



City of Colleyville Planning and Zoning Commission Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Monday, June 24, 2013

City Council Chambers

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

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

REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS MEETING MINUTES

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

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

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

1. APPROVAL OF MINUTES

June 10, 2013

2. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA AS A PUBLIC HEARING ITEM

3. REGULAR AGENDA ITEMS

- 3a** Approval of a preliminary plat for 12.0 acres on Tracts 3, 3E and 3F, of Abstract 936 of the Joseph M Looney Survey and Lot 1, Block 1, of the Bone Addition, located at 5008 and 5100 Bluebonnet Drive, Case PC12-021

4. PUBLIC HEARING AGENDA ITEMS

- 4a** Request for a replat on Lot 2R1, Block 1, of the Pleasant Oaks Estates Addition located at 511 Shelton Drive, Case PC13-005.

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards June 21, 2013 by 5:00 p.m.

Taci Wrisley
Planning and Zoning Assistant

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number	Agenda Date 06/24/2013	Number
Type Approval of Minutes		
Department Community Development		

Title

June 10, 2013

Explanation

Recommendation

Attachments

1. Planning and Zoning Commission Meeting Minutes - June 10, 2013



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, June 10, 2013

City Council Chambers

CALL TO MEETING TO ORDER

The Planning and Zoning Commission meeting of the City of Colleyville was called to order by Chairman Byerly on June 10, 2013 at 7:00 p.m.

Roll Call

Present: Commissioners Larry Knox, Dave Dudziak, David Wheelwright, Jim Gotcher, David Phelps, and Jeff Byerly

Absent: Commissioner Don Davis

Staff Present: Ron Ruthven, Darren Cain, Taci Wrisley, Dale Crown, Rob McKeown, and Cathy Cunningham (City Attorney)

INVOCATION

The invocation was given by Commissioner Byerly

1. APPROVAL OF MINUTES

Commissioner Phelps moved to approve the May 13, 2013 meeting minutes as revised. Commissioner Gotcher seconded.

The motion to approve as revised carried with the following vote:

Aye: 6 - Knox, Dudziak, Wheelwright, Gotcher, Phelps, and Byerly

2. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

There were no citizen comments/presentations regarding items not on the agenda.

3. REGULAR AGENDA ITEMS

3a Approval of a minor plat for 1.7 acres on Tract 2A01C, of Abstract 533 of the Mary M Freeman Survey, located at 205 Bandit Trail, Case PC13-008

Darren Cain presented the case and briefed the Commission.
The applicant was present but had nothing further to present.

Commissioner Phelps moved to approve case PC13-008. Commissioner Dudziak seconded.

The motion to approve carried with the following vote:

Aye: 6 - Knox, Dudziak, Wheelwright, Gotcher, Phelps, and Byerly

4. PUBLIC HEARING AGENDA ITEMS

- 4a** Consideration for a zoning change from R-40 Single Family Residential to R-20 Single Family Residential on 10.2 acres on Lot 1, Block 1 of the Stajduhar Addition located at 816 W. L.D. Lockett Road, Case ZC13-006.

Darren Cain presented the case and briefed the Commission.

Commissioner Byerly opened the public hearing at 7:10 p.m.

John Dickerson, the applicant, came forward to present the case and brief the Commissioners.

Dan Crowe, 6028 Sterling Drive, came forward and spoke in support of the development but has concerns regarding drainage.

Steve & Pamela Nykiel, 5909 Kays Court, came forward and spoke in opposition to this request.

Chinh & Nhung Vu, 5913 Kays Court, came forward and spoke in opposition to this request.

Walter Scott, 5917 Kays Court, came forward and spoke in opposition to this request.

Ed & Nancy Croney, 727 Tappen Shire, came forward and spoke in opposition to this request.

There being no one else wishing to speak, the public hearing was closed at 7:30 p.m.

John Dickerson came forward and addressed concerns.

Commissioner Knox questioned Mr. Dickerson regarding his thoughts on an emergency access gate on Laura Lane, between Lavaca Trail Estates and the proposed development. Mr. Dickerson replied he is not in favor of the idea.

He further explained would entertain the idea if the Commission expressed interest in an emergency access gate between the developments.

Commissioner Wheelwright questioned Mr. Dickerson regarding whether the entrance to the development would be gated. Mr. Dickerson replied no.

Mr. Dickerson continued to explain his plans for the front of the development regarding a detention pond and landscaping.

Commissioner Wheelwright questioned Mr. Dickerson regarding plans for the second open space lot. Mr. Dickerson replied explained this lot would be designed to help channel drainage to their detention pond. He further explained it would also be would have picnic tables and benches and would be functional to the homeowners.

Commissioner Dudziak questioned Rob McKeown regarding the requirement of fire sprinklers if an emergency access gate was installed. Rob McKeown replied fire sprinklers would be required; however, he is not open to discussion of an emergency access gate at this location because it would be located on a public street.

Discussion continued between Commissioner Dudziak and Rob McKeown regarding fire sprinkler requirements for this development.

Commissioner Phelps questioned staff regarding how the city addresses complaints on detention ponds and what were the consequences of such complaints. Darren Cain replied Code Enforcement would address the complaint and would follow up with an inspection or investigation. Cathy Cunningham explained the process and procedures for ensuring compliance.

Commissioner Gotcher made a motion to approve case ZC13-006 as recommended by staff. Commissioner Phelps seconded.

Commissioner Knox stated he would like to clarify that the vote was specifically for the zoning of the property and that drainage would be addressed when the developer came forward with a plat. The Commission concurred.

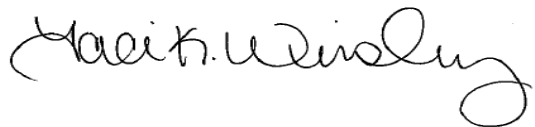
The motion to approve carried with the following vote:

Aye: 6 - Knox, Dudziak, Wheelwright, Gotcher, Phelps, and Byerly

5. ADJOURNMENT

The meeting adjourned at 7:42 p.m.

The minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on June 24, 2013 by a vote of _____.



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 3a	Agenda Date 06/24/2013	Number
Type Ordinance		
Department Community Development		

Title

Approval of a preliminary plat for 12.0 acres on Tracts 3, 3E and 3F, of Abstract 936 of the Joseph M Looney Survey and Lot 1, Block 1, of the Bone Addition, located at 5008 and 5100 Bluebonnet Drive, Case PC12-021

Explanation

Paul Spain, on behalf of Terra/Manna, LLC, has submitted a request to approve the preliminary plat for The Preservation on Glade, located at 5008 and 5100 Bluebonnet Drive, which includes 36 single family residential lots and five open space lots.

Zoning. A rezoning request for PUD-R-Planned Unit Development Residential was approved by City Council on May 7, 2013 under attached Ordinance O-13-1867.

Lot Dimensions and Setbacks. Ordinance O-13-1867 established the following:

- Minimum Lot Size: 8,500 square feet
- Minimum Lot Depth: 140 feet
- Minimum Lot Width: 60 feet at the building line
- Front Building Line: 15 feet; 20 feet for a front facing garage
- Side Building Line: 5 feet, or 15 feet on one side and 0 feet on the other side
- Rear Building Line: 20 feet
- Maximum Lot Coverage: 50 percent

Open Space. The PUD-R regulations require a minimum 20 percent of the development be reserved for open space for use by the residents of the development. The preliminary plat for the development indicates 23 percent of the total development as open space.

Detention or retention ponds are proposed in the northwest and southwest corners of the subject property. These ponds are located in common open space areas as designated on the applicant's site plan. Per the requirements of the Land Development Code, no more than 25 percent of the common open space areas may be used for

retention/detention. All of the open spaces will be landscaped and maintained by the Homeowner's Association (HOA).

Sidewalks and Trails. Sidewalks are required to be constructed on each individual lot at the time houses are constructed on the lots. According to the Colleyville Pathways Plan, a 10 foot wide concrete trail is required to be built along Glade Road as part of this development. The development plan includes a 10 foot wide concrete trail to be constructed along Glade Road in a curvilinear fashion that will bypass mature trees. In addition, four-foot wide concrete sidewalks will be constructed along both sides of the internal streets within five-foot access and utility easements.

Perimeter Street Fees and Right-of-Way dedication. Perimeter street fees are due for Bluebonnet Drive and Glade Road as they are considered unimproved streets adjacent to the subject property.

Bluebonnet Drive is a local street on the Master Thoroughfare Plan. As such a 50 foot right-of-way is required.

Glade Road is a minor arterial on the Master Thoroughfare Plan. As such a 95 foot right-of-way is required. Glade Road currently contains a variable width right-of-way of between 36 and 40 feet adjacent to the subject property. Therefore, a right-of-way dedication of between 27.5 and 29.5 feet will be required by the developer along Glade Road as part of this development. This is reflected on the plan.

Tree Preservation. As required by Chapter 5-Tree Preservation of the Land Development Code, approval of a tree survey and mitigation plan is required upon approval of the final plat for the property. A tree survey and tree mitigation plan have been submitted.

Drainage and Stormwater Runoff. The developer has submitted a preliminary drainage analysis of the site, which has been reviewed by the Engineering Division of the Public Works Department. According to the drainage analysis, the development will provide on-site retention. Details of the proposed drainage system and storm water retention ponds have been submitted as part of the platting process.

Residential Density. The development of 36 residential units on the 12 acre property will produce a residential density of 3.0 dwelling units per acre based upon the density calculation method prescribed by the Master Plan; and will produce a residential density of 5.1 dwelling units per acre based upon the density calculation method prescribed by the Land Development Code. This is in line with other small-lot sub-divisions that have been approved in Colleyville.

Summary. The preliminary plat complies with the requirements of Ordinance O-13-1867 and the Land Development Code. Since the plat contains more than four (4) lots, the Preliminary Plat requires final approval by City Council.

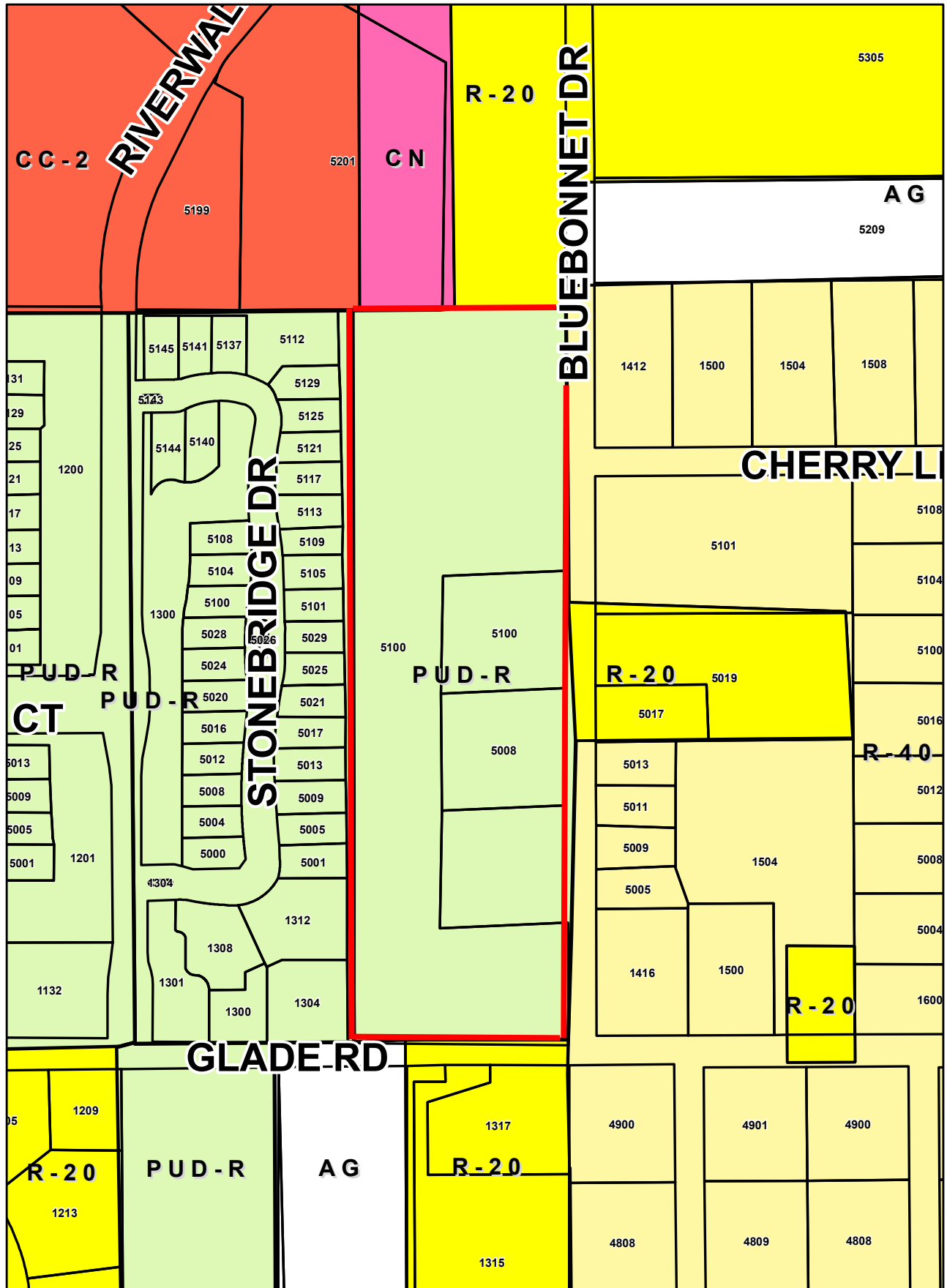
Recommendation

Approve

Attachments

1. Location and Zoning Map
2. Aerial
3. Preliminary Plat
4. Conceptual Site Plan
5. Ordinance O-13-1876

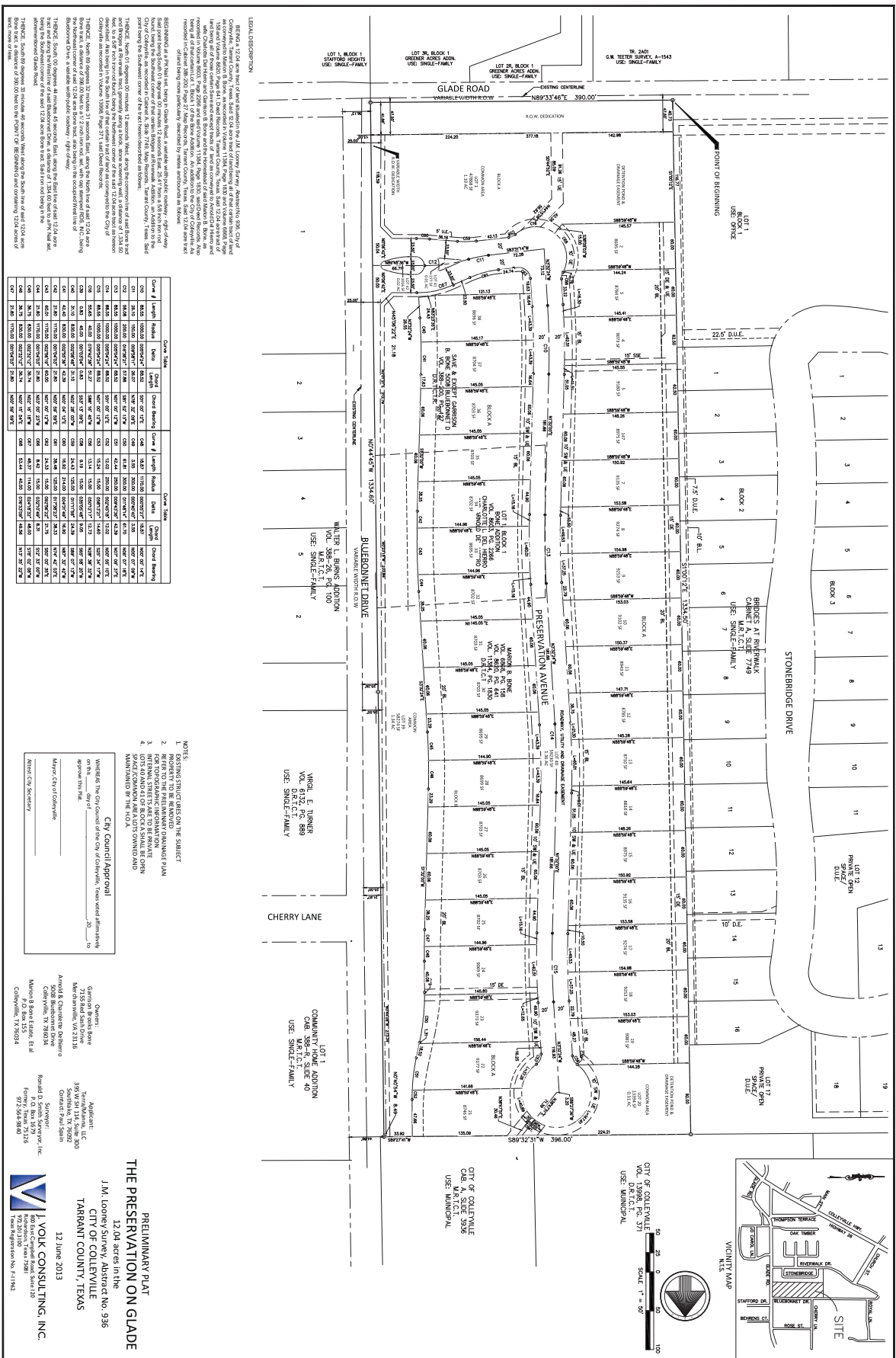
Location and Zoning Map



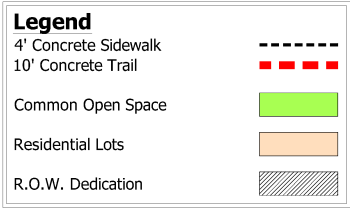
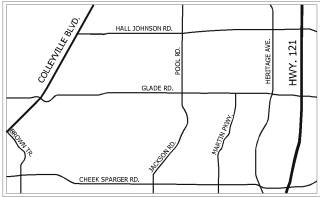
Aerial



Preliminary Plat



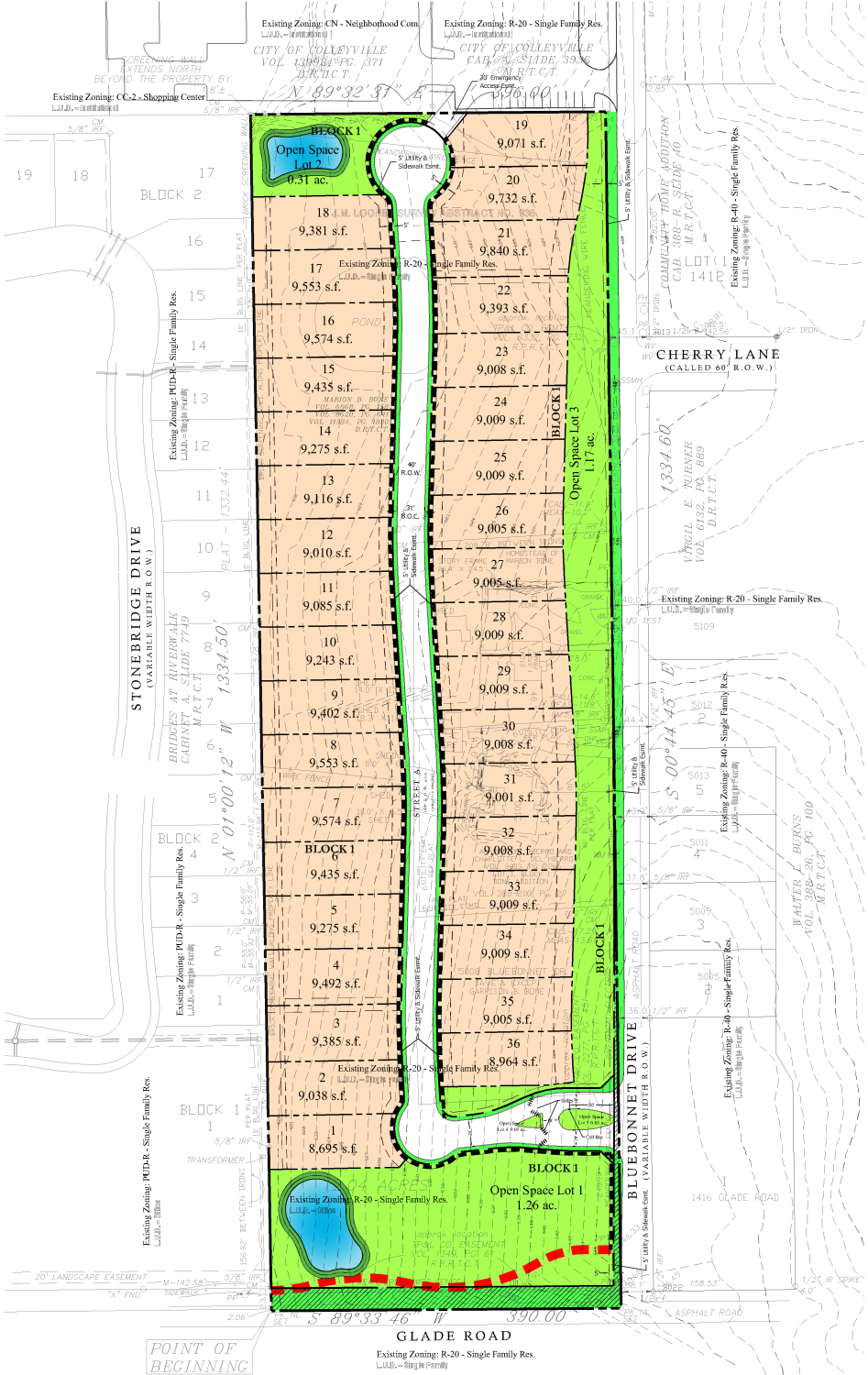
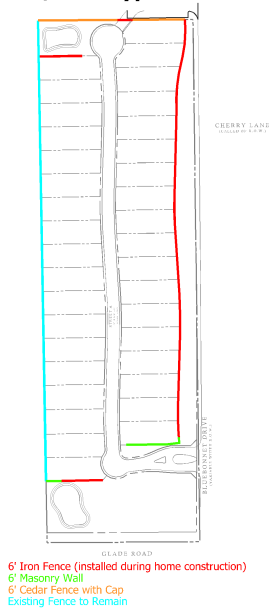
Revised Conceptual Site Plan



Notes:

- Front Setbacks are 15' Typical
- Rear Setbacks are 20' Typical
- Side Setbacks are 5'
- There will be no outside storage onsite
- Open space lots will be maintained by the Homeowners Association (HOA).
- 10' Concrete Trail will be field located to save trees.

Fence/Wall Type Locations



Legal Description

BEING a 12.04 acre tract of land situated in the J. M. Looney Survey, Abstract No. 936, City of Colleyville, Tarrant County, Texas. Said 12.04 acre tract of land being all of that certain tract of land as conveyed to Marion B. Bone, as recorded in Volume 11384, Page 1830 and Volume 6952, Page 58 and Volume 9620, Page 641, Deed Records, Tarrant County, Texas. Said 12.04 acre tract of land being all of those certain Save and except tracts of land as conveyed to Arnold Del Hierro and wife Charlotte Del Hierro and Garrison B. Bone and the Homestead of said Marion B. Bone, as recorded in Volume 9620, Page 2086 and said Volume 11384, Page 1830, said Deed Records. Also being all of that certain Lot 1, Block 1 of the Bone Addition. An addition to the City of Colleyville. As recorded in Cabinet 389-300, Page 27, Map Records, Tarrant County, Texas. Said 12.04 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail set, being in Glade Road, a variable width public roadway - right-of-way. Said point being South 01 degrees 00 minutes 12 seconds East, 25.41' from a 5/8 inch iron rod found, being the Southeast corner of that certain Bridges at Riverwalk Addition, an Addition to the City of Colleyville, as recorded in Cabinet A, Slide 7745, Map Records, Tarrant County, Texas. Said point being the Southwest corner of the tract herein described as follows:

THENCE, North 01 degrees 00 minutes 12 seconds West, along the common line of said Bone tract and Bridges at Riverwalk tract, generally along a brick, stone screening wall, a distance of 1,334.50 feet to a 5/8 inch iron rod found, being the Northwest corner of the said 12.04 acre tract as hereon described. Also being in the South line of that certain tract of land as conveyed to the City of Colleyville as recorded in Volume 15998, Page 371, said Deed Records.

THENCE, North 89 degrees 32 minutes 31 seconds East, along the North line of said 12.04 acre Bone tract, a distance of 390.00 feet to a 1/2 inch iron rod, set, with cap stamped RDBI, INC., being the Northeast corner of said 12.04 acre Bone tract, also being in the occupied West line of Bluebonnet Drive, a variable width public roadway - right-of-way.

THENCE, South, 00 degrees 44 minutes 45 seconds East, along the East line of said 12.04 acre tract and along the West line of said Bluebonnet Drive, a distance of 1,334.60 feet to a PK Nail set, being the Southeast corner of the said 12.04 acre Bone tract. Said iron rod being in the aforementioned Glade Road.

THENCE, South 89 degrees 33 minutes 46 seconds West along the South line of said 12.04 acre Bone tract, a distance of 390.00 feet to the POINT OF BEGINNING and containing 12.04 acres of land, more or less.

Site Data Summary Chart			
Single Family Residential Lots	36		
Common Areas	5		
Residential Lots	63.20%	7.61 ac.	
Open Space	23.01%	2.77 ac.	
R.O.W.	11.46%	1.38 ac.	
R.O.W. Dedication	2.33%	0.28 ac.	
Res. Gross Acreage	100.00%	12.04 ac.	

Site Data	
Gross Area	12.04 ac.
Gross Density	2.99 Lots/ac.

Lot Summary	
Residential Lots	36
Minimum Building Lot Area	8,695 s.f.
Average Building Lot Area	9,208 s.f.
Common Areas	5

L.U.D. / Zoning	
Existing Zoning:	R-20
Proposed Zoning:	PUD-R

Owner of Tract 3F:
Garrison Brooks Bone
7155 Red Sash Dr.
Mechanicsville, VA 23116

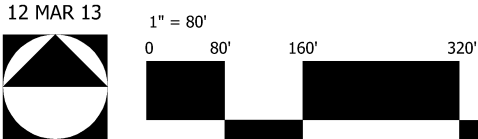
Owner of Tract 1:
Arnold & Charlotte Delhierro
5008 Bluebonnet Dr.
Colleyville, TX 76034

Owner of Tracts 3 & 3E:
Marion B. Bone Estate, Etal
P.O. Box 155
Colleyville, TX 76034

Applicant:
Terra / Manna, LLC.
395 W. State Hwy. 114, Suite 300
Southlake, TX 76092
Contact: Paul Spain

Planner:

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



Development Plan

The Preservation on Glade

J. M. Looney Survey, Abstract No. 936, Tracts 1, 3, 3E, & 3F

Zoning Exhibit for
Zoning Change Request
From R-20 to PUD-R
Case #ZC12-025 R-20 to PUDR

Zoning Case #ZC12-025

Colleyville, Tarrant County, Texas

ORDINANCE O-13-1867

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 12.04 ACRES ON TRACTS 3, 3E, AND 3F, OF ABSTRACT 936 OF THE JOSEPH M. LOONEY SURVEY AND LOT 1, BLOCK 1, OF THE BONE ADDITION FROM THE R20-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO THE PUD-R-PLANNED UNIT DEVELOPMENT RESIDENTIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC12-025; 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.

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 12.04 acres on Tracts 3, 3E, and 3F, of Abstract 936 of the Joseph M. Looney Survey and Lot 1, Block 1, of the Bone Addition from the R20-Single Family Residential zoning district to the PUD-R-Planned Unit Development Residential zoning district, as depicted in the attached Exhibit "A" and as legally 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 36 detached dwelling units, constructed at a gross maximum density of 3.0 dwelling units per acre.
- b. This development shall be generally consistent with the Statement of Planning Objectives, attached as Exhibit "C".

- c. The subject property is subject to all the regulations contained in the Land Development Code, except where amended by this Ordinance.

2. DEVELOPMENT PLAN AND PLATTING

- a. The development shall be generally consistent with Exhibit "D", Conceptual Site Plan, which shall not be considered the preliminary plat. The actual street and lot arrangement may differ from that shown on Exhibit "D" to accommodate topographic, drainage or other conditions.
- b. The developer shall submit and receive approval from the City, a Preliminary and Final Plat, approved as a single phase, in accordance with the requirements of the Land Development Code prior to development of this PUD-R.

3. PERMITTED USES

- a. Single-family residences, detached
- b. Common open space areas

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

Residential lot requirements and setbacks shall comply with the following provisions:

- a. Minimum Lot Size: 8,500 square feet
- b. Minimum Lot Depth: 140 feet
- c. Minimum Lot Width: 60 feet at the building line
- d. Front Building Line: 15 feet; 20 feet for a front facing garage
- e. Side Building Line: 5 feet, or 15 feet on one side and 0 feet on the other side
- f. Rear Building Line: 20 feet
- g. Maximum Lot Coverage: 50 percent

- h. Minimum House Size: 2,500 feet

5. RESIDENTIAL DESIGN REQUIREMENTS

The following requirements shall apply to all homes constructed in this development.

- a. Minimum roof pitch: 10:12
- b. Garage Standard: A minimum two car garage shall be constructed with wood, architecturally enhanced doors.
- c. Masonry: The exterior wall of all homes shall be composed of 100 percent masonry materials. Approved masonry materials shall adhere to the masonry materials allowed in Chapter 6-Building Design of the Land Development Code.
- d. Elevation requirements: Elevations shall 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. Roofing shall contain either 40 pound Architectural Dimensional shingles, slate, tile or standing seam metal. Each elevation shall add interest to the entire street scape.
- e. Windows: Aluminum windows are prohibited. Windows shall be of higher quality and energy efficiency and shall be insulated glass with a "low-e" specification.

6. OPEN SPACE

- a. This development shall provide a minimum of 23 percent common open space, as shown on Exhibit "D", which shall be for the leisure and recreational use of the development's residents. The open space shall comply with the provisions contained in the Land Development Code. All open space areas shall be landscaped.
- b. Open space may be utilized for storm water retention not to exceed 25 percent of the common open space area.

7. PRIVATE STREETS AND SIDEWALKS

- a. Sidewalks along lot frontages shall be constructed by each homebuilder. All sidewalks shall be constructed in accordance with the requirements of the Land Development Code. A curvilinear 10 foot wide trail shall be constructed within the open space area along the entire length of Glade Road. Said trail may be located on private property within the open space provided it is located within a public pedestrian access easement.
- b. All streets in this development shall be private. Right-of-way and pavement widths shall meet the following requirements: the minimum right-of-way for streets shall be 40 feet and the minimum pavement width for street shall be 31 feet, measured from back of curb to back of curb. A five foot utility easement shall be located along both sides of all internal streets.
- c. All gates shall meet the minimum requirements of Chapter 14-Engineering Design Standards in the Land Development Code.

8. FENCES, SCREENING AND LANDSCAPING

- a. 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.
- b. All lots backing to the Common Open Space shall be open style fencing of decorative metal, and/or Masonry.
- c. Where open space lots border adjacent properties, either the existing fence shall be maintained or improved, or a decorative metal fence shall be installed, all in cooperation with the adjacent property owner.
- d. An eight foot decorative masonry wall shall be constructed by the developer along the entire north property line in order to screen the development from the Justice Center and City parking lot to the north.

- e. All lots shall contain a minimum of one (1) three-inch (3") caliper tree in the front yard adjacent to the street right-of-way. Each lot shall be fully landscaped with an approved irrigation system in the front and rear yard prior to the final inspection.
- f. Prior to the acceptance of final public improvements, evergreen shrubs shall be planted by the developer in the open space lot such that a living screen is created between the required wrought iron fencing and Bluebonnet Drive providing for a continuous screen of the backyards in the development that back up to Bluebonnet Drive per Exhibit "F". Shrub species shall be allowed per the specifications in Chapter 4-Landscaping and Buffering in the Land Development Code. Said shrubs shall be maintained by the homeowner's association.
- g. A minimum of four, three (3) inch caliper Live Oak trees and five ornamental screening trees, as defined in Chapter 4-Landscaping and Buffering in the Land Development Code, shall be planted in each back yard along the west property line per the attached Exhibit "E" by the homebuilder prior to the final inspection.
- h. A minimum of three, three (3) inch caliper Live Oak trees shall be planted in the backyard of all lots on located on the east side of the development where no existing trees of equal inches currently exist per Exhibit "F". All trees shall be planted by the homebuilder prior to the final inspection.

9. DRAINAGE

- a. Lateral pipes and inlets shall be installed to eliminate surface drainage from sheet flowing from the subject property onto the Bridges at Riverwalk development. Final design and construction shall meet the requirements of the Land Development Code.
- b. Detention ponds shall be constructed to reduce flows to that of existing conditions per the City of Colleyville drainage design standards with pond outfalls into the northern pond of the Bridges at Riverwalk development and southern pipe system stubbed to the property.

10. OTHER

- a. All driveways and private walkways shall be of a washed aggregate or stamped finished concrete.
- b. An emergency access easement shall be located at the north cul-de-sac such that it connects to Lot 1, Block 1, of the Colleyville Community Center Addition. The developer shall dedicate an emergency access easement on Lot 1, Block 1, of the Colleyville Community Center Addition such that it connects the emergency access easement on the subject property to Bluebonnet Drive. All costs associated with the dedication of the easement on Lot 1, Block 1, of the Colleyville Community Center Addition shall be paid by the developer. Said easement shall not cross, intersect, or touch Lot 2, Block 1, of the Colleyville Community Center Addition. The final configuration of said easement shall require the final approval of the city manager or her/his designee. The emergency access easement and its associated gate shall meet all Land Development Code requirements.
- c. There shall be no rear facing second story windows for any homes with a rear elevation that faces either east or west.
- d. Prior to the acceptance of final public improvements, evidence of a cash escrow of \$10,000 shall be provided to the City. Said escrow shall be dedicated for any necessary dredging of any retention/detention ponds in the Bridges at Riverwalk development.
- e. The developer shall construct a new sidewalk such that it connects to the existing sidewalk around the north side of the justice center in order to connect to the sidewalk that is currently alongside Riverwalk Drive. The sidewalk shall match the existing sidewalk.
- f. Prior to the issuance of the grading permit for this development, the developer shall install a temporary construction entrance with signage directing all construction traffic to enter along the north property line of the project. All construction traffic shall be directed by the developer to enter into the project from the north.

g. The homeowners association shall be responsible for 50 percent of the maintenance and repair of the screening wall between the Bridges at Riverwalk and Fountains at Riverwalk developments and the subject property.

- 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.

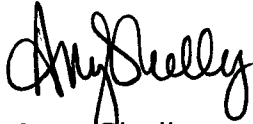
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of March 2013.

The second reading and public hearing being conducted on the 19th day of March 2013.

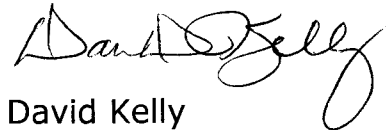
PASSED AND APPROVED by the City Council of the City of Colleyville, Texas,
on this the 7th day of May 2013.

ATTEST:



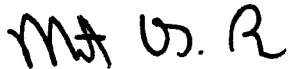
Amy Shelley
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

[illegible]

Exhibit B – Legal Description

BEING a 12.04 acre tract of land situated in the J.M. Looney Survey, Abstract No. 936, City of Colleyville, Tarrant County, Texas. Said 12.04 acre tract of land being all of that certain tract of land as conveyed to Marion B. Bone, as recorded in Volume 11384, Page 1830 and Volume 6868, Page 158 and Volume 8620, Page 641, Deed Records, Tarrant County, Texas. Said 12.04 acre tract of land being all of those certain Save and except tracts of land as conveyed to Arnold Del Hierro and wife Charlotte Del Hierro and Garrison B. Bone and the Homestead of said Marion B. Bone, as recorded in Volume 8603, Page 2266 and said Volume 11384, Page 1830, said Deed Records. Also being all of that certain Lot 1, Block 1 of the Bone Addition. An addition to the City of Colleyville. As recorded in Cabinet 388-200, Page 27, Map Records, Tarrant County, Texas. Said 12.04 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail set, being in Glade Road, a variable width public roadway - right-of-way. Said point being South 01 degrees 00 minutes 12 seconds East, 25.41' from a 5/8 inch iron rod found, being the Southeast corner of that certain Bridges at Riverwalk Addition, an Addition to the City of Colleyville, as recorded in Cabinet A, Slide 7749, Map Records, Tarrant County, Texas. Said point being the Southwest corner of the tract herein described as follows;

THENCE, North 01 degrees 00 minutes 12 seconds West, along the common line of said Bone tract and Bridges at Riverwalk tract, generally along a brick, stone screening wall, a distance of 1,334.50 feet, to a 5/8" inch iron rod found, being the Northwest corner of the said 12.04 acre tract as hereon described. Also being in the South line of that certain tract of land as conveyed to the City of Colleyville as recorded in Volume 13998, Page 371, said Deed Records;

THENCE, North 89 degrees 32 minutes 31 seconds East, along the North line of said 12.04 acre Bone tract, a distance of 398.00 feet to a 1/2 inch iron rod, set, with cap stamped RDS, INC., being the Northeast corner of said 12.04 acre Bone tract, also being in the occupied West line of Bluebonnet Drive, a variable width public roadway - right-of-way;

THENCE, South, 00 degrees 44 minutes 45 seconds East, along the East line of said 12.04 acre tract and along the West line of said Bluebonnet Drive, a distance of 1,334.60 feet to a PK Nail set, being the Southeast corner of the said 12.04 acre Bone tract. Said iron rod being in the aforementioned Glade Road;

THENCE, South 89 degrees 33 minutes 46 seconds West along the South line of said 12.04 acre Bone tract, a distance of 390.00 feet to the POINT OF BEGINNING and containing 12.04 acres of land, more or less.

Exhibit C - Statement of Planning Objectives

The Preservation on Glade

Colleyville, Texas - March 11, 2013

Sage Group, Inc.

Statement of Planning Objectives-

The Preservation on Glade is a proposed residential neighborhood to be developed by Terra/ Manna, LLC under the Planned Unit Development regulations for Residential development (PUD-R) in the City of Colleyville. The 12.04 acre property is located on the northwest side of the Glade Road/ Bluebonnet Drive intersection. The property is currently zoned Residential-20 (R-20) and is occupied by two single family homes, open space and agricultural areas.

The surrounding area is fully developed. To the north is the Colleyville Police Center, to the west lies The Bridges at Riverwalk PUD-R, containing existing Office buildings along Glade, with "Villa" residential along the remainder. Across Glade Road is existing residential in an area zoned R-20 and AG. Across Bluebonnet Drive, to the east, is existing single family residential in a mix of R-20 and R-40 zoning.

The subject tract is shown on the Future Land Use Plan as "Single Family Residential" for the northern $\frac{3}{4}$ of the site, with a layer of "Office" along Glade. We believe there would be a limited market for office in this location and are suggesting that the adjacent Offices in Riverwalk, with access to Riverwalk Blvd already present a logical conclusion to the office uses along Glade Road, and that a better use for this property would be to begin a transition from the office and higher density residential to the west, in The Bridges at Riverwalk PUD, to the lower density residential to the east with only a Single-Family Residential use.

This proposal, which transitions between the Office and smaller lots to the west in the Bridges at Riverwalk (6-7,000 s.f.) with residential lots averaging over 9,200 s.f. to the larger lots along Bluebonnet, and over 23% Open Space, is consistent with this and- we believe- the surrounding uses.

The property generally slopes down from east to west and from our discussions with staff and the adjacent neighbors, we learned there is a concern regarding the existing sheet flow of drainage onto their lots. Our intention would be to capture that drainage and direct it to the appropriate drainage facilities and resolve this concern as an issue.

Preliminarily, we believe the developed areas downstream have accounted for "fully developed" drainage coming from this property, but we have commissioned a drainage study to illustrate the current conditions and make sure this development- as proposed- would meet the requirements of the ordinances regulating development and drainage. Silt runoff will be strictly controlled during construction. In addition, we have agreed to have our engineers work with an independent civil engineer, hired by the Bridges at Riverwalk HOA, to verify the effectiveness of our proposed improvements.

Exhibit C – Statement of Planning Objectives (Continued)

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

The residences planned for The Preservation on Glade will be very upscale, with selling prices estimated to range between \$500,000 to over \$700,000. The development will have as its focal point, and feature, an open space and landscaped perimeter located along the frontage of Bluebonnet Road and Glade Road, saving many of the existing trees located along those frontages. The main entry road has been carefully located between some of the best trees identified on the tree survey, and will result in a spectacular entry experience.

Because of the traffic along Glade, and the safety concerns related to the somewhat limited visibility beyond the Bluebonnet/ Glade intersection, we have chosen to locate our entry road on the much less travelled Bluebonnet Dr. The internal road is planned to be a gated private road with a Resident/ Visitor gate at the southern end, designed to meet all the city standards for such an entry. An emergency-only entry into the city-owned parking lot to the north will also be constructed, providing a second point of access. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 40' R.O.W. with 5' utility and sidewalk easements on either side.

The large existing trees in the open space area along the perimeter roads have been taken into consideration in project planning and as many of them as possible will be preserved during development. In addition to the existing trees we will save within the open space areas, there will be a requirement of a front yard tree for every residential lot to be installed by the home builders, adjacent to the street right of way. Two trees will also be installed in each rear yard, where existing trees do not already exist. To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot, and the required 10' trail will be built along the Glade Rd. frontage. The indicated landscaped setbacks, along Glade and Bluebonnet, will be preserved within an open space lot, to be owned and maintained by The Preservation Homeowners Association.

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 homes in keeping with both the immediate neighborhood and Colleyville as a whole.

Development Schedule

The Preservation on Glade will be developed in a single phase with the 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

The Preservation on Glade will have a total of thirty-six (36) homes, each with an average estimated value upon completion of approximately \$500,000 to over \$700,000, resulting in an overall tax base of \$21,600,000, based on a \$600,000 estimated average. At the current tax rate of 2.694677%, the total taxes generated from the development are projected to be \$582,050, with \$ 80,450 generated directly for the City.

Exhibit C – Statement of Planning Objectives (Continued)

Development Standards

Permitted Land Use:	Single Family Residential Detached
Minimum House Size:	2,500 square feet.
Minimum Lot Area:	8,500 s.f.
Minimum Lot Width:	Sixty feet (60') measured at the building setback line.
Minimum Lot Depth:	140'
Front Yard Setbacks:	Fifteen feet (15') back of the property line, 20' to Face of Garage.
Rear Yard Setbacks:	Twenty feet (20')
Side Yard Setbacks:	Five feet (5') on each side, or Fifteen Feet (15') one side/ Zero feet (0') other side.
Minimum Roof Pitch:	Minimum of a 10:12 roof pitch.
Garage Standard:	Minimum of a two car garage.
Fencing:	Wood fencing between lots is 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 lot boundaries along Common Open Space areas shall be open style fencing of Decorative Metal, and/or Masonry. Where lots back to existing residential lots, the existing fence shall be kept. Where open space lots border adjacent properties, either the existing fence will be maintained, or a Decorative Metal or Wooden fence will be installed, as per the Fencing Plan.
Streetscape Standards:	Minimum of one (1) three-inch (3") caliper tree per each front yard, and two (2) three inch (3") caliper trees per each rear yard on all lots (credit toward this requirement for preserving existing trees will be given). Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.
Front Yard Maintenance:	The open space lots within the subdivision shall be maintained in a consistent, uniform manner by The Preservation on Glade Homeowners Association through dues collected from the individual homeowners. Membership in the Homeowner's Association is mandatory.

Exhibit C – Statement of Planning Objectives (Continued)

Street Design Standards:

Right of Way: Forty feet (40')
Travel Lane Width: Thirty-one foot (31'), back of curb to back of curb
Turning Radii: Twenty feet (20')

Open Space Standards:

The Common Open Space shall be either left natural (where disturbance and irrigation may harm existing trees) or fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned and operated by The Preservation on Glade 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 entry from Bluebonnet Drive and/or incorporated into the masonry wall adjacent to that entry.

Exhibit D - Conceptual Site Plan

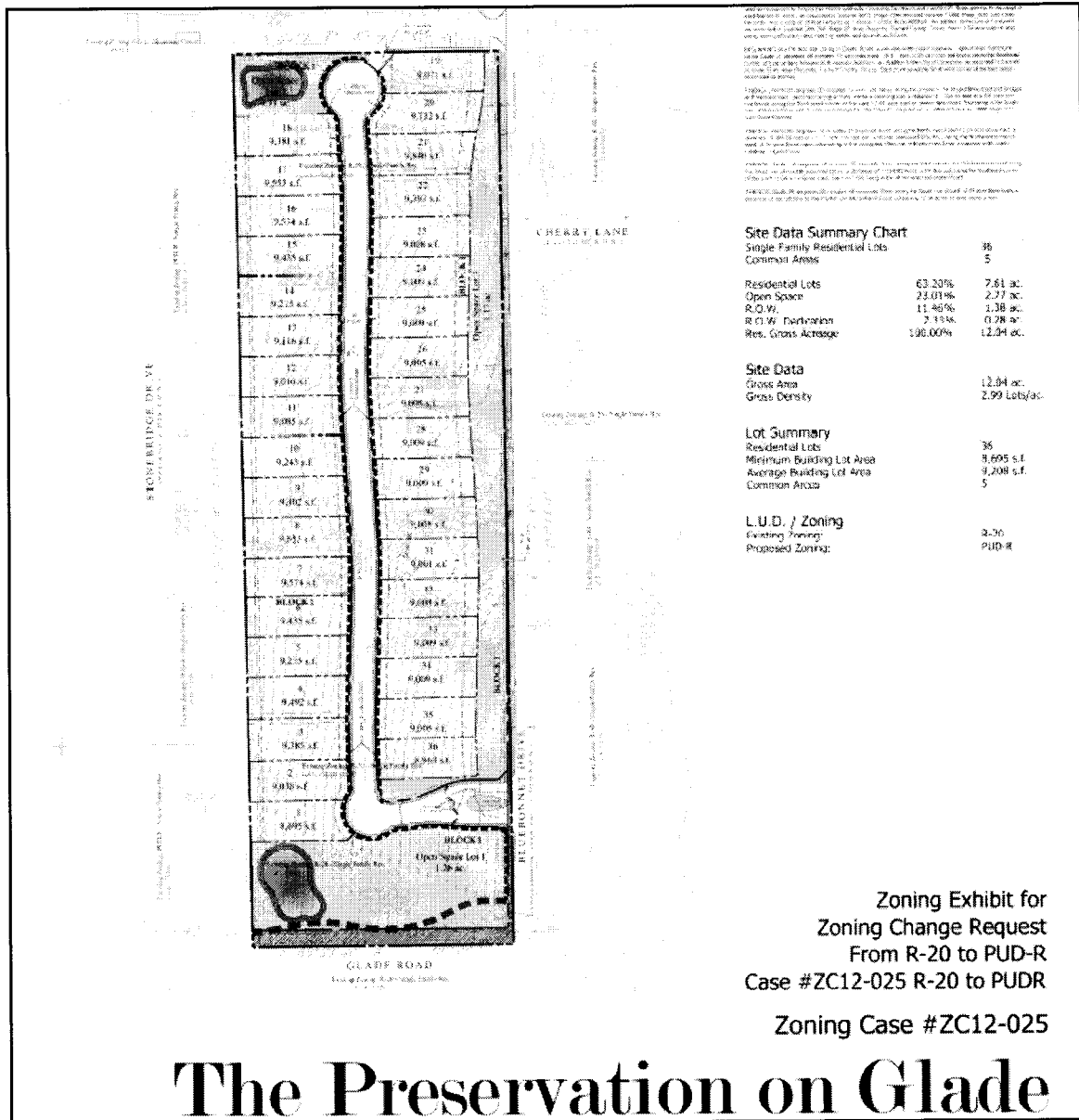
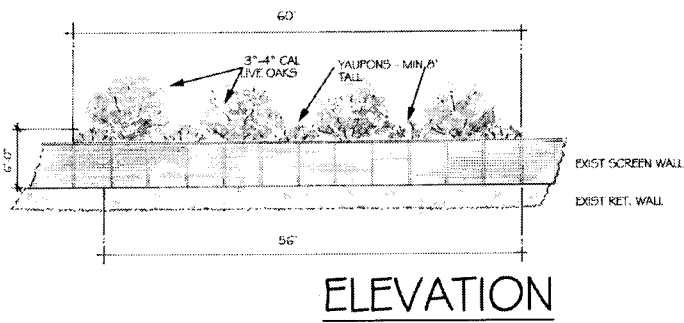
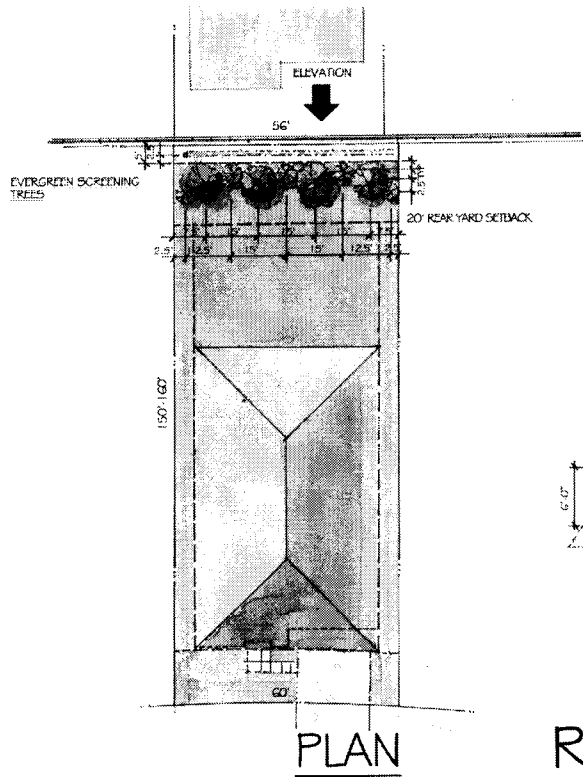


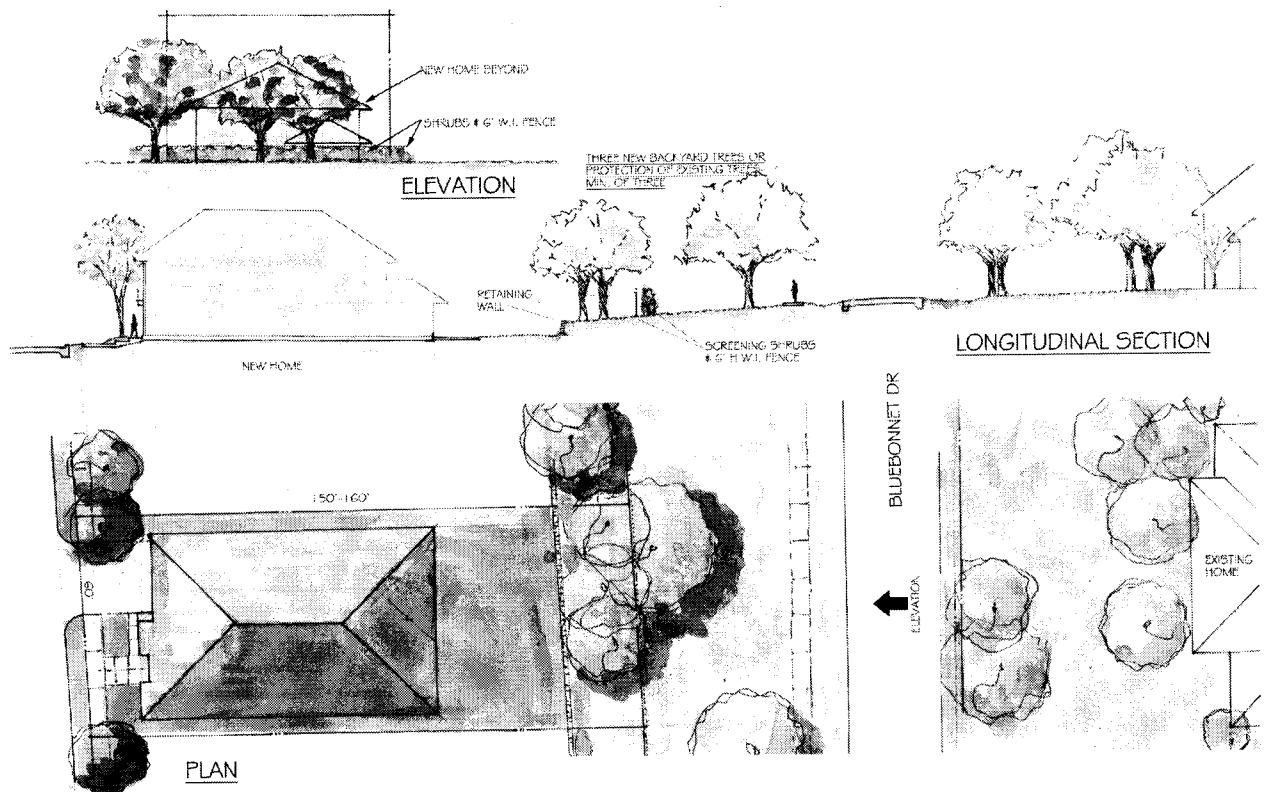
Exhibit E – West Side Landscaping Example



REAR YARD SCREENING

12 APRIL 2013

Exhibit F – East Side Landscaping Plan





City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 4a	Agenda Date 06/24/2013	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for a replat on Lot 2R1, Block 1, of the Pleasant Oaks Estates Addition located at 511 Shelton Drive, Case PC13-005.

Explanation

The applicants, Garry and Helen Quinn, submitted a request for approval of a replat of 2.6 acres on lot 2R-1, Block 1, of the Pleasant Oaks Estates Addition located at 551 Shelton Drive.

The purpose of this replat is to subdivide the property to create two (2) lots zoned R-40 Single Family Residential. The proposed lots meet the minimum requirements of the R40-Single Family Residential zoning district and the Land Development Code.

Existing Conditions. The subject property is zoned R40-Single Family Residential and currently has a single family residence and detached barn.

Surrounding Properties. Properties located to the north of the subject property are zoned Ag-Agricultural. Properties located to the South, East, and West are zoned R40-Single Family Residential.

Public Notification. Staff mailed notices to seven (7) property owners within 200 feet of the request. Notice was published in the *Fort Worth Star Telegram* as required by state law and the Land Development Code. Staff has received no correspondence regarding this request.

Summary. The owner's surveyor has addressed all Development Review Committee comments and meets the requirements of the Land Development Code. This plat only requires approval at the Planning and Zoning Commission.

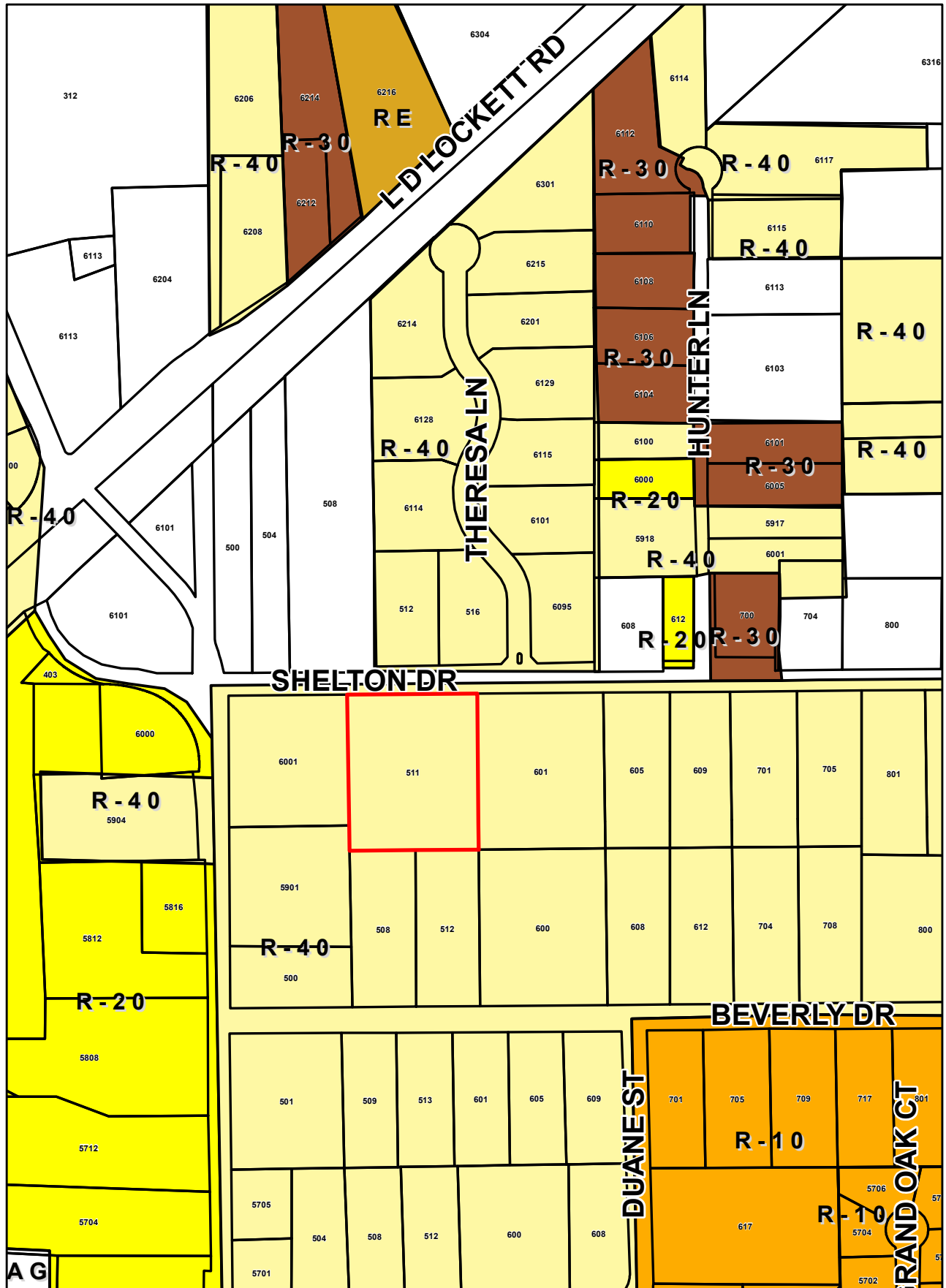
Recommendation

Attachments

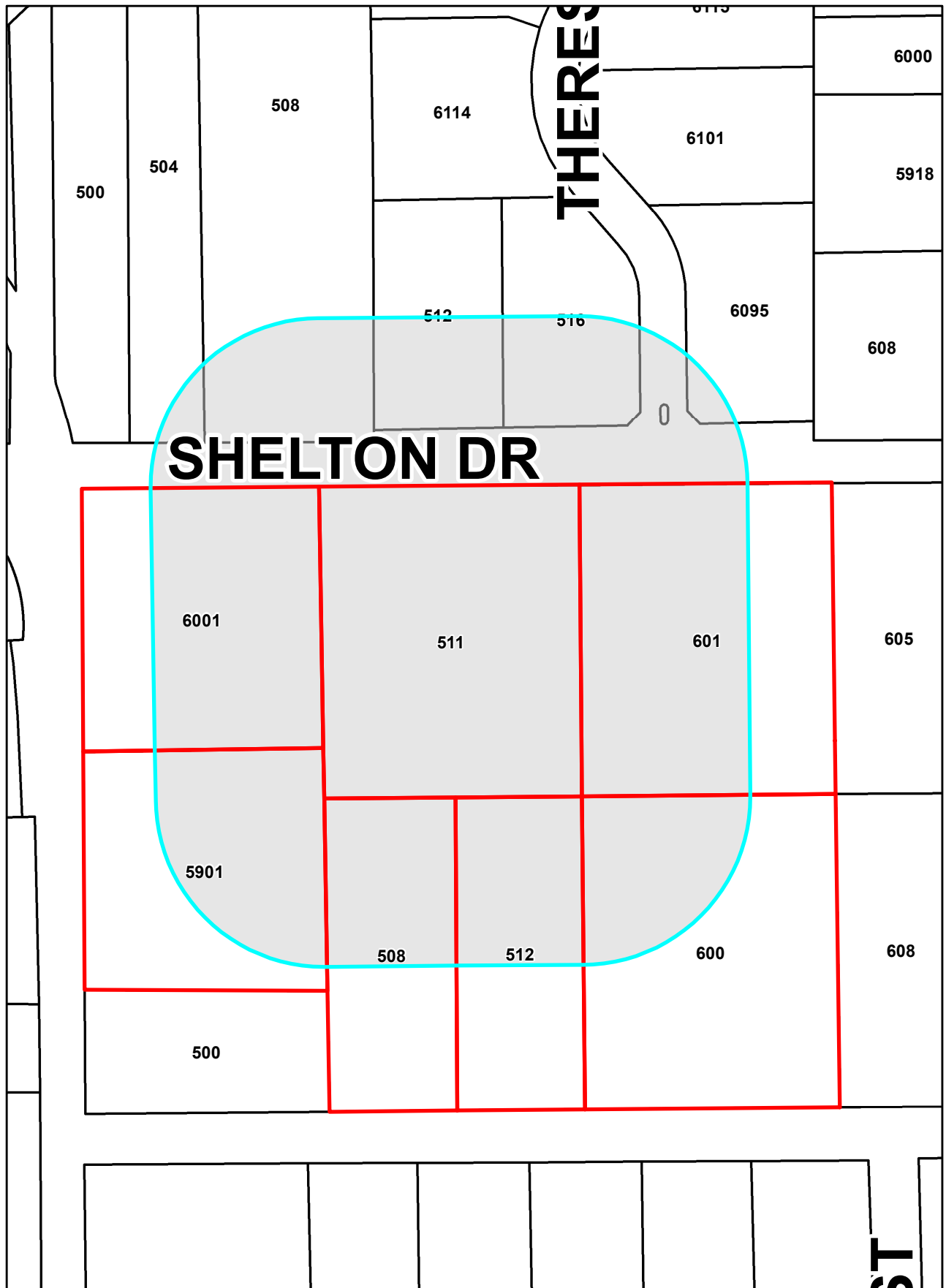
1. Location and Zoning Map

2. Buffer Map
3. Notification List
4. Site Plan

Location and Zoning Map



Buffer Map

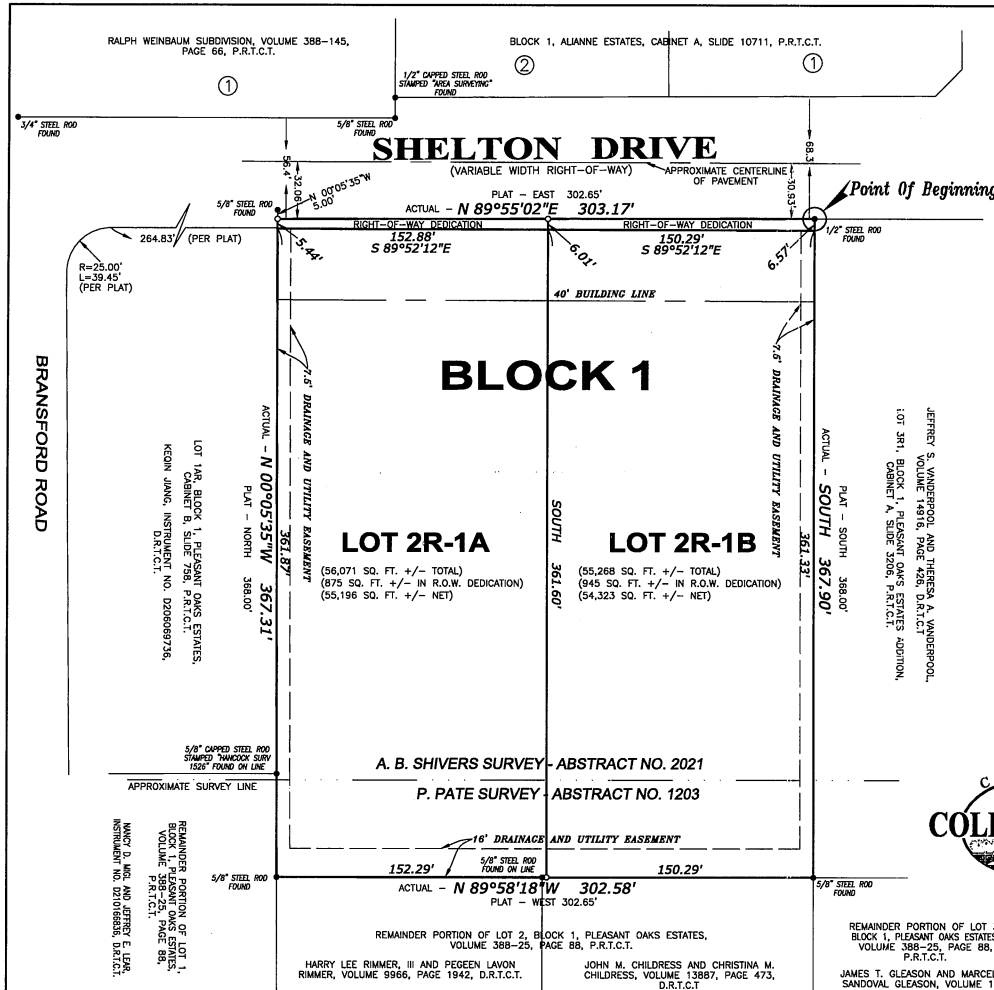


Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
Jiang, Keqin	6001 Bransford Rd	Colleyville Tx	Texas	76034	6001 Bransford Rd
Vanderpool, Jeffrey Etux There	601 Shelton Dr	Colleyville Tx	Texas	76034	601 Shelton Dr
Migl, Nancy D & Jeffrey Lear	6146 S Netherland Cir	Centennial	Colorado	80016	5901 Bransford Rd
Gleason, James T	600 Beverly Dr	Colleyville Tx	Texas	76034	600 Beverly Dr
Childress, John Etux Christina	512 Beverly Dr	Colleyville Tx	Texas	76034	512 Beverly Dr
Rimmer, Harry L III Etux Pegee	508 Beverly Dr	Colleyville Tx	Texas	76034	508 Beverly Dr
Quinn, Garry L Etux Helen J, Applicant	511 Shelton Dr	Colleyville Tx	Texas	76034	Courtesy Notice

Public Hearing notices were mailed
Friday, June 7, 2013 by Taci Wrisley

Site Plan



State of Texas §
 County of Tarrant §

Owner Certificate and Dedication

Whereas, Garry L. Quinn and Helen J. Quinn are the sole owner's of a tract of land situated in the A. B. SHIVERS SURVEY, ABSTRACT NO. 2021 and the P. PATE SURVEY, ABSTRACT NO. 1203, Tarrant County, Texas, and being more particularly described as follows:

ALL that certain tract or parcel of land situated in the A. B. SHIVERS SURVEY, ABSTRACT NO. 2021 and the P. PATE SURVEY, ABSTRACT NO. 1203, Tarrant County, Texas and being that same tract as described in Deed to Garry L. Quinn and wife, Helen J. Quinn as recorded in Instrument No. D197146638, Deed Records, 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 northeast corner of said Quinn tract, being in the southerly right-of-way line of Shelton Drive, also being the northwest corner of Lot 3R1, Block 1, Pleasant Oaks Estates Addition, an Addition to the City of Colleyville, Tarrant County, Texas as recorded in Cabinet A, Slide 3206 of the Plat Records, Tarrant County, Texas;

THENCE SOUTH with the westerly boundary line of said Lot 3R1, 367.90 feet to a 5/8 inch steel rod found for the southwest corner thereof;

THENCE North 89 degrees 58 minutes 18 seconds West with the southerly boundary line of said Quinn tract, at 151.33 feet passing the northwest corner of a tract described in Deed to John M. Childress and Christina M. Childress as recorded in Volume 13887, Page 473, Deed Records, Tarrant County, Texas, in all 302.58 feet to the southwest corner of said Quinn tract;

THENCE North 00 degrees 05 minutes 35 seconds West with the westerly boundary line of said Quinn tract, at 57.77 feet passing a 5/8 inch capped steel rod stamped "HANCOCK SURV 1526" found for the southeast corner of Lot 1AR, Block 1, Pleasant Oaks Estates, an Addition to the City of Colleyville, Tarrant County, Texas as recorded in Cabinet B, Slide 758 of said Plat Records, in all 367.31 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set in the said southerly right-of-way line of Shelton Drive, also being the northwest corner of said Quinn tract, from which a 5/8 inch steel rod found bears North 00 degrees 05 minutes 35 seconds West, at 5.00 feet;

THENCE North 89 degrees 55 minutes 02 seconds East with the northerly boundary line of said Quinn tract and said southerly right-of-way line, 303.17 feet to the PLACE OF BEGINNING and containing 2.5560 acres of land, more or less.

Know all persons by these presents:

That we, Garry L. Quinn and Helen J. Quinn do hereby adopt this plat designating the hereinabove described property as Lots 2R-1A and 2R-1B, Block 1, Pleasant Oaks Estates, an Addition to the City of Colleyville, Tarrant County, Texas and do hereby dedicate fee simple to the public use forever all streets, rights-of-ways and alleys shown hereon, and do hereby reserve the easements on this plat for the mutual use on accommodation of all public utilities desiring to use or using the same. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness my hand this ____ day of ____, 2013

Garry L. Quinn
 Helen J. Quinn

State of Texas §
 County of Tarrant §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared Garry L. Quinn and Helen J. Quinn, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of ____, 2013
 Notary Public in and for the State of Texas



WHEREAS the Planning and Zoning Commission of the City of Colleyville, Texas voted on this ____ day of ____, 2013 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

REPLAT SHOWING LOTS 2R-1A AND 2R-1B, BLOCK 1, PLEASANT OAKS ESTATES, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS.

BEING A REVISION OF LOT 2 R-1, BLOCK 1, PLEASANT OAKS ESTATES, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ADDITION TO THE PLAT RECORDED IN CABINET A, SLIDE 3689, PLAT RECORDS, TARRANT COUNTY, TEXAS.
 CONSISTING OF TWO LOTS AND BEING 2.5560 ACRES OF LAND OUT OF THE A. B. SHIVERS SURVEY, ABSTRACT NO. 2021
 AND
 P. PATE SURVEY, ABSTRACT NO. 1203

I, John W. Morgan, a Registered Professional Land Surveyor of the State of Texas hereby certify that this plat represents a careful and accurate survey made on the ground under my supervision and all required monuments and markers shown actually exist or will be installed in accordance with the provisions of the City of Colleyville Land Development Code and the location, size and type of material are accurately shown on the plat.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT.

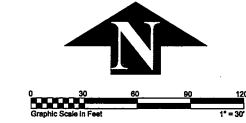
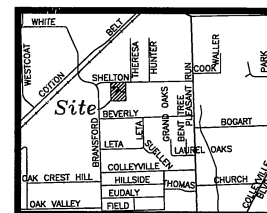
Scale 1" = 30'

John W. Morgan, R.L.S. No. 5468

REVISED PER CITY COMMENTS 06-11-13

Moak Surveyors, Inc.
 LICENSED PROFESSIONAL LAND SURVEYORS
 Texas - Surveying & Mapping Division
 1188 Chasen Square, Suite 100, Colleyville, Texas 76034
 MOAK 817-988-7821 FAX 817-988-7821
 www.moaksurveyors.com

COORDINATE FILE: 04-228 Date: 05-08-2013 JOB # 13-022F



FLOOD NOTE

According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Map Number 48439C0095K, Map Revised: September 25, 2009, the herein described tract shown hereon does not appear to lie within Zone AE (special flood hazard areas inundated by 100-year flood, base flood elevations determined). However, the subject tract does appear to lie within Zone X-unshaded (areas designated to be outside 500-year floodplain).

This information is only our opinion based on our sincere efforts of scaling data from the above mentioned FEMA Map in relation to the subject tract and does not represent a flood study prepared by Moak Surveyors, Inc.

RECORD OF ACKNOWLEDGEMENT

I have read the Development Review Committee memo in its entirety and fully acknowledge all comments that have been presented herein. I also understand that if new information becomes available or the request is altered from what was originally submitted to the Community Development Department, the case may be subject to further review and additional requirements not included within this memo.

Printed Name _____ Date _____

Signature _____

OWNER/APPLICANT

GARRY L. QUINN AND HELEN J. QUINN
 511 SHELTON DRIVE
 COLLEYVILLE, TEXAS 76034
 817-988-7821
 CONTACT - GARRY L. QUINN

This plat filed in Cabinet ____ Slide ____, Plat Records, Tarrant County, Texas