



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, April 23, 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 request for an amendment to the PUD-C on property located at 7181 Colleyville Boulevard
- 2b** Presentation and discussion of a request for a Special Use Permit to exceed the maximum number and total maximum size allowed by right for accessory buildings on property located at 6401 Westcoat Drive
- 2c** Presentation and discussion of a request for zoning change from the AG Agricultural zoning district to the R-40 Single Family Residential zoning district on property located at 411 McDonwell School Road E
- 2d** Presentation and discussion of a proposed Replat for Lot 1R, Block 1, Wood Estates Addition and Lot 1, Block 1, Westcoat Estate Addition on property located at 406 & 411 McDonwell School Rd E and 6605 Westcoat Drive
- 2e** Presentation and discussion of a request for a Special Use Permit to exceed the total maximum size allowed by right for accessory buildings and for a Servants or Caretakers Quarters on property located at 5810 Pool Road
- 2f** Presentation and discussion of a request for a zoning change from the AG Agricultural and R-20 Single Family Residential zoning districts to the AG Agricultural and R-20 Single Family Residential zoning districts on property located at 7209 & 7215 John McCain Road
- 2g** Presentation and discussion of a proposed Preliminary Plat for the Oak Creek Addition on property located at 7209 & 7215 John McCain Road
- 2h** Presentation and discussion of a request for a zoning change from the AG Agricultural zoning district to the RE Single Family 'Estate' Residential zoning district on property located at 6900 Pool Road

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards April 20, 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

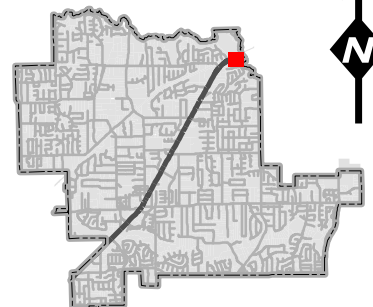


ZC18-009

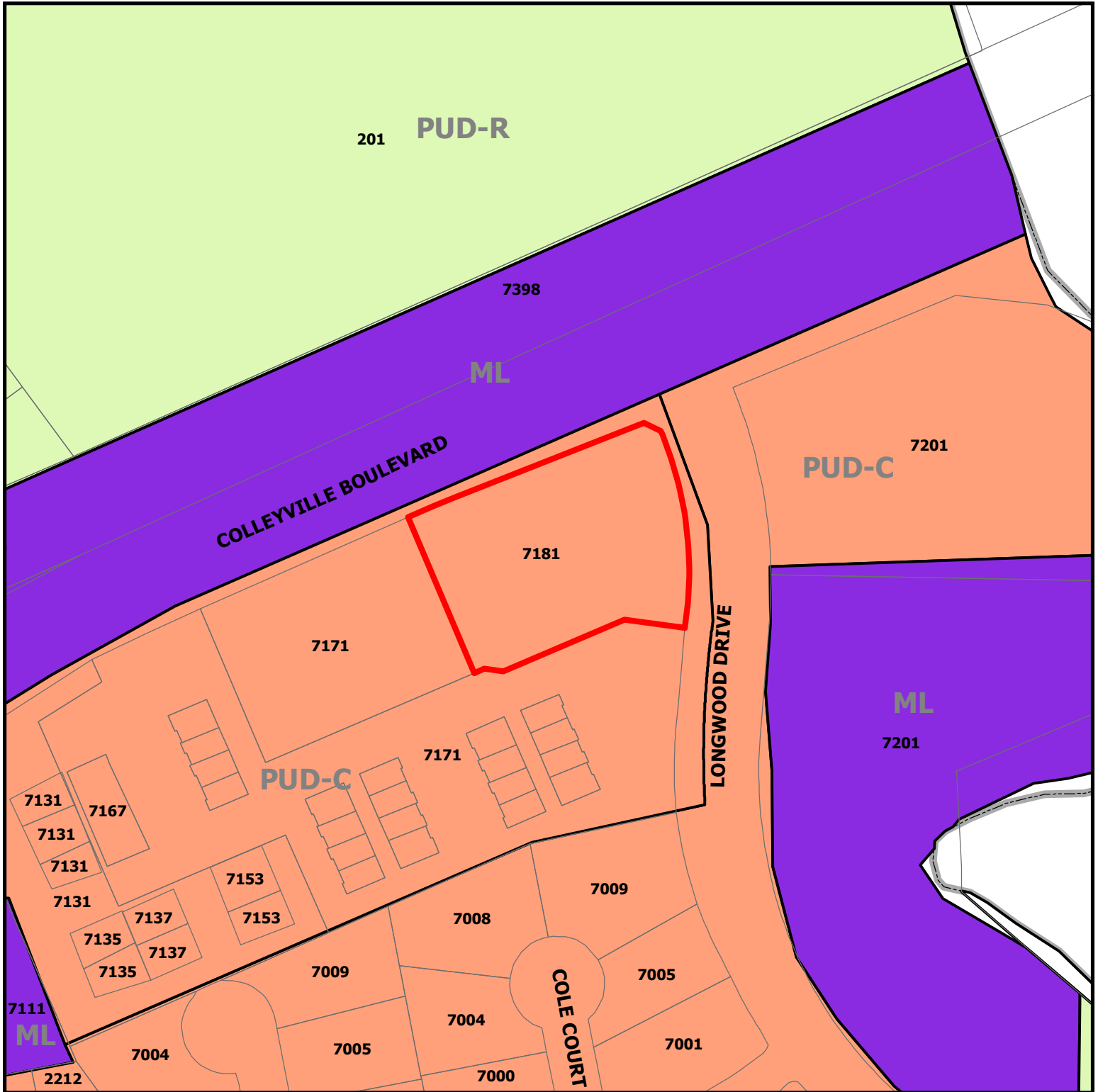
7181 Colleyville Blvd

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 Subject Property



Zoning Map

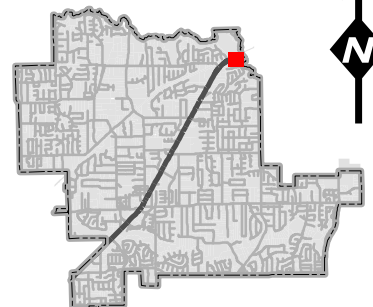


ZC18-009

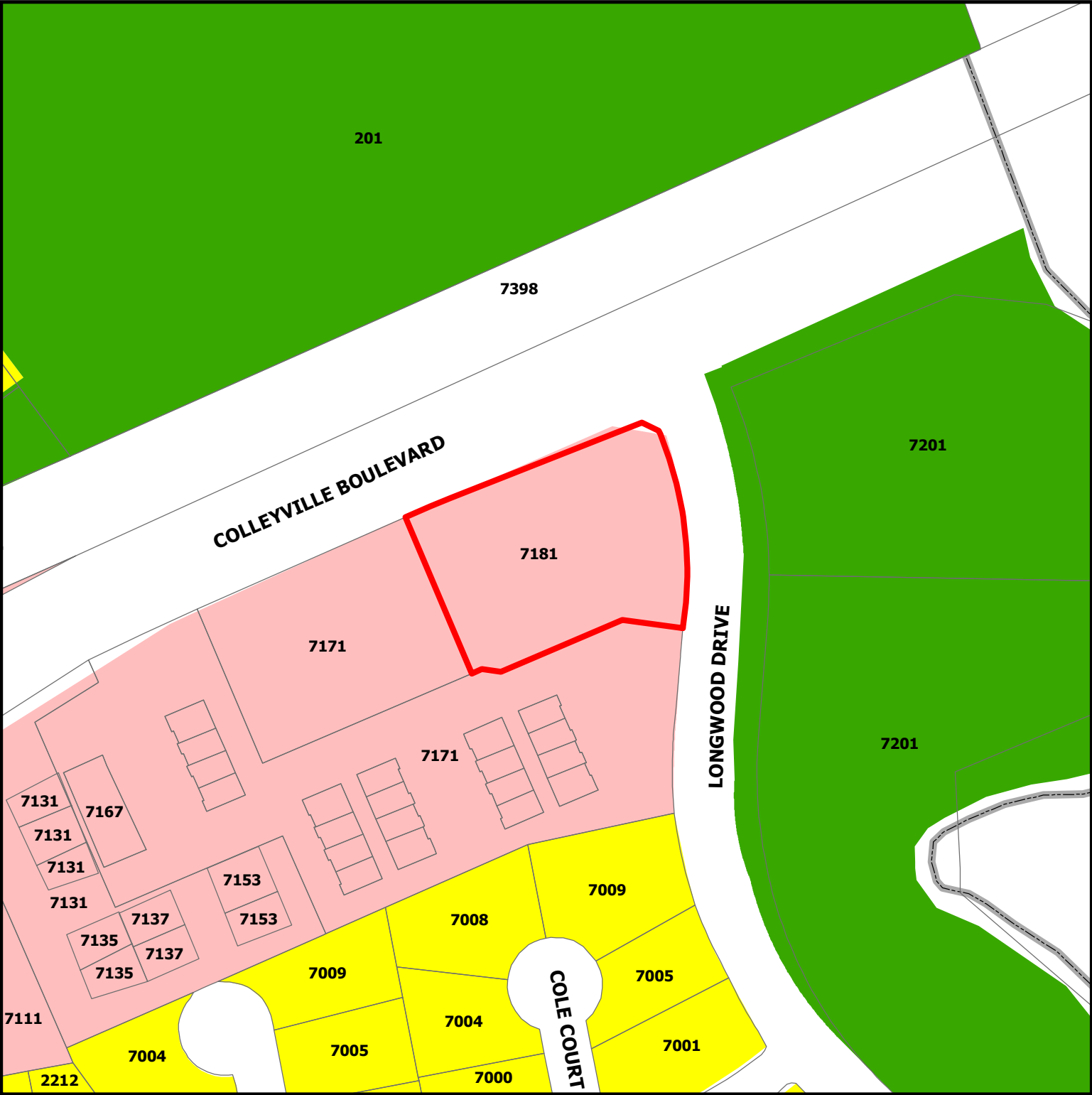
7181 Colleyville Blvd

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 Subject Property



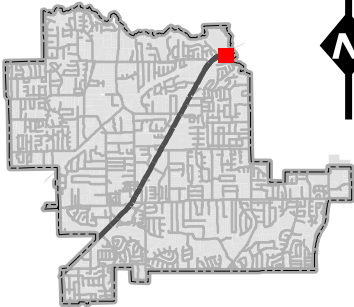
Future Land Use Map



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ZC18-009 7181 Colleyville Blvd

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



Statement of Planning Objectives

March 2, 2018

Property:

7181 Colleyville Blvd
Colleyville, TX 76034

Owners:

Mike Sartain
Howard Nycum
Longwood Drive Partners L.P.

Builder/Manager:

Mike Sartain
7113 Cedar Court
Colleyville, TX 76034

Development Schedule:

Financing Approved
Breaking Ground as soon as May 15, 2018

Objective

Allow for a drive thru window on the Southwest side of the proposed building. It would accommodate a window for a prospective tenant, such as a dry cleaners/laundry, a frozen non-alcoholic drink establishment (Smoothie King type). <http://fiizDrinks.com> is currently looking at the space but is requiring a drive thru.

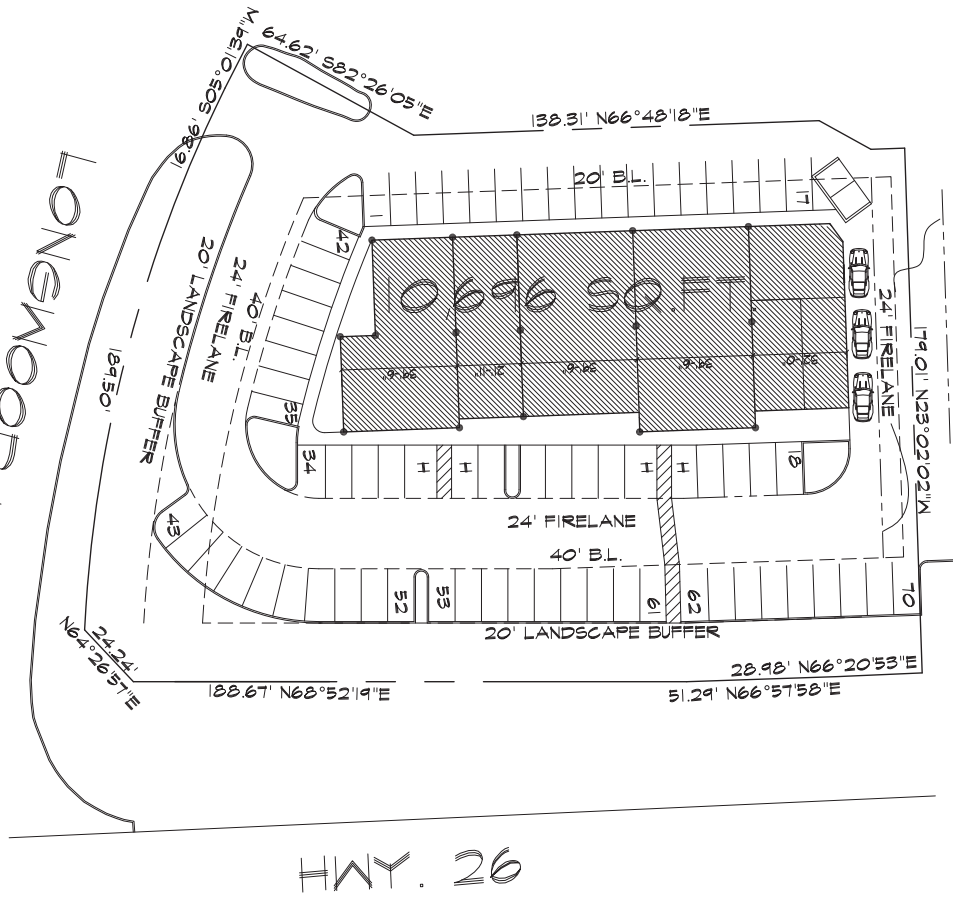
I do not wish to limit myself to just a soda shop concept and would like to include a dry cleaner/laundry, etc.

The proposed building will be approximately 10,686 square feet of retail with 70 parking spaces.

Zoning Exhibit

LOT: 3A BLOCK: II
 LONGMOOD ESTATES AT ROSS DOWNS
 CITY OF COLLEYVILLE
 TARRANT COUNTY

LONGMOOD DRIVE



SITE PLAN

SCALE: 1"=20'-0"

SHEET
 SP-1
 OF 1 SHEETS

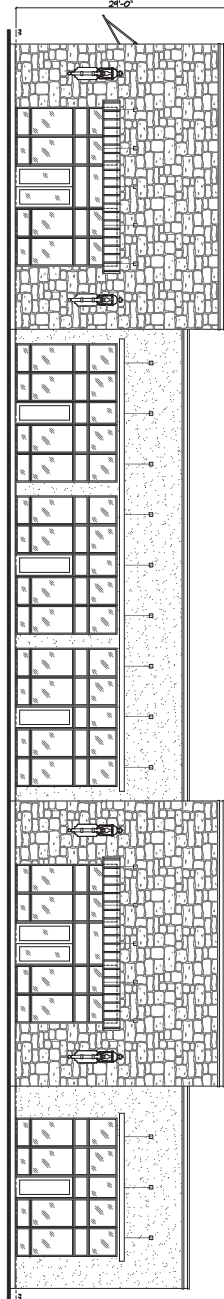
7181 COLLEYVILLE BLVD.
 7181 COLLEYVILLE BLVD. COLLEYVILLE, TEXAS

JOB# 1626

DAVID COLEY
 DRAFTING & DESIGN
 CELL# 817-713-6770
 FAX# 817-704-0057
 8116 CHAMIZAL DR. FORT WORTH, TEXAS 76137

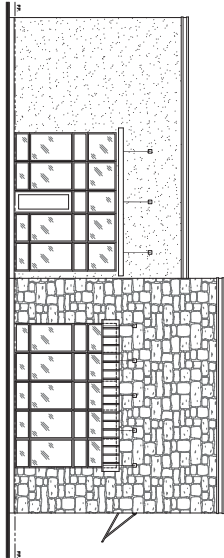
02-28-18

Zoning Exhibit

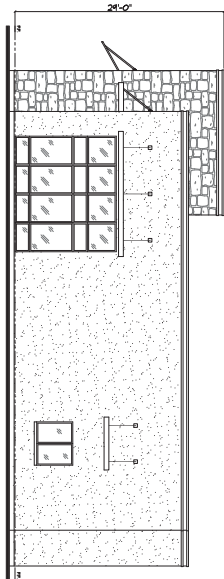


10,696 SQ. FT.
70 SPACES

FRONT ELEVATION
SCALE: 1"=20'-0"



LEFT SIDE ELEVATION
SCALE: 1"=20'-0"



RIGHT SIDE ELEVATION
DRIVE THRU
SCALE: 1"=20'-0"

LONGWOOD DRIVE PARTNERS LP.
7181 COLLEYVILLE BLVD.



FIIZ DRINKS (/)

HOME (/#HOME-SECTION) MENU (/#MENU-SECTION)

LOCATIONS (/#LOCATION-SECTION)

CONTACT (/#CONTACT-SECTION)

SOCIAL (/#SOCIAL-SECTION)

Serious Drink Experience

FIIZ FAVORITES (PRICES VARY)



Line in the Coconut

KIDS' DRINKS

Pink Poodle

Cotton Candy Cream
 Soda w/ Whipped
 Cream

Lime in the Coconut

Lime & Coconut

Cocalada

Pineapple, Coconut & Cream

Razzbear

Raspberry Purée, Vanilla & Cream

Cocomo

Coconut & Chocolate

Cherry

Classic Cherry

Chocolate

Classic Chocolate

Vanilla

Classic Vanilla

Threat Level Midnight

Raspberry Purée & Blackberry

Mojava

Iced Coffee taste w/ NO COFFEE

Roy Rogers

Grenadine & Cherries



DewBerry

Berry Purée

Xanadew

Passion Fruit, Blue Curacao

Ice Queen

Blue Raspberry
Freeze w/ Whipped Cream

Rubber Ducky

Blue Raspberry
Sprite w/ Whipped Cream & Peep

Sharks in the Water

Blue Raspberry
Sprite w/ Gummy Sharks

Kermie

Green Apple or Kiwi
Sprite w/ Gummy Frogs

Wiggly Worm

Root Beer, Cherry,
Whipped Cream w/ Worms

Stormy Day

Fruity Sprite

ITALIAN SODAS (16oz)

Italian Sodas

Italian Cream Sodas

Italian Cream Sodas w/ Whipped Cream



Pepperlada

Pineapple, Coconut & Cream

Nailed It!

Blackberry & Coconut

Pineapple Upside Down Cake

Pineapple & Cherry

Yowza

Raspberry, Coconut & Cream

Berry Good Doctor

Strawberry Purée, Vanilla,
Coconut & Cream

Lola Pop

Peach Purée & Fresh Lime

Sprite & Sprite 0 Drinks

Scotch and Soda

Vanilla, Lemon & Lemon
Syrup

Lime in the Coconut

Fresh Lime & Coconut

Xanasprite

Passion Fruit & Blue Curacao

Lime Rickey

Fresh Lime & Grape

MoMojito

Fresh Lime, Lime Juice &
Mojito Mix

Strawberry Shortcake

Chocolate Chip

Peanut Butter

Red Velvet

SWEET & SALTY

Popcorn

Macarons

Cupcakes

Chips and Salsa

PEBBLE ICE

Sold by the Bag!

Strawberry Shortcake

Strawberry, Vanilla, Cupcake
& Cream

North Shore

Peach & Mango Purée,
Coconut & Fresh Lime

Pretty in Pink

Lemonade, Cherry &
Grapefruit

Summer Nights

Peach Purée, Raspberry &
Whipped Cream

FiiZ CLASSICS

Iron Port

Rootbeer FiiZ

Orange Cream FiiZ

Red Cream FiiZ

Shirly Temple

Roy Rogers

Your local stop for treats, specialty drinks, &
Italian sodas!

Drive thru for quick convenience or stop &
hang!

At most locations the Lobby closes one hour
before Drive Thru

BOUNTIFUL

801-872-2761 (tel:801-872-2761)

45 W 400 N

Bountiful, UT 84010

map

(<https://www.google.com/maps/place/FiiZ+Drinks/@40.8932073,-111.8817776,17z/data=!4m7!1m4!3m3!1s0x8752f821c5d58d27:0x612c58b0f75d3bf8!2s45+W+400+N,+Bountiful,+UT+84010!3b1!3m1!1s0x8752f821c4302a9f:0x8953ecf7581957ab>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

7:30 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

closed Sunday

KAYSVILLE

315 N Main Street

Kaysville, UT 84037

map

(<https://www.google.com/maps/place/315+N+Main+St,+Kaysville,+UT+84037/@41.039976,-111.94142,17z/data=!3m1!4b1!4m2!3m1!1s0x875301fadb572b53:0x2a1ffc0c69cc8751>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

7:30 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

closed Sunday

SYRACUSE

1642 S 2000 W

Syracuse, UT 84075

map

(<https://www.google.com/maps/place/1642+S+2000+W,+Syracuse,+UT+84075/@41.090065,-112.0649979,17z/data=!3m1!4b1!4m2!3m1!1s0x87531b5bf38d2fa3:0x8cc48fb0eeab26ee0>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

7:30 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

closed Sunday

STATION PARK

121 N East Promontory

Farmington, UT 84025

map

(<https://www.google.com/>)

NORTH OGDEN

2592 N 400 E

North Ogden, UT 84414

map

(<https://www.google.com/>)

Saturday

9:00 am - 11:00 pm

closed Sunday**TAYLORSVILLE**

2530 W 4700 S

Taylorsville, UT 84129

map

(<https://www.google.com/maps/place/FiiZ+Drinks/@40.8246852,-112.2510885,10.06z/data=!4m5!1m2!2m1!1sfiiZ+taylorsville+84129!3m1!1s0x0000000000000000:0x18a0257ab3b77e0c>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

7:30 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

closed Sunday**FIIZ TRUCK UTAH**

Mobile and Ready for your event!

email for price and availability

fiiZtruck@gmail.com**FIIZ TRUCK ARIZONA**

Mobile and Ready for your event!

email for price and

4202 E Main Street

Mesa, AZ 85213

map

(<https://www.google.com/maps/place/4202+E+Main+St,+Mesa,+AZ+85205/@33.4155535,-111.7419231,17z/data=!3m1!4b1!4m2!3m1!1s0x872baf5e7cadede5:0xe63bd056ceebfd5b>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

7:30 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

closed Sunday**OGDEN JUNCTION**

2356 Kiesel Ave

Ogden, UT 84401

map

(<https://www.google.com/maps/place/2356+Kiesel+Ave,+Ogden,+UT+84401/@41.2236068,-111.973864,17z/data=!3m1!4b1!4m2!3m1!1s0x87530edc3d77e3ad:0x10e454b4f1a64cbe>)

Mon-Thurs

10:00 am - 10:00 pm

Friday

10:00 am - 11:00 pm

Saturday

10:00 am - 11:00 pm

closed Sunday

1028 Idaho St

Elko, NV 89801

map

(<https://www.google.com/maps/place/1028+Idaho+St,+Elko,+NV+89801/@40.8368457,-115.7587653,19z/data=!4m7!1m4!3m3!1s0x80a6072d4854ec8d:0x79994dd150e8e6a7!2s1028+Idaho+St,+Elko,+NV+89801!3b1!3m1!1s0x80a6072d4854ec8d:0x79994dd150e8e6a7>)

Mon-Thurs

7:00 am - 10:00 pm

Friday

7:00 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

Sunday**SOUTH OGDEN**

6029 Fashion Point Dr

South Ogden, UT 84403

map

(<https://www.google.com/maps/place/6029+Fashion+Point+Dr,+South+Ogden,+UT+84403/@41.1536945,-111.9387445,17z/data=!3m1!4b1!4m5!3m4!1s0x875306646552b865:0x15f1d706ae4bd2a!8m2!3d41.1536945!4d-111.9365558>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

Aerial Map



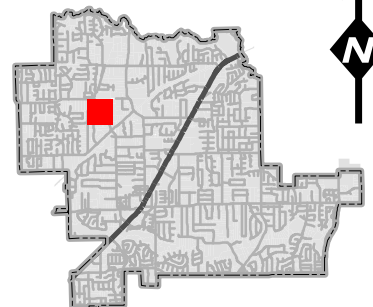
ZC18-010

6401 Westcoat Drive

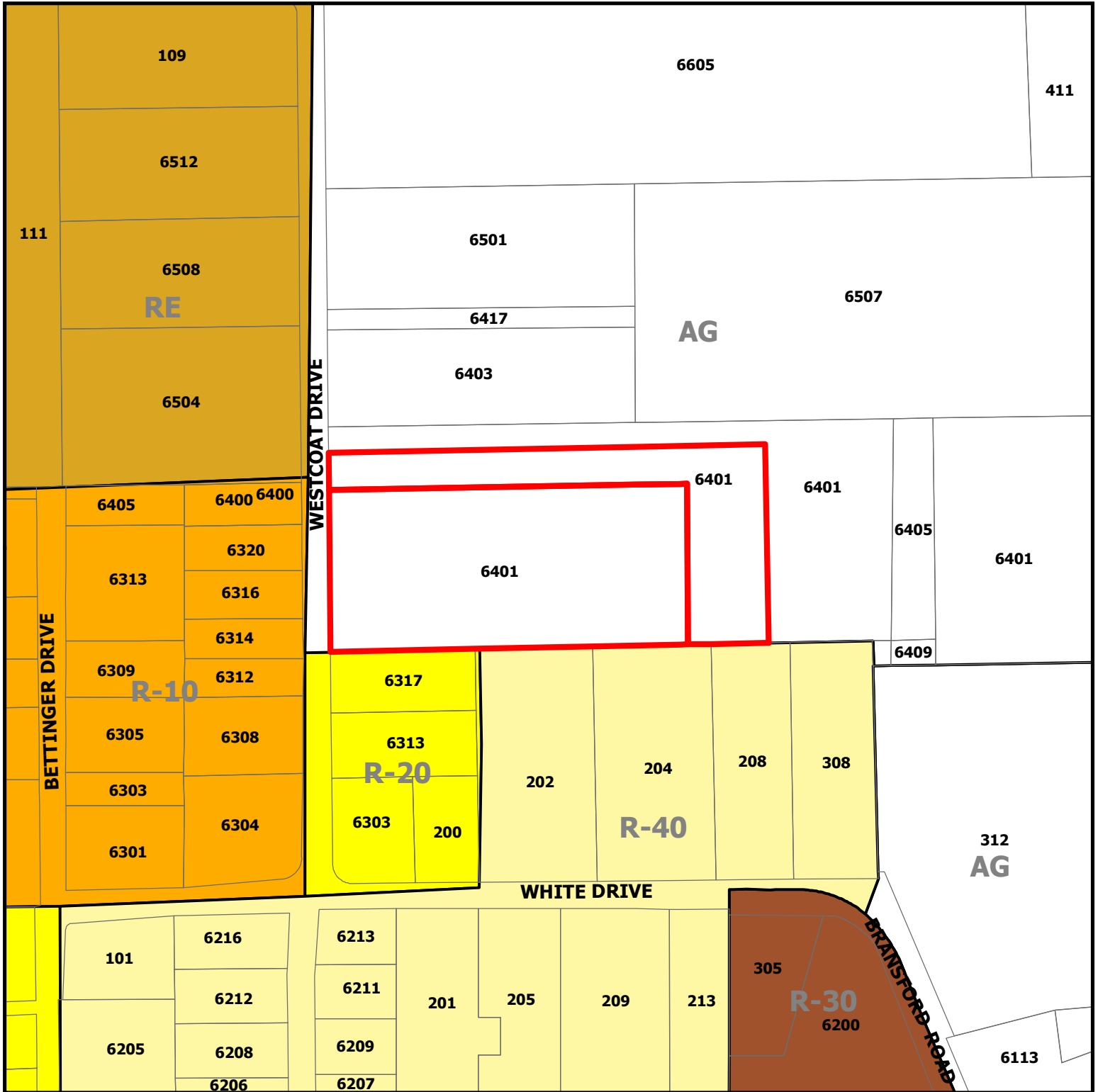
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Subject Property



Zoning Map

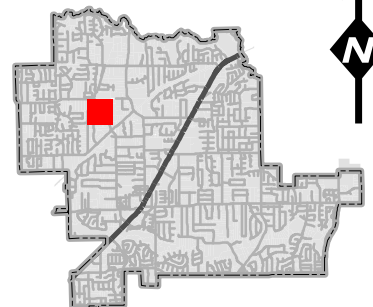


ZC18-010

6401 Westcoat Drive

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 Subject Property



This map shows a residential neighborhood with several streets and numerous lots. A red rectangle highlights a specific lot labeled 6401. The streets shown are Westcoat Drive, White Drive, Bettinger Drive, and Bransford Road. The lots are numbered as follows:

- Top row: 109, 6512, 6508, 6504, 6405, 6320, 6316, 6314, 6309, 6312, 6305, 6308, 6303, 6304, 6401, 6403, 6417, 6501, 6605, 411, 6507, 6401, 6405, 6409, 6317, 6313, 202, 204, 208, 308, 312, 6303, 200, 101, 6216, 6212, 6205, 6208, 6206, 6213, 6211, 6209, 6207, 201, 205, 209, 213, 305, 6200, 6113.



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 Subject Property

 Residential

Statement of Planning Objectives

**Garrison Greenhouse – 6401 Westcoat Rd.
Variance Request - Proposed accessory building/
increase to total allowed accessory area**



Statement of Planning Objectives

Overview

We are requesting a variance to maximum accessory building area allowed in accordance with Land Development Code 3.8.E, 3.27 and 3.28. In 2017, Council unanimously approved a small addition to the cabana and approved the current number and size of accessory building which before that approval was not compliant with Development Code. Our plan to remove 2 existing accessory structures and replace each of them with two new conforming structures but the total accessory area would increase by 250-300 sf. We are proposing a luxury greenhouse / solarium and are in the process of permitting a chicken coop to replace the non-conforming chicken coop currently on the subject property. The Chicken coop is allowed without seeking a variance only because we are demolishing the existing larger and non-conforming coop. The proposed uses are both consistent with permitted uses outlined in Land Development Code Chapter 3. We are requesting a variance to exceed the current approved accessory area by 341 sf.

SPECIAL CONDITIONS AND CIRCUMSTANCES

LOT SIZE AND LOW RATIO OF BUILDING AREA TO OPEN SPACE:

The subject property at 6401 Westcoat is unique in that the total area of all land owned by my client, Mrs., Garrison is close to 60 acres. The subject lot, being Lot 1 Block 1, K- Bar G Estates Addition is 6.77 acres. As noted by staff and the City Council upon approval of the cabana addition, the total ratio of building area to open space on this property remains extremely high and fits the spirit and intent of section 3.27. As noted by staff, the 2,500 sf. Max Accessory Building area for lots over 3 acres does not properly account for much larger lots.

CURRENT ACCESSORY STRUCTURES ON SUBJECT PROPERTY ARE NON-CONFORMING AND ARE NOT ATTRACTIVE TO ADJACENT PROPERTY OWNERS:

The existing two structures, a metal pole barn chicken coop and a metal storage shed are not compliant with building code and are in dis-repair. Mrs. Garrison would like to remedy this problem with attractive and well-built structures.

APPROVAL OF REQUESTED VARIANCE WOULD NOT CONFER ON THE APPLICANT ANY SPECIAL PRIVILEGE

It is our view that this request for a marginal increase in accessory building area, especially given the lot size and the state of the existing accessory structures to be removed would be approved for any other resident with the same unique property. This belief is based on the acknowledgment of such by the Mayor and several Council members during our recent and similar variance request. In fact, we were told that part of the planned modifications to development code would address increasing the ratios for Accessory structures on large lots.

Statement of Planning Objectives

ATTACHMENTS-----

1. VAR.1.01 - Site exhibit detailing the net effect of the proposed Accessory Building area increase.
2. Greenhouse elevations and information
3. New Chicken Coop Elevation – for the purpose of better understanding the significant improvement over the existing Chicken Coop.
4. Pictures of existing accessory building to be removed if this variance is granted.

Thank you for your service to Colleyville and its residents. We ask that you please consider this variance request and trust your discernment to make a fair decision. Please call or email with any questions.

Respectfully,

Jeff Polk
Wardlaw Polk Design Build

6401 Westcoat
site exhibit for greenhouse variance

K BAR G ESTATES ADDITION
BLOCK 1 LOT 1
BLOCK 1 LOT 1E66 AG
BLOCK 1 LOT 1A

PLATTED AS ON LOT 1.3 LOT NUMBERS ARE ZONES
RECOGNIZED BY TAD ONLY

TOTAL AREA - 6.71 ACRES

6401 Westcoat Dr

PROPOSED GREENHOUSE
CHICKEN COOP
NEW
ACCESSORY BUILDING
TO BE REMOVED

Legend

SCALE: 1" = 100'

WARDLAW POLK
DESIGN + BUILD

OWNER: Julianna Garrison
PROJECT ADDRESS: 6401 Westcoat Colleyville, TX 76034

WARDLAW POLK DESIGN BUILD, LLC
1904 Industrial Blvd. Suite 104 - Colleyville, TX 76034
wardlawpolk.com - jpf@wardlawpolk.com - 817-829-0040

DATE: 10/18/18
DRAWN BY: JPF
CHECKED BY: JPF

SHEET: VAR.1.01

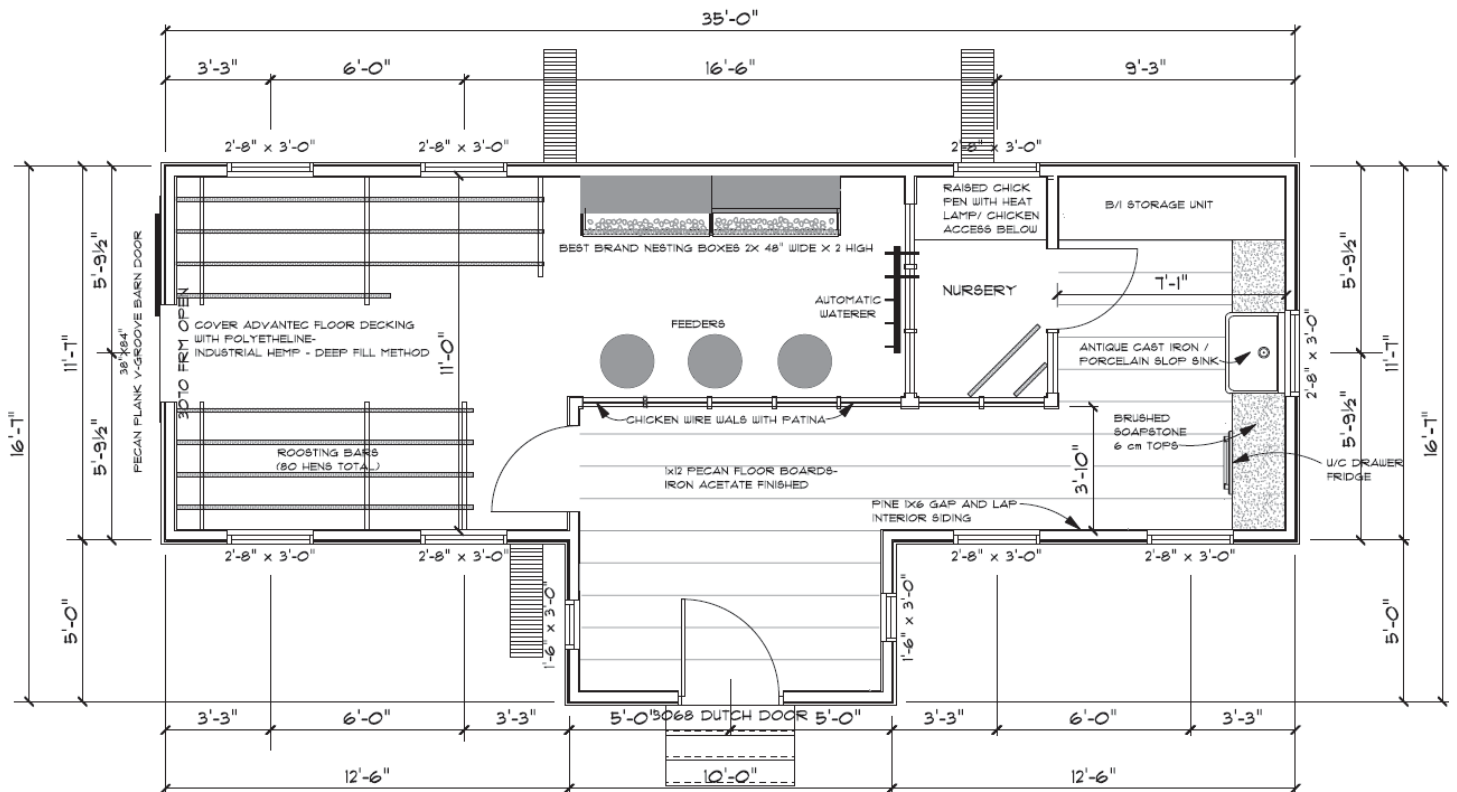
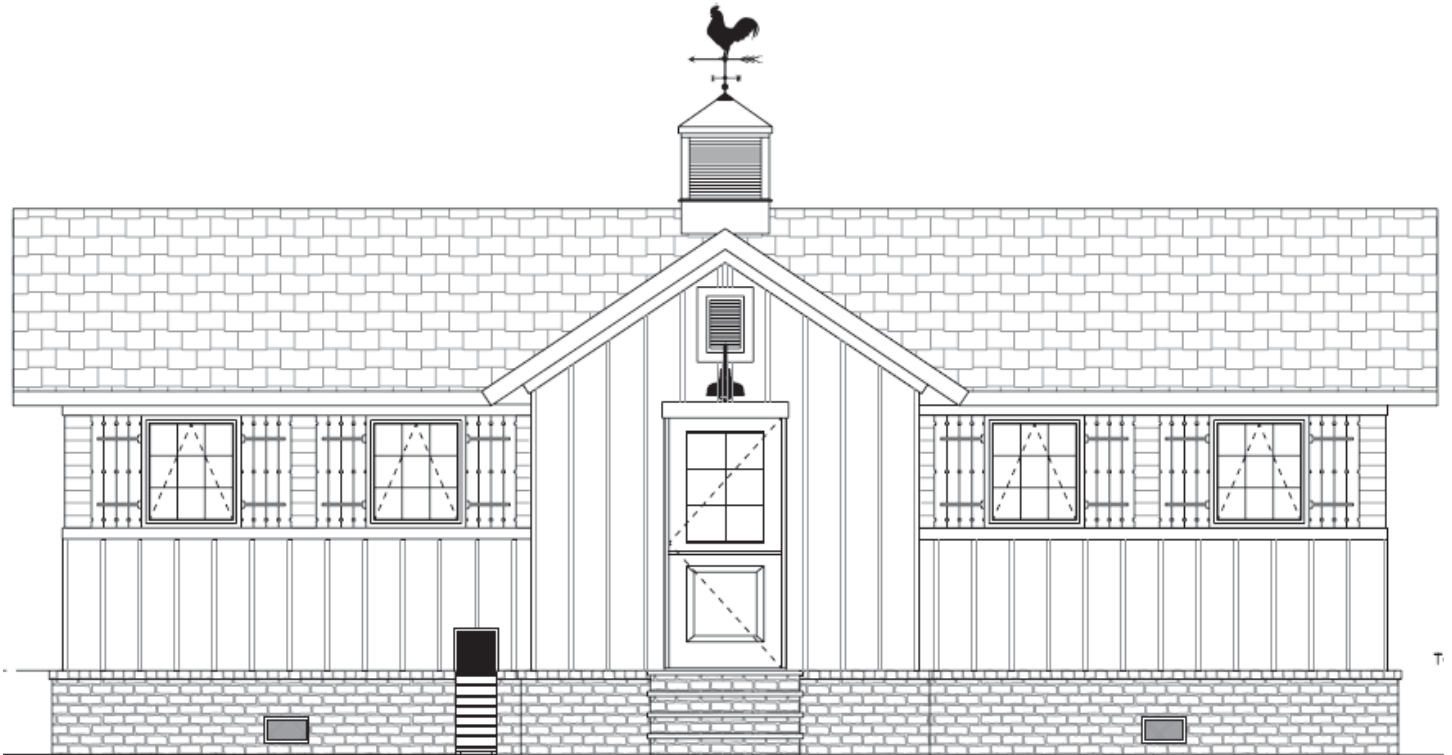
Existing Chicken Coop

EXISTING ACCESORY STRUCTURES TO BE REMOVED-----



Proposed Chicken Coop

CHICKEN COOP ELEVATION AND PLAN



Proposed Greenhouse

PROPOSED GREENHOUSE-----



Hartley Grand Manor Glasshouse – Garrison Home

February 12th, 2017

Jeff Polk
Colleyville, TX

Thanks again for your continued interest in our Hartley Glasshouses. Further to your request, I'm happy to provide you with a quotation for your requirements as follows:

Hartley Victorian GRAND MANOR GLASSHOUSE measuring 13' 6 ½" x 36' 8 ¾"

Construction: The glasshouse is **manufactured for you by Hartley Botanic in Greenfield, England** entirely in aluminium alloy 6063T6 to BS. 1474. All the framework is etch primed and polyester **powder coated White, Mist, Forest Green, Vista Grey, Country Stone, Olive Leaf, Cotswold, Verona Stone, Bronze or Black** for a virtually maintenance free finish. All fixings, nuts, bolts and self-tapping screws are manufactured from stainless steel type A4 (316), graded long term heavy duty.

Glazing: Single glazed in 4mm tempered safety glass throughout, with all edges cushioned by TPR (Thermo Plastic Rubber) glazing seals, bonded to the glass. Each pane is held within its own individual framework on all sides, meaning **NO glass to glass, glass to metal, nor overlapping glass contact**. This method of glazing, unique to Hartley, completely eliminates glass slippage. **Our Hartley Clear Span roof is designed to eliminate any need for space impeding internal supports or unattractive cross-bracing.** All glazing bar cappings are aluminium extrusions, with stainless steel fixings concealed by an aluminium infill.

Proposed Greenhouse

Photo of Hartley Grand Manor Glasshouse shown with optional coldframes and an additional central portico on rear elevation (powder coated in Forest Green)

Size: **Width:** **13' 6 ½"** **Length:** **36' 8 ¾"** **Roof pitch 45°**
 Eave height: **6' 8"** **Ridge height:** **13' 5"** **Stem wall height:** **2' 5 ½"**

Central Portico entry: TBD Upgrade 8' door

Ventilation: There are **42 opening panes** in total, comprising of **(8) 3-pane roof vents**, operated by Bayliss Hydraulicheck auto vent operators, and **(6) 3-pane vertical face vents**, manually operated. The vents are approximately 2'2" deep from top to bottom and are 3 panes wide, measuring approximately 3' 8".

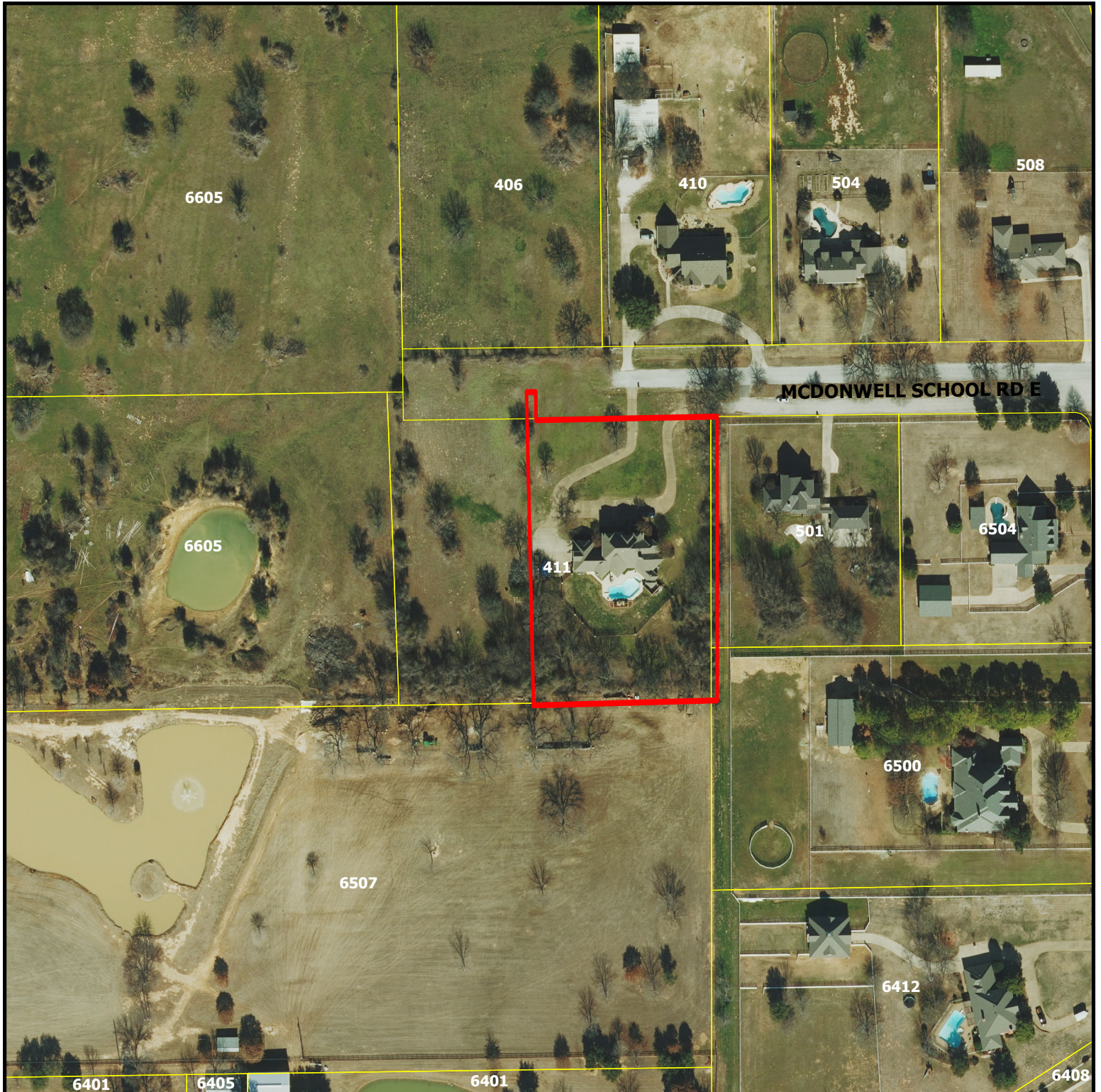
Door: A Double door with **Brass, Black, or Brushed Stainless Steel** door furniture will be fitted in the central portico entry. Hartley will provide for glass lites OR aluminium kick panels for lower half of door.
 ***(Please circle door handle preference)**

Ridge: The Grand Manor has cast aluminium Fleur De Lys cresting with matching finials at each end.
 ***Alternatively, we can eliminate all ridge cresting and you can have solid cast ball finials or spike finials. *(Please confirm preference)**

Guttering: The structure will have aluminium gutters and downpipes to the front and rear.



Aerial Map

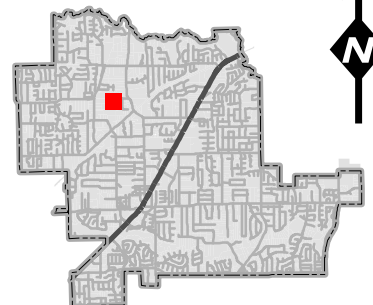


ZC18-011

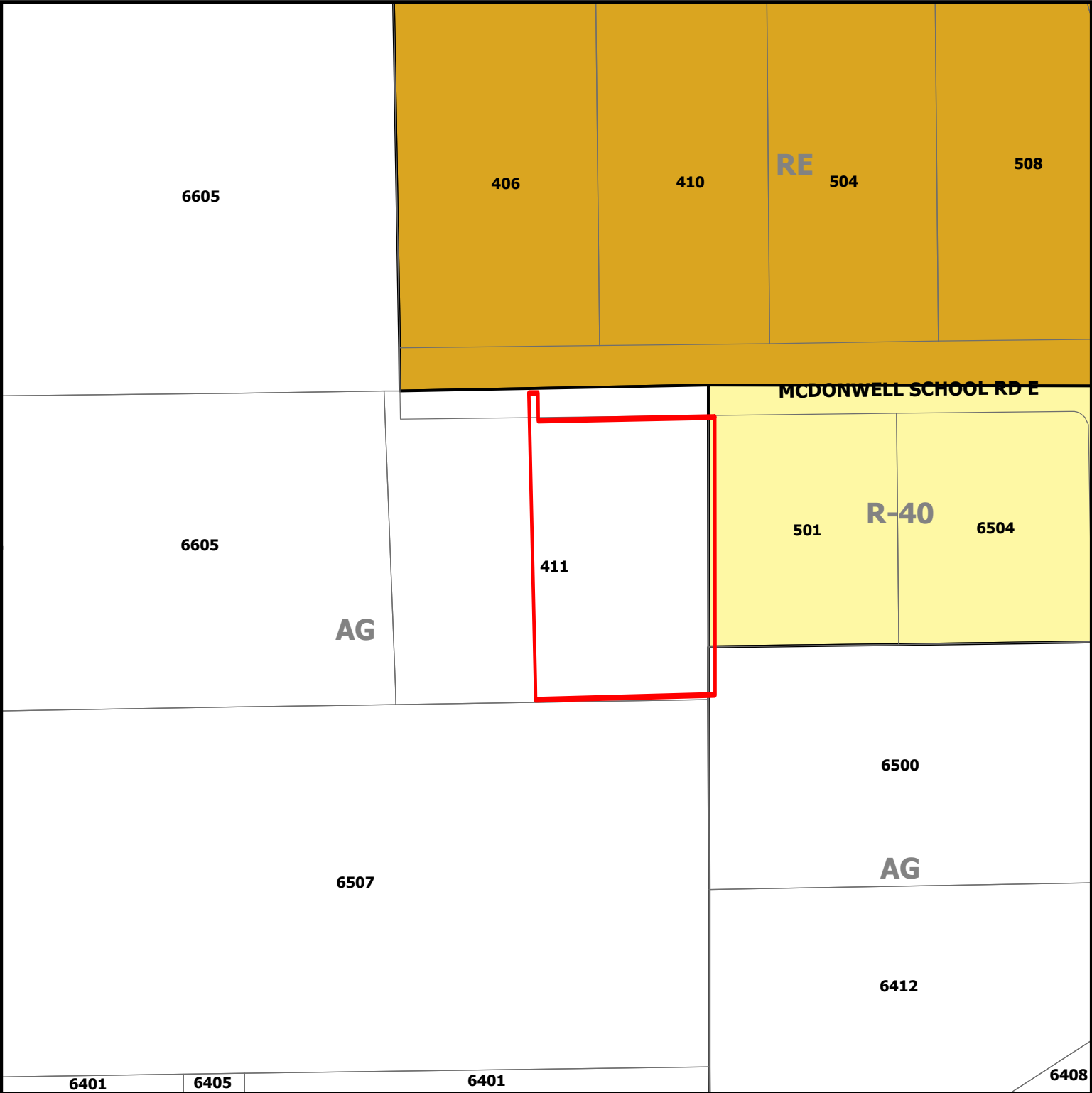
411 McDonwell School Road

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 Subject Property



Zoning Map

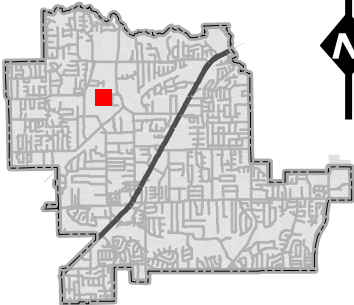


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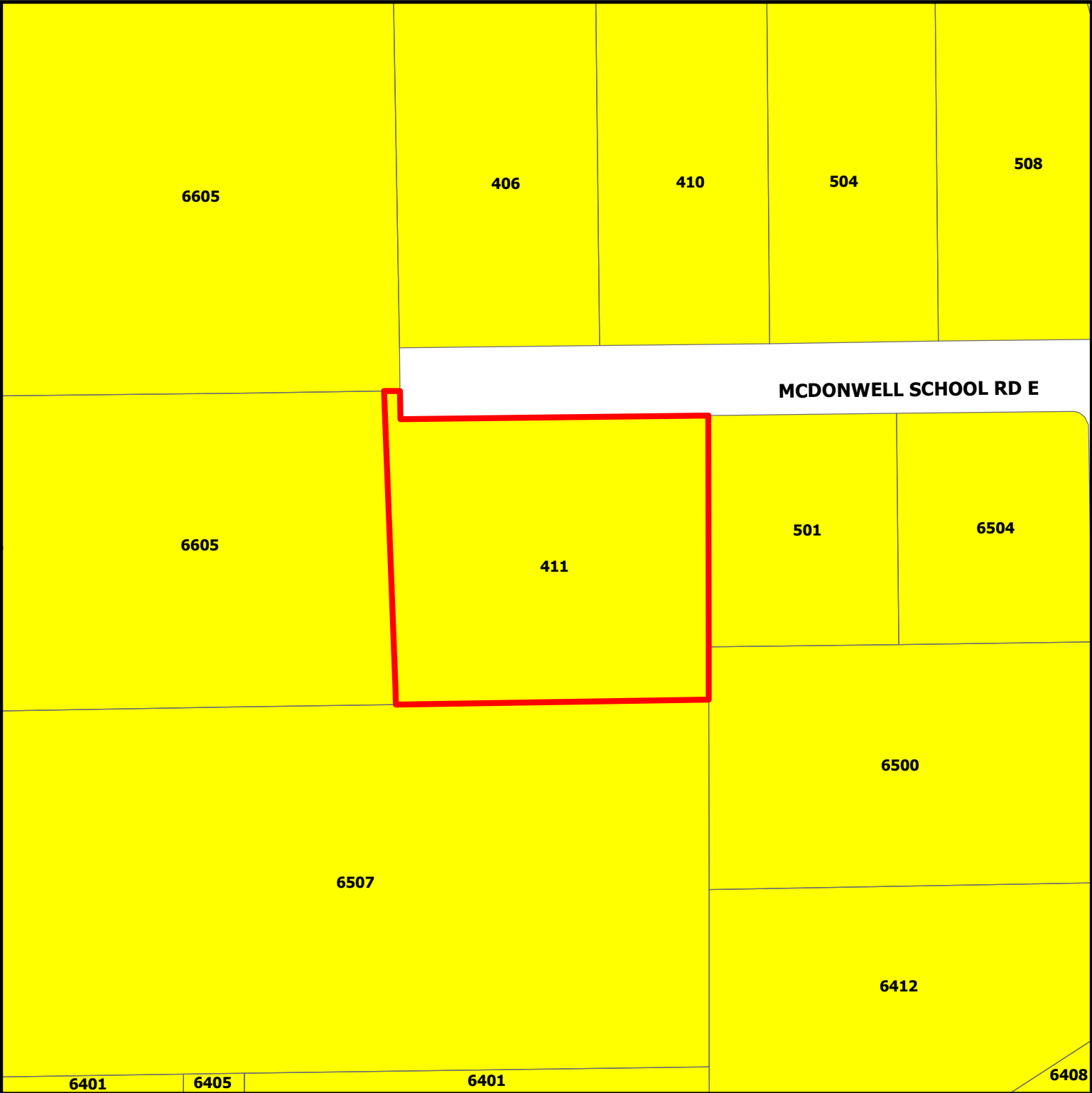
411 McDonwell School Road

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 Subject Property



Future Land Use Map

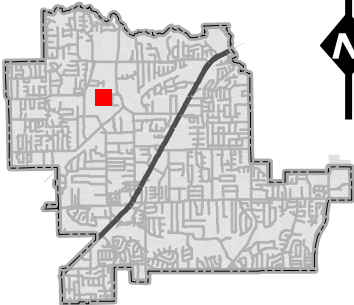


ZC18-011

411 McDonwell School Road

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 Subject Property



Statement of Planning Objectives

Proposed Re-Zoning of 411 McDonwell School Road from AG to R-40

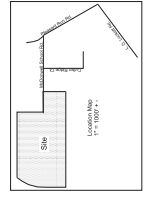
The property at 411 McDonwell School Road is presently designated as Wood Estates, being zoned AG, with 3.08 acres. It is proposed to move the existing Westerly property line East by approximately 150', thereby reducing the acreage to 1.84 acres, and rezoning the property as R-40. This property already has a home on it. The Westerly 150' of land is to be incorporated into the abutting land, to be platted as Westcoat Estate, which is under the same ownership as Wood Estate.

There are no plans to develop the land at this time, as it will be left to pasture. Much of the abutting property is presently just hay field

Zoning Exhibit

ABANDONED PORTION OF MCDONWELL SCHOOL RD

Legal Description: Abandoned portion McDonwell School Rd, being 2.08 acres situated in the City of Coleville, Tarrant County, Texas, as shown on the plat of the City of Coleville, Tarrant County, Texas, as recorded in Volume 388-215, Page 23, Plat Records of Tarrant County, Texas. Also showing the abandonment of a portion of McDonwell School Road, and Lot 1, Block 1 of WESTCOAT ESTATE, an Addition to the City of Coleville, Tarrant County, Texas, being 26.782 acres in the B.B. Williams Survey, A-1674, the O.C. Strum Survey, A-1487, and the J. Williams Survey, A-1745.



Planning and Zoning Commission Approval

Whereas the Planning and Zoning Commission of the City of Coleville, Texas, voted affirmatively on this day of _____, 2016 to approve this plat.

City Council Approval

Whereas the City Council of the City of Coleville, Texas, voted affirmatively on this day of _____, 2016 to approve this plat.

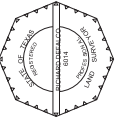
Whereas Grystone Manor, LP is the owner of a tract of land in the J. Williams Survey, A-1745, Tarrant County, Texas, as shown on the plat of the City of Coleville, Tarrant County, Texas, as recorded in Volume 388-215, Page 23, Plat Records of Tarrant County, Texas, and more particularly described by metes and bounds as follows:

Legal Description: A 26.782 acre tract located on Westcoat Drive, Coleville, Tarrant County, Texas, situated in the B.B. Williams Survey, A-1674, the O.C. Strum Survey, A-1487, and the J. Williams Survey, A-1745, Tarrant County, Texas, as shown on the plat of the City of Coleville, Tarrant County, Texas, as recorded in Volume 388-215, Page 23, Plat Records of Tarrant County, Texas, and more particularly described by metes and bounds as follows:

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that I, Juliana Garrison, of Grystone Manor LP, do hereby adopt this plat designating the hereinbefore described property as Lot 1, Block 1, Westcoat Estate, an Addition to the City of Coleville, Tarrant County, Texas, on this day personally appeared Juliana Garrison, the undersigned authority, a Notary Public in and for the State of Texas, in the presence of the undersigned authority, a Notary Public in and for the State of Texas, who has caused this instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016

Notary Public in and for the State of Texas
My Commission expires on: _____



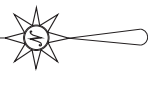
R. F. DeFalso

Surveyor's Certification
That I, Richard DeFalso, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have examined the plat of the City of Coleville, Tarrant County, Texas, and the actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of Land Surveying Practices Act.

According to the FIRM map #464900059K, dated 09/25/2009, this tract is located in a special flood hazard area. It is located in 2016 "X".

REPLAT
REPLAT of Wood Estates, as recorded in Volume 388-215, Page 23, Plat Records of Tarrant County, Texas.
Also showing the abandonment of a portion of McDonwell School Road, and Lot 1, Block 1 of WESTCOAT ESTATE, an Addition to the City of Coleville, Tarrant County, Texas, being 26.782 acres in the B.B. Williams Survey, A-1674, the O.C. Strum Survey, A-1487, and the J. Williams Survey, A-1745.

ZONING EXHIBIT FOR ZONING CHANGE: WOOD ESTATES, REQUEST FROM AG TO R-40.



WOOD ESTATES

Legal Description: Wood Estates, being 26.782 acres situated in the B.B. Williams Survey, A-1674, the O.C. Strum Survey, A-1487, and the J. Williams Survey, A-1745, Tarrant County, Texas, as shown on the plat of the City of Coleville, Tarrant County, Texas, as recorded in Volume 388-215, Page 23, Plat Records of Tarrant County, Texas, and more particularly described by metes and bounds as follows:

the Area being 2.08 Acres or 8,993 sq. ft.

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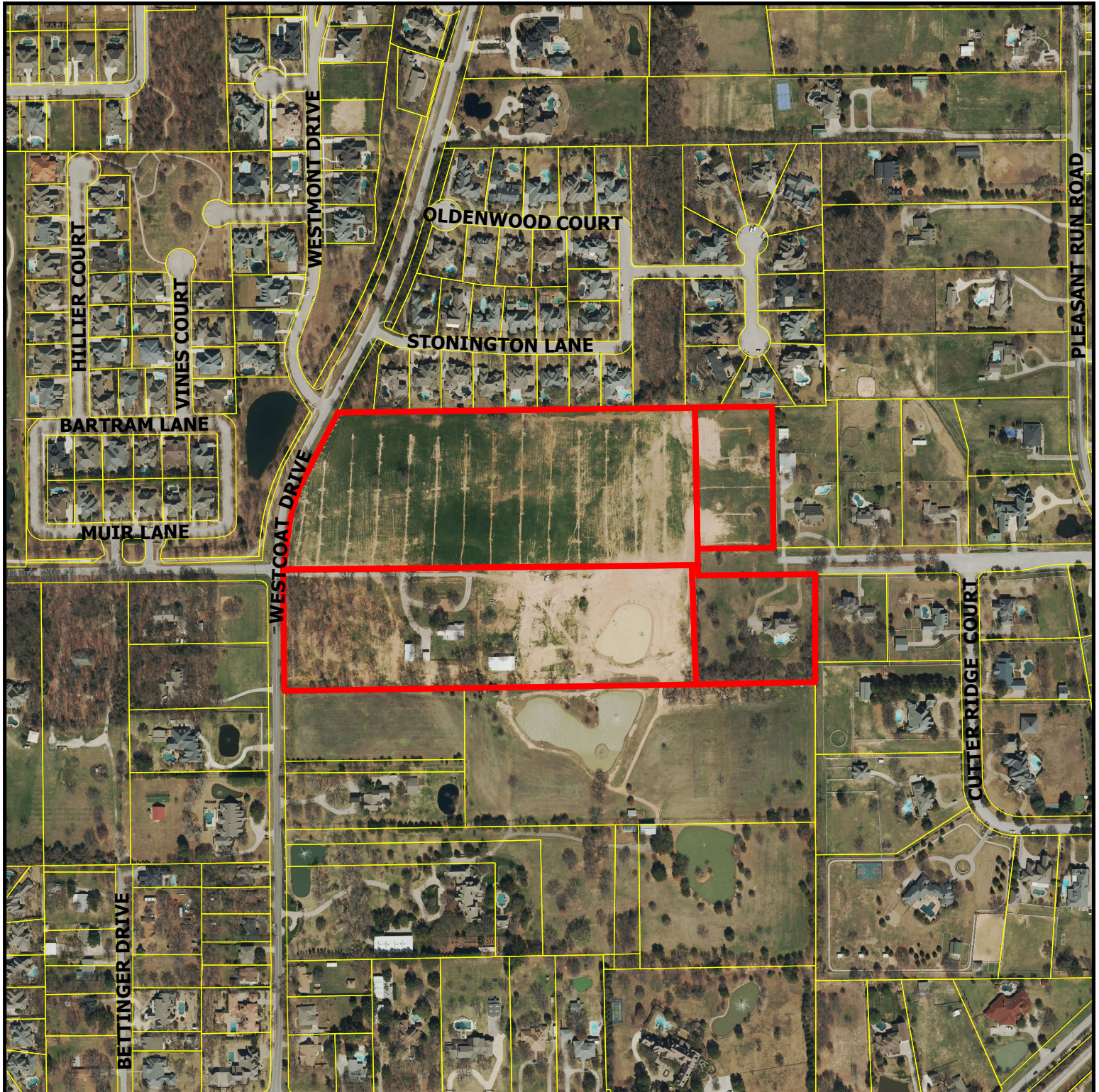
the Area being 1.544 Acres.

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Aerial Map

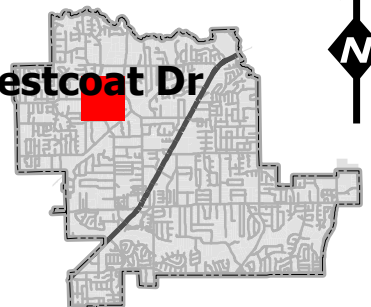


PC17-027

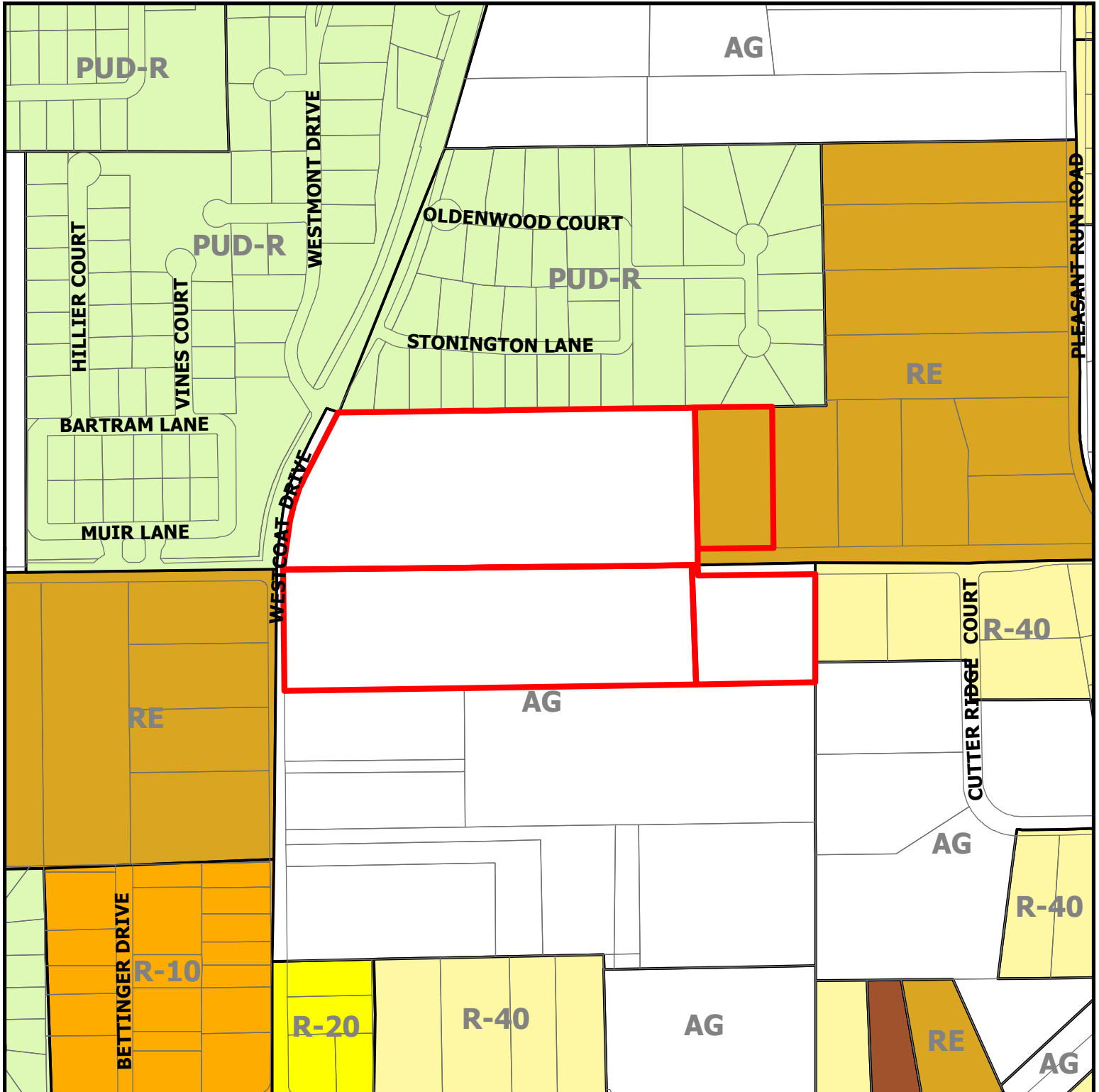
406 & 411 McDonwell School Rd E and 6605 Westcoat Dr

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

 Subject Property

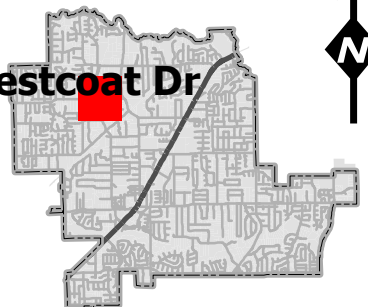


Zoning Map



PC17-027

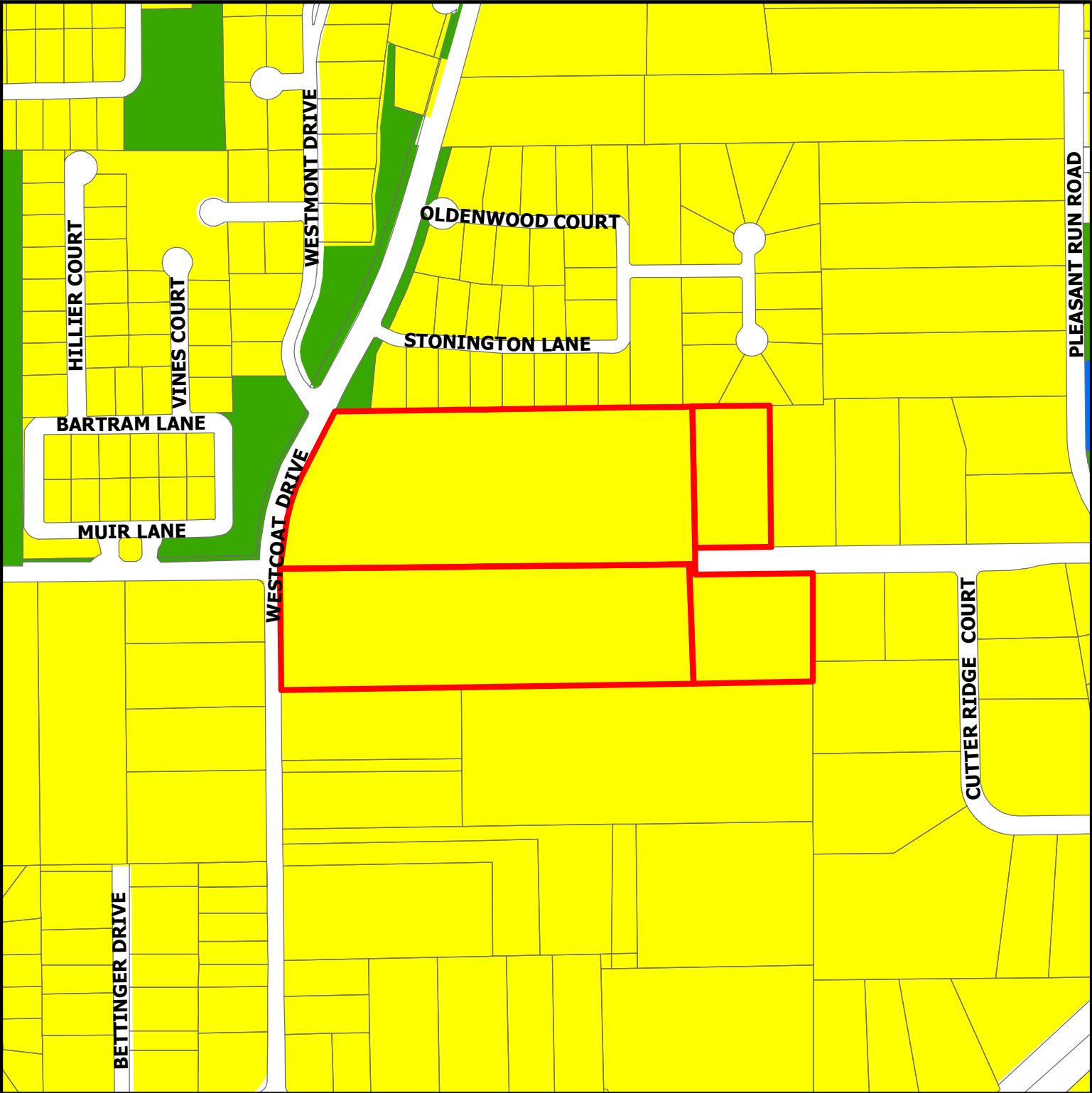
406 & 411 McDonwell School Rd E and 6605 Westcoat Dr



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 Subject Property

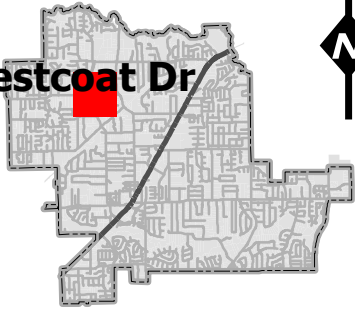
Future Land Use Map



PC17-027

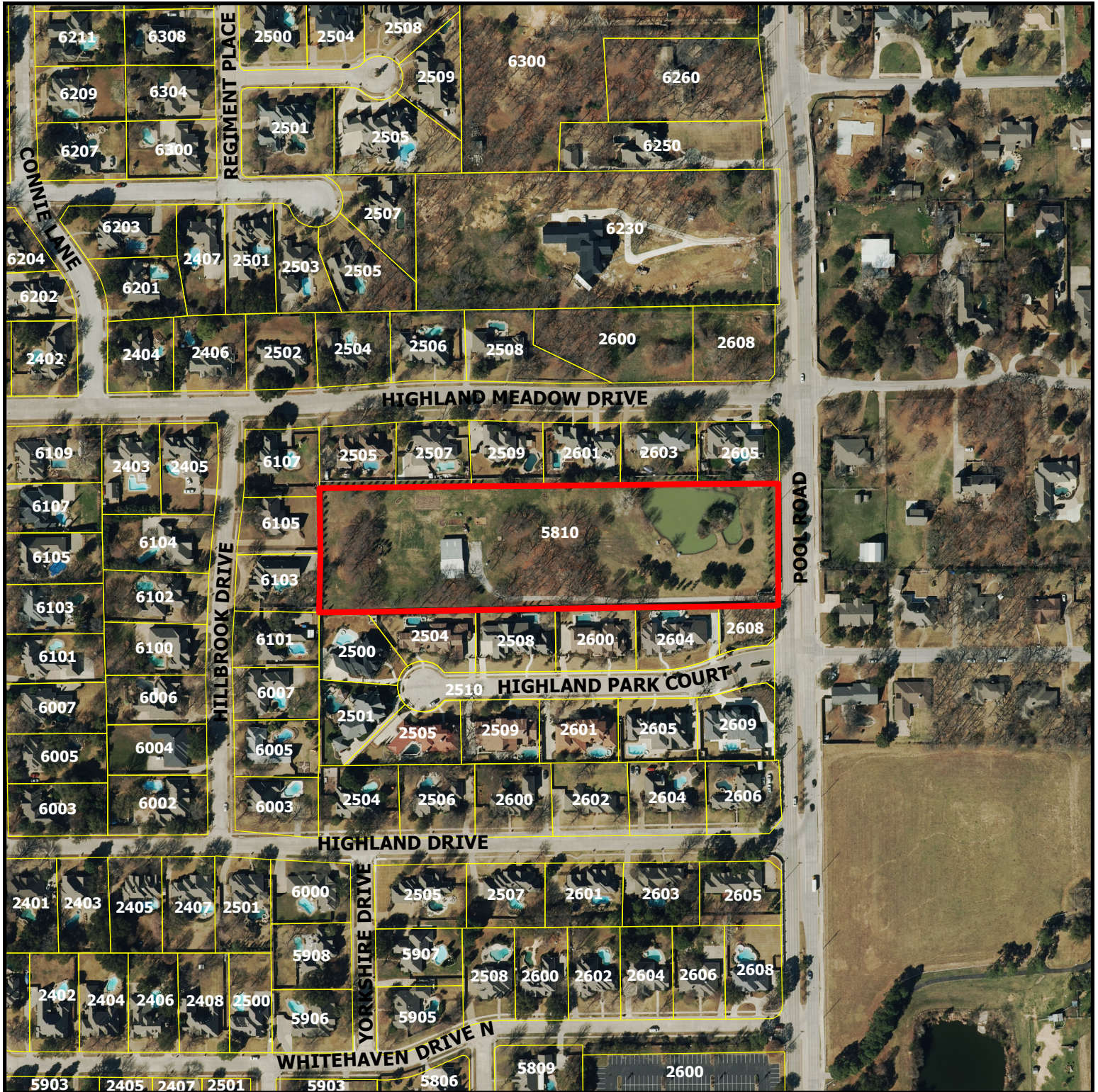
406 & 411 McDonwell School Rd E and 6605 Westcoat Dr

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



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Aerial Map



ZC18-012

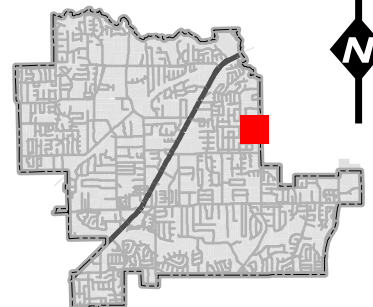
5810 Pool Road

DISCLAIMER:

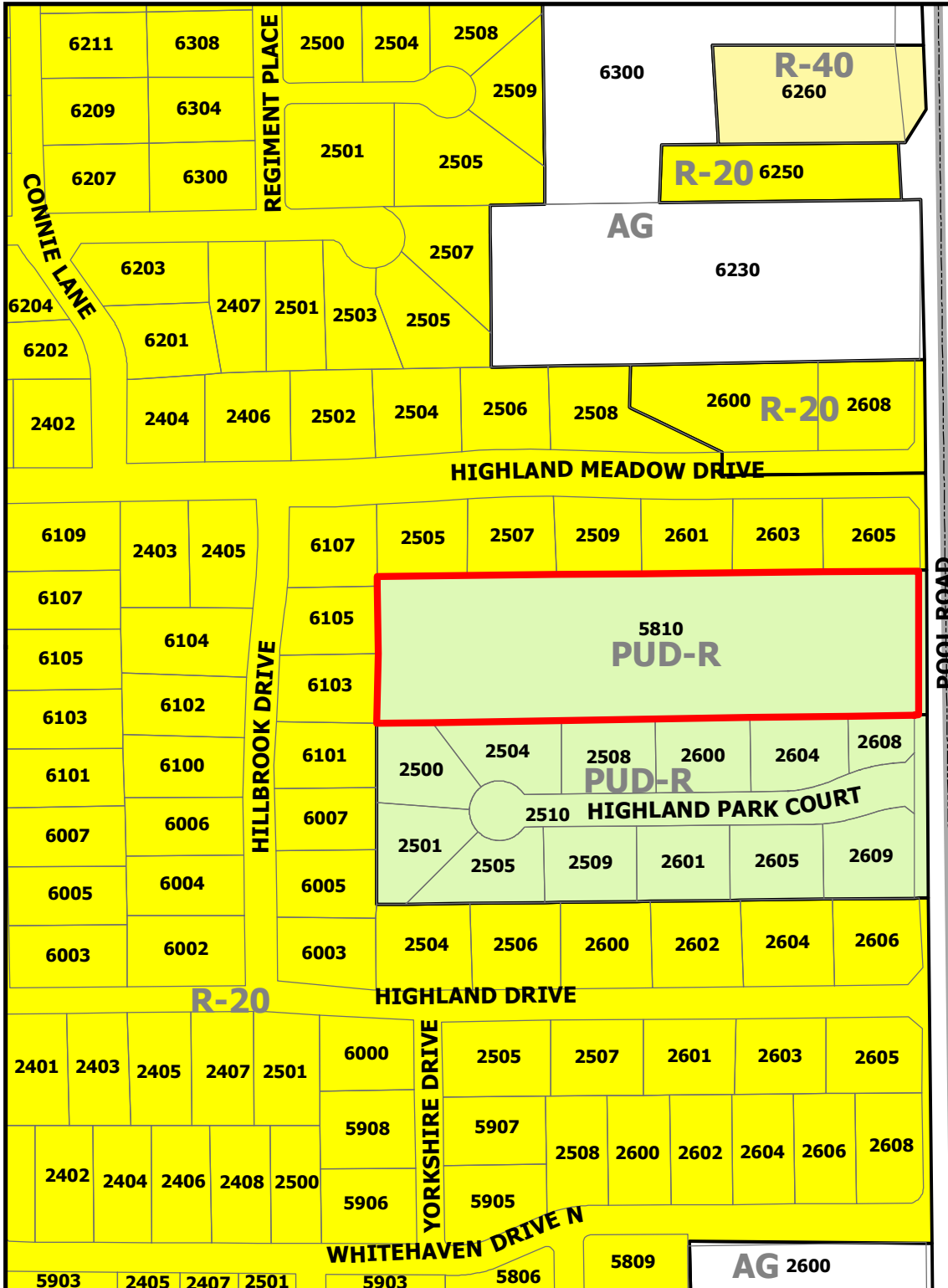
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map

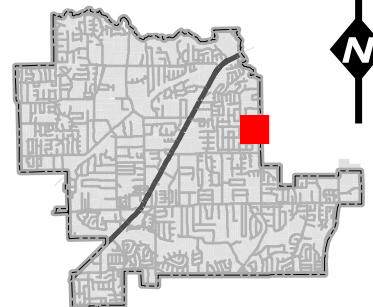


ZC18-012

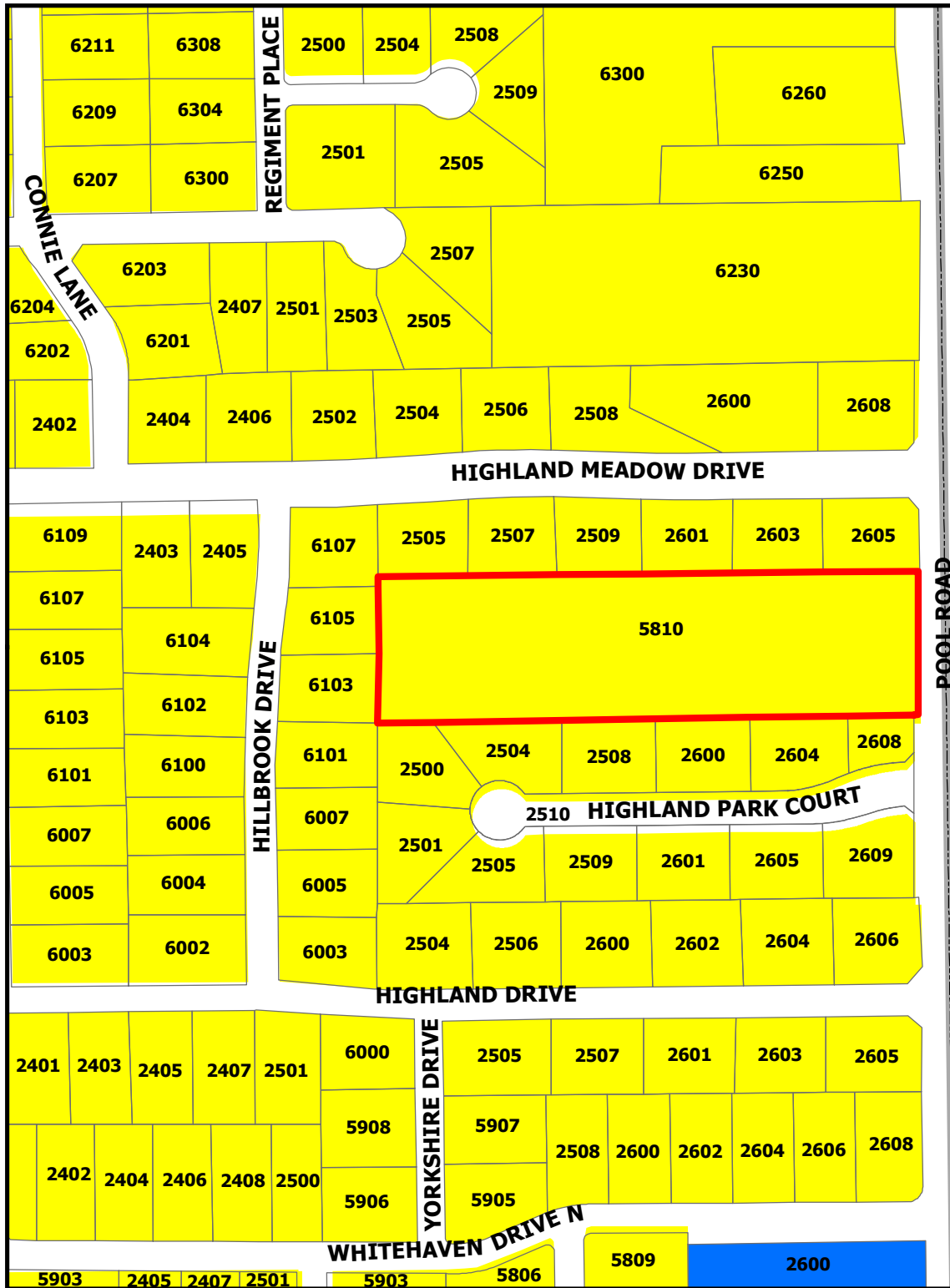
5810 Pool Road

DISCLAIMER:
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 Subject Property



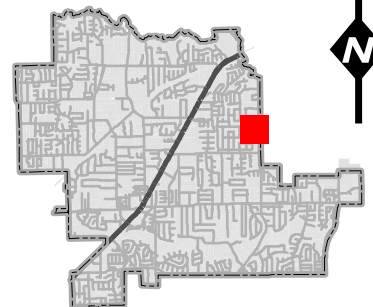
Future Land Use Map



ZC18-012

5810 Pool Road

- Subject Property
- Residential
- Institutional



DISCLAIMER:
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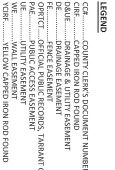
Statement of Planning Objectives

We are requesting to build a conservatory detached from our house. A conservatory is a decorative glass building which houses plants and is intended for relaxation. Ours will contain a koi pond in addition to various plants. It needs to be in the location it is due to the shade trees minimizing the heat it will absorb during our hot summers. It cannot be attached to the house due to a grove of trees between it and the house. We purchased the property due to its beautiful, mature trees, and it would devastate us to have to remove any of them.

Casita 2 is less than 600 sq. ft. and cannot be attached, again, due to the mature trees. In addition, the "small kitchen" will consist of a microwave, small refrigerator and a bar sink.

Casita 1 is less than 600 sq. ft., which is attached to the main house will have a more conventional small kitchen. The purpose of this is for my aged mother to be independent and allow care givers to prepare meals for her.

Thank you for your consideration.



LEGEND	
CCR	COUNTY CLERK'S DOCUMENT NUMBER
CIRF	CAPPED IRON ROD FOUND
DRIE	DRAINAGE & UTILITY EASEMENT
DE	DRAINAGE EASEMENT
FE	FENCE EASEMENT
OFFICIAL	OFFICIAL PUBLIC RECORDS, TARRANT
P&E	PUBLIC ACCESS EASEMENT
UE	UTILITY EASEMENT
WE	WALL EASEMENT
CIRF	YELLOW CAPPED IRON ROD FOUND

SURVEYOR'S NOTES

Horizontal Datum established using

All distances shown

The use of the word opinion regarding constitute a warranty

This survey has been additional easement

According to CEM

[illegible]

50' 25' 0' 50' 100'

GRAPHIC SCALE: 1" = 50'

STATE OF TEXAS §
COUNTY OF TARRANT §

BEGINNING a J/23 which clipped into and not marked "HUTT DOLMAY" found for the northeast corner of the said Steamship. The vessel was seen from the southeast corner of the said block 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 83

THESE South 00°38' East, with the east line of the said Stearman Tract, being common with the said west right-of-way line, a distance of 260.82 feet to a point for corner at the southeast corner of the said Stearman Tract, from which a found 5/8 inch capped iron rod marked "WV W&A D RPLS 2014" bears South 69°37'58" East, a distance of 0.44 feet;

THENCE South 88.41° West, with the south line of the said Steamtown Tract, crossing at a distance of 7.50 feet the northeast corner of Lot 1, Block 1, Highland Park Addition, an addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in CCR D207243358, D.P.R.C.T., and continuing in a line, a total distance of 93.974 feet to a 5/8" and capped iron rod marked "WW WARD RITS 2014," found for the southwest corner of the said Steamtown Tract in the east line of lot 10, Block 13B of said subdivision. Measured Pursuant to:

THENCE North 00°30'37" West, with the west line of the said Stearman Tract, being common with the east line of said Highland Meadows Phase II, a distance of 267.45 feet to 1/2 inch iron rod found for the northwest corner of the said Stearman Tract, being common with the southwest corner of Lot 14, Block 138 of said Highland Meadows Phase II;

THENCE North 89°05'38" East, with the north line of the said Stearman Tract, being common with the south line of Lot 14 through lot 13, Block 138 of said Highland Meadows Phase, a distance of 919.07 feet to the **POINT OF BEGINNING** and containing 242,883 square feet or 5.575 acres of land more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, THAT WILLIAM C. STEARMAN, III, TRUSTEE OF THE STEARMAN MARITAL TRUST, Owner, does hereby adopt the plat

designating the heretofore described property as LOT 4, BLOCK 1, STEINMAN ADDITION, an addition to the City of Colleyville, Tarrant County, Texas, and does hereby dedicate the same to the public use forever, all streets, rights-of-way and alley ways thereon, and does hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove, and keep removed, all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way

endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and paroling, without the necessity at any time or occasion, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2018.

William C. Shearman, III
Trustee of The Shearman Marital Trust

STATE OF TEXAS §
COUNTY OF 5

person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2018.

Notary Public in and for _____
 State of Texas

My commission expires _____

SURVEYOR'S CERTIFICATION

I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR

RELIED UPON AS A FINAL SURVEY DOCUMENT. 01-26-2018

John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 39366

Date: _____

STATE OF TEXAS 6
COUNTY OF WARD 6

BEFORE ME, the undersigned authority, on this day personally appeared, John G. Margetta, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2018.

Notary Public in and for
the State of Texas

My commission expires

MINOR PLAT
LOT 1, BLOCK 1

STEARMAN ADDITION
242,833 SQUARE FEET OR 5.575 ACRES

ROBERT CHOWNING SURVEY, ABSTRACT NO. 294
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

January 2018

.....

MINOR PLAT
LOT 1, BLOCK 1

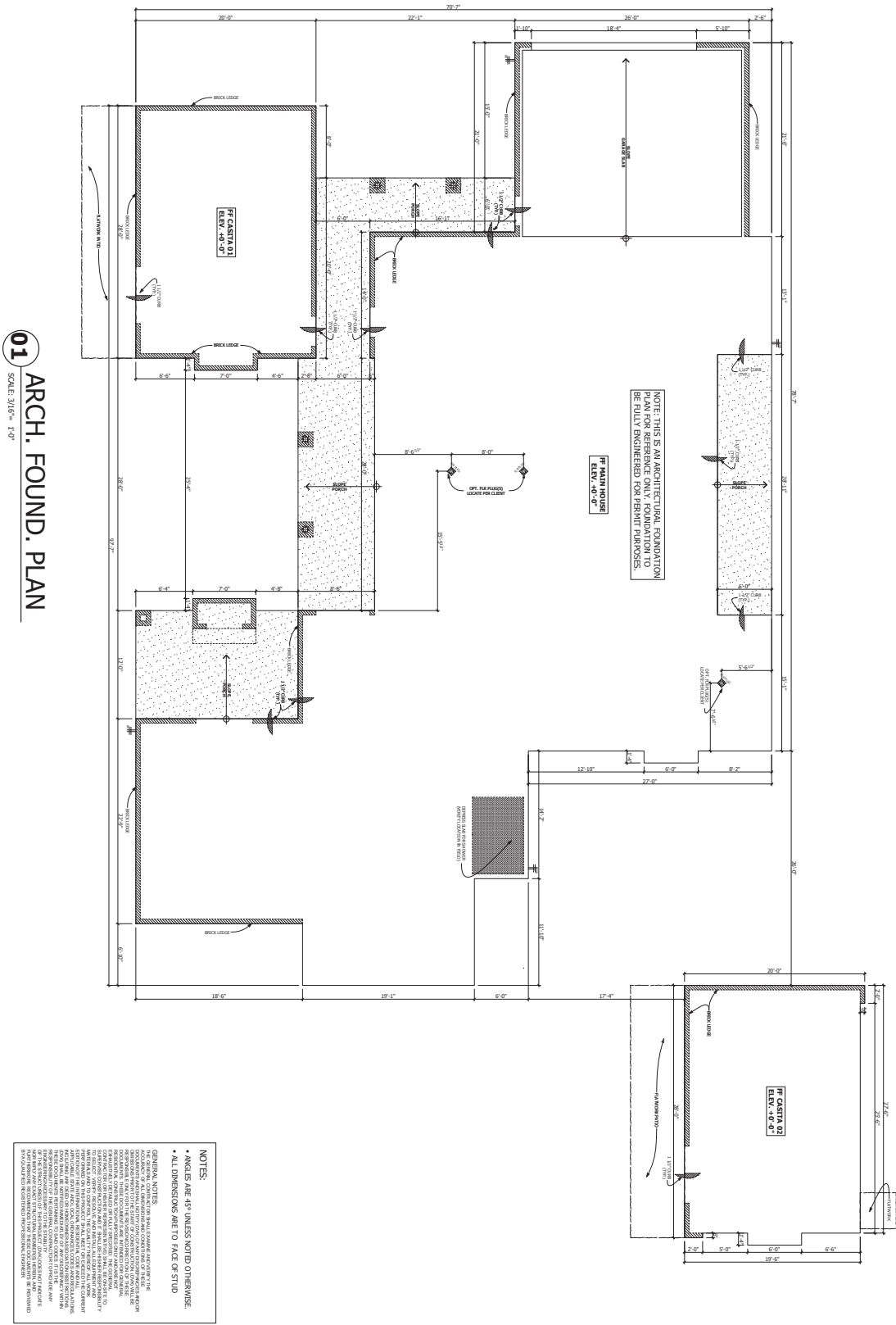
STEARMAN ADDITION
242,833 SQUARE FEET OR 5.575 ACRES

ROBERT CHOWNING SURVEY, ABSTRACT NO. 29,
CITY OF COLLETTVILLE, TARRANT COUNTY, TEXAS

JANUARY 2018

Zoning Exhibit

Final Permit/CD set 08/16/17



01 ARCH. FOUND. PLAN
SCALE 3/16" = 1'-0"

NOTES:
• ANGLES ARE 45° UNLESS NOTED OTHERWISE.
• ALL DIMENSIONS ARE TO FACE OF STUD.

FOUNDATION PLAN
Date: 8/14/2017
Scale: 3/16" = 1'-0"
Title: 01
Author: DYC
Sheet: A2.01

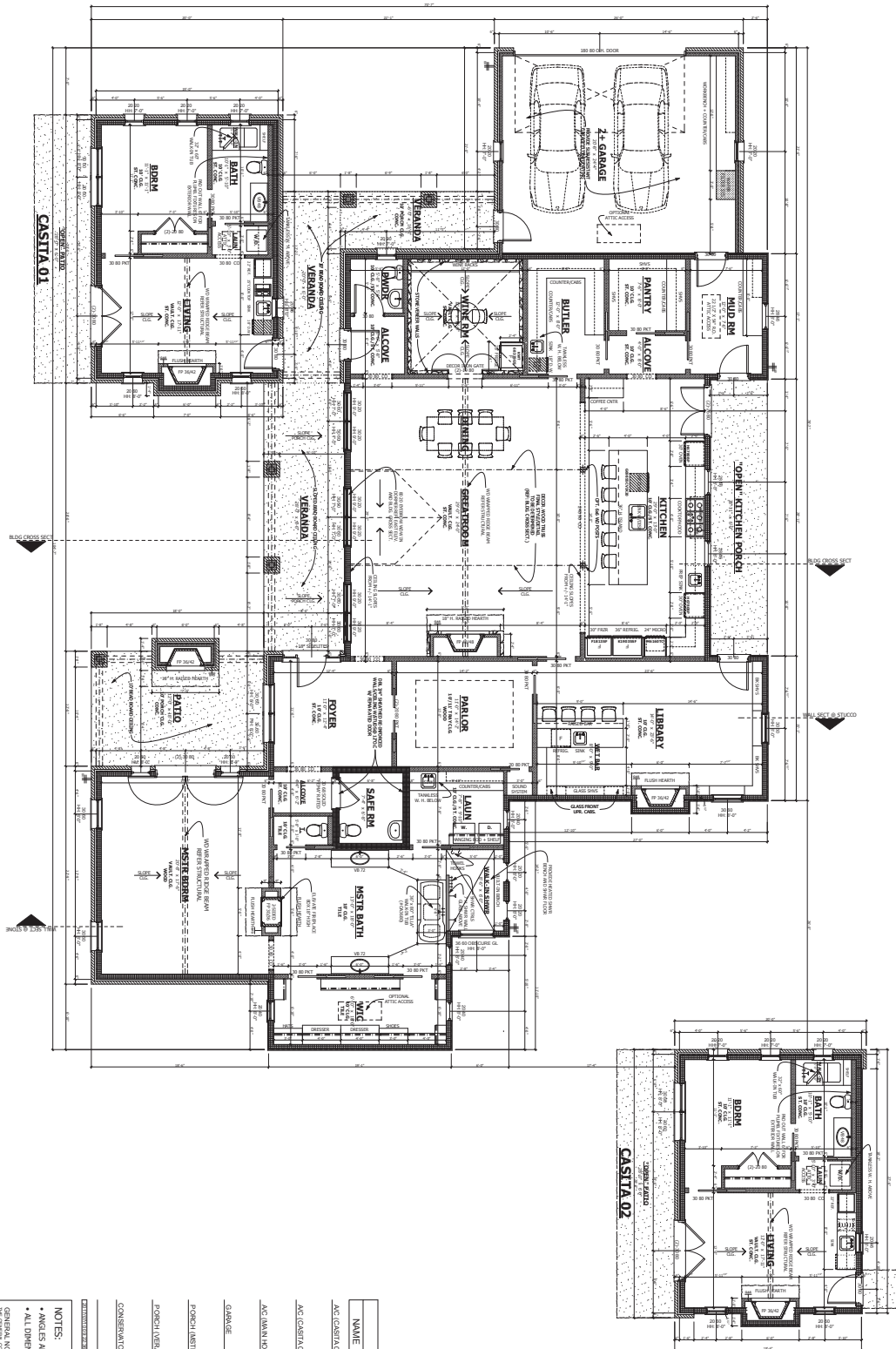
Stearman Residence
5810 Pool Road
Colleyville, TEXAS

FERRIER
CUSTOM HOMES

DANIEL VAN KUNSHIK
OWNER + ARCHITECT + CONSTRUCTOR
1111 10th Street, Suite 100, Dallas, TX 75202
214.742.1111
www.danielvanekunshik.com

Revised:	By:

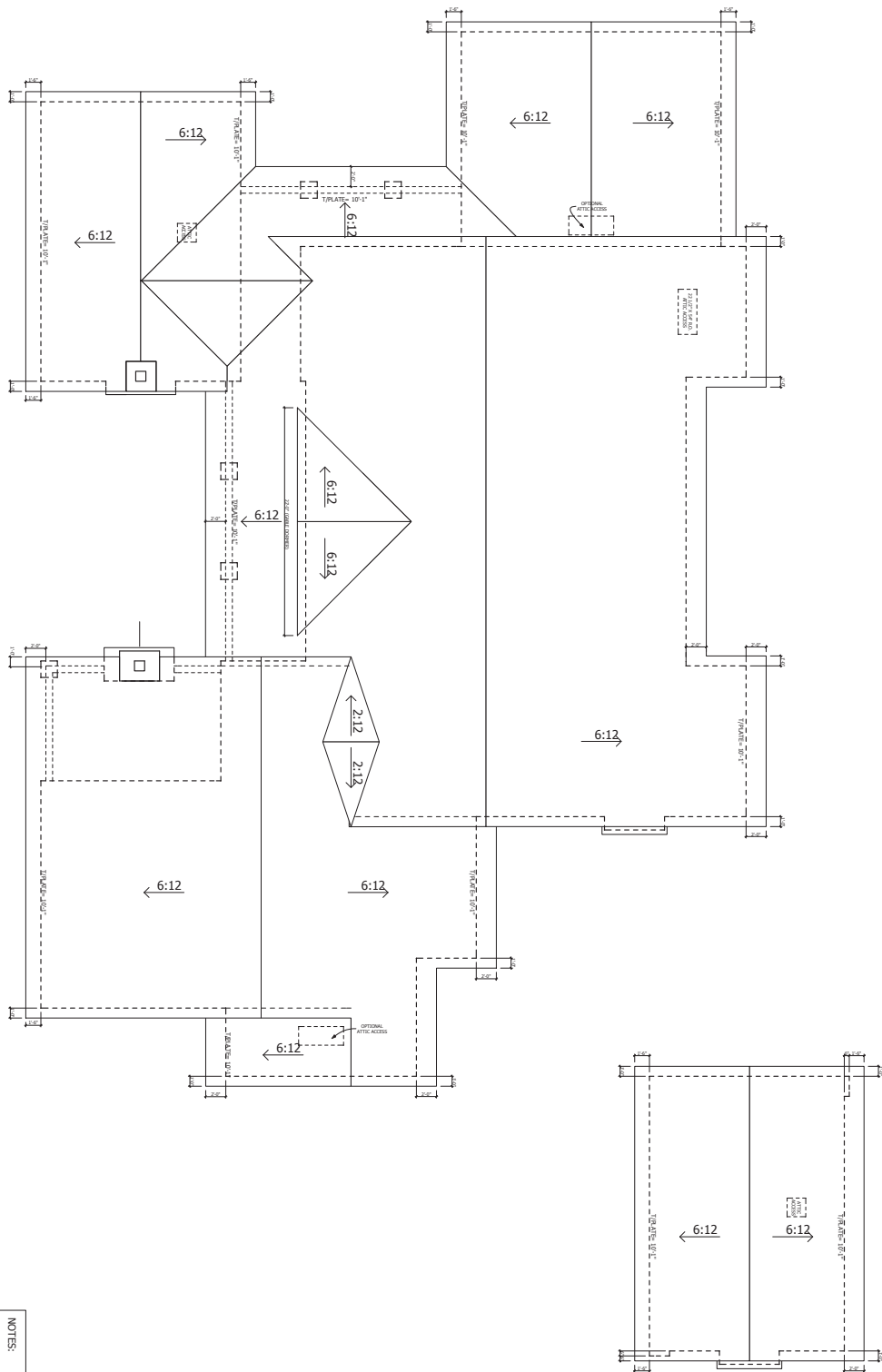
Final Permit/CD set 08/16/17



FLOOR AREAS		
NAME	STORY	AREA (sq ft)

Zoning Exhibit

Final Permit/CD set 08/16/17



01 ROOF PLAN
SCALE: 3/16" = 1'-0"

- NOTES:**
- ANGLES ARE 45° UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE TO FACE OF STUD.

ROOF PLAN

Stearman Residence
5810 Pool Road
Colleyville, TEXAS

**FERRIER
CUSTOM HOMES**

DANIEL VAN KUNSCHIK
OWNER + ARCHITECT + CONSTRUCTION
1111 10th Street, Suite 100, Colleyville, TX 76034
817.333.1111
www.danielvanunschik.com

Revised:	By:

A2.03
Sheet
OF

Final Permit/CD set 08/16/17



SCALE: 1/2" = 1'-0"



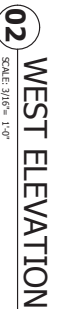
SCALE: 1/2" = 1'-0"



SCALE: 3/4" = 1'-0"



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"





04 CONSERVATORY ELEVS

SCALE: 3/16" = 1'-0"



CONSERVATORY FOUND.

SCALE: 3/16" = 1'-0"



CONSERVATORY ELEC.

SCALE: 3/16" = 1'-0"

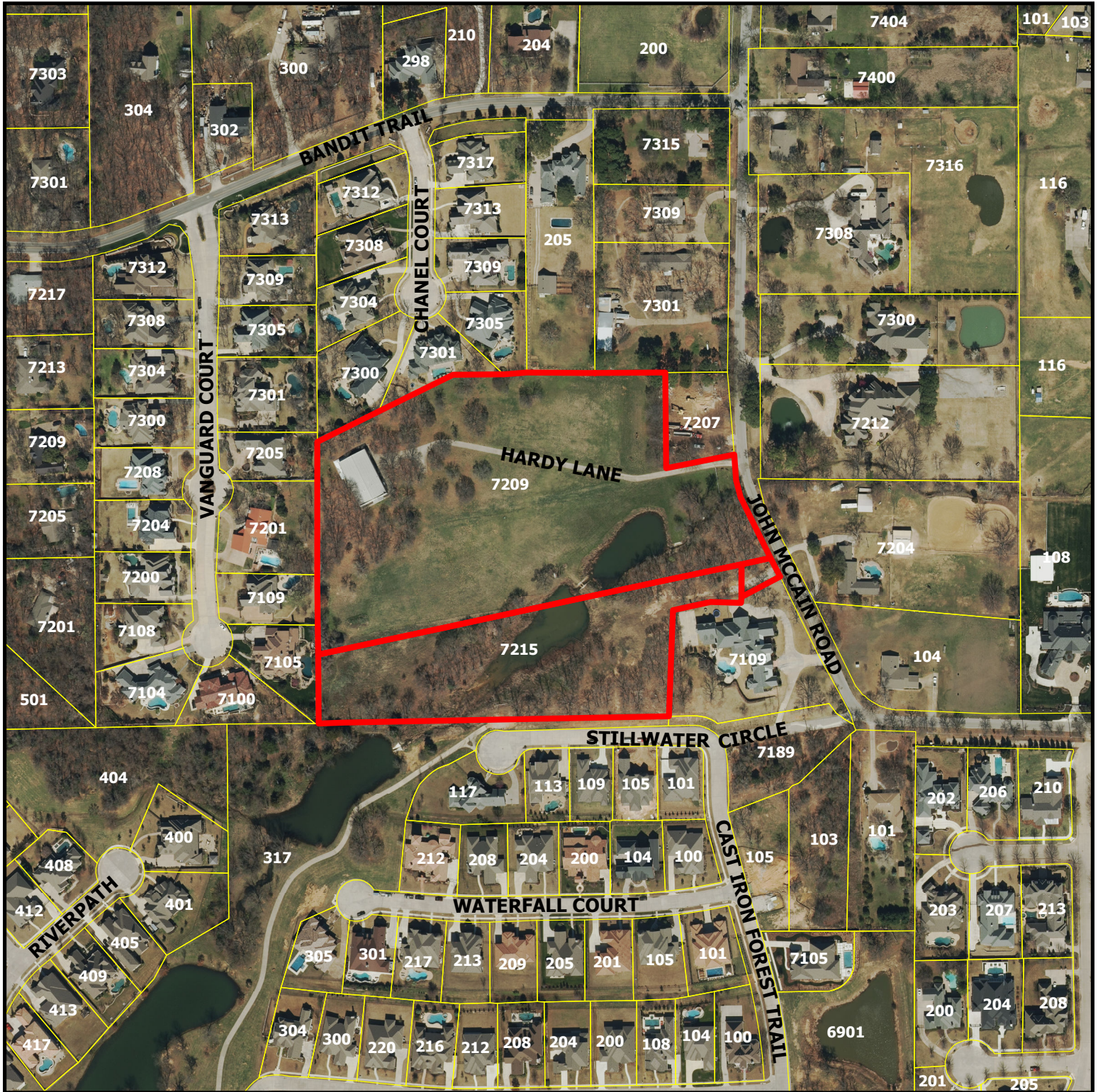


CONSERVATORY PLAN

SCALE: 3/16" = 1'-0"

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Aerial Map

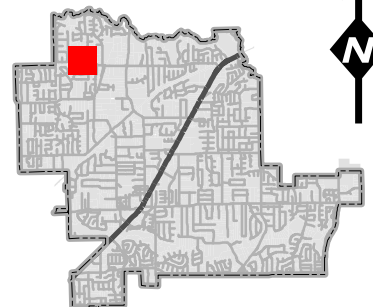


ZC18-013

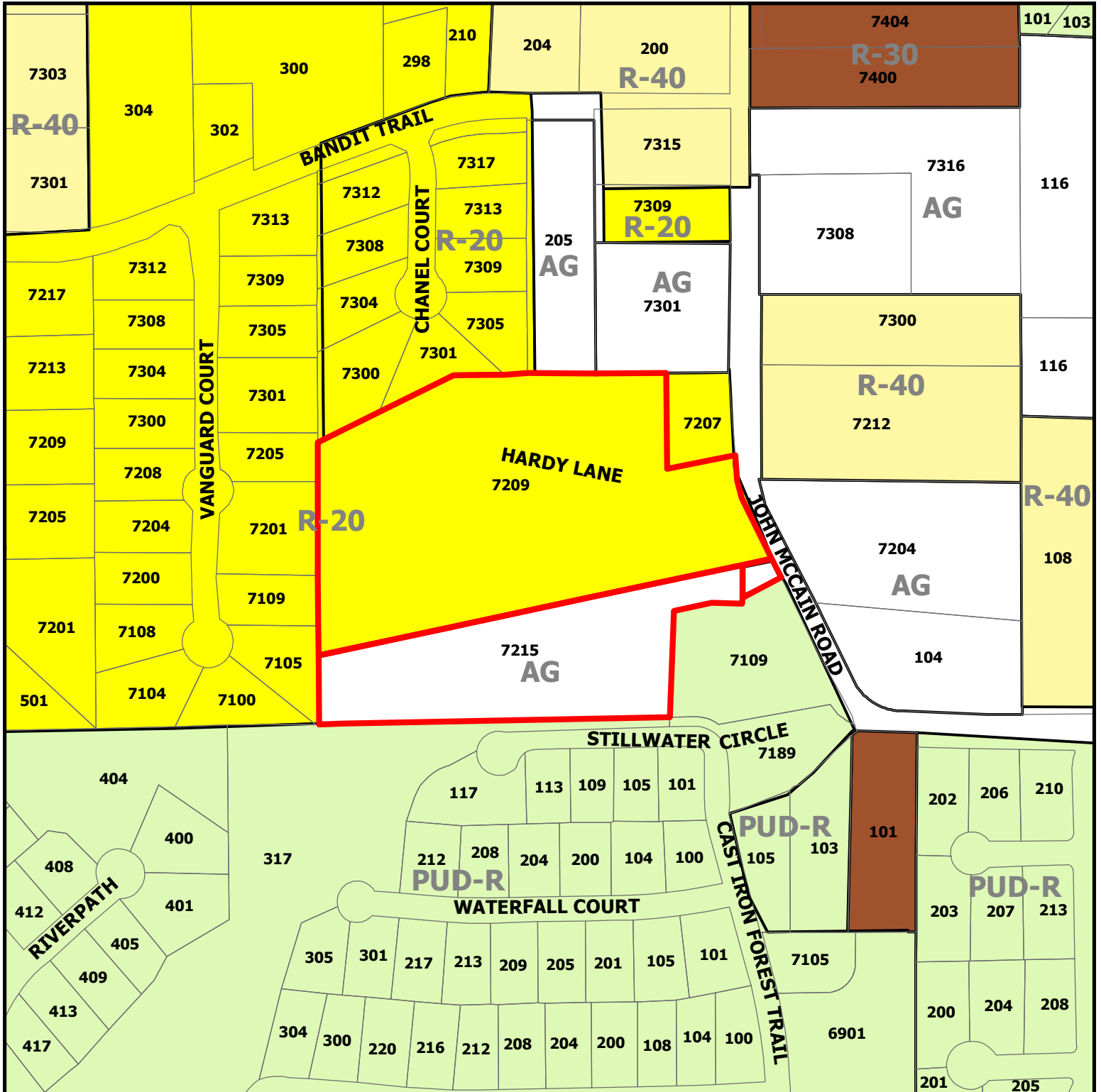
7209 and 7215 John McCain Road

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 Subject Property



Zoning Map



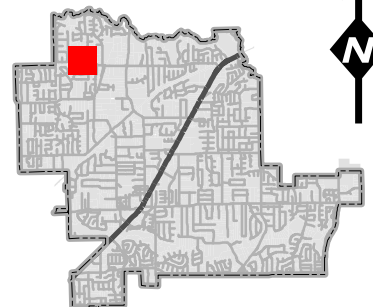
ZC18-013

7209 and 7215 John McCain Road

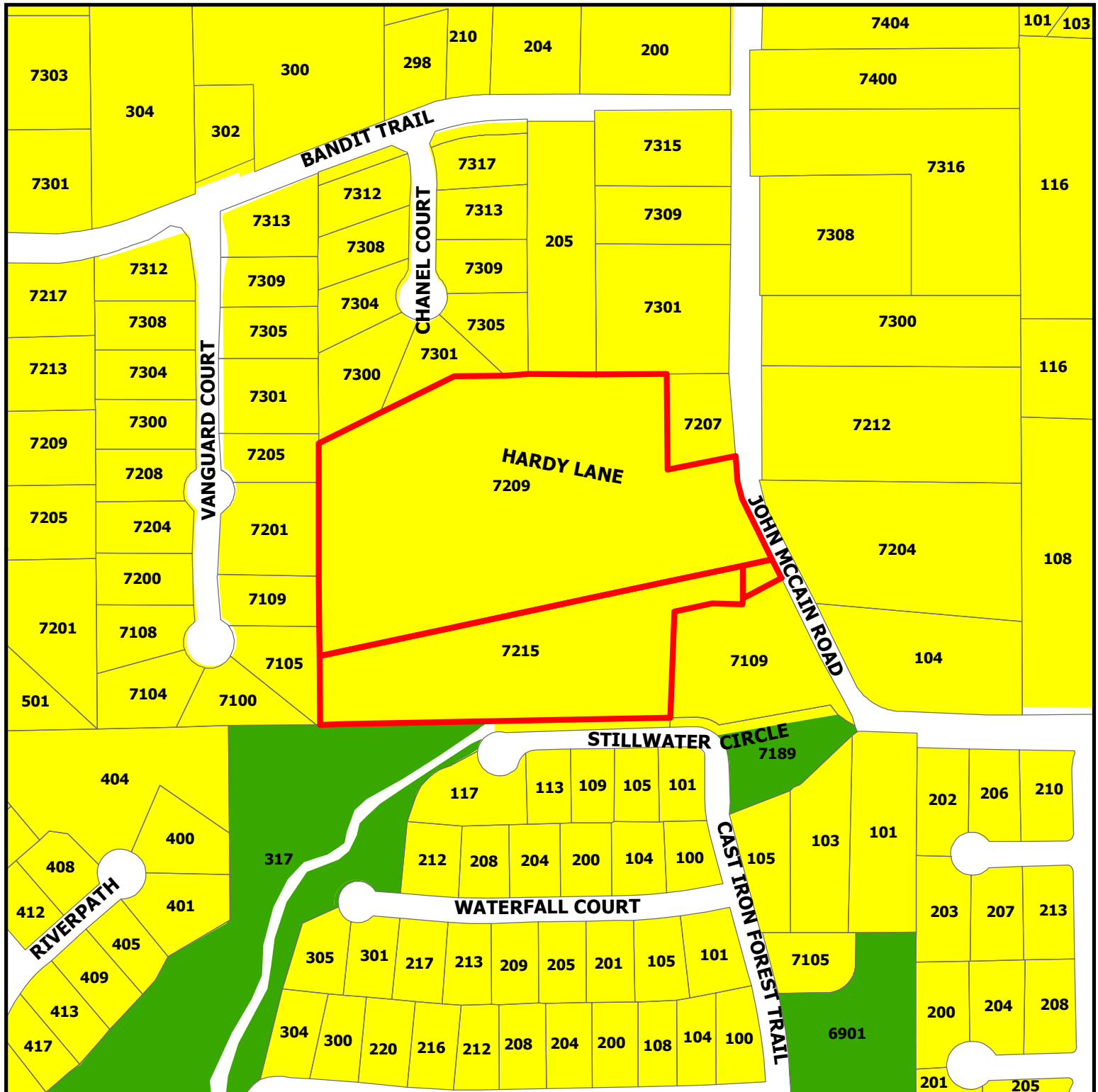


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 Subject Property



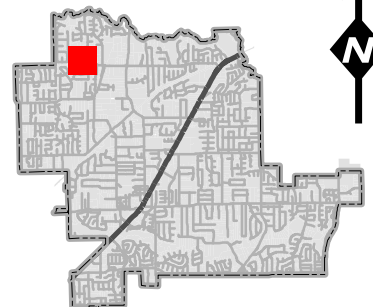
Future Land Use Map



ZC18-013

7209 and 7215 John McCain Road

- Subject Property
- Residential
- Open Space; Parks



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Statement of Planning Objectives

OAK CREEK

7209 and 7215 John McCain Road, Colleyville, Texas

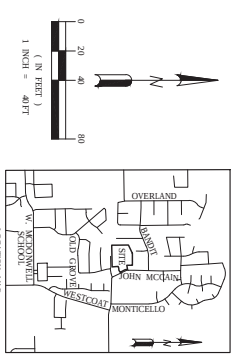
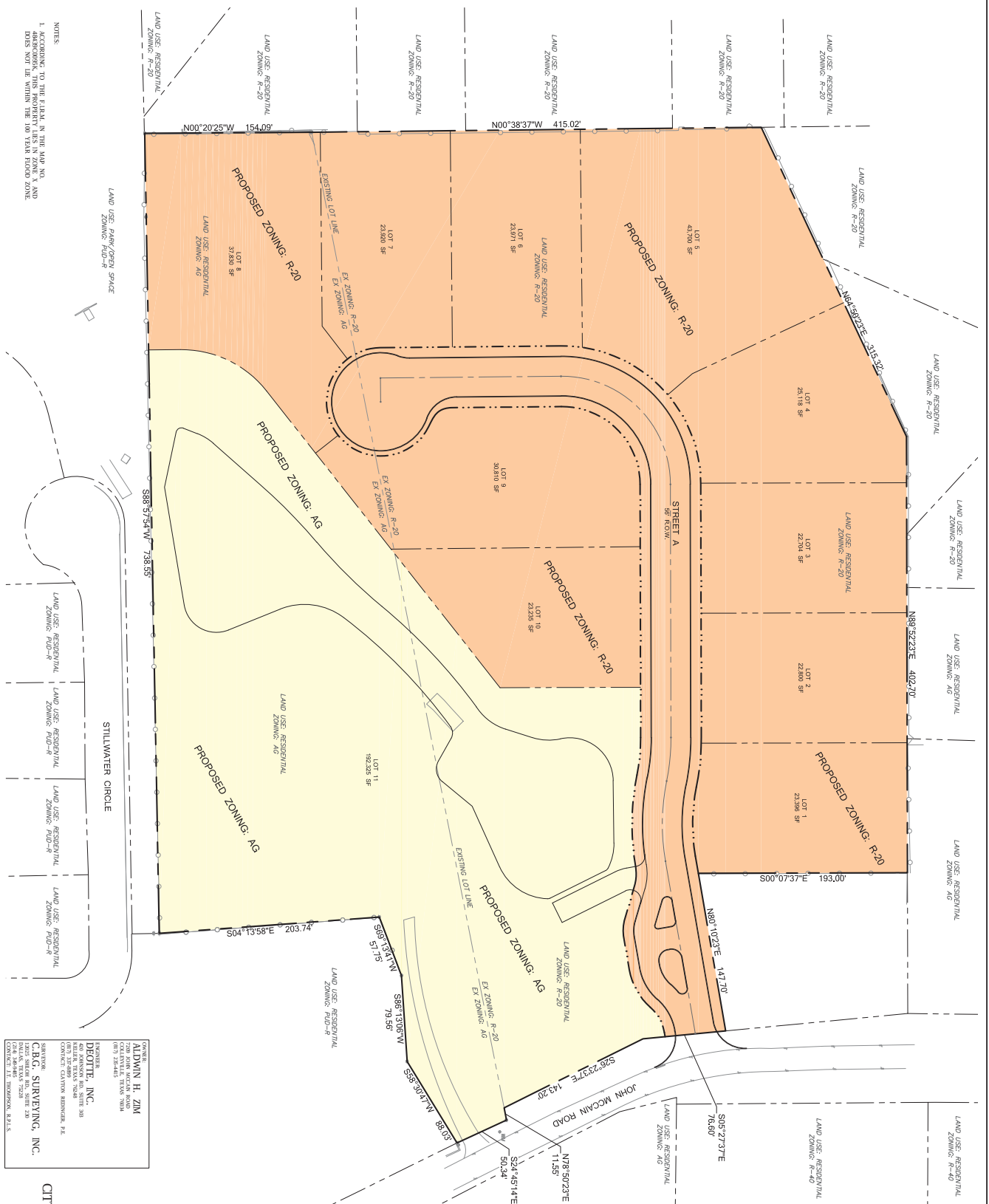
PURPOSE STATEMENT

The purpose of this zoning and platting application is to combine the two properties at 7209 and 7215 John McCain Road into a single development on 12.038 acres by maintaining, but reconfiguring, the existing boundary lines of R-20 and AG zoning to create a new subdivision with a total of 11 residential lots, a density of .914 units per acre.

DEED RESTRICTIONS

The Project is being developed as a private, gated community. It is acknowledged that the ongoing maintenance responsibility of the street and gates will belong to the residents. A homeowners association will be formed and covenants, conditions and restrictions written so that all the residents will be members of the association and, with the purchase of property within Oak Creek, the property owners acknowledge the street maintenance responsibility. Membership in the homeowners association will be mandatory.

Zoning Exhibit



PROJECT DESCRIPTION

There is a tract of land situated in the U. M. Freeman Survey, Block No. 573, City of Cambridge, Tarrant County, Texas, also known as the *Replat of William Jones*, a Replat of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 8

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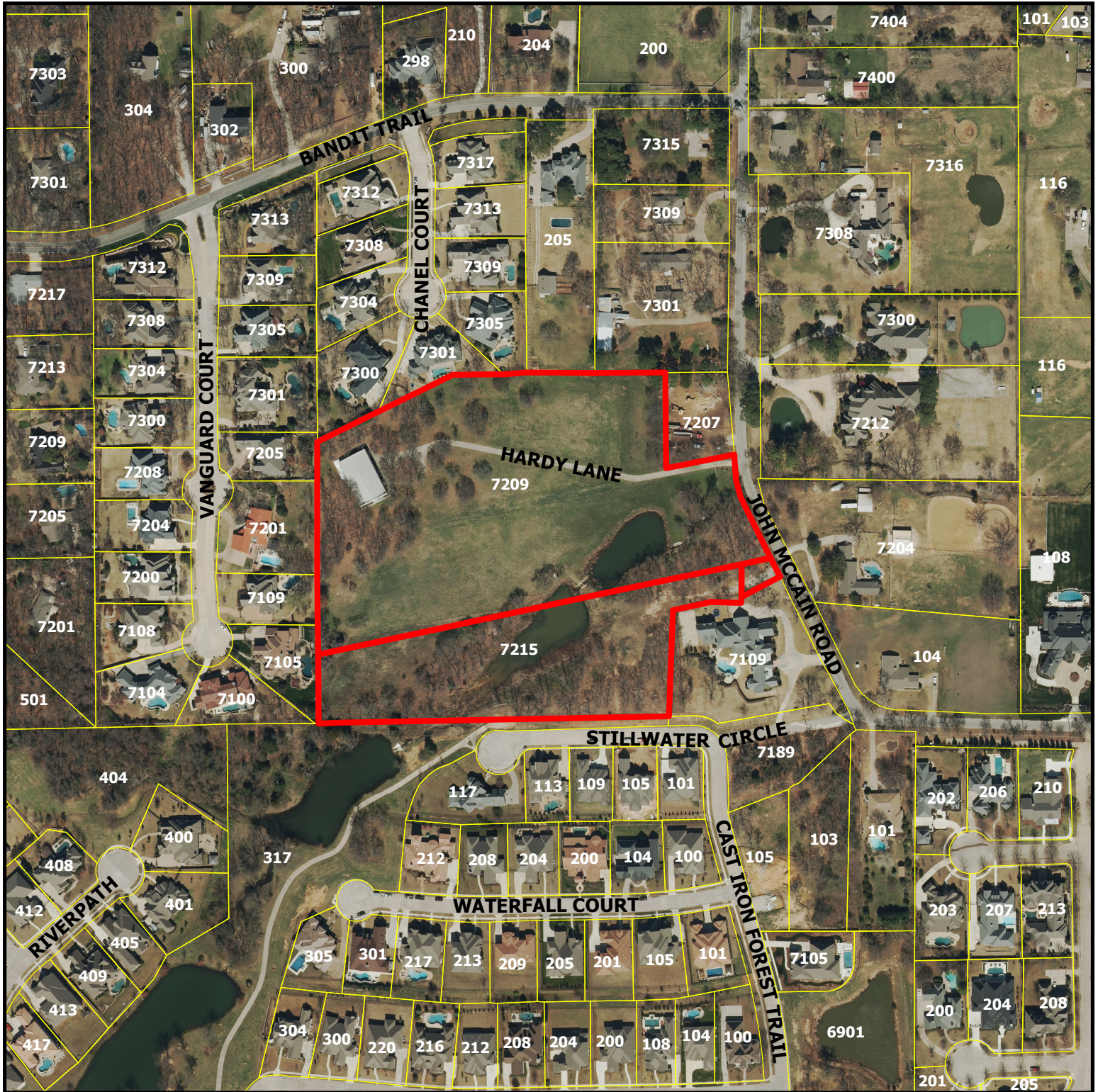
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BIDDING OR PERMIT PURPOSES.
BY: Clayton T. Redinger
Reg. No.: 97497
Date: 03/12/2018

ZONING: EXHIBIT
OF
OAK CREEK
BEND
12.038 ACRES
SITUATED IN THE
M.W. FREEMAN SURVEY,
ABSTRACT NO. 353 AND
W.E. COOK CUREY, ABSTRACT NO. 295
CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS

ZONING EXHIBIT FOR ZONING CHANGE REQUEST
FROM R-20 AND AG TO R-20 AND AG
MARCH 2018

MARCH 2018

Aerial Map



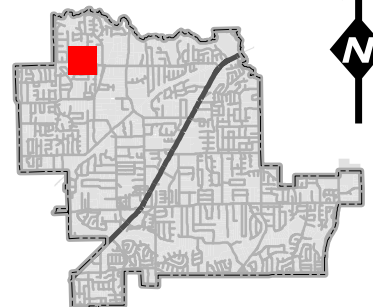
PC18-005

7209 and 7215 John McCain Road

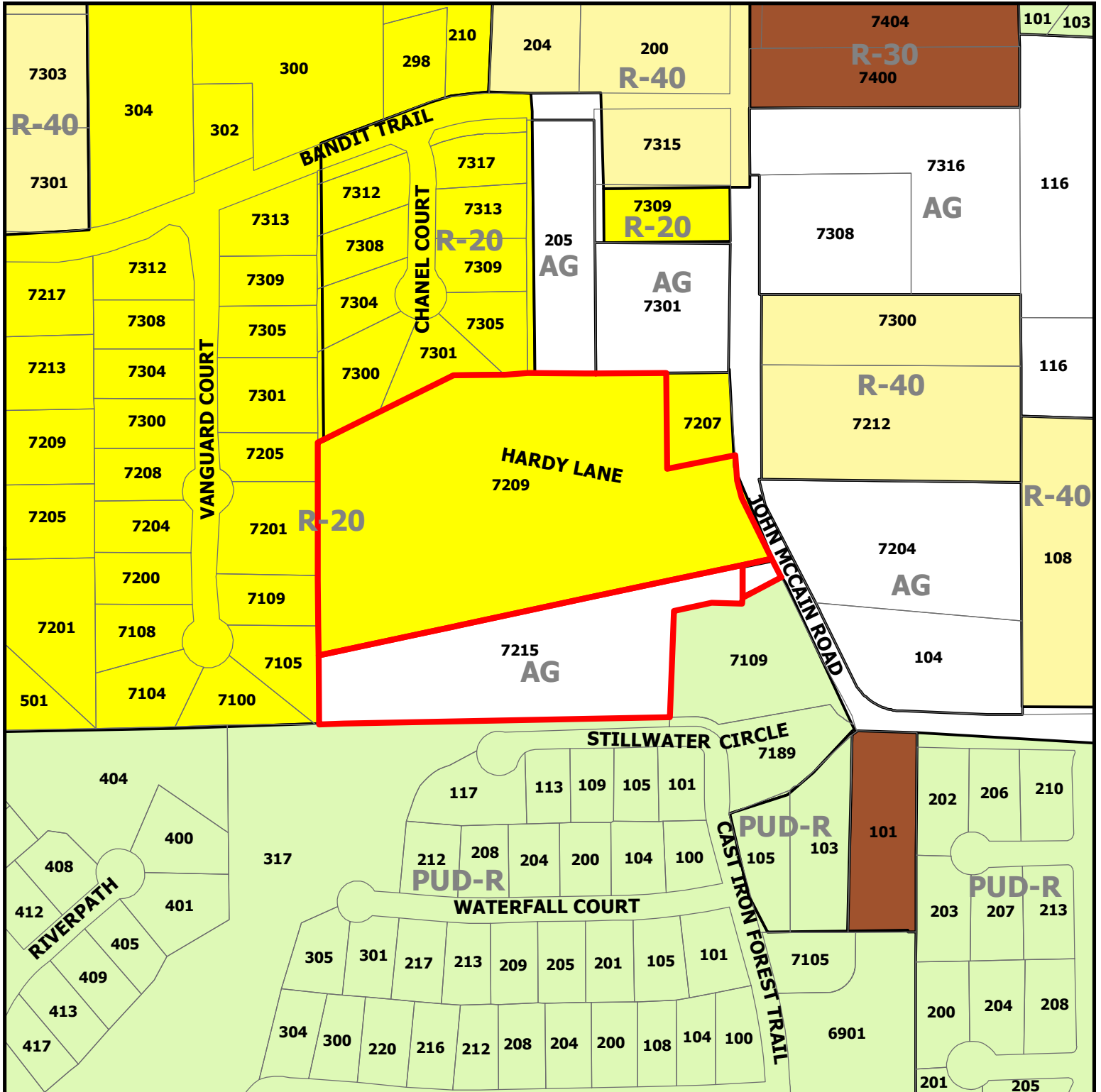
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Subject Property



Zoning Map

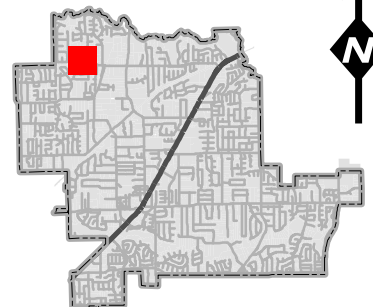


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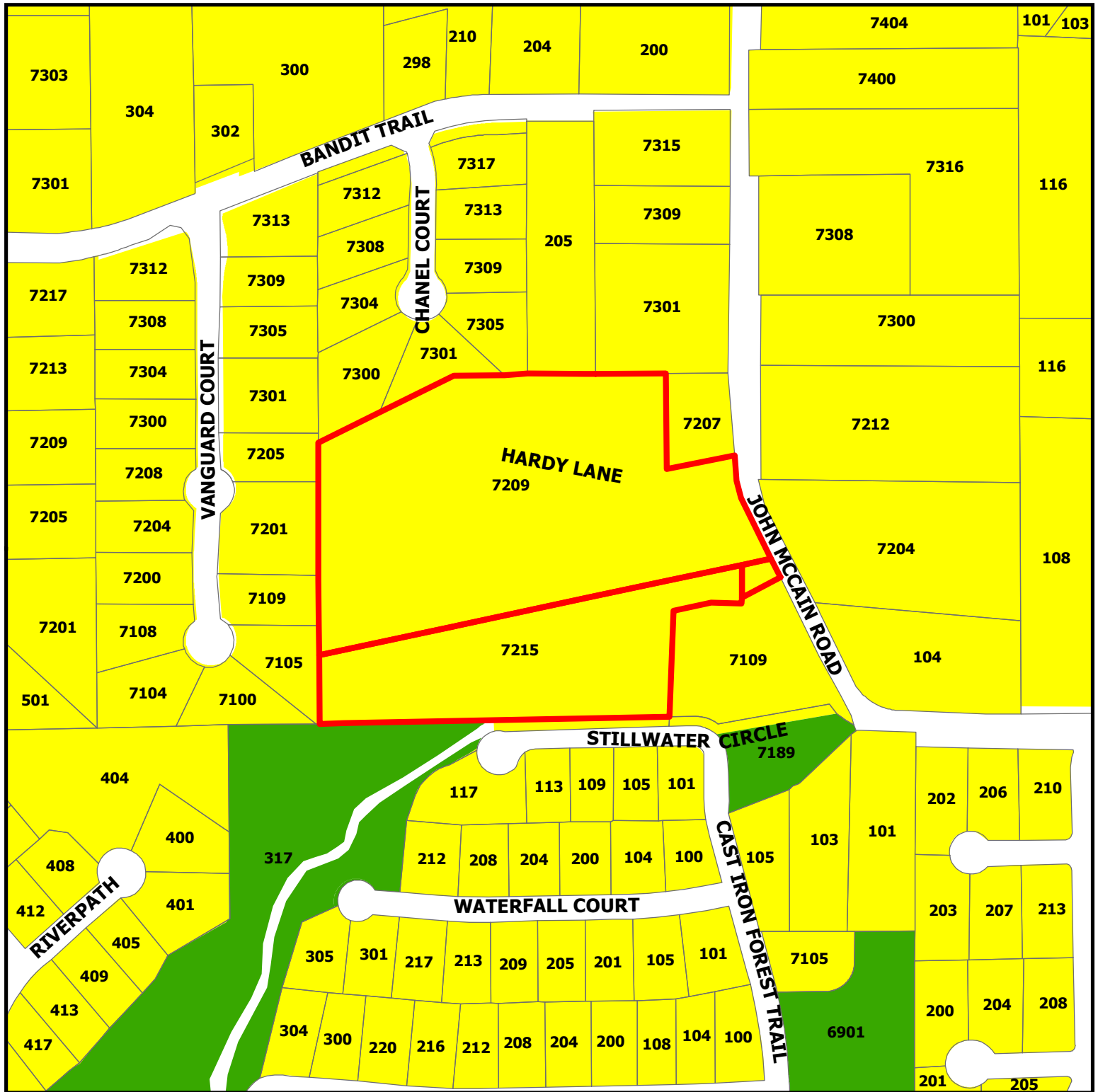
7209 and 7215 John McCain Road

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 Subject Property



Future Land Use Map

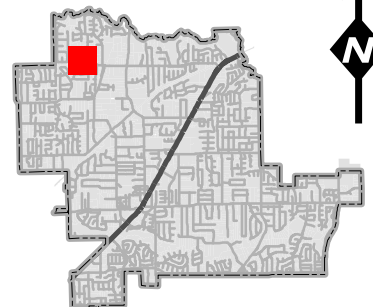


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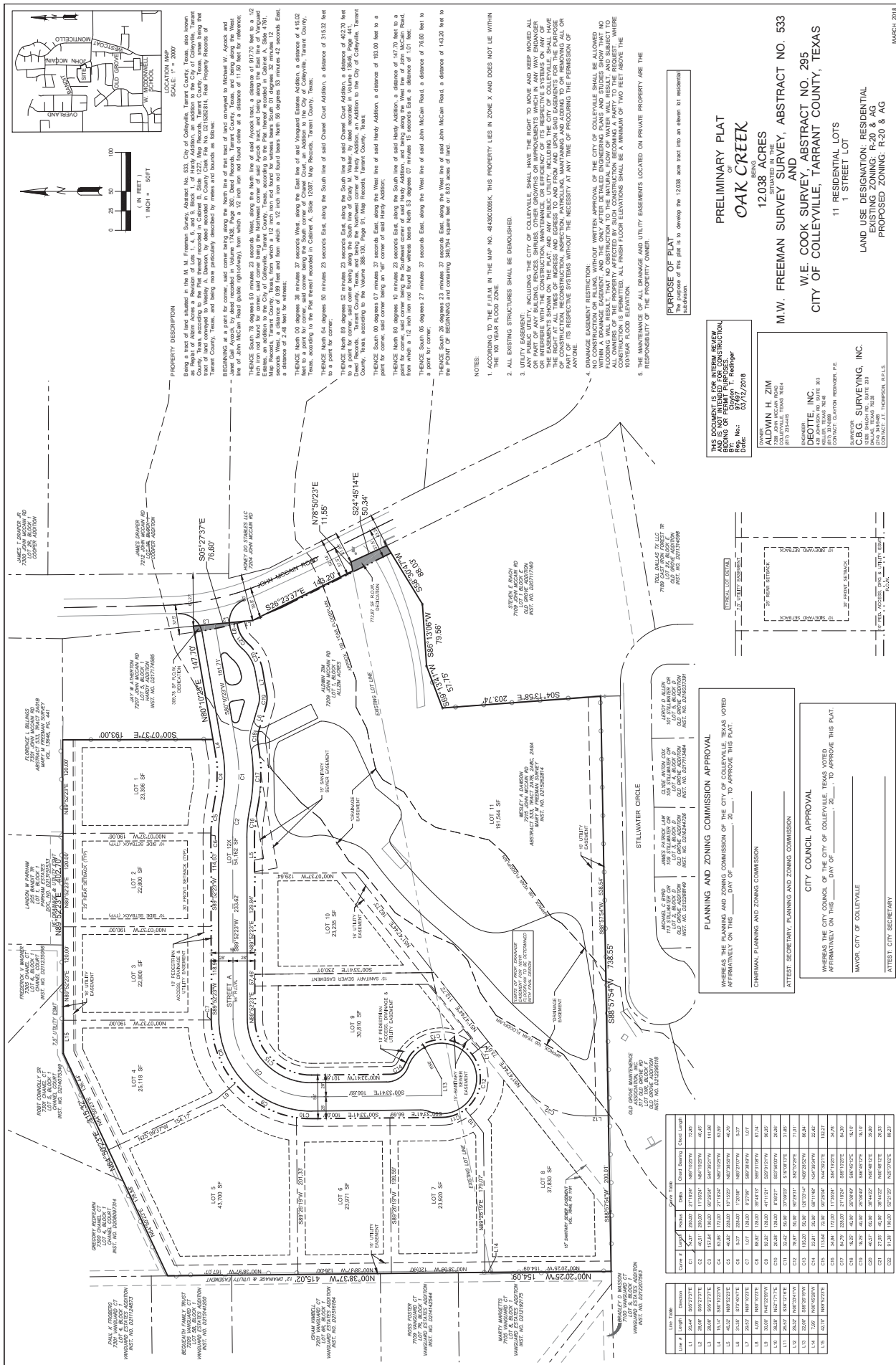
7209 and 7215 John McCain Road

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- Subject Property
- Residential
- Open Space; Parks



Plat Exhibit



Tree Survey

DOI No. 201810100 - OAK CREEK - PRELIMINARY PLAT - COLLEEVILLE, TX

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Revision: 1
Date: 4/02/2018
Reg. No.: 57497
Division: T. Redinger

Scale: 1" = 11000'

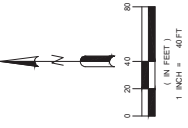
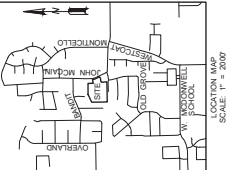
DOI No. 201810100

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BENCHMARKS
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TREE SURVEY
OAK CREEK
COLLEEVILLE, TX

DEOTTE, INC.
10000 N. DEWITT ROAD, SUITE 100
DALLAS, TEXAS 75243
PHONE: (214) 343-1100
FAX: (214) 343-1101
WWW.DEOTTEINC.COM
CONTACT: WENDY HARRISON



Utility Plan



PRELIMINARY UTILITY PLAN
OAK CREEK
COLLEVILLE, TX

- LEGEND
- 8" WATER LINE
 - 8" SANITARY SEWER LINE
 - STORM DRAIN LINE

- NOTES:
1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS.
 2. ALL UTILITIES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY.
 3. MINOR ADJUSTMENTS TO THIS PLAN SHALL BE MADE BY THE CITY OF COLLEVILLE.
 4. SPECIFICATIONS (LATEST EDITION) AS AMENDED BY THE CITY OF COLLEVILLE SHALL APPLY.
 5. VALVES SHALL BE PLACED AT ALL WATERLINE INTERSECTIONS AND AT ALL SANITARY SEWER INTERSECTIONS.
 6. PRE-HYDRANTS AT COLLEGE SHOULD BE PLACED AT COMMON PROPERTY.
 7. ALL WATER LINE STUBS MUST HAVE 2 JOINTS OF PIPE PAST THE VALVE.
 8. MINIMUM SIZE FOR SANITARY SEWER IS 8".
 9. SANITARY SEWER SERVICE LINES SHALL CONNECT TO PUBLIC SANITARY SEWER SYSTEM BUILT TO CITY STANDARDS.

BENCHMARKS
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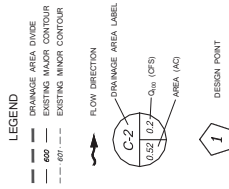
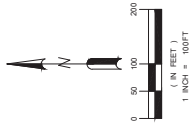
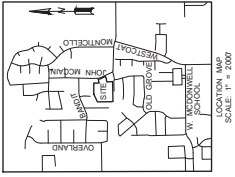
Project by
City of Oak Creek
Map No. 201810100 - 123456

DOI No. 201810100

3



Drainage Plan



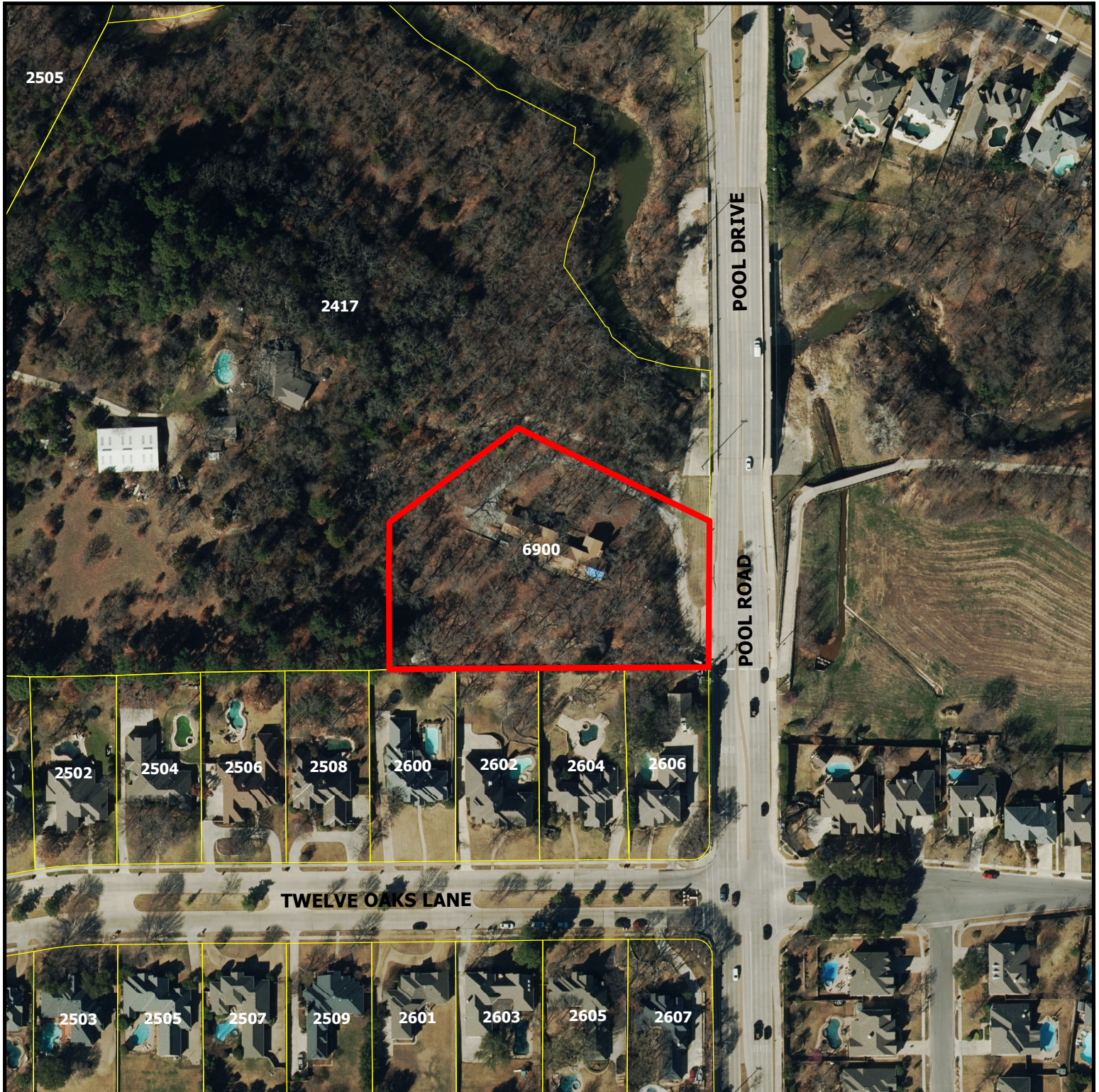
WEST WHITE CHAPTER CREEK FROM PTA TO TOWN VALLEY STUDY FROM PTA TO CREEK (CFS)				
	4%	2%	1%	0.25%
EXISTING	396.2	527.6	638.1	1007.7
POST-PRD1	392.8	526.8	637.9	1003.4
DATA	-3.4	-0.8	-0.2	-5.8

HAULT ASSOCIATES, INC. HEC-HMS MODEL DATA
OBTAINED THROUGH CITY OF COLLETVILLE, EXISTING
CONDITION CALCULATED CITY OF COLLETVILLE OPEN SPACE
AND PERMANENT WATER, POST PROJECT
CONDITION CALCULATED ACCORDING TO ORIGINAL
DESIGN PARAMETERS. FINAL DRAINAGE
CONSTRUCTION MAY VARY SLIGHTLY DURING FINAL
CONSTRUCTION PROJECT DESIGN.

DESIGN		MINOFF COEFF.		TIME OF CONC.		RATIONAL METHOD RUNOFF CALCULATIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
POINT	AREA [ACRES]	AREA [ACRES]	EXIST/PROP	(MIN)	(MIN)	R2	Q2 [CFS]	Q3 [CFS]	Q4 [CFS]	Q5 [CFS]	Q6 [CFS]	Q7 [CFS]	Q8 [CFS]	Q9 [CFS]	Q10 [CFS]	Q11 [CFS]	Q12 [CFS]	Q13 [CFS]	Q14 [CFS]	Q15 [CFS]	Q16 [CFS]	Q17 [CFS]	Q18 [CFS]	Q19 [CFS]	Q20 [CFS]	Q21 [CFS]	Q22 [CFS]	Q23 [CFS]	Q24 [CFS]	Q25 [CFS]	Q26 [CFS]	Q27 [CFS]	Q28 [CFS]	Q29 [CFS]	Q30 [CFS]	Q31 [CFS]	Q32 [CFS]	Q33 [CFS]	Q34 [CFS]	Q35 [CFS]	Q36 [CFS]	Q37 [CFS]	Q38 [CFS]	Q39 [CFS]	Q40 [CFS]	Q41 [CFS]	Q42 [CFS]	Q43 [CFS]	Q44 [CFS]	Q45 [CFS]	Q46 [CFS]	Q47 [CFS]	Q48 [CFS]	Q49 [CFS]	Q50 [CFS]	Q51 [CFS]	Q52 [CFS]	Q53 [CFS]	Q54 [CFS]	Q55 [CFS]	Q56 [CFS]	Q57 [CFS]	Q58 [CFS]	Q59 [CFS]	Q60 [CFS]	Q61 [CFS]	Q62 [CFS]	Q63 [CFS]	Q64 [CFS]	Q65 [CFS]	Q66 [CFS]	Q67 [CFS]	Q68 [CFS]	Q69 [CFS]	Q70 [CFS]	Q71 [CFS]	Q72 [CFS]	Q73 [CFS]	Q74 [CFS]	Q75 [CFS]	Q76 [CFS]	Q77 [CFS]	Q78 [CFS]	Q79 [CFS]	Q80 [CFS]	Q81 [CFS]	Q82 [CFS]	Q83 [CFS]	Q84 [CFS]	Q85 [CFS]	Q86 [CFS]	Q87 [CFS]	Q88 [CFS]	Q89 [CFS]	Q90 [CFS]	Q91 [CFS]	Q92 [CFS]	Q93 [CFS]	Q94 [CFS]	Q95 [CFS]	Q96 [CFS]	Q97 [CFS]	Q98 [CFS]	Q99 [CFS]	Q100 [CFS]																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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Hydrology	0.9	0.9	0.375	15	2	3.90	5	7	4.86	6	9	5.53	7	11	6.46	8	12	7.98	10	15	23	35	53	79	116	166	239	353	516	739	1062	1545	2258	3341	4974	7207	10440	15273	22406	33239	49572	71905	104238	152571	223904	332237	495570	718903	1042236	1525569	2238902	3322235	4955568	7188901	1042164	1525497	2238831	3322164	4955497	7188830	1042093	1525426	2238760	3322093	4955426	7188759	1042022	1525355	2238689	3322022	4955355	7188688	1041951	1525284	2238618	3321951	4955284	7188617	1041880	1525213	2238547	3321880	4955213	7188546	1041809	1525142	2238476	3321809	4955142	7188475	1041738	1525071	2238405	3321738	4955071	7188404	1041667	1525000	2238334	3321667	4955000	7188333	1041596	1524929	2238263	3321596	4954929	7188262	1041525	1524858	2238192	3321525	4954858	7188191	1041454	1524787	2238121	3321454	4954787	7188120	1041383	1524716	2238050	3321383	4954716	7188049	1041312	1524645	2237979	3321312	4954645	7187978	1041241	1524574	2237908	3321241	4954574	7187907	1041170	1524503	2237837	3321170	4954503	7187836	1041100	1524432	2237766	3321100	4954432	7187765	1041029	1524361	2237695	3321029	4954361	7187694	1040958	1524290	2237624	3320958	4954290	7187623	1040887	1524219	2237553	3320887	4954219	7187552	1040816	1524148	2237482	3320816	4954148	7187481	1040745	1524077	2237411	3320745	4954077	7187410	1040674	1524006	2237340	3320674	4954006	7187339	1040603	1523935	2237269	3320603	4953935	7187268	1040532	1523864	2237168	3320532	4953864	7187197	1040461	1523793	2237097	3320461	4953793	7187126	1040390	1523722	2237026	3320390	4953722	7187055	1040319	1523651	2237026	3320319	4953651	7186984	1040248	1523580	2236955	3320248	4953580	7186913	1040177	1523509	2236884	3320177	4953509	7186842	1040106	1523438	2236813	3320106	4953438	7186771	1040035	1523367	2236742	3320035	4953367	7186700	1039964	1523296	2236671	3319964	4953296	7186629	1039893	1523225	2236600	3319893	4953225	7186558	1039822	1523154	2236529	3319822	4953154	7186487	1039751	1523083	2236458	3319751	4953083	7186416	1039680	1523012	2236387	3319680	4953012	7186345	1039609	1522941	2236316	3319609	4952941	7186274	1039538	1522870	2236245	3319538	4952870	7186203	1039467	1522800	2236174	3319467	4952800	7186132	1039396	1522729	2236103	3319396	4952729	7186061	1039325	1522658	2236032	3319325	4952658	7185990	1039254	1522587	2235961	3319254	4952587	7185919	1039183	1522516	2235890	3319183	4952516	7185848	1039112	1522445	2235819	3319112	4952445	7185777	1039041	1522374	2235748	3319041	4952374	7185706	1038970	1522303	2235677	3318970	4952303	7185635	1038900	1522232	2235606	3318900	4952232	7185564	1038829	1522161	2235535	3318829	4952161	7185493	1038758	1522090	2235464	3318758	4952090	7185422	1038687	1522019	2235393	3318687	4952019	7185351	1038616	1521948	2235322	3318616	4951948	7185280	1038545	1521877	2235251	3318545	4951877	7185209	1038474	1521806	2235180	3318474	4951806	7185138	1038403	1521735	2235109	3318403	4951735	7185067	1038332	1521664	2235038	3318332	4951664	7184996	1038261	1521593	2234967	3318261	4951593	7184925	1038190	1521522	2234896	3318190	4951522	7184854	1038119	1521451	2234825	3318119	4951451	7184783	1038048	1521380	2234754	3318048	4951380	7184712	1037977	1521309	2234683	3317977	4951309	7184641	1037906	1521238	2234612	3317906	4951238	7184570	1037835	1521167	2234541	3317835	4951167	7184499	1037764	1521096	2234470	3317764	4951096	7184428	1037693	1521025	2234399	3317693	4951025	7184357	1037622	1520954	2234328	3317622	4950954	7184286	1037551	1520883	2234257	3317551	4950883	7184215	1037480	1520812	2234186	3317480	4950812	7184144	1037409	1520741	2234115	3317409	4950741	7184073	1037338	1520670	2234044	3317338	4950670	7184002	1037267	1520600	2233973	3317267	4950600	7183931	1037196	1520529	2233902	3317196	4950529	7183860	1037125	1520458	2233831	3317125	4950458	7183789	1037054	1520387	2233760	3317054	4950387	7183718	1036983	1520316	2233689	3316983	4950316	7183647	1036912	1520245	2233618	3316912	4950245	7183576	1036841	1520174	2233547	3316841	4950174	7183505	1036770	1520103	2233476	3316770	4950103	7183434	1036700	1520032	2233405	3316700	4950032	7183363	1036629	1519961	2233334	3316629	4949961	7183292	1036558	1519890	2233263	3316558	4949890	7183221	1036487	1519819	2233192	3316487	4949819	7183150	1036416	1519748	2233121	3316416	4949748	7183079	1036345	1519677	2233050	3316345	4949677	7183008	1036274	1519606	2232979	3316274	4949606	7182937	1036203	1519535	2232908	3316203	4949535	7182866	1036132	1519464	2232837	3316132	4949464	7182795	1036061	1519393	2232766	3316061	4949393	7182724	1035990	1519322	2232695	3315990	4949322	7182653	1035919	1519251	2232624	3315919	4949251	7182582	1035848	1519180	2232553	3315848	4949180	7182511	1035777	1519109	2232482	3315777	4949109	7182440	1035706	1519038	2232411	3315706	4949038	7182369	1035635	1518967	2232340	3315635	4948967	7182298	1035564	1518896	2232269	3315564	4948896	7182227	1035493	1518825	2232198	3315493	4948825	7182156	1035422	1518754	2232127	3315422	4948754	7182085	1035351	1518683	2232056	3315351	4948683	7182014	1035280	1518612	2231985	3315280	4948612	7181943	1035209	1518541	2231914	33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Aerial Map

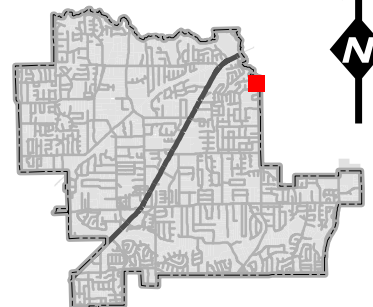


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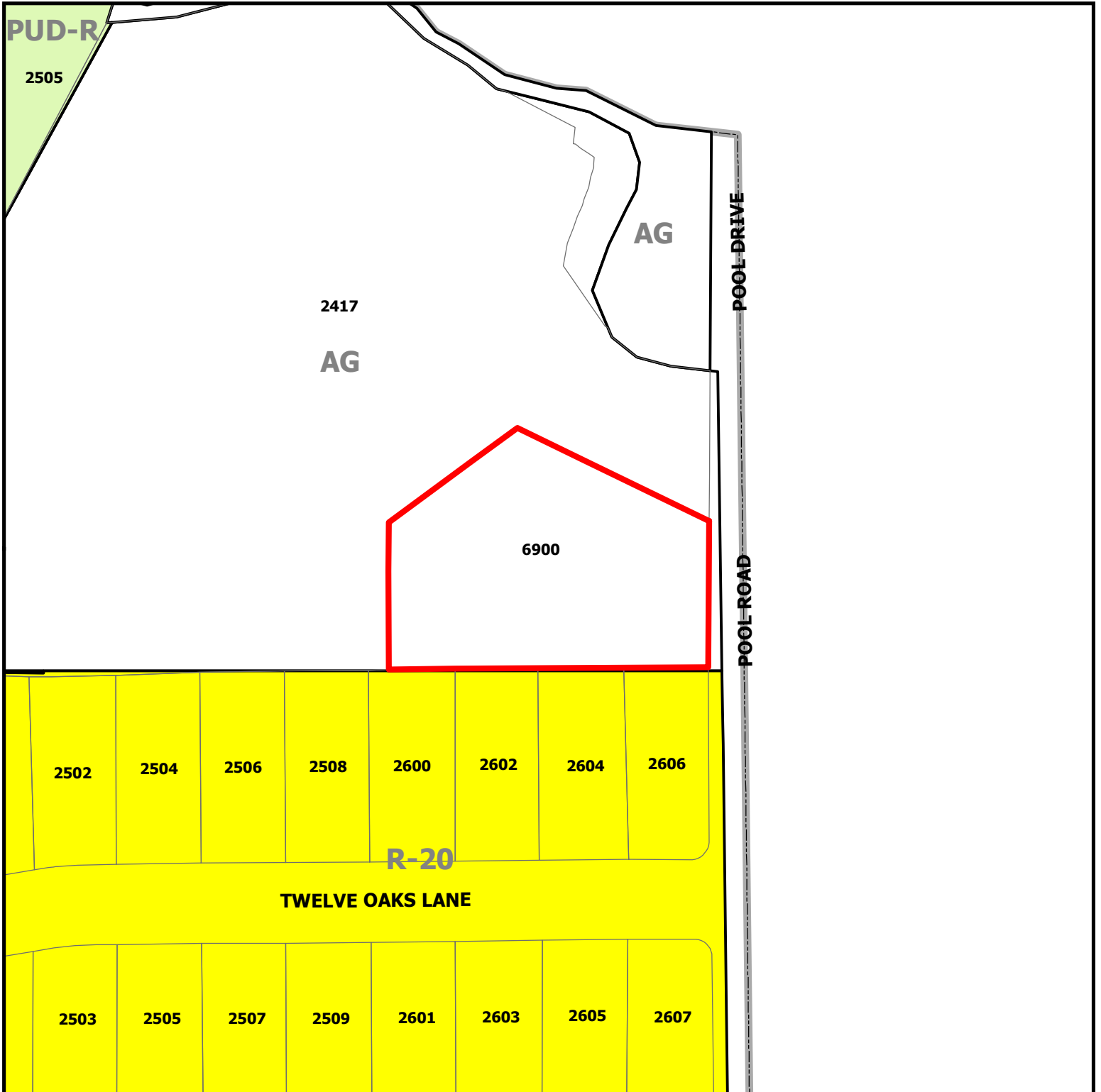
6900 Pool Road

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 Subject Property



Zoning Map



ZC18-014

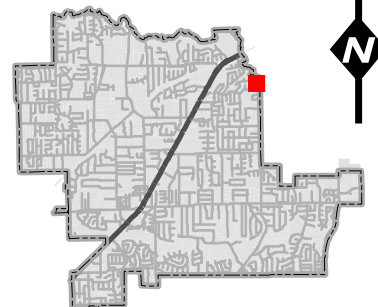
6900 Pool Road

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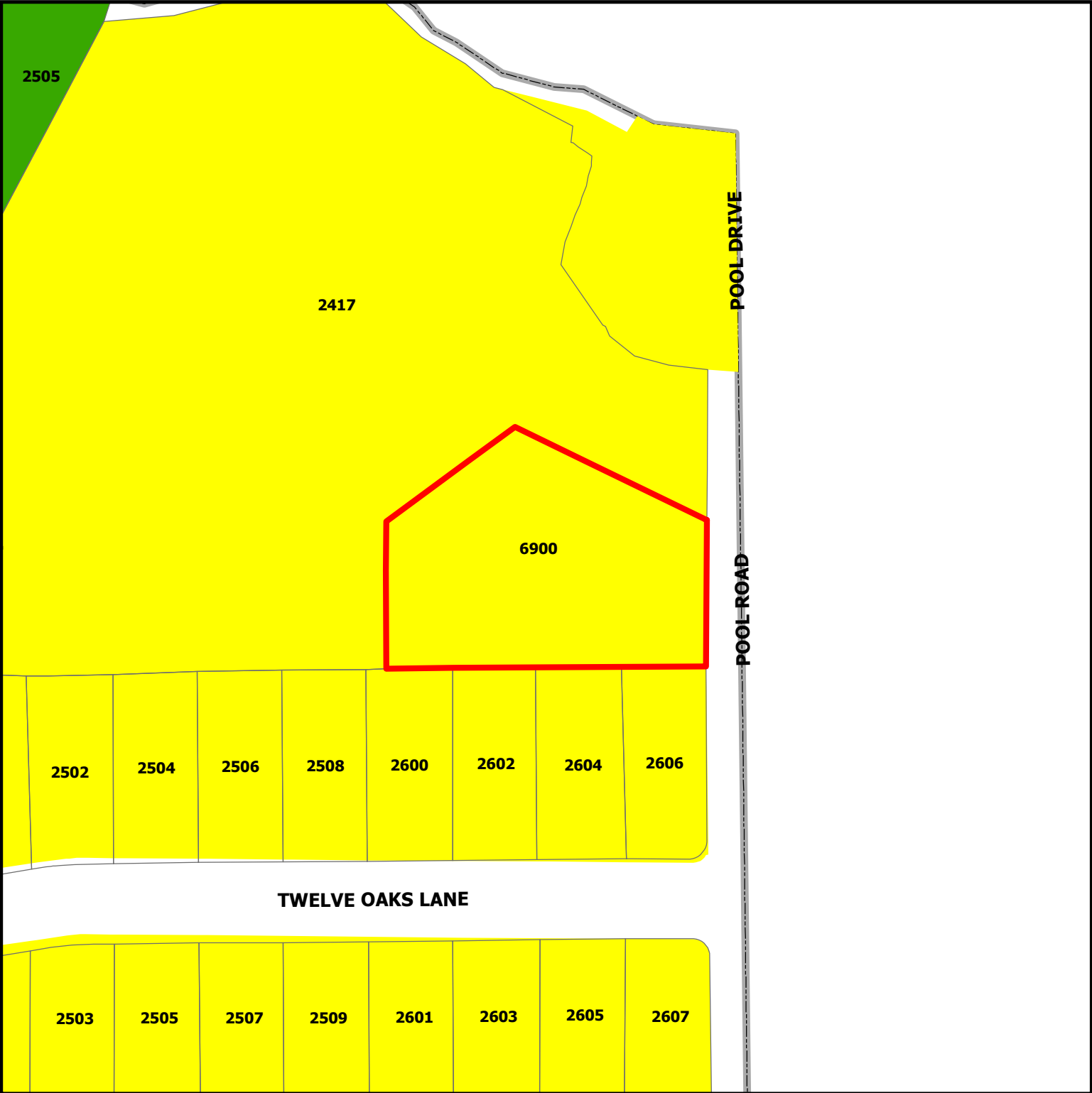
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Subject Property

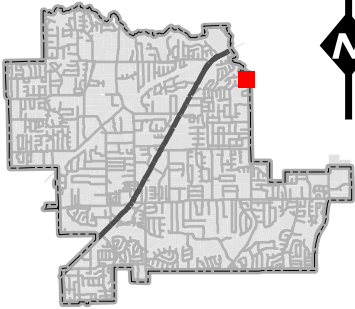


Future Land Use Map



ZC18-014
6900 Pool Road

-  Subject Property
-  Residential
-  Open Space; Parks



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