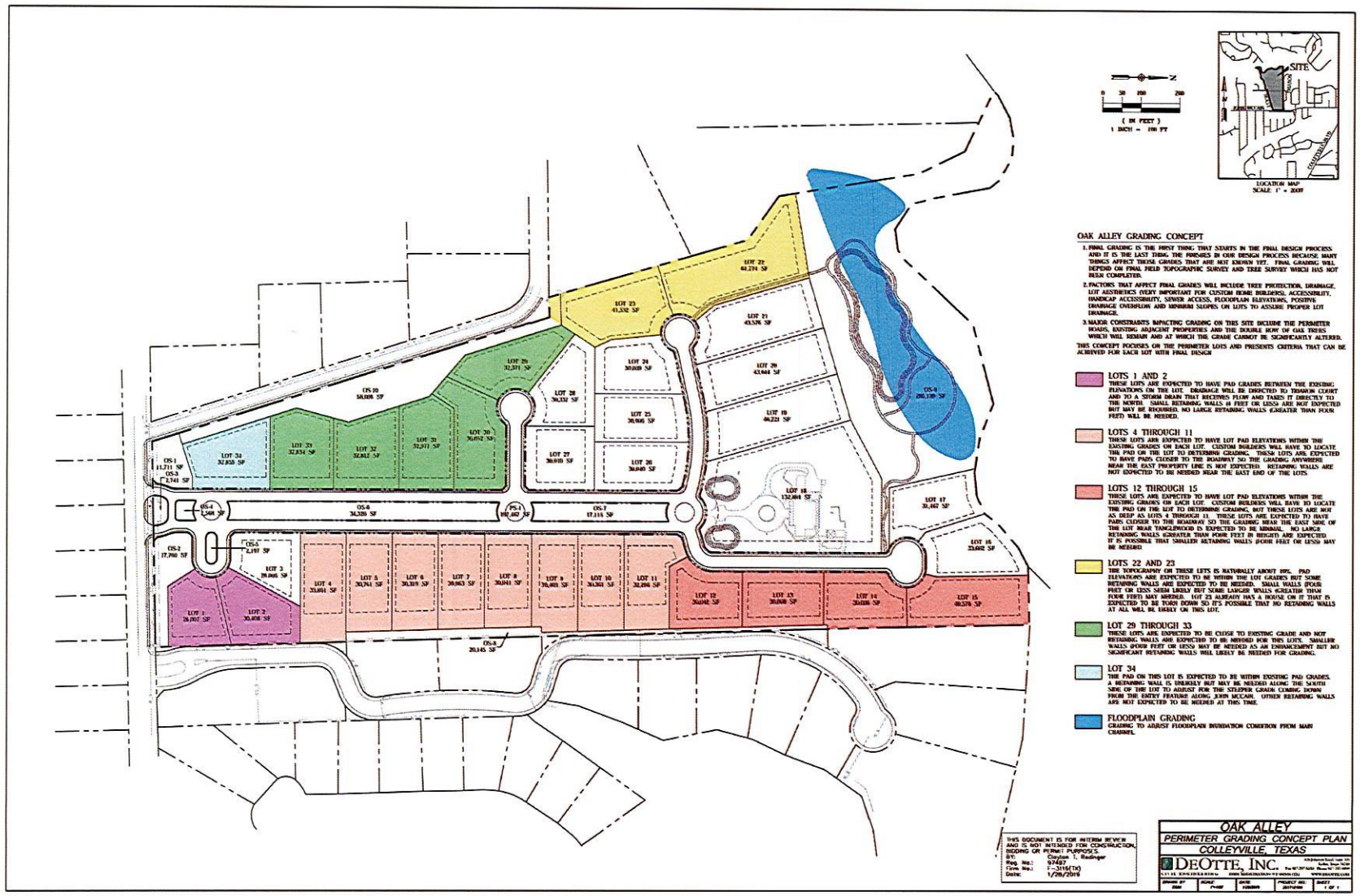
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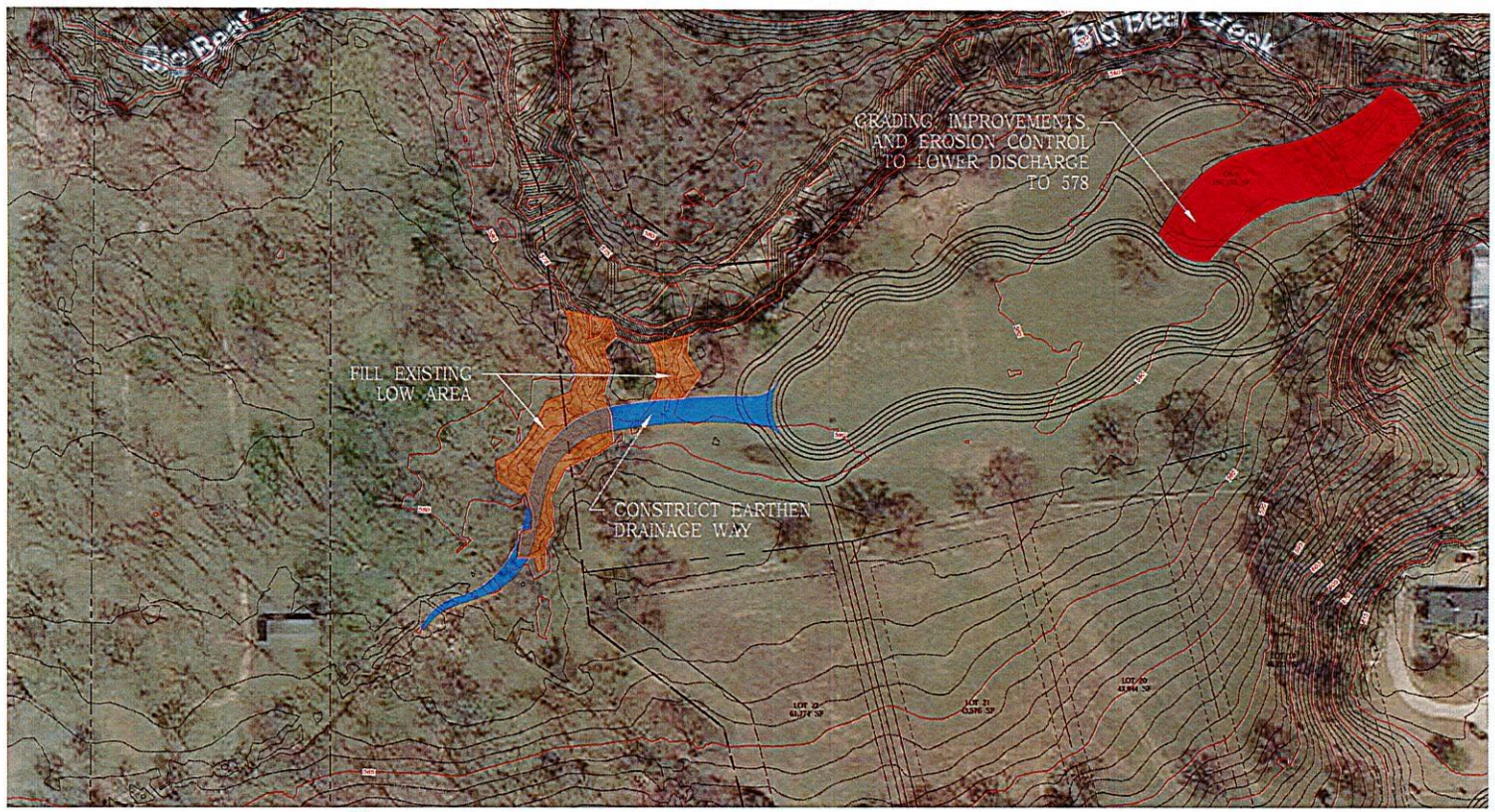
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Reg. No.:
Seal:
Name:
Date: 1/28/2019

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 BENEFIT. 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 HANGUPS 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

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:

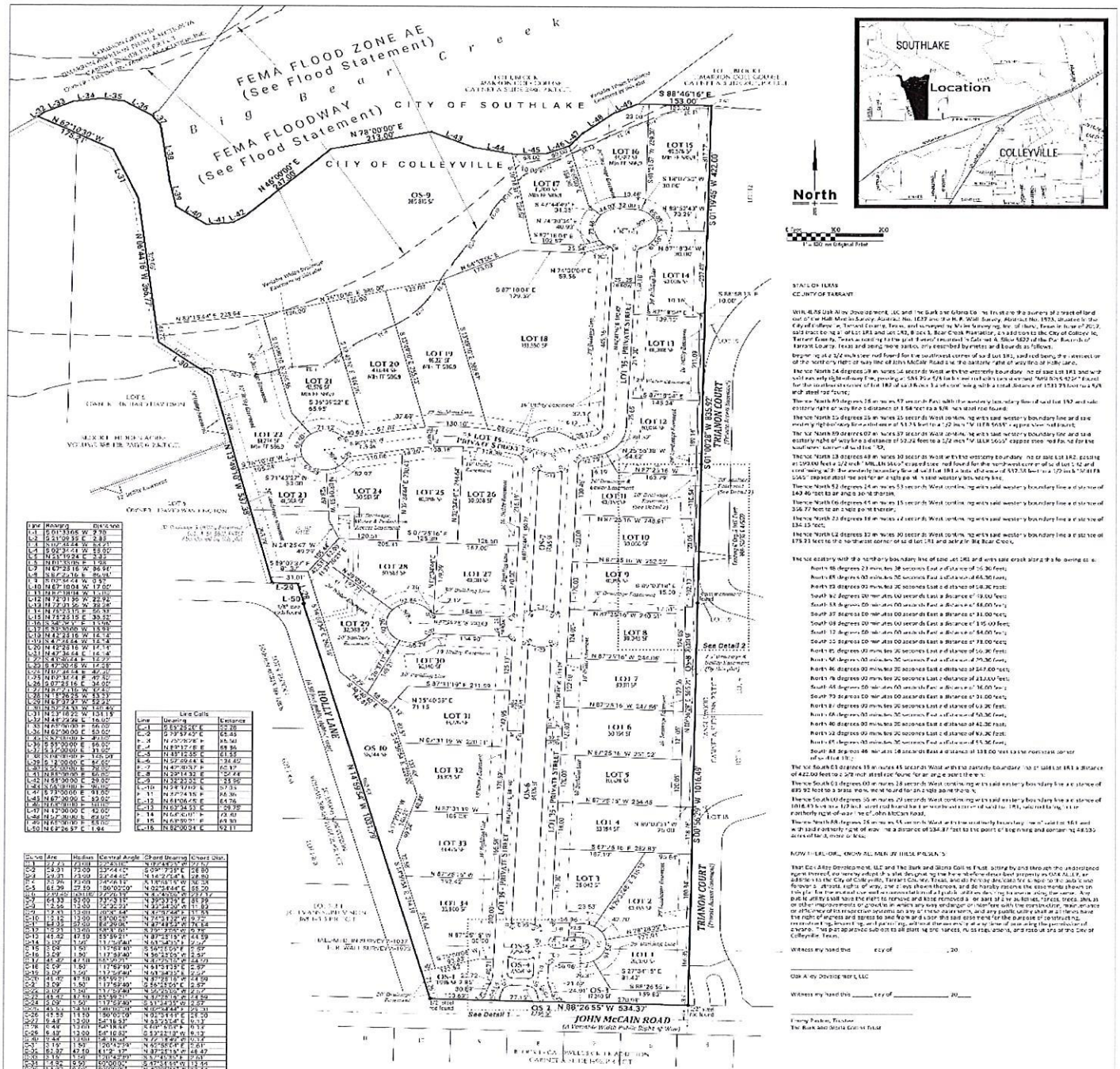
Christine Loven

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Richard Newton
Mayor

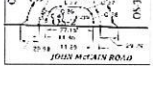
Exhibit "A" - Plat Exhibit

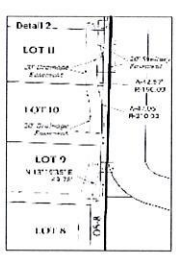


Line	Bearing	Distance
L1	S 01°13'05" W	2.79
L2	S 21°09'33" E	2.83
L3	S 10°32'44" W	17.05
L4	S 00°37'41" W	55.00'
L5	N 51°19'24" E	5.20
L6	N 01°05'16" E	1.02
L7	N 67°23'16" W	86.96'
L8	S 87°23'16" E	86.96'
L9	S 00°36'44" W	0.91'
L10	N 87°10'04" W	17.00'
L11	N 87°10'04" W	1.00'
L12	N 72°31'39" E	22.92'
L13	N 72°31'39" W	22.92'
L14	N 17°53'21" E	39.28'
L15	N 75°52'28" E	39.55'
L16	N 75°52'28" E	39.55'
L17	S 87°53'00" W	13.93'
L18	N 74°52'28" W	16.14'
L19	N 47°52'44" W	15.14'
L20	N 42°52'16" W	17.14'
L21	N 47°36'44" E	16.14'
L22	S 42°52'24" E	12.27'
L23	S 47°00'16" W	17.58'
L24	N 00°46'44" E	40.00'
L25	N 89°52'47" E	40.00'
L26	S 00°23'16" E	34.00'
L27	S 00°23'16" E	34.00'
L28	N 71°36'28" E	55.33'
L29	N 67°37'27" W	52.42'
L30	N 00°07'33" W	19.49'
L31	N 23°18'22" W	134.19'
L32	N 44°22'44" E	16.10'
L33	N 67°00'00" E	66.00'
L34	N 62°00'00" E	53.00'
L35	N 57°00'00" E	40.00'
L36	N 53°00'00" E	40.00'
L37	S 32°00'00" E	31.00'
L38	S 58°00'00" E	100.00'
L39	S 13°00'00" E	47.00'
L40	S 32°00'00" E	40.00'
L41	N 58°00'00" E	80.00'
L42	N 58°00'00" E	29.00'
L43	N 32°00'00" W	40.00'
L44	S 73°00'00" E	41.00'
L45	N 17°00'00" E	40.00'
L46	N 73°00'00" E	40.00'
L47	N 17°00'00" E	40.00'
L48	N 73°00'00" E	40.00'
L49	N 17°00'00" E	40.00'
L50	N 67°26'57" E	1.94'

Line Calls		
Line	Bearing	Distance
C-1	S 53°43'46" E	22.26
C-2	S 36°16'14" W	65.44
C-3	N 75°57'57" E	55.50
C-4	N 83°17'48" E	69.86
C-5	N 89°12'55" E	61.55
C-6	N 57°09'44" E	34.40
C-7	N 47°49'53" E	62.19
C-8	N 29°04'32" E	57.74
C-9	N 32°53'35" E	33.96
C-10	N 24°07'05" E	57.35
C-11	N 15°27'45" E	86.36
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	73.40
C-15	N 59°39'57" E	69.90
C-16	N 82°00'04" E	92.11

Curve	Arc	Radius	Central Angle	Chord Bearing	Chord Dist.
C-1	27.23	17.00	91°48'01"	S 21°17'07" E	24.41'
C-2	29.31	73.00	23°24'45"	S 09°27'29" E	29.10'
C-3	58.31	73.00	45°44.45"	N 34°27'04" E	56.80'
C-4	20.96	73.00	16°26'51"	N 15°05'15" W	20.89'
C-5	61.39	27.50	127°50'20"	N 63°25'44" E	49.50'
C-6	24.00	100.00	13°45'09"	N 44°45'05" W	23.94'
C-7	66.19	73.00	51°56'37"	N 39°23'13" E	63.95'
C-8	42.96	73.00	33°43'23"	N 33°34'34" E	42.35'
C-9	12.43	73.00	09°45'46"	N 67°07'28" E	12.41'
C-10	12.43	73.00	09°45'46"	N 77°33'15" E	12.41'
C-11	68.33	69.00	84°49'06"	N 87°48'54" W	76.64'
C-12	41.62	47.50	50°12'53"	N 79°27'19" W	40.30'
C-13	41.62	47.50	50°12'53"	N 87°25'13" W	44.59'
C-14	3.09	1.50	117°58'40"	N 58°34'01" E	2.57'
C-15	3.09	1.50	117°58'40"	S 59°24'39" E	2.57'
C-16	3.09	1.50	117°58'40"	N 58°33'59" W	2.57'
C-17	46.82	47.50	56°29'01"	N 44°10'55" E	44.93'
C-18	3.09	1.50	117°58'40"	N 44°51'55" E	2.57'
C-19	3.09	1.50	117°58'40"	N 59°34'01" E	2.57'
C-20	3.09	1.50	117°58'40"	S 58°24'39" E	2.57'
C-21	3.09	1.50	117°58'40"	S 58°33'59" W	2.57'
C-22	3.09	1.50	117°58'40"	S 59°34'01" W	2.57'
C-23	46.82	47.50	56°29'01"	S 44°10'55" W	44.93'
C-24	3.09	1.50	117°58'40"	S 44°51'55" E	2.57'
C-25	41.53	13.50	190°05'00"	N 02°34'11" E	26.50'
C-26	41.53	13.50	190°05'00"	N 02°34'11" E	26.50'
C-27	6.48	13.50	27°29'57"	N 13°29'48" E	6.42'
C-28	6.48	13.50	27°29'57"	N 13°29'48" E	6.42'
C-29	6.48	13.50	27°29'57"	N 13°29'48" E	6.42'
C-30	6.48	13.50	27°29'57"	N 13°29'48" E	6.42'
C-31	6.19	13.50	26°16'29"	N 13°23'13" E	6.14'
C-32	42.39	47.50	51°08'37"	N 87°25'13" E	41.02'
C-33	5.16	13.50	21°54'00"	N 57°45'16" E	5.13'
C-34	14.95	9.50	90°10'00"	S 47°51'16" W	13.46'
C-35	14.95	9.50	90°10'00"	N 42°18'44" W	13.46'
C-36	22.55	13.50	95°41'00"	S 89°03'16" W	20.00'
C-37	22.55	13.50	95°41'00"	N 84°22'16" W	20.00'
C-38	5.82	24.18	13°47'46"	N 87°29'23" E	5.81'
C-39	9.80	24.18	23°13'06"	N 67°04'14" E	9.73'
C-40	7.32	13.50	31°03'16"	N 12°39'45" E	7.23'
C-41	5.34	13.50	22°39'53"	N 10°29'54" W	5.30'





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 Practice
450 SW Grapevine Hwy • 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 property of a tract of land out of the Hall Merlin 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 Lots 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 particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar with cap found for the southwest corner of said Lot 1R1, said point being the intersect on of the northerly right of way line of John McCain Road (a 60' variable width public right of way) and the easterly right of way line of John McCain Road (a 60' variable width public right of way);

Thence North 24 degrees 08 minutes 45 seconds West with the westerly boundary line of said Lot 1R1 and with said west erly right-of-way line, passing at 584.79 to a 5/8 inch iron rod with cap stamped "MILLER 5865" found for the northwest corner of Lot 1R1 of said Block 1 and the southwest corner of Lot 1R2 of said Block 1, and continuing a total distance of 1,154.56 feet to a 5/8" inch steel rod found;

Thence North 19 degrees 28 minutes 25 seconds West continuing with said westerly boundary line and said westerly right-of-way line a distance of 513.8 feet to a 1/2 inch "CBG" illegible" capped iron rod found;

Thence North 24 degrees 07 minutes 07 seconds West continuing with said westerly boundary line and said easterly right of way line a distance of 52.24 feet to a 1/2 inch "CBG illegible" capped iron rod found for the southwest corner of said the "EP";

Thence North 13 degrees 48 minutes 30 seconds West with the westerly boundary line of said Lot 1R2, passing at 1,930.00 feet a 1/2 inch "MILLER 5865" capped iron rod found for the northwest corner of the of Lot 1R2 and continuing with the westerly boundary line of Lot 1R1 a total distance of 537.58 feet to a 1/2 inch "MILLER 5865" 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 143.46 feet to an angle point therein;

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

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

Thence North 44 degrees 22 minutes 30 seconds West continuing with said westerly boundary line a distance of 179.21 feet to the northwest corner of said Lot 1R1 and being in Big Bear Creek;

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

North 48 degrees 23 minutes 38 seconds East a distance of 56.30 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 78 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 73 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 1R1;

The said South 41 degrees 18 minutes 45 seconds West with the said 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 61 degrees 00 minutes 28 seconds West continuing with said easterly boundary line a distance of 895.92 feet to a brass monument found for an angle point therein;

Thence South 40 degrees 39 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 point 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 48.536 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 subject to all plat, zoning ordinances, rules and restrictions of the City of Colleyville, Texas.

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

Oak Alley Development, LLC

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

Penny Perkins, Trustee
The Bank and Trust Co.

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, LLC
500 Grapevine Hwy, Ste. 224
Hurst, Texas 76054
Contact: Jayde Collins
817.307.1109

Owner - Lot 18:
Bank & Grand Collins Trust
500 Grapevine Hwy, Ste. 224
Hurst, Texas 76054
Contact: Penny Perkins, Trustee
682-903-2922

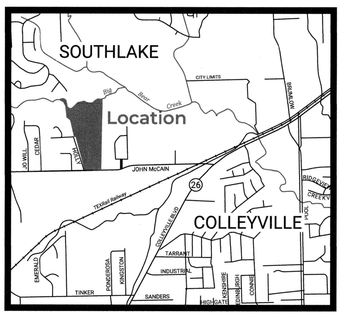
Applicant/Engineer:
Dennis Inc.
420 Jot-Hon Road, Suite 303
Keller, Texas 76248

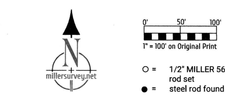
FINAL PLAT
OAK ALLEY ESTATES
LOTS 1 THRU 34 AND OPEN SPACE LOTS OS-1 THRU OS-10

BEING 43.536 ACRES OUT OF THE HALL-MERLIN SURVEY A-1037 AND THE W.P. WALL SURVEY A-1973
AND A TRACT OF LAND OUT 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 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

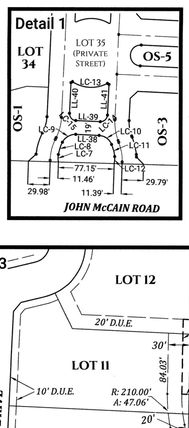
Curve	Arc	Radius	Central Angle	Chord	
LC-1	46.44'	47.00'	56°37'05"	S 87°25'16" E	44.58'
LC-2	46.42'	47.50'	55°59'21"	S 87°25'16" E	44.59'
LC-3	46.42'	47.50'	55°59'21"	S 87°25'16" E	44.59'
LC-4	46.42'	47.50'	55°59'21"	N 87°25'16" W	44.59'
LC-5	45.55'	14.50'	180°00'00"	N 02°34'44" E	29.00'
LC-6	45.55'	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'

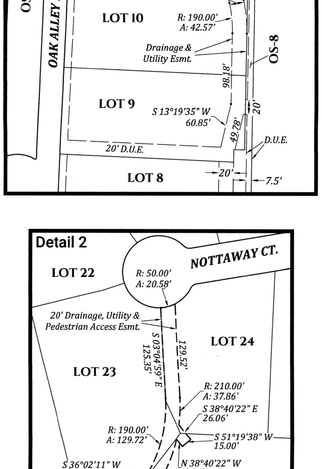
Road Centerline Line Table

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.

Jason B. Rawlings — Date: 9-21-2021

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

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

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

FINAL PLAT

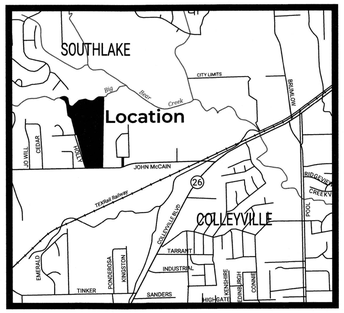
OAK ALLEY ESTATES

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



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

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

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

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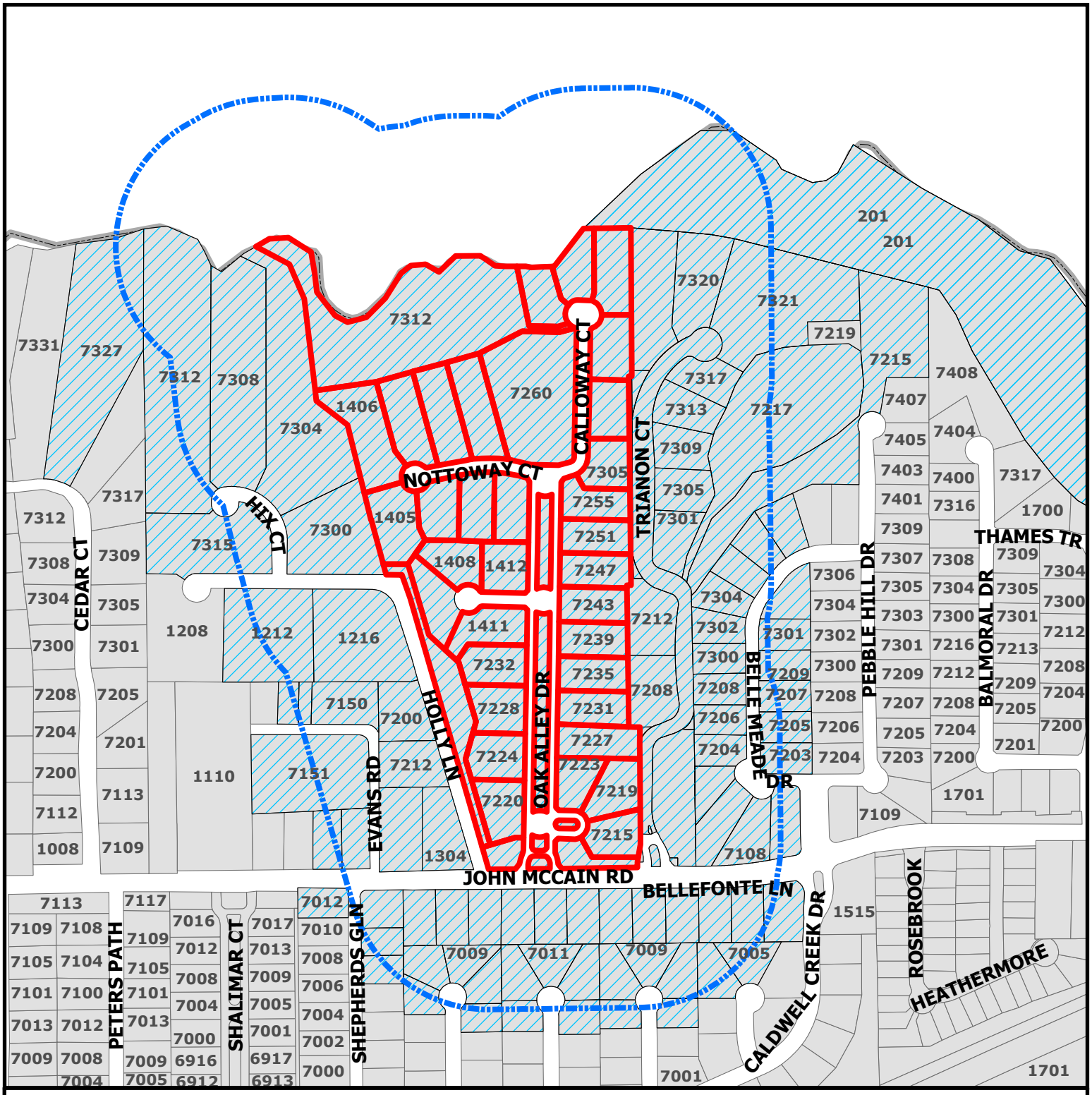
FINAL PLAT
OAK ALLEY ESTATES

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

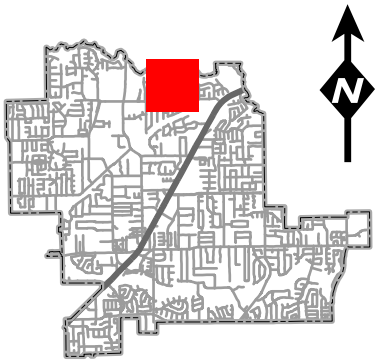


CITY OF COLLEYVILLE TEXAS

ZC25-026

Oak Alley Estates

City Limit
Parcel
Streets
Subject Property
Streets
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

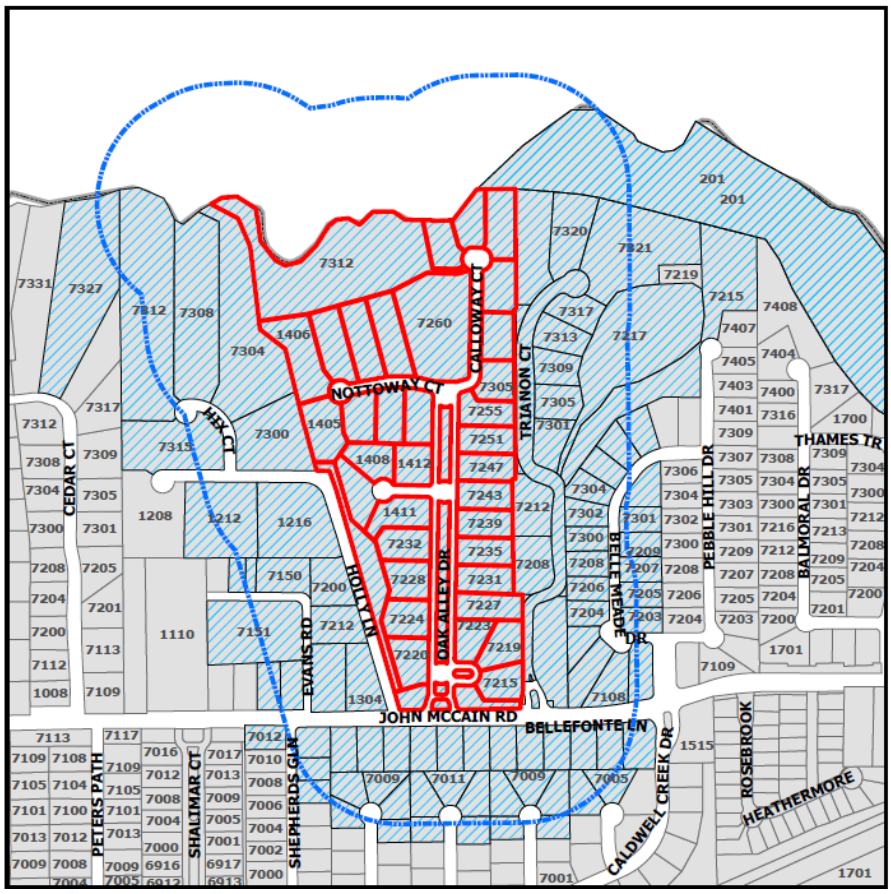
Request:	Consideration of an amendment to a PUD-R Planned Unit Development – Residential district for Lots 1-34, Block 1, of the Oak Alley subdivision, being approximately 43.5 acres and zoned PUD-R Planned Unit Development — Residential. The request is to reduce the existing 25-foot landscape easement 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: Sergio Duplan
Sent: Tuesday, November 4, 2025 7:27 PM
To: Daniel Ponder <DPonder@colleyville.com>; Citizen Letters <citizenletters@colleyville.com>
Cc: Clau
Subject: RE: Email in support of the Raybolds - Oak Alley Lot 14

> Dear Mayor and Members of the City Council, Mr. Ponder and City Staff,
>
> I am writing (along with multiple other Colleyville residents) to voice my strong support of my neighbors, Ryan and Brooke Raybould and their request to have a variance approved to build a swimming pool at their home in Oak Alley for their family.
>
> My wife Claudia and I will be moving to Colleyville from Southlake early next year. We are making this move in large part due to the family atmosphere, community and commitment to fostering a "family-friendly community with a small-town feel". The Raybolds chose Colleyville for very similar reasons and have established themselves as excellent examples of the type of family Colleyville strives to attract for its community.
>
> As I'm sure each of you are aware, the Oak Alley development has been recognized as one of the premier new communities in Colleyville, but has been met with resistance by the neighboring community since inception for nothing more than a grievance against community expansion.

> The Raybolds have followed every procedural step to rectify what most would consider a gross oversight in how the PUD line was drawn through their backyard. Having a pool and safe space within your home for a thriving young family is not an exception, it is the norm in most Texas communities like Colleyville (not to mention multi-million dollar subdivisions) and should not be denied due to a poorly designed site plan.

> Concerns have been raised about noise from a neighboring resident, but I would urge the committee and City Council to think objectively about what additional noise could be created from approving a variance that would move a PUD line a few feet over to allow for a pool, especially, when the location of the pool is only closest to the rebutting neighbors driveway/garage and further away than neighbors on either side of the home within Oak Alley supporting the Raybolds efforts.
>

My wife and I understand the importance of living in a family-friendly community and the ability
>
to provide a safe and enjoyable space within its own property to raise a family. As such, we strongly ask that the Council grant the Raybolds variance request.
>

Respectfully,

> Sergio and Claudia Duplan
> 7251 Oak Alley Dr.

From: Chris Shudes <
Sent: Tuesday, November 4, 2025 5:10 PM
To: Daniel Ponder <DPonder@colleyville.com>; Citizen Letters <citizenletters@colleyville.com>
Subject: Fwd: FW: Letter of Support for Variance Request for Ryan and Brooke Raybould - Oak Alley Pool Construction

To the Honorable Mayor, City Council, Mr. Ponder and Staff of the City of Colleyville,

I am also writing to share my strong support of my neighbors, Ryan and Brooke Raybould, for the request for a variance.to enhance their back yard with a pool in Oak Alley. I agree with the rationale that another one of my neighbors, Dick Cassidy, shared. I respectfully request you grant their request for a variance to a family who plans on establishing roots, raisting their children, and being a positive contributor to the community over the decades to come. Thank you for your time and consideration.

Chris Shudes

1409 Nottoway Ct.

Oak Alley

From: reyes lozano

Sent: Tuesday, November 4, 2025 5:03 PM
To: Daniel Ponder <DPonder@colleyville.com>; Citizen Letters <citizenletters@colleyville.com>
Cc: Maribel Lozano ·
Subject: Letter of Support for Variance Request for Ryan and Brooke Raybould

Dear Mayor, Members of the City Council, Mr. Ponder, and City Staff,

I'm writing in support of my neighbors, Ryan and Brooke Raybould, as they seek a variance to build a swimming pool in their backyard. Our children are close friends, and I know how much their boys would enjoy and benefit from having a pool. It would provide them a safe and healthy way to stay active and spend time outdoors during our long, hot DFW summers.

From what I understand, the need for this variance stems from a 25-foot easement that was originally established during the development of Oak Alley. This easement did not negatively impact other homes in our neighborhood, but the layout of the Raybоulds' backyard is more severely affected by it, leaving them with limited usable space. Unfortunately, this was not disclosed to them when they purchased their home, and they only became aware of it when planning their pool. Throughout this process, they have been patient, transparent, and diligent in working with the City of Colleyville.

Granting this variance would correct a unique situation that unfairly limits the reasonable use of their property. It would also reflect Colleyville's commitment to fairness, family values, and thoughtful community living. I respectfully ask that you support their variance request and allow the Raybоulds the opportunity to fully enjoy their home and property as so many of us do.

Sincerely,

Reyes and Maribel Lozano

1405 Nottaway CT

Colleyville, TX 76034

I am writing in strong support of my neighbors, Ryan and Brooke Raybould, and their request for a variance to build a pool at their home in Oak Alley.

I understand there is a unique situation involving the Planned Unit Development line and a 25-foot easement originally established when the Tanglewood neighborhood opposed the Oak Alley development. While this easement did not affect previously built homes, the placement of Lot 14 has resulted in the PUD line cutting into the middle of the Raybоulds' backyard. The Raybould's were not made aware of this condition until they began designing their backyard for their young family, and they have respectfully followed every step of the process to request an exception.

Ryan and Brooke are raising five young boys, ages 10 years to 8 months. They moved here from Washington, D.C. to put down permanent roots and be a positive part of this community. A backyard pool for a family of seven is not a luxury. It is a practical space that gives their children a safe and healthy place to play at home. A variance in this case supports family life and reflects the community-first values that Colleyville prides itself on.

There has been concern raised about potential noise. With all respect, five active boys will bring joy and energy to a yard whether there is a pool or not. Their presence is part of what makes neighborhoods vibrant and family-focused. It is also clear that the opposition is rooted in past disputes over the Oak Alley development, not in legitimate impacts created by the Raybоulds themselves. It would be unfair for this family to be penalized for prior conflict that they had no part in.

Granting this variance does not set a negative precedent. It acknowledges an unusual lot condition that was not made visible to the homeowners during purchase, and it allows a young family to responsibly use their own property within reasonable and respectful limits.

I respectfully request that the City Council approve the Raybоulds' variance. Supporting this family is consistent with Colleyville's commitment to thoughtful development, strong neighborhoods, and welcoming families who want to invest their lives here.

Thank you for your time, your service, and your consideration.

Respectfully,
Dick Cassidy

7223 Oak Alley Drive

Colleyville, TX 76034

From: JP La Torre
Sent: Thursday, October 30, 2025 6:41 PM
To: Citizen Letters <citizenletters@colleyville.com>; Daniel Ponder <DPonder@colleyville.com>
Subject: Petition in Support of Raybould P&Z Appeal

Dear City Council Members,

My name is JP La Torre, and my wife and I are the homeowners at 7243 Oak Alley Drive in the Oak Alley community. I am writing to express my strong support for Ryan and Brooke Raybould's request to amend their easement restriction to allow the construction of their family pool.

From my understanding, the Raybould's situation is a unique byproduct of how the PUD line was originally drawn and not a result of any action on their part. Their property line placement has created an unnecessary hardship that prevents them from making reasonable use of their own backyard. Allowing this amendment would be a fair and practical solution that upholds the intent of the development while maintaining neighborhood character.

The Raybould's have been wonderful neighbors and are raising a young family here in

Colleyville. Their request is modest, reasonable, and in keeping with the spirit of our community. I respectfully urge the Council to approve their appeal and grant the easement modification so their 5 boys can enjoy a pool - something I think we can all agree is the right thing.

Thank you for your consideration.

Sincerely,
JP La Torre
Homeowner, 7243 Oak Alley Dr., Colleyville, TX 76034

Dear Mayor and Members of the City Council, Mr. Ponder and City Staff,

I am writing (along with multiple other Colleyville residents) to voice my strong support of my neighbors, Ryan and Brooke Raybould and their request to have a variance approved to build a swimming pool at their home in Oak Alley for their family.

My wife Jennifer and I moved to Colleyville from Southlake just over a year ago. We made this move in large part due to the family atmosphere, community and commitment to fostering a "family-friendly community with a small-town feel". The Raybоulds chose Colleyville for very similar reasons and have established themselves as excellent examples of the type of family Colleyville strives to attract for its community.

As I'm sure each of you are aware, the Oak Alley development has been recognized as one of the premier new communities in Colleyville, but has been met with resistance by the neighboring community since inception for nothing more than a grievance against community expansion.
The Raybоulds have followed every procedural step to rectify what most would consider a gross oversight in how the PUD line was drawn through their backyard. Having a pool and safe space within your home for a thriving young family is not an exception, it is the norm in most Texas communities like Colleyville (not to mention multi-million dollar subdivisions) and should not be denied due to a poorly designed site plan.
Concerns have been raised about noise from a neighboring resident, but I would urge the committee and City Council to think objectively about what additional noise could be created from approving a variance that would move a PUD line a few feet over to allow for a pool, especially, when the location of the pool is only closest to the rebutting neighbors driveway/garage and further away than neighbors on either side of the home within Oak Alley supporting the Raybоulds efforts.

As a family with 4 children, we understand the importance of living in a family-friendly community and the ability to provide a safe and enjoyable space within its own property to raise a family. As such, we strongly ask that the Council grant the Raybоulds variance request.

Respectfully,
Jeff & Jennifer Kropholler
7239 Oak Alley Dr.

From: Glenn Gary
Sent: Monday, November 3, 2025 8:21 PM
To: Daniel Ponder <DPonder@colleyville.com>; Citizen Letters <citizenletters@colleyville.com>
Subject: Letter of Support for Variance Request - Ryan and Brooke Raybould - Oak Alley Pool Construction

Regarding Case ZC25-026 7313 Calloway Ct, we support Ryan and Brooke Raybould's request for a Variance to build a pool in the landscape easement. Due to the unique characteristics of the lot, denying this request would unfairly impact the Raybould family compared to other homeowners in this area. They should have equal opportunity to enjoy a pool.

Sincerely,

Glenn and Jenifer Gary
7247 Oak Alley Dr.
Colleyville, Tx

November 4, 2025

To: Colleyville Planning & Zoning
Colleyville City Council

Hello,

My name is Leonard Hudson and I received a letter regarding the public hearing for zoning case ZC 25-026 by applicant Ryan Raybould. My wife April and I live at 7201 Trianon Court in the impacted area and do not support the amendment. We are asking that the request NOT be approved.

The existing 25 foot landscape easement was published and agreed upon prior to the purchase of the property by the Rayboulds to maintain our beautiful neighborhoods and an amendment by one homeowner would open the door to everyone applying. We feel strongly that this would defeat the entire purpose of the hard -fought easement.

Thank you for your consideration.

Leonard Hudson

Leonard and April Hudson
7201 Trianon Court
Colleyville, Texas 76034

The Raybоulds are a young family raising five boys, from ten years old down to a baby not yet a year. They moved from Washington, D.C. to Colleyville to establish roots, contribute to their neighborhood, and raise their children in a safe and family-centered environment. For a household of seven, a backyard pool represents more than recreation—it provides a secure, healthy space for their children to be active close to home. Granting this variance would reinforce Colleyville's reputation as a city that prioritizes families and thoughtful community living.

While there have been concerns about potential noise, it is worth recognizing that the cheerful activity of five young boys will be part of daily life whether or not a pool exists. Their presence adds warmth and vitality to the neighborhood. Some of the resistance to this request appears to be linked to long-standing disputes about Oak Alley's development rather than any issue caused by the Raybоulds. It would be inequitable to let an old disagreement deny this family the reasonable use of their property.

Approving this variance would not undermine city policy or set an undesirable precedent—it would simply acknowledge an uncommon lot layout and correct an oversight that has placed the Raybоulds in an unintended position.

I respectfully ask that the Council grant the Raybould family's variance request. Doing so would demonstrate Colleyville's fairness, compassion, and continued commitment to supporting families who invest in and enrich this community.

Regards,
Nicholas Smith

7219 Oak Alley Drive
Colleyville TX 76034

November 3, 2025

Planning and Zoning Commission
City of Colleyville

RE: Zoning Case ZC25-026
Raybould PUD

Dear Committee Members,

As a long-time Colleyville resident and homeowner in Oak Alley, I care deeply about preserving the quiet character and thoughtful planning that define our city. I am writing in support of the variance request for **7313 Calloway Court** in Oak Alley. I have reviewed prior meetings and correspondence, including both the support and opposition letters.

My family and I have lived in Colleyville since 2010 and in the DFW area for over fifty years. I understand and respect the concerns raised by the Tanglewood residents, particularly Mrs. Bradshaw's comments about the original 25-foot setback established for Oak Alley. For decades this area was quiet farmland, and it is natural to feel protective of that peace as development continues. I also acknowledge that both the builder and buyer should have been aware that this lot's geometry would make pool placement difficult under the original restriction.

That said, I ask the Committee to weigh not just the history of the agreement but the **actual impact** of this variance and the **reasonableness** of the request in today's context.

Having worked with acoustics for much of my career, I can say confidently that the existing 8-foot brick wall already provides substantial noise mitigation. Oak Alley lots sit approximately 2 to 5 feet higher than the neighboring Tanglewood properties, which further deflects sound upward rather than directly into adjacent yards. The property most affected by this request backs only to a motor court, not a living area or outdoor gathering space, and those immediate neighbors have expressed **support** for the variance.

For the Committee's review, I have included **Exhibit A: Sound Impact and Mitigation Summary**, which quantifies expected decibel levels and outlines mitigation measures under standard conditions. Even with multiple children playing, measured sound levels at the rear property line remain consistent with normal neighborhood activity and within regional residential standards.

If noise remains a consideration, the applicant is open to reasonable conditions such as limits on pool equipment decibel ratings, additional landscaping, or restricted hours of use. These steps would ensure compliance with the **spirit and intent** of Colleyville's zoning ordinance — maintaining neighborhood character and protecting property enjoyment.

This request meets the intent of the zoning ordinance by preserving neighborhood character, avoids unnecessary hardship due to the lot's shallow depth, and serves the public interest through reasonable, seasonal use.

While pools may create some seasonal activity for a few summer months, other recreational options such as a swing set or play structure could occupy the same setback year-round with no regulation and potentially more persistent noise. This variance would merely allow a **seasonal, controlled use** of the space, not an ongoing disruption.

For these reasons, I respectfully urge the Committee to approve the Raybould family's request as a measured, neighbor-conscious solution that balances fairness, practicality, and community harmony.

Thank you for your thoughtful consideration and continued commitment to balanced development in Colleyville.

Respectfully,
Randy Busch
Oak Alley Resident
Colleyville, Texas

Exhibit A: Sound Impact & Mitigation Summary

Applicant: The Raybould Family

Address: Oak Alley Subdivision, Colleyville, TX

Request: Rear-yard setback variance from 25 ft to 10 ft for construction of a residential pool.

1. Context

• Lot depth: approximately 45–50 feet, leaving limited usable rear yard.
• Rear property line bounded by an 8-foot solid brick wall separating the yard from a motor-court drive, not a full dwelling.
• The wall fully blocks line-of-sight between pool users and the adjacent property, a key acoustic factor.

2. Sound Projection Estimates

Source	Typical Level @1m	Combined (5 Boys)	@10 ft	@25 ft	With 8' Wall (-5 to -15 dB)
Outdoor Play (5 Boys)	80 dBA	87 dBA	77 dBA	69 dBA	62–72 dBA (10 ft) 54–64 dBA (25 ft)
Pool Equipment (Variable Speed at Low RPM)	60 dBA	—	50 dBA	45 dBA	40–50 dBA (with enclosure)

Based on ANSI/ASA S12.8 free-field attenuation and brick-wall insertion-loss data. Typical daytime residential limits in peer DFW cities (Grand Prairie, Grapevine, Keller) are at or below 65 dBA Leq (day). Expected property-line sound remains within or below that range.

3. Equipment Noise (Commitment)

• Variable-speed pump less than or equal to 60 dBA at 3 feet; approximately 50 dBA at property line with enclosure or pad.
• Equipment to be located on side of home furthest from rear wall, on vibration-isolating pads.
• Optional masonry or evergreen screen for additional absorption.

4. Additional Mitigation

• No amplified music or outdoor speakers within 10 feet of rear fence.
• Evergreen hedge and shrub line inside rear wall for soft absorption.
• Pool quiet hours after 9:00 p.m.

5. Conclusion

The 8-foot brick wall and proposed conditions yield sound levels comparable to normal neighborhood ambient activity. The variance therefore does not create measurable adverse impact on adjacent properties, satisfies the public interest test, and preserves the spirit and intent of the zoning ordinance.

Prepared for Colleyville Zoning Board of Adjustment — November 2025

From: Jinen Gandhi
Sent: Monday, November 10, 2025 1:26 PM
To: Daniel Ponder <DPonder@colleyville.com>; Citizen Letters <citizenletters@colleyville.com>
Cc: Ryan Raybould
Subject: RE: Letter in support of The Rayboulds - Oak Alley Lot 14

Dear Mayor, Mr. Ponder, Members of the City Council & City Staff,

I am writing to express my strong support for my neighbors, Ryan and Brooke Raybould, and their request for a variance to construct a swimming pool at their home in Oak Alley.

My wife Kelly and I purchased a plot and are building our new forever home in Colleyville as we know this is the perfect city for our family to grow and build memories in. We know this is the case with almost everyone who wishes to - and eventually do - move to this most sought after city. Colleyville has deservedly established itself amongst the best places to live in the USA, and this is because of our great family values, sense of community & support system for our fellow community members and neighbors. The Raybоulds hold these same values and are members of our community who add greatly to the values Colleyville residents live by.

Oak Alley is quickly being regarded as one of Colleyville's premier neighborhoods, though it has faced resistance from some nearby residents since its inception. The Raybоulds have diligently followed all procedures to correct what appears to be an oversight in the placement of the PUD line through their backyard. Granting this variance would simply allow them to enjoy a family amenity common throughout Colleyville and consistent with the character of surrounding homes.

Concerns regarding potential noise appear unfounded, as the proposed pool site is adjacent to a neighboring driveway and garage, not any primary living or relaxing areas, and is in fact further from them than nearby homes that fully support the project.

As parents of 2 young children, we understand the importance of providing a safe and enjoyable space for family life, as this is very important in building familial bonds through unforgettable memories created as children, which they will go on to remember back fondly on. I respectfully urge the Council to approve the Raybоulds' variance request in the spirit of maintaining Colleyville's reputation as a family-friendly community.

Sincerely,
Jinen Gandhi
Managing Partner
Rx Medisource LLC

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.

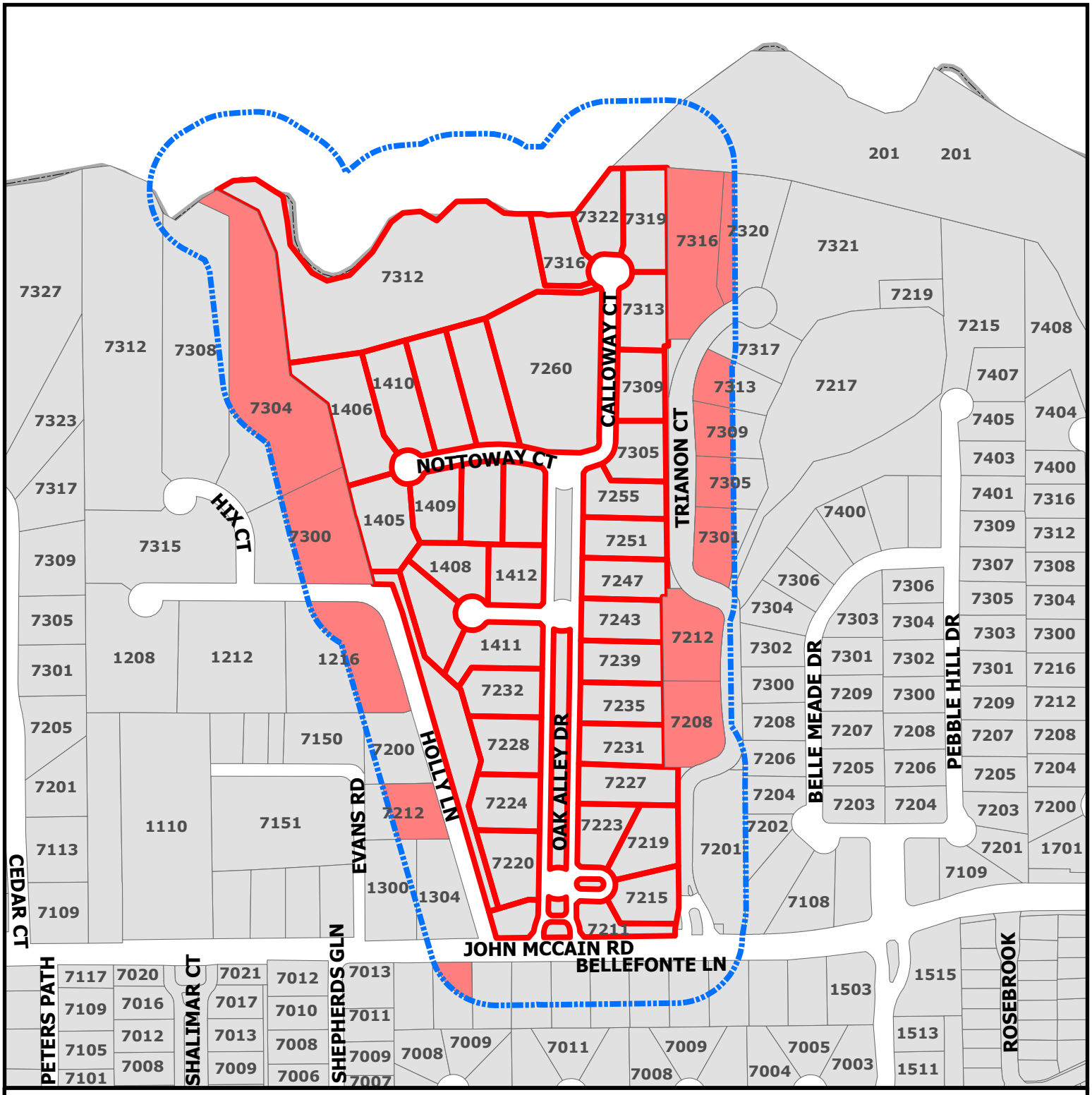
Thank you for taking resident concerns into consideration.

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

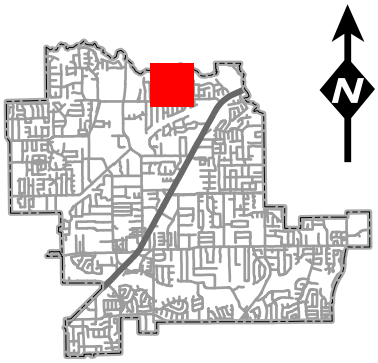
ZC25-026

7313 Calloway Ct

Subject Property

Opposing

Buffer_Protest



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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:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Map

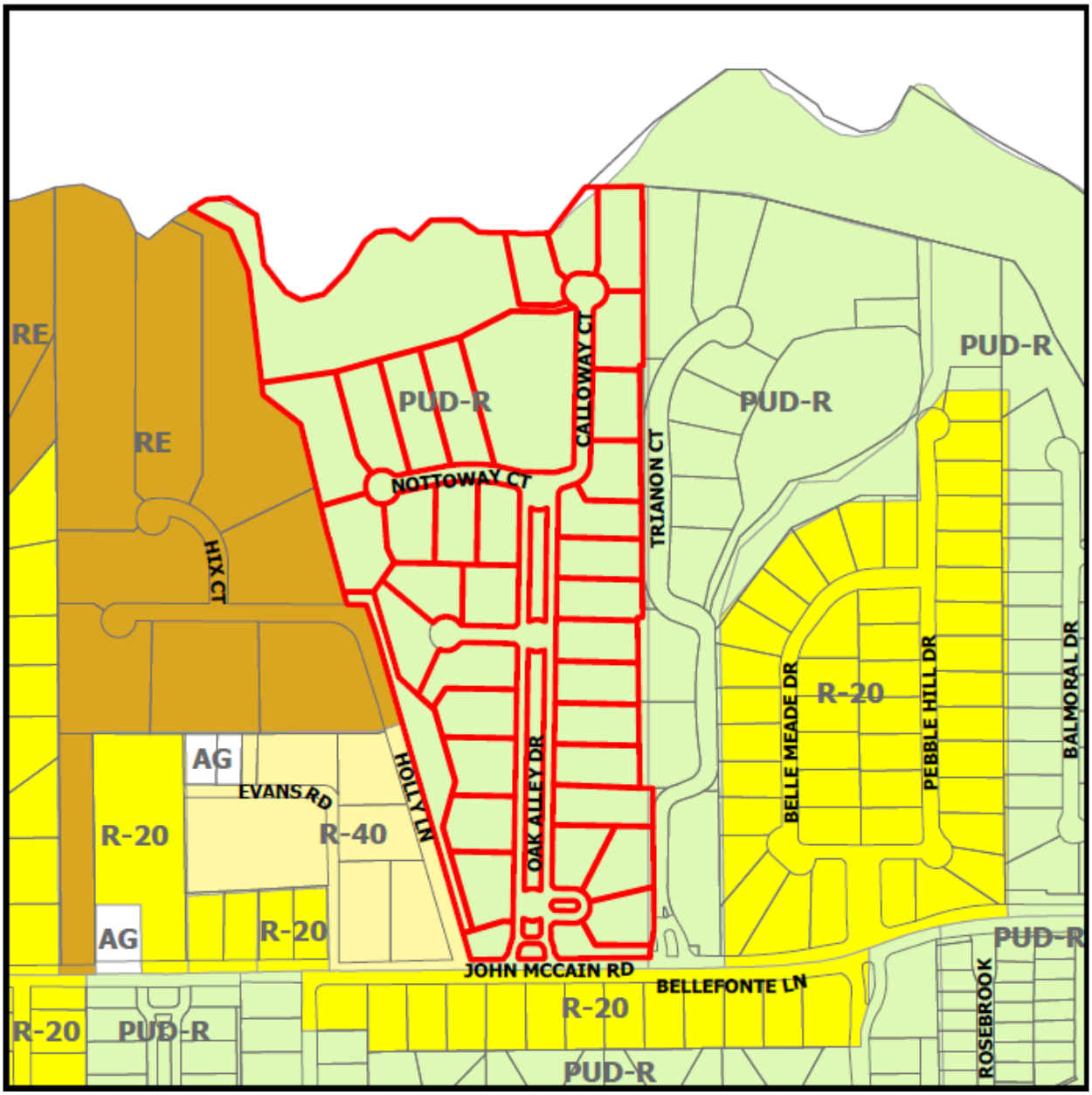


Exhibit "B" – Site Exhibit

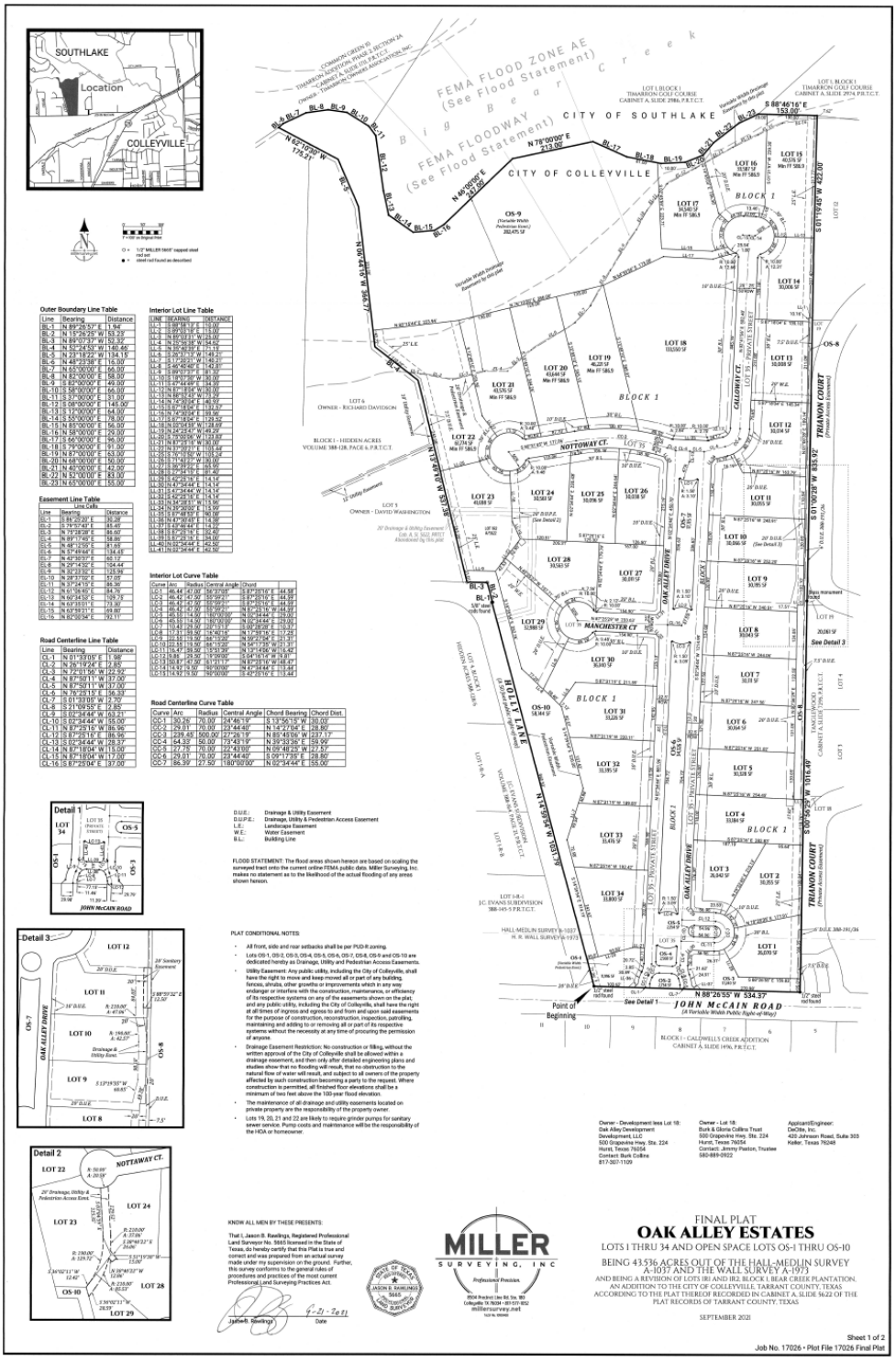


Exhibit "C" – Statement of Planning Objectives

Dear City of Colleyville,

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

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

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

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

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

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

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

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

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

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

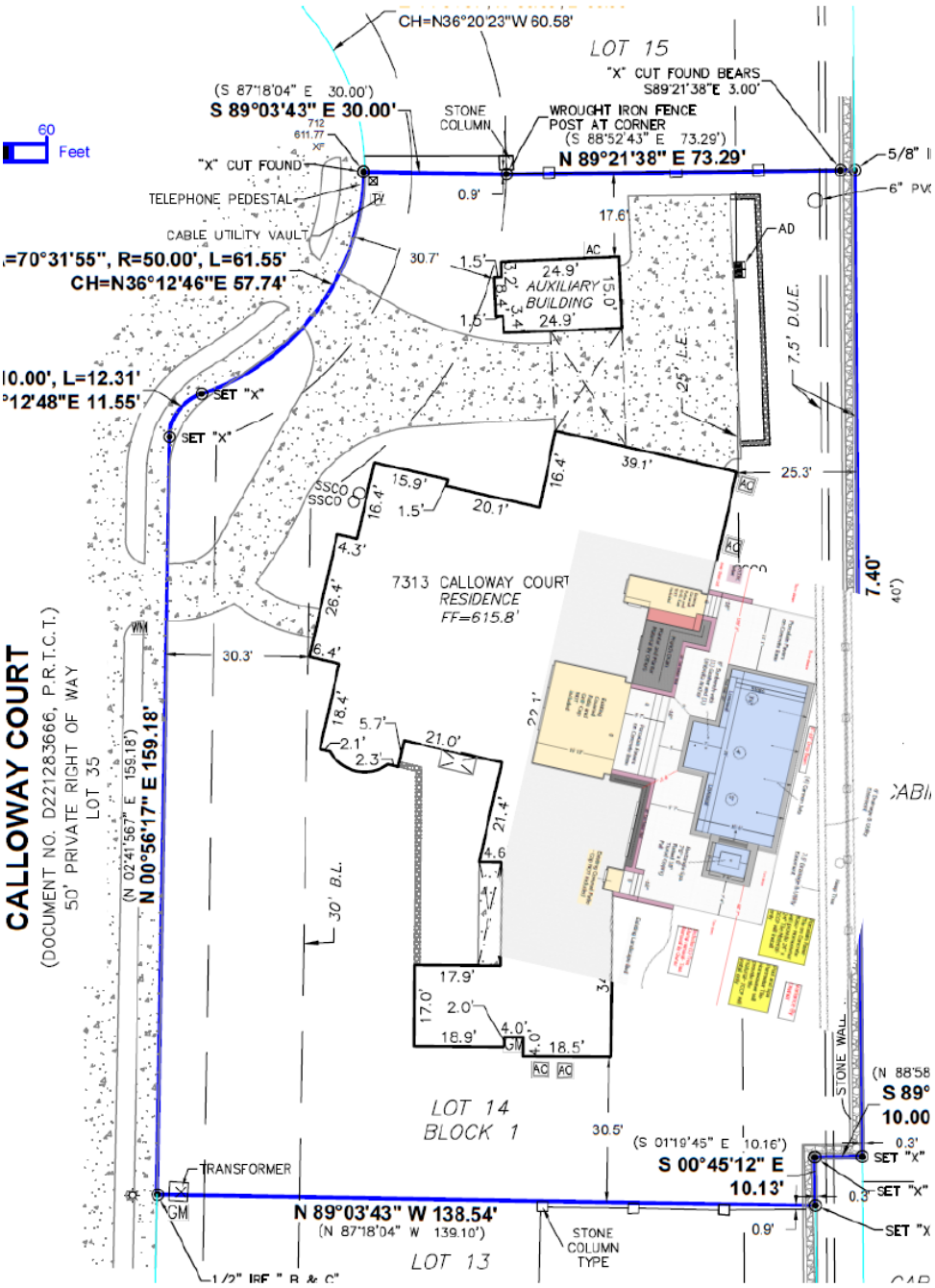
In closing, we love Colleyville and our community. It is where we want to raise our boys, where we want to create memories of long summer evening together, where we want them to remember the special bond of brotherhood, and the joy of playing together in their own backyard.

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

Thank you for your thoughtful consideration.

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

Exhibit "D" - Site Plan



CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 6c **Agenda Date** 11/18/2025 **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
Second Reading and Public Hearing

Staff presented the item to the City Council and answered questions. No one came forward to speak during the public hearing.

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

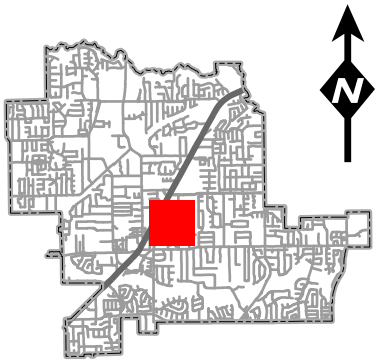
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC25-025

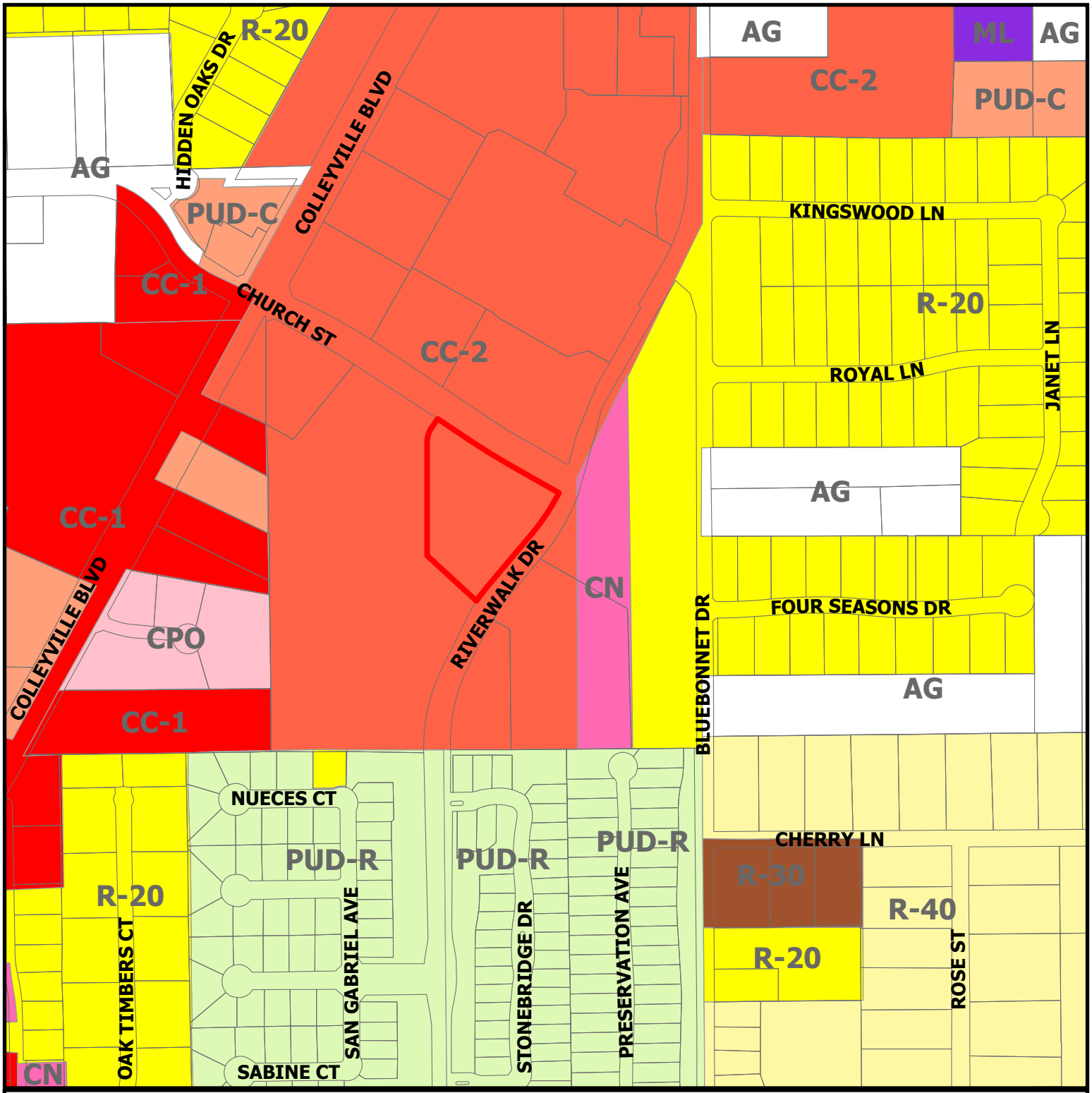
1205 Church St



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Subject Property

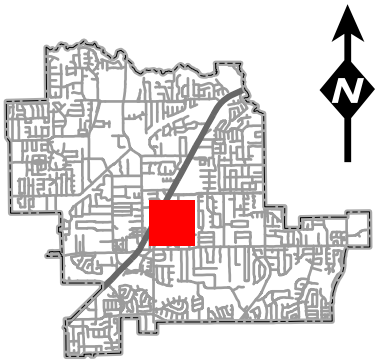
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC25-025

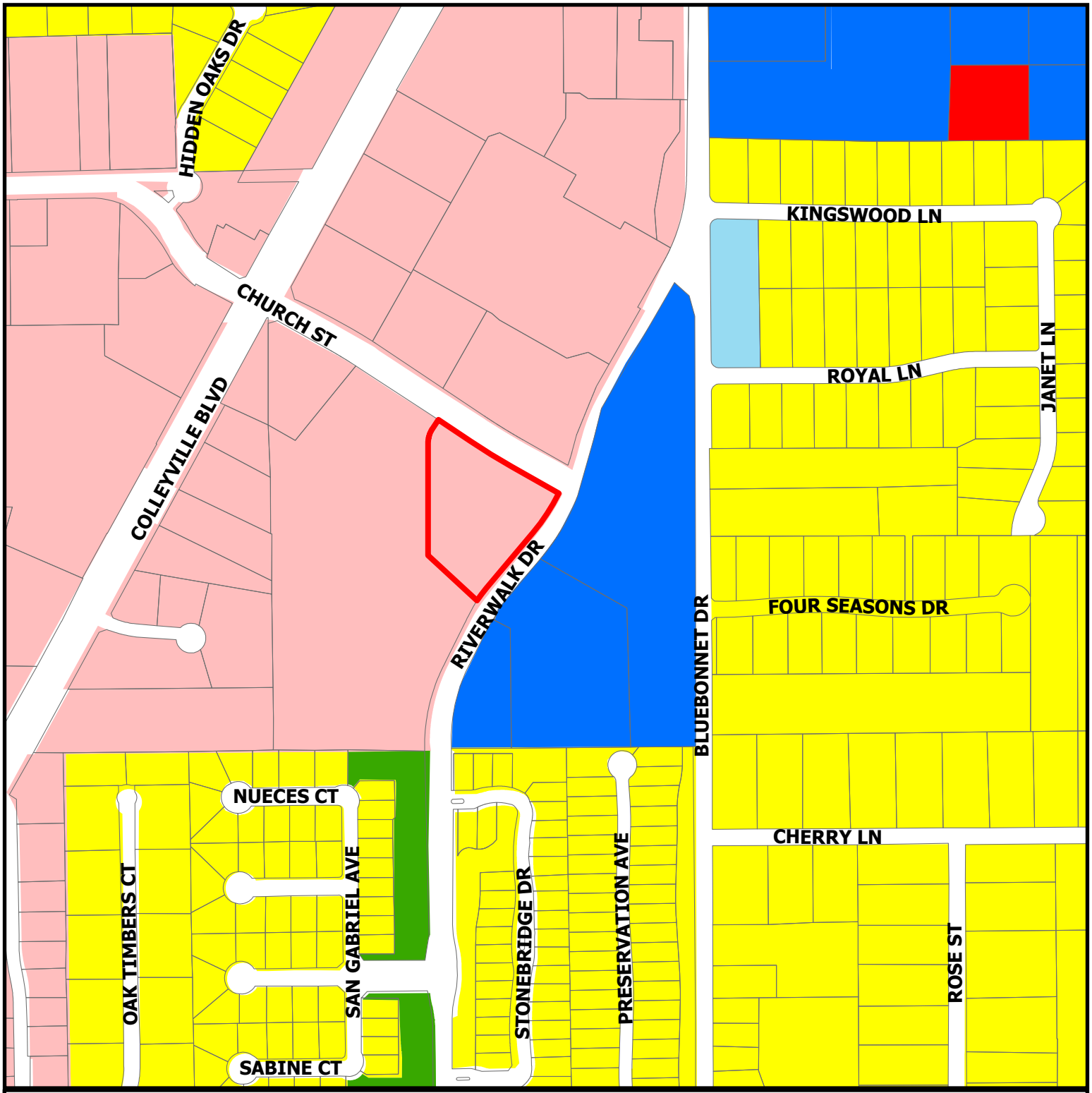
1205 Church St



Subject Property

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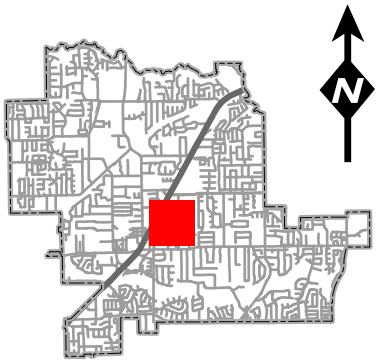
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC25-025

1205 Church St

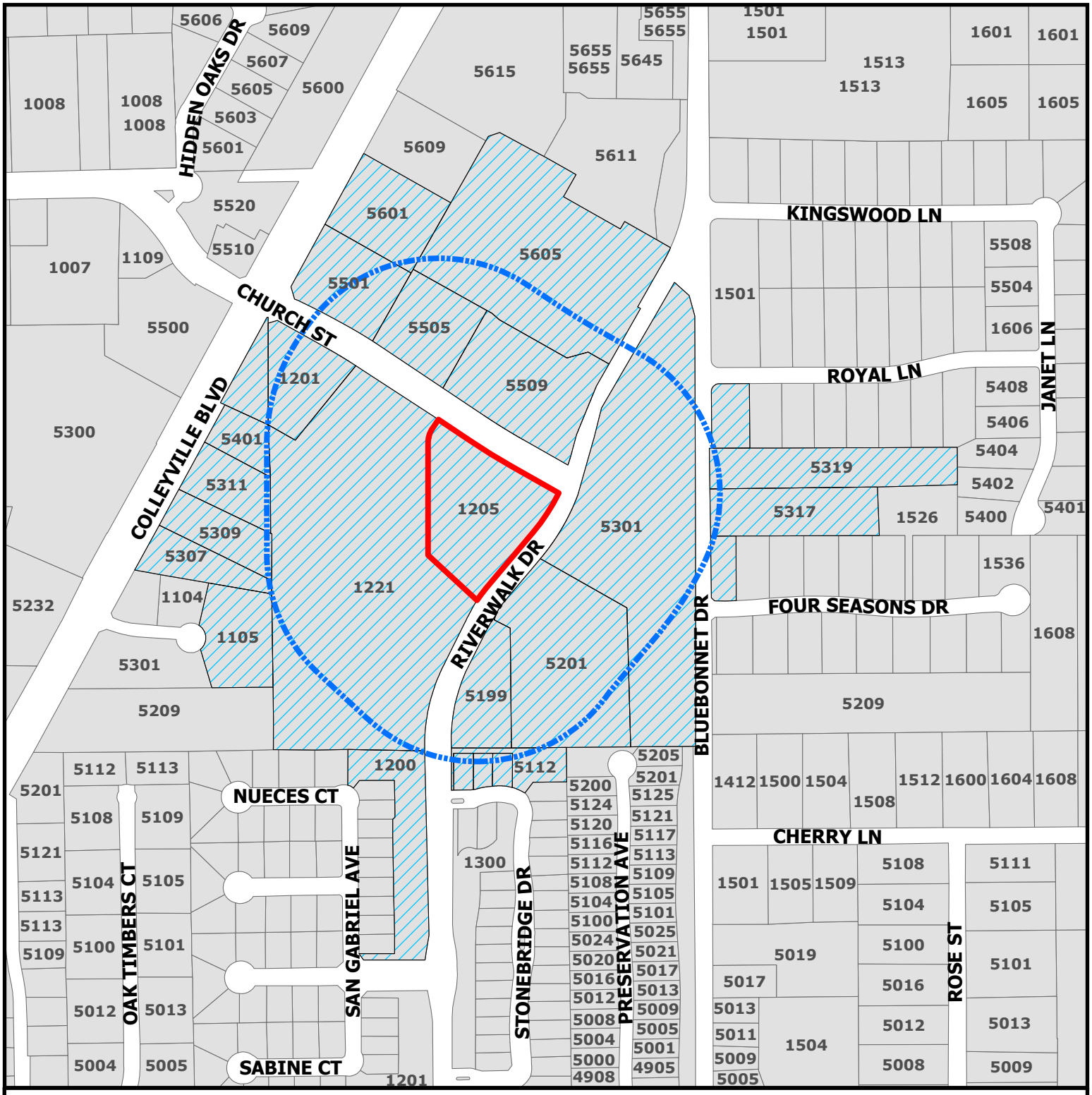


N

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

DISCLAIMER:
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Notification Map



ZC25-026

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

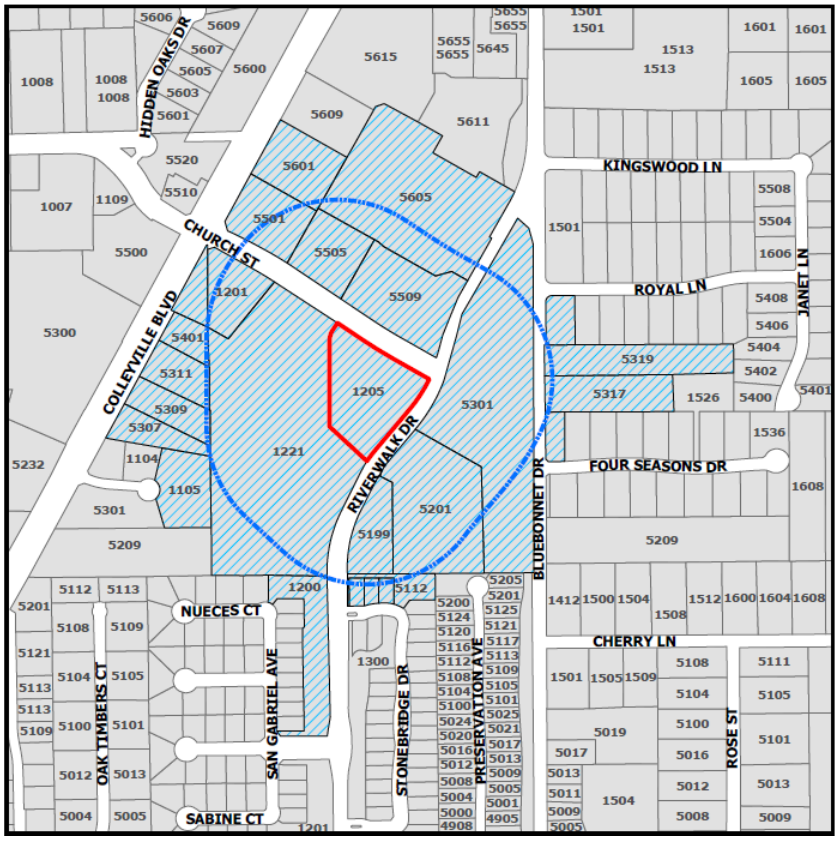
Request:	Consideration of a Special Use Permit for Alcohol Beverage Sales – On-Premises Consumption on Lot 1R2, Block 2, Town Center Colleyville, located at 1205 Church Street, Case ZC25-025. The applicant is requesting a Special Use Permit to allow the sale of alcohol at a restaurant.
Zoning Case:	ZC25-025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

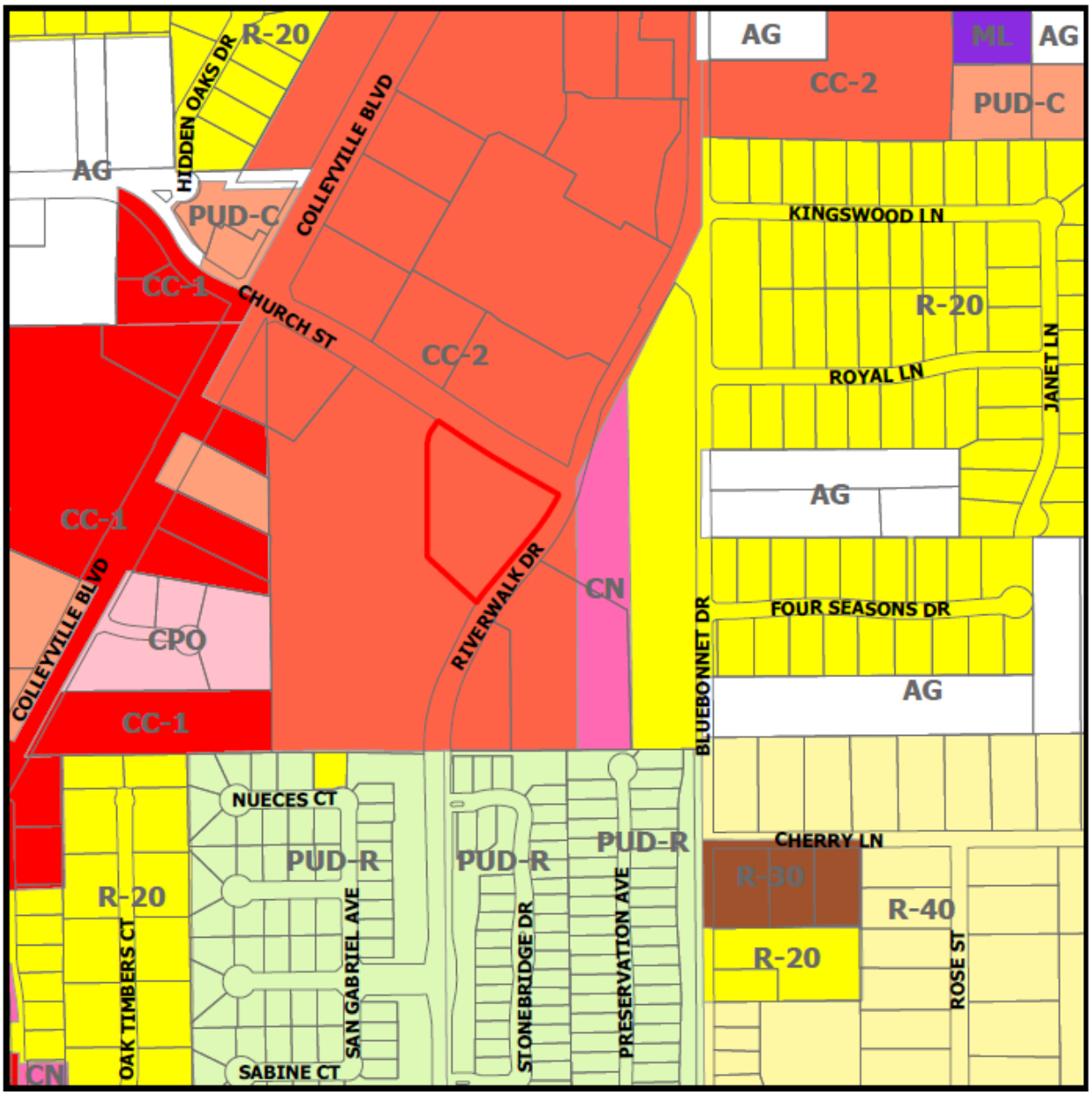
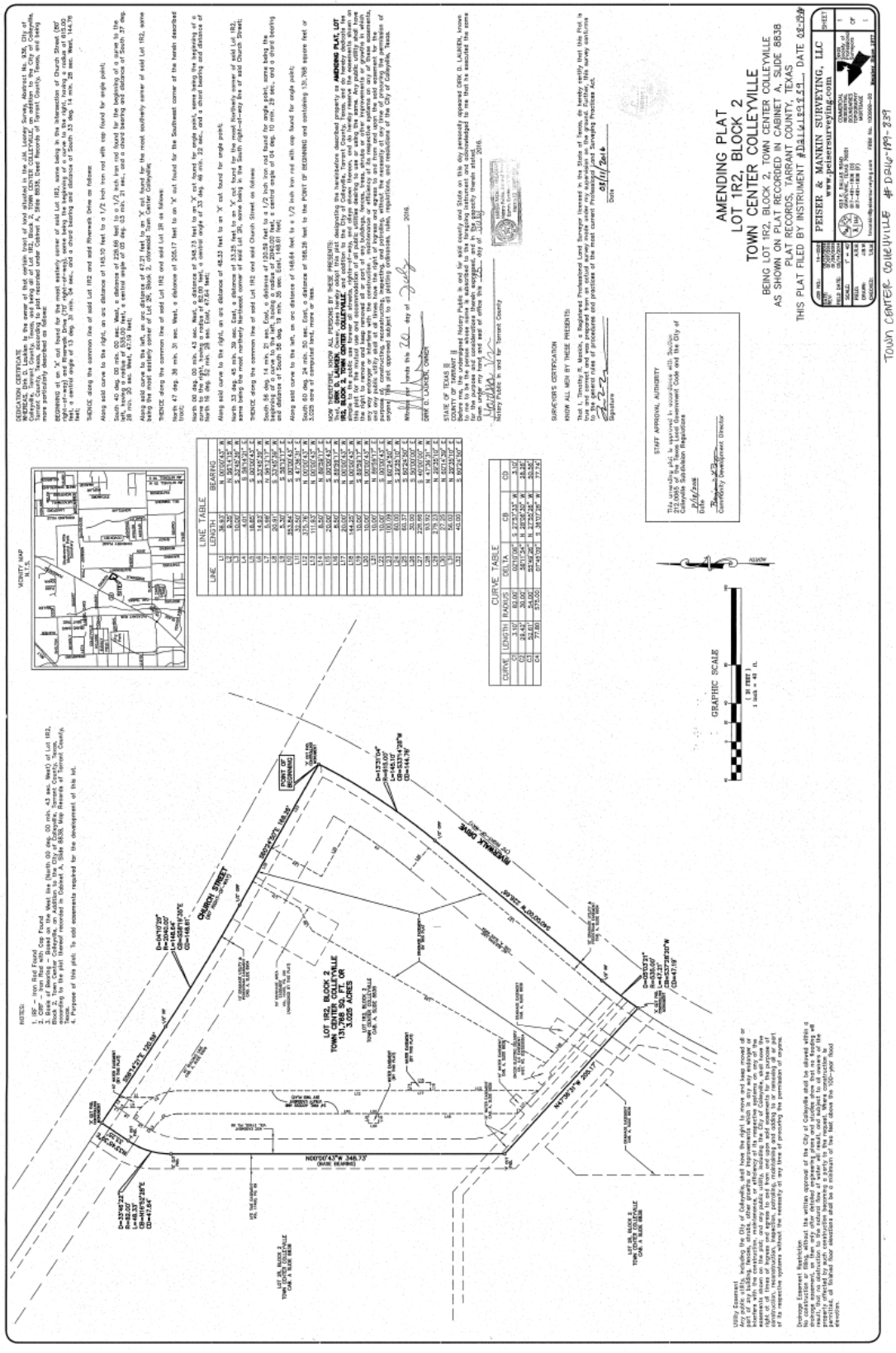


Exhibit "B" – Aerial Map



Exhibit "C" – Site Exhibit



CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 6d **Agenda Date** 11/18/2025 **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
Second Reading and Public Hearing

The applicant was present and answered questions from the City Council. No one came forward to speak during the public hearing.

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.

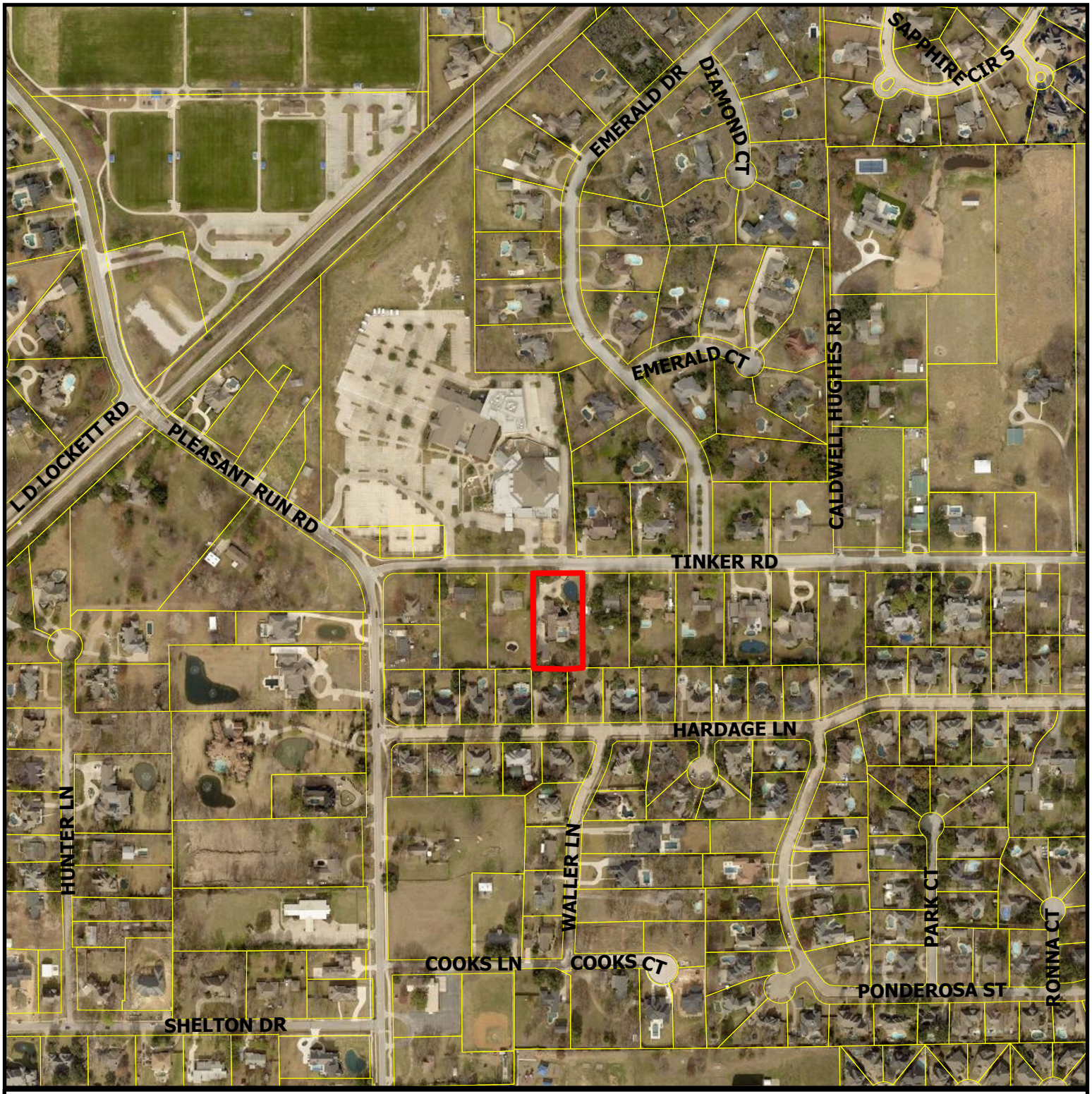
Staff Recommendation: Staff recommends approval for this request.

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

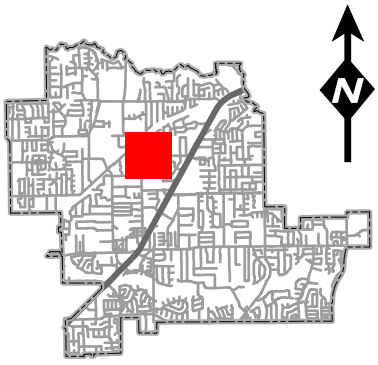
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC25-027

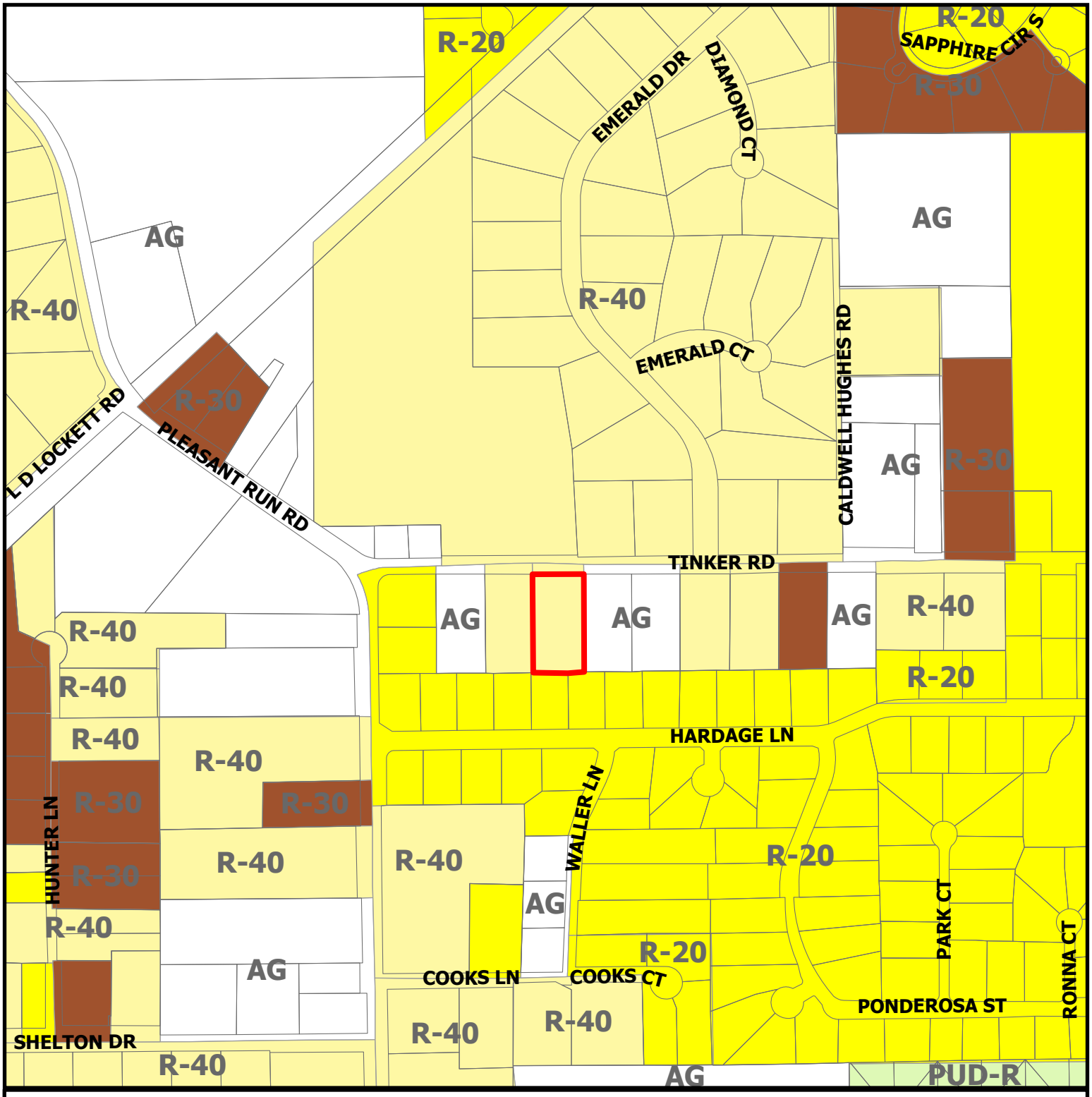
1005 Tinker Rd



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Subject Property

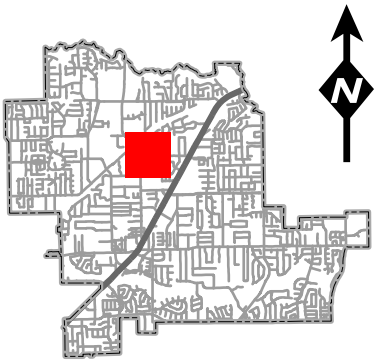
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC25-027

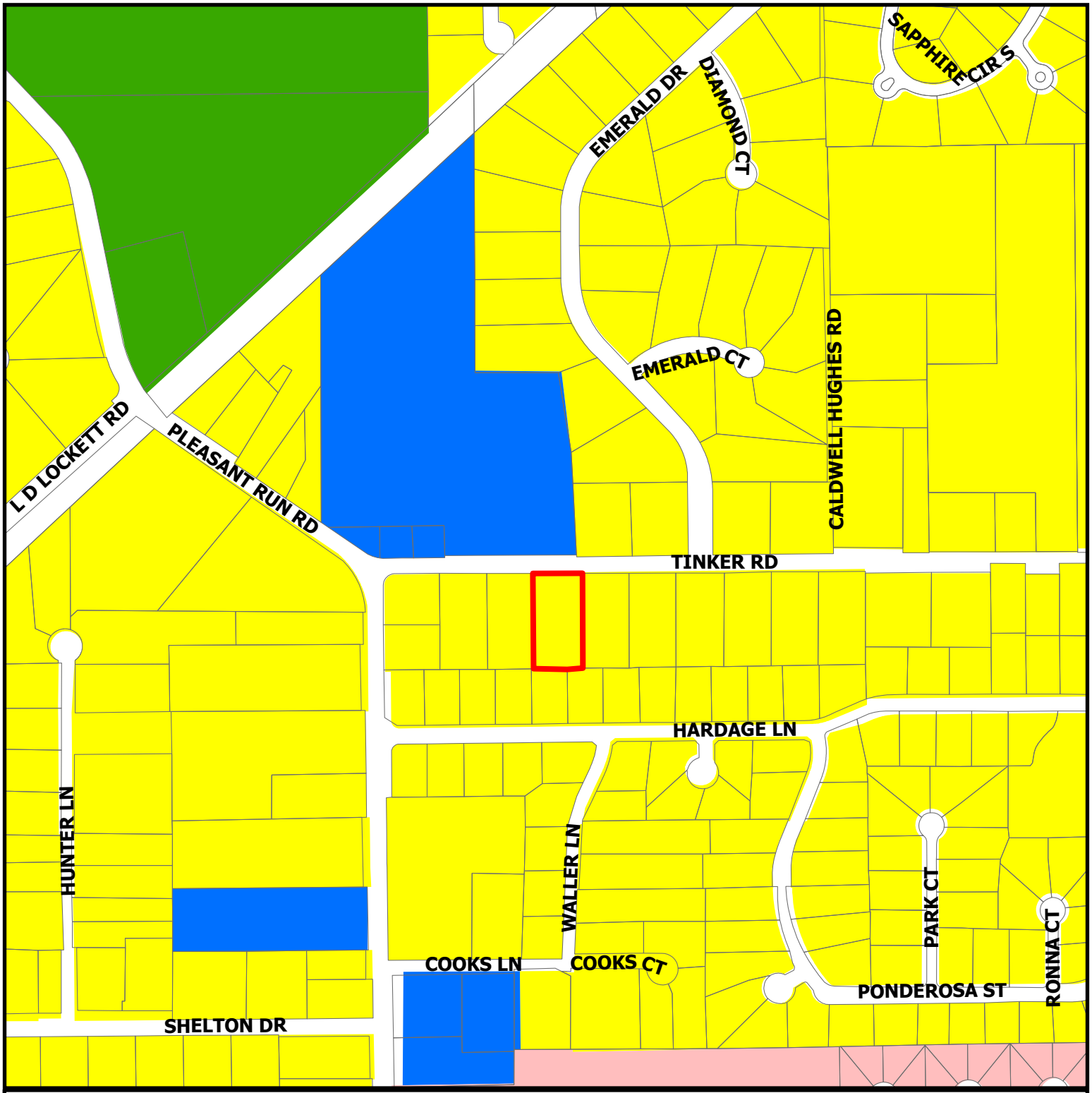
1005 Tinker Rd



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Subject Property

Future Land Use Map

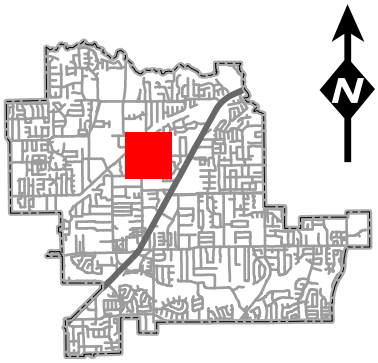


CITY OF COLLEYVILLE TEXAS

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.

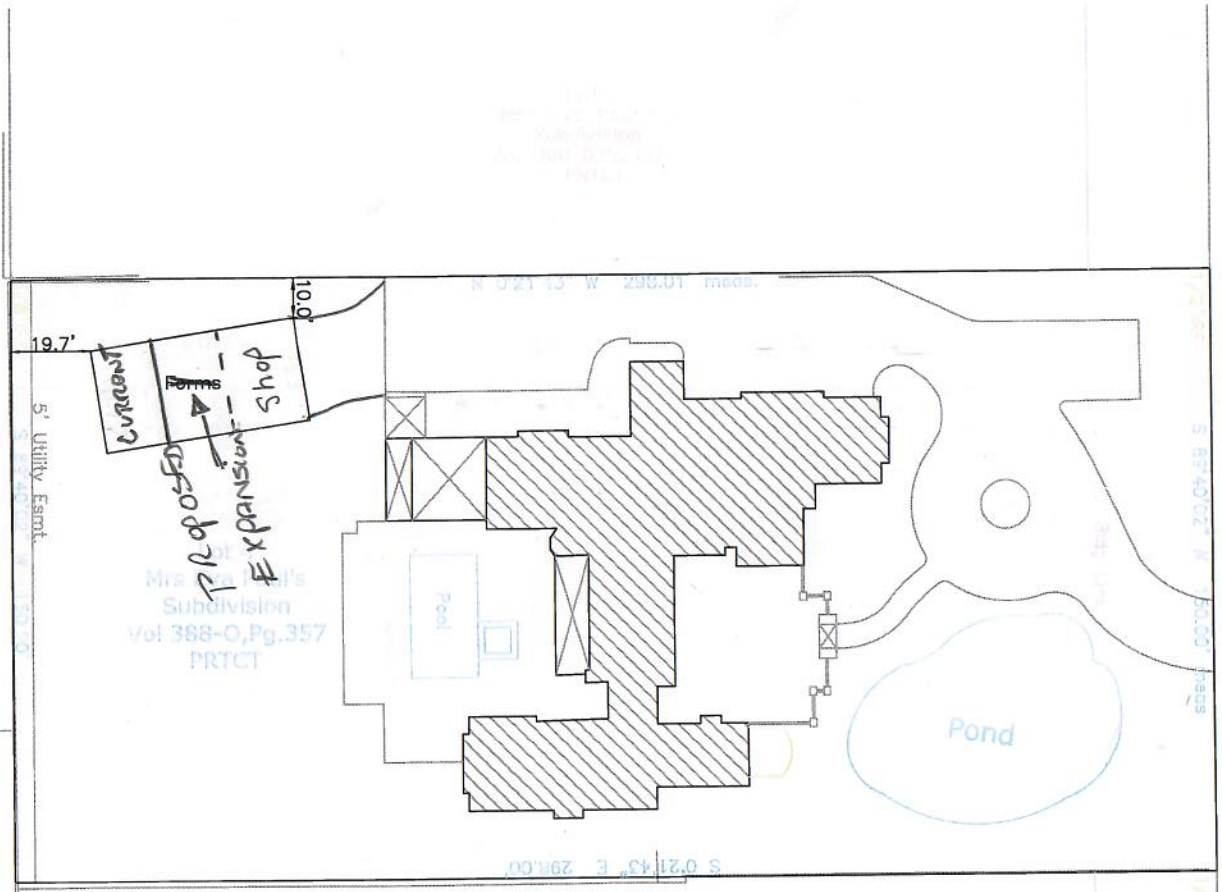
The proposed changes will have no negative impact on our neighbors or the City of Colleyville. The exterior of the building will remain unchanged, maintaining its current appearance. The interior improvements will provide a safe and suitable living space for my in-laws, with their vehicle parked inside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

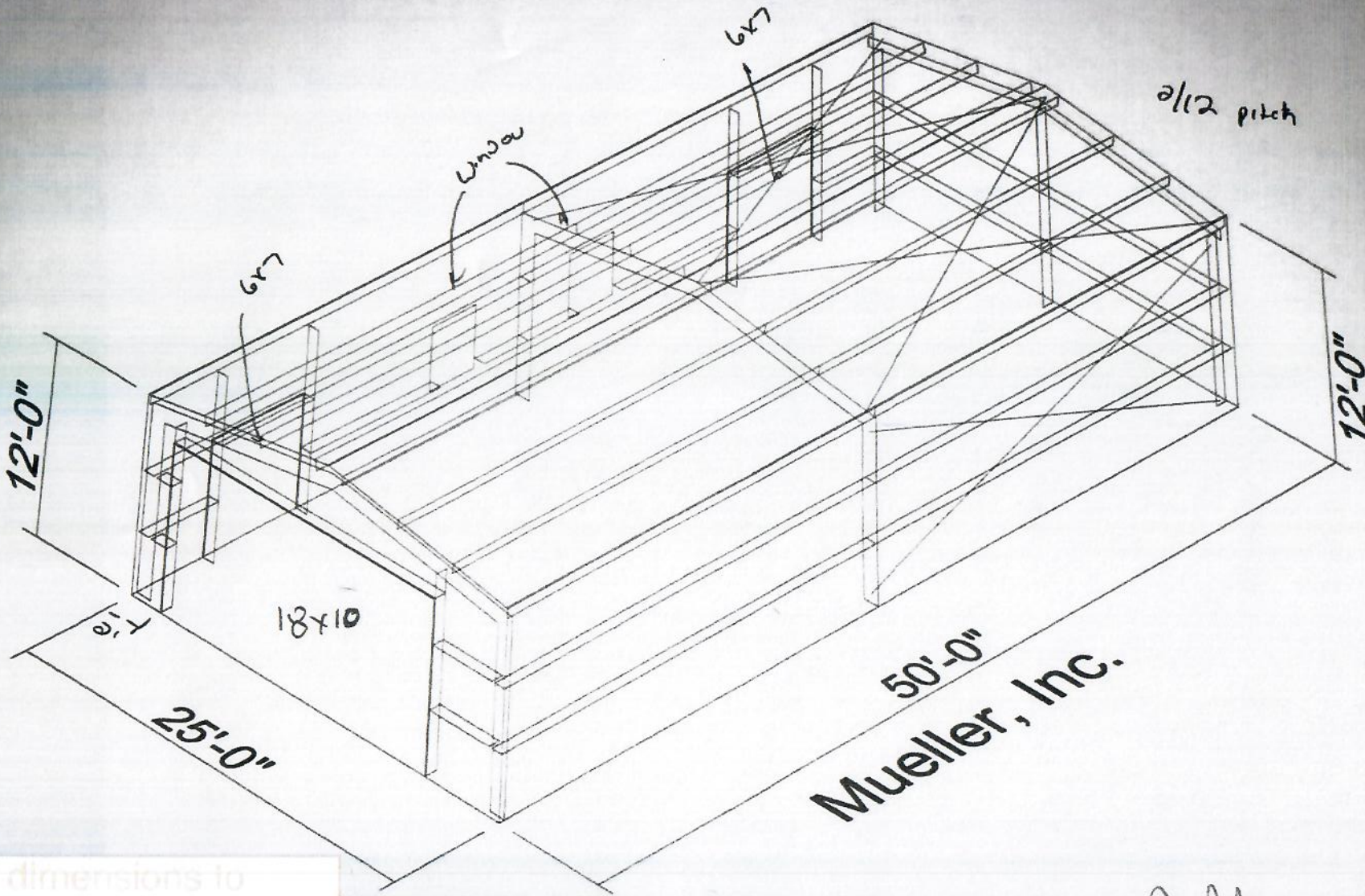
SURVEY DATE: August 8, 2018

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.

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

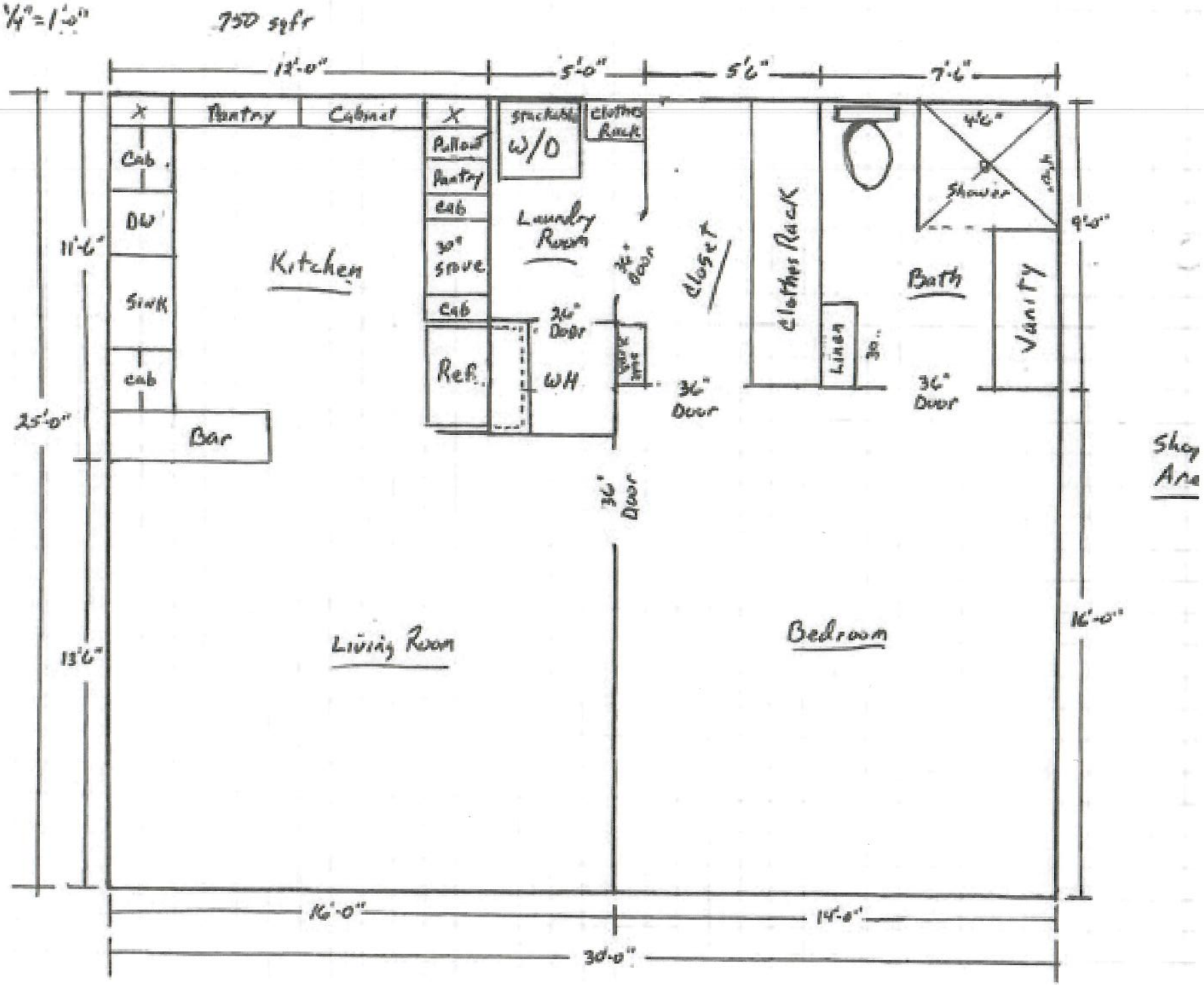
Michael B.H. Davis
R.P.L.S. No. 5094
Texas Firm Registration Certificate Number: 10135300



existing dimensions to remain unchanged

Sign Here

7-12-18

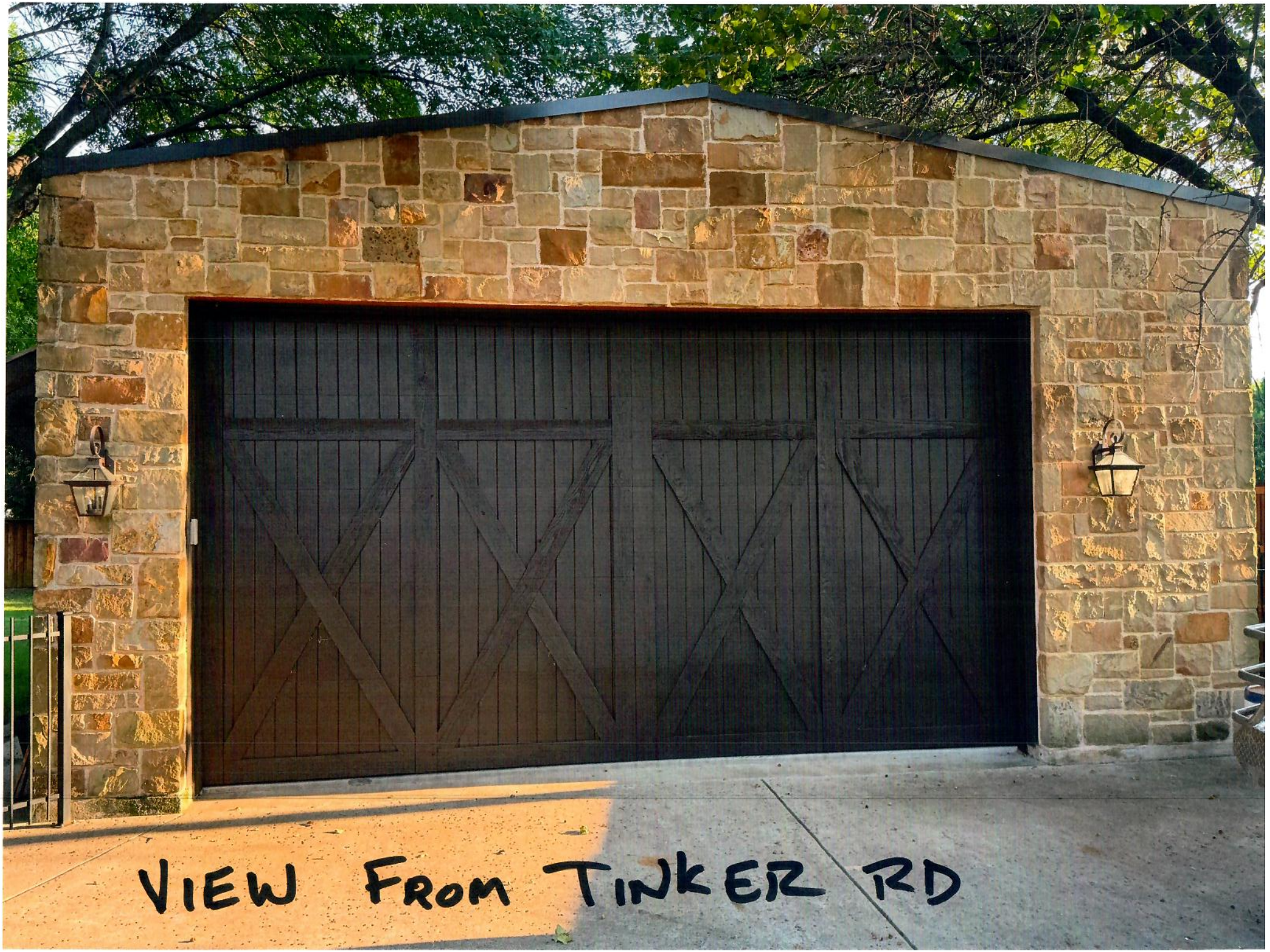

1/4"=1'-0"
750 sqft
12'-0"
5'-0"
5'6"
7'-6"
X
Pantry
Cabinet
X
Cab.
DW
Sink
cab
Bar
Pullout
Pantry
cab
30" stove
cab
Ref.
stackable W/D
clothes Rack
Laundry Room
WH
24" Door
Kitchen
closet
clothes Rack
Linen
30"
Bath
42"
Shower
Vanity
36" Door
36" Door
36" Door
11'-6"
25'-0"
13'6"
9'-0"
16'-0"
Living Room
Bedroom
16'-0"
14'-0"
30'-0"
Shop 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
Lowe's
Yard
TRUMP
2020
Flow-Forged
PERFORMANCE
WHEELS
HONDA


Existing
Mini Split
SAMSUNG
CAP

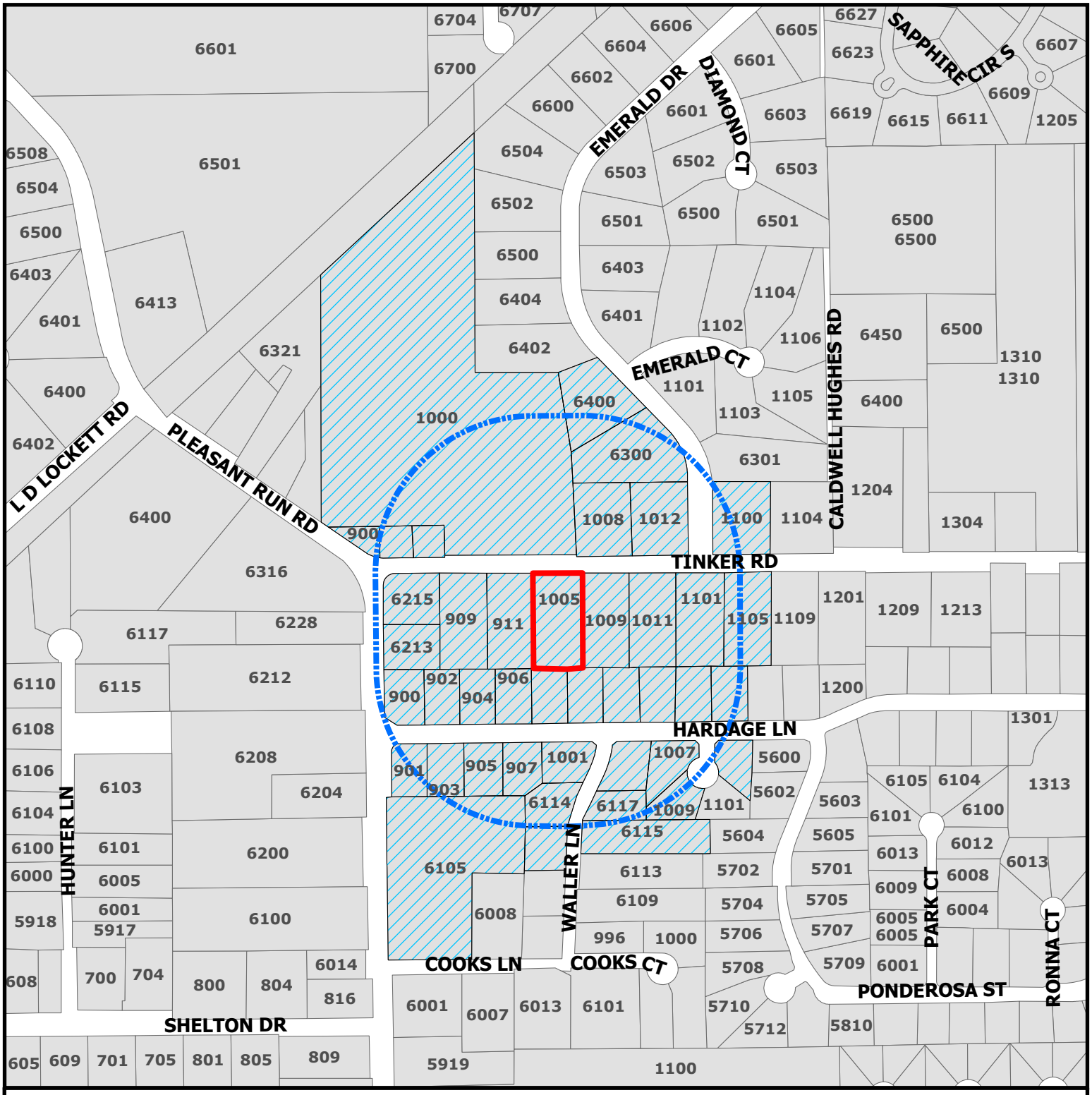
CURRENT INTERIOR



Current
Shop


SPRAY FOAM WALLS + CEILING

Notification Map



CITY OF COLLEYVILLE TEXAS

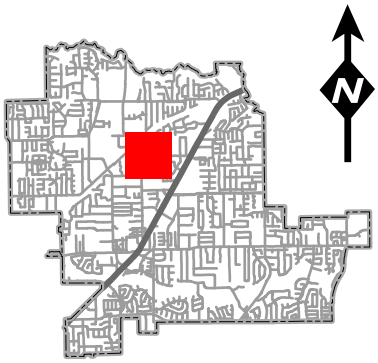
ZC25-027

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

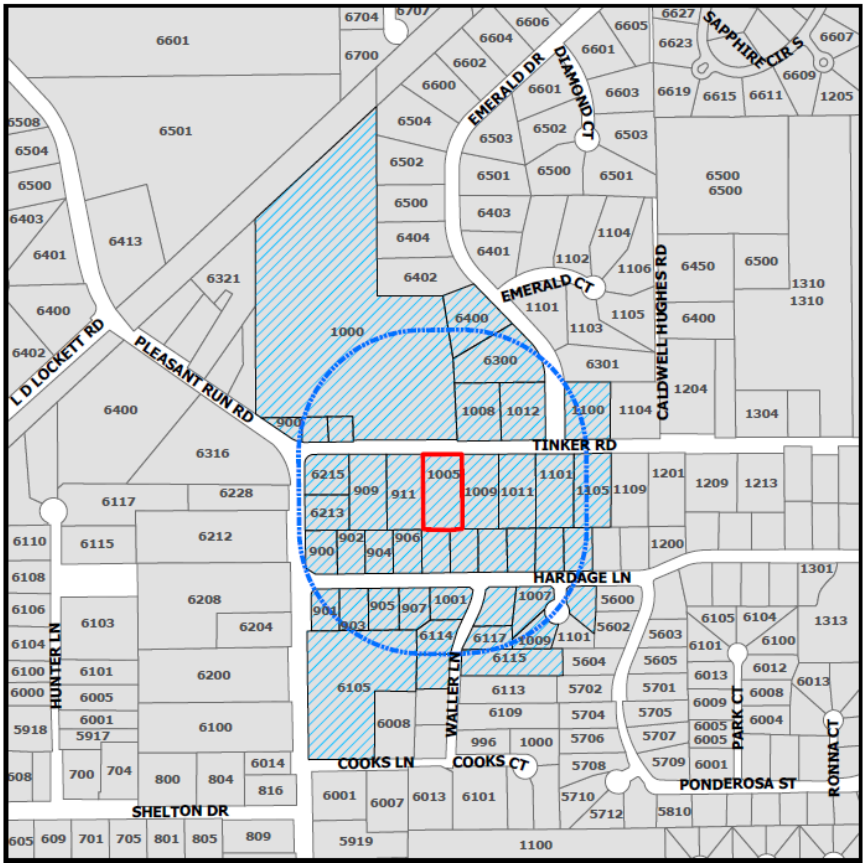
Request:	Consideration of a Special Use Permit for an Accessory Dwelling on Lot 4, Mrs. Eva Paul's Subdivision, being approximately 1.02 acres, and zoned R-40 Single Family Residential. The request is to allow for an accessory dwelling unit within an existing accessory building on the property.
Zoning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

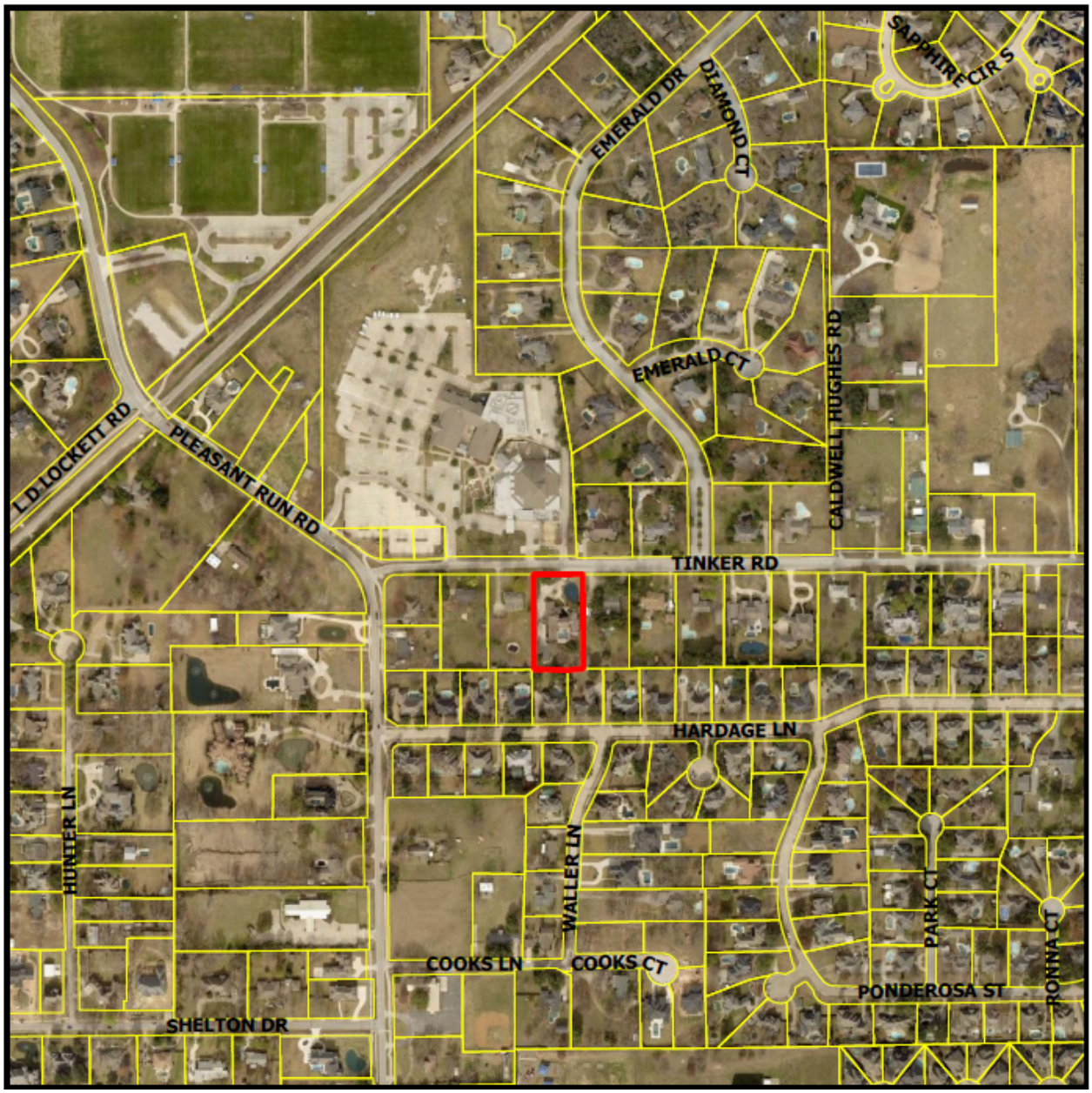
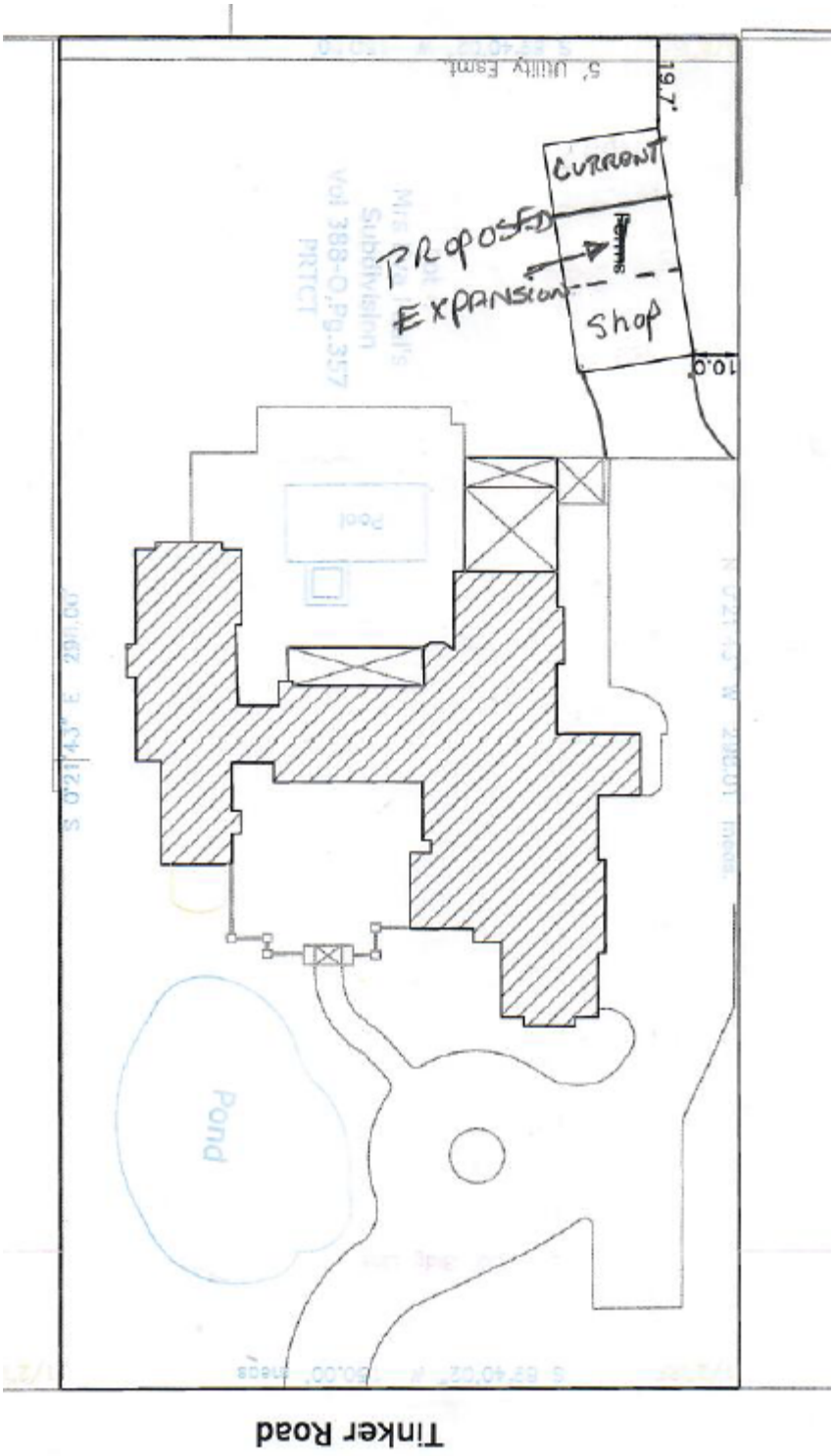


Exhibit "B" – Site Plan



CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 6e **Agenda Date** 11/18/2025 **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
Second Reading and Public Hearing

The consultant working on the project was present and answered questions from the City Council. One person spoke during the public hearing and expressed concerns about use of the parking spaces.

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

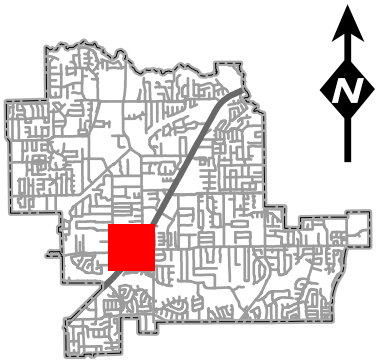
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC25-028

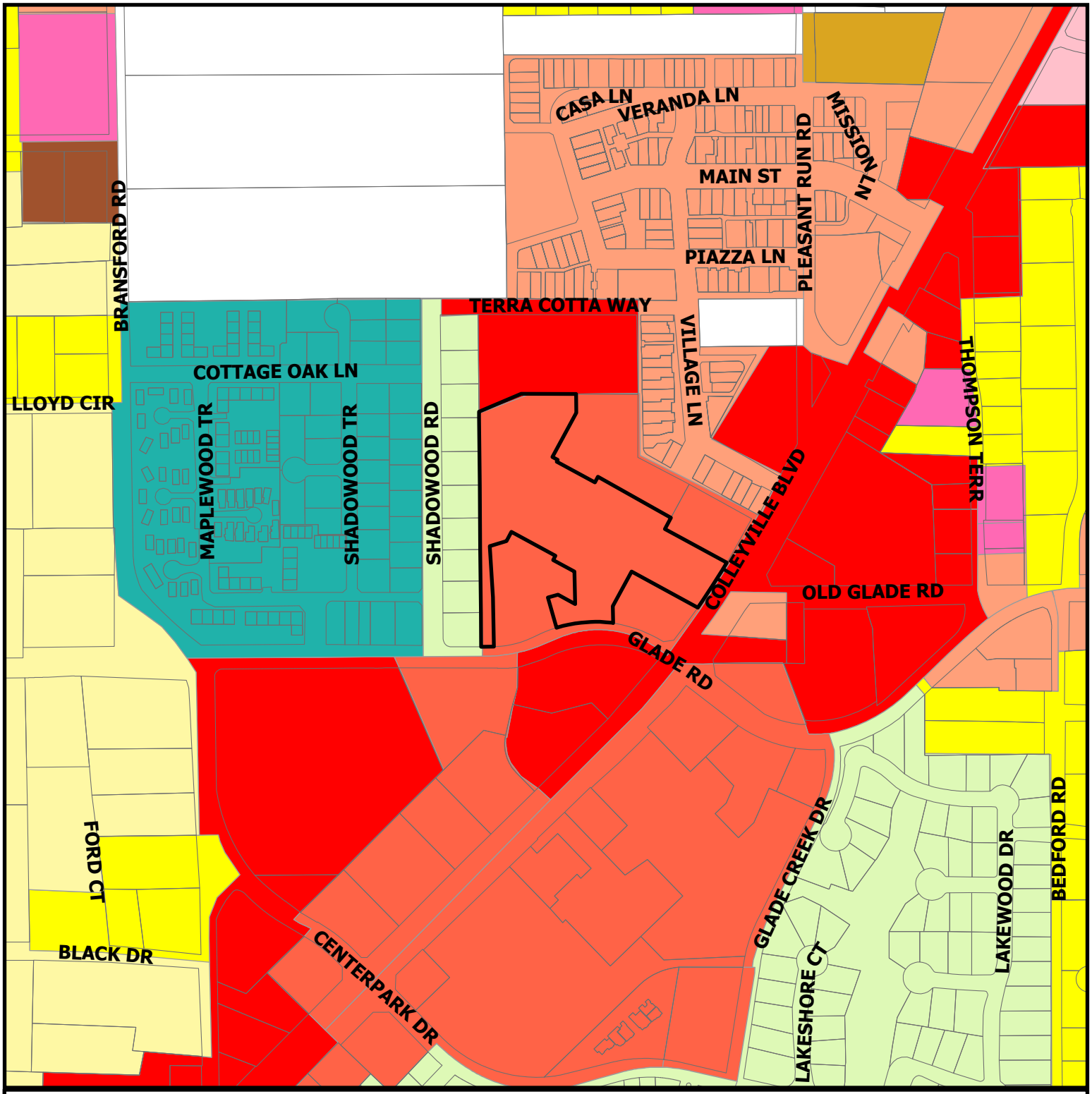
4904 Colleyville Blvd



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Subject Property

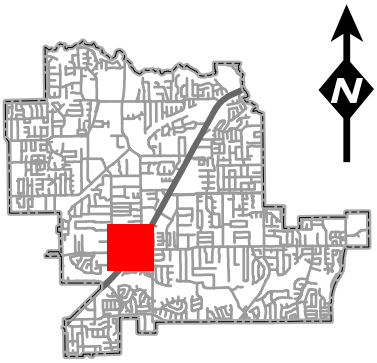
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC25-028

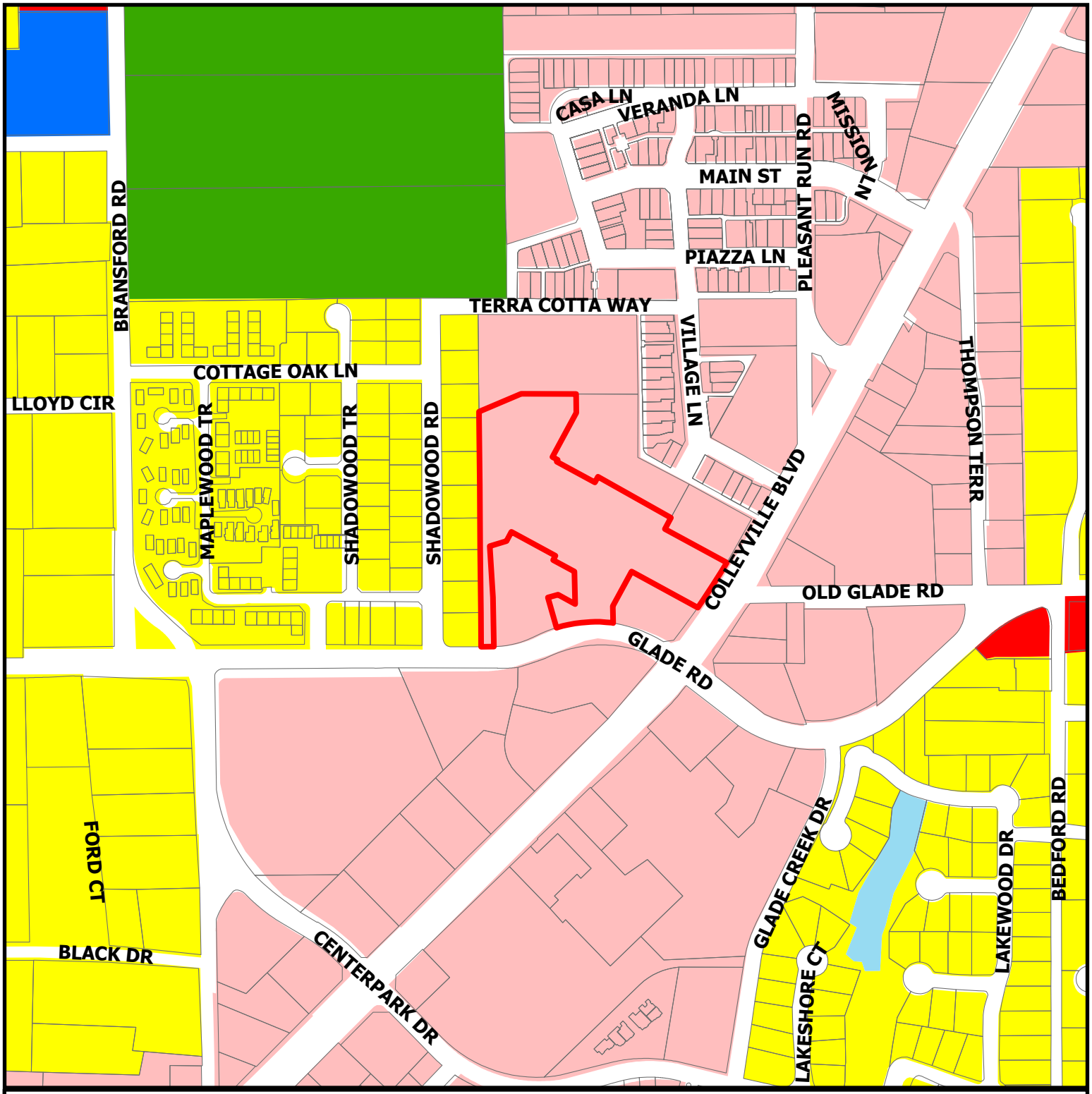
4904 Colleyville Blvd



Subject Property

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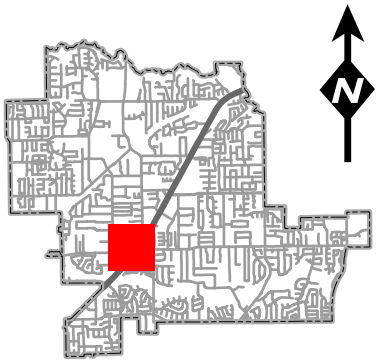
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC25-028

4904 Colleyville Blvd



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

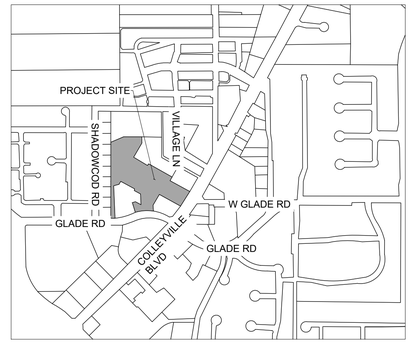
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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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



VICINITY MAP
(NOT TO SCALE)

NORTH

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

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	

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

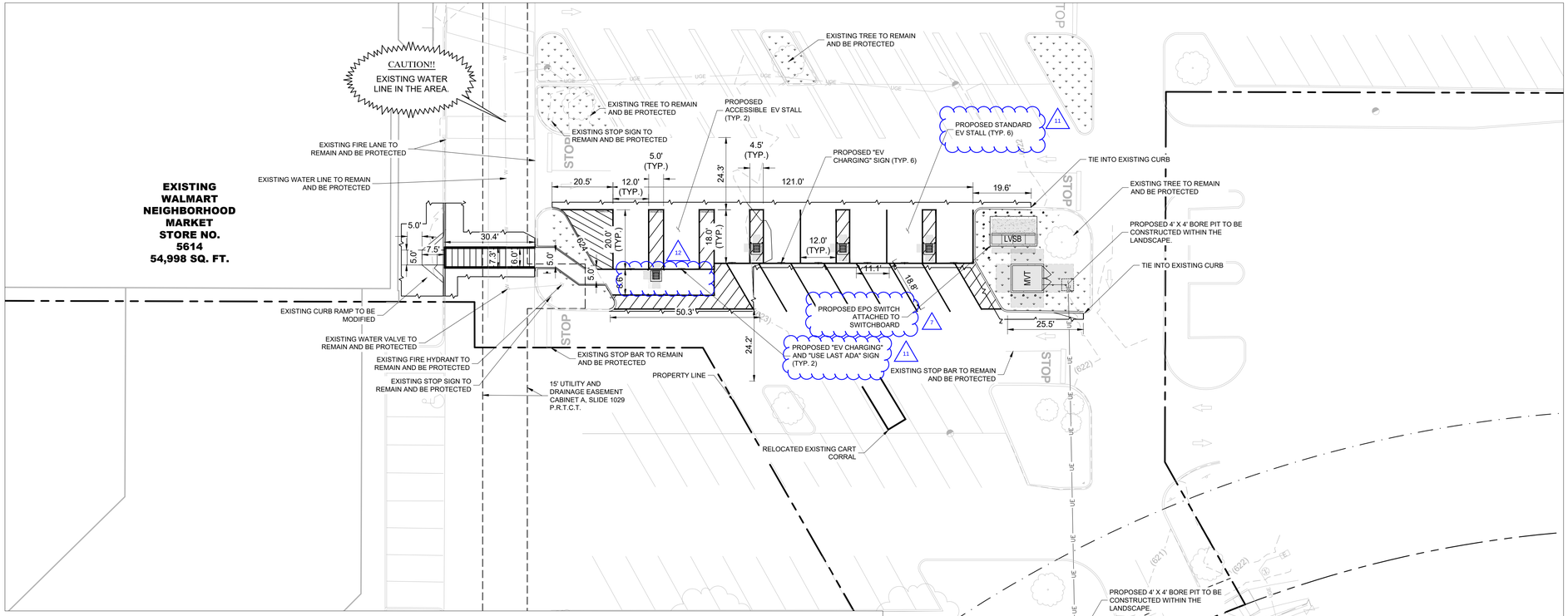
SHEET TITLE
COVER SHEET & SITE PLAN

SHEET NUMBER
G0.0

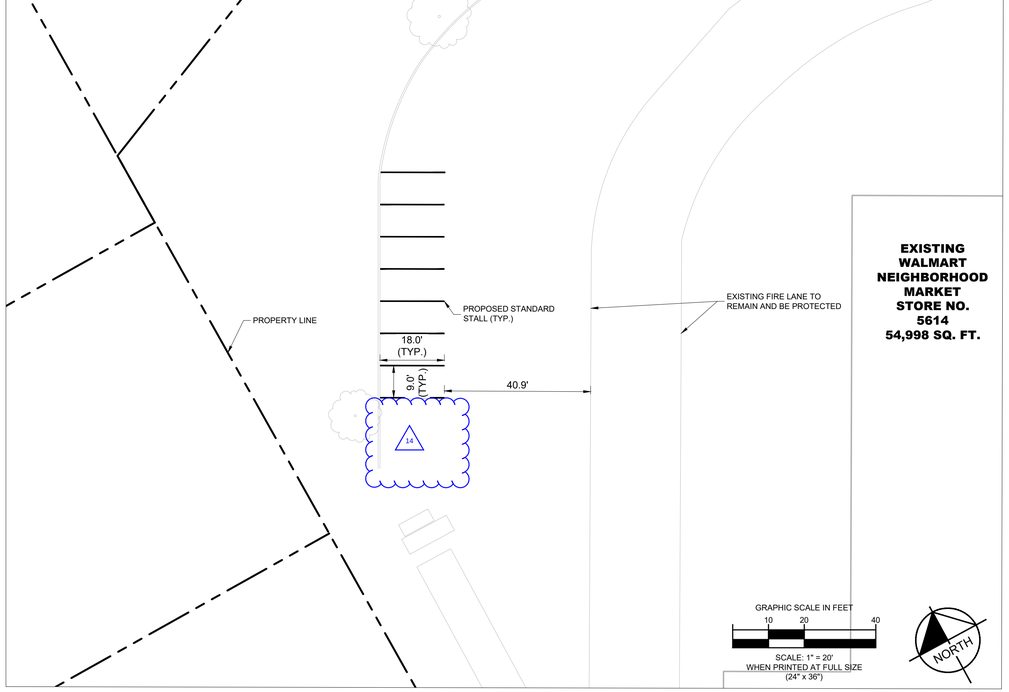
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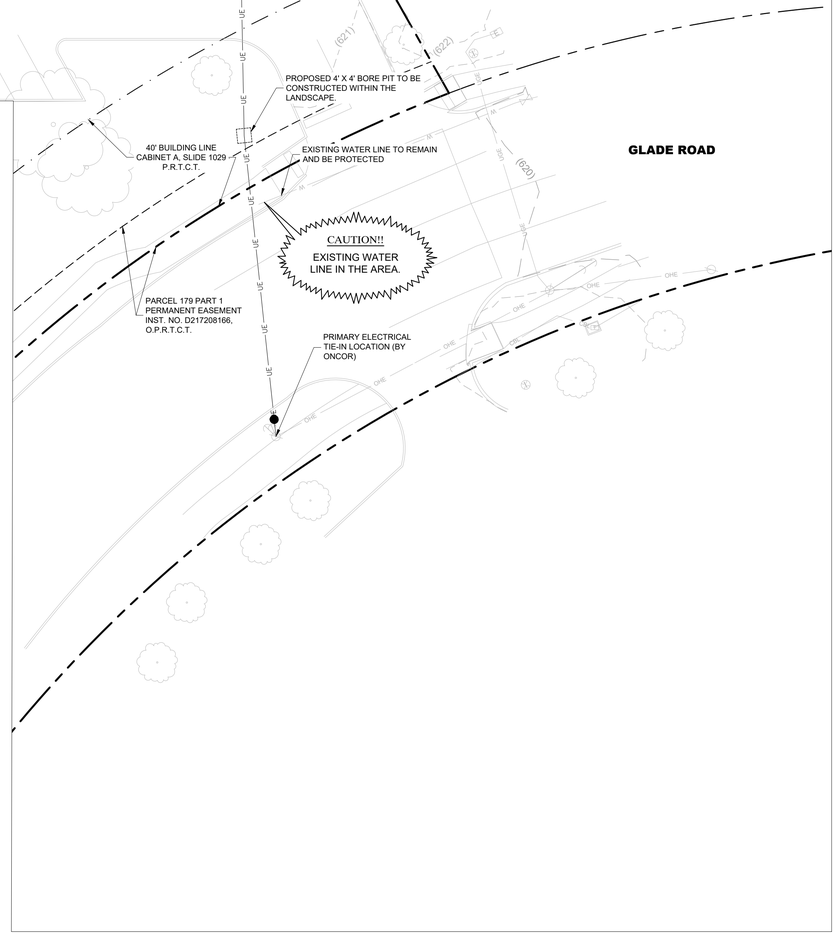
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EV CHARGING AREA



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

Kimley»Horn
2600 N CENTRAL EXPY.,
RICHARDSON, TX 76011
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Walmart

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

KIMLEY-HORN PROJECT NO. 29610203

EV STALLS 6

PUBLIC EV

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CONSULTANTS

No.	DATE	REVISION LIST	BY
0	9/15/2025	SPECIAL USE PERMIT SUBMITTAL	
1	10/2/2025	SPECIAL USE PERMIT SUBMITTAL REVISION #1	
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

SHEET TITLE

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.

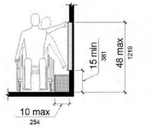


FIGURE *11B*-308.3.1
UNOBSTRUCTED SIDE REACH

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.

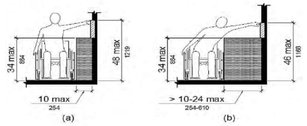


FIGURE *11B*-308.3.2
OBSTRUCTED HIGH SIDE REACH

INTERNATIONAL CODE COUNCIL
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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.

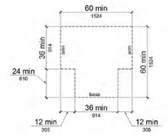


FIGURE *11B*-304.3.2
T-SHAPED TURNING SPACE

***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

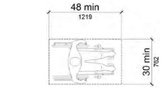


FIGURE *11B*-305.3
CLEAR FLOOR OR GROUND SPACE

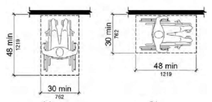


FIGURE *11B*-305.5
POSITION OF CLEAR FLOOR OR GROUND SPACE

adjoin another clear floor or ground space. *Clear floor or ground space may overlap an accessible route, unless specifically prohibited elsewhere in this chapter.*

***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).

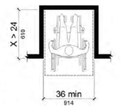


FIGURE *11B*-305.7.1
MANEUVERING CLEARANCE IN AN ALCOVE, FORWARD APPROACH

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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.

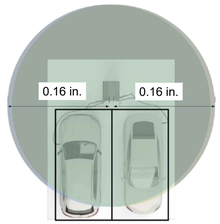


Figure 7: Operating radius for *16.4'* charging cable

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



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

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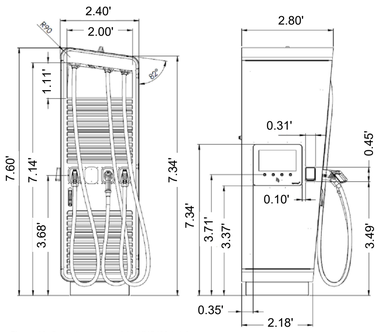


Figure 10: Outer dimensions of the HYC400 (in ft.)

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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STORE NO.: WALMART NEIGHBORHOOD MARKET #5614.1008

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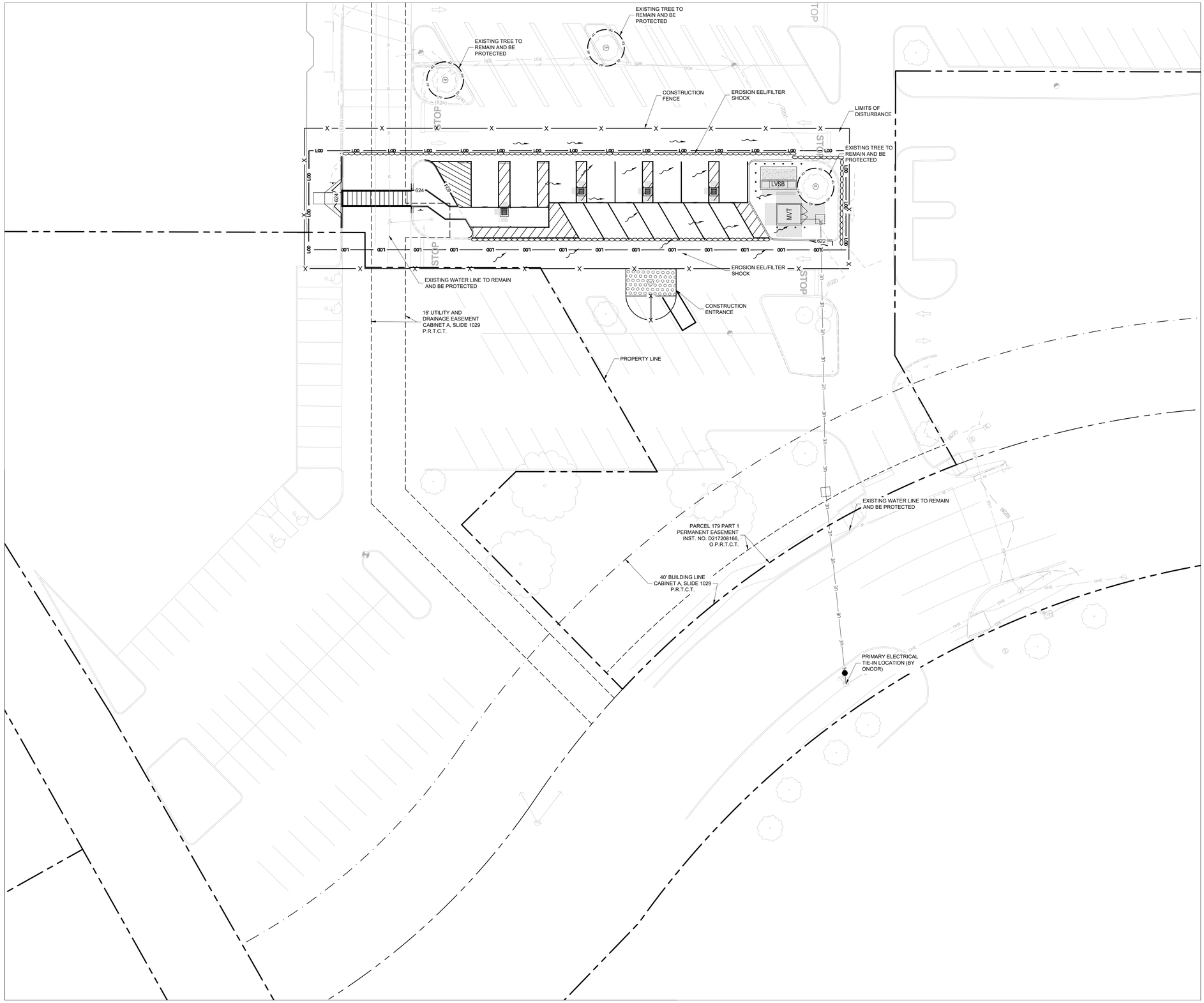
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SHEET TITLE
CHARGER SPECIFICATION

SHEET NUMBER
S1.0

SHEET SIZE: 36"x24"



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.

811 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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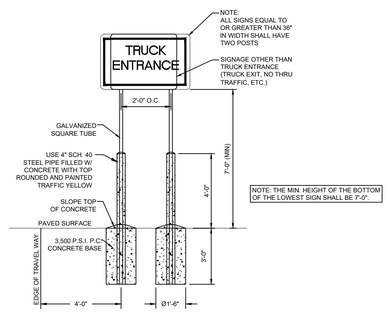
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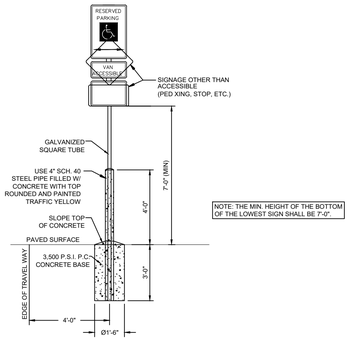
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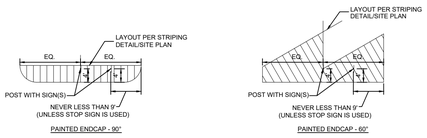
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SINGLE POST

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

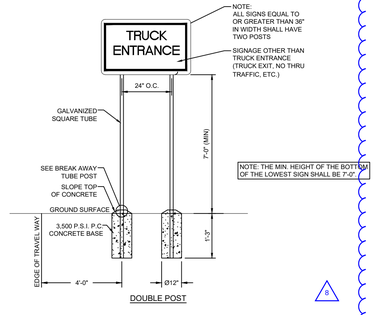
   POST TUBES - 2"x2"x3/16" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.



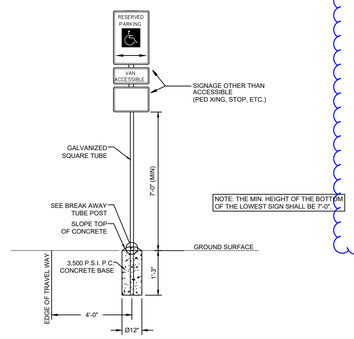
SIGN LOCATIONS - 90° PARKING | SIGN LOCATIONS - 60° PARKING

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



DOUBLE POST



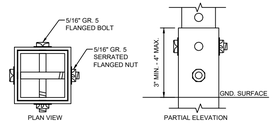
SINGLE POST

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

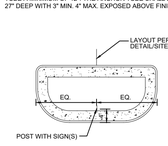
   POST TUBES - 2"x2"x3/16" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

   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



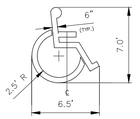
ADA EV CHARGING SIGN | EV CHARGING SIGN

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

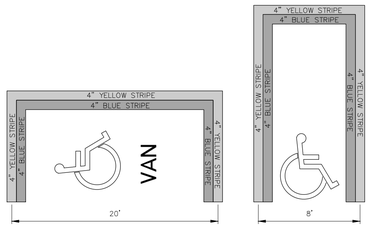
R1-5B
LEGEND, BORDER - BLACK
BACKGROUND - WHITE (RETROREFLECTIVE)
STOP SYMBOL - RED (RETROREFLECTIVE)

STOP FOR PEDESTRIANS SIGN

SIGNAGE — SCALE N.T.S. — 3

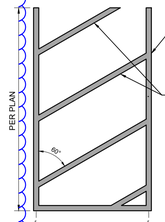


ACCESSIBLE PARKING SYMBOL
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

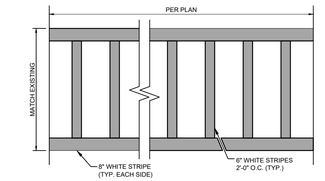


TYPICAL ACCESSIBLE STALL STRIPING

ADA PARKING — SCALE N.T.S. — 5



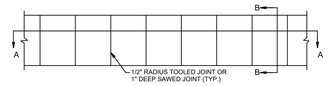
ACCESS AISLE



CROSSWALK MARKING W/ LONGITUDINAL STRIPES

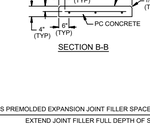
NOTES:
1. MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS AND AS OUTLINED IN SECTION 3B.18 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
3. THOSE MARKINGS ARE TO BE PAINTED RETROREFLECTIVE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

PAVEMENT STRIPING — SCALE N.T.S. — 4

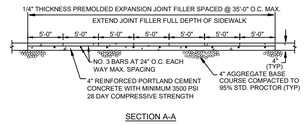


PLAN VIEW

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

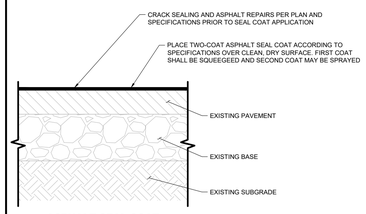


SECTION B-B

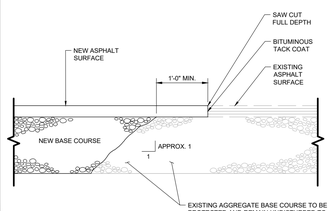


SECTION A-A

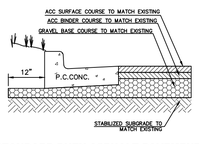
CONCRETE SIDEWALK — SCALE N.T.S. — 6



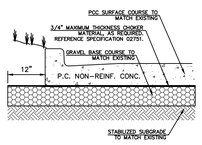
ASPHALT SEAL COAT



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



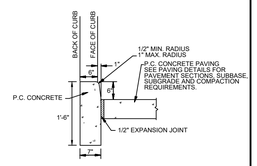
STANDARD-DUTY ASPHALT PAVEMENT



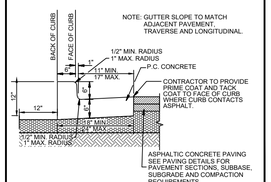
STANDARD-DUTY CONCRETE PAVEMENT

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

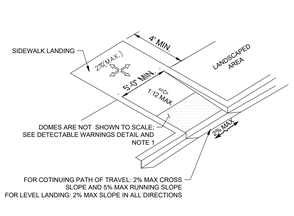


TYPE "F" CURB

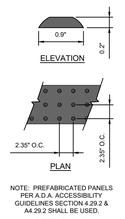


TYPE "A" CURB

CONCRETE CURBING — SCALE N.T.S. — 9



SECTION A-A

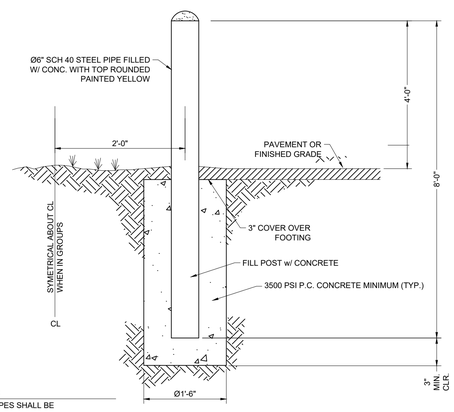


NOTE: PREFABRICATED PANELS PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29.2 & A4.29.2 SHALL BE USED.

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

Kimley»Horn
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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.: 296150003
EV STALLS: 12

PUBLIC EV

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

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DOCUMENT DATE:	10/2/2025

SHEET TITLE

CIVIL DETAILS

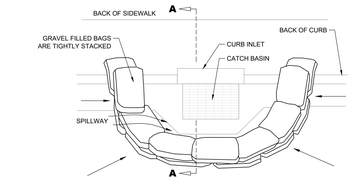
SHEET NUMBER

C3.0

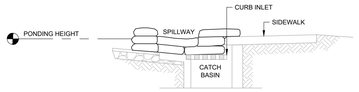
SHEET SIZE: 36"x24"

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PLAN VIEW



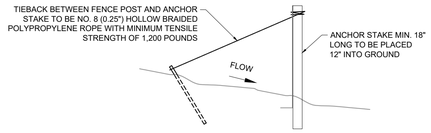
SECTION A-A

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.

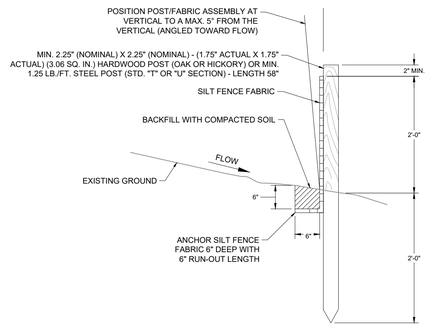
CURB INLET SEDIMENT BARRIER

SCALE N.T.S. | 1

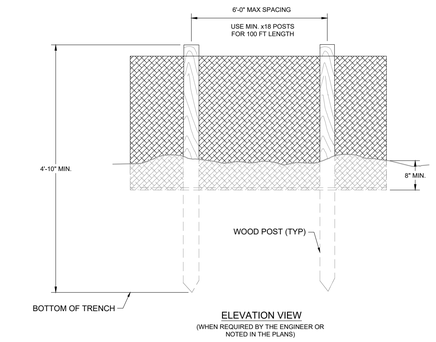


SILT FENCE TIEBACK

FOR STEEL POSTS OR WOOD POSTS



SECTIONAL VIEW



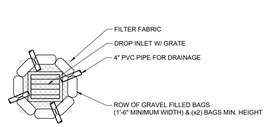
ELEVATION VIEW
(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS)

NOTES:

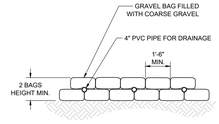
1. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL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

SILT FENCE

SCALE N.T.S. | 5



PLAN VIEW



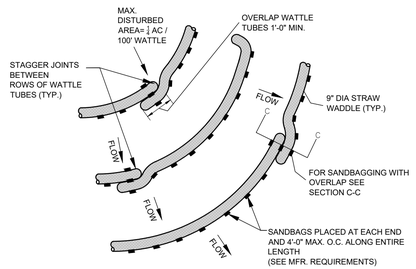
SECTION VIEW

NOTES:

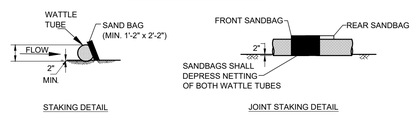
1. GRAVEL BAG MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.
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4. LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE 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

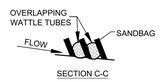
SCALE N.T.S. | 2



PLAN VIEW FOR SLOPE APPLICATION



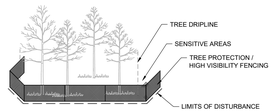
STAKING DETAIL | JOINT STAKING DETAIL

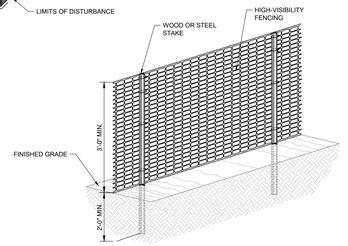


SECTION C-C

EROSION EEL / FILTER SOCK

SCALE N.T.S. | 6



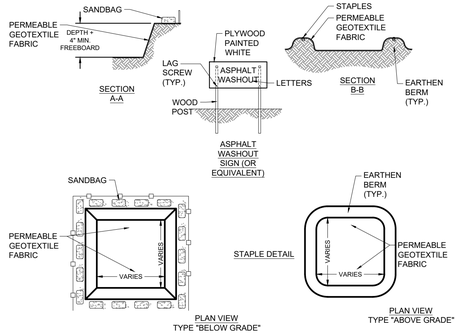


NOTES:

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



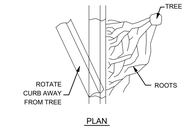
CONCRETE / ASPHALT WASHOUT

SCALE N.T.S. | 7

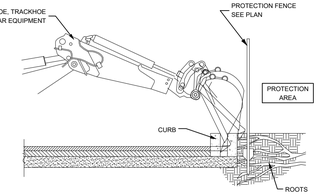
PERMANENT STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH LOCAL EROSION AND SEDIMENT CONTROL REQUIREMENTS

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

Kimley»Horn
2600 N CENTRAL EXPY.,
RICHARDSON, TX 76011
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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

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

CONSULTANTS



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0	SPECIAL USE PERMIT SUBMITTAL	9/15/2025	
1	SPECIAL USE PERMIT SUBMITTAL REVISION #1	10/2/2025	
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DESIGNED BY: CO
DRAWN BY: CO
CHECKED BY: JMC
PROTO CYCLE: TBD
DOCUMENT DATE: 10/3/2025

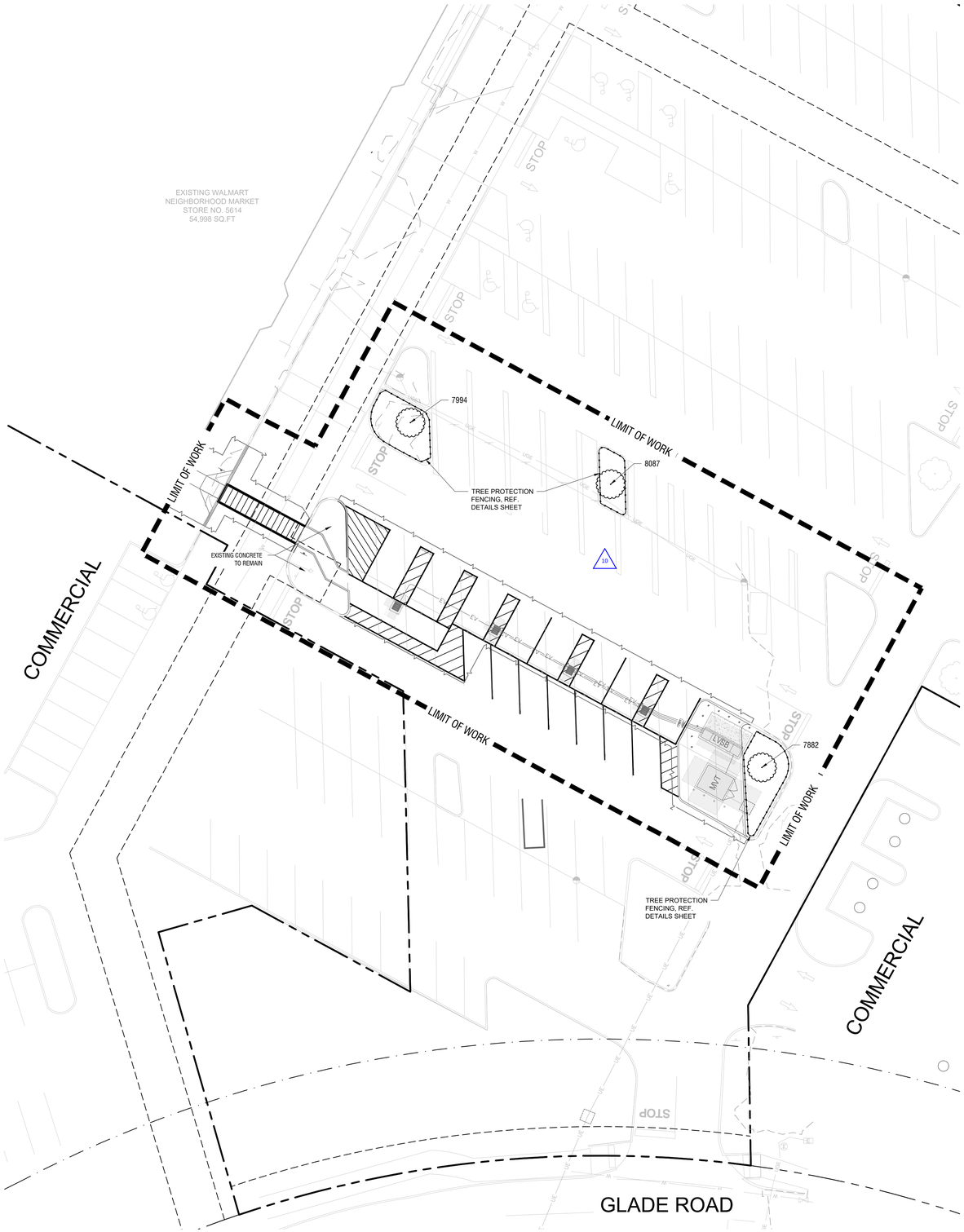
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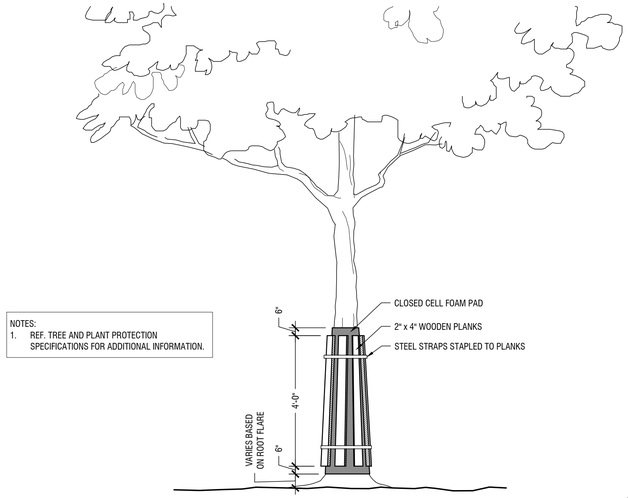
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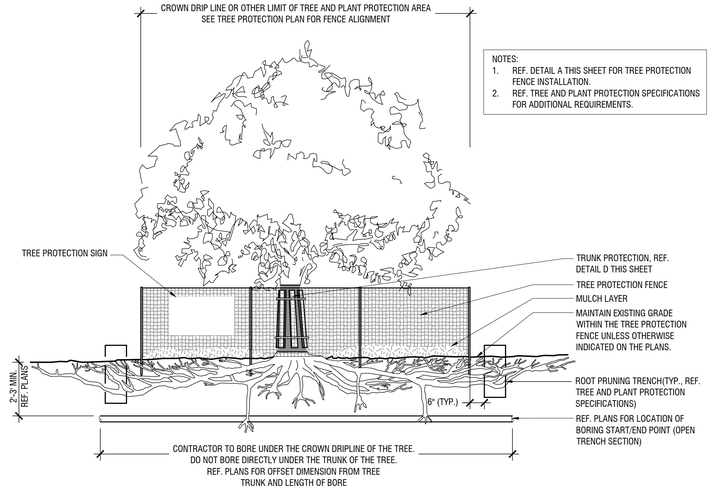

EXISTING WALMART
NEIGHBORHOOD MARKET
STORE NO. 5614
54,998 SQ.FT
LIMIT OF WORK
LIMIT OF WORK
LIMIT OF WORK
LIMIT OF WORK
7994
8087
7882
TREE PROTECTION
FENCING, REF.
DETAILS SHEET
TREE PROTECTION
FENCING, REF.
DETAILS SHEET
EXISTING CONCRETE
TO REMAIN
10
COMMERCIAL
COMMERCIAL
GLADE ROAD
STOP
STOP
STOP



TRUNK PROTECTION

Scale: NTS

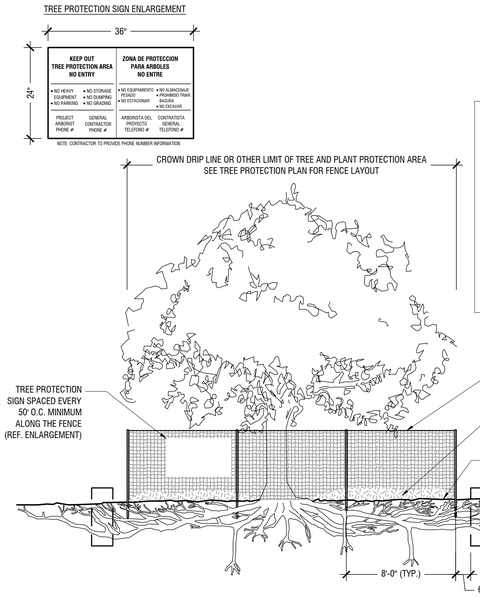
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TREE PROTECTION - UTILITY BORING UNDER CROWN DRIPLINE

Scale: NTS

B



NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TYPICAL TREE PROTECTION FENCING

Scale: NTS

A

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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COLLEYVILLE, TX 76034
STORE NO.: WM 5614 1008

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

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CONSULTANTS

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
BETH T. CAMPBELL
29011
STATE OF TEXAS

08/22/2025

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 CERTIED 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.

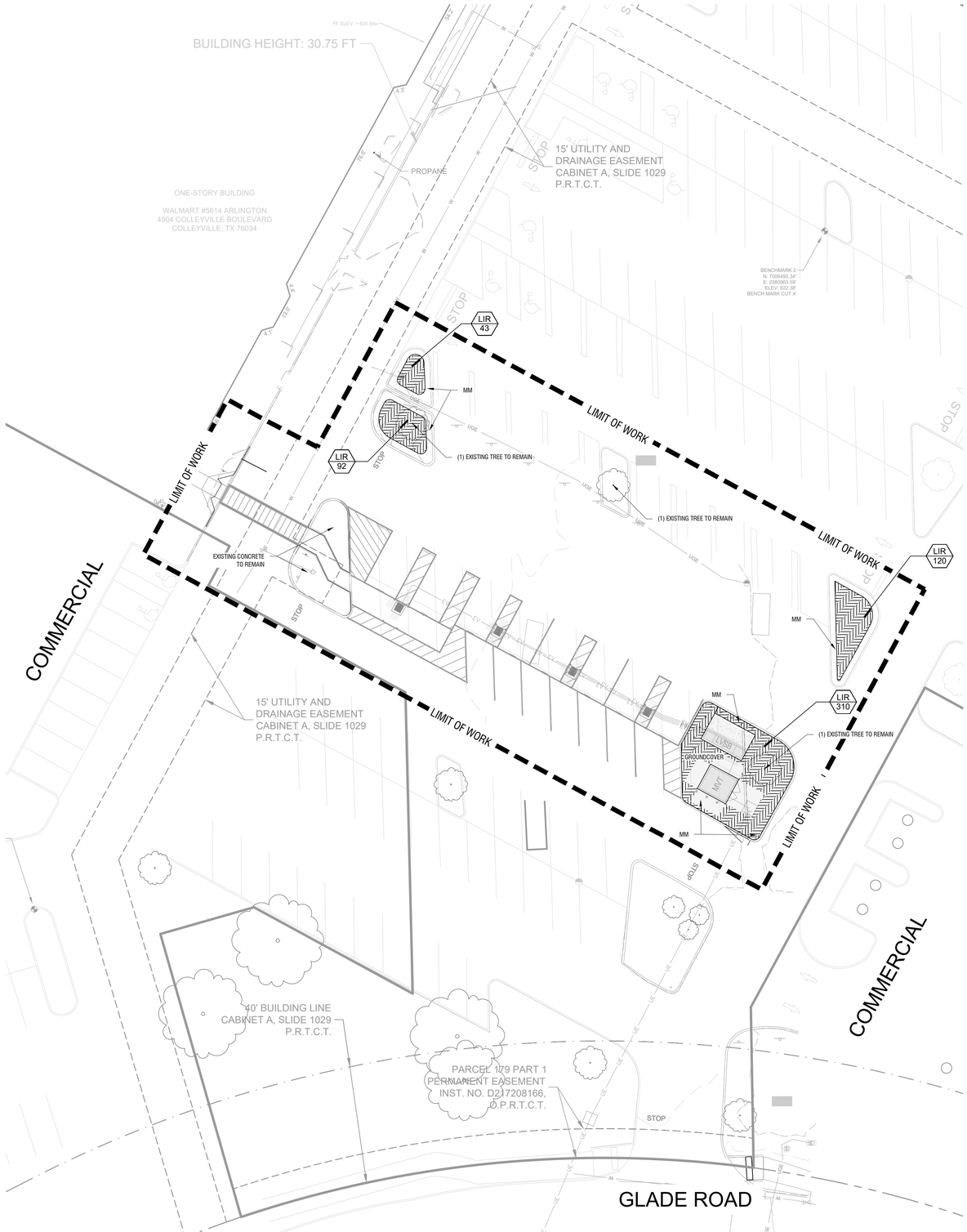
3.8 PROTECTION:

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-POW



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.

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REGISTERED LANDSCAPE ARCHITECT
ALLEN L. CAUDILL
2901
STATE OF TEXAS

08/22/2025

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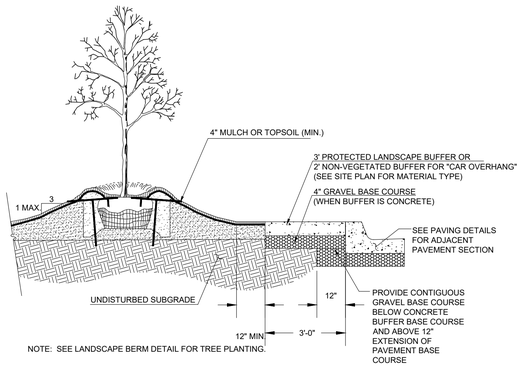
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SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L0.0

SHEET SIZE: 36"x24"

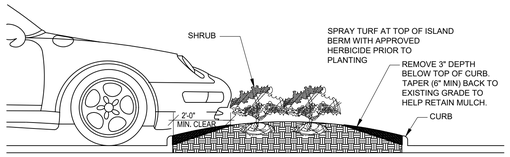
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NOTE: SEE LANDSCAPE BERM DETAIL FOR TREE PLANTING.

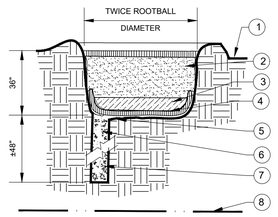
LANDSCAPE BUFFER

NTS



MULCH TAPER DETAIL

NTS

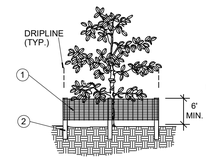


1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. 12"- CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT EAST 1" ABOVE FINISHED GRADE.
4. FILTER CLOTH
5. SLOPE BOTTOM TO DRAIN
6. 18"- AUGERED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A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

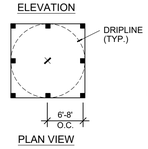
FOR A PARKING ISLAND PLANTING & TREE GRATE PLANTERS SITUATIONS, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

POOR DRAINAGE CONDITION

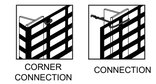
NTS SECTION



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.

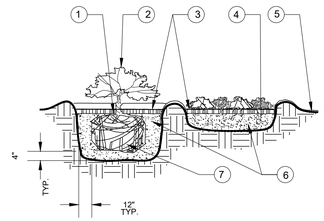
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

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.

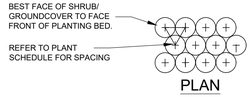
NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

TREE/SHRUB PROTECTOR

NTS BARRIER DETAIL



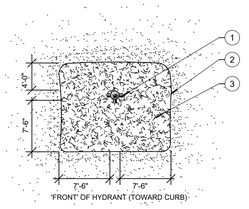
1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT
3. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM 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

NTS

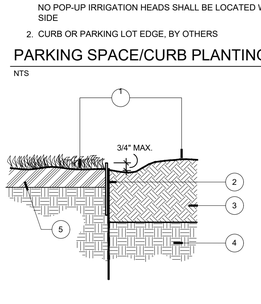


"FRONT" OF HYDRANT (TOWARD CURB)

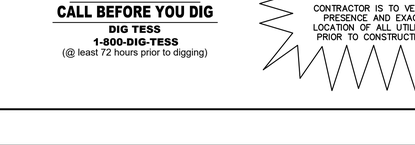
1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 4" DEPTH MIN., SURROUNDING AREA INDICATED.

FIRE HYDRANT CLEAR ZONE

NTS PLAN



PARKING ISLAND, SIDE DETAIL

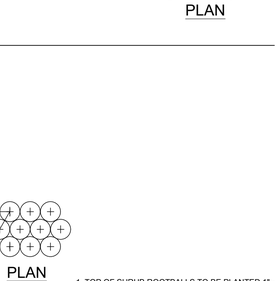


PARKING ISLAND, NOSE-IN DETAIL

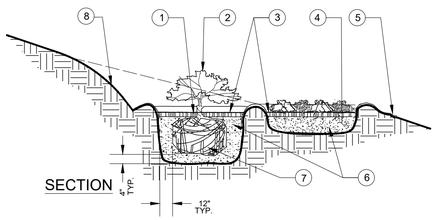
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 4" DEEP.
   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

PARKING SPACE/CURB PLANTING

NTS SECTION



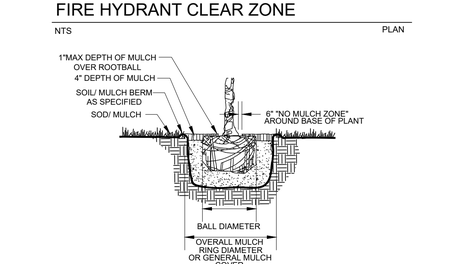
PLAN



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.

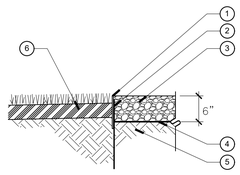
SHRUB/ GROUNDCOVER PLANTING ON SLOPE

NTS



MULCH DETAIL FOR TREE AND SHRUB PLANTINGS

NTS SECTION



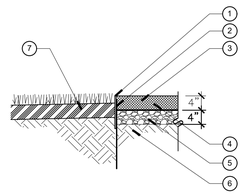
1. GRADE LEVEL WITH TOP OF STEEL EDGING
2. STEEL EDGING, SEE DETAIL
3. 6" ROCK/GRAVEL COMPACTED TO 95% SPD
4. WEED BLOCK/ FILTER FABRIC PINNED AT 24" O.C. EACH WAY
5. SUBGRADE COMPACTED TO 95% SPD
6. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

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.

Kimley»Horn
2600 N CENTRAL EXPY,
RICHARDSON, TX 75011
Main: (214) 741-4741 | www.kimley-horn.com

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EV STALLS: 8

KIMLEY-HORN PROJECT NO.: 296150323

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CONSULTANTS

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REGISTERED LANDSCAPE ARCHITECT
BRIAN M. CAMPBELL
2900
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

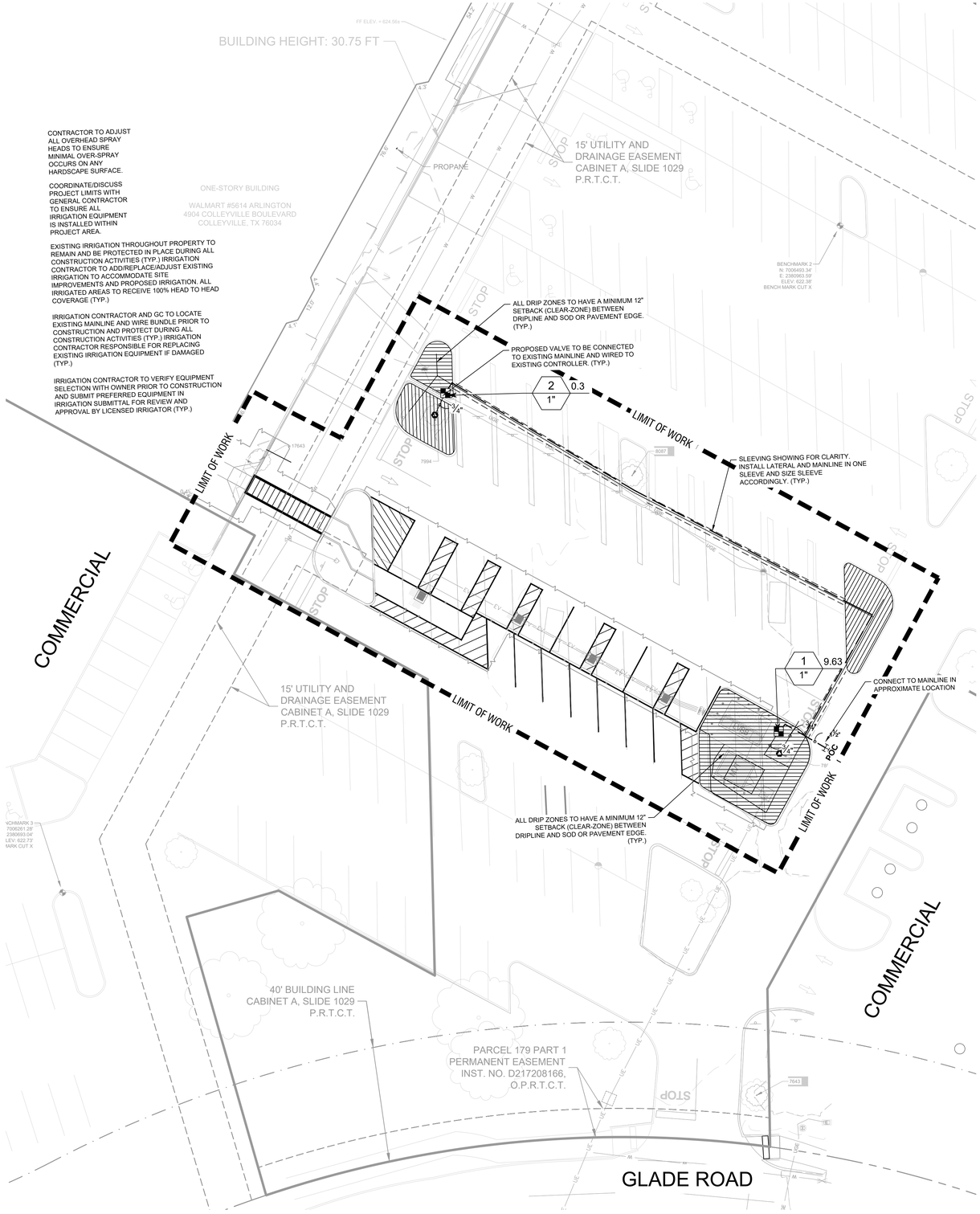
PLANTING DETAILS

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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STATE OF TEXAS — LEAH M. CAMPBELL — 142711 — REGISTERED — 08/22/2025

08/22/2025

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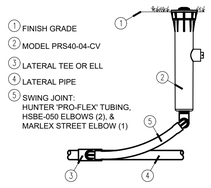
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IRRIGATION PLAN

SHEET NUMBER
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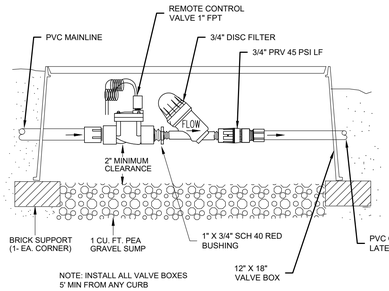
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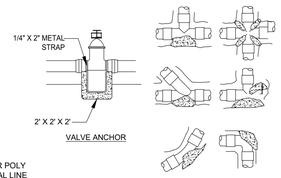
MP ROTATOR SPRINKLER

DETAIL - N.T.S.



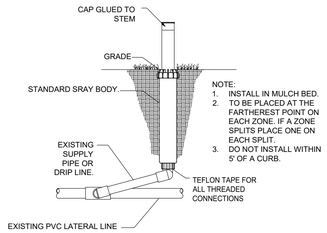
LOW FLOW ZONE CONTROL VALVE KIT

DETAIL - N.T.S.



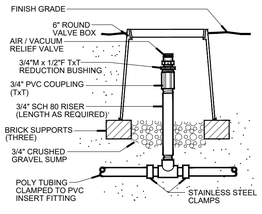
THRUST BLOCK

DETAIL - N.T.S.



OPERATION MONITOR

N.T.S.

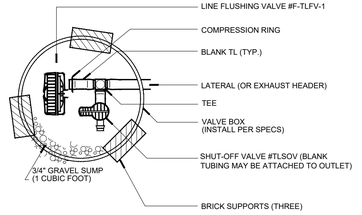


IRRIGATION CONTRACTOR TO INSTALL AN AIR RELIEF VALVE(S) AT ALL HIGH POINTS OF EACH ZONE (I.E. EVERY ISLAND WITHIN A ZONE SHALL RECEIVE AN AIR RELIEF VALVE).

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)

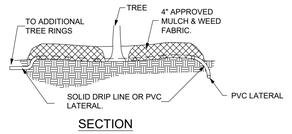
EMITTERS	FLOW (GPM)	RUN TIMES (MIN) 30	45	60
0.26	0.23	6.9	10.3	13.8
0.4	0.35	10.5	15.8	21
0.6	0.53	16	24	32
0.9	0.79	24	35	47

TOTAL LENGTH OF DRIP LINE = 53'

DRIP RING OUTPUT
(GPM BASED ON EMMITER SPACING @ 18" OC)

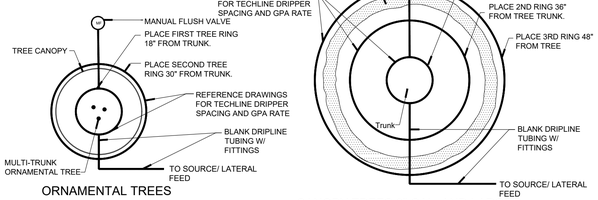
EMITTERS	FLOW (GPM)	RUN TIMES (MIN) 30	45	60
0.26	0.15	4.5	6.7	9
0.4	0.23	6.9	10.4	13.8
0.6	0.35	10.5	15.8	21
0.9	0.53	15.9	23.9	31.8

TOTAL LENGTH OF DRIP LINE = 53'



SECTION

ALL BARBED FITTINGS TO UTILIZE EITHER STAINLESS STEEL HOSE CLAMPS, STEEL CRIMP, OR COMPRESSION RING.

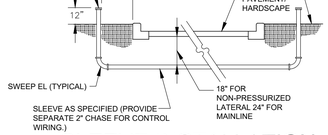


TREE RING DETAILS

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"

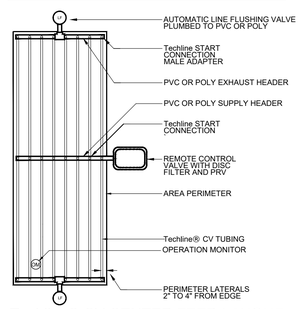
SLEEVE SIZE SCHEDULE



SLEEVE INSTALLATION

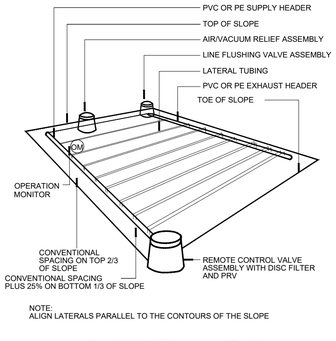
DETAIL - N.T.S.

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

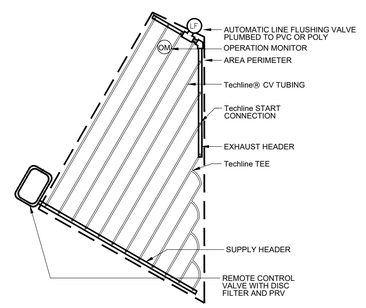


NOTE:
ALIGN LATERALS PARALLEL TO THE CONTOURS OF THE SLOPE

SLOPE FEED LAYOUT

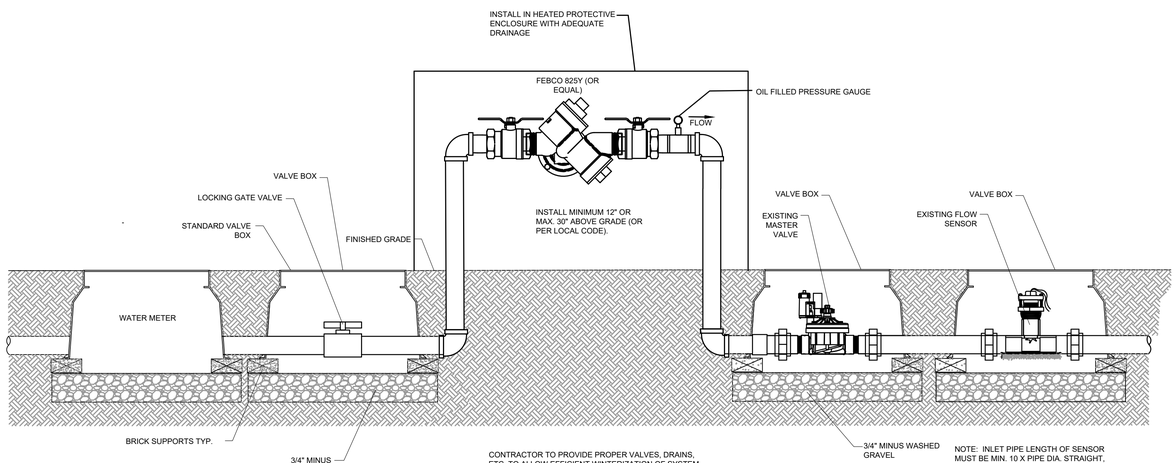
DETAIL - N.T.S.

ALL BARBED FITTINGS TO UTILIZE EITHER STAINLESS STEEL HOSE CLAMPS, STEEL CRIMP, OR COMPRESSION RING.



IRREGULAR AREAS: TRIANGULAR

Techline® CV DETAIL - NO SCALE



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

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

CONSULTANTS

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



08/22/2025

No.	ISSUE BLOCK	DATE	BY
0			
1			
2			
3			
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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

IRRIGATION DETAILS

SHEET NUMBER

I1.0

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This PDF was plotted by ---- on Friday, October 03, 2025 12:21:08 PM at the file path: K:\sna_civil_walmart ev (2025)\wm5614_ev_colleyville,tx\landscape\DESIGN\01 permit-code\plansheet

SHEET SIZE: 36"x24"

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

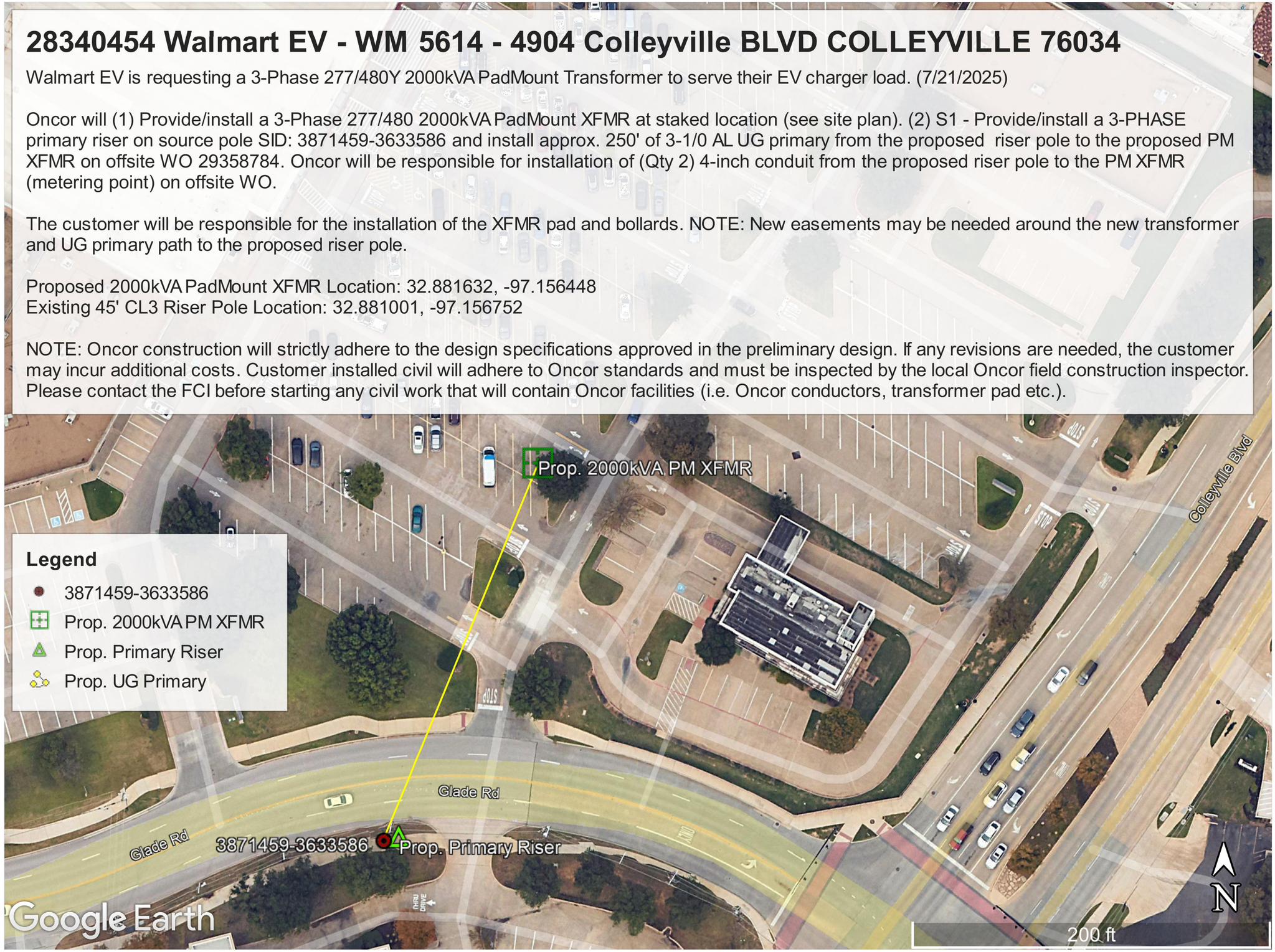
Walmart EV is requesting a 3-Phase 277/480Y 2000kVA PadMount Transformer to serve their EV charger load. (7/21/2025)

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.).



Kimley»Horn
2600 N CENTRAL EXPY,
RICHARDSON, TX 76011
Main: (214) 616-0335 | 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.: 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"

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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

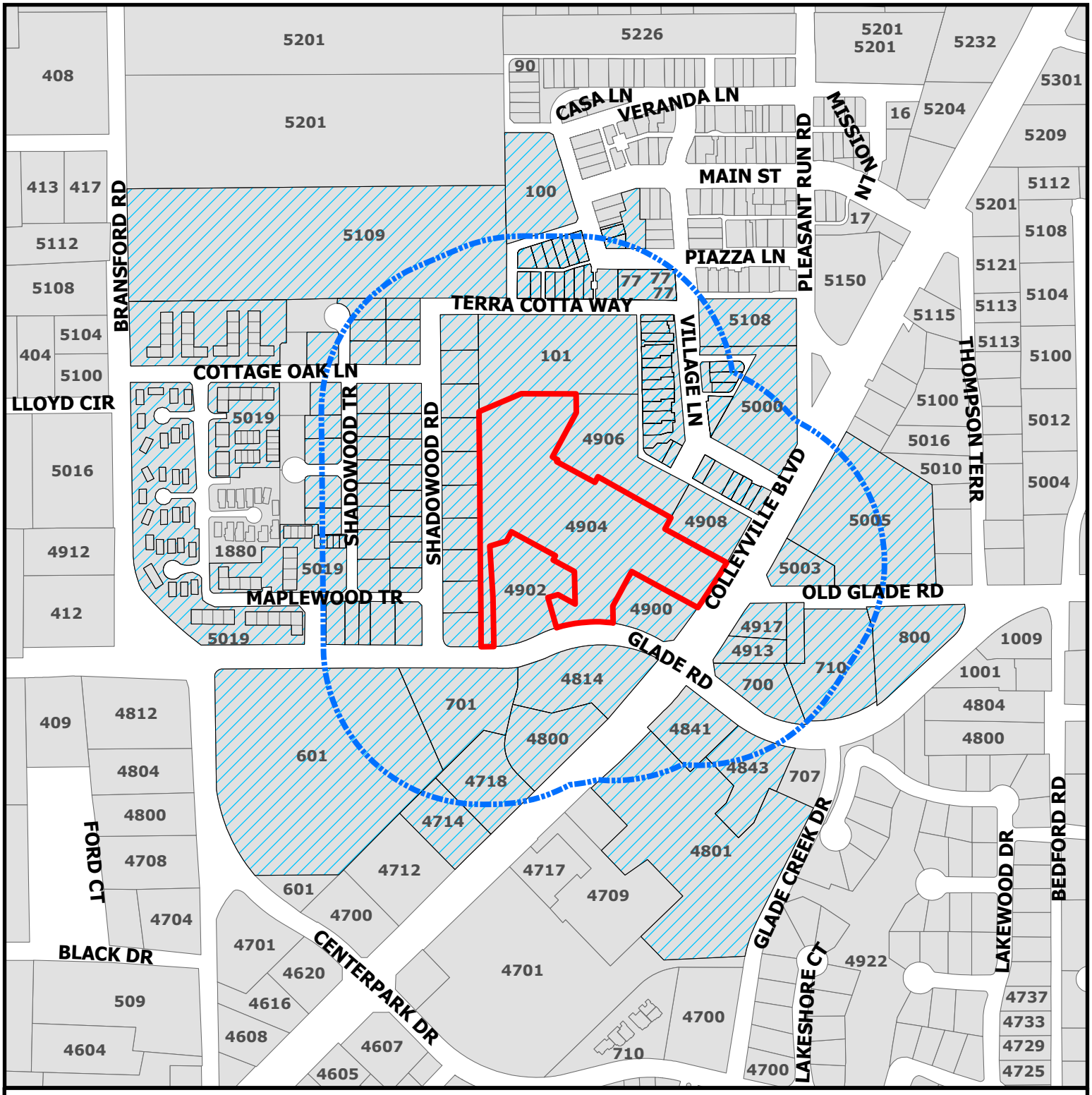
Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

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

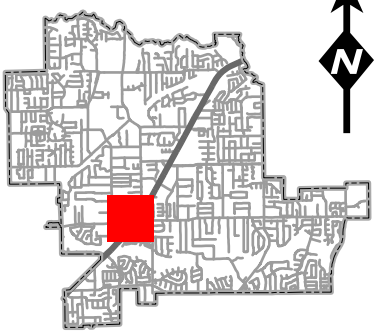
ZC25-028

4904 Colleyville Blvd

Subject Property

Buffer

Parcels to be notified



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

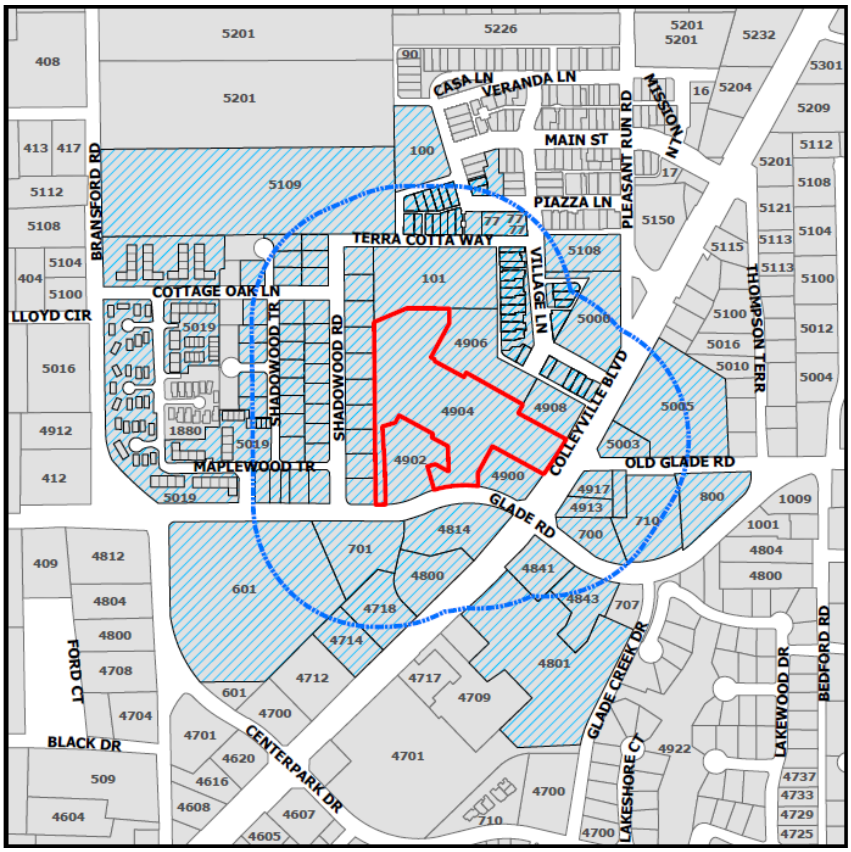
Request:	Consideration of a Special Use Permit for an Electric Vehicle (EV) Charging Station on Lot 1R, Block 1, Kroger Addition, being approximately 6.6 acres, and zoned CC-2 Shopping Center district. The request is to allow for electric vehicle chargers at the Walmart shopping center.
Zoning Case: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

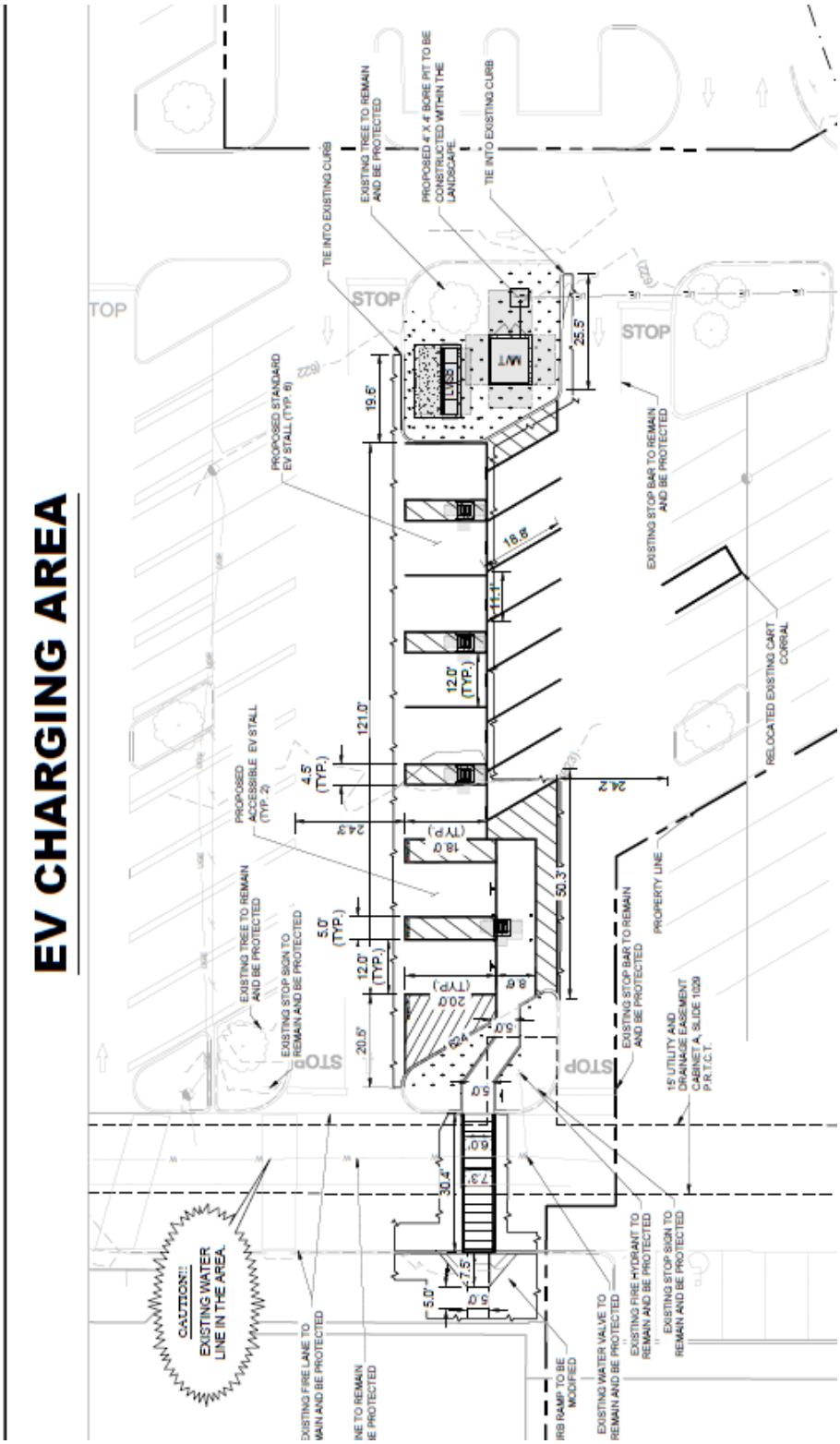
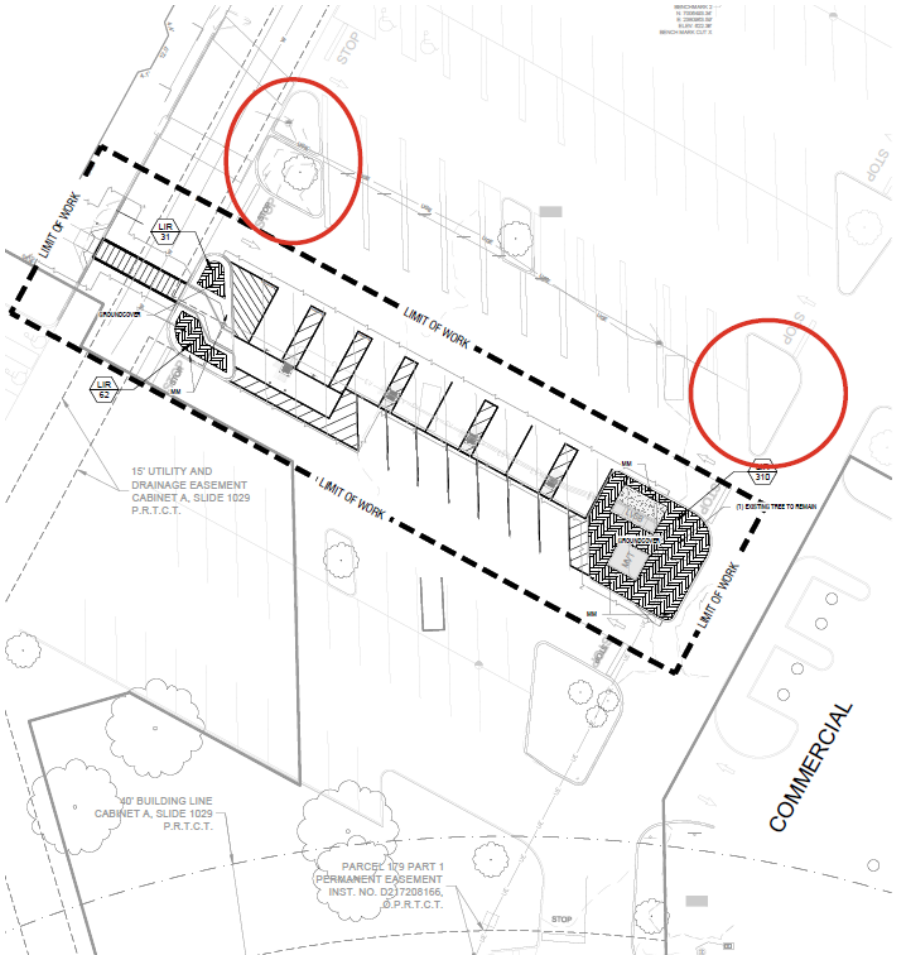


Exhibit "C" – Landscaping Plan



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 bed 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 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/ 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 8 **Agenda Date** 11/18/2025
Type Report
Department City Secretary

Title
October 13, 2025 Planning and Zoning Commission Minutes
October 27, 2025 Planning and Zoning Commission Worksession Minutes

Attachments
1. October 13, 2025 Planning and Zoning Commission Minutes
2. October 27, 2025 Planning and Zoning Commission Worksession Minutes

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, OCTOBER 13, 2025

CALL MEETING TO ORDER
EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on October 13, 2025, at 6:15 p.m.

Roll Call

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

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

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

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:50 p.m.

CALL MEETING TO ORDER
CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on October 13, 2025, at 7:00 p.m.

Roll Call

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

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

1. APPROVAL OF MINUTES

1a September 8, 2025, Planning and Zoning Commission Meeting Minutes
September 27, 2025, Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Savoie made a motion to approve the September 8, 2025, Planning and Zoning Commission Meeting Minutes and the September 27, 2025, Planning and Zoning Worksession meeting minutes, seconded by Commissioner Obinabo.

The motion was carried by the following vote:

Aye: 7 – Bevill, Groves, Savoie, Obinabo, Arnold, Remley, and Ebert
Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

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

Community Development Director Ben Bryner presented case ZC25-025 and briefed the Commission on the request. The applicant is requesting the Special Use Permit to allow for alcohol sales and consumption for a new restaurant, Truva Mediterranean Bar and Grill. The special use permit would expire upon the termination of the Certificate of Occupancy or a change in the use of the business.

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

Commissioner Remley made a motion to approve case ZC25-025, seconded by Commissioner Groves.

The motion was carried by the following vote:
Aye: 7 – Bevill, Groves, Savoie, Obinabo, Arnold, Remley, and Ebert
Nay: 0

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

Community Development Director Ben Bryner presented case ZC25-026 and briefed the Commission on the request. The applicant is requesting to remove a 25-foot landscape easement from Lot 14, Block 1, of the Oak Alley subdivision, located at 7313 Calloway Court. The purpose of the request is to allow for the construction of a pool in the rear of the lot.

Ryan and Brooke Raybould, 7313 Calloway Court, the applicants, spoke on their case. They stated the easement presented a unique hardship on their lot which prevented them from constructing a standard sized pool. They expressed a desire to have the pool in their backyard for the benefit of their children. The applicants claimed the existing landscaping would be sufficient as a buffer for noise.

The public hearing was opened.

George Dodson, 7309 Balmoral Drive, spoke in opposition of the case due to his participation in the creation of the Oak Alley PUD-R ordinance. He recalled the purpose of the landscape easement was to serve as a buffer to block noise along Trianon Court. Dodson stated the ordinance should be upheld for this case to prevent future amendment requests in Oak Alley.

Mark Gottfredson, 7321 Trianon Court, spoke in opposition of the case, being the HOA president of the Tanglewood subdivision. He stated the easement was important to block the noise coming from the Oak Alley subdivision. Gottfredson encouraged the Commission to deny the case to not set a precedent in changing the PUD-R ordinance.

Barbara Bradshaw, 7316 Trianon Court, spoke in opposition of the case as the adjacent property owner to the applicants. She stated the noise from the Oak Alley subdivision would increase if the pool was constructed within the existing easement. Bradshaw encouraged the applicants to pursue a smaller pool that would fit the restrictions of the easement.

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

Ryan and Brooke Raybould, the applicants, returned to answer the concerns presented during the public hearing. They stated decreasing the size of the pool would create safety concerns for their children.

Commissioner Obinabo requested that Mark Gottfredson return to address the comments from the applicants.

The public hearing was reopened.

Mark Gottfredson dismissed the concerns of safety, stating the parents were responsible for their children. He reaffirmed that the applicants had the choice to decrease the size of their pool.

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

There was further discussion amongst the Commissioners regarding the placement of the pool and the significance of the easement.

Commissioner Remley made a motion to deny case ZC25-026, seconded by Commissioner Groves.

The motion was carried by the following vote:

Aye: 5 – Bevill, Groves, Arnold, Remley, and Ebert
Nay: 2 – Obinabo and Savoie

2c Consideration of a Special Use Permit for an Accessory Dwelling on Lot 4 of Mrs. Eva Paul's Subdivision, located at 1005 Tinker Road, Case ZC25-027

Planning Manager Daniel Ponder presented case ZC25-027 and briefed the Commission on the request. The request is to convert a portion of an existing accessory building into an accessory dwelling. There would be no exterior changes to the building.

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

Commissioner Savoie made a motion to approve case ZC25-027, seconded by Commissioner Obinabo.

The motion was carried by the following vote:

Aye: 7 – Bevill, Groves, Savoie, Obinabo, Arnold, Remley, and Ebert
Nay: 0

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

Planning Manager Daniel Ponder presented case ZC25-028 and briefed the Commission on the request. The applicant is requesting a Special Use Permit to allow for an Electric Vehicle Charging Station in the Walmart Neighborhood Market parking lot.

Eric Jeong, representing the applicant, 2600 North Central Expressway, spoke on the case along with the store manager, Mena Zaki. They explained the chargers would be available 24/7 with payment only occurring through the Walmart app. Zaki confirmed that there are security cameras that cover the area.

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

Commissioner Obinabo made a motion to approve Case ZC25-028, seconded by Commissioner Savoie.

The motion was carried by the following vote:

Aye: 7 – Bevill, Groves, Savoie, Obinabo, Arnold, Remley, and Ebert
Nay: 0

2e Consideration of a replat for Lot 3R and Lot 4, Block 1, Meadows Creek Offices Addition, located at 8098 Precinct Line Road, Case PC25-019

Planning Manager Daniel Ponder presented case PC25-019 and briefed the Commission on the request. The applicant is requesting a replat to divide one commercial lot into two. The southern portion of the lot is developed with an office building and the northern portion of the lot is undeveloped.

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

Commissioner Savoie made a motion to approve Case PC25-019, seconded by Commissioner Remley.

The motion was carried by the following vote:

Aye: 7 – Bevill, Groves, Savoie, Obinabo, Arnold, Remley, and Ebert
Nay: 0

2f Consideration of a Preliminary/Final Plat for Holt Farms Addition, located at 116 and 7316 John McCain Road, Case PC25-020

Planner Christopher Pham presented case PC25-020 and briefed the Commission on the request. The applicant is requesting a Preliminary/Final Plat to allow for the development of a ten-home subdivision to be known as Holt Farms. The property was rezoned from AG Agricultural to R-40 Single Family Residential in May 2025.

The public hearing was opened.

Larry Shields, 7308 Monticello Parkway, raised questions about the proposed fencing for the subdivision.

Paul Rostron, representing the applicant, stated they did not have final plans yet, as this was just the application for the plat.

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

Commissioner Groves made a motion to approve Case PC25-020, seconded by Commissioner Savoie.

The motion was carried by the following vote:

Aye: 7 – Bevill, Groves, Savoie, Obinabo, Arnold, Remley, and Ebert
Nay: 0

3. CITIZEN COMMENTS

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

4. ADJOURNMENT

The meeting adjourned at 8:48 p.m.

The minutes were written and prepared by:

Bethany Lopez

Bethany Lopez
Planner

The meeting minutes were approved on November 10, 2025, by a vote of 5-0.

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, OCTOBER 27, 2025

CALL MEETING TO ORDER
EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on October 27, 2025, at 6:15 p.m.

Roll Call

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

Staff Present: Community Development Director Ben Bryner, Planning Manager Daniel Ponder, Planner Christopher Pham, Urban Forester Ivana Gonzalez, Planner Bethany Lopez, and Fire Marshal Rob Mckeown.

2. WORKSESSION AGENDA ITEMS

2a Presentation and discussion of a Special Use Permit for an Accessory Building for Lot 3, Block 1, Beldon Hollow, located at 4905 Beldon Trail, Case ZC25-029

Planner Bethany Lopez presented the case and briefed the Commission on the request. There was discussion related to drainage concerns, the accessory building size and lot coverage amount, and the capability of converting the accessory building to an accessory dwelling at a later point in time.

3. ADJOURMENT

The meeting adjourned at 6:28 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham
Planner

The meeting minutes were approved on November 10, 2025 by a vote of 6-0.

RESOLUTION R-25-5097

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 18, 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 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
City Secretary, TRMC

Bobby Lindamood
Mayor