



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Tuesday, May 28, 2019
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Final Plat for Lots 1-15, Block A, Lots 1-6, Block B, Lots 1-6, Block C, Lot 1, Block D, Lot 1, Block E, Lot 1, Block F, and Lot 1, Block G, of the Legacy North Addition, located at 712-810 Lavaca Trail, Case PC19-009
- 2b** Presentation and discussion of a zoning change from AG Agricultural zoning district to the R-40 Single Family Residential zoning district on a portion of Lot 1R-2, Block 1, of the Mockingbird Hill Addition, located at 6260 Pool Road, Case ZC19-006

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards May 24, 2019 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

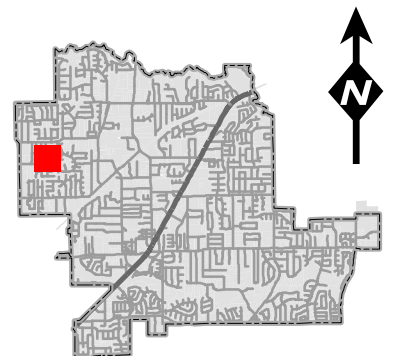


PC19-009
810-712 Lavaca Trail

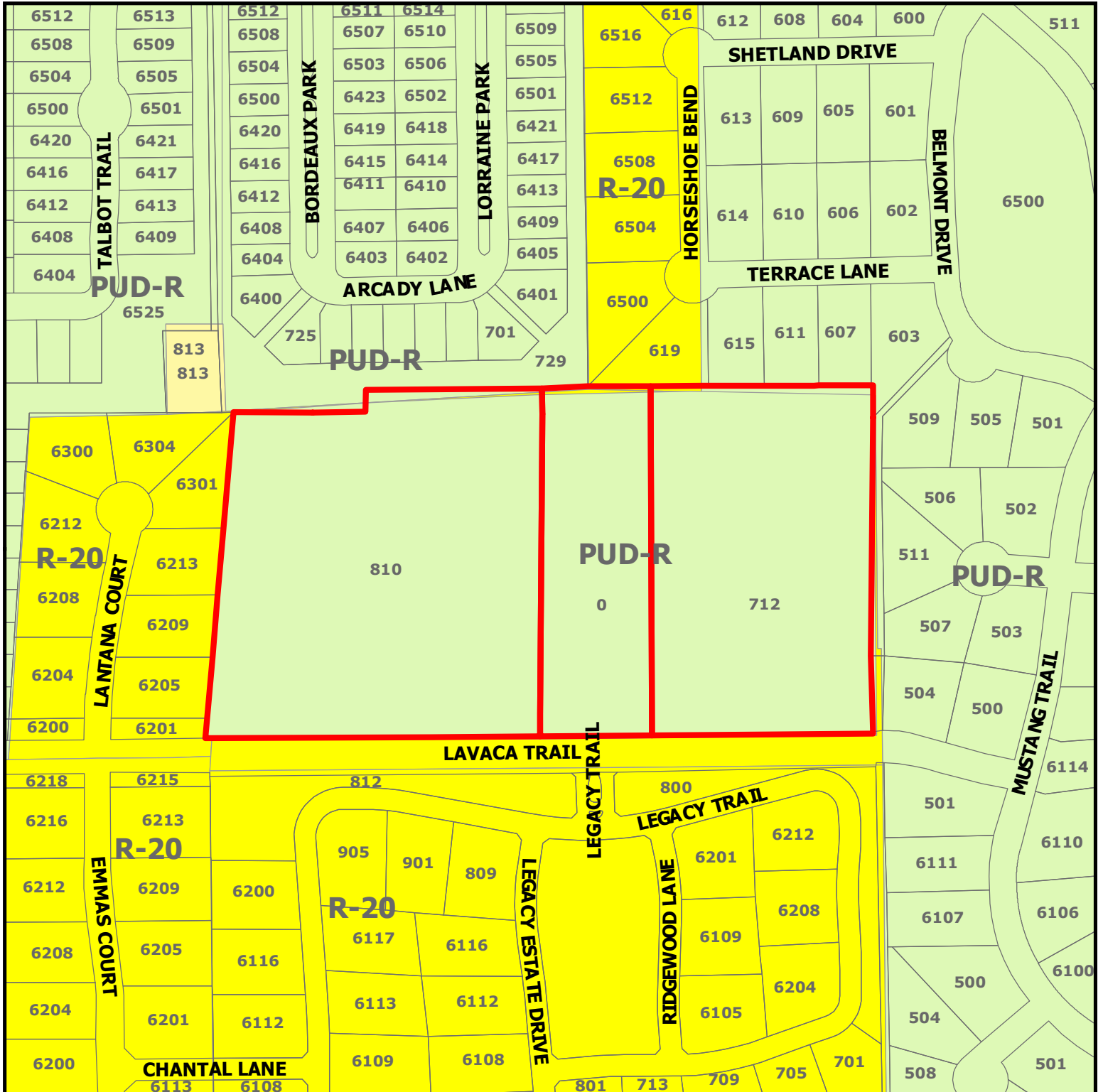
DISCLAIMER:
 This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



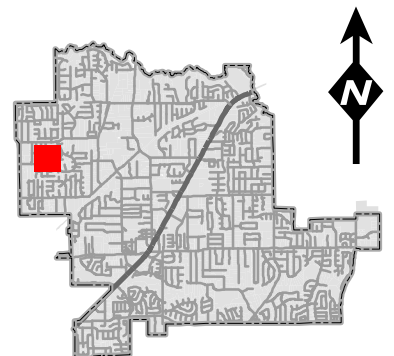
Zoning Map



PC19-009
810-712 Lavaca Trail

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 Subject Property



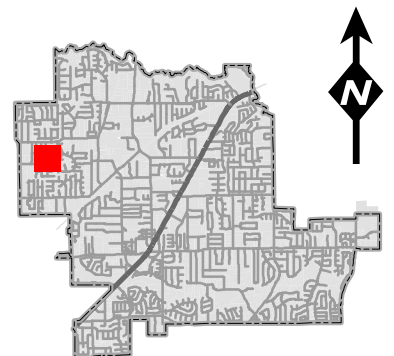
Future Land Use Map



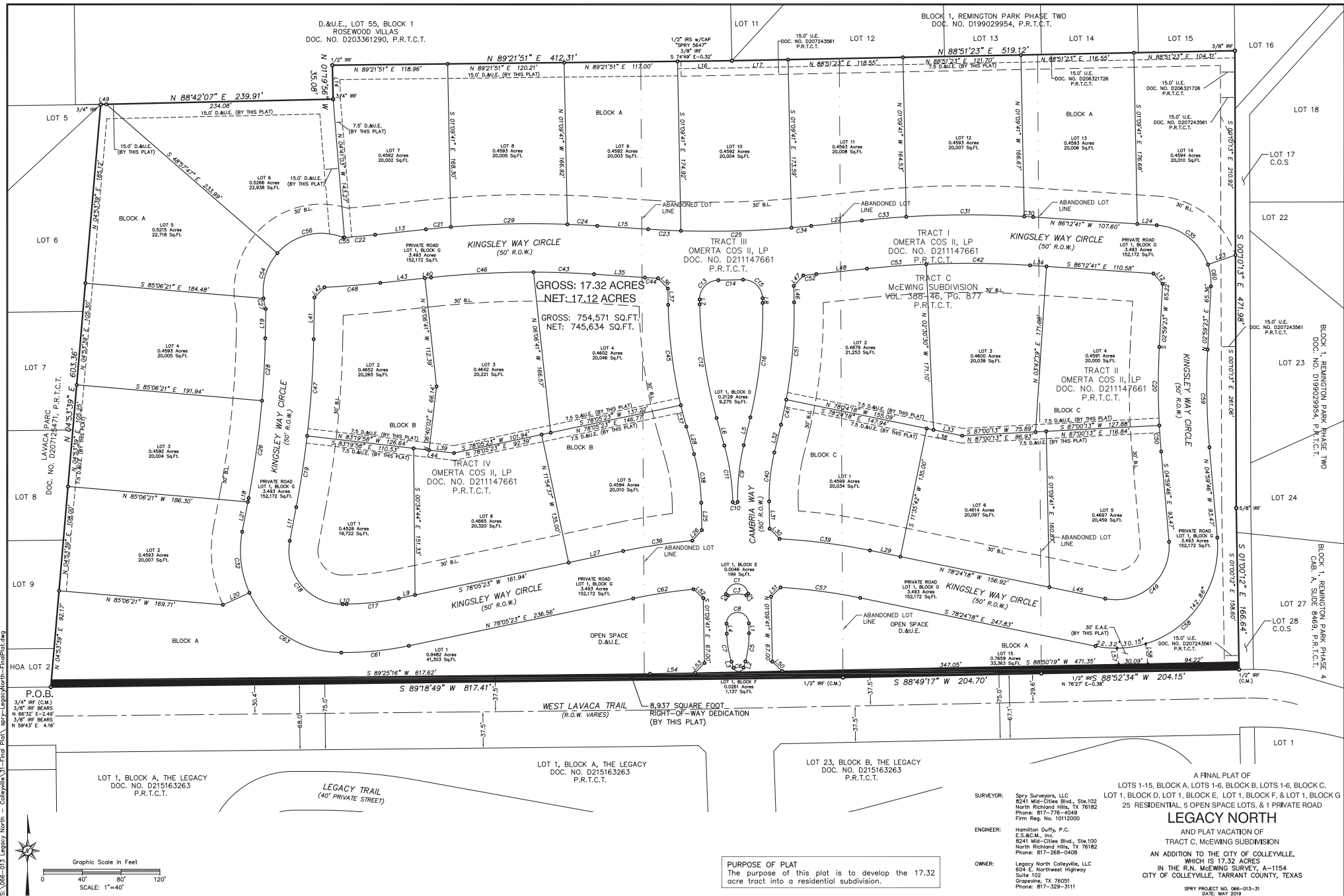
PC19-009 810-712 Lavaca Trail

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- Subject Property
- Residential
- Open Space; Parks



Plat Exhibit



Plat Exhibit

OWNER'S DEDICATION STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, Legacy North Colleeville, LLC, is the owner of all that certain 17.32 acres of land, described in the deed recorded in Document Number D219088264, in the Public Records of Tarrant County, Texas (P.R.T.C.T.), in the R.N. McEwing Survey, A-1154, City of Colleeville, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 3/4" iron rod found for the southwest corner of said tract IV, common to the southeast corner of Lot 2, Lavaca Park, recorded in Document D20712474, P.R.T.C.T., in the north right-of-way line of West Lavaca Trail (right-of-way varies), from which a 3/8" iron rod found bears North 66° 32' East - 2.49' and a 3/8" iron rod found bears North 59° 43' East - 4.16';

THENCE North 04° 53' 39" East - 603.36' to the northeast corner of the herein described tract, common to the northeast corner of said Lavaca Park, in the south line of Lot 55, Block 1, Rosewood Villas, recorded in Document Number D203361290, P.R.T.C.T.;

THENCE along the south line of said Lot 55, Block 1, Rosewood Villas the following courses:

North 88° 42' 07" East - 239.91' to a 3/4" iron rod found for a point for corner of the herein described tract;

North 01° 19' 56" West - 35.08' to a 1/2" iron rod found for a point for corner of the herein described tract;

North 89° 21' 51" East - 412.31' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract, common to the southeast corner of said Lot 55, Block 1, Rosewood Villas and southwest corner of Lot 12, Block 1, Remington Park Phase Two, recorded in Document Number D199292854, P.R.T.C.T., from which a 3/8" iron rod found bears South 74° 49' East - 0.32';

THENCE North 88° 51' 23" East - 519.12' departing the south line of said Lot 55, Block 1, Rosewood Villas, to 3/8" iron rod found for the northeast corner of the herein described tract, common to the southeast corner of Lot 15, Block 1, of said Remington Park Phase Two;

THENCE South 00° 10' 13" East - 471.98' to a 5/8" iron rod found for a point for corner of the herein described tract, in the west line of Lot 17, Block 1, of said Remington Park Phase Two;

THENCE South 01° 00' 12" East - 166.64' to a 1/2" iron rod found for the southeast corner of the herein described tract, common to the southeast corner of Lot 28, Block 1, Remington Park Phase 4, recorded in Cabinet A, Slide 8469, P.R.T.C.T., in the north right-of-way line of said West Lavaca Trail;

THENCE along the north right-of-way line of said West Lavaca Trail the following courses:

South 88° 52' 34" West - 204.15' to a point for corner of the herein described tract and the common south corner of said Tracts I and II, Omerta Cose II, LP, from which a 1/2" iron rod found bears North 76° 27' East - 0.38';

South 85° 18' 49" West - 204.70' to a 1/2" iron rod found for a point for corner of the herein described tract and the common south corner of Tracts I and II, Omerta Cose II, LP, from which a 1/2" iron rod found bears North 76° 27' East - 0.38';

South 85° 18' 49" West - 817.41' to the POINT OF BEGINNING and containing 17.32 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Legacy North Colleeville, LLC, the Owner, does hereby adopt this plat designating the herein described property as Lots 1-15, Block A, Lots 1-6, Block B, Lots 1-6, Block C, Lot 1, Block D, Lot 1, Block E, & Lot 1, Block F, Legacy North, an addition to the City of Colleeville, Tarrant County, Texas, and do hereby dedicate the same to the public use forever any streets, rights-of-way, and always 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 of any show of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Colleeville, Texas.

Witness our hands this _____ day of _____, 2019.

Kasse Moykus - Managing Member Legacy North Colleeville, LLC

NOTARY CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Kasse Moykus, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2019.

Notary Signature

Notary Stamp:

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual survey on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Plotting Rules and Regulations of the City Plan Commission of the City of Colleeville, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for:

REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647

Date: May 9, 2019

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182



CITY COUNCIL APPROVAL

WHEREAS the City Council of the City of Colleeville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

Mayor, City of Colleeville

Attest: City Secretary

PLANNING AND ZONING COMMISSION APPROVAL

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

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
- Spry Surveyors and the Client have agreed to exclude the placement of monuments as required in Section 4.1 of the Texas Surveyors Association Manual of Practice.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State plotting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48439C0095K, published by the Federal Emergency Management Agency, dated September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- The maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.
- All residences within the subdivision shall contain automatic fire-sprinkler systems.

UTILITY EASEMENT:

Any public utility, including the City of Colleeville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleeville, shall have the right of all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

DRAINAGE EASEMENT RESTRICTION:

No construction or filling, without the written approval of the City of Colleeville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.

LEGEND

- BOUNDARY CORNER
- LOT CORNER
- EASEMENT CORNER

ABBREVIATIONS

- N.T.S. NOT TO SCALE
- U.N.C. UNLESS NOTED OTHERWISE
- P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- PG. PAGE
- CAB. CABINET
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- C.M. CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- D.A.U.E. DRAINAGE & UTILITY EASEMENT
- T.E.S.C. TEXAS ELECTRIC SERVICE COMPANY
- E.A.E. EMERGENCY ACCESS EASEMENT
- C.O.S. COMMON OPEN SPACE
- CONC. CONCRETE

PURPOSE OF PLAT
The purpose of this plat is to develop the 17.32 acre tract into a residential subdivision.

A FINAL PLAT OF
LOTS 1-15, BLOCK A, LOTS 1-6, BLOCK B, LOTS 1-6, BLOCK C,
LOT 1, BLOCK D, LOT 1, BLOCK E, LOT 1, BLOCK F, & LOT 1, BLOCK G
25 RESIDENTIAL, 5 OPEN SPACE LOTS, & 1 PRIVATE ROAD

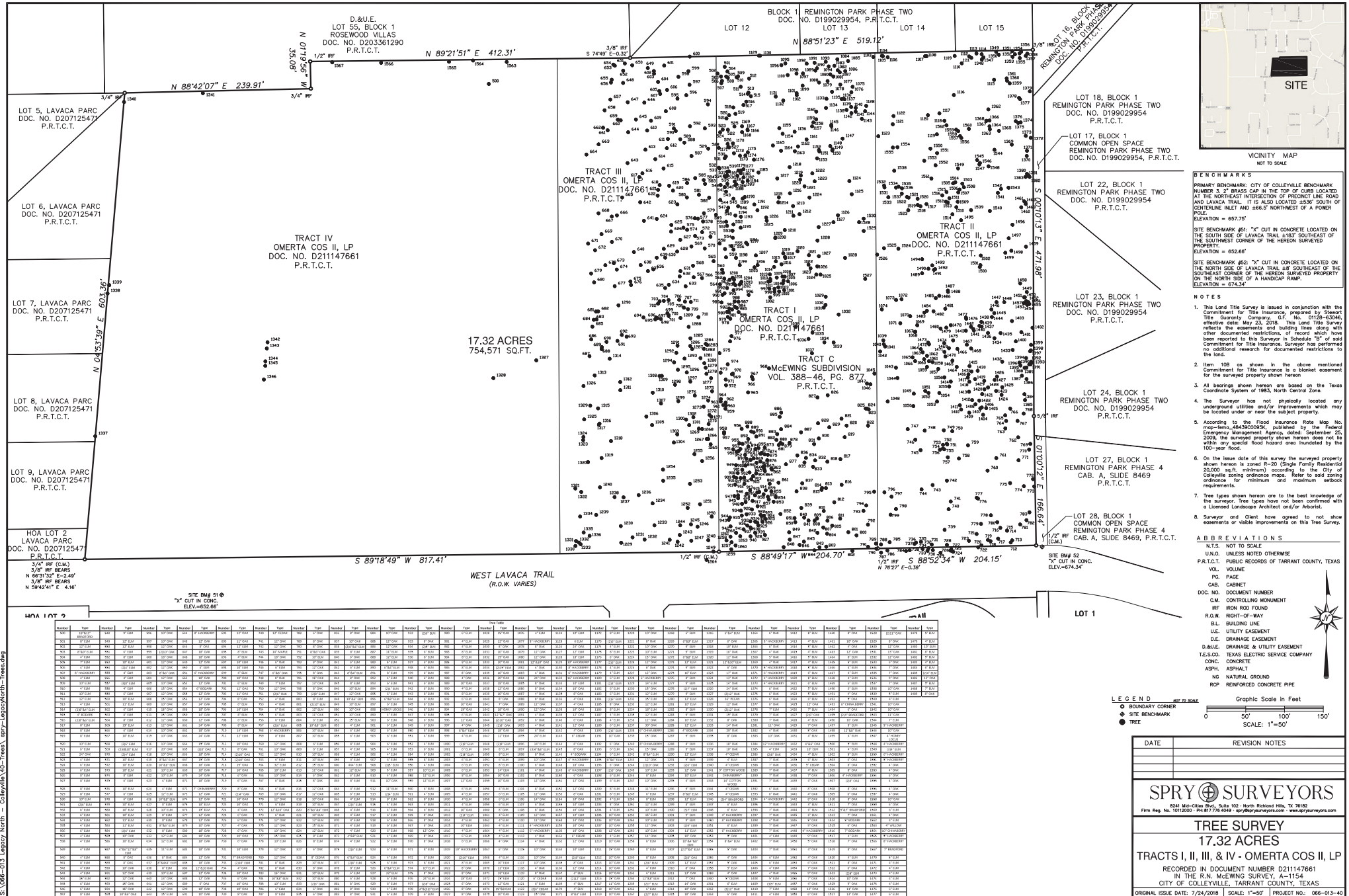
LEGACY NORTH

AND PLAT VACATION OF
TRACT C, McEWING SUBDIVISION
AN ADDITION TO THE CITY OF COLLEEVILLE,
WHICH IS 17.32 ACRES
IN THE R.N. McEWING SURVEY, A-1154
CITY OF COLLEEVILLE, TARRANT COUNTY, TEXAS

SPRY PROJECT NO. 066-013-31
DATE: MAY 2019

SHEET 2 OF 2

Tree Preservation Plan



Tree Preservation Plan



Tree Preservation Notes

- ALL TREES SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING). REFERENCE SHEET TP-04 FOR TREE PROTECTION DETAILS.
- REFERENCE RELATED CIVIL ENGINEERING PLANS FOR EXACT LOCATION OF UNDERGROUND UTILITY LINES.
- REFERENCE RELATED IRRIGATION PLANS FOR LOCATION OF UNDERGROUND IRRIGATION HEAD AND LINE LOCATIONS.
- INDIVIDUAL LOT OWNERS/BUILDERS ARE REQUIRED TO SUBMIT A DETAILED LOT GRADING PLAN, SIGNED AND SEALED BY A TEXAS REGISTERED PE TO THE CITY ALONG WITH THEIR BUILDING PERMIT APPLICATIONS. SINGLE LOTS SHALL ACCOMMODATE THEIR OWN DRAINAGE.

Tree Legend

SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN SIZE VARIES SELECTIVELY PRUNE APPROPRIATE LOCATION OF CRITICAL ROOT ZONE
	EXISTING TREE TO BE REMOVED DURING SUBDIVISION CONSTRUCTION SIZE VARIES
	EXISTING TREE TO BE REMOVED DURING HOME CONSTRUCTION SIZE VARIES
	TREE PROTECTION FENCING FOR SUBDIVISION CONSTRUCTION
	TREE PROTECTION FENCING FOR BUILDER CONSTRUCTION

Tree Summary For: Legacy North - Oct. 3, 2018

Tree Canopy	%	#	Acres
Project Area		754,571	17.323
Tree Canopy Coverage	40.4%	304,613	6.993
Required Preservation of Tree Canopy	50%	332,307	7.496
Canopy of Exempt Trees		138,807	3.187
Maximum Credit for Preserving Canopy of Exempt Trees		49,404	1.133
Preserved Canopy of Exempt Trees		3,089	0.071
Preserved Canopy of Non-Exempt Trees		165,806	3.806
Provided Preservation of Tree Canopy	55%	168,895	3.877
Surplus Preservation of Tree Canopy		16,000	0.361
Tree Mitigation	\$	Colper Inches	Tree Quantity
Required Tree Mitigation Planting			
Provided Tree Mitigation Planting			
Surplus Tree Mitigation Planting			
Maximum Credit for Preserving Canopy of Exempt Trees	\$0.00	0	
Required Tree Mitigation Payment			
Provided Tree Mitigation Payment	\$0.00		
Surplus Tree Mitigation Payment			



0 50' 100' 200'
1" = 50'-0"

SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture

APPLICANT
Hot Creek Development
P.O. Box 92747
Southlake, TX 76092
Phone: 817-329-3111
Contact: Kasey Maykus

THE LEGACY NORTH
COLLEYVILLE, TEXAS

Issued
Oct 3, 2018

Revisions

SHEET
TP.01

Tree Preservation Plan

Year	Month	Day	Time	Location	Activity	Notes
2023	1	1	08:00	Home	Wake up	
2023	1	2	08:00	Home	Wake up	
2023	1	3	08:00	Home	Wake up	
2023	1	4	08:00	Home	Wake up	
2023	1	5	08:00	Home	Wake up	
2023	1	6	08:00	Home	Wake up	
2023	1	7	08:00	Home	Wake up	
2023	1	8	08:00	Home	Wake up	
2023	1	9	08:00	Home	Wake up	
2023	1	10	08:00	Home	Wake up	
2023	1	11	08:00	Home	Wake up	
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2023	2	2	08:00	Home	Wake up	
2023	2	3	08:00	Home	Wake up	
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2023	2	5	08:00	Home	Wake up	
2023	2	6	08:00	Home	Wake up	
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2023	2	23	08:00	Home	Wake up	
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2023	3	11	08:00	Home	Wake up	
2023	3	12	08:00	Home	Wake up	
2023	3	13	08:00	Home	Wake up	
2023	3	14	08:00	Home	Wake up	
2023	3	15	08:00	Home	Wake up	
2023</						

[illegible][illegible][illegible][illegible]

199	1999	20	20	20					
200	2000	21	21	21					
201	2001	22	22	22					
202	2002	23	23	23					
203	2003	24	24	24					

Tree Survey

TREE LIST

 SAGE GROUP, INC. 1130 N. Carroll Ave., Ste. 200 Southlake, Texas 76092 TEL 817-424-3626 Master Planning Urban Design Architecture Landscape Architecture  <i>Robert J. [Signature]</i> Professional Engineer APPLICANT Hat Creek Development P.O. Box 92747 Southlake, TX 76092 Phone: 817-329-3111 Contact: Kasey Hayslett																					
THE LEGACY NORTH COLLEYVILLE, TEXAS																					
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Revisions <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>																					
SHEET TP.02																					

Tree Preservation Plan

TREE PRESERVATION NOTES:

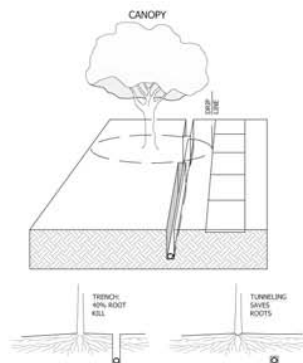
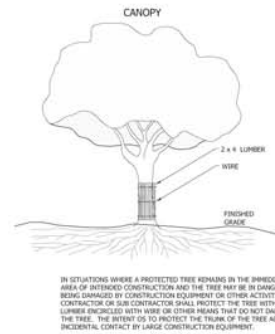
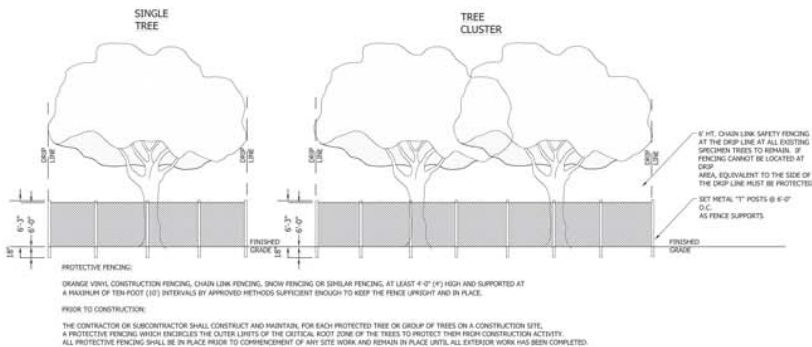
- All trees shown on this plan, to be preserved, shall be protected during construction with temporary fencing. Tree protection fences shall be installed prior to commencement of any site preparation work (clearing, grubbing or grading).
- Fences shall completely surround the tree or clusters of trees. The fence shall be located at the outermost limits of the tree branches or critical root zone. The fence will be maintained throughout the construction project in order to prevent the following:
 - Soil compaction in the critical root zone resulting from vehicular traffic or storage of equipment or materials.
 - Critical root zone disturbances due to grade changes greater than two inches (2") cut of fill or boring which was not authorized by the City.
 - Wounds to the trunk, limbs or exposed roots by mechanical equipment.
 - Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
- In cases of area constraints where protective fencing is closer to the trunk than four feet (4'), the trunk must be protected with strapped-on planking to a height of eight feet (8') or to the limits if lower branching.
- All grading within critical root zones of protected trees shall be performed by hand or small equipment to minimize damage. Prior to grading, relocate the protective fencing to two feet (2') behind the grade change area.
- Trees most heavily impacted by construction activities should be watered deeply once a week during periods of hot and dry weather. Tree crowns should be sprayed with water periodically to reduce dust accumulation on the leaves.
- Trenching for landscape irrigation shall be located as far from the existing trunks as possible.
- Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before construction begins.

Prohibited Activities: The following activities shall be prohibited within the limits of the critical root zone of any tree which is subject to Tree Protection.

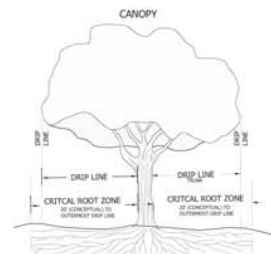
- Material Storage:** No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the critical root zone of any protected tree.
- Equipment Cleaning/Liquid Disposal:** No equipment may be cleaned or other liquids deposited within the limits of the critical root zone of any protected tree. This would include, but not be limited to, paint, oil, solvents, asphalt, concrete, mortar or other materials.
- Tree Attachments:** No signs, wires or other attachments, other than those of a protective nature, shall be attached to any protected tree.
- Vehicular Traffic:** No vehicular and/or construction equipment traffic or parking is allowed within the critical root zone of protected trees.

Tree Flagging:

- Tree Flagging:** All trees to be removed from the construction site shall be flagged with bright red vinyl tape, wrapped around the main trunk, at a height of four feet (4') or more such that the tape is visible to workers on foot or driving equipment.
- Tree Identification:** All protected trees shall be tagged with the unique classification number described in Section 5.8. Said number shall correspond to the number listed on the protection plan and shall be clearly visible and legible on a metallic surface located between four and five feet above the base of the tree. The classification number shall remain on the tree until all construction is complete and final approval has been obtained by the City.
- Protective Fencing:** All protected trees shall have protective fencing located at the tree's critical root zone. The protective fencing shall be comprised of orange vinyl construction fencing, with a minimum of four-foot (4') approximate height. The protective fencing may be located within the critical root zone of the specimen tree for approved construction only as determined by the Administrative Official. The fencing shall follow the delineation of the approved construction. In order to protect the trunk, the trunks of all protected trees shall be wrapped with orange vinyl construction fencing such that the trunk will be easily visible during construction activities.
- Bark Protection:** In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree.
- Construction Pruning:** In a case where a low hanging limb may be broken during the course of construction, the obtrusive limb may be cut. The limb shall be cut either flush to the trunk, on or at the next joint of the limb. The wound shall then be sealed with pruning paint. In no instance shall pruning involve a portion of the trunk OR thirty percent (30%) of the entire canopy with the Administrative Official's prior approval.
- Site Signage:** Prior to, and during, construction activities, a sign(s), clearly visible from any adjacent roadways, shall be placed by the developer stating the following: "All trees located within an orange fenced area are considered protected. To report any tree protection violations, please contact (phone number designated by the Administrative Official)." The Administrative Official may require the addition of more specific contact information to the sign. Lettering shall be a minimum of 8 inches in height, shall be legible and able to read from a passing vehicle on any adjacent roadway. The sign dimensions shall, at a minimum, be five feet in width and height; the overall sign height shall be a minimum of 8 feet (8') in height measured from the ground to the top of the sign. The sign colors shall be as follows: lettering shall be black, the sign background shall be fluorescent green.



- MAKE PARTIAL CUT FROM BENEATH, AT A POINT SEVERAL INCHES AWAY FROM THE TRUNK.
- MAKE A SECOND CUT FROM ABOVE SEVERAL INCHES OUT FROM THE FIRST CUT, TO ALLOW THE LIMB TO FALL SAFELY.
- COMPLETE THE JOB WITH A FINAL CUT JUST OUTSIDE THE BRANCH COLLAR, THE RAISED AREA THE SURROUNDS THE BRANCH WHERE IT JOINS THE TRUNK.



CRITICAL ROOT ZONE:

THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A CONCENTRIC CIRCLE WITH A RADIUS OF FEET EQUAL TO THE NUMBER OF INCHES OF TRUNK DIAMETER.

DROP LINE:
A VERTICAL LINE RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF A TREE AND EXTENDING TO THE GROUND.



SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture



APPLICANT
Hat Creek Development
P.O. Box 52747
Southlake, TX 76092
Phone: 817-329-3111
Contact: Kasey Hurlbut

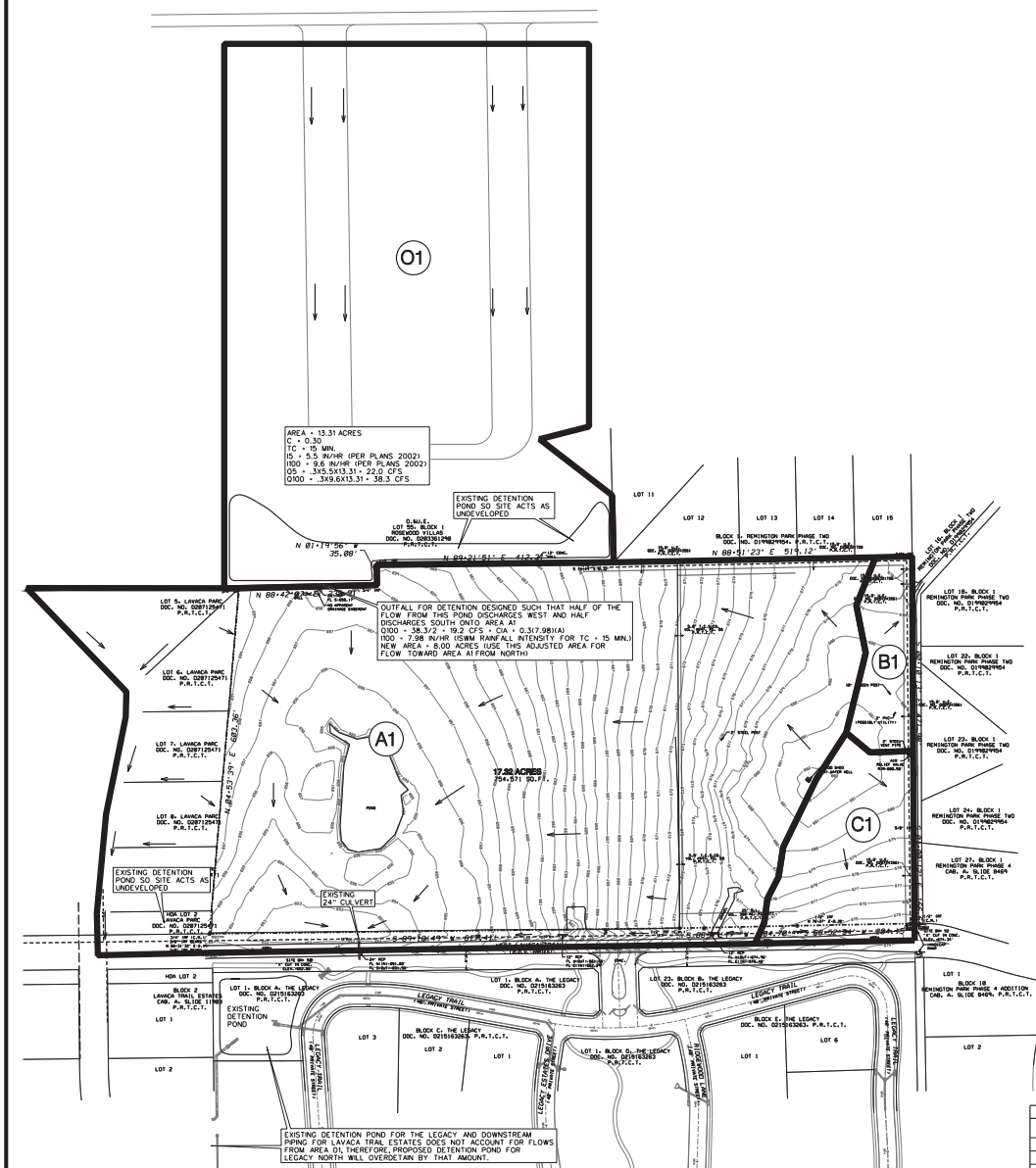
THE LEGACY NORTH COLLEYVILLE, TEXAS

Issued
Oct 3, 2018

Revisions

SHEET
TP.03

Drainage and Utility Plan



I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study and/or plan in compliance with the latest published requirements and criteria of the City of Colleyville, and have verified that the topographic information used in this study and/or plan is in compliance with said requirements and is otherwise suitable for developing the workable plan of drainage which can be implemented through proper subsequent detailed construction planning.

Signed this _____ day of _____, 2018 _____ P.E.

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FOR REVIEW ONLY

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PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384 \$DATE\$

RF NO. DATE

DRAINAGE NOTES:

1. PLANS FOR THE LEGACY (SOUTH), LAVACA TRAIL ESTATES (SOUTHWEST), REMINGTON PARK PHASE 4 (EAST), LAVACA PARK (WEST) AND WESTGATE VILLAS (NORTH) WERE REFERENCED DURING PLAN PREPARATION.
2. ALL DRAINAGE DESIGN TO BE IN ACCORDANCE WITH CITY OF COLLEGEVILLE STANDARDS.
3. PER CITY REQUIREMENTS, DETENTION SHALL BE PROVIDED SUCH THAT DEVELOPED RUNOFF FROM THE PROPERTY LEAVES AT THE SAME RATE OR LESS THAN DURING PRE-DEVELOPED CATCHMENT.

DRAINAGE AREA COMPUTATIONS

BASIS:

- Q = C.A. (Rational Method)
- Storm discharge (cubic feet per second)
- runoff coefficient, based on land use
- I = average rainfall intensity for time of concentration (inches per hour)
- A = area contributing runoff (acres)

RUNOFF COEFFICIENT:

- C = 0.30 Parks and Open Areas
- C = 0.50 Developed Public Site
- C = 0.60 Single Family Residential

STORM FREQUENCY:

5 Years - Enclosed Pipe System

100 Years - Enclosed Pipe System - Street - R.O.W.

TIME OF CONCENTRATION

Combination of inlet time and time of flow in the drain being the time for water to flow over the surface of the pipe to the storm drain inlet (sum of all, if applicable)

MINIMUM INLET TIME OF CONCENTRATION:

- Parks and Open Areas 15 minutes
- Residential, Single Family 10 minutes
- Industrial, Business 10 minutes

PRE-DEVELOPED SITE DRAINAGE DATA													
MARK	AREA (ACRES)	C	Tc (MIN)	1/2 (IN/HR)	1/4 (IN/HR)	1/8 (IN/HR)	1/16 (IN/HR)	1/32 (IN/HR)	Q1 (CFS)	Q2 (CFS)	Q3 (CFS)	Q4 (CFS)	COMMENTS
01	8.00	0.30	15	3.90	5.86	5.53	6.46	7.20	7.98	17.6			99.2 TO 1
	16.00	0.30	15	3.90	5.86	5.53	6.46	7.20	7.98	27.7			45.4 TO LAVACA TRAIL CULVERT
01	0.71	0.30	15	3.90	5.86	5.53	6.46	7.20	7.98	1.0			1.7 TO REMINGTON PARK - PHASE 2 (NE)
01	1.67	0.30	15	3.90	5.86	5.53	6.46	7.20	7.98	2.4			4.0 TO REMINGTON PARK - PHASE 2 (SE)

**HB HAMILTON
DUFFY, PC**
CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS • PLANNERS • CONSTRUCTION MANAGERS
9241 MID-CITIES BLVD. • NORTH RICHLAND HILLS, TEXAS 76181
PHONE (817) 268-9400 WWW.HAMILTONDUFFY.COM

LEGACY NORTH
CITY OF COLLEVILLE, TEXAS
PRE-DEVELOPED DRAINAGE AREA

PRELIMINARY
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PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384 \$DATE\$
PE NO. DATE

NO.	REVISED	BY	DATE	JOB	040-065
				DATE	10/10/2018
				DESIGNED	S. M. H.
				DRAWN	J. B. F.
				CHECKED	S. M. H.

C1.01

**HAMILTON
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PHONE (817) 268-8408 WWW.HAMILTONDUFFY.COM

Post-DEVELOPED DRAINAGE AREA MAP

PRELIMINARY
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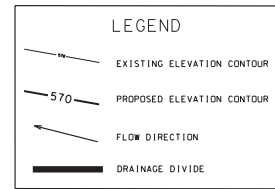
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PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87364 \$DATE\$
PE NO. DATE

JOB	040-065
DATE	10/10/2018
DESIGNED	K. M. H.
DRAWN	J. B. E.
CHECKED	K. M. H.
TEXAS REGISTERED ENGINEERING FIRM NUMBER F-5260	

[illegible]

C1.02



L. Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study and/or plan in compliance with the latest published requirements and criteria of the City of Celeryville, and have verified that the layout and/or plan of this study and/or plan is in accordance with the requirements and is otherwise suitable for developing this proposed portion of a drainage which shall be developed through proper subsequent detailed construction planning.

Signed this _____ day of _____, 2018

_____, P.E.

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PERMITS, OR PERMIT PURPOSES. THEY
WERE PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384 SDATES

PE NO. DATE

DRAINAGE NOTES:

1. PLANS FOR THE LEGACY (SOUTH), LAVACA TRAIL ESTATES (SOUTHWEST), REMINGTON PARK PHASE 4 (EAST), LAVACA PARK (WEST) AND WESTGATE VILLAS (NORTH) WERE REFERENCED DURING PLAN PREPARATION.
2. ALL DRAINAGE DESIGN TO BE IN ACCORDANCE WITH CITY OF COLLEYSVILLE STANDARDS.
3. PER CITY REQUIREMENTS, DETENTION SHALL BE PROVIDED SUCH THAT DEVELOPED RUNOFF FROM THE PROPERTY LEAVES AT THE SAME RATE OR LESS THAN DURING PRE-DEVELOPED CONDITIONS.

DRAINAGE AREA COMPUTATIONS

BASIC:

- Q = CMA (Rational Method)
- Q = Storm discharge (cubic feet per second)
- = runoff coefficient, based on use and land cover
- = average rainfall intensity for time of concentration (inches per hour)
- A = area contributing runoff (acres)

RUNOFF COEFFICIENT:

- C = 0.30 Parks and Open Areas
- C = 0.40 Residential
- C = 0.40 Developed Park Site
- C = 0.60 Single Family Residential

STORM FREQUENCY:

- 5 Years - Enclosed Pipe System
- 100 Years - Combined Enclosed Pipe System + Street - R.O.W.

TIME OF CONCENTRATION:

Duration of time from the time of flow in the time of flow in the time for water to flow over the surface of the storm drain to the storm drain inlet (consider a spillage, if appropriate)

MINIMUM INLET TIME OF CONCENTRATION:

Parks and Open Areas	15 minutes
Residential, Single Family	10 minutes
Industrial, Business	15 minutes

DETENTION POND (100 YR)

Q100(PRE) = 45.4 CFS* (SEE PRE-DEVELOPED)

*NOTE - AREA OF 01 NOT CONSIDERED IN DOWNSTREAM DESIGN. THEREFORE, DETENTION POND WILL OVERFLOW BY EXCLUDING FLOWS FROM 01 INTO PRE-DEVELOPED ALLOWABLE FLOWS.

Q100(BYPASS) = Q2-A5 = 10.2 CFS

Q100(ALLOWABLE) = QPRE-QBYPASS = 45.4 - 10.2 = **35.2 CFS**

Q100 TO POND:

AREA = 01-(A1-A4) = 24.62 ACRES
C = 0.50
Tc = 20 MIN.

DETENTION POND (5 YR)

Q5(PRE) = 27.6 CFS* (SEE PRE-DEVELOPED)

*NOTE - AREA OF 01 NOT CONSIDERED IN DOWNSTREAM DESIGN. THEREFORE, DETENTION POND WILL OVERFLOW BY EXCLUDING FLOWS FROM 01 INTO PRE-DEVELOPED ALLOWABLE FLOWS.

Q5(BYPASS) = Q2-A5 = 6.2 CFS

Q5(ALLOWABLE) = QPRE-QBYPASS = 27.6 - 6.2 = **21.4 CFS**

Q5 TO POND:

AREA = 01-(A1-A4) = 24.62 ACRES
C = 0.50
Tc = 15 MIN.

INLET CAPACITY CALCULATIONS	
CURB/DROP OPENING INLET IN SUMP: Q/L = 3.01 ^{HP}	
Where:	
Q = Storm Drainage Discharge (cfs)	
L = Length of Inlet Opening (ft)	
H _{we} = Head of Flow at Opening (ft)	
For 10" Curb Inlet in sump @ 6" curb depth	
10" Depth (Inlet Throat):	Occap = 22.8 cfs
For 15" Curb Inlet in sump @ 6" curb depth	
10" Depth (Inlet Throat):	Occap = 34.2 cfs
For 4" Drop Inlet in sump:	
6" Depth:	Occap = 36.9 cfs
8" Depth:	Occap = 26.1 cfs
CURB OPENING INLET ON GRADE:	
Less than 22" grade = 1 cfs/ft opening	
22" to 3.52" grade = 0.67 cfs/ft opening	
greater than 3.52" = 0.5 cfs/ft opening	

N (CONCRETE) = 0.015
N (GRASS) = 0.035
N (COMPOSITE) = 0.021
AREA = 18.5 SQ. FT.
WETTED PERIMETER = 51.0 FT
RH = 0.363 FT
Q (MANNING'S EQUATION) = 665 $\cdot S^{0.5}$

STORAGE REQUIRED = 2.302 AC-FT

POST-DEVELOPED SITE DRAINAGE DATA													
MARK	AREA (ACRES)	C	Tc (MIN.)	Tt (HRS)	Tb (HRS)	Tp (HRS)	Ts (HRS)	Qa (CFD)	Qb (CFD)	Qc (CFD)	Qd (CFD)	Qe (CFD)	COMMENTS
01	8.00	0.30	15	3.90	4.86	5.53	6.46	7.20	7.98	11.7			19.2 TO 4" DROP INLET - TO DETENTION
A1	0.45	0.30	15	3.90	4.86	5.53	6.46	7.20	7.98	12.1			34.8 TO CURB MEETS ON STREET - 0.5% SPACED
A2	3.29	0.60	15	3.90	4.86	5.53	6.46	7.20	7.98	18.1			25.1 TO 24" DRAINAGE DITCH - 0.5% SPACED
A4	7.21	0.15	15	3.90	4.86	5.53	6.46	7.20	7.98	19.8			19.8 TO 0% CL. TRAP - 22.82' - 0.5% CL. SPACED
A4	1.28	0.40	15	3.90	4.86	5.53	6.46	7.20	7.98	6.1			6.1 SWEET FLOW TO DETENTION
02-05	24.62	0.50 ¹	15	3.90	4.86	5.53	6.46	7.20	7.98	59.8			98.2 TO DETENTION
02-05	2.53	0.30	15	3.90	4.86	5.53	6.46	7.20	7.98	3.7			6.1 TO AS - 0.5% SPACED DETENTION
A5	0.45	0.30	15	3.90	4.86	5.53	6.46	7.20	7.98	4.1			4.1 TO 24" DRAINAGE DITCH - 0.5% SPACED DETENTION
02-05	0.85	0.40	15	3.90	4.86	5.53	6.46	7.20	7.98	2.5			10.2 TOTAL BYPASS DETENTION
B1	0.34	0.60	15	3.90	4.86	5.53	6.46	7.20	7.98	1.0			1.6 TO N.E. - LESS THAN PRE-DEV. - OK
C1	1.00	0.50 ²	15	3.90	4.86	5.53	6.46	7.20	7.98	2.4			4.0 TO S.E. - LESS THAN PRE-DEV. - OK

2) AREA C1 CONSIDERED SOMEWHAT UNDEVELOPED DUE TO OPEN AREAS

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LEGACY NORTH
CITY OF COLLEYVILLE, TEXAS
WATER AND SANITARY SEWER PLAN

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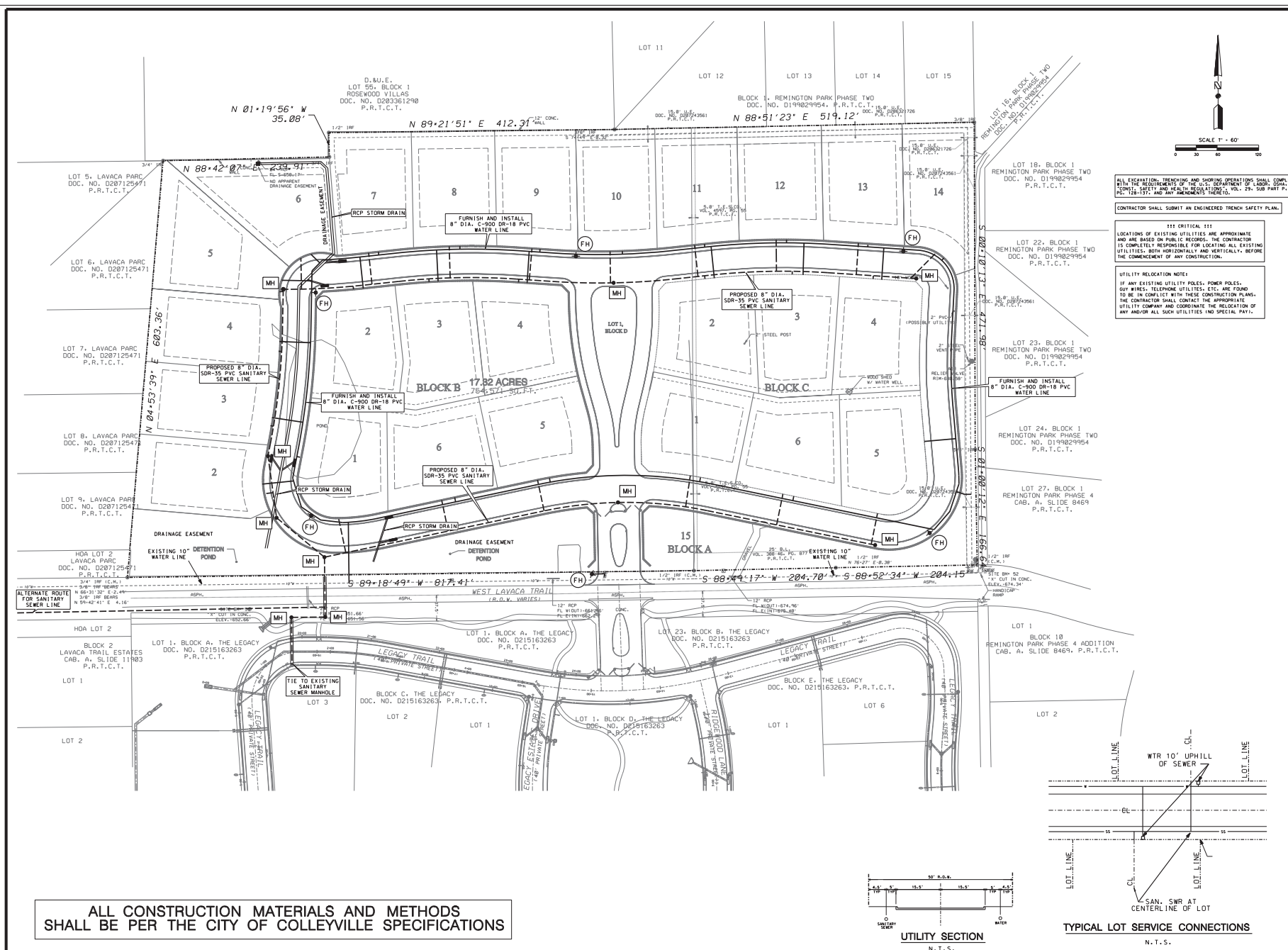
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KEITH M. HAMILTON 87384 SDATES

PE NO. DATE

NO.	REVISED	BY	DATE	JOB
				040-965
			DATE	10/10/2018
			DESIGNED	K. M. H.
			DRAWN	J. B. E.
			CHECKED	K. M. H.
				TEAMS REGISTERED
				NUMBER OF TEAMS
				NUMBER OF SQUADS

C1.03



ALL CONSTRUCTION MATERIALS AND METHODS
SHALL BE PER THE CITY OF COLLEYVILLE SPECIFICATIONS

UTILITY SECTION
N.T.S.

TYPICAL LOT SERVICE CONNECTIONS
N.T.S.

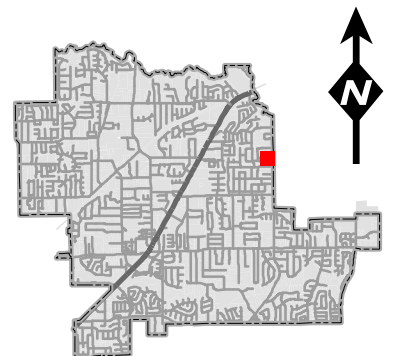
Aerial Map



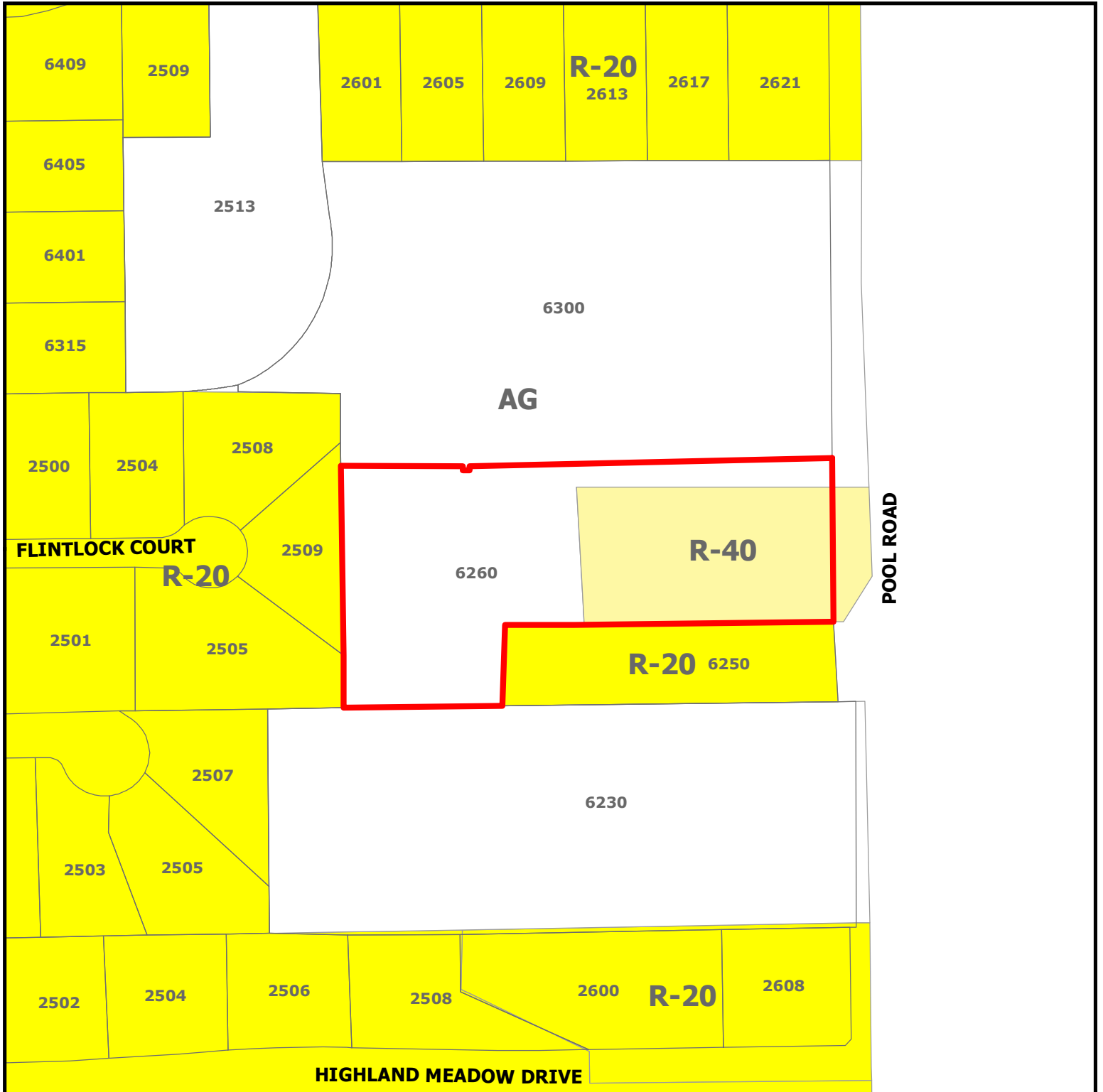
ZC19-006
6260 Pool Road

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 Subject Property



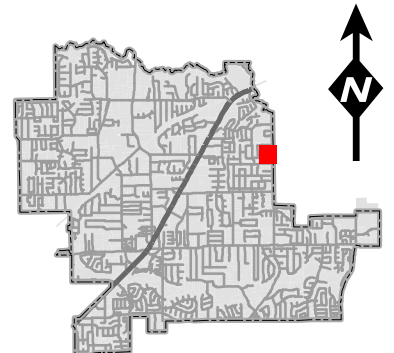
Zoning Map



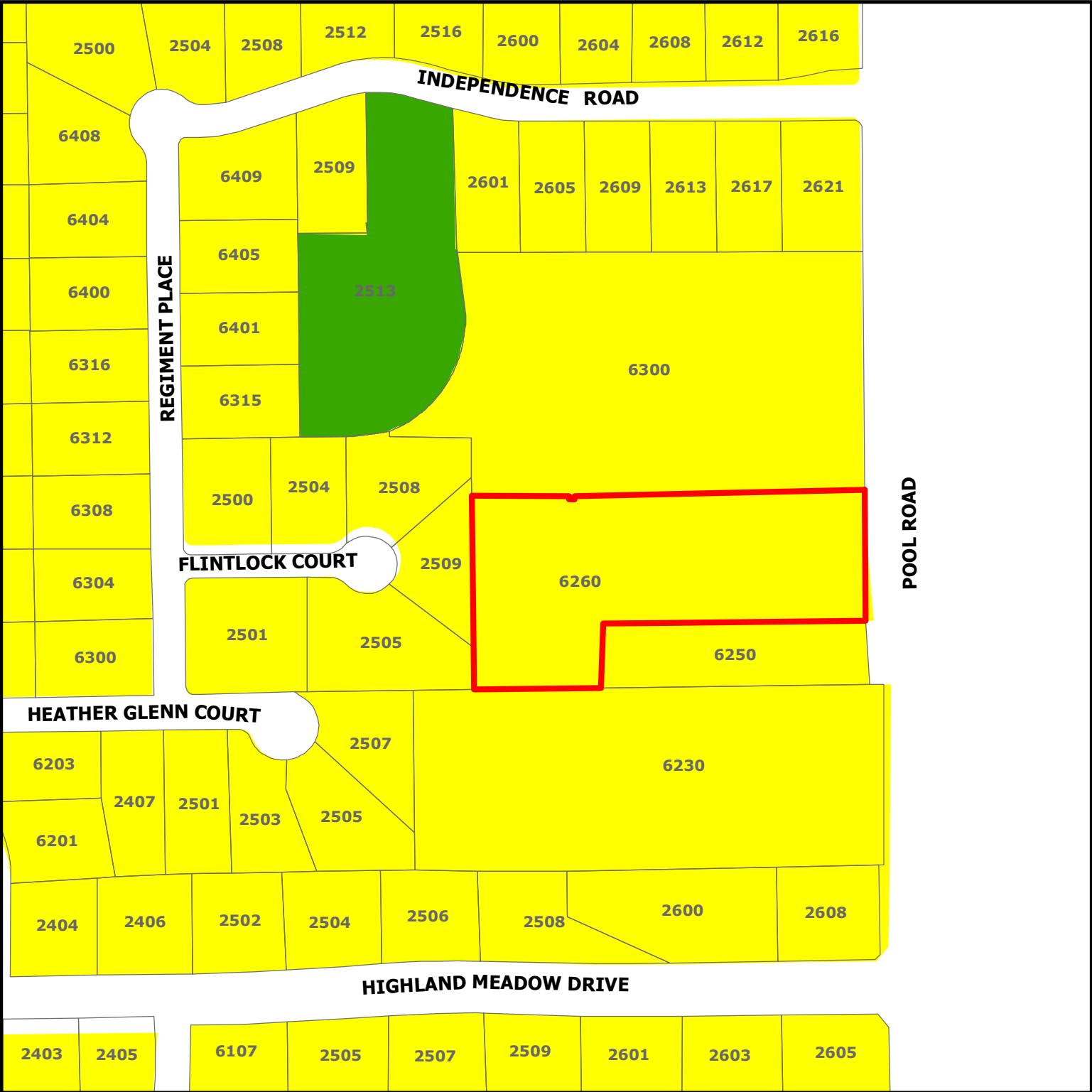
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6260 Pool Road

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 Subject Property



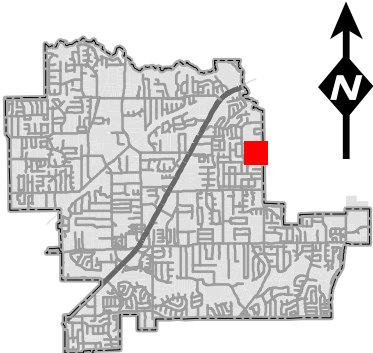
Future Land Use Map



ZC19-006
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-  Subject Property
-  Residential
-  Open Space; Parks



Zoning Exhibit

