



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, July 23, 2018
6:15 PM

Executive Conference Room
Or City Council Chambers
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit for an Automotive Repair Shop on Lot 1A, Block 1, of the Highway 26 Industrial, located at 6804 Colleyville Boulevard, Case ZC18-020
- 2b** Presentation and discussion of a zoning change from AG to R-30 on Tract 2A01 & 2A02, Abstract 1543, in the George W Teeter Survey, located at 1309 Glade Road, Case ZC18-023
- 2c** Presentation and discussion of a combination Preliminary/Final Plat of Tract 2A01 & 2A02, Abstract 1543, in the George W Teeter Survey, located at 1309 Glade Road, Case PC18-012

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards July 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.

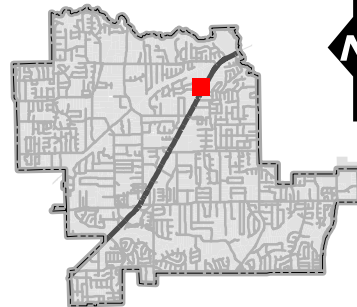
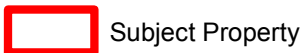
If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.

Aerial Map

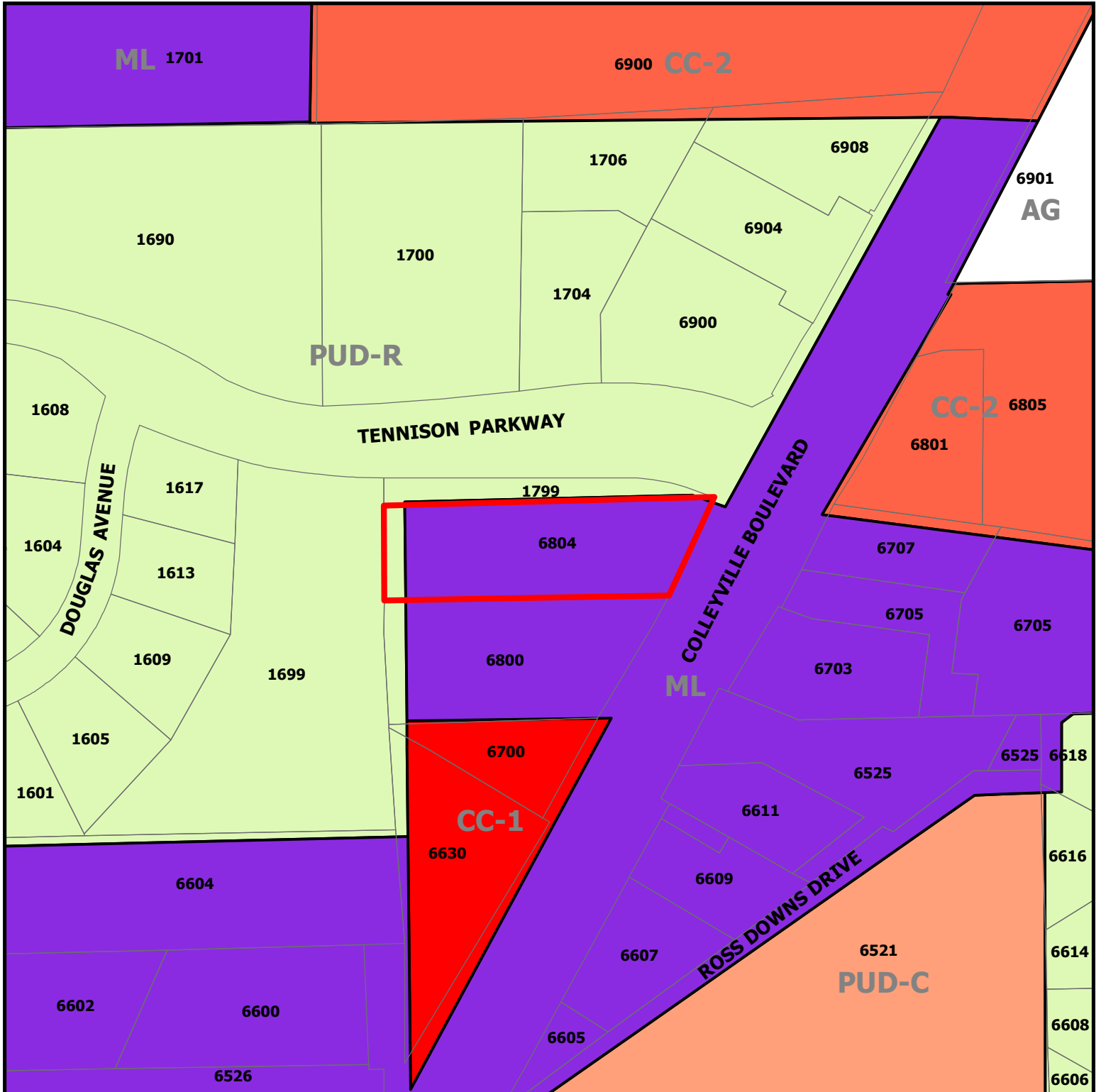


ZC18-020
6804 Colleyville Blvd

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Zoning Map

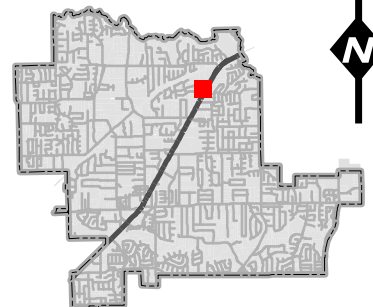


ZC18-020

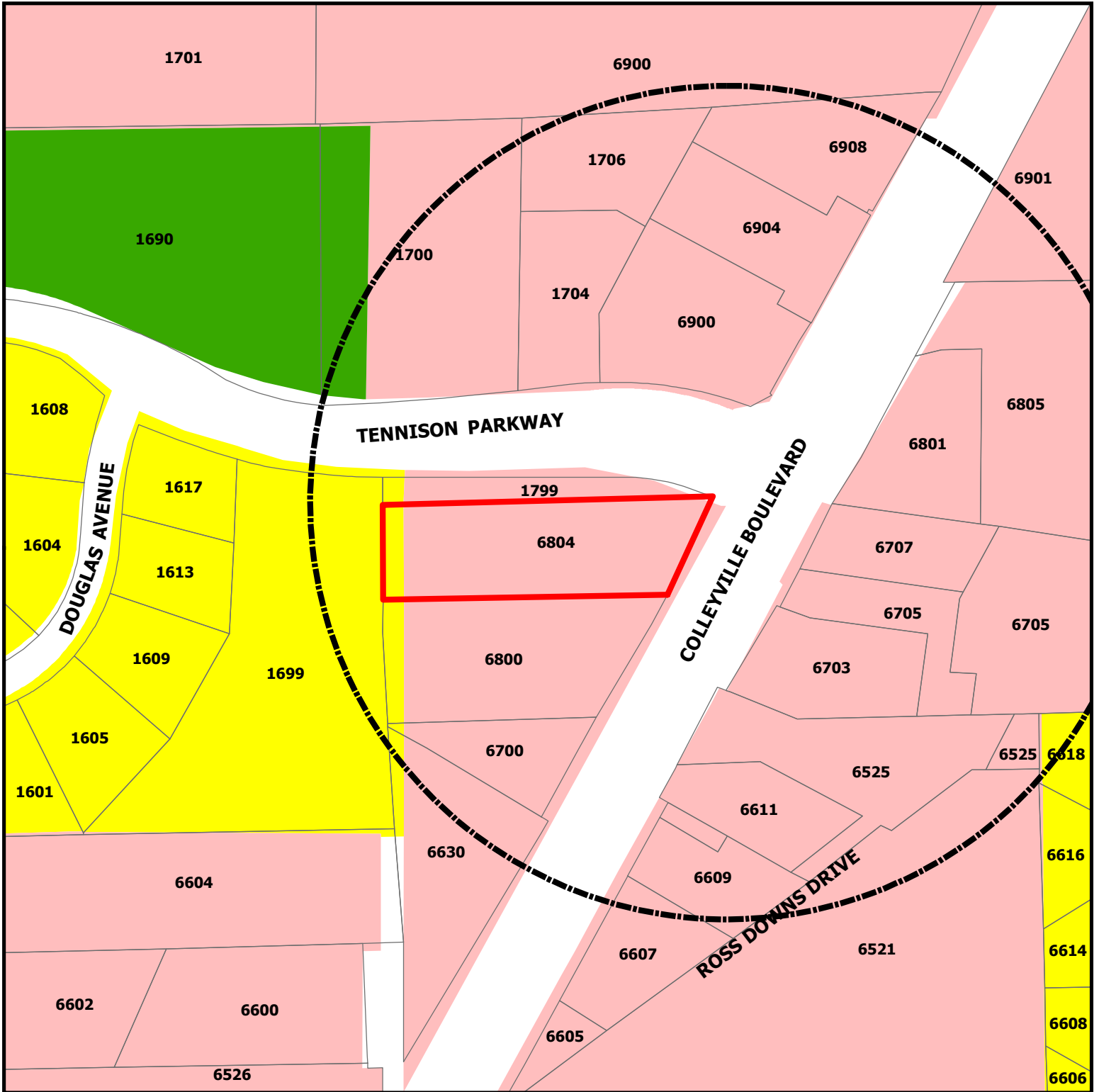
6804 Colleyville Blvd

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 Subject Property



Future Land Use Map



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ZC18-020

6804 Colleyville Blvd



Subject Property

Sales_Tax_Preferred_Intersection

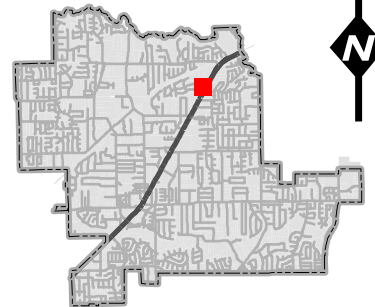
Residential



Colleyville Blvd Corridor



Open Space; Parks



Statement of Planning Objectives

6804 COLLEYVILLE BOULEVARD

STATEMENT OF PLANNING OBJECTIVES

This Property is currently an Automotive Collision Center working under a SUP that was issued to Danny LaPier dba Lone Star Collision. Mr LaPier is wishing to retire and sell his Family owned business to Colleyville JHCC LLC, which will operate as Joe Hudson's Collision Centers; a National Collision Center Chain with a very strong presence in Texas. Based on Colleyville Ordinance, Colleyville JHCC LLC will have to have a SUP in their name in order to operate as an Automotive Collision Center in this location. The current Zoning is ML, Light Manufacturing. The purpose of operating as Joe Hudson's Collision Center is it is a National Branding which offers an established reputation, and Nation-Wide Warranty Service. However, the SUP would be in the name of the Owner, Colleyville JHCC LLC.

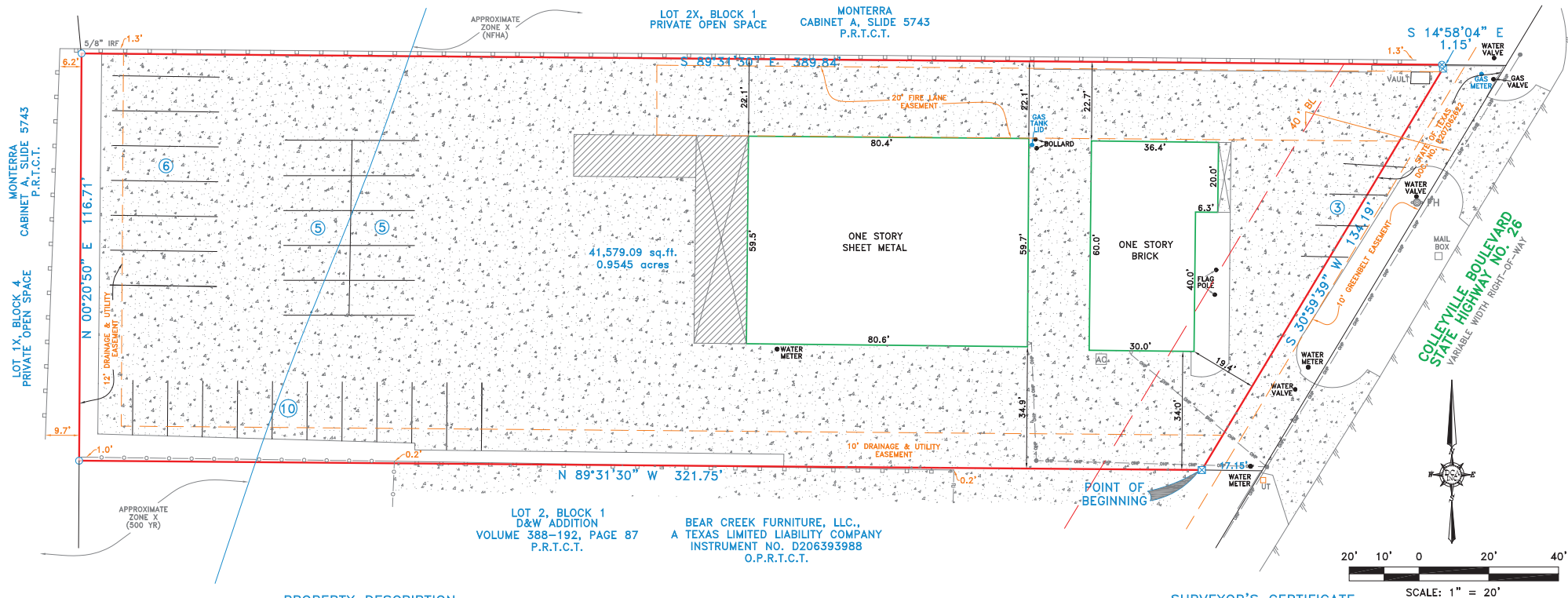
The Schedule for opening as Colleyville JHCC LLC dba Joe Hudson's Collision Center would be ASAP after gaining the SUP and Title Co closing.

The existing center is located on 0.95 Acres, and is comprised of Two Buildings; a very attractive Brick w/Standing Seam Metal Roof Office of approximately 2000 sq ft, and a highly functional Metal Building of approximately 4800 sq ft situated directly behind the Office; being not visible from the street when looking straight on.

The existing Annual Sales is in the \$2,000,000 range. The anticipated Annual Sales using proven updated techniques and national buying power is between \$3.5 and \$4,000,000. The City of Colleyville should see a Two-fold increase in Sales Tax Revenue in this Location.

The anticipated Traffic Count is about 50 to 60 Cars per day, being only about 25 Cars per day more than now. This should be no problem for SH 26.

Site Plan



PROPERTY DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the Absalom J. Lott Survey, Abstract No. 963, and being part of Lot 1, Block 1, of Highway 26 Industrial Addition, an addition to the City of Colleyville, Texas, according to the map thereof recorded in Volume A, Page 152, of the Plat Records of Tarrant County, Texas, same being part of a tract of land conveyed to H.B. Jung by deed recorded in Instrument No. D206020581 of the Deed Records of Tarrant County, Texas, and being more particularly described by the metes and bounds as follows;

BEGINNING at a "X" found in the northwest right-of-way line of Colleyville Boulevard (State Highway No. 26) (variable width right-of-way) and in the north line of Lot 2, Block 1 of D&W Addition an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-192, Page 87 of the Plat Records of Tarrant County, Texas, same being the southeast corner of herein described tract;

THENCE North 89 degrees 31 minutes 30 seconds West along the north line of said Lot 2, Block 1 of D&W Addition a distance of 321.75 feet to a 1/2 inch iron rod found in the east line of Lot 1X, Block 4, Private Open Space, of Monterra an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5743 of the Plat Records of Tarrant County, Texas, same being the southwest corner of herein described tract;

THENCE North 00 degrees 20 minutes 50 seconds East along the east line of said Lot 1X, Block 4 of Monterra a distance of 116.71 feet to a 5/8 inch iron rod found at the southwest corner of said Lot 2X, Block 1 of Monterra, same being the northwest corner of herein described tract;

THENCE South 89 degrees 31 minutes 30 seconds East along the south line of said Lot 2X, Block 4 of Monterra a distance of 389.84 feet to a 1/2 inch iron rod set with yellow plastic cap stamped DCA INC. in the southwest right-of-way line of said Colleyville Boulevard, same being the northeast corner of herein described tract;

THENCE South 14 degrees 58 minutes 04 seconds East along the southwest right-of-way line of said Colleyville Boulevard a distance of 1.15 feet to a "X" found, for corner;

THENCE South 30 degrees 59 minutes 39 seconds West along the southwest right-of-way line of said Colleyville Boulevard a distance of 134.19 feet to the POINT OF BEGINNING and containing 41,579.09 square feet or 0.9545 acres of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by (REUNION TITLE) in connection with the transaction described in GF# (07R29649). The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to (DANNY LAPIER, REUNION TITLE AND FIRST AMERICAN TITLE INSURANCE COMPANY) that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property (6804 COLLEYVILLE BOULEVARD) described in (INSTRUMENT NO. D206020581), and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of Improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain, however does lie in a 500 Year Flood Plain, as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48439C0195 H) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that (DANNY LAPIER, REUNION TITLE AND FIRST AMERICAN TITLE INSURANCE COMPANY) are entitled to rely on this survey as having been performed to the appropriate standards of the current (1999 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 22ND day of OCTOBER, 2007

Bryan Connally
Bryan Connally
Registered Professional Land Surveyor No. 5513

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: BEARINGS ARE BASED ON RECORDED PLAT AND ALL EASEMENTS ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
SUBJECT TO LACK OF ACCESS TO ROAD ABUTTING PROPERTY RECORDED IN COUNTY CLERK'S FILE NO. 0207058222, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

NOTE: According to the F.I.R.M. in Map No. 48439C0195 H, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone, EXCEPT AS SHOWN where does lie in 500 year flood zone.

REVISIONS			LEGEND	
DATE	BY	NOTES		
			1/2" IRON ROD FOUND	POWER POLE
			1" IRON PIPE FOUND	BROCK COLUMN
			FENCE POST CORNER	A/C - AIR CONDITIONING
			"X" FOUND / SET	FIRE HYDRANT
			UNDERGROUND ELECTRIC	DES - DES
			OVERHEAD ELECTRIC	CHP - CHP
			ASPHALT PAVING	OVERHEAD POWER LINE
			GRAVEL/ROCK ROAD OR DRIVE	CONCRETE PAVING

DOUG CONNALLY & ASSOC., INC.
11545 Pagemill Rd., Suite #200
Dallas, Texas 75243
PHONE: (214) 349-9485
FAX: (214) 349-2216
www.dcadfw.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=20'	10-22-07	0706726-1	07R29649	LP

TEXAS LAND TITLE SURVEY

PART OF LOT 1, BLOCK 1 OF HIGHWAY 26 INDUSTRIAL ADDITION

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

6804 COLLEYVILLE BOULEVARD

ORDINANCE O-10-1752

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF COLLEYVILLE, TEXAS, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN AUTO REPAIR SHOP ON LOT 1, BLOCK 1, HIGHWAY 26 INDUSTRIAL ADDITION; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case No. ZC10-007; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in

the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning of approximately 2.0 acres on Lot 1, Block 1, Highway 26 Industrial Addition, depicted on the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. This Special Use Permit shall apply only to Building B, as shown on the Zoning Exhibit attached as Exhibit "B".
- b. The hours of operation shall be Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturday 8:00 a.m. to noon.
- c. Overnight parking of vehicles shall be allowed outside the building, provided that the vehicles are parked to the rear of Building B, as shown on the attached Exhibit "B". Vehicles such as boats, recreational vehicles and trailers shall not be parked or stored in the outside parking area.
- d. All vehicles waiting for repair shall be parked to the rear of the building.
- e. No storage of parts or containers shall be allowed outside the building.
- f. All repair work shall be done inside the building.
- g. Work shall not be performed on any vehicle larger than a 2-ton pickup truck.
- h. No vehicles for sale shall be parked in front of the building adjacent to Colleyville Boulevard.

- i. This Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- j. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the _____ day of _____ 2010.

The second reading and public hearing being conducted on the _____ day of _____ 2010.

ATTEST:

CITY OF COLLEYVILLE

Cynthia Singleton, TRMC, CMC
City Secretary

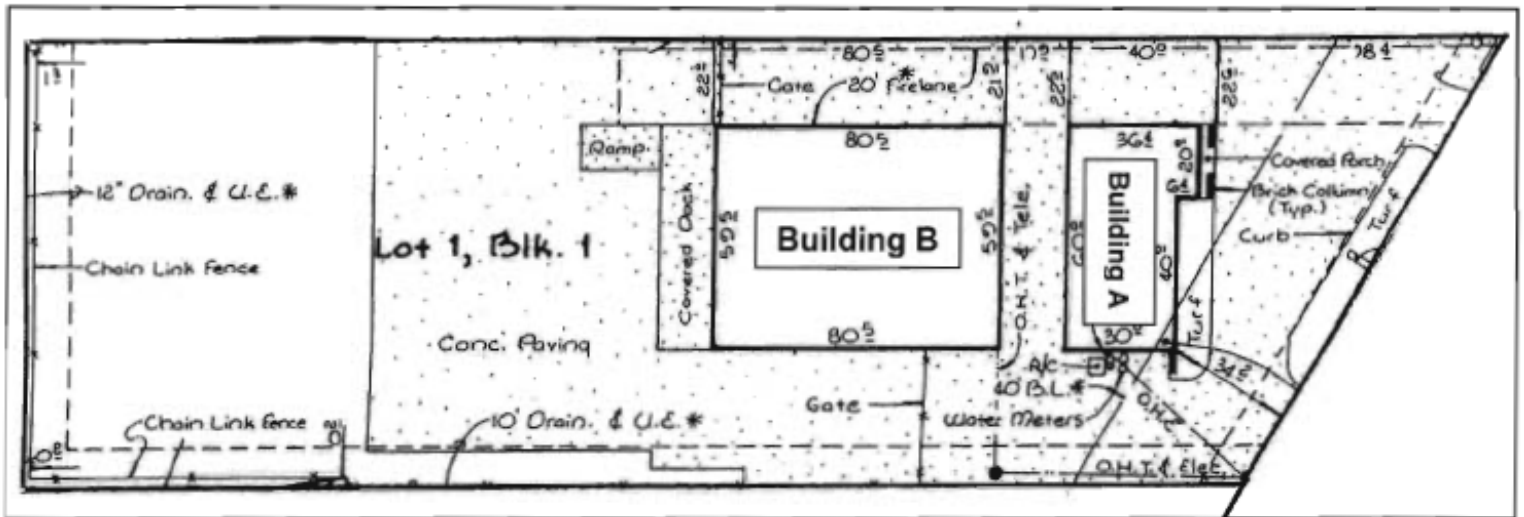
David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

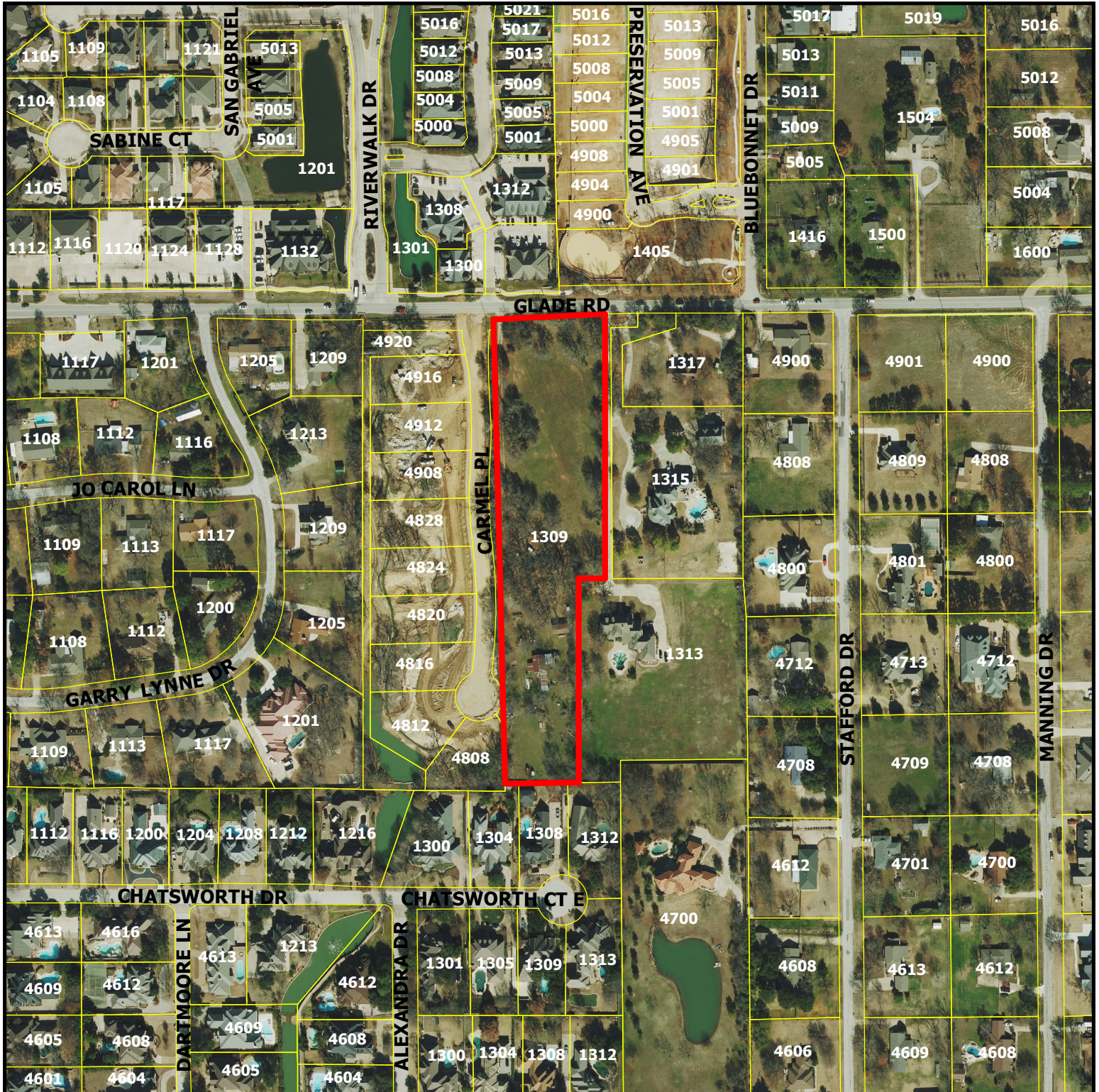
Matthew C. G. Boyle
City Attorney

[illegible]

Exhibit "B" – Site Plan



Aerial Map

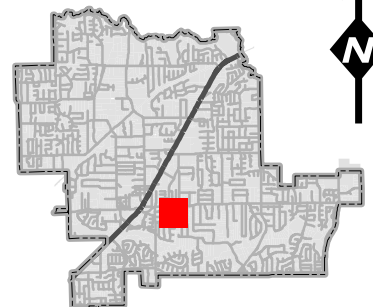


ZC18-023

1309 Glade Road

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 Subject Property



Zoning Map

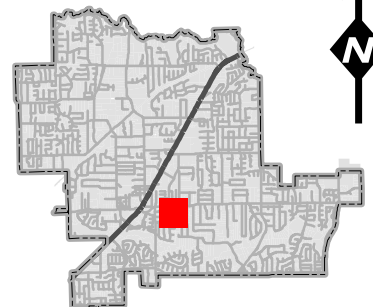


ZC18-023

1309 Glade Road

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 Subject Property



Future Land Use Map

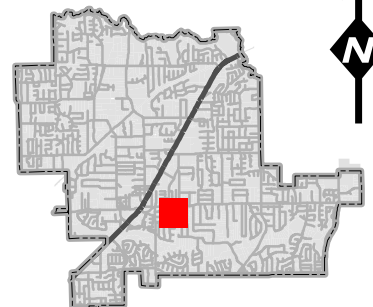


ZC18-023

1309 Glade Road

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 Subject Property



Statement of Planning Objectives

ZONING APPLICATION NARRATIVE

CARMEL PLACE ESTATES EAST

1309 GLADE ROAD, COLLEYVILLE, TX 76034

STATEMENT OF PLANNING OBJECTIVES

Centurion Acquisitions, LLC is requesting rezoning of a 4.3968-acre site (191,524 square feet) located at 1309 Glade Road abutting the eastern portion of Carmel Place within the City of Colleyville, from **AG-Agriculture** to **R30-Single Family Residential District (R30)**. The rezoning objective is to create five residential lots meeting or exceeding the R30 minimum lot size. The abutting residential area is zoned R20 and PUD-R; however, at the request of the City, Carmel Place Estates East rezoning request is being submitted under the R30 zoning district.

- The residential density will be 1.14 dwellings per acre, well below the R30 residential density of 1.45 dwellings per acre.
- The R30 minimum residential lot size is 30,000 square feet; the five residential lots will have the following minimum lot area:
 - Lot 1 – 44,334 square feet
 - Lot 2 – 44,031 square feet
 - Lot 3 – 32,667 square feet
 - Lot 4 – 32,615 square feet
 - Lot 5 – 32,632 square feet
- The R30 required minimum lot width is 125 feet; three of the lots meet and exceed the minimum lot width; however, the two large 1-acre lots fronting Glade Road have lot widths of 116 feet, 9 feet shy of the required minimum lot width (would meet minimum 100-foot lot width required by the adjacent R20 zoning district). **A lot width waiver is being requested for these two lots.**
- All lots will meet the required minimum front yard setback of 35 feet, side yard setback of 10 feet, and rear yard setback of 25 feet and the required maximum building height of 35 feet.

Statement of Planning Objectives

DEVELOPMENT SCHEDULE

It is anticipated that home construction will begin on the five residential lots sometime in late 2018.

Once a building permit is issued, time for completion is estimated from 10-12 months.

ECONOMIC DEVELOPMENT INFORMATION

The average home size is anticipated to be around 5200 square feet at a price point of \$950,000. Using Tarrant County Appraisal District's tax estimator, the City of Colleyville's ad valorem tax rate of .33834 for a home valued at \$950,000 would generate \$3,214 in City taxes and another \$13,269 (tax rate of 1.39670) in taxes to support the City's school system, the Grapevine/Colleyville Independent School District. Five homes built at this price point would generate \$16,070 in ad valorem taxes for the City and \$66,345 for the City's school system. This is an estimate and could change based on specific criteria considered by the Tax Assessor's office.

TRAFFIC IMPACT ANALYSIS

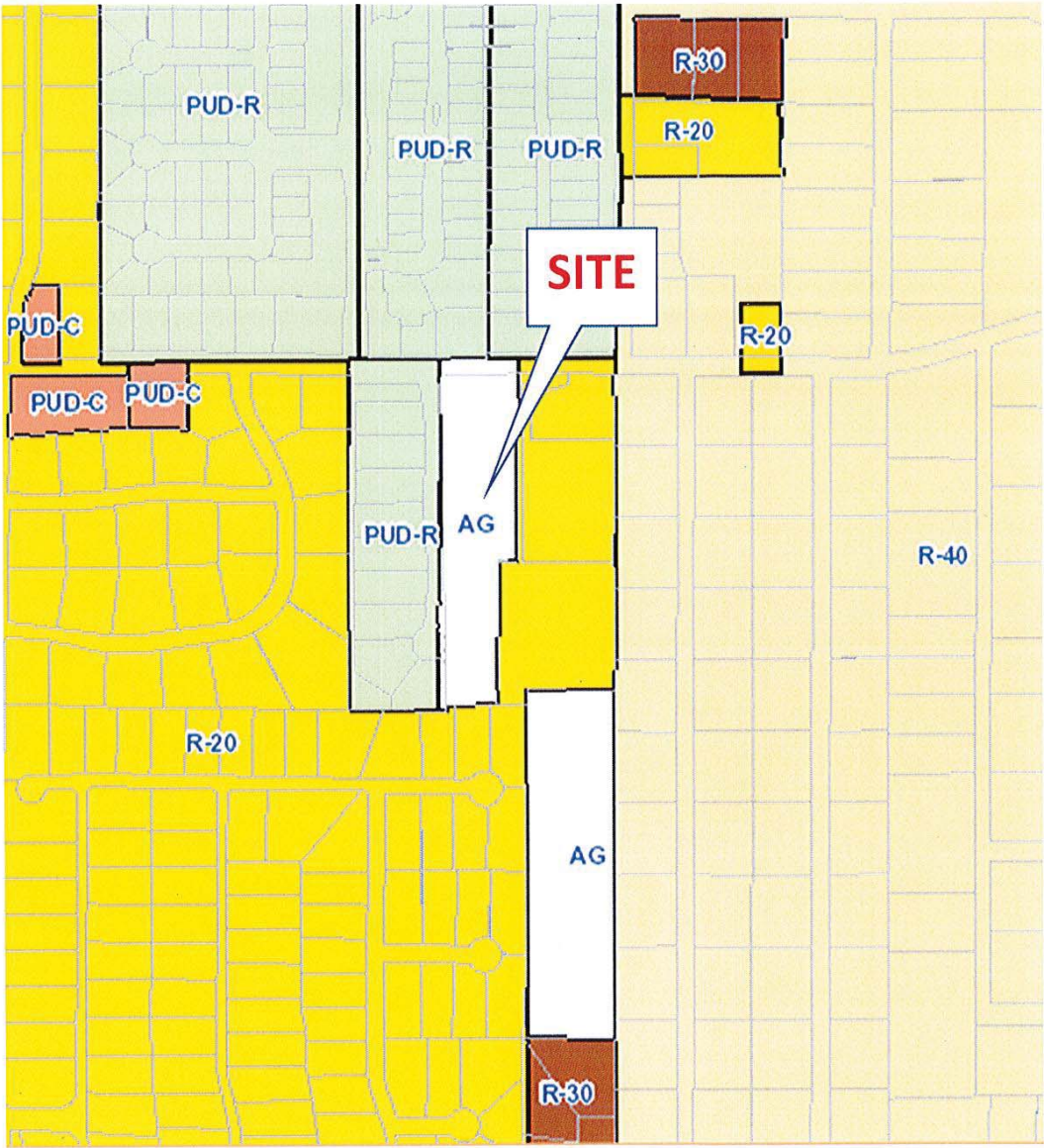
A Traffic Impact Analysis is not required since only five homes are proposed which would fall below the projected generation rate of 1000 vehicle trips per day.

DRAINAGE ANALYSIS

A drainage analysis completed for Carmel Place Estates by Thomas Hoover Engineering, LLC dated 6-23-14 is submitted with the Zoning Application. Carmel Place Estates East land area is included in the drainage area of Carmel Place Estates, thus issues related to drainage impacts have already been assessed. Specific lot drainage for the five lots in Carmel Place Estates East will be a part of the engineering plans and will be consistent with the already submitted drainage analysis.

Statement of Planning Objectives

EXHIBIT A – LOCATION AND ZONING MAP



Statement of Planning Objectives

EXHIBIT B – LEGAL DESCRIPTION

Being a tract of land out of George W. Teeter Survey, Abstract No. 1543 and situated in the City of Colleyville, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November 2017, said tract being a portion of the same tract of land described in the deed to Robert Gene Hubbard et ux, Peggy Hubbard recorded in Volume 4069, Page 406 in the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod found in the southerly right-of-way line of Glade Road (Co. Rd. 3036), said rod being in the northerly boundary line of "Tract No. 1" of said Hubbard Deed and also being the most northerly northwest corner of Lot 1, Block 1, Greener Acres, an addition to the City of Colleyville, Texas according to the plat thereof recorded in Cabinet A, Slide 4936 of the Plat Records of said County;

Thence South 00 degrees 14 minutes 15 seconds East with the westerly boundary line of said Lot 1 a distance of 553.09 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an inner corner thereof;

Thence South 89 degrees 25 minutes 35 seconds West continuing with said westerly boundary line a distance of 58.10 feet to a 1/2 inch steel rod found for an outer point thereof;

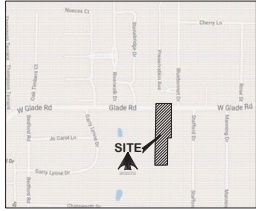
Thence South 00 degrees 12 minutes 14 seconds West continuing with said westerly boundary line a distance of 415.82 feet to a 1/2 inch steel rod found for the southwest corner of said Lot 1, said rod being in the northerly boundary line of Block 1, The Lakes of Somerset, an addition to the City of Colleyville, Texas according to the plat thereof recorded in Cabinet A, Slide 312 of said plat records;

Thence North 89 degrees 46 minutes 39 seconds West with said northerly boundary line a distance of 151.92 feet to a point in a fence post found in the easterly boundary line of Carmel Place Estates, an addition to the City of Colleyville, Texas according to the plat thereof recorded as Instrument No. D217142798 of the Official Public Records of said County;

Thence North 01 degrees 25 minutes 38 seconds West with said easterly boundary line a distance of 985.17 feet to a cross in concrete set for the northwest corner of said Tract 1, said cross being in said southerly right-of-way line;

Thence North 89 degrees 53 minutes 54 seconds East with the northerly boundary line of said Tract 1 and with said southerly right-of-way line a distance of 233.33 feet to the point of beginning and containing 4.3968 acres of land, more or less.

Zoning Exhibit



VICINITY MAP
NOT TO SCALE

Zoning Exhibit - Carmel Place Estates East

1309 Glade Road, Colleyville, TX. 76034

Overall Parcel Gross Area	4.3968 Acres - 191,524 SF
Existing Buildings	Dwelling and out Buildings - all to be removed
Existing Zoning	AG
Street Area Proposed	Not applicable
Sidewalks Proposed	Not applicable
Open Space SF and percent	Not applicable
Proposed Dwelling Lots	5
Proposed Dwellings	1.14 dwellings per acre
Proposed Dwelling Type	Single Family Residential

Metes & Bounds

Tract 1 - 4.3968 ACRES

Being a tract of land out of George W. Teeter Survey, Abstract No. 1543 and situated in the City of Colleyville, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November 2017, sold tract being a portion of the same tract of land described in the deed to Robert Gene Hubbard et al, Peggy Hubbard recorded in Volume 4069, Page 406 in the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod found in the southerly right-of-way line of Glade Road (Co. Rd. 3036), said rod being in the northerly boundary line of "Tract No. 1" of said Hubbard Deed and also being the most northerly northwest corner of Lot 1, Block 1, Greener Acres, an addition to the City of Colleyville, Texas according to the plat thereof recorded in Cabinet A, Slide 4936 of the Plat Records of said County;

Thence South 00 degrees 14 minutes 15 seconds East with the westerly boundary line of said Lot 1 a distance of 553.09 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an inner corner thereof;

Thence South 89 degrees 25 minutes 35 seconds West continuing with said westerly boundary line a distance of 58.10 feet to a 1/2 inch steel rod found for an outer point thereof;

Thence South 00 degrees 12 minutes 14 seconds West continuing with said westerly boundary line a distance of 415.82 feet to a 1/2 inch steel rod found for the southwest corner of said Lot 1, said rod being in the northerly boundary line of Block 1, The Lakes of Somerset, an addition to the City of Colleyville, Texas according to the plat thereof recorded as instrument No. D217142798 of the Official Public Records of said County;

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Thence North 01 degrees 25 minutes 38 seconds West with said easterly boundary line a distance of 985.17 feet to a cross in concrete set for the northwest corner of said Tract 1, said cross being in said southerly right-of-way line;

Thence North 89 degrees 53 minutes 54 seconds East with the northerly boundary line of said Tract 1 and with said southerly right-of-way line a distance of 233.33 feet to the point of beginning and containing 4.3968 acres of land, more or less.

PROPERTY OWNER
CENTURION ACQUISITIONS, LLC
1800 Valley View Lane
Suite 300
Farmers Branch, TX 75234
817.584.5982
Contact: Rome Barnes

ENGINEER
ION DESIGN GROUP, LLC F-6701
7075 Twin Hills Ave
Suite 350
Dallas, TX 75231
214.370.3470 Ph
Contact: Bryan Klein

SURVEYOR
MILLER SURVEYING, INC.
430 Mid Cities Blvd.
Hurst, TX 76054
817.577.1050 Ph
817.577.0972 Fx
Contact: Jason Rawlings

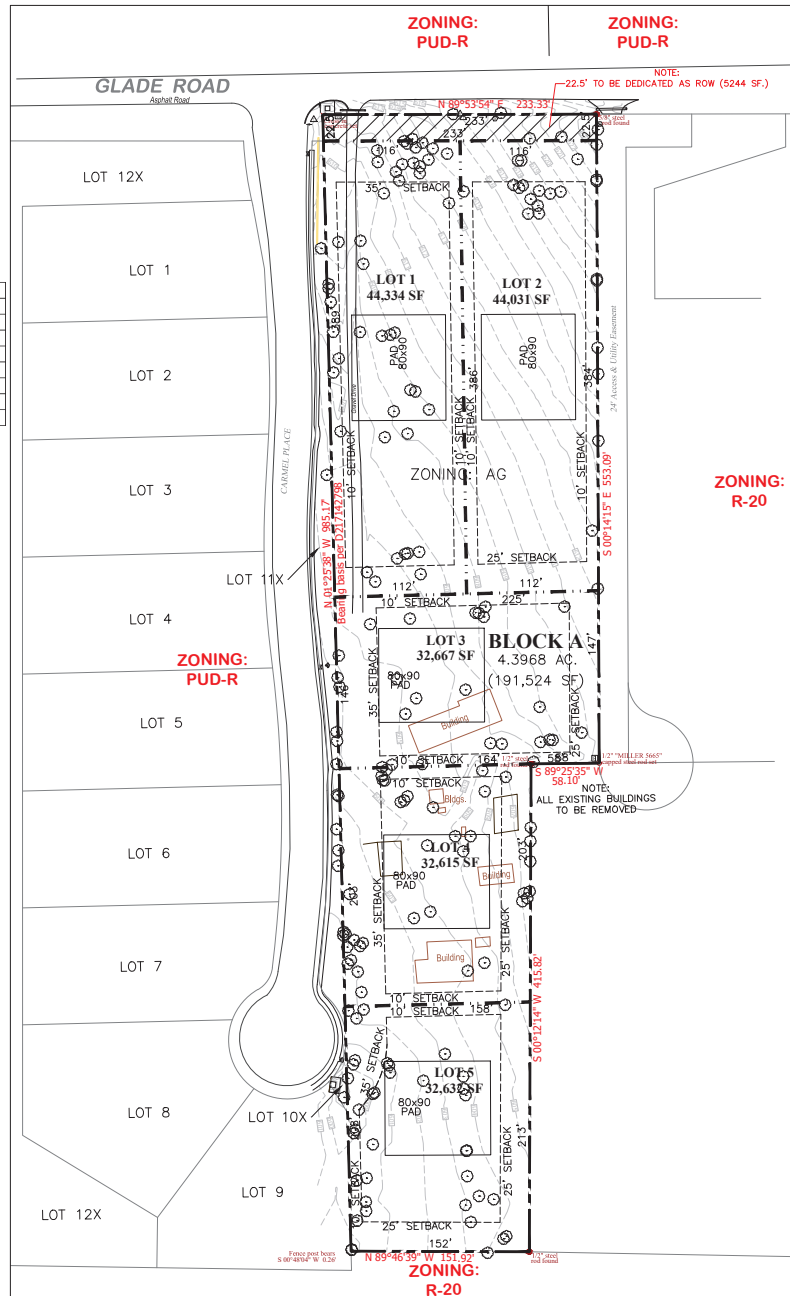
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Ion Design Group

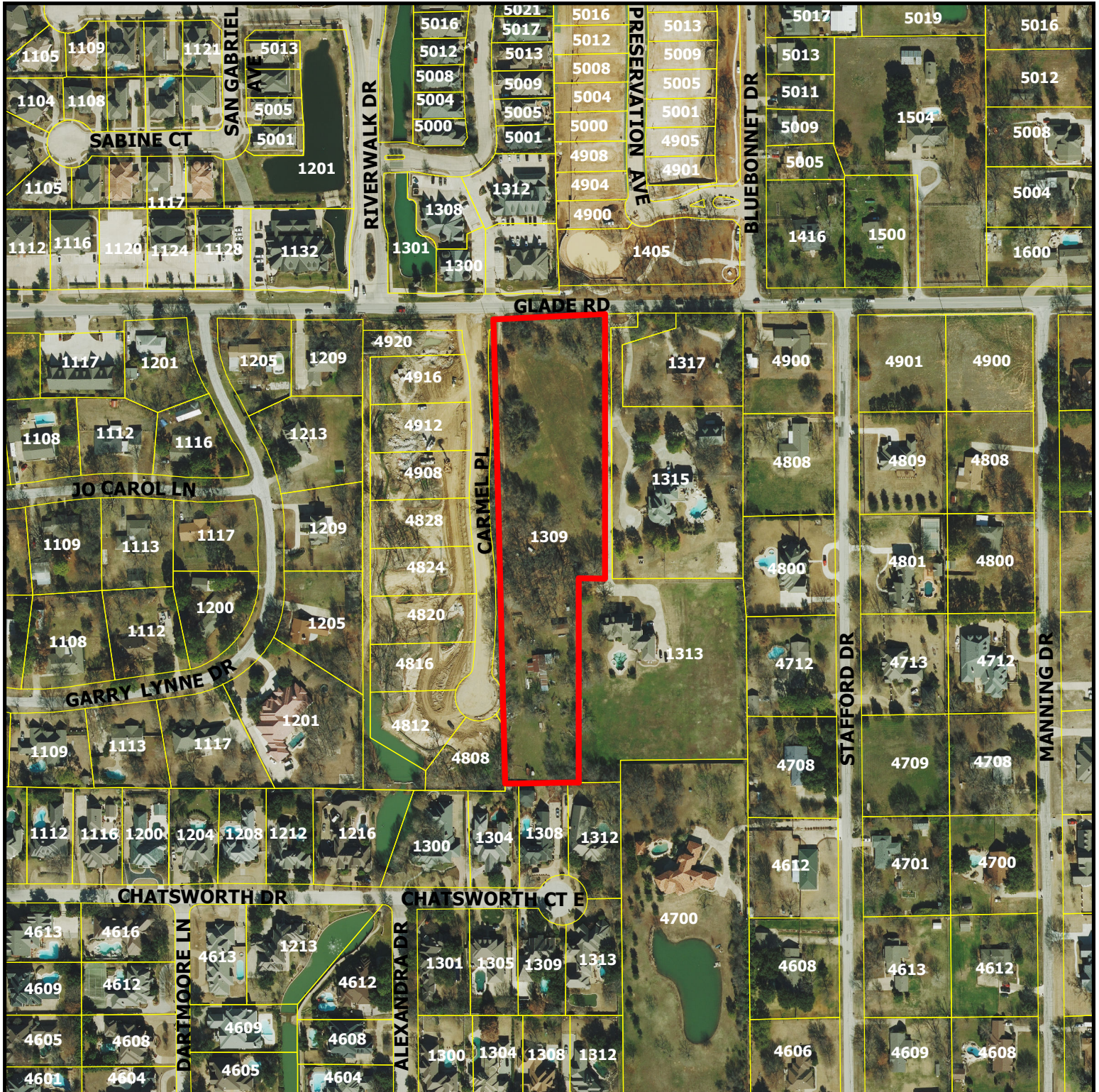
7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph

Scale: 1" = 50'

June 21, 2018



Aerial Map

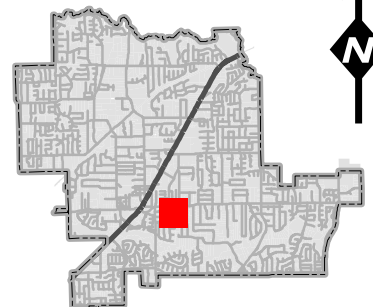


PC18-012

1309 Glade Road

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 Subject Property



Zoning Map



PC18-012

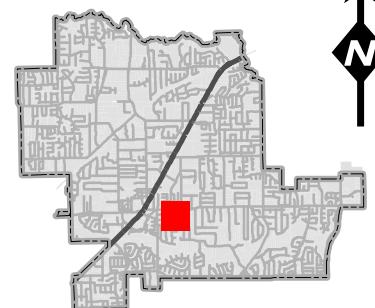
1309 Glade Road

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Subject Property



Future Land Use Map

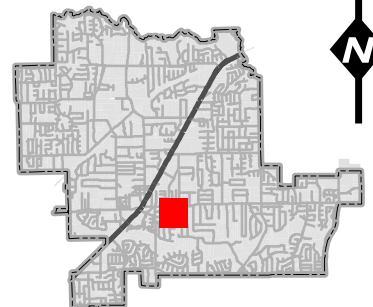


PC18-012

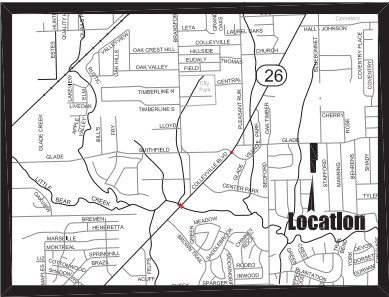
1309 Glade Road

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 Subject Property



Plat Exhibit



OWNER:
CADG CARMEL PLACE, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
CONTACT: MEHRDAD MOAYEDI

ENGINEER/APPLICANT:
ION DESIGN GROUP, INC.
7075 TWIN HILLS AVENUE, SUITE 350
DALLAS, TX 75231
CONTACT: BRYAN KLEIN/JASON TRAFTON, PE
214-370-3470

STATE OF TEXAS
COUNTY OF TARRANT

OWNER'S DEDICATION AND CERTIFICATE

WHEREAS CADG Carmel Place, LLC, acting by and through the undersigned agent thereof, is the owners Being a tract of land out of the George W. Teeter Survey, Abstract No. 1543 and situated in the City of Colleyville, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November 2017, said tract being a portion of the same tract of land described in the deed to Robert Gene Hubbard et ux, Peggy Hubbard recorded in Volume 4008, Page 406 in the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod found in the southerly right-of-way line of Glade Road (Co. Rd. 3036), said rod being in the northerly boundary line of "Tract No. 1" of said Hubbard Deed and also being the most northerly northwest corner of Lot 1, Block 1, Greener Acres, an addition to the City of Colleyville, Texas according to the plat thereof recorded in Cabinet A, Slide 4936 of the Plat Records of said County;

Thence South 00 degrees 14 minutes 15 seconds East with the westerly boundary line of said Lot 1 a distance of 553.09 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an inner corner thereof;

Thence South 89 degrees 25 minutes 35 seconds West continuing with said westerly boundary line a distance of 58.10 feet to a 1/2 inch steel rod found for an outer point thereof;

Thence South 00 degrees 12 minutes 14 seconds West continuing with said westerly boundary line a distance of 415.82 feet to a 1/2 inch steel rod found for the southwest corner of said Lot 1, said rod being in the northerly boundary line of Block 1, The Lakes of Somerset, an addition to the City of Colleyville, Texas according to the plat thereof recorded in Cabinet A, Slide 312 of said plat records;

Thence North 89 degrees 46 minutes 39 seconds West with said northerly boundary line a distance of 151.92 feet to a point in a fence post found in the easterly boundary line of Carmel Place Estates, an addition to the City of Colleyville, Texas according to the plat thereof recorded as Instrument No. 0217142798 of the Official Public Records of said County;

Thence North 01 degrees 25 minutes 38 seconds West with said easterly boundary line a distance of 968.78 feet to a cross in concrete set for the northwest corner of said Tract 1, said cross being in said southerly right-of-way line;

Thence North 89 degrees 53 minutes 54 seconds East with the northerly boundary line of said Tract 1 and with said southerly right-of-way line a distance of 233.33 feet to the point of beginning and containing 4.3968 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

CADG Carmel Place, LLC

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 20____.

Notary Public for the State of Texas

PLANNING AND ZONING COMMISSION APPROVAL

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

Chairman, Planning and Zoning Commission _____

Attest: Secretary, Planning and Zoning Commission _____

Preliminary Plat

LOTS 1 THRU 5, BLOCK A
CARMEL PLACE ESTATES EAST
an addition to the City of Colleyville, Tarrant County, Texas

Consisting of 5 lots and being 4.3968 acres of land out of the
GEORGE W. TEETER SURVEY, ABSTRACT NO. 1543
Surveyed in March of 2018

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

Jason B. Rawlings Date _____

MILLER
Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TxLSF No. 10100400
miller surveying.net