



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, March 26, 2018
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a proposed Final Plat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II on the property located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail
- 2b** Presentation and discussion of a request for Special Use Permit for a Convenience Store with Gasoline Sales for the property located at 2800 Heritage Avenue
- 2c** Presentation and discussion of a request for a zoning change from the AG & R-40 zoning district to the R-30 zoning district on property located at 200 Bandit Trail
- 2d** Presentation and discussion of proposed Replat for Lots 2R1 and 2R2, Block 1, of the Falcon Point Addition on the property located at 200 Bandit Trail
- 2e** Presentation and discussion of a request for a zoning change from the AG zoning district to the R-20 zoning district on property located at 2313 Hall Johnson Road
- 2f** Presentation and discussion of a Site Plan for proposed athletic fields for the property located at 901 Cheek-Sparger Road

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards March 23, 2018 by 5:00 p.m.

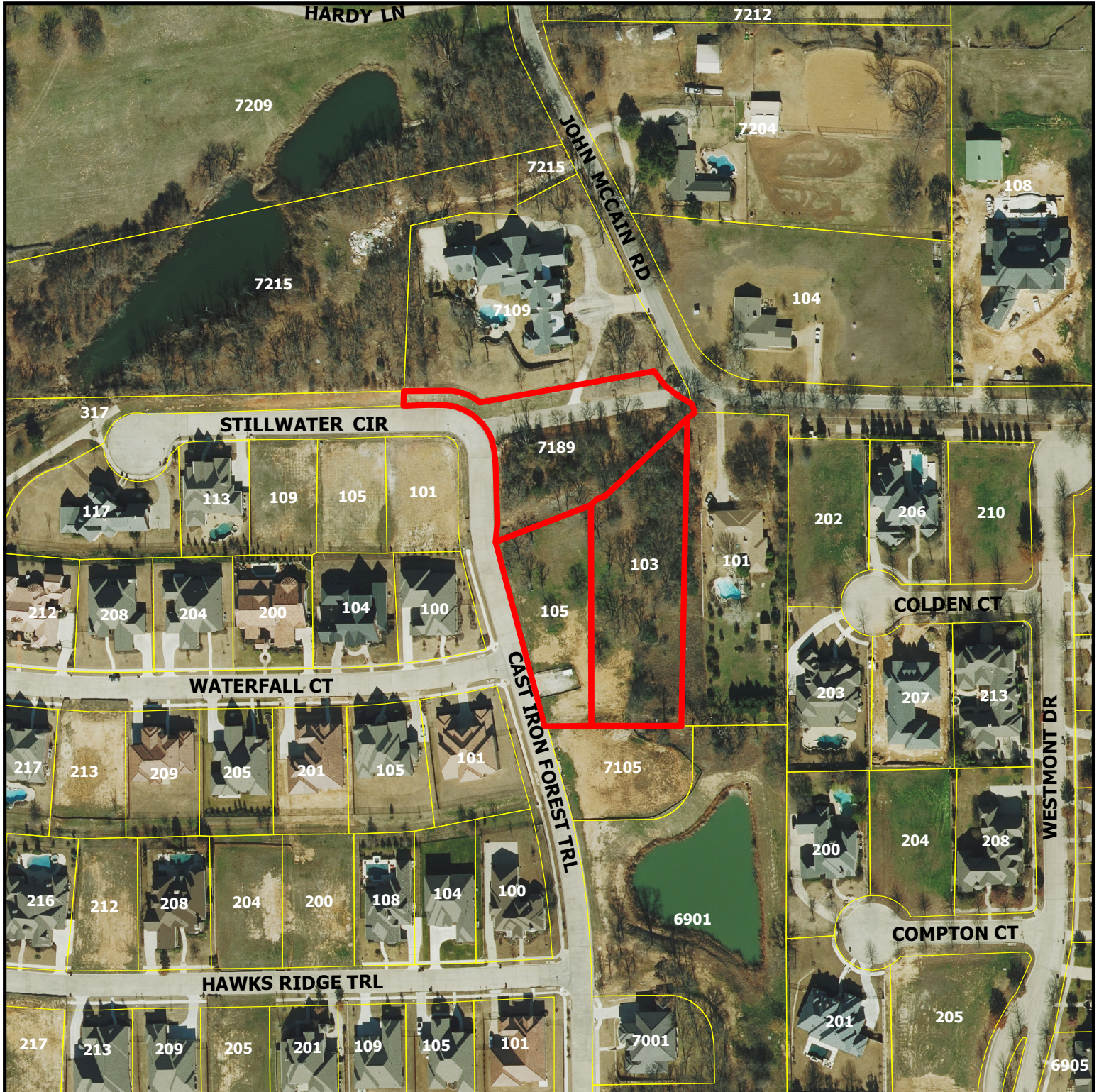
Araceli Botello
Planning Technician

A quorum of the Colleyville City Council may be in attendance 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.

Aerial Map

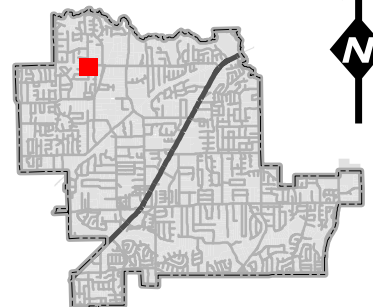


PC17-004

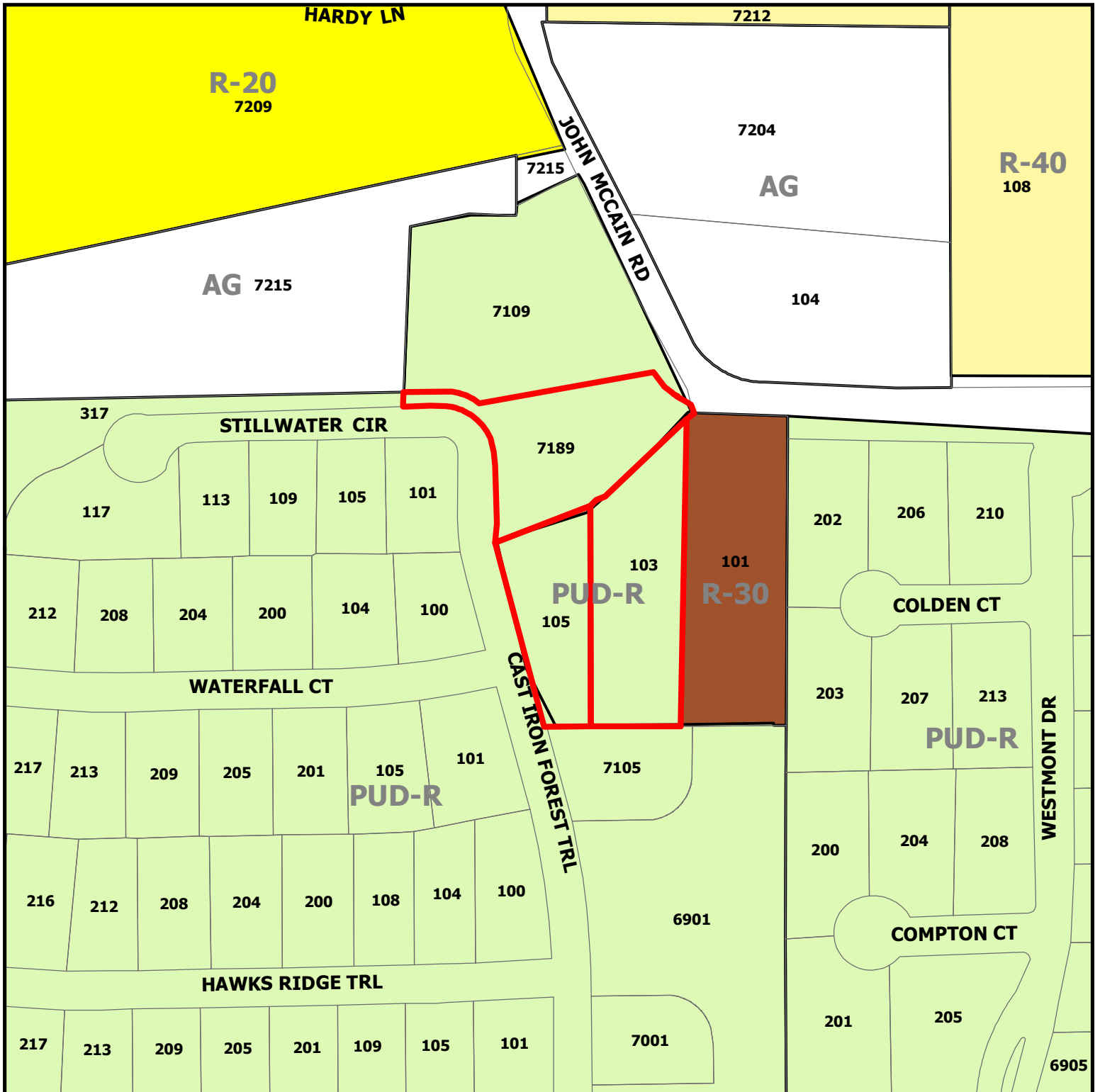
**105 & 103 John McCain Rd and
7189 Cast Iron Forest Trl**

DISCLAIMER:
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 Subject Property



Zoning Map

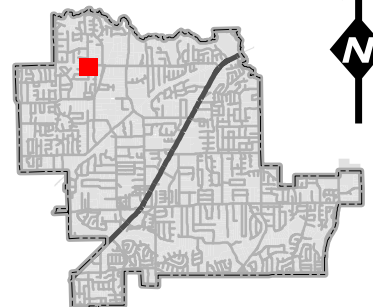


PC17-004

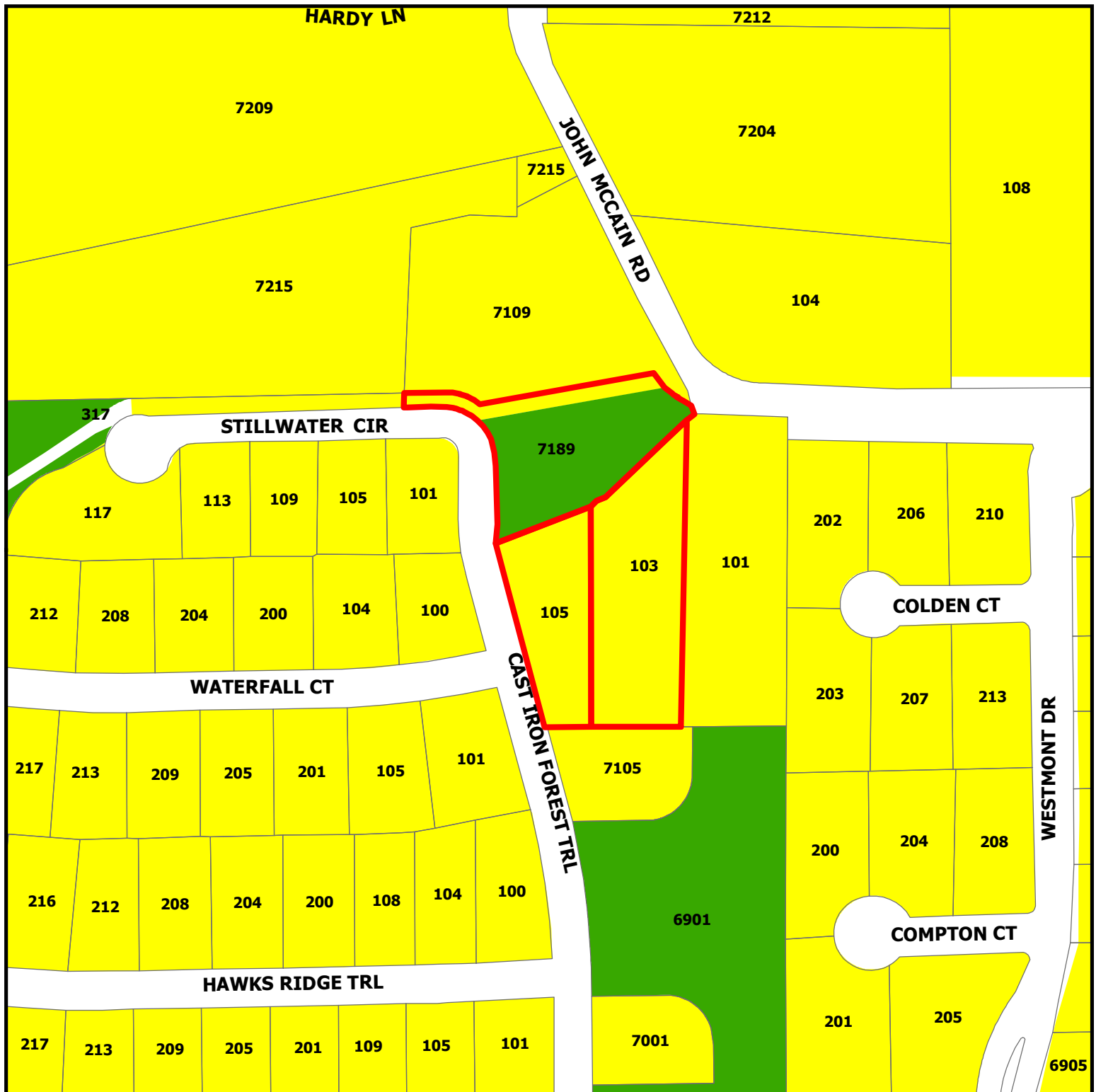
**105 & 103 John McCain Rd and
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 Subject Property



Future Land Use Map



PC17-004

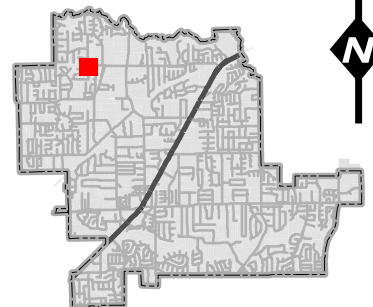
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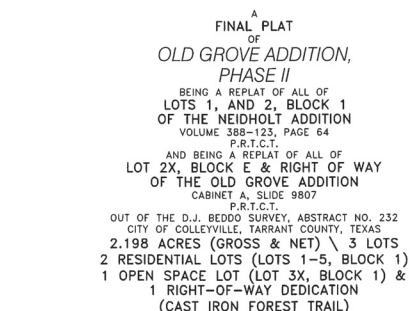
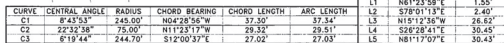
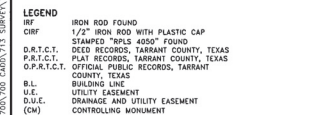
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Subject Property



OLD GROVE ADDITION, PHASE II



ENGINEER/SURVEYOR: **JACOBS**
1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447
1012300

THIS PLAT FILED AS DOCUMENT NUMBER _____, IN TARRANT COUNTY PLAT RECORDS FEBRUARY 2018 SHEET 1 OF 1

Aerial Map

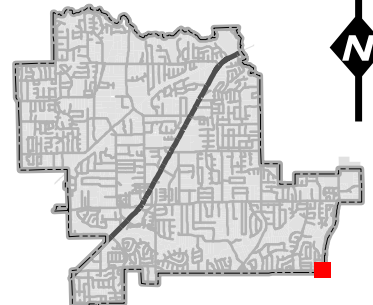


ZC18-004

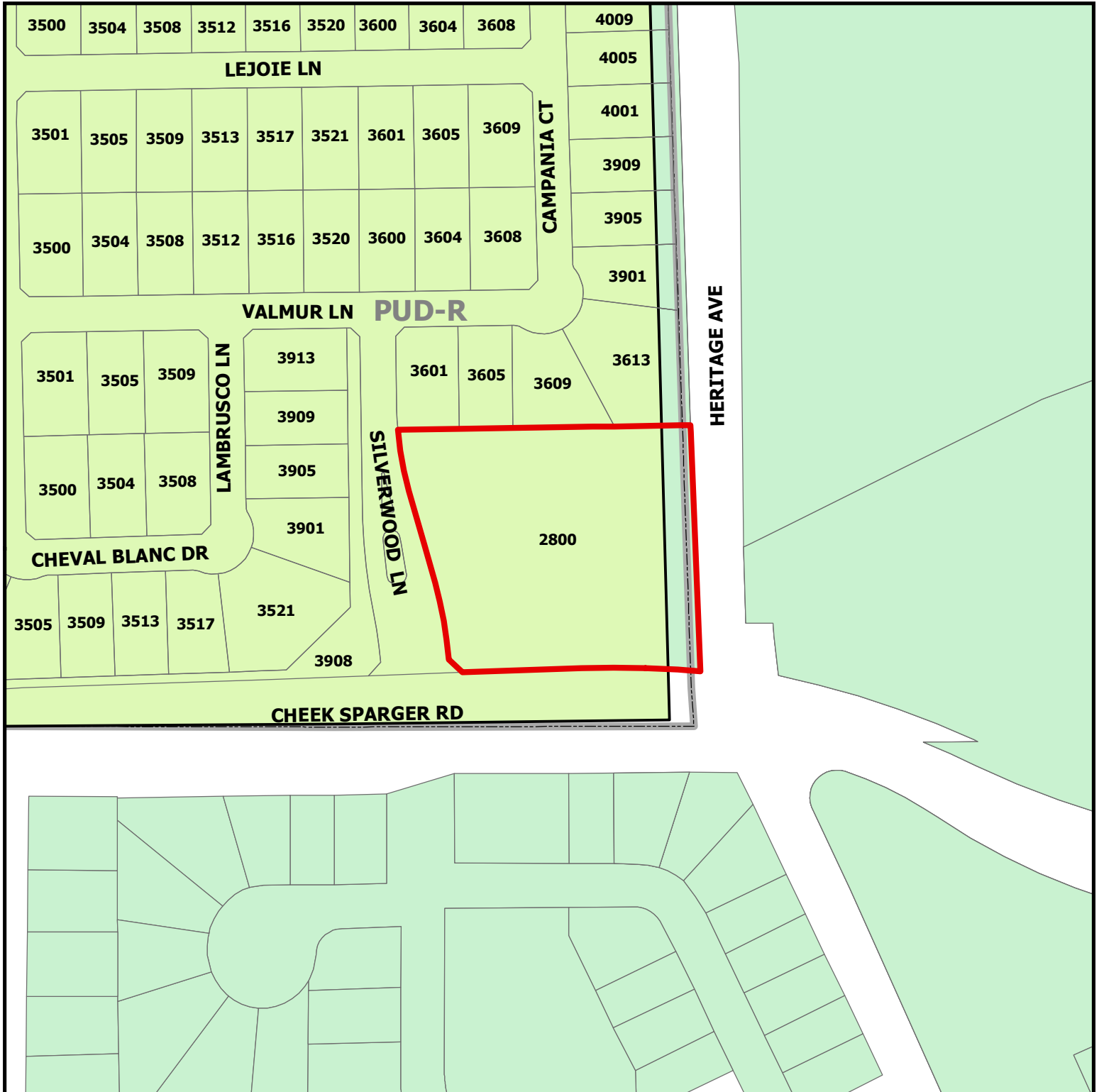
2800 Heritage Ave

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 Subject Property



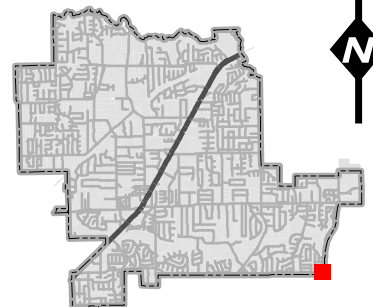
Zoning Map



ZC18-004
2800 Heritage Ave

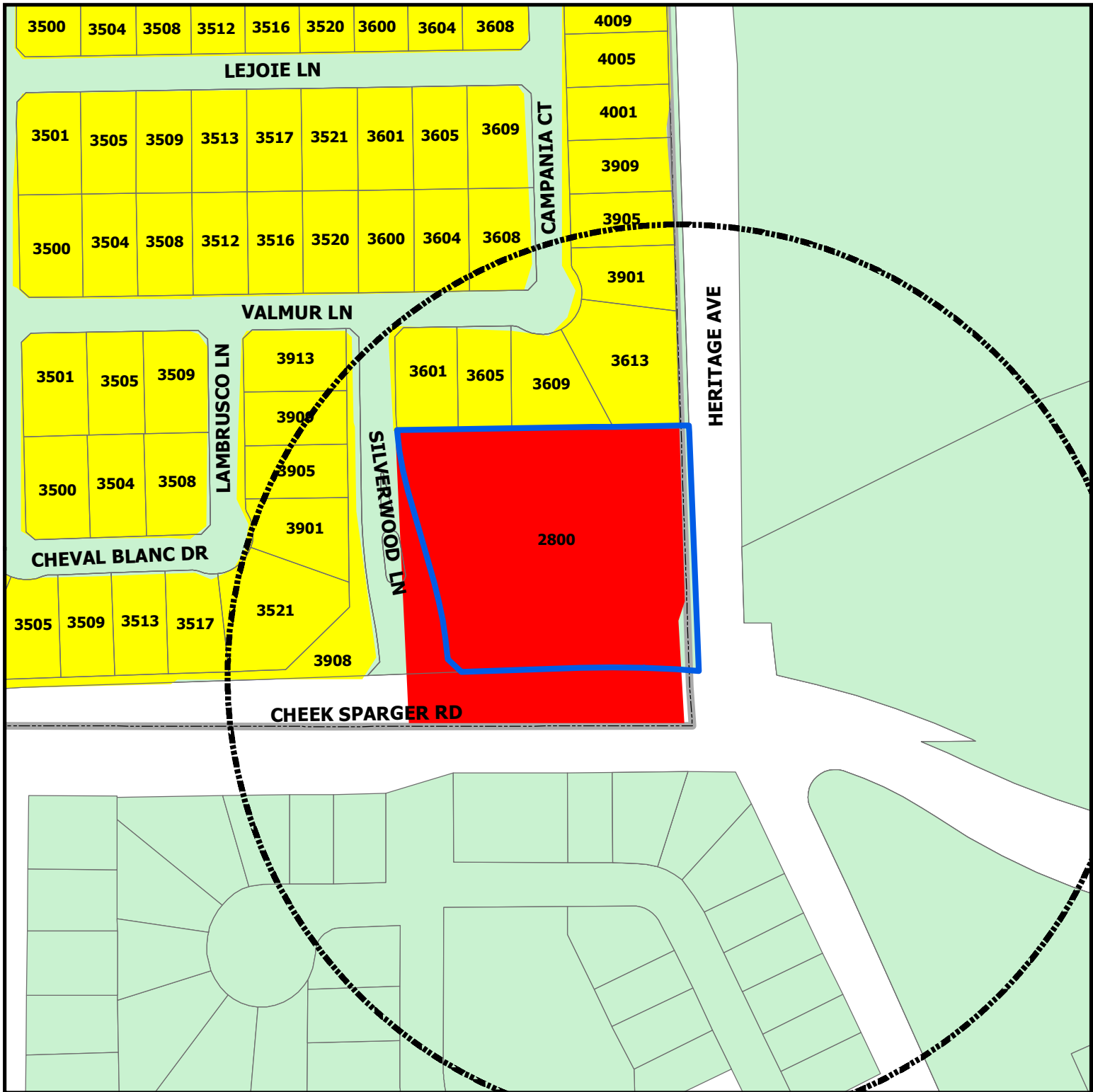


Subject Property



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Future Land Use Map



ZC18-004

2800 Heritage Ave

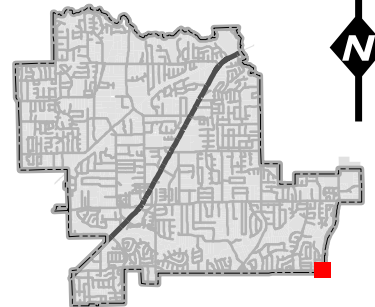
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Subject Property

Sales Tax Preferred Intersection



Statement of Planning Objectives



January 15, 2018

City of Colleyville
Community Development
100 Main Street
Colleyville, Texas 76034

Re: *Creeside Commercial South*
Colleyville, Tarrant County, Texas

This statement is to notify you of the planning objectives for the Creekside Commercial South development, a parcel of land at the intersection of Heritage Avenue and Cheek-Sparger Road. Currently, the land is zoned as part of a PUD-R, with designation as future commercial use by city ordinance O-15-1972. The site is 2.289 acres with a right-of-way dedication of 0.421 acres to facilitate future improvements to Heritage Avenue. The request for a Special Use Permit to allow for the remaining 1.868 acres to be developed as a convenience store with gas sales. The current site plan proposes a 6,300 square foot building and ten gas pumps, with access from both Heritage Avenue and Silverwood Lane. The development will meet all design and architectural requirements for a commercial property as stated in the city's comprehensive plan, "Destination Colleyville."

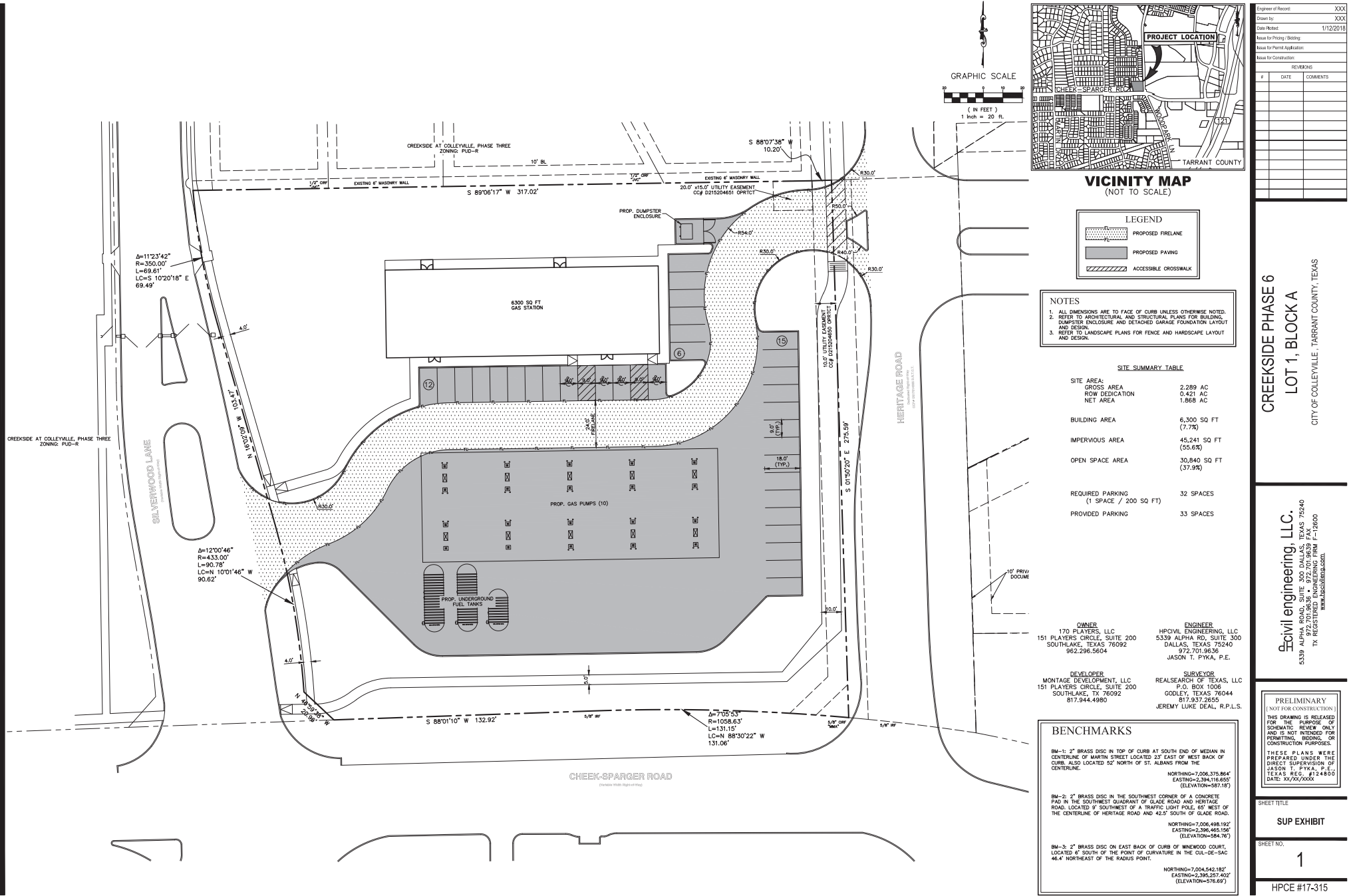
Any additional questions regarding site plans or design for this development can be directed to Jason T. Pyka, P.E. at HPCivil Engineering at 972-701-9636.

Sincerely,



Derick Murway
Montage Development, LLC

Zoning Exhibit



CREEKSIDE PHASE 6
LOT 1, BLOCK A
CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS

civil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
JASON T. PLYKA, P.E.
TX REGISTERED ENGINEERING FIRM F-12600
www.hpcivileng.com

PRELIMINARY
(NOT FOR CONSTRUCTION)
THIS DRAWING IS RELEASED FOR THE PURPOSES OF SOLEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF JASON T. PLYKA, P.E. TEXAS REG. #124800 DATE: XX/XX/XXXX

SHEET TITLE
SUP EXHIBIT
SHEET NO.
1
HPCE #17-315

Aerial Map

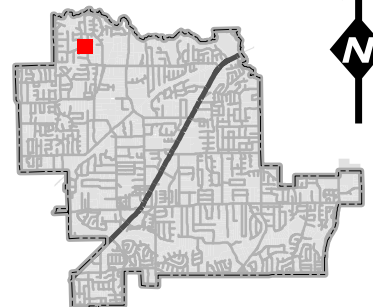


ZC18-005

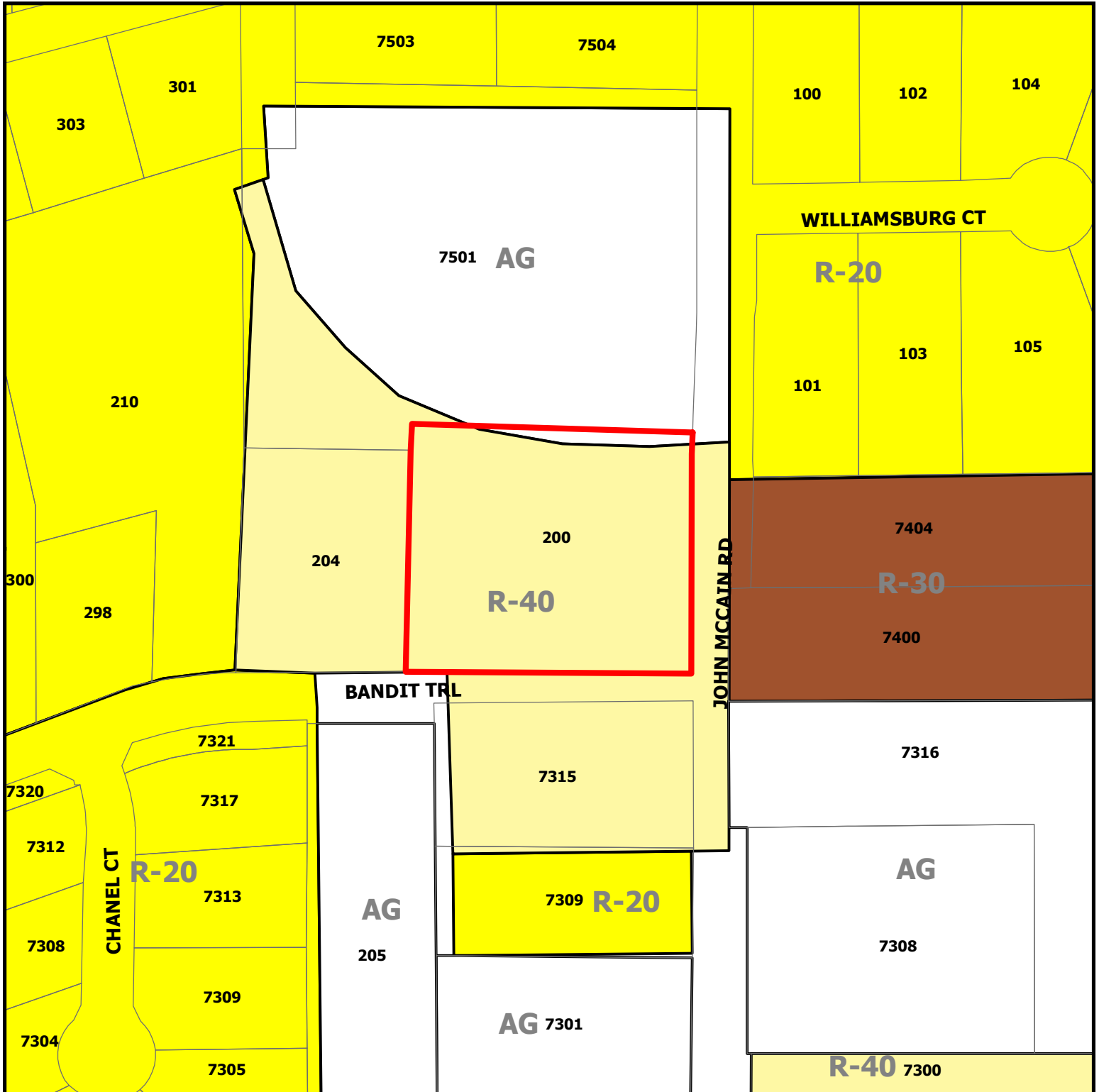
200 Bandit Trail

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 Subject Property



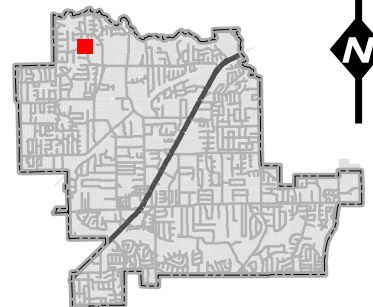
Zoning Map



ZC18-005
200 Bandit Trail

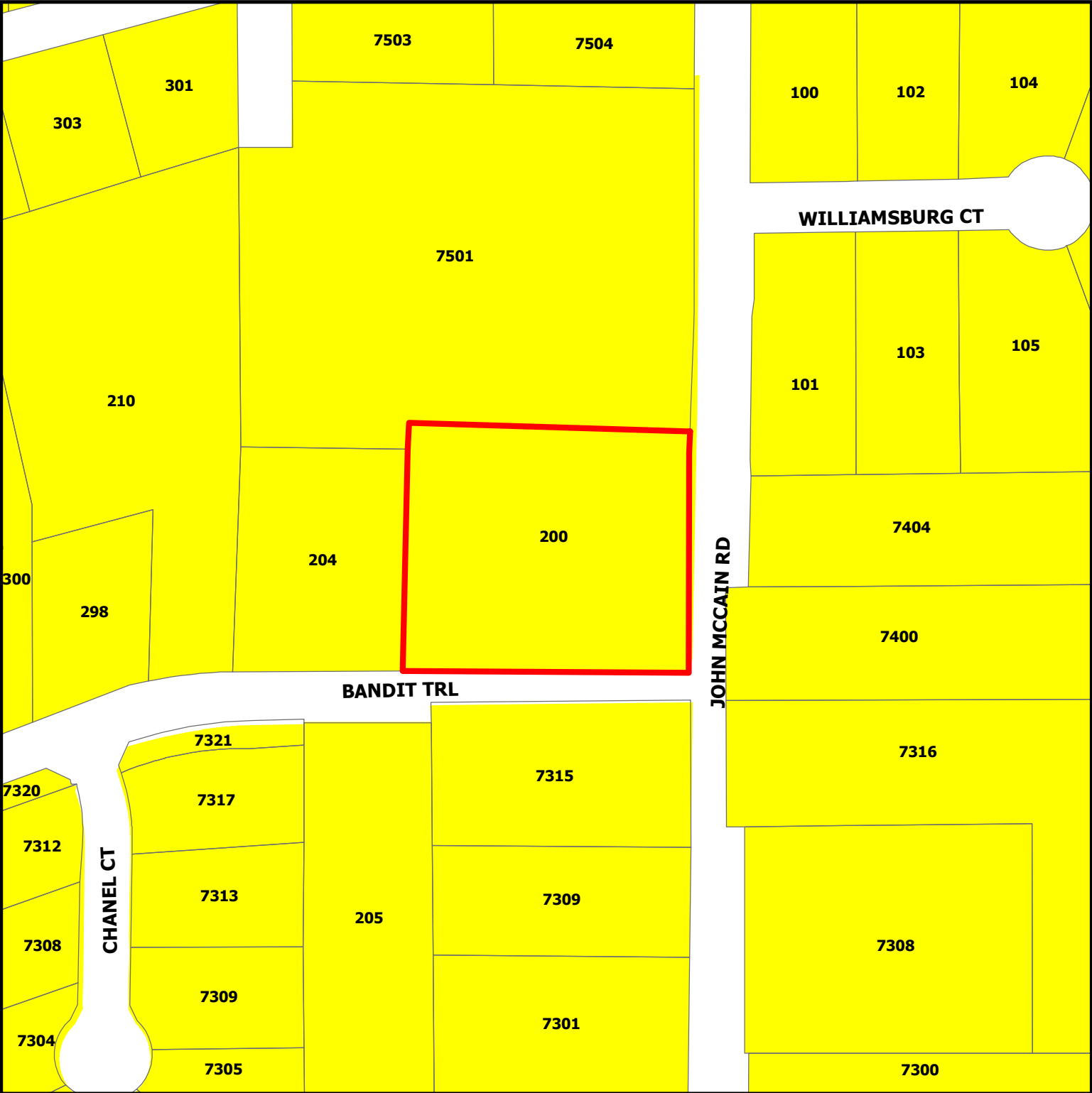


Subject Property



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Future Land Use Map

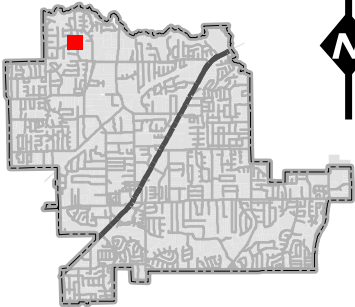


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ZC18-005

200 Bandit Trail

 Subject Property



Zoning Exhibit

FIELD NOTE DESCRIPTION

ALL that certain tract or parcel of land situated in the M. M. FREEMAN SURVEY, ABSTRACT NO. 533 in the City of Colleyville, Tarrant County, Texas and being Lot 2R, Block 1, FALCON POINT ADDITION, to the City of Colleyville, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 10848, Plat Records, Tarrant County, Texas and also being that same tract as described in the Deed of Trust to Bryan P. Healey and Jennifer S. Healey as recorded in Instrument 0213007477, 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 (CM) at the intersection of the westerly right-of-way line of John McCain Road (a variable width right-of-way) and the northerly right-of-way line of Bandit Trail (a variable width right-of-way);

THENCE North 89 degrees 37 minutes 02 seconds West with the southerly right-of-way line of said Bandit Trail, 310.60 feet to a 1/2 inch steel rod found (CH) for the southwest corner of said Lot 2R;

THENCE North 02 degrees 10 minutes 06 seconds East departing said southerly right-of-way line and with the westerly boundary line of said Lot 2R, 222.30 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" found for the northeast corner of Lot 3, Block 1, Falcon Point Addition, an Addition to the City of Colleyville, Tarrant County, Texas as recorded in Cabinet A, Slide 1173 of said Plat Records;

THENCE North 02 degrees 36 minutes 24 seconds East continuing with said westerly boundary line, 27.98 feet to a 4"x4" fence post found for the northwest corner of said Lot 2R;

THENCE South 88 degrees 37 minutes 34 seconds East with the northerly boundary line of said Lot 2R, 301.30 feet to a 5/8 inch steel rod found for the northeast corner of said Lot 2R, also being in the said westerly right-of-way line of John McCain Road;

THENCE South 01 degrees 36 minutes 15 seconds West with said westerly right-of-way line and with the easterly boundary line of said Lot 2R, 23.14 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" found;

THENCE South 00 degrees 06 minutes 41 seconds East continuing with said westerly right-of-way line and said easterly boundary line of said Lot 2R, 221.82 feet to the PLACE OF BEGINNING and containing 1.738 acres of land, more or less.

Zoning Exhibit Showing

PROPOSED LOTS 2R1 AND 2R2, BLOCK 1, FALCON POINT ADDITION, an Addition to the City of Colleyville, Tarrant County, Texas

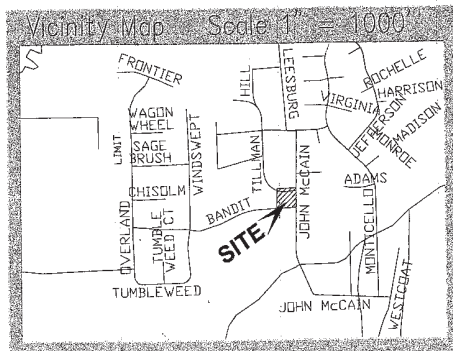
BEING A REPLAT OF LOT 2R, BLOCK 1, FALCON POINT ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS AS RECORDED IN CABINET A, SLIDE 10848, PLAT RECORDS, TARRANT COUNTY, TEXAS.

SITUATED IN THE
M. M. FREEMAN SURVEY, ABSTRACT NO 533,
TARRANT COUNTY, TEXAS

CONTAINING - 1.738 ACRES - 75,698 SQ. FT. +/-
"ZONING EXHIBIT FOR ZONING CHANGE REQUEST FROM R-40 TO R-30"

CONTROL SOURCE

COORDINATE DATA AND BEARING SOURCE SHOWN HEREON IS BASED ON THE NATIONAL GEODETIC SURVEY - (GPS/GNIS) ONLINE POSITIONING USER SERVICE, NATIONAL CONTROL NETWORK DATA 1983. THIS DATA IS RELATIVE TO THE TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL TEXAS ZONE, UTILIZING OPUS/GPS MONUMENTS NOS 4200, 4201 AND 4202 FOR BEARING CONTROL. COMBINED SCALE FACTOR IS 0.99994830 AND THE CONVERGENCE ANGLE IS +00 DEGREES 43 MINUTES 32.88 SECONDS. ALL DISTANCES AND COORDINATES SHOWN ARE BASED ON FEET - US DEFINITION.



NOTES

- 1) (CM) - REPRESENTS CONTROL MONUMENT
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ABSTRACT OF THE PROPERTY.
- 3) THE SOLE PURPOSE OF THIS MINOR PLAT IS TO CREATE A NEW LOT.
- 4) THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 5) TOPOGRAPHY BASED ON CITY OF COLLEYVILLE BENCHMARKS LIST.

LEGEND

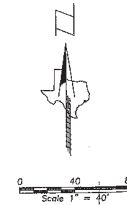
- FOUND STEEL ROD
- SET CAPPED STEEL ROD
- CROSS CUT IN CONCRETE
- FOUND STEEL PIPE
- FOUND BOREHOLE STAKE

OWNER / APPLICANT

LOT 2R
BRYAN P. AND JENNIFER S. HEALEY
1205 CORDILLERA TRACE
BOERNE, TEXAS 78005
ATTN: BRYAN HEALEY
682-888-6955
E-MAIL: bryanhealey@yahoo.com

SURVEYOR / PREPARER

PRISM SURVEYS, INC.
1533 BELL DRIVE
HURST, TEXAS 76053
817-540-8048 OR 817-268-2211
FAX: 817-268-1148
CONTACT: JOHN W. MORGAN
E-MAIL: john@prism-surveys.com



PRISM SURVEYS, INC.

SUCCESSORS TO MOAK SURVEYS, INC.

COMMERCIAL, RESIDENTIAL, BOUNDARY, INVESTIGATIVE, TOPOGRAPHIC, TITLE SURVEYS, PLATTING AND CONSTRUCTION STAKING
Firm No. 101325-00
3533 BELL DRIVE
HURST, TEXAS, 76053
(817) 540-8048 OR (817) 268-2211

Aerial Map

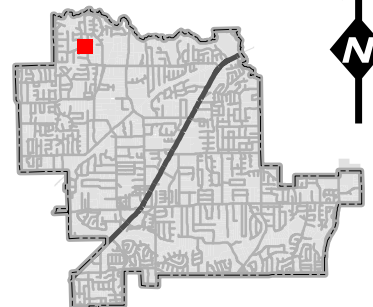


PC18-001

200 Bandit Trail



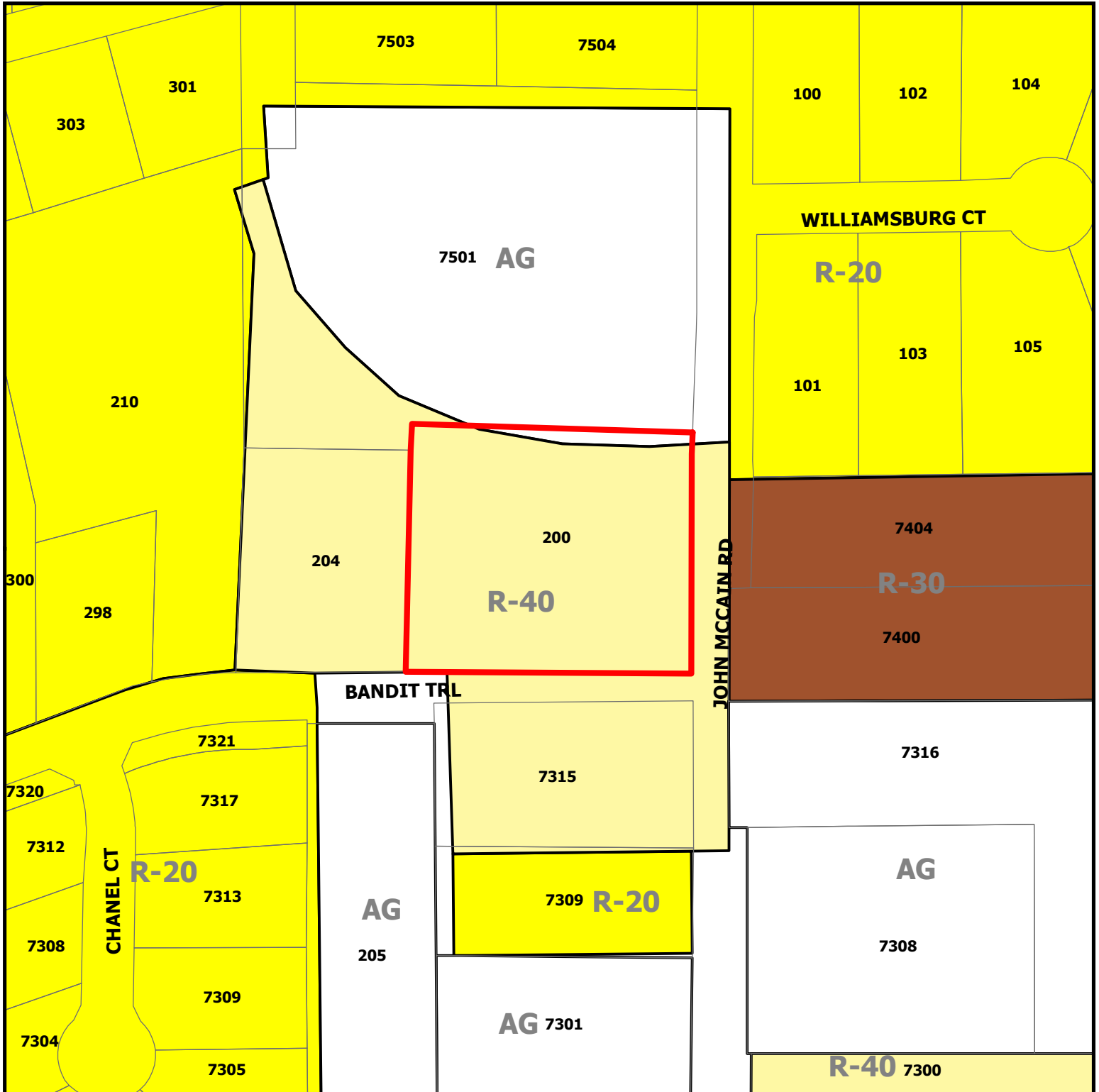
Subject Property



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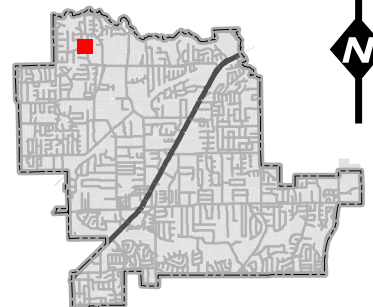
Zoning Map



PC18-001
200 Bandit Trail

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 Subject Property



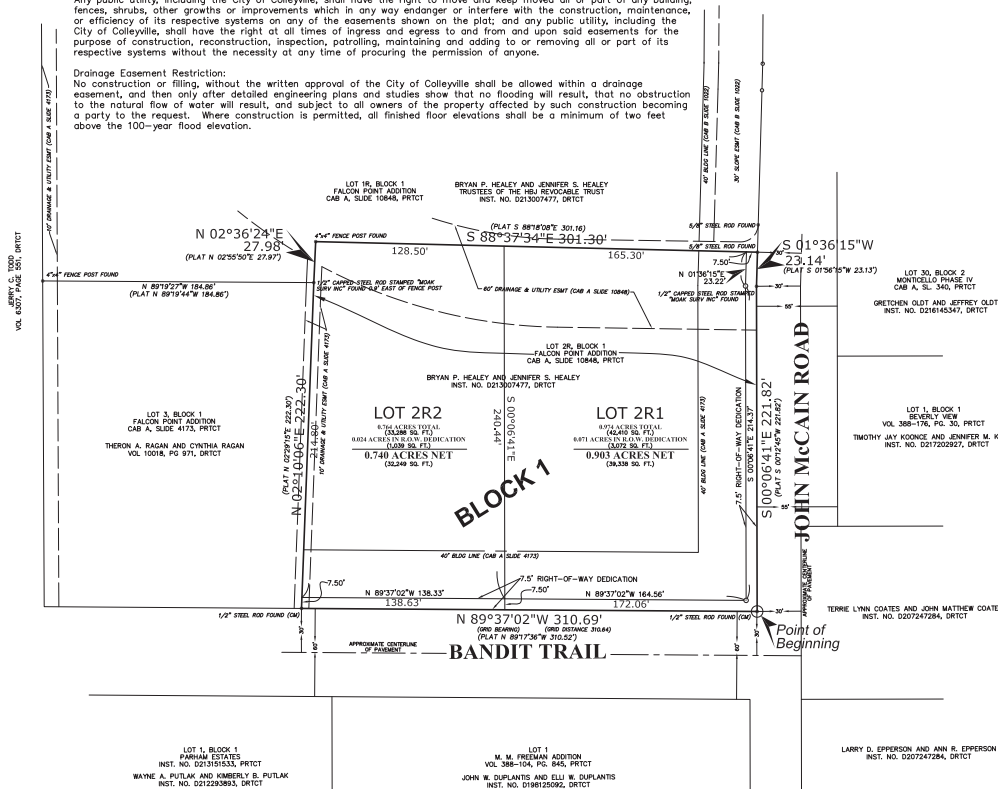
Plat Exhibit

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 of any time of procuring the permission of anyone.

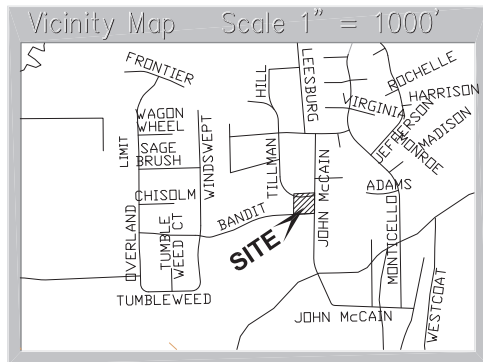
Drainage Easement Restriction:

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.



CONTROL SOURCE

COORDINATE DATA AND BEARING SOURCE SHOWN HEREON IS BASED ON THE NATIONAL GEODETIC SURVEY - (GPS/OPUS) ONLINE POSITIONING USER SERVICE, NATIONAL CONTROL NETWORK DATA 1983. THIS DATA IS RELATIVE TO THE TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL TEXAS ZONE, UTILIZING OPUS/GPS MONUMENTS NO'S tmo, tse and zfw1 FOR BEARING CONTROL. COMBINED SCALE FACTOR IS 0.99984830 AND THE CONVERGENCE ANGLE IS +00 DEGREES 43 MINUTES 32.88 SECONDS. ALL DISTANCES AND COORDINATES SHOWN ARE BASED ON FEET - US DEFINITION.



NOTES

- (CM) - REPRESENTS CONTROL MONUMENT
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ABSTRACT OF THE PROPERTY.
- THE SOLE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS OUT OF ONE.
- THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

FLOOD NOTE

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 48499C005 K (revised September 25, 2009), the tract described hereon does not appear to lie within Flood Zone AE (special flood hazard areas inundated by 100-year flood, base flood elevations determined). Said tract does appear to lie within Zone X-unshaded (areas determined 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 location of said tract and is not based on a flood study performed by Prism Surveys, Inc.

LEGEND

- FOUND STEEL ROD
- SET CAPPED STEEL ROD
- CROSS CUT IN CONCRETE
- FOUND STEEL PIPE
- FOUND BOIS D'ARC STAKE



Planning and Zoning Commission Approval

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2018, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

City Council Approval

WHEREAS The City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2018, to approve this Plat.

Mayor, City of Colleyville

Attest: City Secretary

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.

John W. Morgan, R.P.L.S., No. 5488

OWNER / APPLICANT
LOT 2R
BRYAN P. HEALEY AND JENNIFER S. HEALEY
1205 CORDILLERA TRACE
BOERNE, TEXAS, 78006
ATTN: BRYAN HEALEY
682-888-6595

SURVEYOR / PREPARER
PRISM SURVEYS, INC.
3533 BELL DRIVE
HURST, TEXAS 76053
817-540-8048 OR 817-268-2211
FAX - 817-283-1148
CONTACT: JOHN W. MORGAN
E-MAIL: john@prism-surveys.com

STATE OF TEXAS §

OWNERS' ACKNOWLEDGEMENT AND DEDICATION

COUNTY OF TARRANT §

WHEREAS Bryan P. Healey and Jennifer S. Healey are the sole owners of the following described tract of land to wit:

ALL that certain tract or parcel of land situated in the M. M. FREEMAN SURVEY, ABSTRACT NO. 533 in the City of Colleyville, Tarrant County, Texas and being Lot 2R, Block 1, FALCON POINT ADDITION, to the City of Colleyville, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 10848, Plat Records, Tarrant County, Texas and also being that same tract as described in the Deed of Trust to Bryan P. Healey and Jennifer S. Healey as recorded in Instrument 0213007477, 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 (CM) at the intersection of the westerly right-of-way line of John McCain Road (a variable width right-of-way) and the northerly right-of-way line Bandit Trail (a variable width right-of-way);

THENCE North 89 degrees 37 minutes 02 seconds West with the southerly right-of-way line of said Bandit Trail, 310.69 feet to a 1/2 inch steel rod found (CM) for the southwest corner of said Lot 2R;

THENCE North 02 degrees 10 minutes 06 seconds East departing said southerly right-of-way line and with the westerly boundary line of said Lot 2R, 222.30 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" found for the northeast corner of Lot 3, Block 1, Falcon Point Addition, an Addition to the City of Colleyville, Tarrant County, Texas as recorded in Cabinet A, Slide 4173 of said Plat Records;

THENCE North 02 degrees 36 minutes 24 seconds East continuing with said westerly boundary line, 27.98 feet to a 4"x 4" fence post found for the northeast corner of said Lot 2R;

THENCE South 88 degrees 37 minutes 34 seconds East with the northerly boundary line of said Lot 2R, 301.30 feet to a 5/8 inch steel rod found for the northeast corner of said Lot 2R, also being in the said westerly right-of-way line of John McCain Road;

THENCE South 01 degrees 36 minutes 15 seconds West with said westerly right-of-way line and with the easterly boundary line of said Lot 2R, 214.34 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" found;

THENCE South 00 degrees 06 minutes 41 seconds East continuing with said westerly right-of-way line and said easterly boundary line of said Lot 2R, 221.82 feet to the PLACE OF BEGINNING and containing 1.738 acres of land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That we, Bryan P. Healey and Jennifer S. Healey do hereby adopt this plat designating the hereinabove described property as LOTS 2R1 and 2R2, BLOCK 1, FALCON POINT ADDITION, to the City of Colleyville, Tarrant County, Texas and do hereby dedicate fee simple to the public: use forever all streets, rights-of-way and alleys shown 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 _____, 2018

Bryan P. Healey

Jennifer S. Healey

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared Bryan P. Healey and Jennifer S. Healey 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 _____, 2018

Notary Public in and for the State of Texas

REPLAT SHOWING

LOTS 2R1 AND 2R2, BLOCK 1, FALCON POINT ADDITION, an Addition to the City of Colleyville, Tarrant County, Texas

BEING A REPLAT OF LOT 2R, BLOCK 1, FALCON POINT ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS AS RECORDED IN CABINET A, SLIDE 10848, PLAT RECORDS, TARRANT COUNTY, TEXAS.

SITUATED IN THE

M. M. FREEMAN SURVEY, ABSTRACT NO 533, TARRANT COUNTY, TEXAS

CONTAINING - 1.738 ACRES - 75,698 SQ. FT. +/-

CURRENT ZONING - R-30

PRISM SURVEYS, INC.
SUCCESSORS TO MOAK SURVEYS, INC.

COMMERCIAL, RESIDENTIAL, BOUNDARY, INVESTIGATIVE, TOPOGRAPHIC, TITLE SURVEYS, PLATTING AND CONSTRUCTION STAKING
Firm No. 101325-00
3533 BELL DRIVE
HURST, TEXAS, 76053
(817) 540-8048 OR (817) 268-2211

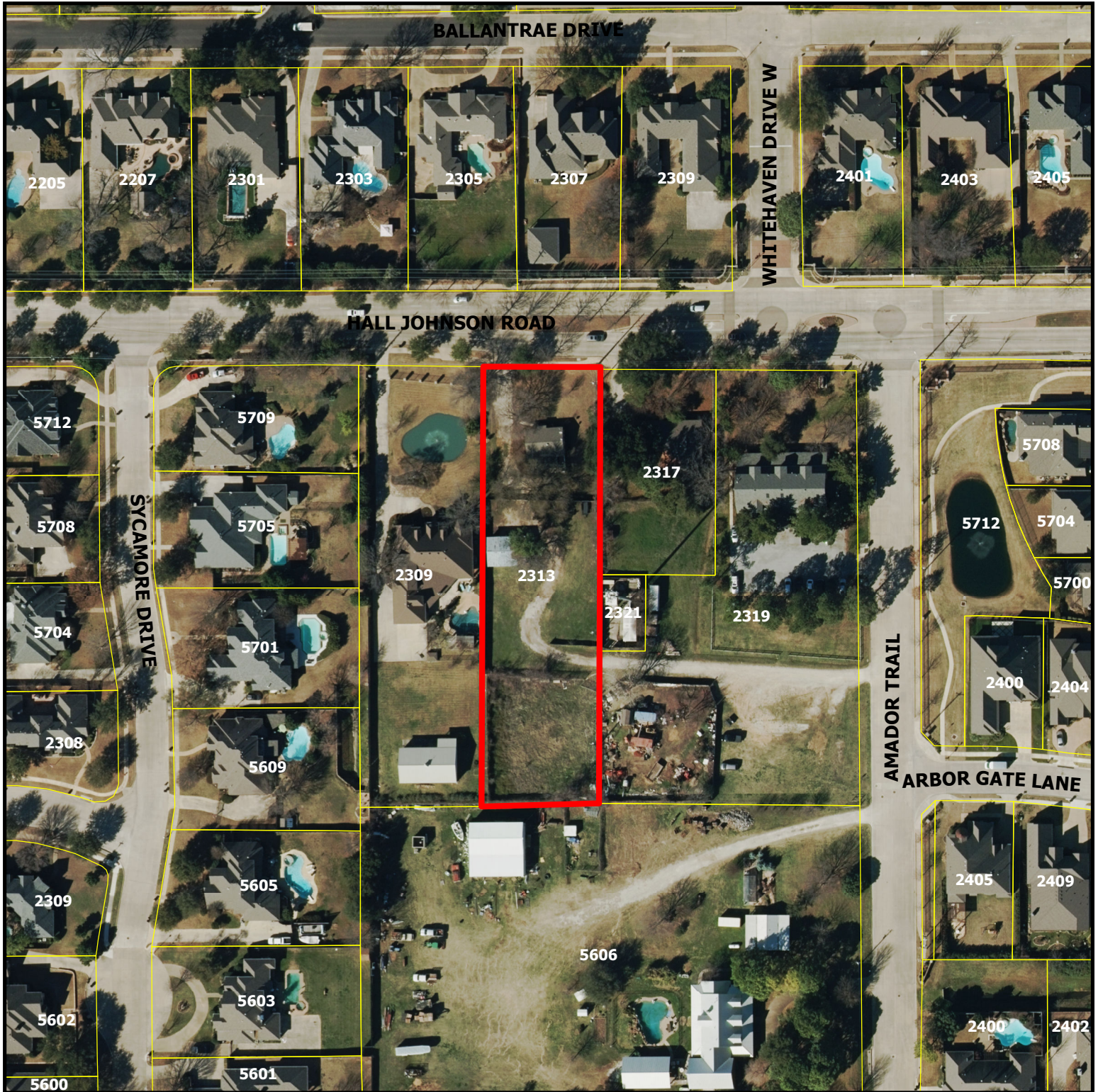


This Plat Filed by Instrument No. _____ Tarrant County Plat Records, Date _____

RECORDED - FEBRUARY 20, 2018 SCALE: 1" = 40' / DECEMBER 7, 2017 / DRAWN BY: JMM / COOR. FILE: 17-0882 / PROJECT NO: 17-0882

SHEET 1 of 1

Aerial Map

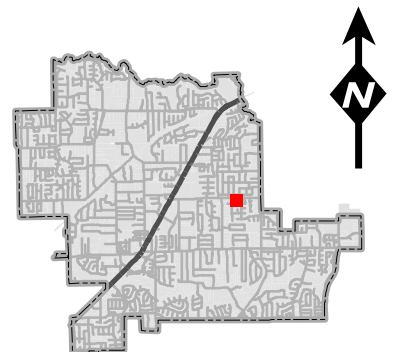


ZC18-007

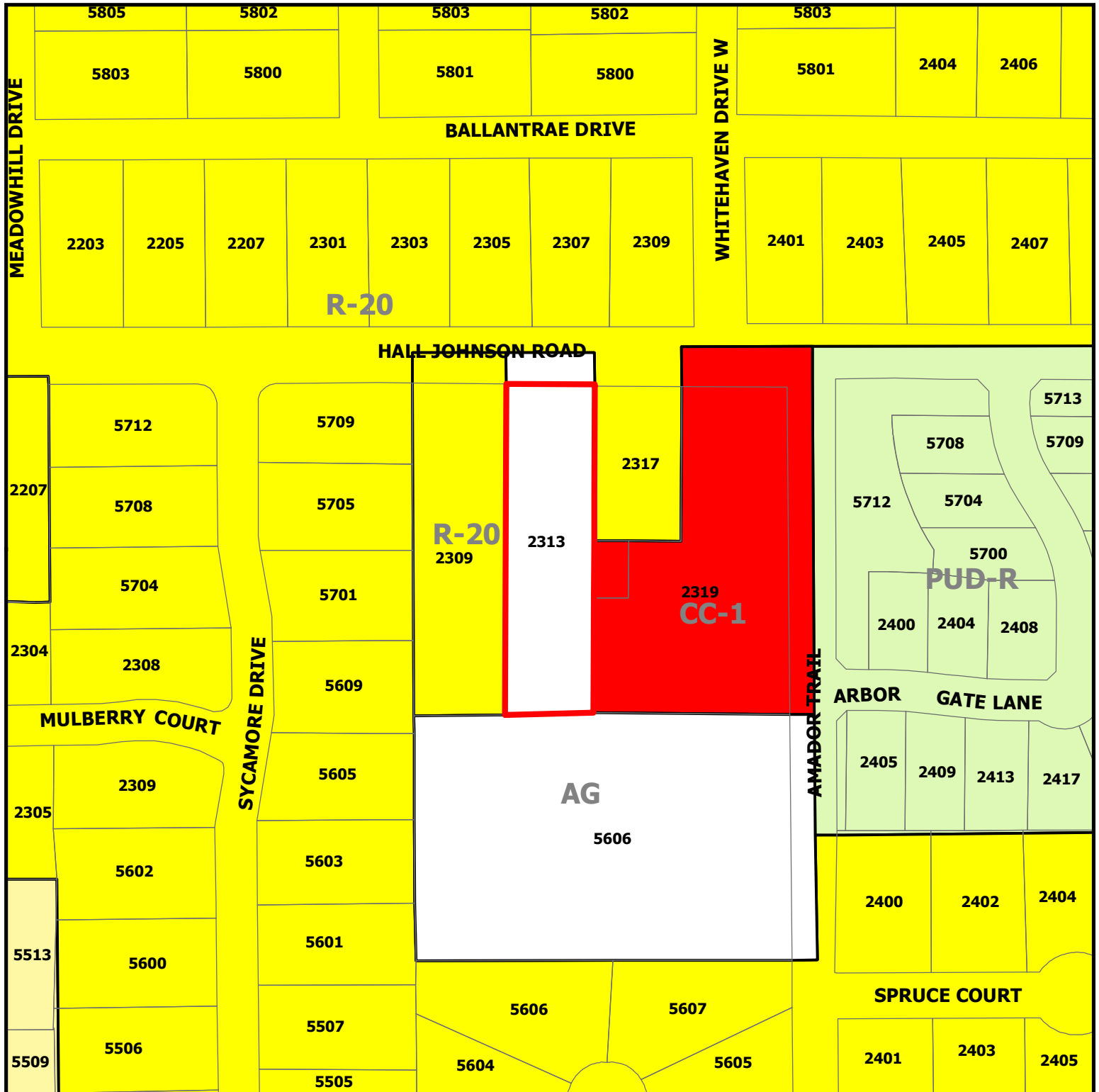
2313 Hall Johnson Road

DISCLAIMER:
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 Subject Property



Zoning Map

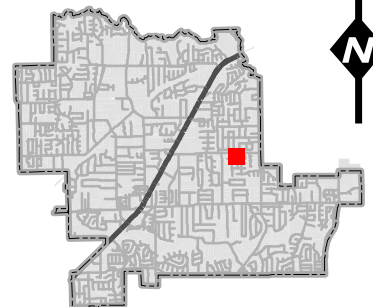


ZC18-007

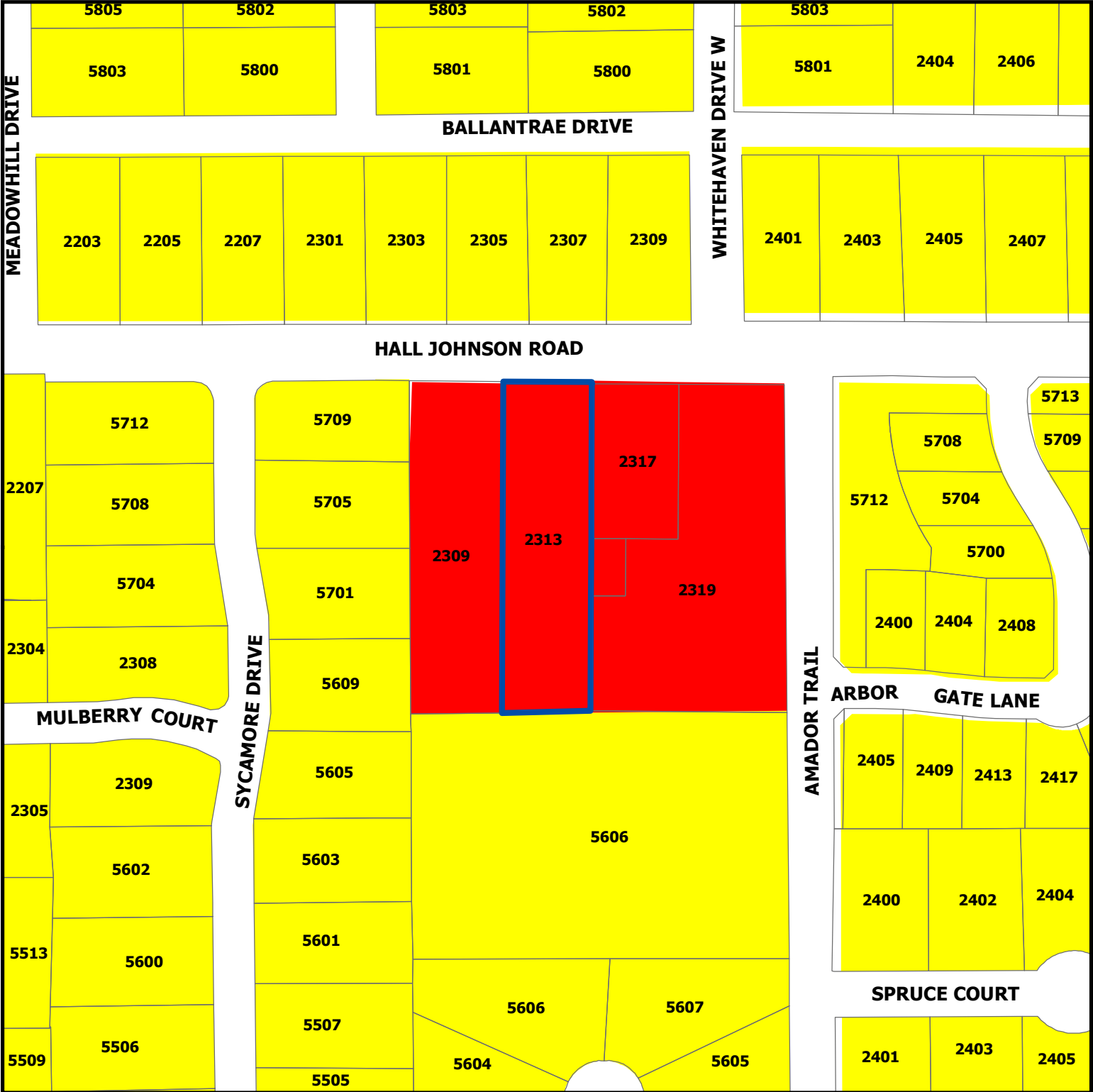
2313 Hall Johnson Road

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 Subject Property



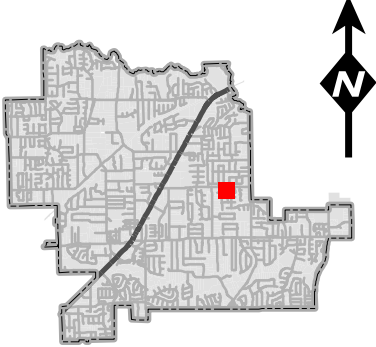
Future Land Use Map



ZC18-007

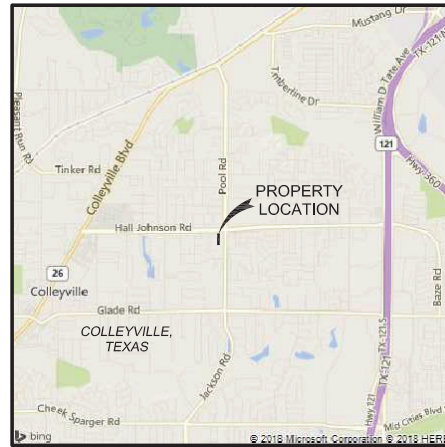
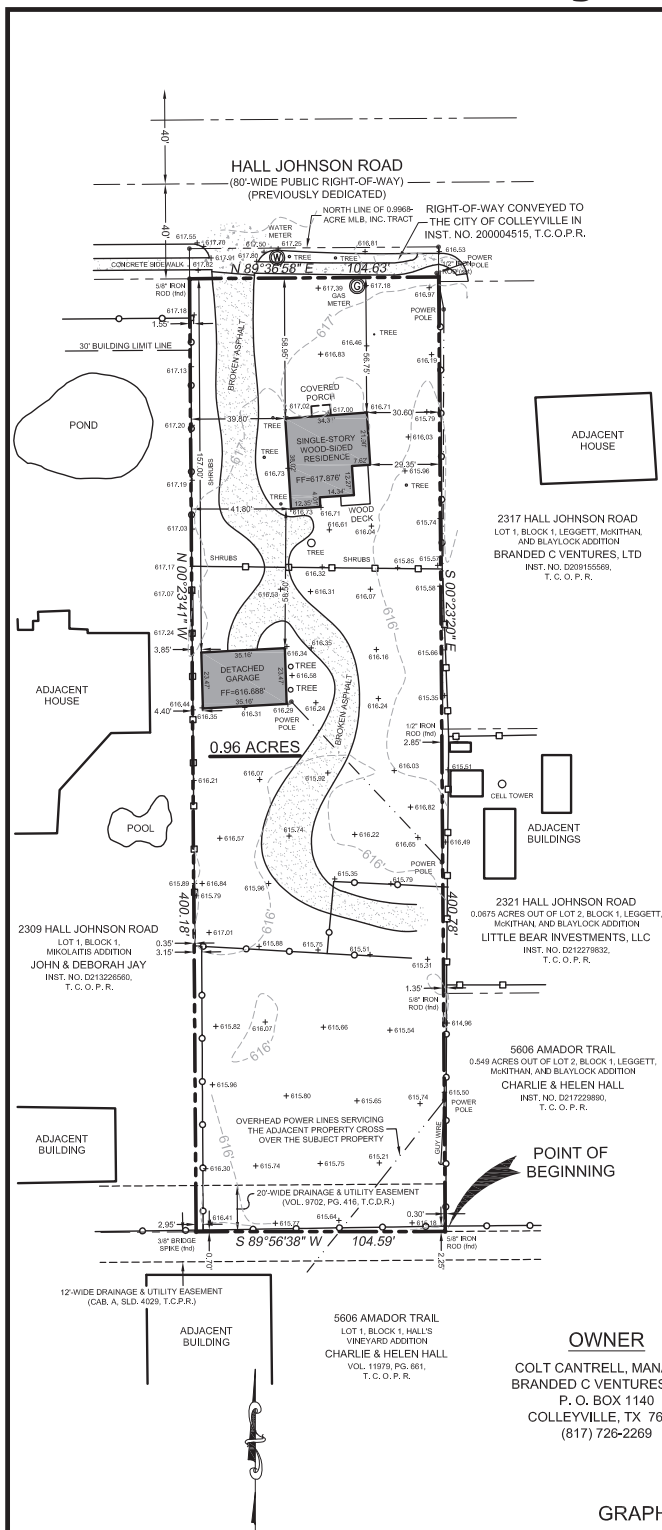
2313 Hall Johnson Road

-  Subject Property
-  Residential
-  Commercial



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Zoning Exhibit



LOCATION MAP

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LEGAL DESCRIPTION

A 0.96-acre tract out of the S. C. H. Whitten Survey, Abstract No. 1619, Tarrant County, Texas, and out of that certain 4.805-acre tract deeded to Chandler Cantrell Properties from Gary Cantrell, et al, in September, 1993, as recorded in Volume 11255, Page 168, Tarrant County Deed Records, said 0.96-acre tract being all of said Chandler Cantrell Properties tract SAVE AND EXCEPT that certain 0.031-acre tract deeded to the City of Colleyville, Texas, from Chandler Cantrell Properties in December, 1999, said 0.96-acre tract also being all of the grantor's interest in that certain tract called "Tract 2" in deed to Branded C Ventures, Ltd., from Glade Family, Ltd., in June, 2009, as recorded in Instrument No. D209155569, Tarrant County Official Public Records, and being more specifically described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found on the north line of Lot 1, Block 1, Hall's Vineyard Addition, an addition to the City of Colleyville, Texas, as recorded in Cabinet A, Slide 4029, Tarrant County Plat Records, lying NORTH 2,233.19 feet and WEST 239.00 feet from the southeast corner of said Whitten Survey, said iron rod being the southeast corner of said Branded C Ventures tract and the southwest corner of Lot 2, Block 1, Leggett, McKithan, and Blaylock Addition, as addition to the City of Colleyville, Texas, as recorded in Volume 388-138, Page 38, Tarrant County Plat Records, for the southeast corner and POINT OF BEGINNING of this tract;

THENCE SOUTH 89°56'38" WEST 104.59 feet along the south line of said Branded C Ventures tract and the north line of said Lot 1, Block 1, Hall's Vineyard Addition to a 3/8-inch bridge spike found at the southwest corner of said Branded C Ventures tract and the southeast corner of Lot 1, Block 1, Mikolaitis Addition, an addition to the City of Colleyville, Texas, as recorded in Cabinet A, Slide 7526, Tarrant County Plat Records, for the southwest corner of this tract;

THENCE leaving the north line of said Lot 1, Block 1, Hall's Vineyard Addition, NORTH 00°23'41" WEST 400.18 feet along the west line of said Branded C Ventures tract and the east line of said Lot 1, Block 1, Mikolaitis Addition to a 5/8-inch iron rod found on the southeast corner of said Whitten Survey, said iron rod being the northeast corner of said Branded C Ventures tract and the northeast corner of said Lot 1, Block 1, Mikolaitis Addition for the northeast corner of this tract;

THENCE NORTH 89°36'58" EAST 104.63 feet along the north line of said Branded C Ventures tract and the south right-of-way line of said Hall Johnson Road to a point being the northeast corner of said Branded C Ventures tract and an angle point in the south right-of-way line of said Hall Johnson Road for the northeast corner of this tract;

THENCE SOUTH 00°23'20" EAST, at 1.87 feet pass the northwest corner of Lot 1 of said Block 1, Leggett, McKithan, and Blaylock Addition, at 189.83 feet pass a 1/2-inch iron rod found at the southeast corner of said Lot 1 and the northwest corner of said Lot 2, Block 1, Leggett, McKithan, and Blaylock Addition, and continuing for a total distance of 400.78 feet along the east line of said Branded C Ventures tract and the west lines of said Lots 1 and 2, Block 1, Leggett, McKithan, and Blaylock Addition to the POINT OF BEGINNING, and containing 96/100 of an acre, more or less.

OWNER

COLT CANTRELL, MANAGER
BRANDED C VENTURES, LTD.
P. O. BOX 1140
COLLEYVILLE, TX 76034
(817) 726-2269

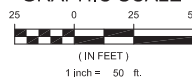
APPLICANT

RANDY PRIMROSE
5506 SYCAMORE DRIVE
COLLEYVILLE, TX 76034
(214) 500-6763

SURVEYOR

BRIAN SALTER, R.P.L.S.
SALTER ENGINEERING & SURVEYING, INC.
11401 PHEASANT CREEK DRIVE
FORT WORTH, TX 76244
(940) 723-9000

GRAPHIC SCALE



LINE LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	PRIVACY FENCE
---	OTHER FENCE
---	PLAT LOT LINES

BASIS OF BEARINGS

S 00°23'20" E FOR THE EAST
LINE OF SUBJECT PROPERTY
PER GPS OBSERVATIONS...

FLOODPLAIN INFORMATION

ALL OR PART OF THE PROPERTY SHOWN **DOES NOT** LIE
WITHIN THE 100-YEAR FLOOD HAZARD AREA AS SHOWN ON
THE FOLLOWING F.E.M.A. FLOOD INSURANCE RATE MAP:

FLOOD ZONE: ZONE X
BASE FLOOD ELEVATION: N/A
CITY / COUNTY: TARRANT COUNTY, TX
MAP PANEL NUMBER: 48439C0095K
DATE: SEPTEMBER 25, 2009

THIS FLOOD STATEMENT IS BASED ON CURRENTLY AVAILABLE INFORMATION
THAT IS SUBJECT TO CHANGE. DOES NOT IMPLY THAT THE PROPERTY AND
STRUCTURES SHOWN WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND
SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.

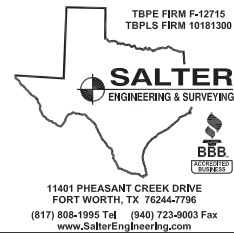
ZONING CHANGE REQUEST FROM "AGRICULTURAL" TO "R-20"

2313 HALL JOHNSON ROAD
COLLEYVILLE, TX 76034

DWG FILE 180038-Zoning.dwg

DWG SCALE 1/50

SHEET 1 OF 1



Aerial Map

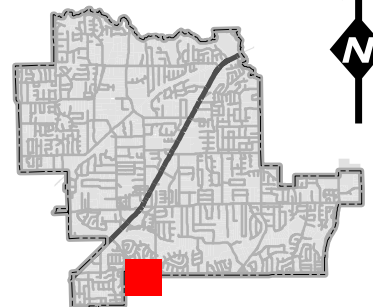


SP18-001

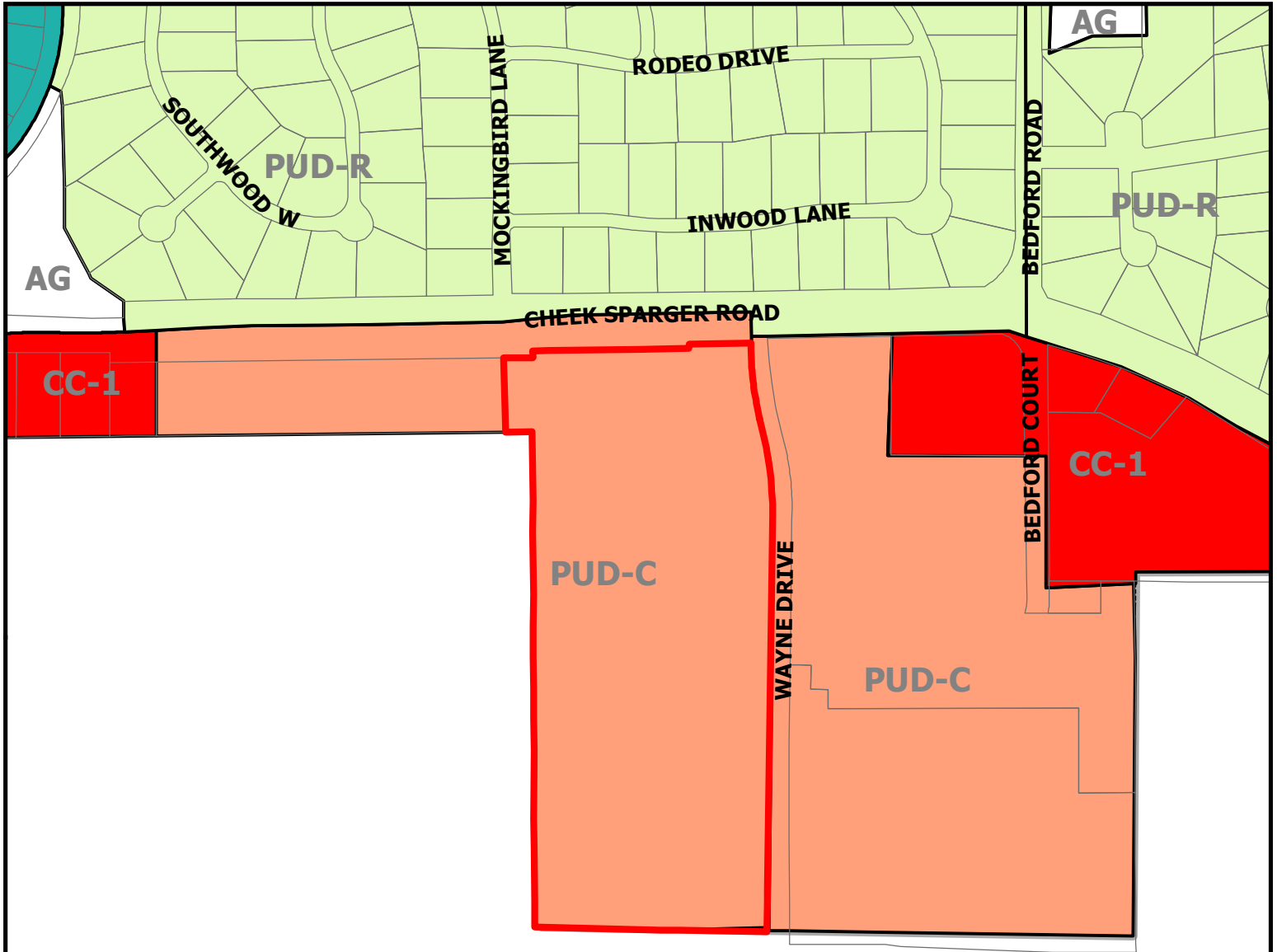
901 Cheek-Sparger Road

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 Subject Property



Zoning Map



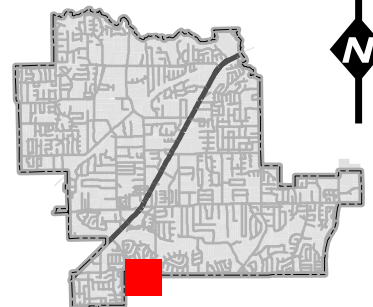
SP18-001

901 Cheek-Sparger Road

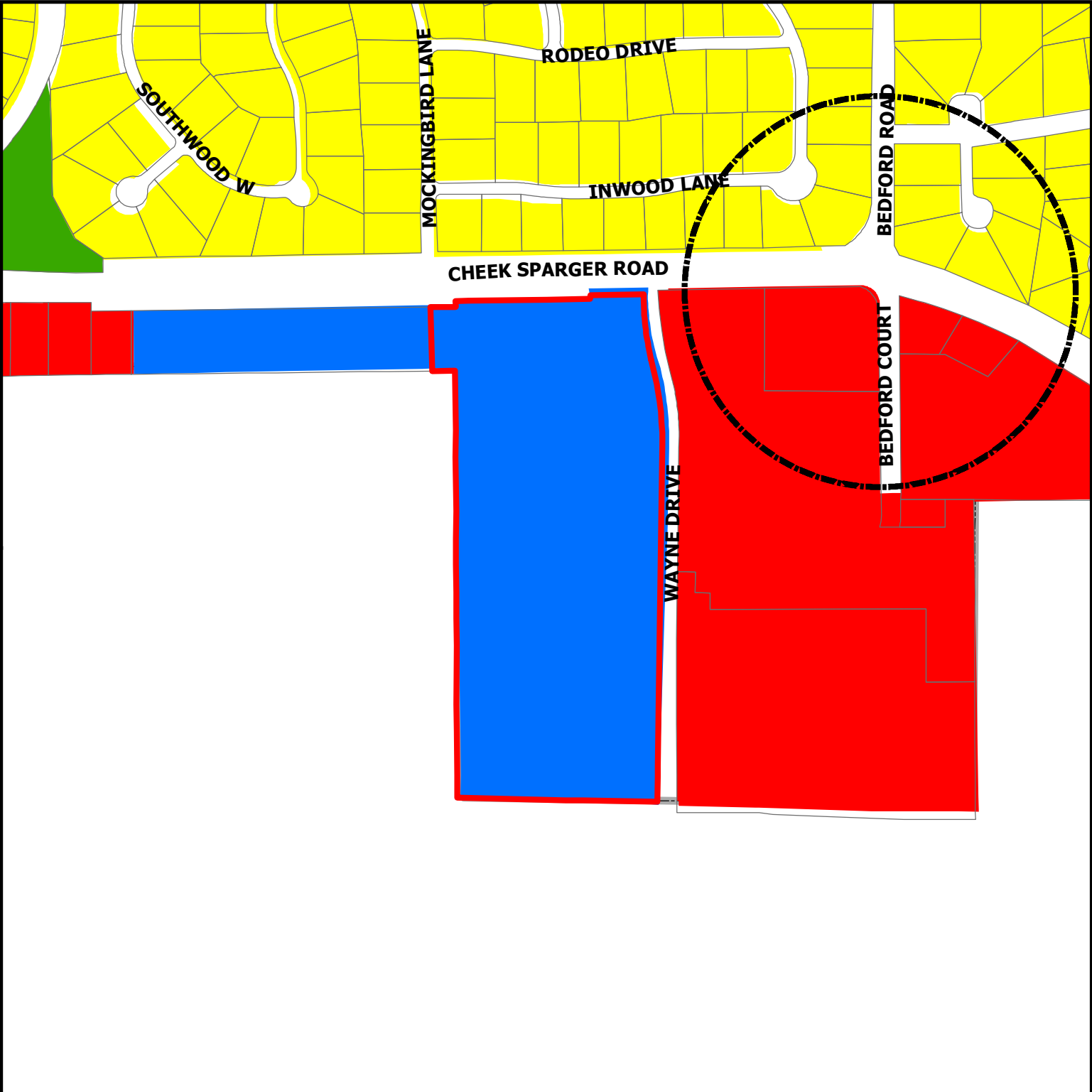
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 Subject Property



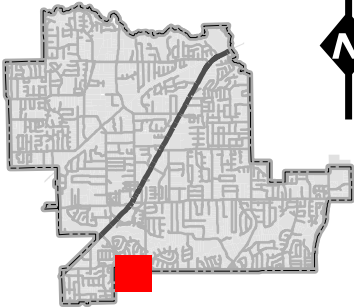
Future Land Use Map



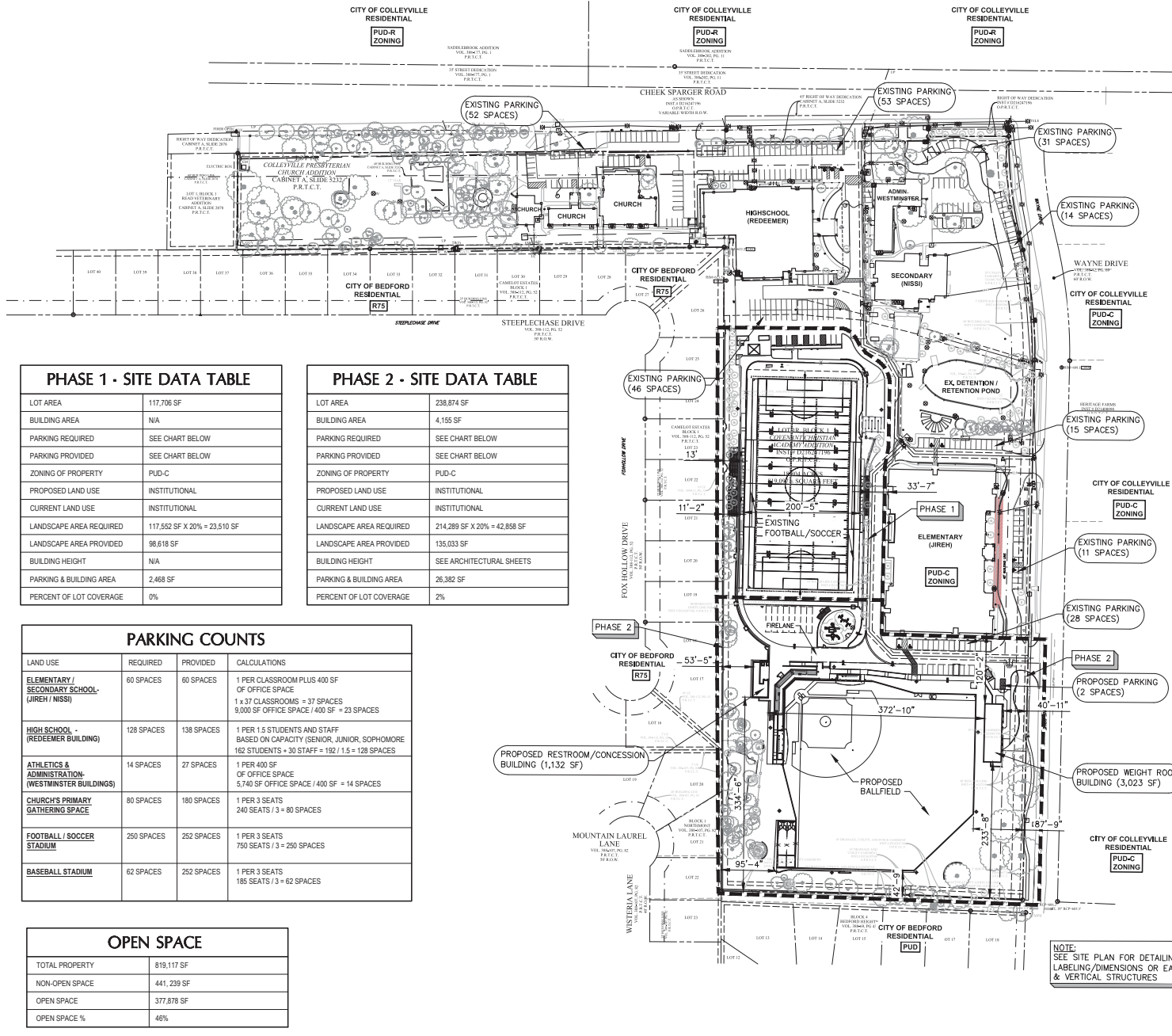
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SP18-001
901 Cheek-Sparger Road

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



Site Plan



Schrickel, Rollins and Associates, Inc.
Landscape Architecture - Civil Engineering - Planning
1951 Corporate Drive West Phone: 817-449-8276
Suite 200 Mailing: 817-449-8272
Arlington, Texas 76010 Fax: 817-449-7645

FOOTBALL / SOCCER FIELD PACKAGE
COVENANT CHRISTIAN ACADEMY
901 CHEEK SPARGER RD.
COLLEYVILLE, TEXAS 76034



3/16/2018

DATE: MARCH 16, 2018

REVISED:

STATUS: SITE PLAN SUBMITTAL

DESIGN BY: CW

DRAWN BY: CW

JOB NO. 5372

PROJECT NAME
FOOTBALL/SOCCER FIELD PACKAGE

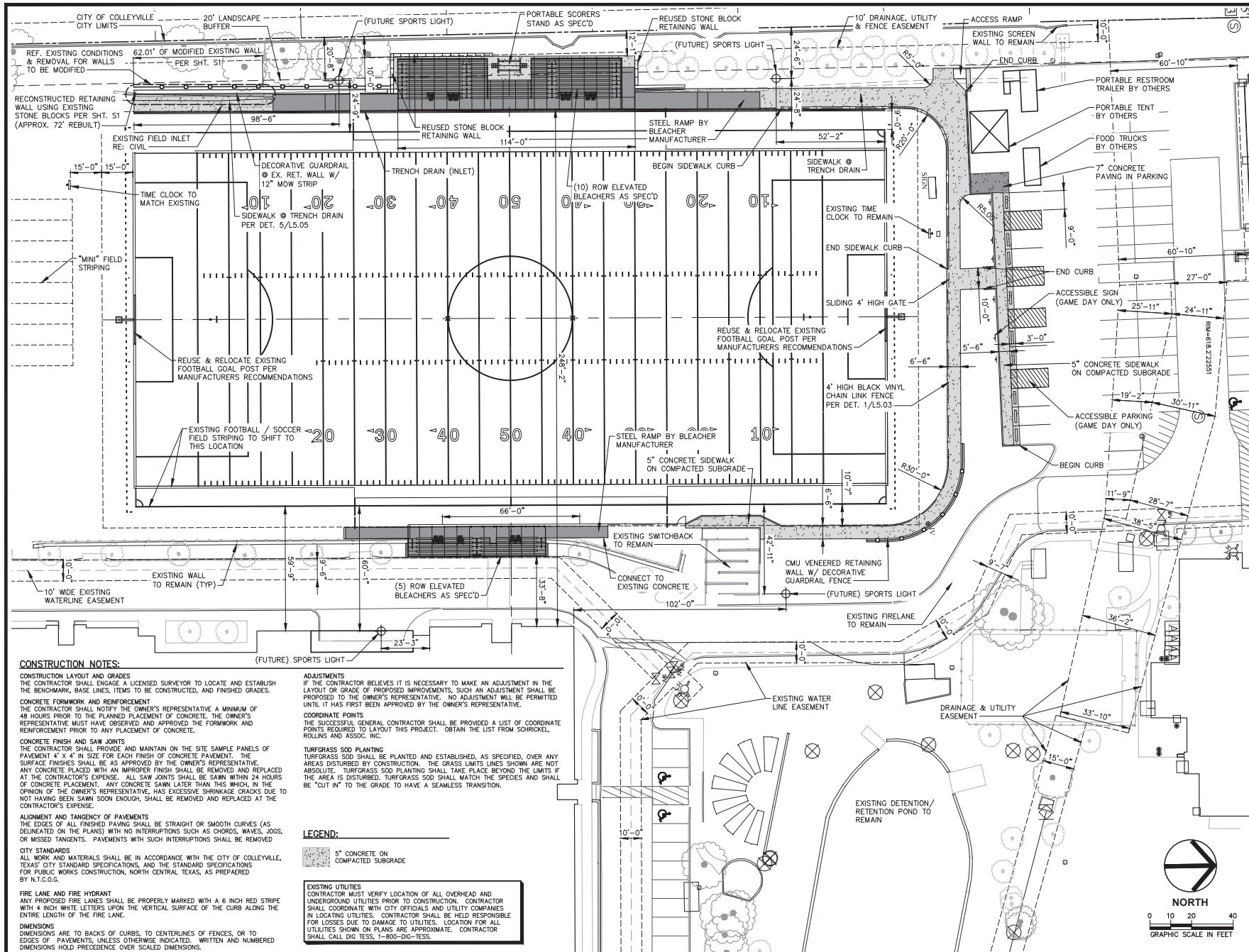
OVERALL
SITE
PLAN

BAR IS ONE INCH LONG ON ORIGINAL DRAWING.
CHECK SCALE AND ADJUST ACCORDINGLY.

SHEET NO.

L1.00

Site Plan



Schricket, Rollins and Associates, Inc.
Landscape Architecture • Civil Engineering • Planning
1161 Corporate Drive West Phone: 817/449.3216
Suite 200 Metrc: 817/440.8212
Arlington, Texas 76006 Fax: 817/449.7645

FOOTBALL / SOCCER FIELD PACKAGE
COVENANT CHRISTIAN ACADEMY
901 CHEEK SPARGER RD.
COLLEEVILLE, TEXAS 76034



3/16/2018

DATE: MARCH 16, 2018

REVISÉ:

100

STATUS:**SITE PLAN SUBMITTAL**

DESIGN BY:

CW

DRAWN BY:

CW

JOB NO.

5372

PROJECT NAME:

FOOTBALL/SOCCER FIELD PACKAGE

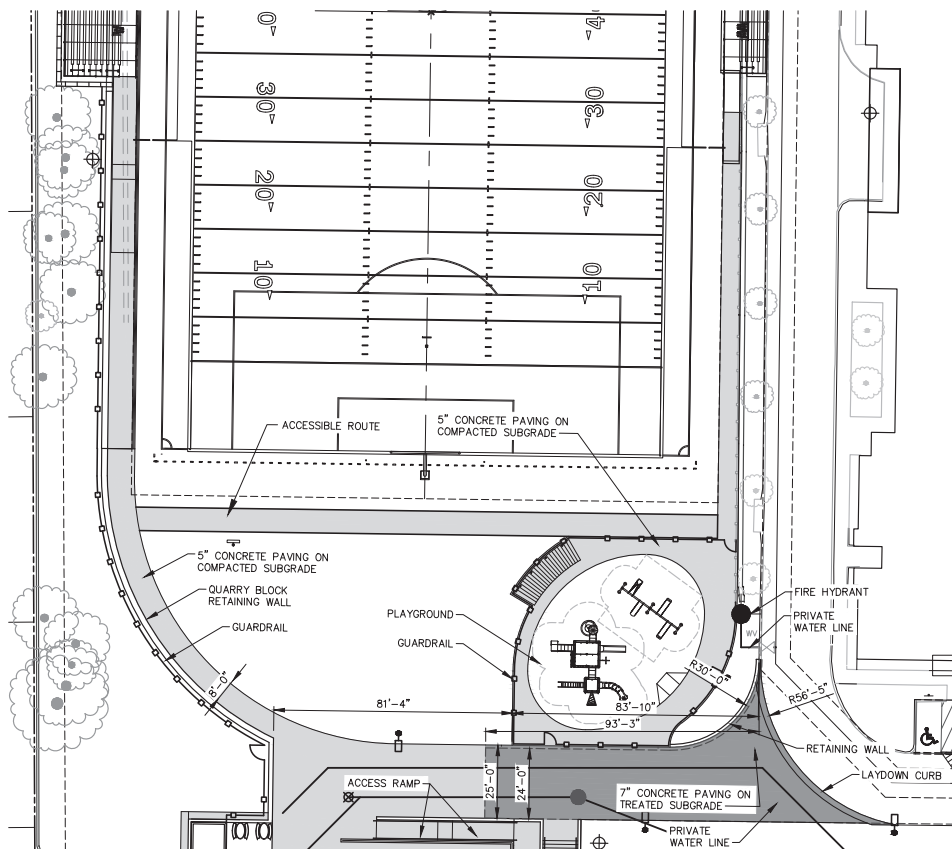
SITE PLAN

BAR IS ONE INCH LONG ON ORIGINAL DRAWING.
CHECK SCALE AND ADJUST ACCORDINGLY.

SHEET NO.

L2.01

Site Plan



LEGEND:

- 7" CONCRETE PAVING ON TREATED SUBGRADE
- 6" CONCRETE PAVING ON COMPACTED SUBGRADE
- 5" CONCRETE PAVING ON COMPACTED SUBGRADE
- SPORTS LIGHT
- PEDESTRIAN LIGHT



0 10 20 40
GRAPHIC SCALE IN FEET



Schrickel, Rollins and Associates, Inc.
Landscape Architecture - Civil Engineering - Planning
1951 Corporate Drive West Phone 817/483.2276
Suite 200 Mopac 817/483.2272
Arlington, Texas 76006 Fax 817/483.7645

Electrical Engineer
YACOGI ENGINEERING, INC.
5540 W. 140th, Suite 270
Arlington, Texas 76017
817/483.2273 FAX 817/483.4233

Architect
GHIA INC.
1300 W. Randall Mill Rd., Suite 100
Arlington, Texas 76012
817/801.7200 FAX 817/801.7208

BASEBALL FIELD PACKAGE
COVENANT CHRISTIAN ACADEMY
901 CHEEK SPANER RD. COLLEBYVILLE, TEXAS 76034



3/16/2018

DATE MARCH 16, 2018

REVISED:

STATUS: SITE PLAN SUBMITTAL

DESIGN BY: CW

DRAWN BY: CW

JOB NO. 5372

PROJECT NAME
BASEBALL PACKAGE

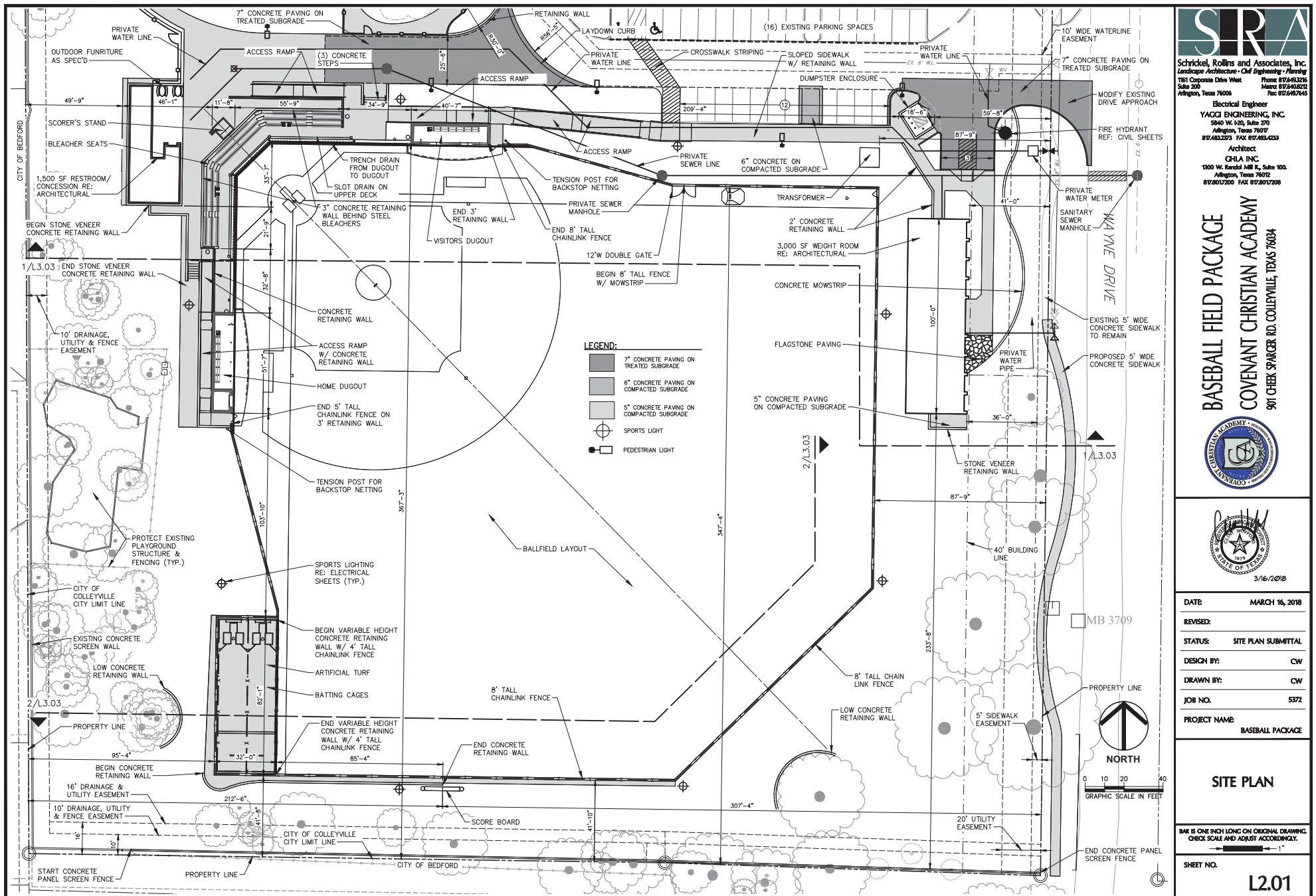
SITE PLAN
PLAYGROUND

BAR IS ONE INCH LONG ON ORIGINAL DRAWING.
CHECK SCALE AND ADJUST ACCORDINGLY.

SHEET NO.

L2.02

Site Plan



Schricket, Rollins and Associates, Inc.
Landscape Architecture • Civil Engineering • Planning
1161 Corporate Drive West Phone: 817/649.3216
Suite 200 Metro: 817/640.8212
Arlington, Texas 76006 Fax: 817/649.7645

Electrical Engineer

YAGGI ENGINEERING, INC.
5840 W. I-20, Suite 270
Arlington, Texas 76017
817.483.2373 FAX 817.483.4233

Architect

GHIA INC.
1300 W. Randol Mill R., Suite 100.
Arlington, Texas 76012
817/8017200 FAX 817/8017208

BASEBALL FIELD PACKAGE
COVENANT CHRISTIAN ACADEMY
901 CHEEK SPARGER RD. COLLEEVILLE, TEXAS 76034



3/16/2018

DATE: MARCH 16, 2018

REVISED:

STATUS: SITE PLAN SUBMITTAL

DESIGN BY: CW

DRAWN BY: CW

JOB NO. 5372

PROJECT NAME: **BASEBALL PACKAGE**

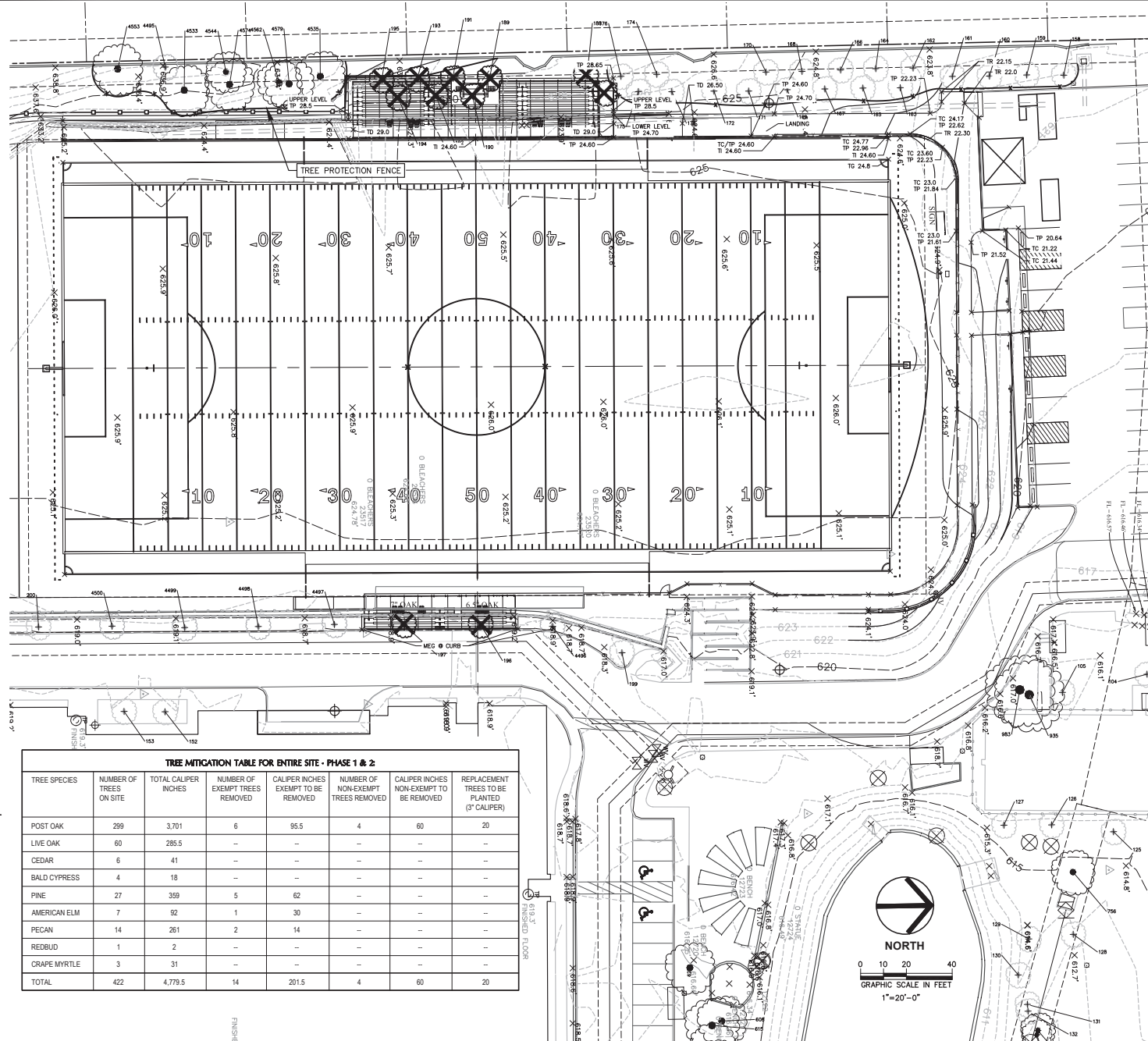
SITE PLAN

BAR IS ONE INCH LONG ON ORIGINAL DRAWING.
CHECK SCALE AND ADJUST ACCORDINGLY.

SHEET NO.

L2.01

Landscape Plan



SRA
 Schrickel, Rollins and Associates, Inc.
 Landscape Architecture - Civil Engineering - Planning
 1850 Corporate Drive West Suite 200
 Arlington, Texas 76010
 Phone 817/461-8276
 Metro 817/461-8272
 Fax 817/461-7645

FOOTBALL / SOCCER FIELD PACKAGE
 COVENANT CHRISTIAN ACADEMY
 901 CHEEK SPARGER RD.
 COLLEVILLE, TEXAS 76034



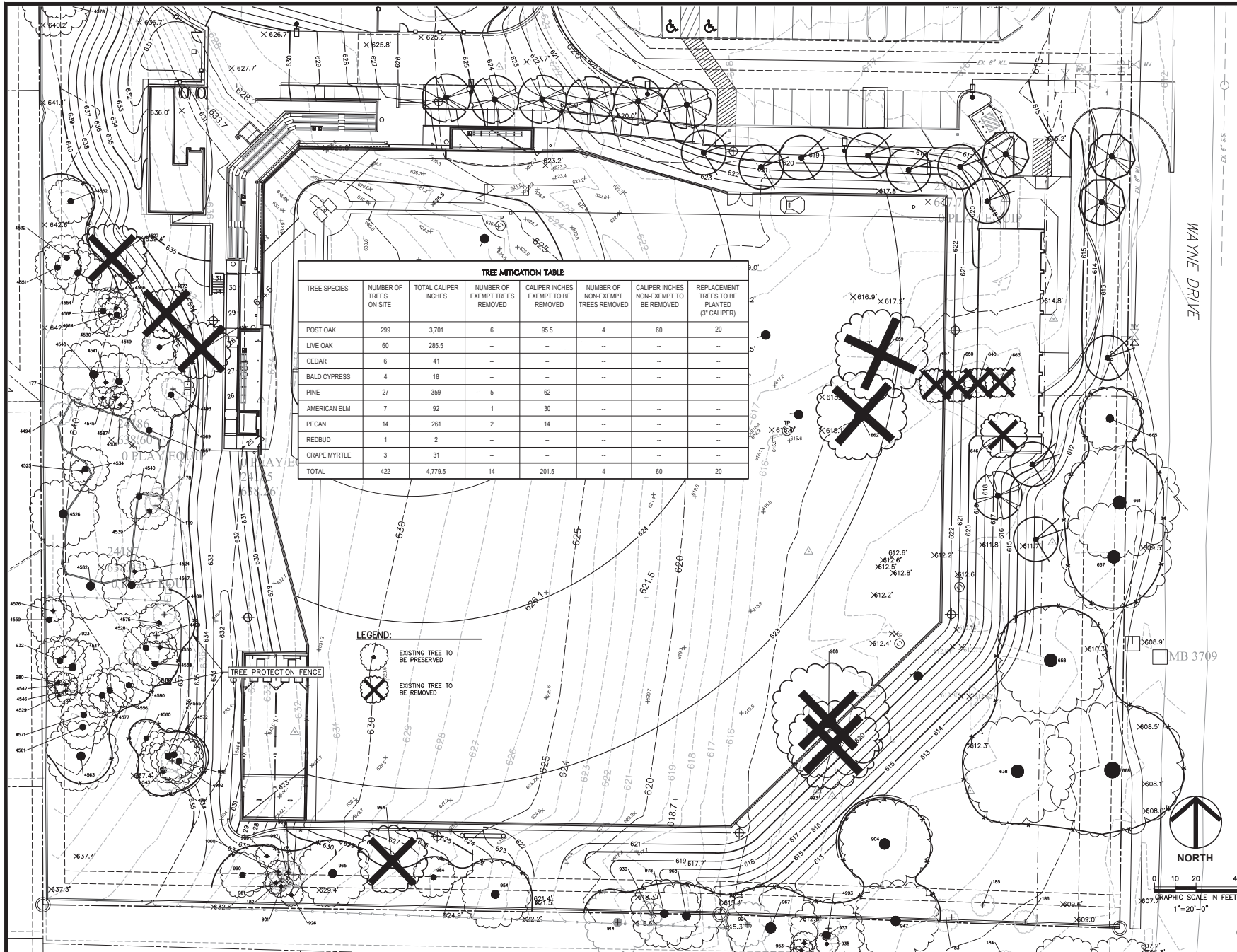
DATE: MARCH 16, 2018
 REVISED:
 STATUS: SITE PLAN SUBMITTAL
 DESIGN BY: CW
 DRAWN BY: CW
 JOB NO. 5372
 PROJECT NAME
 FOOTBALL/SOCCER FIELD PACKAGE

TREE
 PRESERVATION
 - LANDSCAPE PLAN
 PHASE 1

BAR IS ONE INCH LONG ON ORIGINAL DRAWING.
 CHECK SCALE AND ADJUST ACCORDINGLY.

SHEET NO.
 L5.04

Landscape Plan



Schrickel, Rollins and Associates, Inc.
Landscape Architecture - Civil Engineering - Planning
1951 Corporate Drive West
Suite 200
Arlington, Texas 76010
Phone: 817/461-3216
Fax: 817/461-3212

Electrical Engineer
YAOGI ENGINEERING, INC.
5840 W. 140th, Suite 270
Arlington, Texas 76017
817/463-2273 FAX 817/463-4233

Architect
GHIA INC.
1300 W. Randed Mill R., Suite 100
Arlington, Texas 76012
817/8017200 FAX 817/8017208

BASEBALL FIELD PACKAGE
COVENANT CHRISTIAN ACADEMY
901 CHEEK SPANCER RD. COLLEYSVILLE, TEXAS 76034



3/16/2016

DATE: MARCH 16, 2016
REVISED:
STATUS: SITE PLAN SUBMITTAL
DESIGN BY: CW
DRAWN BY: CW
JOB NO. 5372
PROJECT NAME: BASEBALL PACKAGE

TREE PRESERVATION - LANDSCAPE PLAN PHASE 2

BAR IS ONE INCH LONG ON ORIGINAL DRAWING. CHECK SCALE AND ADJUST ACCORDINGLY.

SHEET NO. **L5.04**