



# City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, November 25, 2019  
6:15 PM

Executive Conference Room  
Third Floor – City Hall

## **WORKSESSION 6:15 PM EXECUTIVE CONFERENCE ROOM THIRD FLOOR**

### **CALL TO ORDER**

#### **1. PRESENTATION AND DISCUSSION**

- 1a** Presentation and discussion of an amendment to the PUD on Lots 1, 2, & 3, Block A, of the Heritage Farms Addition, located at 913 Cheek Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court, Case ZC19-009
- 1b** Presentation and discussion of a zoning change from AG Agricultural to R-40 Single Family Residential on Tracts 2F3 and 2F5, Abstract 1692, in the Joseph White Survey, located at 704 Shelton Drive, Case ZC19-020
- 1c** Presentation and discussion of an amendment to the PUD on Lots 1-9 and Lots 10X, 11X, and 12X, Block 1, of the Carmel Place Estates, located at 4800 – 4920 Carmel Place, Case ZC19-021

#### **2. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards November 22, 2019 by 5:00 p.m.

Araceli Botello  
Planning Technician

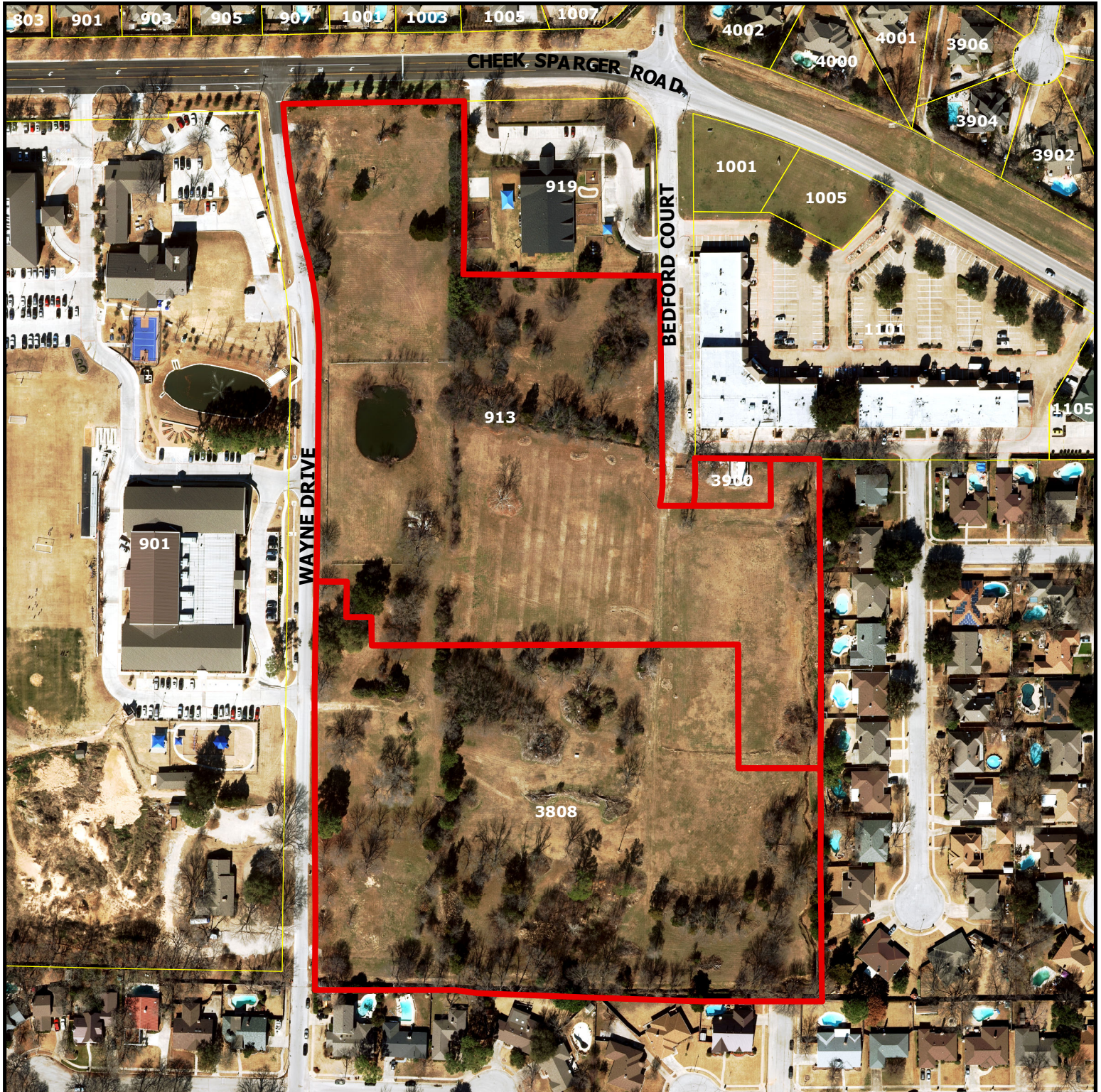
***A quorum of the Colleyville City Council may be in attendance at this meeting.***

*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



**ZC19-009**

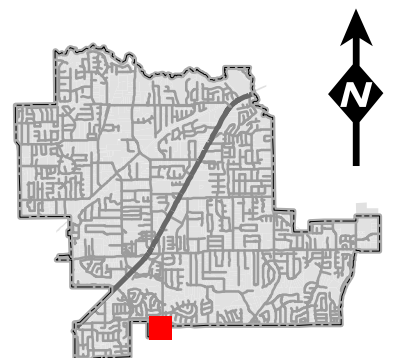
**913 Cheek Sparger Rd,  
3808 Wayne Dr, and 3900 Bedford Ct**

**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.

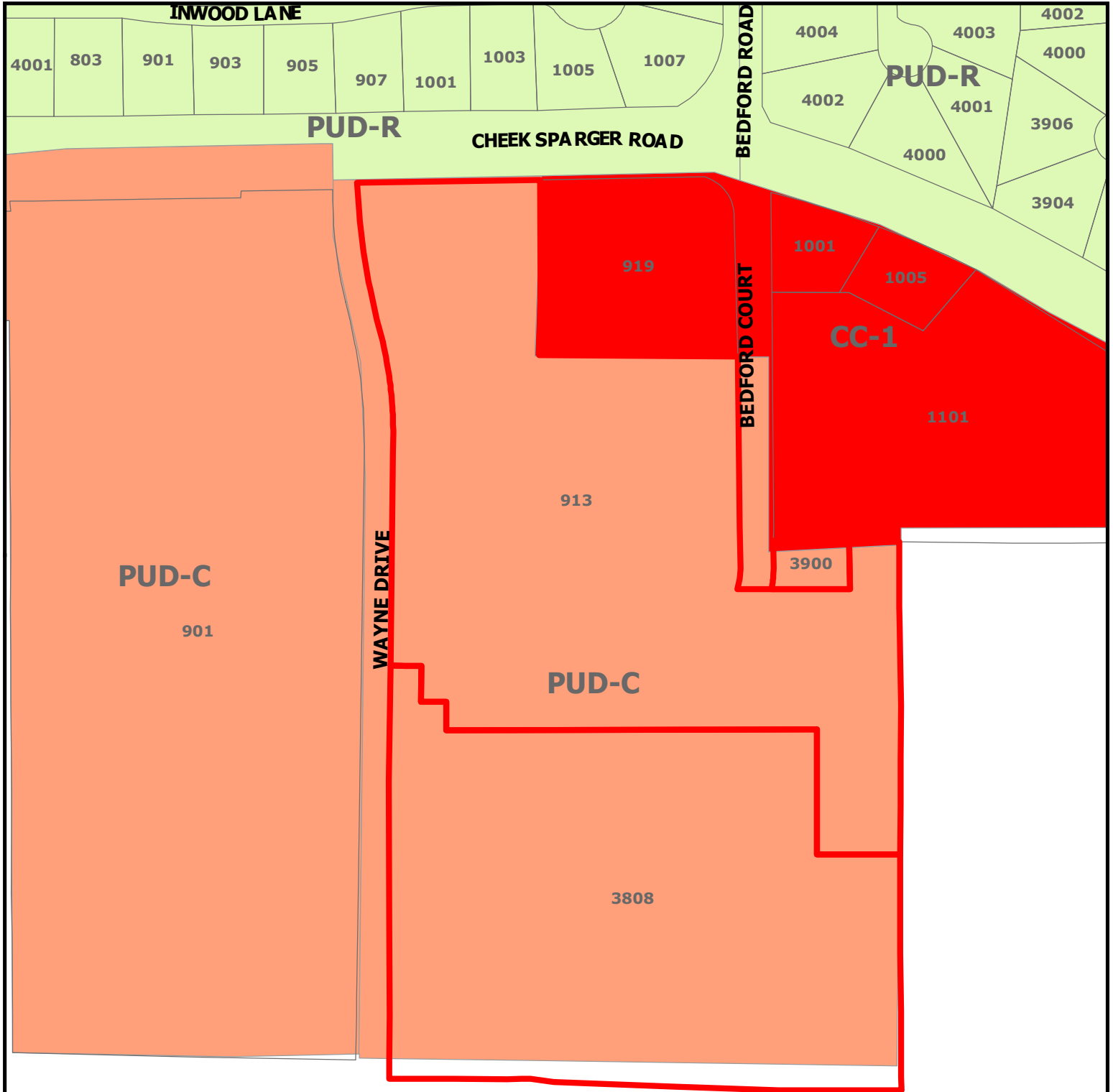


Subject Property





# Zoning Map



**ZC19-009**

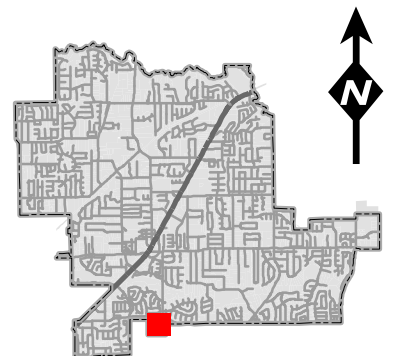
**913 Cheek Sparger Rd,  
3808 Wayne Dr, and 3900 Bedford Ct**

**DISCLAIMER:**

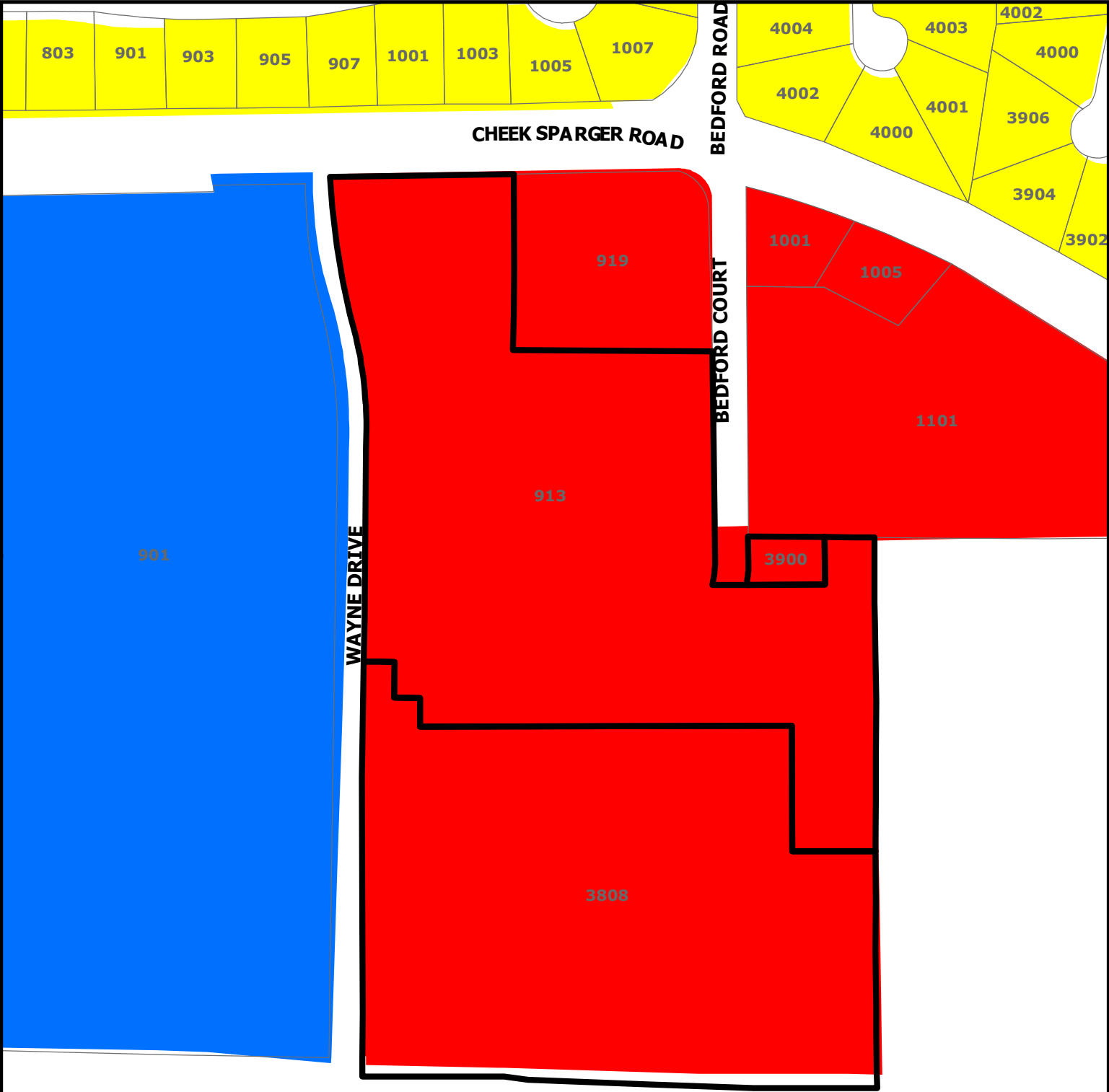
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Subject Property



# Future Land Use Map



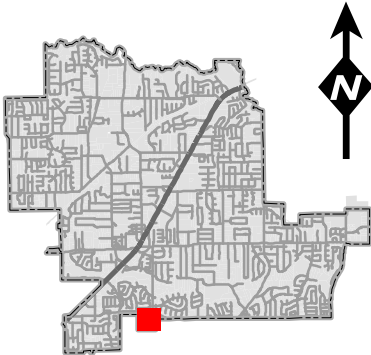
**ZC19-009**

**913 Cheek Sparger Rd,  
3808 Wayne Dr, and 3900 Bedford Ct**



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-  Subject Property
-  Residential
-  Commercial
-  Institutional



# **Statement of Planning Objectives**

Colleyville Senior Living Community

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## **Statement of Planning Objectives**

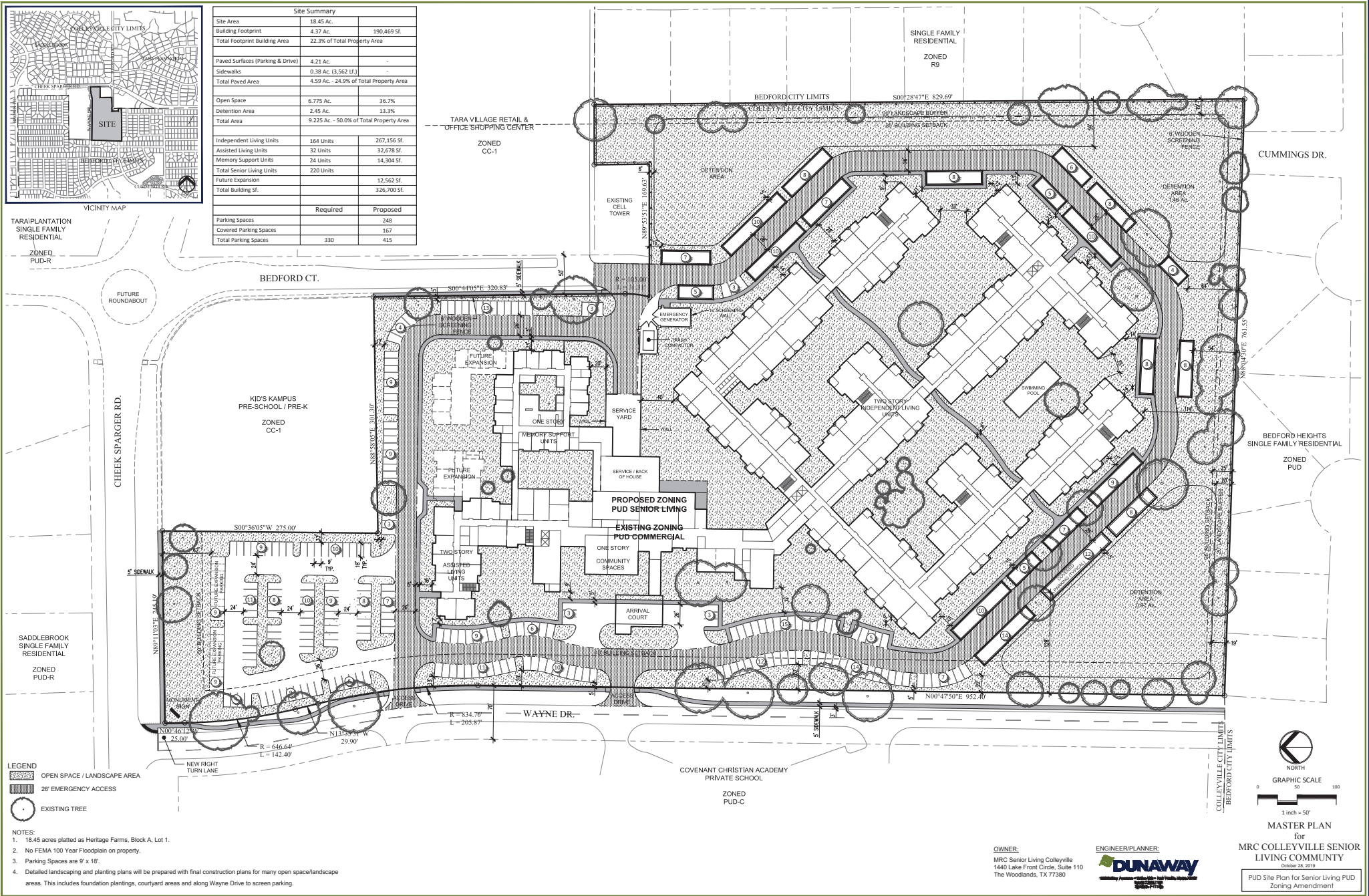
The Colleyville Senior Living Community will provide a master planned, life care retirement community with three levels of service: independent living (IL), assisted living (AL), and memory support (MS).

The project is designed to be compatible with the surrounding land uses and will be in conformance with the intent parameters of the existing PUD zoning.

The previous retail/office component has been eliminated and the number of living units has been decreased to reduce the intensity of the use and to decrease traffic volumes. Additionally, the previously detached buildings will now be connected, which will allow for improved internal resident circulation and for more efficient delivery of services.

The site plan layout will provide over 50% open space and will protect existing trees or plant replacement trees, when necessary. This design will provide quality outdoor spaces for the residents and their families.

# Site Plan



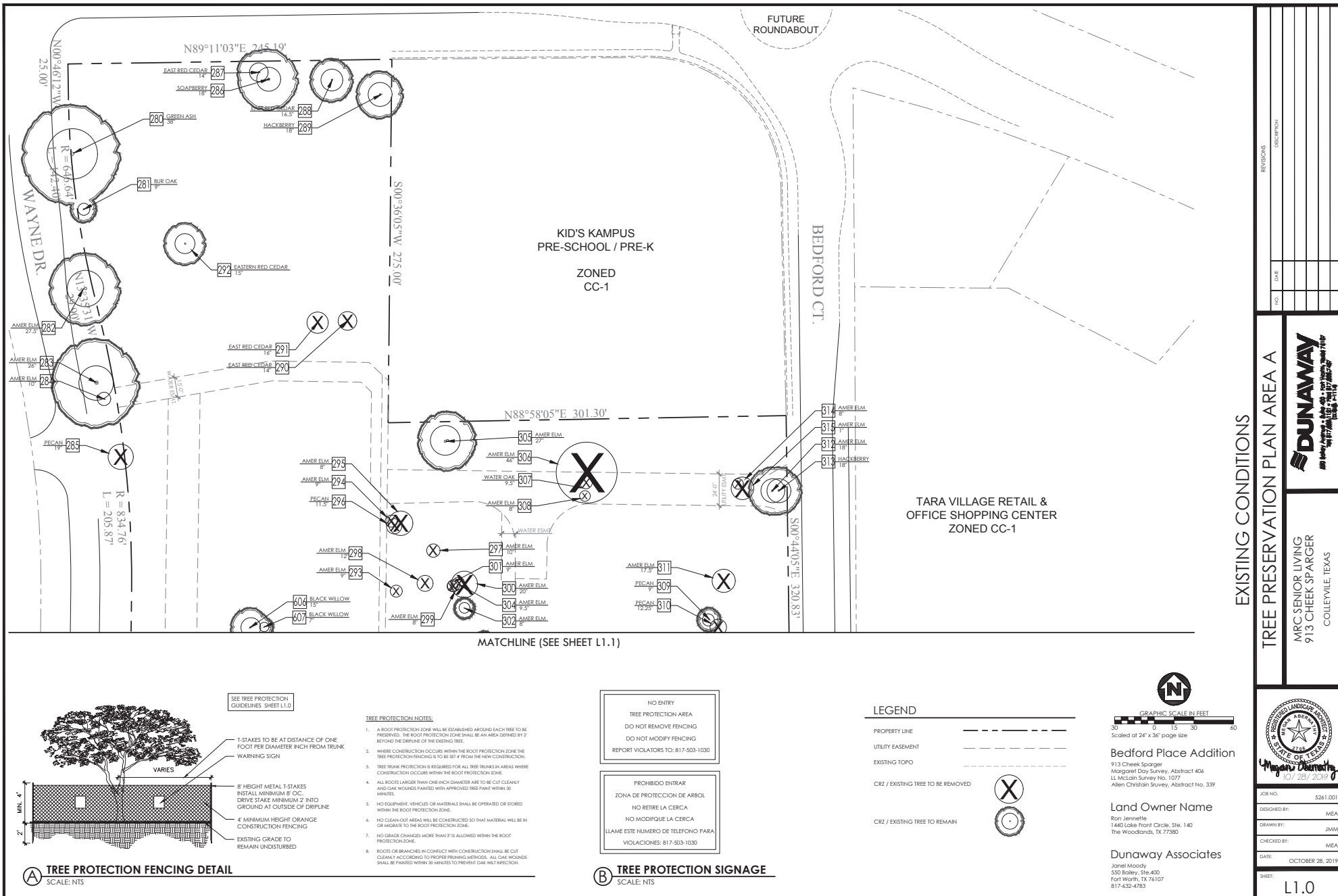


# Site Aerial

18.45 Gross Acres

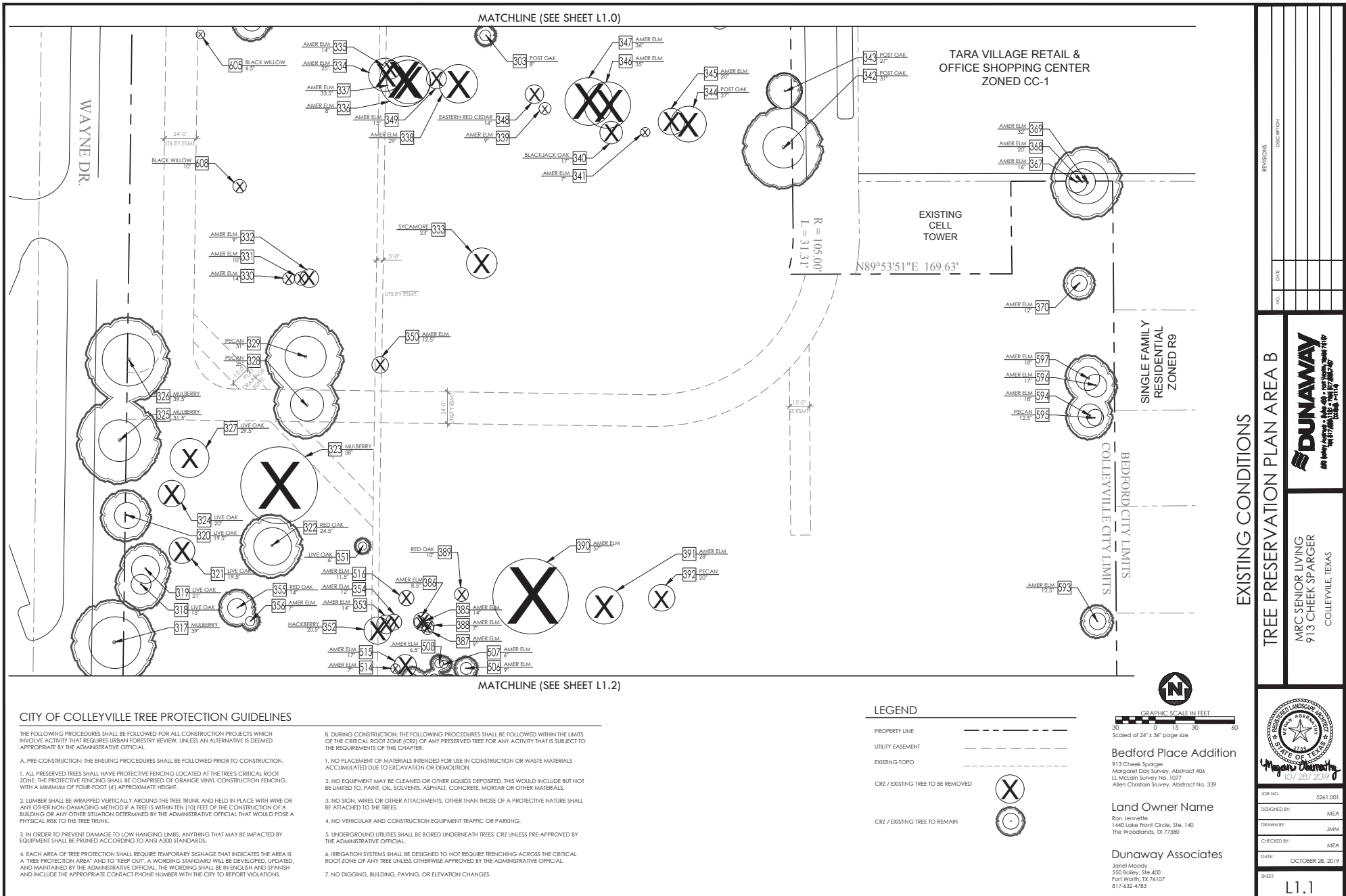


# Tree Preservation Plan





# Tree Preservation Plan

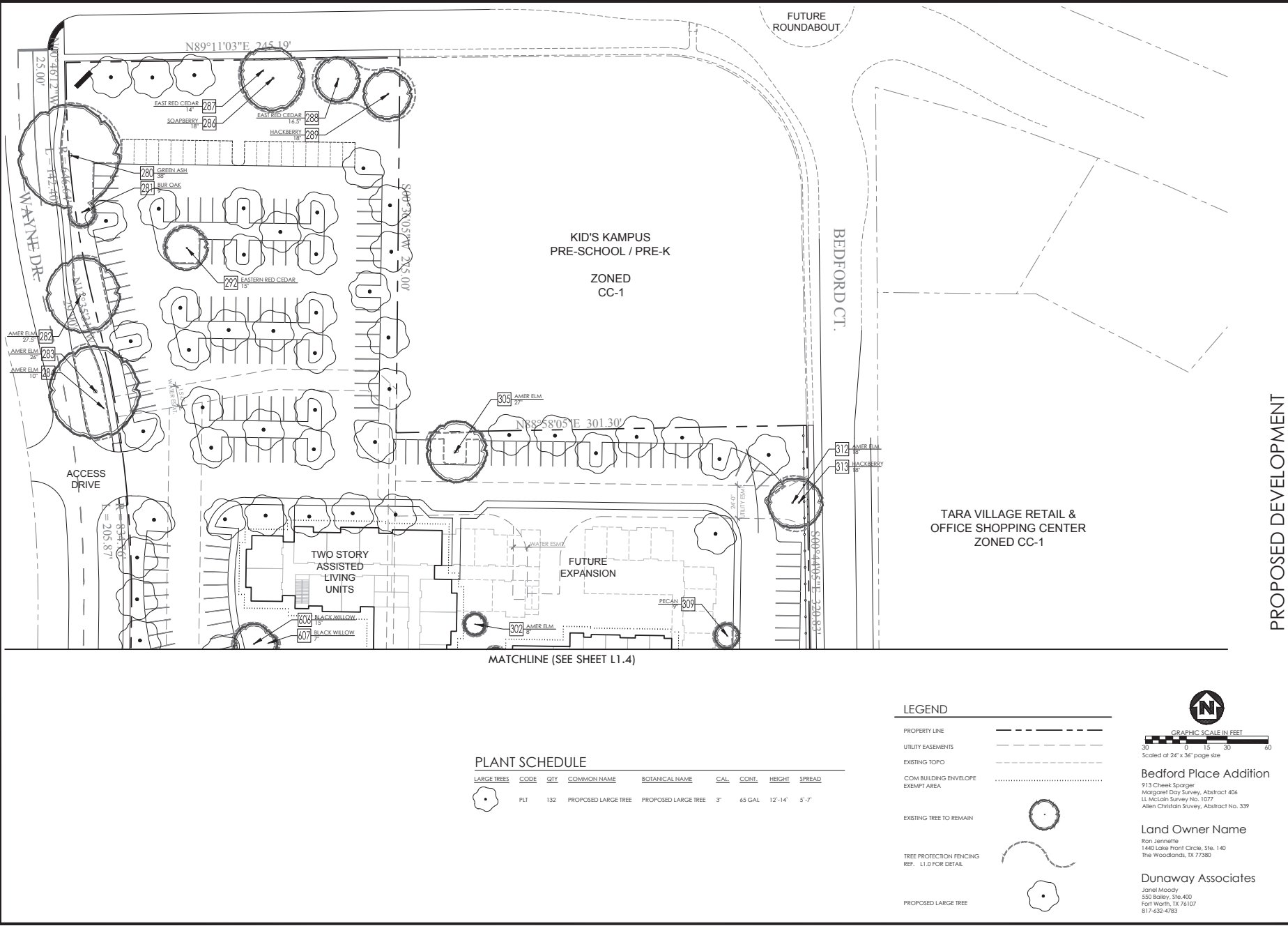




SUBMITTED: From Press Photo Service  
 EDITED BY: Janet Mooney  
 EDITED ON: Monday, October 26, 2015  
 EDITED AT: 11:10 AM



Tree Preservation Plan



PROPOSED DEVELOPMENT

TREE PRESERVATION PLAN AREA A

DUNAWAY

LANDSCAPE ARCHITECTS

1400 W. WILLOW AVE. SUITE 100 FORT WORTH, TEXAS 76104

MRC SENIOR LIVING

913 CHEEK SPARGER

COLLEEVILLE, TEXAS

RECORDING

DATE

DESCRIPTION

NO.

DATE

DESCRIPTION

JOB NO.

5261.001

DESIGNED BY:

MEA

DRAWN BY:

JMM

CHECKED BY:

MEA

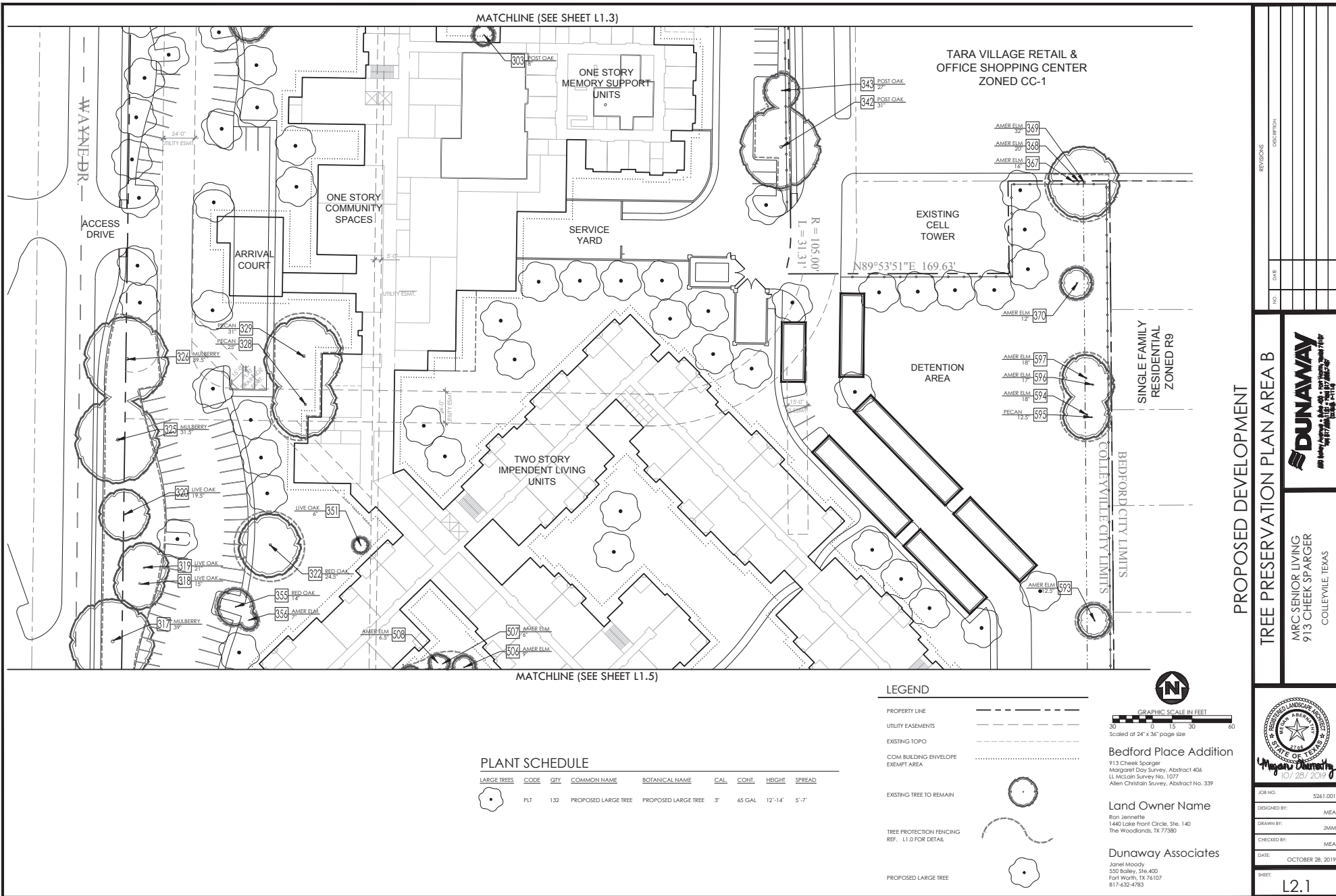
DATE:

OCTOBER 28, 2019

SHEET:

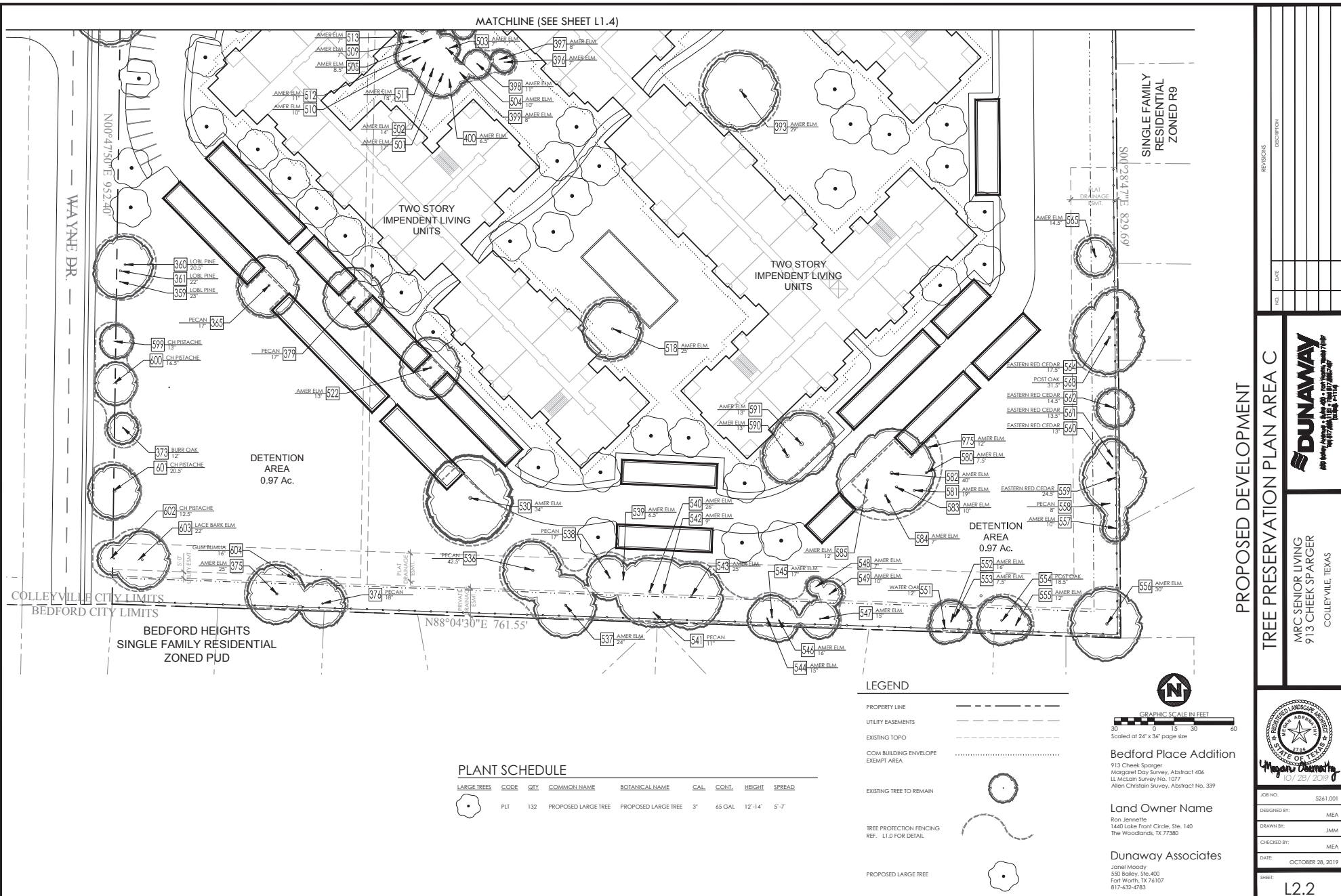
L2.0

# Tree Preservation Plan





# Tree Preservation Plan



# Tree Preservation Plan

| TAG NUMBER | CAULPER INCHES | CANOPY SF | SPECIES                        | EXCLUSIONS    | REMOVE/PRESERVE |
|------------|----------------|-----------|--------------------------------|---------------|-----------------|
| 1281       | 9              | 254.3     | Burr Oak / HERITAGE            |               | PRESERVE        |
| 1282       | 38             | 4584.2    | Green Oak / HERITAGE           |               | PRESERVE        |
| 1283       | 25             | 2122.6    | American Elm / HERITAGE        | OFFSITE       | PRESERVE        |
| 1284       | 10             | 314.0     | American Elm                   | OFFSITE       | PRESERVE        |
| 1285       | 19             | 1133.5    | Pecan                          | OFFSITE       | PRESERVE        |
| 1286       | 18             | 1017.4    | Hackberry                      |               | PRESERVE        |
| 1287       | 14             | 615.4     | Eastern Red Cedar              |               | PRESERVE        |
| 1288       | 15             | 624.8     | Eastern Red Cedar              |               | PRESERVE        |
| 1289       | 18             | 1017.4    | Hackberry                      | NON-PROTECTED | PRESERVE        |
| 1290       | 14             | 615.4     | Eastern Red Cedar              |               | PRESERVE        |
| 1291       | 16             | 801.8     | Eastern Red Cedar              |               | PRESERVE        |
| 1292       | 15             | 706.5     | Eastern Red Cedar              |               | PRESERVE        |
| 1293       | 9              | 254.3     | American Elm                   | CBE           | REMOVE          |
| 1294       | 11.5           | 415.3     | American Elm                   | CBE           | REMOVE          |
| 1295       | 9              | 254.3     | American Elm                   | CBE           | REMOVE          |
| 1296       | 10.7           | 1017.4    | American Elm                   | CBE           | REMOVE          |
| 1297       | 10             | 314.0     | American Elm                   | CBE           | REMOVE          |
| 1298       | 12             | 451.2     | American Elm                   | CBE           | REMOVE          |
| 1299       | 8              | 201.0     | American Elm                   | CBE           | REMOVE          |
| 1300       | 9.5            | 283.4     | American Elm                   | CBE           | REMOVE          |
| 1301       | 5              | 254.3     | American Elm                   | CBE           | REMOVE          |
| 1302       | 8              | 201.0     | American Elm                   |               | PRESERVE        |
| 1303       | 8              | 201.0     | Post Oak                       |               | PRESERVE        |
| 1304       | 10             | 1256.0    | American Elm                   | CBE           | REMOVE          |
| 1305       | 27             | 2289.1    | American Elm / HERITAGE        |               | PRESERVE        |
| 1306       | 46             | 6644.2    | American Elm, multi / HERITAGE | EXEMPT-CT     | REMOVE          |
| 1307       | 9.5            | 283.4     | Water Oak                      |               | REMOVE          |
| 1308       | 8              | 201.0     | American Elm                   |               | REMOVE          |
| 1309       | 8              | 254.3     | Pecan                          |               | PRESERVE        |
| 1310       | 12.5           | 490.6     | Pecan                          |               | REMOVE          |
| 1311       | 17.5           | 961.6     | American Elm                   |               | REMOVE          |
| 1312       | 10.7           | 1017.4    | American Elm                   |               | PRESERVE        |
| 1313       | 18             | 1017.4    | Hackberry                      | NON-PROTECTED | PRESERVE        |
| 1314       | 8              | 201.0     | American Elm                   |               | REMOVE          |
| 1315       | 17             | 807.5     | American Elm, multi            |               | REMOVE          |
| 1317       | 39             | 4775.9    | Mulberry / HERITAGE            | OFFSITE       | PRESERVE        |
| 1318       | 15             | 706.5     | Live Oak                       |               | PRESERVE        |
| 1319       | 21             | 1184.7    | Live Oak                       |               | PRESERVE        |
| 1320       | 13.5           | 1184.0    | Live Oak                       |               | PRESERVE        |
| 1321       | 11.0           | 1184.0    | Live Oak                       |               | REMOVE          |
| 1322       | 24.5           | 1884.9    | Red Oak                        |               | PRESERVE        |
| 1323       | 58             | 10668.0   | Mulberry / HERITAGE            | EXEMPT-CT     | REMOVE          |
| 1324       | 20             | 1256.0    | Live Oak                       |               | REMOVE          |
| 1325       | 31.5           | 3115.7    | Mulberry / HERITAGE            | OFFSITE       | PRESERVE        |
| 1326       | 39.5           | 4899.2    | Mulberry, multi / HERITAGE     |               | PRESERVE        |
| 1327       | 27.2           | 2721.6    | Live Oak, multi / HERITAGE     |               | REMOVE          |
| 1328       | 25             | 1962.5    | Pecan / HERITAGE               |               | PRESERVE        |
| 1329       | 31             | 3517.5    | Pecan / HERITAGE               |               | PRESERVE        |
| 1330       | 9              | 254.3     | American Elm                   | CBE           | REMOVE          |
| 1331       | 10             | 314.0     | American Elm                   | CBE           | REMOVE          |
| 1332       | 14             | 615.4     | American Elm                   | CBE           | REMOVE          |
| 1333       | 23             | 1661.1    | Sycamore                       | CBE           | REMOVE          |
| 1334       | 25             | 1962.5    | American Elm / HERITAGE        |               | REMOVE          |
| 1335       | 14             | 615.4     | American Elm                   | CBE           | REMOVE          |
| 1336       | 8              | 201.0     | American Elm                   | CBE           | REMOVE          |
| 1337       | 33.5           | 3523.9    | American Elm / HERITAGE        | CBE           | REMOVE          |
| 1338       | 29             | 2840.7    | American Elm / HERITAGE        | CBE           | REMOVE          |
| 1339       | 9              | 254.3     | American Elm                   | CBE           | REMOVE          |
| 1340       | 17             | 807.5     | Black Oak / HERITAGE           | CBE           | REMOVE          |
| 1341       | 7              | 353.9     | American Elm                   | CBE           | REMOVE          |
| 1342       | 31             | 3517.5    | Post Oak / HERITAGE            | PRESERVE      | PRESERVE        |
| 1343       | 27             | 2289.1    | Post Oak                       |               | PRESERVE        |
| 1344       | 27             | 2289.1    | Post Oak, multi / HERITAGE     | CBE           | REMOVE          |
| 1345       | 20             | 1256.0    | American Elm                   | CBE           | REMOVE          |
| 1346       | 35             | 3846.5    | American Elm / HERITAGE        | CBE           | REMOVE          |
| 1347       | 36             | 4089.4    | American Elm / HERITAGE        | CBE           | REMOVE          |
| 1348       | 14             | 615.4     | Eastern Red Cedar              | CBE           | REMOVE          |
| 1349       | 15             | 706.5     | American Elm                   | CBE           | REMOVE          |
| 1350       | 12.5           | 490.6     | American Elm                   | CBE           | REMOVE          |
| 1351       | 6              | 113.0     | Live Oak                       |               | PRESERVE        |
| 1352       | 20.5           | 1319.6    | Hackberry, multi               | NON-PROTECTED | REMOVE          |
| 1353       | 14             | 615.4     | American Elm                   |               | REMOVE          |
| 1354       | 12             | 451.2     | American Elm                   |               | REMOVE          |
| 1355       | 14             | 615.4     | Red Oak                        |               | PRESERVE        |
| 1356       | 7              | 353.9     | American Elm                   |               | PRESERVE        |
| 1357       | 33.5           | 3523.9    | Green Ash                      |               | REMOVE          |
| 1358       | 18             | 1017.4    | Pecan                          |               | REMOVE          |
| 1359       | 23             | 1461.1    | Live Oak                       |               | PRESERVE        |
| 1360       | 20.5           | 1319.6    | Live Oak                       |               | PRESERVE        |
| 1361       | 22             | 1518.8    | Live Oak                       |               | PRESERVE        |
| 1362       | 17             | 807.5     | Pecan                          |               | REMOVE          |
| 1363       | 11             | 379.9     | Pecan                          |               | REMOVE          |
| 1364       | 12             | 451.2     | Pecan                          |               | REMOVE          |
| 1365       | 17             | 807.5     | Pecan, multi                   |               | PRESERVE        |
| 1366       | 23.5           | 1784.1    | Pecan, multi                   |               | REMOVE          |
| 1367       | 16             | 801.8     | American Elm                   |               | PRESERVE        |
| 1368       | 20             | 1256.0    | American Elm                   |               | PRESERVE        |
| 1369       | 32             | 3215.4    | American Elm / HERITAGE        |               | PRESERVE        |
| 1370       | 12             | 451.2     | American Elm                   |               | PRESERVE        |
| 1371       | 49             | 7539.1    | Silver Maple, multi / HERITAGE | EXEMPT-CT     | REMOVE          |
| 1372       | 8.5            | 226.9     | Burr Oak                       |               | REMOVE          |
| 1373       | 12             | 451.2     | Burr Oak                       |               | PRESERVE        |
| 1374       | 10             | 314.0     | Burr Oak                       |               | REMOVE          |
| 1375       | 25             | 1962.5    | American Elm / HERITAGE        |               | PRESERVE        |
| 1376       | 18             | 1017.4    | Pecan                          |               | PRESERVE        |
| 1377       | 8              | 201.0     | American Elm                   |               | REMOVE          |
| 1378       | 15             | 706.5     | Pecan, multi                   |               | REMOVE          |
| 1379       | 17             | 807.5     | Pecan                          |               | PRESERVE        |

| TAG NUMBER | CAULPER INCHES | CANOPY | SPECIES                             | EXCLUSIONS        | REMOVE/PRESERVE |
|------------|----------------|--------|-------------------------------------|-------------------|-----------------|
| 1380       | 13.5           | 1375.5 | Live Oak                            |                   | PRESERVE        |
| 1381       | 20             | 1256.0 | Eastern Red Cedar                   |                   | REMOVE          |
| 1382       | 21             | 1266.7 | Live Oak                            | CBE               | REMOVE          |
| 1383       | 19             | 1133.5 | Live Oak                            | CBE               | REMOVE          |
| 1384       | 22             | 1518.8 | Hackberry                           | CBE/NON-PROTECTED | REMOVE          |
| 1385       | 14             | 615.4  | American Elm                        | CBE               | REMOVE          |
| 1386       | 8.5            | 226.9  | American Elm                        |                   | REMOVE          |
| 1387       | 9              | 254.3  | American Elm                        | CBE               | REMOVE          |
| 1388       | 7              | 353.9  | American Elm                        | CBE               | REMOVE          |
| 1389       | 10.5           | 346.2  | Red Oak                             |                   | REMOVE          |
| 1390       | 57             | 8202.9 | American Elm, multi / HERITAGE      | EXEMPT-CT         | REMOVE          |
| 1391       | 28             | 2461.8 | American Elm / HERITAGE             | CBE               | REMOVE          |
| 1392       | 20             | 1256.0 | Pecan, multi                        | CBE               | REMOVE          |
| 1393       | 20             | 2461.7 | American Elm, multi / HERITAGE      | CBE               | REMOVE          |
| 1394       | 9              | 254.3  | Live Oak                            | CBE               | REMOVE          |
| 1395       | 22             | 1518.8 | Pecan                               |                   | REMOVE          |
| 1396       | 7              | 353.9  | American Elm                        |                   | PRESERVE        |
| 1397       | 8              | 201.0  | American Elm                        |                   | PRESERVE        |
| 1398       | 11             | 379.9  | American Elm                        |                   | PRESERVE        |
| 1399       | 8              | 201.0  | American Elm                        |                   | PRESERVE        |
| 1400       | 6.5            | 132.7  | American Elm                        |                   | PRESERVE        |
| 1401       | 17             | 807.5  | American Elm                        |                   | REMOVE          |
| 1402       | 14             | 615.4  | American Elm                        |                   | PRESERVE        |
| 1403       | 7              | 353.9  | American Elm                        |                   | PRESERVE        |
| 1404       | 10             | 314.0  | American Elm                        |                   | PRESERVE        |
| 1405       | 8.5            | 226.9  | American Elm                        |                   | PRESERVE        |
| 1406       | 9              | 254.3  | American Elm                        |                   | PRESERVE        |
| 1407       | 6              | 113.0  | American Elm                        |                   | PRESERVE        |
| 1408       | 6.5            | 132.7  | American Elm                        |                   | PRESERVE        |
| 1409       | 7              | 353.9  | American Elm                        |                   | PRESERVE        |
| 1410       | 10             | 314.0  | American Elm, multi                 |                   | PRESERVE        |
| 1411       | 13             | 530.7  | American Elm                        |                   | PRESERVE        |
| 1412       | 13             | 530.7  | American Elm                        |                   | PRESERVE        |
| 1413       | 7              | 353.9  | American Elm                        |                   | PRESERVE        |
| 1414       | 7              | 353.9  | American Elm                        |                   | REMOVE          |
| 1415       | 15             | 807.5  | American Elm, multi                 | CBE               | REMOVE          |
| 1416       | 11.5           | 451.3  | American Elm, multi                 | CBE               | REMOVE          |
| 1417       | 24             | 1884.7 | Pecan                               | CBE               | REMOVE          |
| 1418       | 15             | 1962.5 | American Elm / HERITAGE             |                   | PRESERVE        |
| 1419       | 20             | 1256.0 | Pecan, multi                        | CBE               | REMOVE          |
| 1420       | 28             | 2461.8 | Pecan / HERITAGE                    | CBE               | REMOVE          |
| 1421       | 30             | 2835.0 | Pecan / HERITAGE                    |                   | REMOVE          |
| 1422       | 13             | 530.7  | American Elm                        |                   | PRESERVE        |
| 1423       | 13             | 801.8  | Pecan                               |                   | REMOVE          |
| 1424       | 28             | 2461.8 | Eastern Red Cedar / HERITAGE        |                   | REMOVE          |
| 1425       | 24             | 1884.6 | Eastern Red Cedar                   |                   | REMOVE          |
| 1426       | 19             | 314.0  | Water Oak                           |                   | REMOVE          |
| 1427       | 19             | 1133.5 | Hackberry                           | NON-PROTECTED     | REMOVE          |
| 1428       | 17             | 4296.7 | Eastern Red Cedar, multi / HERITAGE | EXEMPT-CT         | REMOVE          |
| 1429       | 21.5           | 1734.1 | Pecan                               |                   | REMOVE          |
| 1430       | 34             | 3629.8 | American Elm, multi / HERITAGE      |                   | PRESERVE        |
| 1431       | 20             | 1256.0 | Eastern Red Cedar                   |                   | REMOVE          |
| 1432       | 39             | 4775.9 | Eastern Red Cedar, multi / HERITAGE | CBE               | REMOVE          |
| 1433       | 17             | 807.5  | Live Oak                            | CBE               | REMOVE          |
| 1434       | 20             | 1256.0 | Live Oak                            | CBE               | REMOVE          |
| 1435       | 15             | 706.5  | Live Oak                            | CBE               | REMOVE          |
| 1436       | 42.5           | 5071.6 | Pecan, multi / HERITAGE             |                   | PRESERVE        |
| 1437       | 25             | 1884.6 | American Elm                        |                   | PRESERVE        |
| 1438       | 17             | 807.5  | Pecan                               |                   | PRESERVE        |
| 1439       | 6.5            | 132.7  | American Elm                        |                   | PRESERVE        |
| 1440       | 26             | 2322.6 | American Elm / HERITAGE             |                   | PRESERVE        |
| 1441       | 11             | 379.9  | Pecan                               |                   | PRESERVE        |
| 1442       | 9              | 254.3  | American Elm                        |                   | PRESERVE        |
| 1443       | 25             | 1962.5 | American Elm, multi / HERITAGE      |                   | PRESERVE        |
| 1444       | 15             | 706.5  | American Elm                        |                   | PRESERVE        |
| 1445       | 17             | 807.5  | American Elm                        |                   | PRESERVE        |
| 1446       | 16             | 801.8  | American Elm                        |                   | PRESERVE        |
| 1447       | 15             | 706.5  | American Elm                        |                   | PRESERVE        |
| 1448       | 7              | 353.9  | American Elm                        |                   | PRESERVE        |
| 1449       | 30             | 314.0  | American Elm                        |                   | PRESERVE        |
| 1450       | 25             | 1962.5 | American Elm / HERITAGE             |                   | REMOVE          |
| 1451       | 12             | 451.2  | Water Oak                           |                   | PRESERVE        |
| 1452       | 16             | 801.8  | American Elm                        |                   | PRESERVE        |
| 1453       | 7.5            | 176.6  | American Elm                        |                   | PRESERVE        |
| 1454       | 18.5           | 1074.7 | Post Oak / HERITAGE                 |                   | PRESERVE        |
| 1455       | 12             | 451.2  | American Elm                        |                   | PRESERVE        |
| 1456       | 30             | 2024.0 | American Elm / HERITAGE             |                   | PRESERVE        |
| 1457       | 10             | 314.0  | American Elm                        |                   | PRESERVE        |
| 1458       | 8              | 201.0  | Pecan, multi                        |                   | PRESERVE        |
| 1459       | 24.5           | 1884.8 | Eastern Red Cedar                   |                   | PRESERVE        |
| 1460       | 13             | 530.7  | Eastern Red Cedar                   |                   | PRESERVE        |
| 1461       | 13.5           | 572.3  | Eastern Red Cedar                   |                   | PRESERVE        |
| 1462       | 14.5           | 666.2  | Eastern Red Cedar                   |                   | PRESERVE        |
| 1463       | 21.5           | 2115.7 | Post Oak, multi / HERITAGE          |                   | PRESERVE        |
| 1464       | 17.5           | 861.6  | Eastern Red Cedar                   |                   | PRESERVE        |
| 1465       | 14.5           | 666.2  | American Elm, multi                 |                   | PRESERVE        |
| 1466       | 17.5           | 861.6  | American Elm                        |                   | REMOVE          |
| 1467       | 6.5            | 132.7  | American Elm                        |                   | REMOVE          |
| 1468       | 7              | 353.9  | American Elm                        |                   | REMOVE          |
| 1469       | 13             | 176.6  | American Elm                        |                   | REMOVE          |
| 1470       | 9              | 254.3  | American Elm                        |                   | REMOVE          |
| 1471       | 8              | 201.0  | American Elm                        |                   | REMOVE          |
| 1472       | 10             | 314.0  | American Elm / HERITAGE             |                   | REMOVE          |
| 1473       | 26             | 2322.6 | American Elm / HERITAGE             |                   | REMOVE          |
| 1474       | 18             | 2461.8 | American Elm / HERITAGE             |                   | REMOVE          |
| 1475       | 14             | 615.4  | Live Oak                            |                   | REMOVE          |
| 1476       | 14             | 615.4  | Eastern Red Cedar                   |                   | REMOVE          |
| 1477       | 9.5            | 283.4  | Live Oak                            |                   | REMOVE          |
| 1478       | 12             | 451.2  | American Elm                        |                   | REMOVE          |

| TAG NUMBER | CAULPER INCHES | CANOPY | SPECIES                        | EXCLUSIONS    | REMOVE/PRESERVE |
|------------|----------------|--------|--------------------------------|---------------|-----------------|
| 1479       | 14             | 615.4  | American Elm                   |               | PRESERVE        |
| 1480       | 7.5            | 176.6  | American Elm                   |               | PRESERVE        |
| 1481       | 19             | 1133.5 | American Elm                   |               | PRESERVE        |
| 1482       | 40             | 5024.0 | American Elm, multi / HERITAGE | EXEMPT-CT     | REMOVE          |
| 1483       | 10             | 314.0  | American Elm                   |               | PRESERVE        |
| 1484       | 7              | 353.9  | American Elm, multi            |               | PRESERVE        |
| 1485       | 32             | 452.2  | American Elm                   |               | PRESERVE        |
| 1486       | 7.5            | 176.6  | American Elm                   |               | REMOVE          |
| 1487       | 9.5            | 283.4  | American Elm, multi            |               | REMOVE          |
| 1488       | 28             | 2461.8 | Hackberry, multi / HERITAGE    | NON-PROTECTED | REMOVE          |
| 1489       | 15             | 706.5  | Eastern Red Cedar              |               | REMOVE          |
| 1490       | 23             | 1661.1 | American Elm, multi            |               | PRESERVE        |
| 1491       | 20             | 1256.0 | Eastern Red Cedar              |               | PRESERVE        |
| 1492       | 18             | 1017.4 | American Elm, multi            | CBE           | REMOVE          |
| 1493       | 12.5           | 490.6  | American Elm, multi            |               | PRESERVE        |
| 1494       | 18             | 1017.4 | American Elm                   |               | PRESERVE        |
| 1495       | 12.5           | 490.6  | Pecan                          |               | PRESERVE        |
| 1496       | 17             | 807.5  | American Elm                   |               | PRESERVE        |
| 1497       | 18             | 1017.4 | American Elm                   |               | PRESERVE        |
| 1498       | 25.5           | 2941.8 | Lace Bark Elm / HERITAGE       | EXEMPT-CT     | REMOVE          |
| 1499       | 13             | 530.7  | Chinese Pistache               |               | PRESERVE        |
| 1500       | 18.5           | 2543.9 | Chinese Pistache               |               | PRESERVE        |
| 1501       | 20.5           | 1319.6 | Chinese Pistache               |               | PRESERVE        |
| 1502       | 12.5           | 490.6  | Lace Bark Elm, multi           |               | PRESERVE        |
| 1503       | 22             | 1518.8 | Live Oak                       |               | PRESERVE        |
| 1504       | 36             | 801.8  | Gum Bumelia                    |               | PRESERVE        |
| 1505       | 6.5            | 132.7  | Black Willow                   |               | REMOVE          |
| 1506       | 15             | 706.5  | Black Willow, multi            |               | PRESERVE        |
| 1507       | 7              | 353.9  | Black Willow                   |               | PRESERVE        |
| 1508       | 10             | 314.0  | Black Willow, multi            |               | REMOVE          |

|                                         |         |
|-----------------------------------------|---------|
| TREE DATA SUMMARY                       |         |
| TOTAL TREE QUANTITY (NON-EXEMPT)        | 190     |
| TOTAL TREE DIAMETER INCHES (NON-EXEMPT) | 2676    |
| TOTAL TREE CANOPY SF (NON-EXEMPT)       | 80726.6 |

| TREE DATA                                                      |             |
|----------------------------------------------------------------|-------------|
| Preservation Summary                                           | Square Feet |
| Total SF Canopy of Non-Exempt Trees                            | 167,247     |
| Required 50% Preservation                                      | 83,629      |
| Provided Preservation                                          | 110,889     |
| Required Mitigation Planting (Heritage Trees 59,811 sf)        | 299,055     |
| Site Canopy Summary                                            |             |
| Gross Area of Lot                                              | 803,625     |
| Building Area                                                  | 186,006     |
| Net Area of Lot                                                | 617,619     |
| Required Tree Coverage (50%)                                   | 308,809     |
| Preserved Tree Canopy                                          | 110,889     |
| Canopy Required                                                | 197,920     |
| Tree Planting for Canopy                                       | 99 Trees    |
| Planting Summary                                               |             |
| Trees Required for Mitigation of Heritage Trees (299,055 sf)   | 149 Trees   |
| Trees Required for Canopy                                      | 99 Trees    |
| Remaining Trees Required for Mitigation (149 Trees - 99 Trees) | 50 Trees    |
| Total Tree Required (50 M Trees + 99 Trees)                    | 149 Trees   |
| Total Trees Provided (-17)                                     | 132 Trees   |
| Mitigation Fees for 31 Trees (954 x 9%)                        | \$8,600     |



# Building Elevations





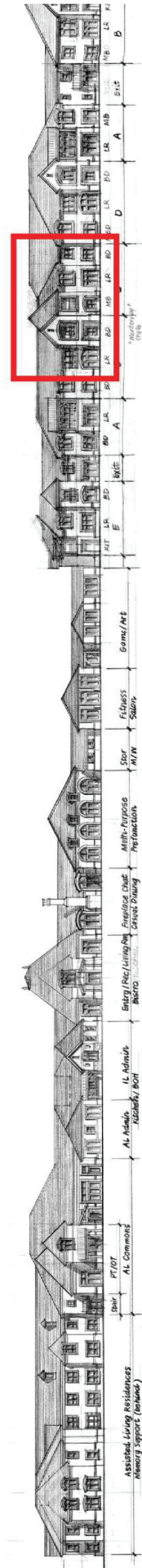
[illegible]

OWNER:

community commons - conceptual elevation



## Building Elevations



**CONCEPTUAL ELEVATION**  
for  
**MRC COLLEYVILLE SENIOR  
LIVING COMMUNITY**

September 5, 2019

**PUD Site Plan for Senior Living PUD  
Zoning Amendment**

design that lifts the human spirit

ARCHITECT: **three**

**ENGINEER/PLANNER**  
**DUNAWAY**  
550 Bailey Avenue • Suite 405 • Fort Worth, Texas 76107  
Tel: 817.335.1223  
Toll Free: 1-811-1141

**OWNER:**  
MRC Senior Living Colleyville  
1440 Lake Front Circle, Suite 110  
The Woodlands, TX 77380

independent living - conceptual elevation  
Scale: 1"=50'

## **ORDINANCE O-12-1832**

**AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 7.99 ACRES ON LOTS 3 AND 4, BLOCK 1 AND LOTS 1-6, BLOCK 2 OF THE SOUTHGATE ADDITION AND 11.8 ACRES ON TRACTS 5A, 5A1, 5A1A, 5A1B, 5A2A, 5A02B, 5A2C, 5A02D, 5A02E OF ABSTRACT 339 OF THE ALLEN CHRISTIAN SURVEY AND TRACTS 1, 1A AND 1B OF ABSTRACT 1077 OF THE L.L. McLAIN SURVEY FROM THE AG-AGRICULTURAL AND R40-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO THE PUD-C-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application for a rezoning request under Case No. ZC12-007; 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 and 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 on 7.99 acres on Lots 3 and 4, block 1 and Lots 1-6, Block 2, of the Southgate Addition and 11.8 ACRES on Tracts 5A, 5A1, 5A1A, 5A1B, 5A2A, 5A02B, 5A2C, 5A02D, 5A02E of Abstract 339 of the Allen Christian Survey and Tracts 1, 1A and 1B of Abstract 1077 of the L.L. McLain survey from the AG-Agricultural and R40-Single Family Residential Zoning District to the PUD-C-Planned Unit Development Commercial zoning district, as depicted on Exhibit "A" and described on Exhibit "B" and Exhibit "C".
- Sec. 3. THAT the above described tract of land shown on Exhibit "A" 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. The purpose of this PUD-C is for a mixed use development consisting of retail and medical office uses on 1.2 acres on the northeast corner of Cheek-Sparger Road and Wayne Drive and a senior housing development on the remaining 17.2 acres with a combination of independent living, assisted living, and memory care.
- b. This facility shall be licensed as a Type A and/or Type B Assisted Living Center by the Texas Department of Aging and Disability Services as required by the Assisted Living Facility Licensing Act. Proof of such licensing shall be required prior to the issuance of a Certificate of Occupancy for this property.
- c. This property is subject to all the regulations contained in the Land Development Code, except where amended by this Ordinance.

**2. LAND USE**

- a. The commercial uses allowed by this PUD shall include all land uses in the CC1-Village Retail zoning district only and shall not exceed 15,000 square feet total.
- b. Type "A" and Type "B" assisted living facilities are permitted with a maximum of 74 units for assisted living uses and a maximum of 45 beds for memory care uses.
- c. A maximum of 162 multifamily independent living units are permitted as depicted in Exhibit "D".
- d. All residential units permitted by this PUD shall only be occupied by persons who are age 55 or older per the requirements of the United States Department of Housing and Urban Development.

**3. HOURS OF OPERATION**

- a. Deliveries to the facility for food service and general delivery will be restricted to 7:00 a.m. to 6:00 p.m. daily.



#### **4. CONCEPTUAL PLAN AND PLATTING**

- a. The development shall be generally consistent with Exhibit "D", which shall not be considered the preliminary plat.
- b. The developer shall submit, and receive approval from the City of Colleyville, a replat in accordance with the requirements of the Land Development Code prior to development of this PUD-C.

#### **5. BUILDINGS**

- a. The maximum square footage for the retail/office facility for this development shall be 15,000 square feet.
- b. Building elevations shall be consistent with the elevations shown on Exhibit "E".
- c. All buildings allowed for this development shall not exceed two and one-half stories in height and 35 feet.
- d. There shall be a ten foot building setback along Cheek-Sparger Road. Otherwise all building setbacks shall comply with minimum requirements of the Land Development Code.
- e. The exterior wall of the buildings in this development shall be as follows:

The Homestead (office/retail): 100 percent masonry minimum

The Inn (assisted living): 50 percent masonry minimum

The Residences (independent living): 50 percent masonry minimum

All buildings shall, at a minimum, meet the provisions of Chapter 6-Building Design in the Land Development Code.

#### **6. OPEN SPACE**

- a. This development shall provide a minimum of 54 percent

common open space, as shown on Exhibit "D" and all open space areas shall be landscaped and maintained by the property owner.

- b. All landscaping shall comply with Chapter 4-Landscaping in the Land Development Code.

## **7. SIDEWALKS**

- a. The sidewalk along Cheek-Sparger Road must be at least five (5) feet wide. The sidewalk along Wayne Drive and Bedford Court must be at least four (4) feet wide. The sidewalk must be installed when any new structures are built on the property.

## **8. PARKING AND ACCESS**

- a. This development shall be allowed to have a minimum of 282 parking spaces.
- b. All parking shall be mutually accessible and available across all uses within this development.
- b. As depicted on Exhibit "D", two 24 foot public access and fire lane easements shall be located within the development such that they connect Wayne Drive to a single access point at the southern terminus of the Bedford Court right-of-way boundary. Said easements shall be included on the final plat for the subject property.

## **9. LIGHTING**

- a. All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

## **10. FENCING**

- a. An eight (8) foot fence, which shall be a preponderance of masonry materials, with other materials allowed as necessary to protect trees or as needed in regard to other considerations, shall be constructed along the south and

east property lines adjacent to the existing residential uses located in the City of Bedford.

- b. All decorative split-rail fencing throughout the property shall be no more than 36 inches in height.
- c. All decorative stone walls throughout the property shall be no more than 42 inches in height.

#### **11. SIGNAGE**

- a. All monument signs shall meet the minimum requirements of the Land Development Code.

#### **12. DUMPSTER ENCLOSURE**

- a. The dumpster enclosure elevations shall be composed of masonry materials and be generally consistent with Exhibit "F".
- b. All requirements of the Land Development Code shall be met, except where amended herein.

#### **13. PUBLIC IMPROVEMENTS**

- a. In lieu of constructing any required perimeter street improvements, the developer shall construct the following roadway improvements: (1) improve the intersection of Cheek-Sparger Road and Bedford Road/Bedford Court such that it may result in the construction of a roundabout; (2) add a right-turn only lane to northbound Wayne Drive where it intersects Cheek-Sparger Road.
- b. Given the requirements of Section "a" above, prior to the acceptance of any plat applications as required by this ordinance, the developer shall submit a City/Developer Agreement (CDA) for a approval by the City Council that, at a minimum, addresses the following areas:
  - (1) Total estimated cost, scope, feasibility and traffic impact of the construction of a roundabout at Bedford Road/Court and Cheek-Sparger and a northbound right-turn lane at



the intersection of Wayne Drive and Cheek-Sparger Road as determined by a registered professional engineer in the State of Texas;

- (2) Plans and details of a schedule for reimbursement of construction costs to the developer by the City or waiver of fees;
- (3) Clear delineation of duties and responsibilities with regard to right-of-way acquisition, construction, inspections, maintenance of all proposed public improvements.
- (4) Any existing escrowed funds for future roadway improvements to Wayne Drive, Cheek-Sparger Road and Bedford Road/Bedford Court paid by the developers of any properties within 2,000 feet of the subject property within the preceding ten years are hereby eligible to be applied toward the roadway improvements described above provided a written affidavit is submitted to the City of Colleyville from the developer that paid said escrow approving the use of said escrow funds for the roadway improvements described above.
- (5) Any change to the terms of this section shall require an amendment to this ordinance.

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.

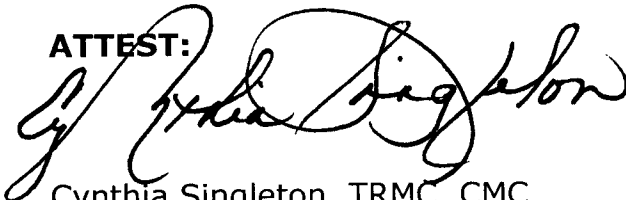
**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 17<sup>th</sup> day of April 2012.

The second reading and public hearing being conducted on the 1<sup>st</sup> day of May 2012.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 15<sup>th</sup> day of October 2012.

**ATTEST:**



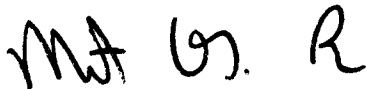
Cynthia Singleton, TRMC, CMC  
City Secretary

**CITY OF COLLEYVILLE**



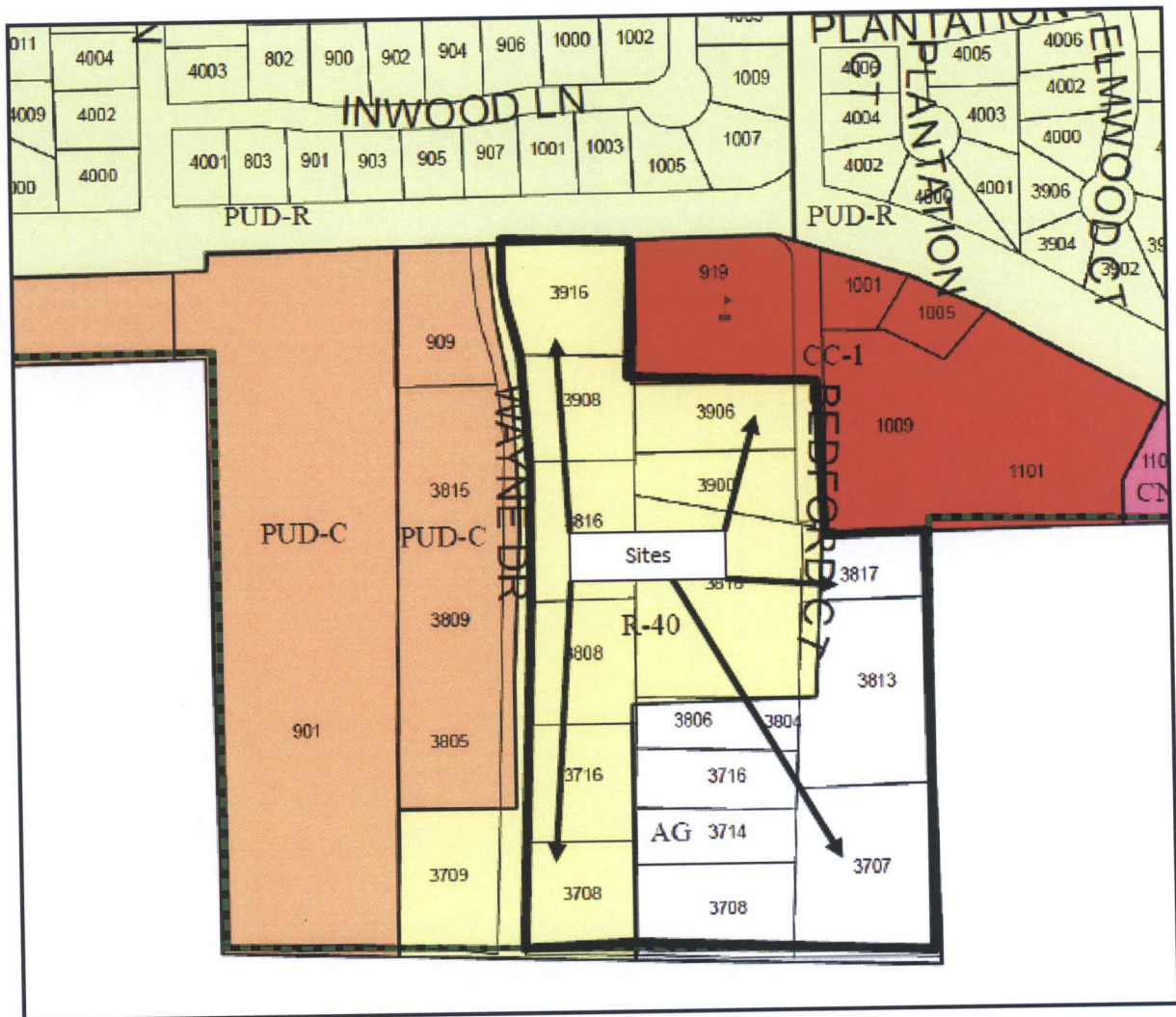
David Kelly  
Mayor

**APPROVED AS TO FORM AND LEGALITY:**



Matthew C. G. Boyle  
City Attorney

## EXHIBIT "A" – Location and Zoning Map





## **EXHIBIT "B" – Property Description**

DESCRIPTION, of a 19.862 acre tract of land situated in the Allen Christian Survey, Abstract No. 339, Tarrant County, Texas; said tract being all of Lots 3 and 4, Block 1, part of County Road No. 3081 (now Bedford Court, a 65-foot right-of-way) and County Road No. 3124 (now Cheek Sparger Road, a variable width right-of-way), Southgate Addition, an addition to the City of Colleyville, Texas according to plat recorded in Volume 388-29, Page 143, all of Lots 1 through 6, Block 2, part of Wayne Drive (a 60-foot right-of-way) Southgate Addition, an addition to the City of Colleyville, Texas according to plat recorded in Volume 388-42, Page 69 both of the Plat Records of Tarrant County, Texas; said tract also being all of a tract of land described in General Warranty Deed to CCDCW, LP recorded in Instrument Number D2063759233, all of a tract of land described as Tract I and Tract II in Warranty Deed to Larry Keith Chatham, David L Meadows, Kem Meadows, Carole Shaw recorded in Instrument Number D205387156, all of a tract of land described in Warranty Deed to Covenant Christian Academy recorded in Instrument Number D207003805, all of a tract of land described in Warranty Deed With Vendor's Lien to Kevin J. Wolfe and Larry Keith Chatham recorded in Instrument Number D207003803, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208004590, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208115123, all of a tract of land described in General Warranty Deed to Keith Chatham recorded in Instrument Number D206148429, all of a tract of land described in General Warranty Deed to CCDCW, LP recorded in Instrument Number D206375924, all of a tract of land described in Warranty Deed to CCDCW, LP recorded in Instrument Number D208004594, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208004592, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208082463, all of the Deed Records of Tarrant County, Texas; said 19.862 acre tract being more particularly described as follows:

BEGINNING, at a point for corner, said point being northwest corner of Block 12, Bedford Place, Section II, an addition to the City of Bedford, Tarrant County, Texas according to the plat recorded in Volume 388-136, Page 11 of said Plat Records and being in the south line of Lot 3, Block 1, Tara Addition, an addition to the City of Colleyville according to the plat recorded in Volume 388-192, Page 86 of said Plat Records;

19.682 ACRE TRACT  
(Continued)

THENCE, South 00 degrees, 45 minutes, 12 seconds West, departing the said south line of said Lot 3, Block 1 and along the said west line of said Block 12, a distance of 830.79 feet to a point for corner; said point being the northeast corner of a tract of land described in General Warranty Deed to David Meadows and wife, Kem Meadows recorded in Instrument Number D208382171, of said Deed Records;

THENCE, North 87 degrees, 10 minutes, 00 seconds West, departing the said west line of said Block 12 and along the north line of said Meadows tract, at a distance of 763.00 feet passing a point for the northwest corner of said Meadows tract; said point being in the east right-of-way line of said Wayne Drive, continuing in all a total distance of 793.01 feet to a point for corner; said point being in the centerline of said Wayne Drive;

THENCE, along the said centerline of Wayne Drive the following five (5) calls:

North 01 degrees, 38 minutes, 00 seconds East, a distance of 931.85 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;

In a northwesterly direction, along said curve to the left, having a central angle of 14 degrees, 03 minutes, 17 seconds, a radius of 804.76 feet, a chord bearing and distance of North 05 degrees, 31 minutes, 19 seconds West, 196.92 feet, an arc distance of 197.41 feet to a point at the end of said curve;

North 13 degrees, 00 minutes, 46 seconds West, a distance of 29.87 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;

In a northwesterly direction, along said curve to the right, having a central angle of 12 degrees, 39 minutes, 39 seconds, a radius of 676.64 feet, a chord bearing and distance of North 06 degrees, 12 minutes, 50 seconds West, 149.22 feet, an arc distance of 149.52 feet to a point at the end of said curve;

North 00 degrees, 07 minutes, 00 seconds East, a distance of 53.61 feet to a point for corner; said point being in the centerline of said Cheek Sparger Road;

THENCE, Due East, a distance of 276.69 feet to a point for corner;

THENCE, South 01 degrees, 38 minutes, 00 seconds West, at a distance of 60.02 feet passing a point for the northwest corner of Lot 1-R, Block 1, Southgate Addition, an addition to the City of Colleyville according to the plat recorded in Instrument Number D197041345, of said Deed Records; said point being in the south right-of-way line of said Cheek Sparger Road, continuing along the west line of said Lot 1-R, Block 1 and departing the said south line of Cheek Sparger Road, in all a total distance of 304.21 feet to a point for corner; said point being the southwest corner of said Lot 1-R, Block 1;

THENCE, South 89 degrees, 59 minutes, 50 seconds East, along the south line of said Lot 1-R, Block 1, at a distance of 301.30 feet a point for the southeast corner of said Lot

19.682 ACRE TRACT  
(Continued)

1-R, Block 1; said point being in the west line of said Bedford Court, continuing in all a total distance of 333.80 feet to a point for corner; said point being in the centerline of said Bedford Court;

THENCE, South 00 degrees, 11 minutes, 09 seconds West, along the said centerline of Bedford Court, a distance of 260.69 feet to a point for corner; said point being in the terminus of said Bedford Court;

THENCE, South 89 degrees, 25 minutes, 01 seconds East, along the said terminus of Bedford Court, at a distance of 32.50 feet passing a point for the southwest corner of said Lot 3, Block 1, continuing along said south line of said Lot 3, Block 1 in all a total distance of 217.16 feet to the POINT OF BEGINNING;

CONTAINING, 865,205 square feet or 19.862 acres of land, more or less.



## **EXHIBIT "C" – Statement of Planning Objectives**

# **Heritage Farms**

### **Introduction**

As the City of Colleyville and surrounding communities move further into the 21st century, the number of residents in the community over the age of 65 is projected to increase. Based on our study of the market and its demographic trends, the total population of residents age 65+ within the greater Colleyville area has increased 54.5% from 2000 to 2009; it's expected to increase another 43.2% by 2014. *This localized rate of increase is more than double the average rate found within the State of Texas (19%).*

We are addressing this need by developing Heritage Farms. This new 'pocket neighborhood' will be geared towards a population of seniors fifty-five years of age and above, and features a continuum of care in three distinct environments: independent living, assisted living, and memory care. The unique philosophy of Heritage Farms is 'hospitality informed by health care', where residents are treated more like guests of a nice hotel. This new approach will yield a level of service, coupled with enriching living environments and amenities, where one can embrace a transformational lifestyle - not simply where one goes to retire.

### **Design Concept**

The architecture of Heritage Farms begins with an understanding of Colleyville's history as a community of farms and settlements connected by country roads, all built in a vernacular style that reflected the timeless values of those early pioneers. There is a certain charm and comfort inherent in that style, and many of us associate those images with the concept of 'home'. We have a unique opportunity on this site to recapture the concept of 'home' for seniors, and pay homage to Colleyville's early historical structures that were indicative of regional construction prominent in the early 20th century, such as the City's restored Webb House. Through careful site planning, building design, and landscape design, the development team is committed to seeing this concept through in the exterior and interior of the buildings, as well as in the motor courts, common areas and courtyards. Only through this cohesive approach can we honor a time that truly reflects the heritage and history of Colleyville.

From the moment one arrives on the site, guests and residents will see an architecture that connects to its community. The fencing will be split-rail, the building exteriors will include a mix of board-and-batten and stone, and the landscaping will have an assortment of trees and grasses that reinforce a sense of relaxation and comfort.

We will preserve many of the large trees and over 47% of the open space around the site in order to create a 'sense of place' on day one. A significant number of the existing trees along the southern and eastern property lines will be protected in an effort to provide an enhanced landscape buffer between the existing Bedford residents and the new

## **EXHIBIT "C" – Statement of Planning Objectives (Continued)**

senior living residents. The existing fencing along these two property lines will be re-built with stained cedar. The development program is spread across three different areas of the site, each with a distinct name and function:

### **I - The Homestead at Heritage Farms (15,000 SF of Retail and Office)**

The vision of The Homestead building is that it could have been the original iconic estate house of Heritage Farms, now re-purposed for commercial use. The architectural style and scale is appropriate for its location and it provides a transition from the residential neighborhoods along Cheek-Sparger to the commercial and educational buildings along Wayne Drive. The one- and two-story structure is intended to be used for general office, medical office, and retail purposes, providing access to services for those residents living on the property, as well as to those within the Colleyville area.

The Homestead's main elevation addresses Cheek-Sparger as the primary street, while also providing for a second vehicular entry from Wayne Drive to the motor court on the south side of the building. Signature landscaping and guest parking is provided, although the intention is that most of the visitors walk or take the shuttle from other buildings within the campus to lessen the need for excess parking. The floor plan of the building is in the shape of an 'L', a nod to the historic Webb House that also has this configuration.

### **II - The Inn at Heritage Farms (74 Assisted Living Units & 45 Memory Care Units)**

Addressing the need for specialized health care and resident services, the assisted living and memory care components are contained within The Inn at Heritage Farms, located along Wayne Drive just south of The Homestead. The Inn is distinguished by its own entry court framed by landscaped walls and an iconic entry feature. The architecture is consistent with early rural wood-framed structures, with simple massing, clean forms and roof shapes, and a classic vernacular style with a human scale.

The Inn will have 74 assisted living units on two levels and 45 memory care units on one level. The facility will be designed for a 'Type B' license. Operating hours will be 24/7, primarily to accommodate visitation by outside family members. Service deliveries will typically occur between the hours of 7am & 6pm, and will be screened by wings of the building.

The common areas for assisted living will contain functions such as reception, kitchen, dining, and salon. Residents will have access to exterior courtyards for recreation and therapy. All floors will be attended by registered nursing aides, who will provide care and assistance as needed.

The memory care units are arranged around internal common activity areas and central private courtyards. The private courtyards will be secure and monitored, as required by the Texas Department for Aging and Disabilities, in order to prevent residents from leaving the memory care areas.

## **EXHIBIT "C" – Statement of Planning Objectives (Continued)**

### **III - The Residences at Heritage Farms**

#### **(162 Independent Living Residences)**

Located south of the assisted living and memory care building, The Residences at Heritage Farms will feature 150 age-qualified independent living homes for residents age 55 years and older, as well as an assortment of amenities. Residents will be provided with a selection of recreational activities, dining options, activity areas, and wellness programs, including landscaped courtyards with outdoor pool and spaces for entertaining.

The building is generally two stories, but does increase in height to three stories at its center to provide some visibility to and from Cheek-Sparger Road. The architectural style is once again similar to that of The Inn, maintaining the concept of a cohesive farm vernacular. Operating hours will be 24/7, with service and deliveries typically occurring between the hours of 7am & 6pm.

### **Development Schedule**

#### **PHASE 1**

- The Homestead at Heritage Farms: 15,000 SF of office/retail
- The Inn at Heritage Farms: 74 assisted living units, 45 memory care units
- Construction Complete: 1<sup>st</sup> Quarter, 2014

#### **PHASE 2**

- The Residences at Heritage Farms: 162 independent living residences
- Construction Complete: 2<sup>nd</sup> Quarter, 2016

## **EXHIBIT "C" – Statement of Planning Objectives (Continued)**

### **Pedestrian Connections**

Keeping seniors an active part of the community will be an important concept at Heritage Farms. Social programs and organized trips into the community will certainly be a few of the ways our seniors stay connected with friends and relatives, but our intention is to go beyond those typical programs. Through the use of walking trails and outdoor amenity areas, we will also enable our residents to make pedestrian connections to their surrounding neighborhood. Not only is walking a terrific way to stay fit, but it's also one of the best ways to meet and greet new neighbors. Our residents will have the ability to interact with the Bedford residents to the south, the school teachers and kids to the west, and Tara Village Retail to the north. As the city trail system is finished along Cheek-Sparger, our residents will also be able to enjoy a walk to Sparger Park.

### **Open Space Amenities**

Outdoor amenities will be provided for residents, visitors, and neighbors. These amenities will include an outdoor pavilion and fountain, walking trails with benches, various courtyards, and an assortment of canopy and ornamental trees placed throughout the site for shade and comfort. The public landscape shall be rural in character, with vegetation and native grasses similar to the concept images.

### **Support for Retail in Colleyville**

This new "pocket neighborhood" of seniors will bring a much needed boost to the tenants of Tara Village Shopping Center. The close proximity of Heritage Farms to the existing retail center enables our residents to drive, or even walk, a very short distance to have dinner, pick up their dry cleaning, or just do a little shopping. To the extent there is an unmet need for additional goods and services by our seniors, there may be opportunities for the owner of Tara Village to expand the current list of tenants.

### **Jobs for the Community**

This project will create approximately 100 jobs for the local economy, 70 full-time and 30 part-time. These on-site positions will provide employment in a professional environment and a career path in management, nursing, or facility support.

### **Utility Provisions**

Information obtained from sources at the City of Colleyville, Oncor, Atmos, and AT&T, have each verified there is adequate availability of water, sewer, storm, electric, gas, and phone services to the site.

### **Traffic Impact**

Continuing care retirement centers are low traffic generators. Virtually all of the residents within the independent living portion of the facility are retired and no longer have a daily commute to and from work. Many no longer own a vehicle. Miscellaneous local travel for things like doctor appointments and running errands are done mostly as a group by facility-owned van. As for residents within the assisted living or memory care portion of the facility, they are even less likely to generate traffic, simply due to their advanced age and/or health condition.

Kimley-Horn & Associates, a national engineering firm who specializes in traffic planning and design, has performed additional traffic analysis for this project. A detailed report of the results has been provided to the City.



## **EXHIBIT "C" – Statement of Planning Objectives (Continued)**

Through our conversations with city staff, we understand the intersection of Cheek-Sparger Road & Bedford Road to be a "Special Consideration Intersection", and is thus under consideration by the city for improvements such as signalization or roundabout. We believe a roundabout is the best option for this intersection, as it allows constant movement of east- and west-bound traffic along Cheek-Sparger Road. It will also enable easier north- and south-bound movements onto Cheek-Sparger Road from Bedford Road and Bedford Court.

As a way of funding the construction of the improvements at this intersection, we propose the use of roadway and water/sewer impact fees from Heritage Farms (fees yet to be assessed) and roadway impact fees from Covenant Christian Academy (fees already assessed). A detailed proposal of sources and uses has been provided to the City.

### **Economic Development**

The project will provide a substantial public benefit to all taxing jurisdictions through the assessment of taxes. Below is the projected incremental<sup>1</sup> ad valorem and sales tax revenue over a 15-year period for each entity. (See attached spreadsheet for details)

#### **AD VALOREM TAX REVENUE**

|                         |                     |
|-------------------------|---------------------|
| City of Colleyville     | \$ 2,049,721        |
| Tarrant County          | \$ 1,520,445        |
| Tarrant County College  | \$ 857,957          |
| Tarrant County Hospital | \$ 1,312,518        |
| HEB School District     | \$ <u>8,143,594</u> |
| Total                   | \$ 13,884,234       |

#### **SALES TAX REVENUE**

|                     |            |
|---------------------|------------|
| City of Colleyville | \$ 512,590 |
|---------------------|------------|

1. Revenue totals are exclusive of ad valorem taxes assessed on current property.  
There are no sales taxes on current property.

## **EXHIBIT "C" – Statement of Planning Objectives (Continued)**

### **Summary of Architectural Guidelines**

#### *Development Program*

- The Homestead (General Office, Medical Office, Retail) = 15,000 SF
- The Inn (Assisted Living and Memory Care) = 74 AL units, 45 MC units
- The Residences (Independent Living) = 162 homes

#### *Building Setbacks*

- 10'-0" setback along Cheek-Sparger Road
- 40'-0" setback along Wayne Drive (10' for The Homestead building)
- 25'-0" setback along east property line
- 25'-0" setback along south property line

#### *Building Height*

- The Homestead = maximum height of 35'-0"
- The Inn = maximum height of 35'-0"
- The Residences = maximum height of 35'-0"

#### *Building Elevations*

- The Homestead = minimum of 100% masonry
- The Inn = minimum of 50% masonry
- The Residences = minimum of 50% masonry

#### *Parking*

- The Homestead (General and Medical Office) = 1 per 300 SF
- The Inn (Assisted Living) = 1 per 2 units
- The Inn (Memory Care) = 1 per 2 units
- The Residences (Independent Living) = 1 per unit; covered parking may be provided for all resident and staff parking

#### *Fences and Walls*

- Privacy fencing along south and east property lines shall be constructed of 8'-0" stained cedar.
- Decorative split-rail fencing elsewhere on the property shall be no more than 36" in height (measured to the centerline of top rail); setback from property line shall be 0'-0"
- Decorative stone walls (non-retaining) shall be no more than 42" in height (measured to the top of wall); setback from property line shall be 0'-0"

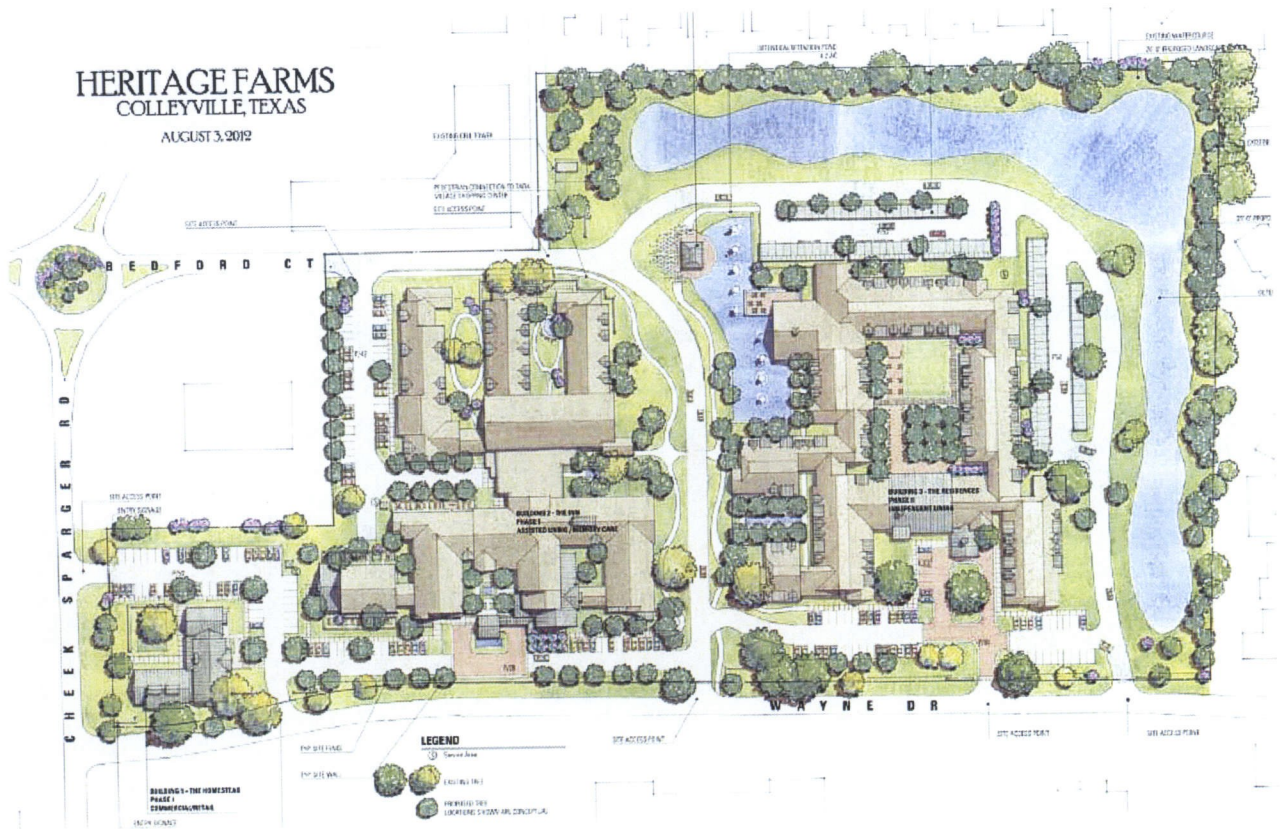
#### *Building Signage*

- Size and shape of building signage shall be based on attached concept drawings; location per concept plan

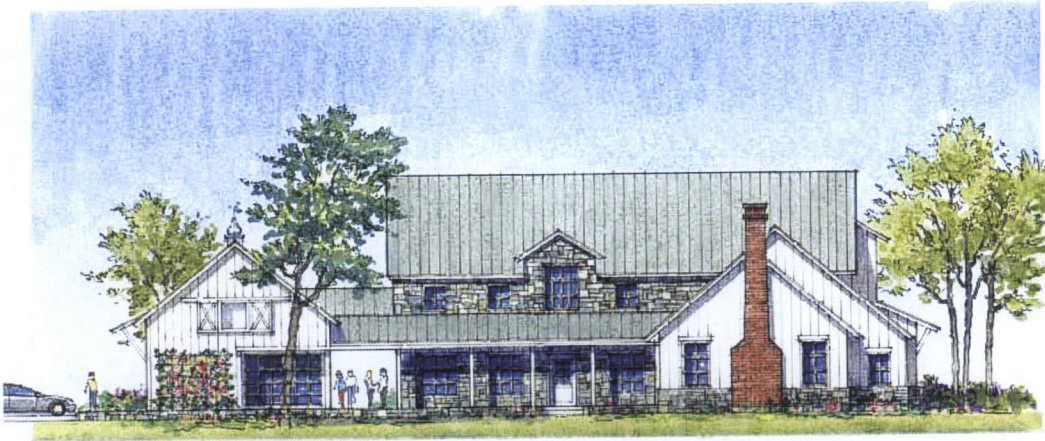
#### *Dumpster Enclosures*

- Size and shape of dumpster enclosures shall be based on attached concept drawings; location per concept plan

# EXHIBIT "D" – Site Plan



## Exhibit "E" – Building Elevations



scale: 1 : 16

THE HOMESTEAD at  
HERITAGE FARMS

Conceptual Wayne Drive Elevation

All buildings not to exceed 35'-0" in height



scale: 1 : 16

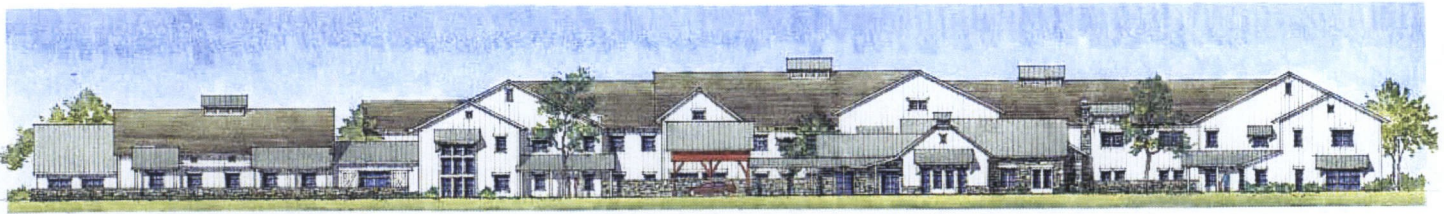
THE HOMESTEAD at  
HERITAGE FARMS

Conceptual Cheek-Sparger Elevation

All buildings not to exceed 35'-0" in height



## Exhibit "E" – Building Elevations Continued



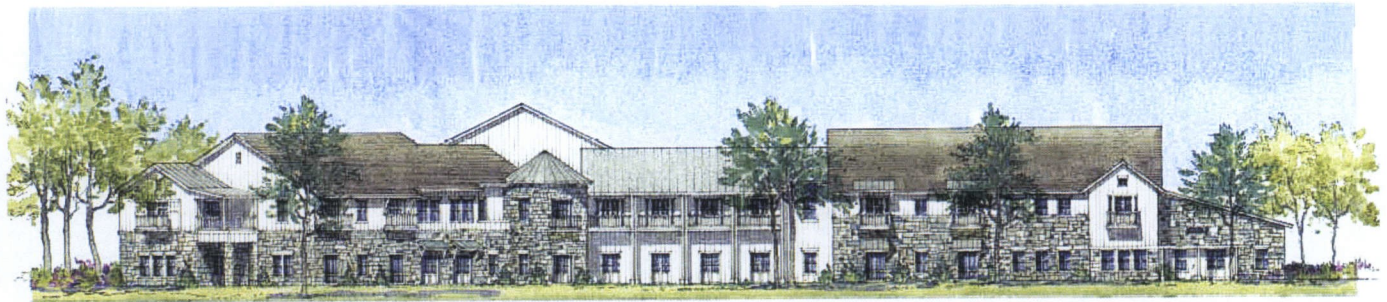
scale: 1 : 25

### THE INN at HERITAGE FARMS

Assisted Living and Memory Care

Conceptual Wayne Drive Elevation

All buildings not to exceed 35'-0" in height



scale: 1 : 20

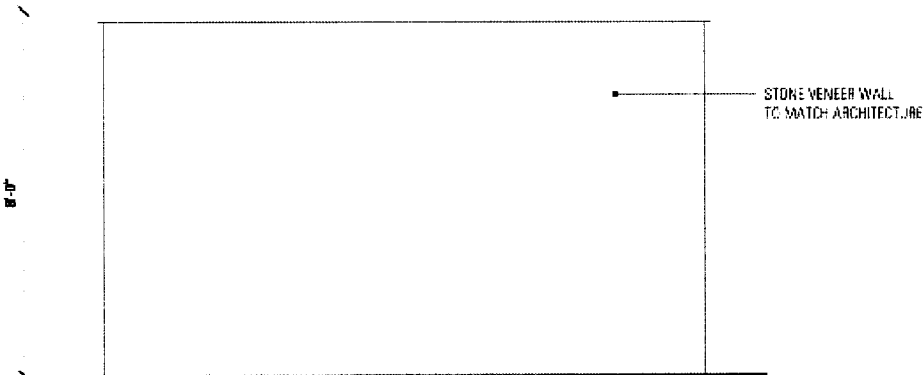
### THE RESIDENCES at HERITAGE FARMS

Independent Living Residences

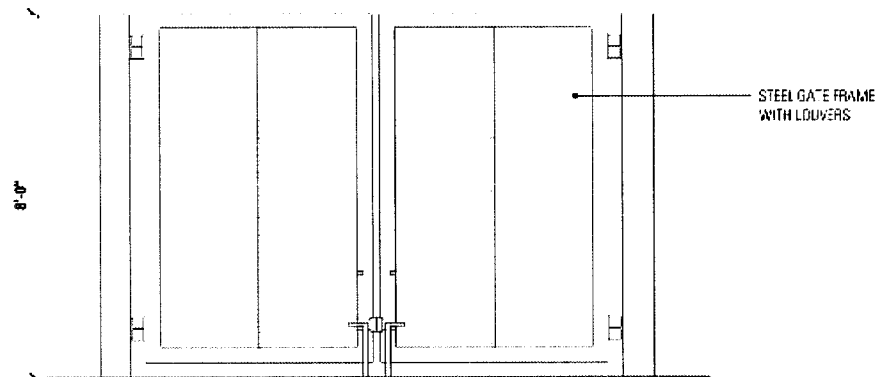
Conceptual Wayne Drive Elevation

All buildings not to exceed 35'-0" in height, with the exception  
of area defined by PUD-C site plan where allows to 50'-0".

Exhibit "F" – Dumpster Enclosure Elevations



SIDE ELEVATION



FRONT ELEVATION

**1** **DUMPSTER ENCLOSURE**  
Scale: 1/4" = 1'

# Project Comparison Matrix

| Existing PD                                                 |                                                        | Proposed PD                                            |
|-------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|
| <b>Land Size</b> w/o cell tower                             | 18.45 acres                                            | 18.45 acres                                            |
| <b>Ownership Type</b>                                       | For Profit                                             | Not-for-Profit, Faith Based Organization               |
| <b>Operational Model</b>                                    | Rental, Fee for Service                                | Entrance Fee, Continuing Care Retirement Community     |
| <b>Other Uses</b>                                           | Retail/Office Use                                      | Retirement Community Only                              |
| <b>Levels of Care</b>                                       | Independent Living, Assisted Living and Memory Support | Independent Living, Assisted Living and Memory Support |
| <b>Total Unit Count</b>                                     | 281 Units                                              | 220 Units                                              |
| Independent Living Units                                    | 162                                                    | 164                                                    |
| Assisted Living Units                                       | 74                                                     | 32 (Phase I: 24; Phase II: 8)                          |
| Memory Support Units                                        | 45                                                     | 24 (Phase I:16; Phase II: 8)                           |
| <b>Independent Living Unit Sizes (Range &amp; Averages)</b> | 625 SF – 1,200 SF<br>903 SF Average                    | 850 SF – 1,400 SF*<br>1,100 SF Average*                |
| <b>Number of Stories</b>                                    | 2 1/2                                                  | 2                                                      |
| <b>Total Project Size</b>                                   | 321,500 Square Feet                                    | 326,700 Square Feet*                                   |
| <b>Total Parking Spaces</b>                                 | 282                                                    | Phase I: 367; Phase II: 33*                            |

\* Tabulations are approximate and based upon conceptual plans

# Colleyville Senior Living Community PUD Text

July 24, 2019

## 1. GENERAL

- a. The purpose of this Planned Development is for a development of a senior housing community on the 18.45-acre tract located on the southeast corner of Cheek-Sparger Road and Wayne Drive with combination of independent living, assisted living, and memory care.
- b. This facility shall be licensed as a Type A and/or Type B Assisted Living Center by the Texas Department of Aging and Disability Services as required by the Assisted Living Facility Licensing Act. Proof of such licensing shall be required prior to the issuance of a Certificate of Occupancy for this property.
- c. This property is subject to all the regulations contained in the Land Development Code, except where amended by this Ordinance.

## 2. PERMITTED LAND USES

- a. Type "A" and Type "B" assisted living facilities are permitted with a maximum of 32 units for assisted living uses and a maximum of 24 beds for memory care uses, as depicted in Site Plan Exhibit "D".
- b. A maximum of 164 multifamily independent living units are permitted as depicted in Site Plan Exhibit "D".
- c. All residential units permitted by this PUD shall only be occupied by persons who are age 55 or older per the requirements of the United States Department of Housing and Urban Development.
- d. All accessory buildings and uses, customarily incidental to the above uses on the same lot within.

## 3. HOURS OF OPERATION

- a. Deliveries to the facility for food service and general delivery will be restricted to 7: 00 a.m. to 6:00 p.m. daily.

## 4. CONCEPTUAL PLAN AND PLATTING

- a. The development shall be generally consistent with Site Plan Exhibit" D", which shall not be considered the preliminary plat. Minor adjustments, such as building articulations, shall be permitted. Other modifications, which do not change the use or increase the density, may be approved administratively by the staff.
- b. The developer shall submit, and receive approval from the City of Colleyville, a replat in accordance with the requirements of the Land Development Code prior to development of this PUD-C.

## 5. BUILDINGS

- a. Building elevations shall be consistent with the elevations shown on Exhibit" E".



## **Colleyville Senior Living Community PUD Text**

---

July 24, 2019

- b. All buildings allowed for this development shall not exceed two stories in height and 35 feet.
- d. There shall be a ten-foot building setback along Cheek- Sparger Road. Otherwise all building setbacks shall comply with minimum requirements of the Land Development Code.
- e. The cumulative exterior walls of the buildings in this development shall be a minimum of 50 percent masonry.
- f. All buildings shall, at a minimum, meet the provisions of Chapter 6-Building Design in the Land Development Code.

### **6. OPEN SPACE**

- a. This development shall provide a minimum of 50 percent common open space, as shown on Site Plan Exhibit "D" and all open space areas shall be landscaped and maintained by the property owner. Open space may include detention or retention ponds.
- b. All landscaping shall comply with Chapter 4-Landscaping in the Land Development Code.

### **7. SIDEWALKS**

- a. The sidewalk along Cheek-Sparger Road must be at least five (5) feet wide. The sidewalk along Wayne Drive and Bedford Court must be at least four (4) feet wide. The sidewalk must be installed when any new structures are built on the property.

### **8. PARKING AND ACCESS**

- a. This development shall be allowed to have a minimum of 330 parking spaces.
- b. All parking shall be mutually accessible and available across all uses within this development.
- c. As depicted on Site Plan Exhibit "D", a 24-foot public access and fire lane easement shall be located within the development such that it connects Wayne Drive at the southern terminus of the Bedford Court right-of-way boundary. Said easement shall be included on the final plat for the subject property.

### **9. LIGHTING**

- a. All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

**10. FENCING**

- a. An eight (8) foot cedar (or similar material) fence, , with other materials allowed as necessary to protect trees or as needed regarding other considerations, shall be constructed along the south and east property lines adjacent to the existing residential uses located in the City of Bedford.
- b. Any decorative stone walls throughout the property shall be no more than 42 inches in height.

**11. SIGNAGE**

- a. All monument signs shall meet the minimum requirements of the Land Development Code.

**12. DUMPSTER ENCLOSURE**

- a. The dumpster enclosure elevations shall be composed of masonry materials and be generally consistent with Exhibit "F".
- b. All requirements of the Land Development Code shall be met, except where amended herein.

### **13. PUBLIC IMPROVEMENTS**

- a. In lieu of constructing any required perimeter street improvements, the developer shall construct the following roadway improvements: (1) improve the intersection of Cheek-Sparger Road and Bedford Road/Bedford Court such that it may result in the construction of a roundabout; (2) add a right-turn only lane to northbound Wayne Drive where it intersects Cheek-Sparger Road.
- b. Given the requirements of Section “a” above, prior to the acceptance of any plat applications as required by this ordinance, the developer shall submit a revised City/Developer Agreement (CDA) for an approval by the City Council that, at a minimum, addresses the following areas:
  - (1) Total estimated cost, scope, feasibility and traffic impact of the construction of a roundabout at Bedford Road/Court and Cheek-Sparger and a northbound right-turn lane at the intersection of Wayne Drive and Cheek-Sparger Road as determined by a registered professional engineer in the State of Texas;
  - (2) Plans and details of a schedule for reimbursement of construction costs to the developer by the City or waiver of fees;
  - (3) Clear delineation of duties and responsibilities with regard to right-of-way acquisition, construction, inspections, maintenance of all proposed public improvements.
  - (4) Any existing escrowed funds for future roadway improvements to Wayne Drive, Cheek-Sparger Road and Bedford Road/Bedford Court paid by the developers of any properties within 2,000 feet of the subject property within the preceding 15 years are hereby eligible to be applied toward the roadway improvements described above provided a written affidavit is submitted to the City of Colleyville from the developer that paid said escrow approving the use of said escrow funds for the roadway improvements described above.
  - (5) Any change to the terms of this section shall require an amendment to this ordinance.

# Economic Development Plan

## Economic Development Information

Colleyville Senior Living Community

July 24, 2019

|                             |                                      |
|-----------------------------|--------------------------------------|
| <b>Total Square Footage</b> | 311,300 SF (Subject to Final Design) |
|-----------------------------|--------------------------------------|

|                                        |                 |
|----------------------------------------|-----------------|
| <b>Estimated Sales Per Square Foot</b> | Not Applicable. |
|----------------------------------------|-----------------|

|                                 |                 |
|---------------------------------|-----------------|
| <b>Estimated Sales Per Year</b> | Not Applicable. |
|---------------------------------|-----------------|

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Estimated Ad Valorem Taxes Per Year</b> | <p>The applicant is a 501(c)3, not-for-profit organization serving the local senior community. It is anticipated the applicant may seek tax-exempt status for the planned community meeting state and local statutes and ordinances. However, the applicant may consider an annual Payment in Lieu of Taxes "PILOT" program to help offset any expenses related to city services required by the senior community.</p> |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



# Traffic Study



## MEMO

To: City of Colleyville  
Larry Wright, PE  
City Engineer

From: Donald J. Szczesny, PE, PTOE  
Senior Discipline Lead | Associate  
Dunaway Associates, L.P.

Date: June 14, 2019

Re: Trip Generation Update for MRC Colleyville Senior Living Facility

Project: B005261.001



*Donald J. Szczesny*  
6/14/19

### Introduction

This trip generation memo is being provided to the City of Colleyville as an update to the previously submitted TIS for the MRC Colleyville Senior Living Facility. The proposed facility is planned along the east side of Wayne Drive, southeast of the Wayne Drive and Cheek-Sparger Road intersection in Colleyville, Texas. The purpose of this study is to document the anticipated change in site traffic that will occur with the proposed site plan modifications shown in the **Attachment**. The proposed modifications to the development will not change the developments land use but will only include a reduction to the number and size of the units constructed for the proposed senior living facility. In order to determine the potential impacts of the new site plan, Dunaway performed a before/after trip generation comparison of the old and new site plans utilizing ITE's *Trip Generation 10<sup>th</sup> Edition*.

### Previous Site Plan Trip Generation

The previous site plan included 281 units at an average of 903 SF per unit. A trip generation analysis was performed for the ITE land use 254 (Assisted Living Facility) using both occupied beds and KSF units to determine the worst-case scenario. A comparison of the trip generation for the previous site plan can be found in **Table 1**. The trip generation calculations are included as an **Attachment**.

**Table 1. Summary of Previous Site Plan Trip Generation**

| Description/ITE Code                                                               | Qty.             | Daily        | AM        |           | PM        |           |
|------------------------------------------------------------------------------------|------------------|--------------|-----------|-----------|-----------|-----------|
|                                                                                    |                  |              | Enter     | Exit      | Enter     | Exit      |
| Assisted Living 254                                                                | 281 Occ. Beds    | 1,163        | 34        | 16        | 41        | 41        |
| <b>Assisted Living 254</b>                                                         | <b>253.7 KSF</b> | <b>1,063</b> | <b>77</b> | <b>22</b> | <b>37</b> | <b>85</b> |
| Note: The worst case for the previous site uses KSF for ITE Assisted Living (254). |                  |              |           |           |           |           |



# Traffic Study

Trip Generation Update for MRC Colleyville Senior Living Facility

June 14, 2019

Page 2

## Proposed Site Plan Trip Generation

The modified site plan includes 220 units at an average of 1,100 SF per unit. A trip generation analysis was performed for the ITE land use 254 (Assisted Living Facility) using both occupied beds and KSF units to determine the worst-case scenario. A comparison of the trip generation for the proposed site plan can be found in **Table 2**.

*Table 2. Summary of Proposed Site Plan Trip Generation*

| Description/ITE Code                                                               | Qty.           | Daily        | AM        |           | PM        |           |
|------------------------------------------------------------------------------------|----------------|--------------|-----------|-----------|-----------|-----------|
|                                                                                    |                |              | Enter     | Exit      | Enter     | Exit      |
| Assisted Living 254                                                                | 220 Occ. Beds  | 911          | 27        | 13        | 32        | 32        |
| <b>Assisted Living 254</b>                                                         | <b>242 KSF</b> | <b>1,014</b> | <b>74</b> | <b>21</b> | <b>35</b> | <b>81</b> |
| Note: The worst case for the proposed site uses KSF for ITE Assisted Living (254). |                |              |           |           |           |           |

## Trip Generation Comparison (Before / After Analysis)

In order to capture the potential impact of the proposed development, the critical trip generation for the previous site plan and proposed site plan were compared to determine the net change in trips generated by the site due to the proposed site plan modification. As seen in **Table 3**, the proposed changes to the site plan will cause a net reduction in trips generated throughout the roadway network. The reduction of trips due to the proposed modifications equate to 49 daily, 4 AM peak hour, and 6 PM peak hour trips.

*Table 3. Trip Generation Comparison*

| Description/ITE Code                                                                                   | Qty.      | Daily | AM    |      | PM    |      |
|--------------------------------------------------------------------------------------------------------|-----------|-------|-------|------|-------|------|
|                                                                                                        |           |       | Enter | Exit | Enter | Exit |
| Previous Site Plan                                                                                     |           |       |       |      |       |      |
| Assisted Living 254                                                                                    | 253.7 KSF | 1,063 | 77    | 22   | 37    | 85   |
| Proposed Site Plan                                                                                     |           |       |       |      |       |      |
| Assisted Living 254                                                                                    | 242 KSF   | 1,014 | 74    | 21   | 35    | 81   |
| Delta (Proposed - Previous)                                                                            |           | -49   | -3    | -1   | -2    | -4   |
| Note: The proposed modifications cause a net reduction in generated trips from the previous site plan. |           |       |       |      |       |      |

## Conclusion

Based on the results of the analysis, the new proposed site plan will reduce the number of trips generated by the site. It is Dunaway's recommendation to allow the proposed changes from the previously approved site plan.

TNB/djs

G:\Production\4000\005200\5261\001\Civil\Traffic\19-0531 MRC Colleyville Senior Living Facility.docx

Attachments:

MRC Colleyville Senior Living Concept  
Trip Generation Calculations



550 Bailey Avenue, Suite 400 ≡ Fort Worth, Texas 76107 ≡ Tel: 817.335.1121 ≡ Dunawayassociates.com







Weekend Trip Generation

30-May-19

ITE Trip Generation Rates - 10th Edition  
Pass-by rates from ITE Trip Generation Handbook - 3rd Edition

Traffic Study

Instructions: Enter Expected Unit Volumes into Column 'M'

|                              |                  |                                   |      |      |            |            |                          |        |       |        |           | SYNCHRO INPTUT 1 |                | SYNCHRO INPTUT 2      |         | SYNCHRO INPTUT 1 |            | SYNCHRO INPTUT 2 |       |                   |       |                |       |                   |       |                |       |                  |       |                  |  |
|------------------------------|------------------|-----------------------------------|------|------|------------|------------|--------------------------|--------|-------|--------|-----------|------------------|----------------|-----------------------|---------|------------------|------------|------------------|-------|-------------------|-------|----------------|-------|-------------------|-------|----------------|-------|------------------|-------|------------------|--|
| Description/ITE Code         | Units            | ITE Vehicle Trip Generation Rates |      |      |            |            |                          |        |       |        |           | Units            | Expected Units | Total Generated Trips |         |                  |            |                  |       | Unadjusted Volume |       | Pass-By Volume |       | Unadjusted Volume |       | Pass-By Volume |       | New Volume Added |       | New Volume Added |  |
|                              |                  | (Peak Hour of Adjacent Street)    |      |      |            |            | (Peak Hour of Generator) |        |       |        |           |                  |                | Daily                 | AM Hour | PM Hour          | AM Pass-By | PM Pass-By       | AM In | AM Out            | AM In | AM Out         | PM In | PM Out            | PM In | PM Out         | AM In | AM Out           | PM In | PM Out           |  |
|                              |                  | Weekday                           | AM   | PM   | AM Pass-By | PM Pass-By | AM In                    | AM Out | PM In | PM Out |           |                  |                |                       |         |                  |            |                  |       |                   |       |                |       |                   |       |                |       |                  |       |                  |  |
| Assisted Living 254 (Before) | Occ. Beds        | 4.14                              | 0.18 | 0.29 |            |            | 68%                      | 32%    | 50%   | 50%    | Occ. Beds | 281.0            | 1,163          | 51                    | 81      | 0                | 0          | 34               | 16    | 0                 | 0     | 41             | 41    | 0                 | 0     | 34             | 16    | 41               | 41    |                  |  |
| Assisted Living 254 (Before) | KSF <sup>2</sup> | 4.19                              | 0.39 | 0.48 |            |            | 78%                      | 22%    | 30%   | 70%    | KSF2      | 253.7            | 1,063          | 99                    | 122     | 0                | 0          | 77               | 22    | 0                 | 0     | 37             | 85    | 0                 | 0     | 77             | 22    | 37               | 85    |                  |  |
| Assisted Living 254 (After)  | Occ. Beds        | 4.14                              | 0.18 | 0.29 |            |            | 68%                      | 32%    | 50%   | 50%    | Occ. Beds | 220.0            | 911            | 40                    | 64      | 0                | 0          | 27               | 13    | 0                 | 0     | 32             | 32    | 0                 | 0     | 27             | 13    | 32               | 32    |                  |  |
| Assisted Living 254 (After)  | KSF <sup>2</sup> | 4.19                              | 0.39 | 0.48 |            |            | 78%                      | 22%    | 30%   | 70%    | KSF2      | 242.0            | 1,014          | 94                    | 116     | 0                | 0          | 74               | 21    | 0                 | 0     | 35             | 81    | 0                 | 0     | 74             | 21    | 35               | 81    |                  |  |
| Comparison (After - Before)  |                  |                                   |      |      |            |            |                          |        |       |        |           |                  |                |                       |         |                  |            |                  |       |                   |       |                |       |                   |       |                |       |                  |       |                  |  |
| Assisted Living 254 (After)  | Occ. Beds        | 4.14                              | 0.18 | 0.29 |            |            | 68%                      | 32%    | 50%   | 50%    | Occ. Beds | -61.0            | (253)          | (11)                  | (18)    | 0                | 0          | (7)              | (4)   | 0                 | 0     | (9)            | (9)   | 0                 | 0     | (7)            | (4)   | (9)              | (9)   |                  |  |
| Assisted Living 254 (After)  | KSF <sup>2</sup> | 4.19                              | 0.39 | 0.48 |            |            | 78%                      | 22%    | 30%   | 70%    | KSF2      | -11.7            | (49)           | (5)                   | (6)     | 0                | 0          | (4)              | (1)   | 0                 | 0     | (2)            | (4)   | 0                 | 0     | (4)            | (1)   | (2)              | (4)   |                  |  |

(Peak hour of Adjacent Street)  
(Peak Hour of Generator)

\*The Total Pass-By Trips will be Distributed: 50% IN / 50 % OUT

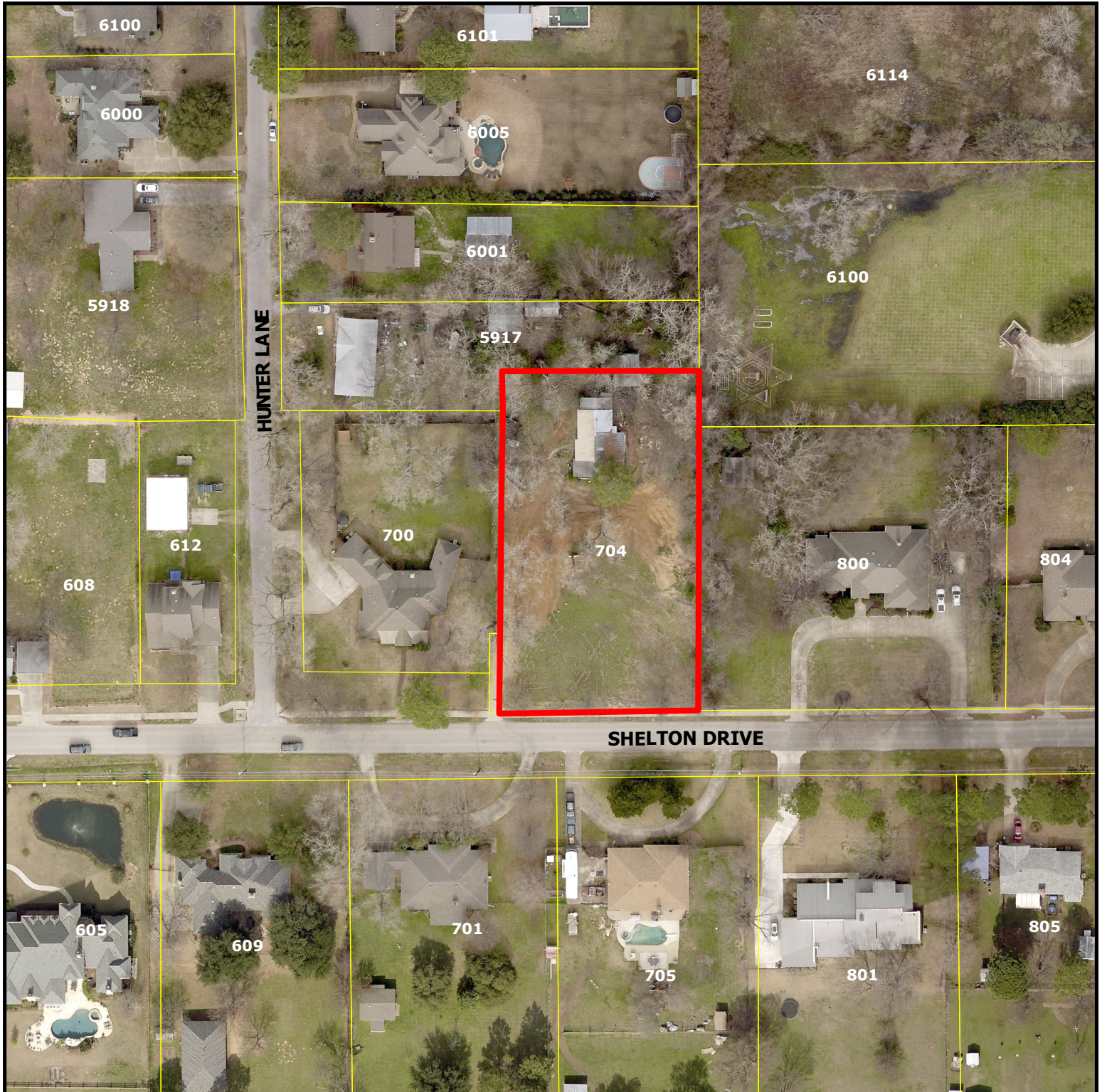
NA = Not Available      KSF<sup>2</sup>= Units of 1,000 square feet  
DU = Dwelling Unit      Fuel Position = the number of vehicles that could be fueled simultaneously  
Occ.Room = Occupied Room

30-May-19





# Aerial Map



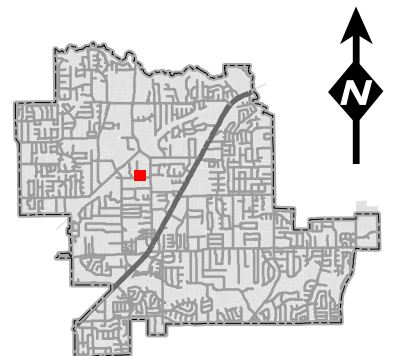
**ZC19-020**  
**704 Shelton Drive**

**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





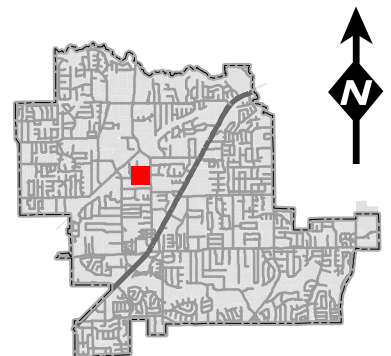
# Zoning Map



**ZC19-020**  
**704 Shelton Drive**

**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



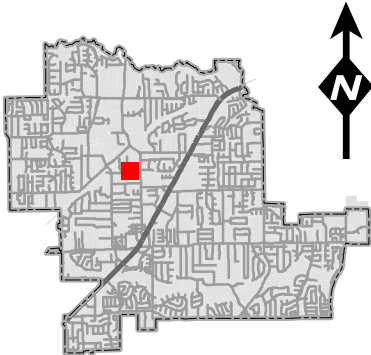
# Future Land Use Map



**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.

## ZC19-020 704 Shelton Drive

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



## Plat Exhibit

[illegible]

WHEREAS, Irving Investment Ltd., are the owners of a tract of land situated in the Joseph White Survey, Abstract No. 1692, Tarrant County, Texas, and being out of a 1.02 acre tract conveyed to them by D218261481, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Being a 1.02 acre lot, tract or parcel of land situated in the Joseph White Survey, Abstract No. 1692, Tarrant County, Texas, and being all of that certain 1.02 acre tract of land conveyed from Classic Residential LLC to Irving Investment Ltd., by General Warranty Deed, as recorded in File No. D218261481, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the Northerly Northwest corner of said 1.02 acre tract, said corner being an ell corner of Lot 1, Block 1, Allen Addition, an Addition in Tarrant County, Texas according to the plat thereof recorded in Volume 386-136, Page 39, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 53 minutes 49 seconds East, with the Northerly North line of said 1.02 acre tract and the Northerly South line of said Lot 1, Block 1, a distance of 154.16 feet to a 5/8 inch iron rod found at the Northeast corner of said 1.02 acre tract, the Northerly Southeast corner of said Lot 1, Block 1, and on the West line of Lot 1, Block 1, Congregation Beth Israel Addition, according to the plat thereof recorded in Cabinet A, Slide 6042, Plat Records, Tarrant County, Texas;

THENCE South 09 degrees 34 minutes 49 seconds East, with the East line of said 1.02 acre tract, the West line of said Addition (366-6402) and the 3rd line of Lot 1, Block 1, with the East line of said Addition, 1.02 addition in Tarrant County, Texas, according to the plat thereof recorded in Volume 388-166, Page 9, Plat Record, Tarrant County, Texas, a distance of 263.05 feet to a point for corner at the Southeast corner of said 1.02 acre tract, said corner being on the North line of Shelton Drive, from which a 1 inch iron pipe found for the Southeast corner of said Addition (388-166/9) bears North 00 degrees 06 minutes 57 seconds East, a distance of 5.46 feet for witness;

THENCE North 89 degrees 53 minutes 22 seconds West, along the South line of said 1.02 acre tract and the North line of Shelton Drive, a distance of 166.33 feet to a point for corner at the Southwest corner of said 1.02 acre tract, from which a 1/2 inch iron rod found for the most Southerly Southeast corner of Lot 1, Block I, Huggins Addition, an Addition in Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 9885, Plat Records, Tarrant County, Texas bears North 01 degrees 10 minutes 03 seconds East, a distance of 17.92 feet for witness:

THENCE North 00 degrees 37 minutes 11 seconds East, with the Southerly West line of said 1.02 acre tract and departing the North line of said Shelton Drive, a distance of 51.10 feet to a 1/2 inch iron rod found for corner at the Southerly Northwest corner of said 1.02 acre tract and an ell corner of said Addition (A/9885);

THENCE South 89 degrees 51 minutes 03 seconds East, with the Southerly North line of said 1.02 acre tract and the Northerly South line of said Addition (A/9885), a distance of 8.18 feet to a 1/2 inch iron rod found for corner, said corner being an ell corner of said 1.02 acre tract and a Northerly Southeast corner of said Addition (A/9885);

THENCE North 00 degrees 02 minutes 27 seconds East, with the Northerly West line of said 1.02 acre tract and the East line of said Addition (A/9885) and and an East line of said Addition (388-158/39), a distance of 231.89 feet to the POINT OF BEGINNING and CONTAINING 1.02 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That We, Irving Investments Ltd., Owners, do hereby adopt this plat designating the hereinbefore described property as GRANTLAND ADDITION, 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 maintenance and accommodation of all public utilities desiring to use or reserve the same. Any public utility shall have the right to use and reserve easements for the construction, reconstruction, inspection, and patrolling of sewers 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 need of any other plat, and subject to the rules and regulations of the City of Colville, Texas. This plat approved as to all platting ordinances, rules, regulations, and resolutions of the City of Colville, Texas.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

|             |  |
|-------------|--|
| Owners Name |  |
|-------------|--|

STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared \_\_\_\_\_, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

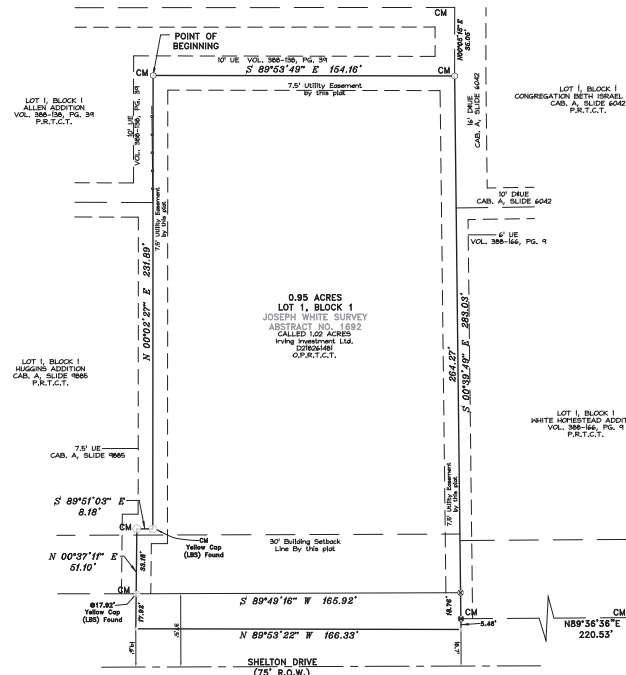
[illegible]

Notary Public in and for the  
State of Texas

This amending or minor plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations

Date \_\_\_\_\_

Community Development Director



NOTES:

Bearings based on Texas State Plane Coordinates, Texas  
North Central Zone 4202, NAD 83.

All setbacks shall be in accordance with the zoning district as described in the Colleyville Unified Development Code.

Any new home built on Lots 1, Block A shall have residential fire sprinklers installed regardless of square footage.

If existing homes on Lots 1, Block A are added on to, residential fire sprinklers shall be installed.

A separate water tap and meter are required for fire suppression supply lines.

Any off-site improvements to existing utilities required to serve Grantland Addition will be the responsibility of the Developer.

This subdivision is subject to all of the terms and conditions of Tarrant County Commissioner Court Order Number 42703 (Sewage Regulations). Prior to the issuance of a building permit, a license must be obtained by the owner for any private sewage facility (septic tank or aerobic system) to be constructed in the subdivision. A sewage disposal plan will be filed with Tarrant County and areas suitable for septic tanks or aerobic systems will be defined.

The property is shown as being located in Zone X by Flood Insurance Rate Map No. 48439C0095K, dated September 25, 2009. It is shown as not being located in a special flood hazard area inundated by 100-Year Flood.

The property can never be subdivided further.

Underground utilities shown hereon are from surface utilities found during this survey and from DIGTESS flags on the ground.

HOW ALL MEN BY THESE PRESENTS:

at 1, Wayne Beets, II, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown herein as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Registered Professional Land Surveyor

ter .....

MINOR PLAT OF  
LOT 1, BLOCK 1  
GRANTLAND ADDITION  
1.02 ACRES  
JOSEPH WHITE SURVEY A - 1692  
IN THE CITY OF COLLEYVILLE,  
TARRANT COUNTY, TEXAS  
1 RESIDENTIAL LOTS  
ZONING: SF-36



OWNER/DEVELOPER - MAC GRANTLAND  
P.O. BOX 2085, COLLEYVILLE, TX 76034 - (972) 670-7005  
PREPARED: 10/23/2019  
JOB NO. 2019-1183

10/25/2019



Prepared by  
**BY-LINE**  
**SURVEYING LLC**  
 P.O. BOX 834  
 Emory, Tx 75440  
 Ph: (903) 473-5150  
 Firm No: 10194233  
[www.bylinesurveysllc.com](http://www.bylinesurveysllc.com)

[illegible]

# Topographic Map

| LEGEND                        |                   |
|-------------------------------|-------------------|
| CM CONTROLLING MONUMENT       |                   |
| ○ 1/2" IRON ROD FOUND         |                   |
| ⊗ 1/2" IRON ROD SET (BY-LINE) |                   |
| ■ 1" IRON PIPE FOUND          |                   |
| ○ 5/8" IRON ROD FOUND         |                   |
| ⊗ 3/8" IRON ROD FOUND         |                   |
| ○ PEACH TREE                  |                   |
| ○ CEDAR TREE                  |                   |
| ★ HACK TREE                   |                   |
| ○ OAK TREE                    |                   |
| ■ PECAN TREE                  |                   |
| ● PINE TREE                   |                   |
| ● GAS METER                   |                   |
| ● HI FIRE HYDRANT             |                   |
| ● ELECTRIC METER              |                   |
| ● SANITARY SEWER MANHOLE      |                   |
| ● POWER POLE                  |                   |
| ● WATER METER                 |                   |
|                               | COVERED PORCH     |
|                               | CHIMNEY           |
|                               | CONCRETE          |
|                               | BUILDING          |
|                               | GRAVEL            |
|                               | CHAINING FENCE    |
|                               | WOOD FENCE        |
|                               | BARBIRE FENCE     |
|                               | OVERHEAD ELECTRIC |
|                               | ASPHALT           |

WHEREAS, Irving Investment Ltd., are the owners of a tract of land situated in the Joseph White Survey, Abstract No. 1692, Tarrant County, Texas, and being all of a 1.02 acre tract conveyed to them by D2833488, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Being a 1.02 acre lot, tract or parcel of land situated in the Joseph White Survey, Abstract No. 1692, Tarrant County, Texas, and being all of that certain 1.02 acre tract of land conveyed from Classic Residential LLC to Irving Investment Ltd., by General Warranty Deed, as recorded in File No. D2836468, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the Northernly Northwest corner of said 1.02 acre tract, said corner being an ell corner of Lot 1, Block 1, Allen Addition, an Addition in Tarrant County, Texas according to the plat thereof recorded in Volume 388-136, Page 34, Plat Records, Tarrant County, Texas;

THENCE South 84 degrees 53 minutes 49 seconds East, with the Northernly West line of said 1.02 acre tract and the Northernly South line of said Lot 1, Block 1, a distance of 184.6 feet to a 5/8 inch iron rod found at the Northeast corner of said 1.02 acre tract, the Northernly Southeast corner of said Lot 1, Block 1, and on the West line of Lot 1, Block 1; Congregation Beth Israel Addition, according to the plat thereof recorded in Cabinet A, Slide 6042, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 34 minutes 49 seconds East, with the East line of said 1.02 acre tract, the West line of said Addition (A76042) and the West line of Lot 1, Block 1, White Homestead Addition, an Addition in Tarrant County, Texas, according to the plat thereof recorded in Volume 388-146, Page 9, Plat Records, Tarrant County, Texas, a distance of 283.03 feet to a point for corner at the Southeast corner of said 1.02 acre tract, said corner being on the North line of Shelton Drive, from which a 1 inch iron pipe found for the Southwest corner of said Addition (388-146/7) bears North 00 degrees 06 minutes 57 seconds West, a distance of 5.46 feet for witness;

THENCE North 84 degrees 53 minutes 22 seconds West, along the South line of said 1.02 acre tract and the North line of Shelton Drive, a distance of 146.33 feet to a point for corner at the Southeast corner of Lot 1, Block 1, Huggins Addition, an Addition in Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 9665, Plat Records, Tarrant County, Texas bears North 01 degrees 10 minutes 03 seconds East, a distance of 17.92 feet for witness;

THENCE North 00 degrees 37 minutes 11 seconds East, with the Southernly West line of said 1.02 acre tract and departing the North line of said Shelton Drive, a distance of 51.0 feet to a 1/2 inch iron rod found for corner at the Southernly Northwest corner of said 1.02 acre tract and an ell corner of said Addition (A76062);

THENCE South 84 degrees 51 minutes 03 seconds East, with the Southernly North line of said 1.02 acre tract and the Northernly South line of said Addition (A76065), a distance of 81.6 feet to a 1/2 inch iron rod found for corner, said corner being an ell corner of said 1.02 acre tract and a Northernly Southeast corner of said Addition (A76065);

THENCE North 00 degrees 02 minutes 27 seconds East, with the Northernly West line of said 1.02 acre tract and the East line of said Addition (A76065) and on an East line of said Addition (388-136/34), a distance of 231.84 feet to the POINT OF BEGINNING and CONTAINING 1.02 acres of land.

NOW THEREFORE, KNOWN ALL PERSONS BY THESE PRESENTS:

That He, Irving Investments Ltd., Owners, do hereby adopt this plat designating the hereinbefore described property as GRANTLAND ADDITION, 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 of any time of procuring the permission of anyone. This plat approved subject to all plating ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owners Name

STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared

\_\_\_\_\_ known to me to be the persons whose name is subscribed to the foregoing instrument and

acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

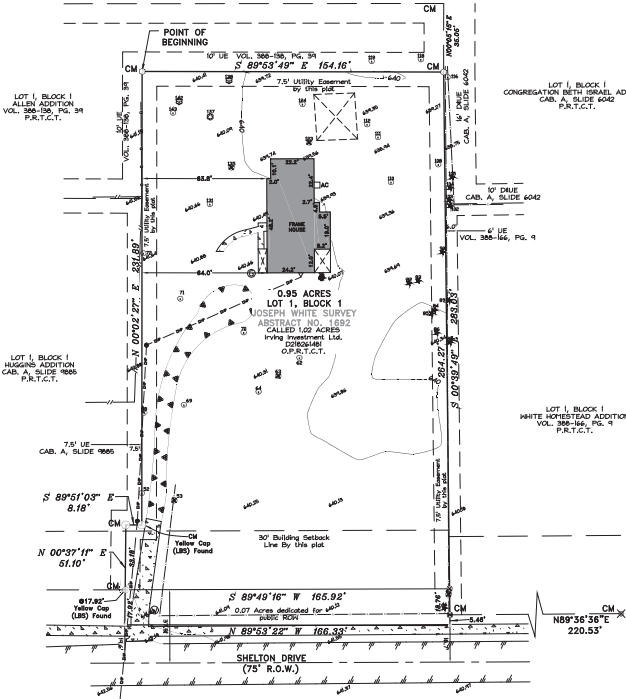
Notary Public in and for the  
State of Texas

This amending or minor plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations

Date

Community Development Director

| POINT | TREE TYPE     |
|-------|---------------|
| 46    | 14" HACKBERRY |
| 47    | 20" POST OAK  |
| 52    | 20" POST OAK  |
| 53    | 12" PECAN     |
| 61    | 45" POST OAK  |
| 63    | 16" PECAN     |
| 64    | 36" POST OAK  |
| 65    | 14" HACKBERRY |
| 66    | 14" HACKBERRY |
| 69    | 36" POST OAK  |
| 70    | 20" POST OAK  |
| 71    | 36" POST OAK  |
| 72    | 26" POST OAK  |
| 82    | 14" HACKBERRY |
| 83    | 12" HACKBERRY |
| 84    | 8" HACKBERRY  |
| 85    | 8" HACKBERRY  |
| 86    | 8" HACKBERRY  |
| 87    | 10" HACKBERRY |
| 88    | 10" HACKBERRY |
| 89    | 10" HACKBERRY |
| 90    | 10" HACKBERRY |
| 91    | 10" HACKBERRY |
| 92    | 26" POST OAK  |
| 93    | 26" POST OAK  |
| 94    | 26" POST OAK  |
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| 196   | 26" POST OAK  |
| 197   | 26" POST OAK  |
| 198   | 26" POST OAK  |
| 199   | 26" POST OAK  |
| 200   | 26" POST OAK  |



## NOTES:

Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202, NAD 83.

All setbacks shall be in accordance with the zoning district as described in the Colleyville Unified Development Code.

Any new home built on Lots 1, Block A shall have residential fire sprinklers installed regardless of square footage.

If existing homes on Lots 1, Block A are added on to, residential fire sprinklers shall be installed.

A separate water tap and meter are required for fire suppression supply lines.

Any off-site improvements to existing utilities required to serve Grantland Addition will be the responsibility of the Developer.

This subdivision is subject to all of the terms and conditions of Tarrant County Commissioner Court Order Number 42703 (Sewerage Regulations). Prior to the issuance of a building permit, a license must be obtained by the owner for any private sewage facility (septic tank or aerobic system) to be constructed in the subdivision. A sewage disposal plan will be filed with Tarrant County and areas suitable for septic tanks or aerobic systems will be defined.

The property is shown as being located in Zone X by Flood Insurance Rate Map No. 48434C00096C, dated September 25, 2009. It is shown as not being located in a special flood hazard area inundated by 100-Year Flood.

The property can never be subdivided further.

Underground utilities shown hereon are from surface utilities found during this survey and from DIGTESS flags on the ground.

## KNOWN ALL MEN BY THESE PRESENTS:

That I, Hayne Beets, II, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the plating rules and regulations of the City of Keller, Texas.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Registered Professional Land Surveyor

Date:

TOPOGRAPHIC MAP OF  
MINOR PLAT OF  
LOT 1, BLOCK 1  
GRANTLAND ADDITION  
1.02 ACRES  
JOSEPH WHITE SURVEY A - 1692  
IN THE CITY OF COLLEYVILLE,  
TARRANT COUNTY, TEXAS  
1 RESIDENTIAL LOTS  
ZONING: SF-36

DATE: 10/28/2019 REVISED: 11-10-2019

Prepared by  
BY-LINE  
SURVEYING LLC  
P.O. BOX 834  
COWBOY, TX 75840  
PH (936) 473-5159  
FAX (936) 473-5159  
www.bylinesurveying.com

0' 30' 60' 90'  
GRAPHIC SCALE - SHOWN IN FEET

OWNER/DEVELOPER - MAC GRANTLAND  
P.O. BOX 2085, COLLEYVILLE, TX 76034 - (972) 670-7005  
PREPARED: 10/23/2019  
JOB NO. 2019-1183

Copyright By-Line Surveying, LLC. All rights reserved.



# Tree Survey

| LEGEND                        |                        |
|-------------------------------|------------------------|
| CM CONTROLLING MONUMENT       |                        |
| ○ 1/2" IRON ROD FOUND         |                        |
| ⊗ 1/2" IRON ROD SET (BY-LINE) |                        |
| ⊕ 1" IRON PIPE FOUND          |                        |
| ○ 5/8" IRON ROD FOUND         |                        |
| ⊗ 3/8" IRON ROD FOUND         |                        |
| ○ PEACH TREE                  |                        |
| ○ CEDAR TREE                  |                        |
| ⊕ HACK TREE                   |                        |
| ⊕ OAK TREE                    |                        |
| ⊕ PECAN TREE                  |                        |
| ⊕ PINE TREE                   |                        |
| ⊕ GAS METER                   |                        |
| ⊕ HI FIRE HYDRANT             |                        |
| ⊕ ELECTRIC METER              |                        |
| ⊕ SANITARY SEWER MANHOLE      |                        |
| ⊕ POWER POLE                  |                        |
| ⊕ WATER METER                 |                        |
|                               | COVERED PORCH OVERHANG |
|                               | CONCRETE               |
|                               | BUILDING               |
|                               | GRAVEL                 |
|                               | CHAINLINK FENCE        |
|                               | WOOD FENCE             |
|                               | BARBIRE FENCE          |
|                               | OVERHEAD ELECTRIC      |
|                               | ASPHALT                |

WHEREAS, Irving Investment Ltd., are the owners of a tract of land situated in the Joseph White Survey, Abstract No. 1692, Tarrant County, Texas, and being all of a 1.02 acre tract conveyed to them by D28534848, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Being a 1.02 acre lot, tract or parcel of land situated in the Joseph White Survey, Abstract No. 1692, Tarrant County, Texas, and being all of that certain 1.02 acre tract of land conveyed from Classic Residential LLC to Irving Investment Ltd., by General Warranty Deed, as recorded in File No. D28534848, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the Northerly Northwest corner of said 1.02 acre tract, said corner being an ell corner of Lot 1, Block 1, Allen Addition, an Addition in Tarrant County, Texas according to the plat thereof recorded in Volume 388-136, Page 34, Plat Records, Tarrant County, Texas;

THENCE South 84 degrees 53 minutes 49 seconds East, with the Northerly North line of said 1.02 acre tract and the Northerly South line of said Lot 1, Block 1, a distance of 184.16 feet to a 5/8 inch iron rod found at the Northeast corner of said 1.02 acre tract, the Northerly Southeast corner of said Lot 1, Block 1, and on the West line of Lot 1, Block 1, Congregation Beth Israel Addition, according to the plat thereof recorded in Cabinet A, Slide 6042, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 34 minutes 49 seconds East, with the East line of said 1.02 acre tract, the West line of said Addition (A/V6042) and the West line of Lot 1, Block 1, White Homestead Addition, an Addition in Tarrant County, Texas, according to the plat thereof recorded in Volume 388-136, Page 9, Plat Records, Tarrant County, Texas, a distance of 283.03 feet to a point for corner at the Southeast corner of said 1.02 acre tract, said corner being on the North line of Shelton Drive, from which a 1 inch iron pipe found for the Southwest corner of said Addition (388-164/7) bears North 00 degrees 06 minutes 57 seconds West, a distance of 5.46 feet for witness;

THENCE North 84 degrees 53 minutes 22 seconds West, along the South line of said 1.02 acre tract and the North line of Shelton Drive, a distance of 146.33 feet to a point for corner at the Southeast corner of Lot 1, Block 1, Huggins Addition, an Addition in Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 9665, Plat Records, Tarrant County, Texas bears North 01 degrees 10 minutes 03 seconds East, a distance of 17.92 feet for witness;

THENCE North 00 degrees 37 minutes 11 seconds East, with the Southerly West line of said 1.02 acre tract and departing the North line of said Shelton Drive, a distance of 51.0 feet to a 1/2 inch iron rod found for corner at the Southerly Northwest corner of said 1.02 acre tract and an ell corner of said Addition (A/V6042);

THENCE South 84 degrees 51 minutes 03 seconds East, with the Southerly North line of said 1.02 acre tract and the Northerly South line of said Addition (A/V6042), a distance of 8.18 feet to a 1/2 inch iron rod found for corner, said corner being an ell corner of said 1.02 acre tract and a Northerly Southeast corner of said Addition (A/V6042);

THENCE North 00 degrees 02 minutes 27 seconds East, with the Northerly West line of said 1.02 acre tract and the East line of said Addition (A/V6042) and an East line of said Addition (388-136/34), a distance of 231.84 feet to the POINT OF BEGINNING and CONTAINING 1.02 acres of land.

NOW THEREFORE, KNOWN ALL PERSONS BY THESE PRESENTS:

That He, Irving Investments Ltd., Owners, do hereby adopt this plat designating the hereinbefore described property as GRANTLAND ADDITION, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use former old 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 of any time of procuring the permission of anyone. This plat approved subject to all plating ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owners Name \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared \_\_\_\_\_ known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

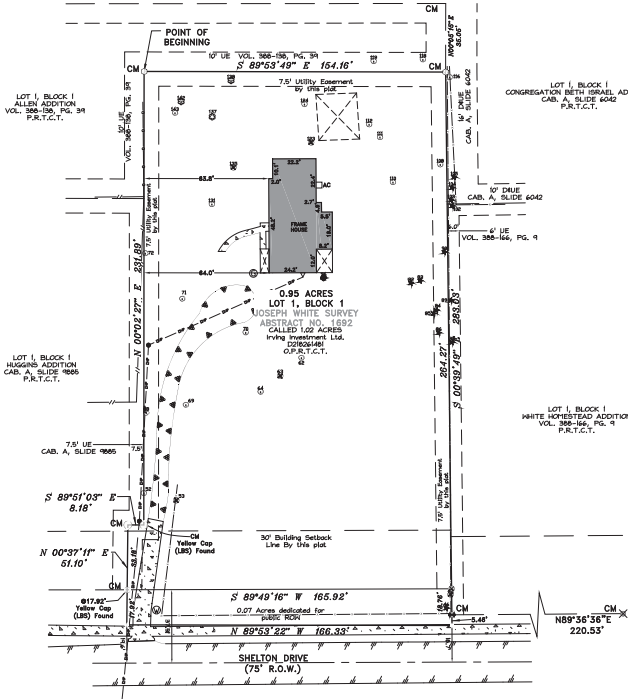
Notary Public in and for the  
State of Texas

| POINT | TREE TYPE     |
|-------|---------------|
| 46    | 14' HACKBERRY |
| 47    | 10' PECAN     |
| 48    | 10' POST OAK  |
| 49    | 12' PECAN     |
| 50    | 36' POST OAK  |
| 51    | 12' PECAN     |
| 52    | 22' POST OAK  |
| 53    | 6' PEACH      |
| 54    | 6' POST OAK   |
| 55    | 24' POST OAK  |
| 56    | 10' HACKBERRY |
| 57    | 10' POST OAK  |
| 58    | 24' POST OAK  |
| 59    | 14' HACKBERRY |
| 60    | 12' HACKBERRY |
| 61    | 6' HACKBERRY  |
| 62    | 6' HACKBERRY  |
| 63    | 10' HACKBERRY |
| 64    | 10' HACKBERRY |
| 65    | 6' HACKBERRY  |
| 66    | 10' HACKBERRY |
| 67    | 6' HACKBERRY  |
| 68    | 10' HACKBERRY |
| 69    | 6' HACKBERRY  |
| 70    | 10' HACKBERRY |
| 71    | 24' POST OAK  |
| 72    | 28' POST OAK  |
| 73    | 14' HACKBERRY |
| 74    | 12' HACKBERRY |
| 75    | 10' HACKBERRY |
| 76    | 10' HACKBERRY |
| 77    | 10' HACKBERRY |
| 78    | 28' POST OAK  |
| 79    | 18' POST OAK  |
| 80    | 18' POST OAK  |
| 81    | 12' POST OAK  |
| 82    | 12' POST OAK  |
| 83    | 10' POST OAK  |
| 84    | 10' POST OAK  |
| 85    | 10' POST OAK  |
| 86    | 10' POST OAK  |
| 87    | 10' POST OAK  |
| 88    | 10' POST OAK  |
| 89    | 10' POST OAK  |
| 90    | 10' POST OAK  |
| 91    | 24' PINE      |
| 92    | 6' HACKBERRY  |
| 93    | 14' HACKBERRY |
| 94    | 14' HACKBERRY |
| 95    | 10' HACKBERRY |
| 96    | 28' POST OAK  |
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| 197   | 12' POST OAK  |
| 198   | 12' POST OAK  |
| 199   | 12' POST OAK  |
| 200   | 12' POST OAK  |

This amending or minor plot is approved in accordance with Section 212.0085 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations

Date \_\_\_\_\_

Community Development Director \_\_\_\_\_



## NOTES:

Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202, NAD 83.

All setbacks shall be in accordance with the zoning district as described in the Colleyville Unified Development Code.

Any new home built on Lots 1, Block A shall have residential fire sprinklers installed regardless of square footage.

If existing homes on Lots 1, Block A are added on to, residential fire sprinklers shall be installed.

A separate water tap and meter are required for fire suppression supply lines.

Any off-site improvements to existing utilities required to serve Grantland Addition will be the responsibility of the Developer.

This subdivision is subject to all of the terms and conditions of Tarrant County Commissioner Court Order Number 42703 (Sewerage Regulations). Prior to the issuance of a building permit, a license must be obtained by the owner for any private sewage facility (septic tank or aerobic system) to be constructed in the subdivision. A sewage disposal plan will be filed with Tarrant County and areas suitable for septic tanks or aerobic systems will be defined.

The property is shown as being located in Zone X by Flood Insurance Rate Map No. 4843R00096C, dated September 25, 2009. It is shown as not being located in a special flood hazard area inundated by 100-Year Flood.

The property can never be subdivided further.

Underground utilities shown hereon are from surface utilities found during this survey and from DIGTESS flags on the ground.

## KNOWN ALL MEN BY THESE PRESENTS:

That I, Hayne Beets, II, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the plating rules and regulations of the City of Keller, Texas.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Registered Professional Land Surveyor

Date: \_\_\_\_\_

TREE SURVEY OF  
MINOR LOT OF  
LOT 1, BLOCK 1  
GRANTLAND ADDITION  
1.02 ACRES  
JOSEPH WHITE SURVEY A - 1692  
IN THE CITY OF COLLEYVILLE,  
TARRANT COUNTY, TEXAS  
1 RESIDENTIAL LOTS  
ZONING: SF-36

DATE: 10/28/2014 REVISED: 6-12-2014

Prepared by  
BY-LINE  
SURVEYING LLC  
P.O. BOX 834  
CROSS, TX 75488  
PH (940) 473-5159  
FAX (940) 473-5159  
www.bylinesurveying.com

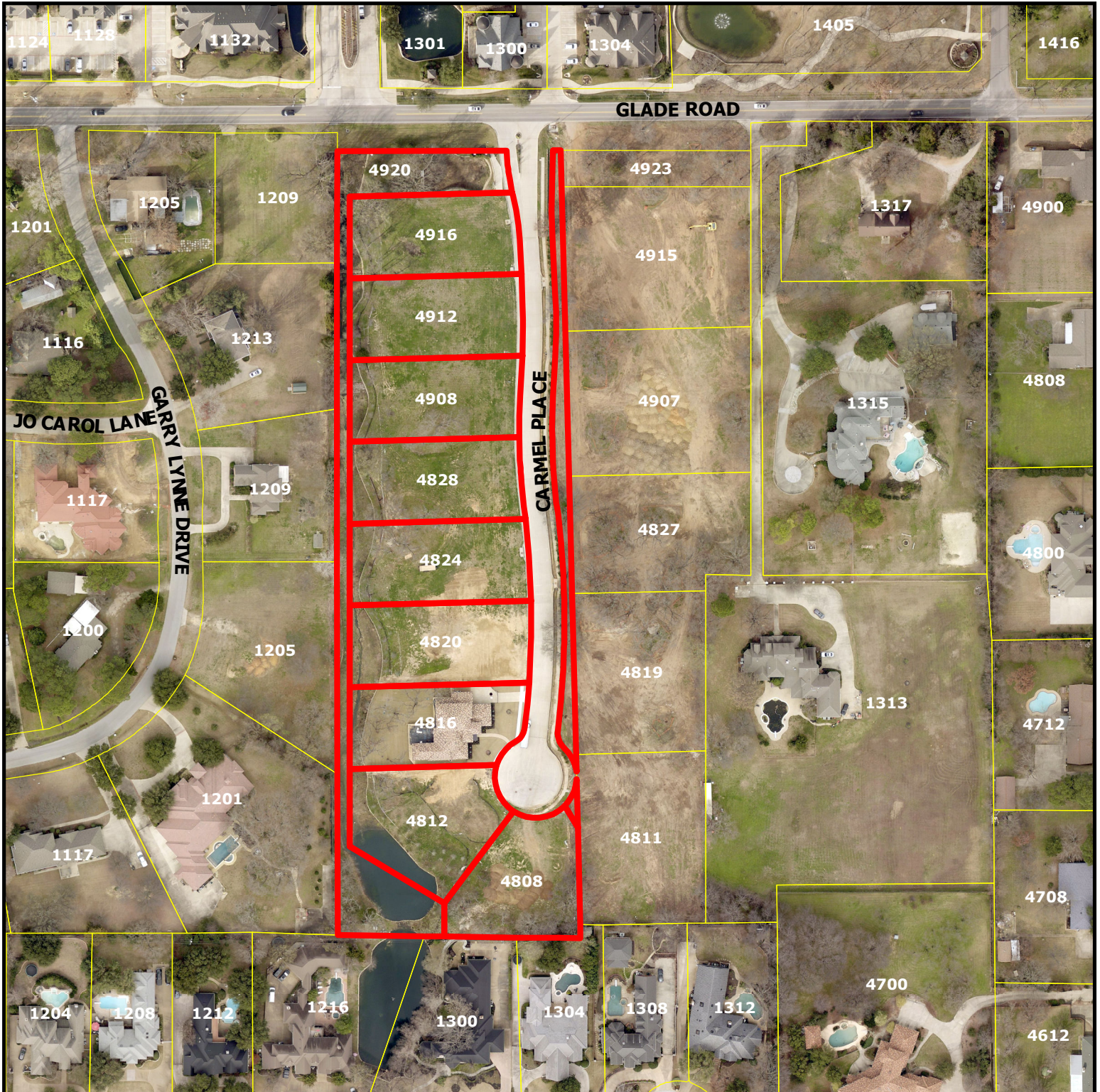
Copyright By-line Surveying, LLC. All rights reserved.

OWNER/DEVELOPER - MAC GRANTLAND  
P.O. BOX 2085, COLLEYVILLE, TX 76034 - (712) 670-7005  
PREPARED: 10/23/2014  
JOB NO. 2014-1183

0' 30' 60' 90'  
GRAPHIC SCALE - SHOWN IN FEET



# Aerial Map



**ZC19-021**

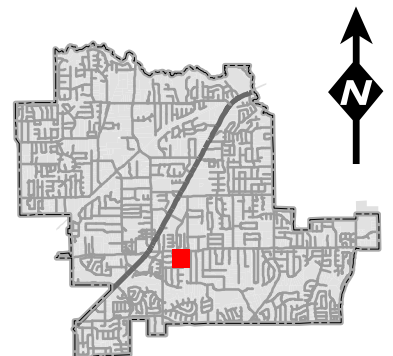
**4800 - 4920 Carmel Place**

**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.

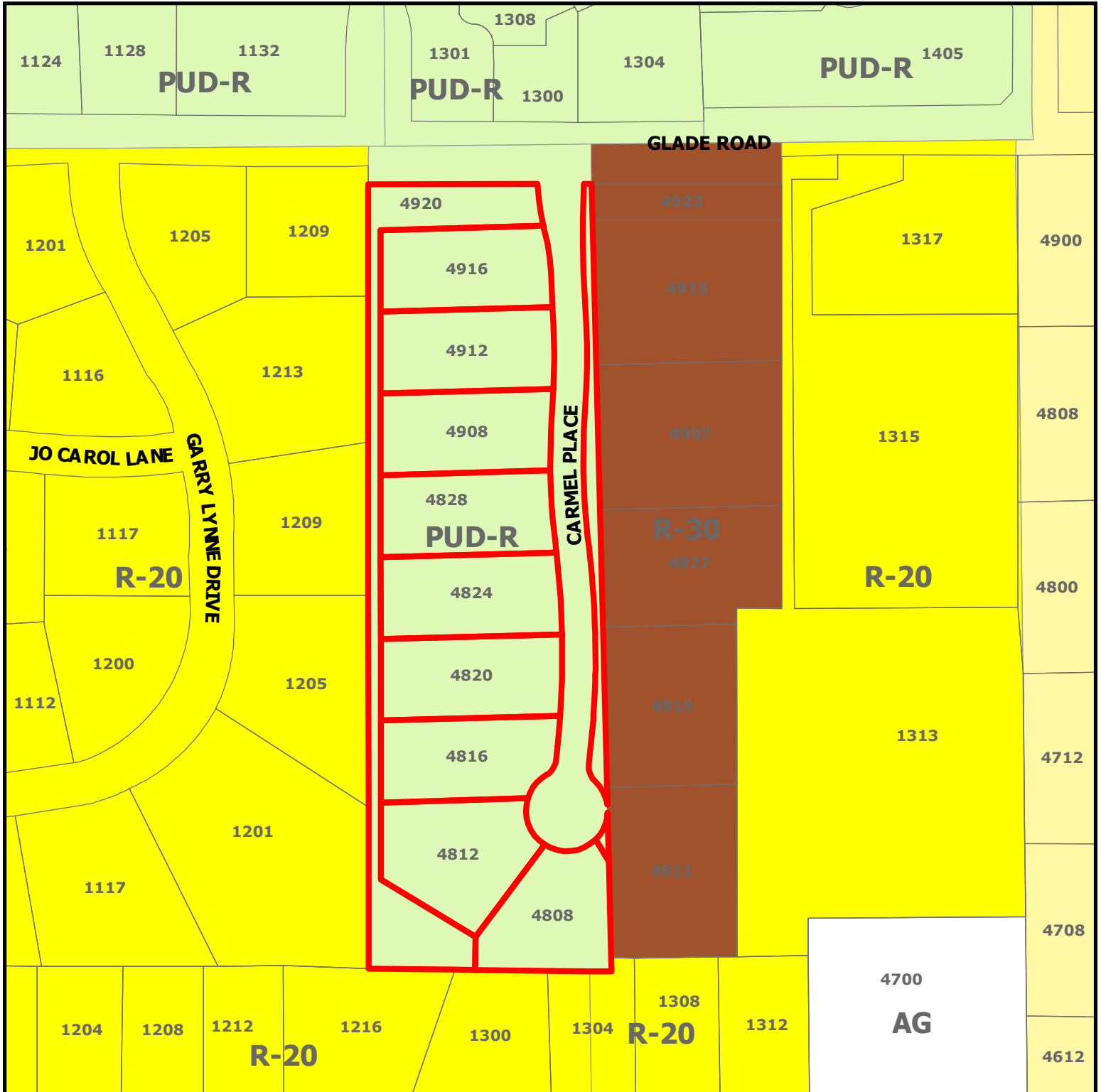


Subject Property





# Zoning Map



**ZC19-021**

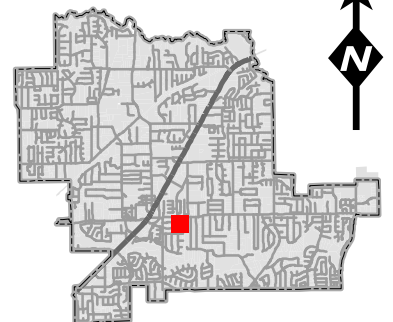
**4800 - 4920 Carmel Place**

**DISCLAIMER:**

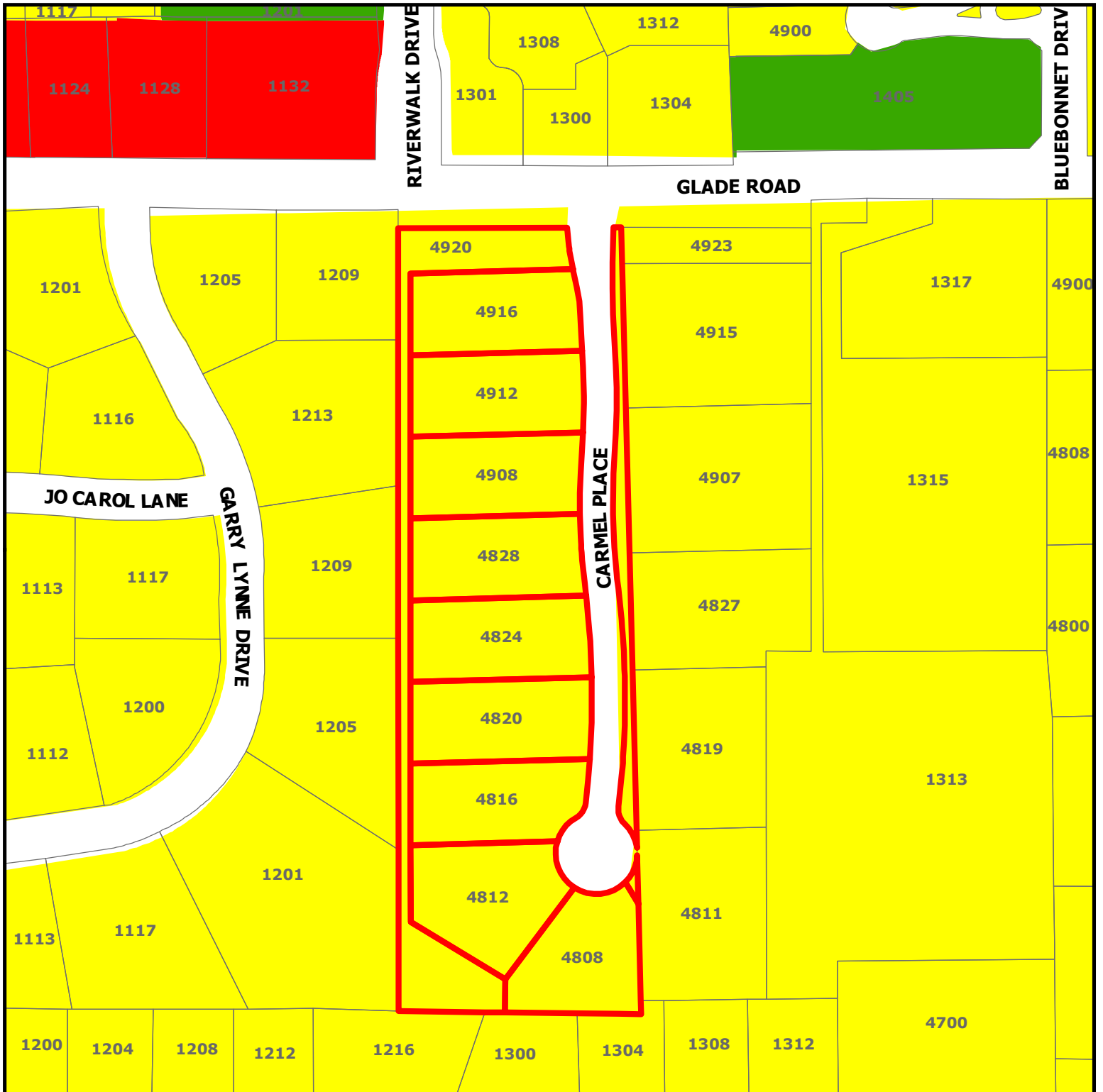
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Subject Property



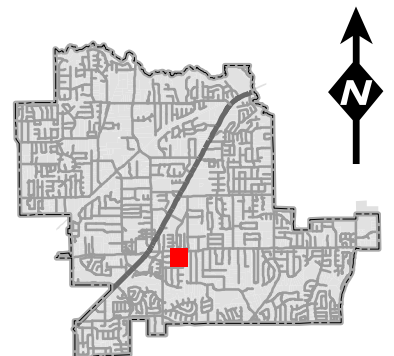
# Future Land Use Map



# ZC19-021

## 4800 - 4920 Carmel Place

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



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# Statement of Planning Objectives

1 | Page

To the City of Colleyville,

My name is Mike Monk and I am the owner/president of Haven Homes, Inc. I have been a builder and homeowner in the City of Colleyville for 39 years. I take a lot of pride in my building and would not bother with doing all this if it was not necessary for the better of our subdivision and city.

I am writing this letter to the appropriate persons of The City of Colleyville in helping us all within the subdivision of Carmel Place Estates with acquiring the amendment to the PUD Ordinance O-08-1659 under Architectural Features. (#8-a. Driveways and Private Walkways)

We would like to add to the Architectural Features of Driveways and Private Walkways to include the use of "Salt Finish Concrete". This type of finish is an approved finish already and has always been an approved finish in the CCR's of Carmel Place Estates.

This "Salt Finish" has become very popular the last 10 years due to the new trends and architectural style of homes in Colleyville, Southlake, Westlake, and all other surrounding cities. It probably is used in 80% of the new homes.

The old style of "Washed Aggregate Concrete" defined as one of the two types approved for our use by the PUD Ordinance in Carmel Place Estates at this time is completely out and has been for many years. It also causes severe damage to anyone who falls on it, especially children when playing. This is a very poor choice to "have" to use.

The other choice is "Stamped Concrete". This type of finish requires a re-surfacing of a special sealer every year to stay looking like it is meant to look. This makes the surface very slick and dangerous. This also is very expensive to maintain in the long run.

This restrictive Ordinance can really mess up the exterior appearance of a very nice \$1,000,000 plus home in this subdivision. This finish is very common in Colleyville now and all the other new subdivisions I build in.

Thank you for your attention to this issue,

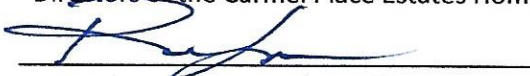
Mike P. Monk, President/Owner

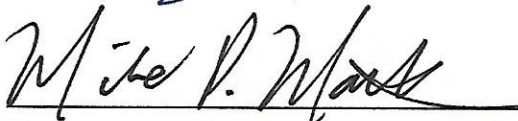
Haven Homes, Inc. 817-412-1545 [haven3302@aol.com](mailto:haven3302@aol.com) – [www.havenhomesusa.com](http://www.havenhomesusa.com)

Mike P. Monk, Vice-President

Carmel Place Estates Colleyville Homeowners Association/Architectural Control Committee

\*Directors of the Carmel Place Estates Homeowners Association in agreement with this "Amendment" :

 Roger Lee, President 11-10-19

 Mike-P. Monk, Vice-President 11-9-19

 Jennifer Bates, Secretary/Treasurer

# Site Exhibit

### ABBREVIATIONS

D.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS  
P.A.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS

VOLUME  
PAGE  
DOCUMENT NUMBER  
IRON ROD FOUND  
IRON ROD SET  
POINT OF BEGINNING  
CONTROLLING MONUMENT  
IRON PIPE FOUND  
UTILITY EASEMENT  
PRIVATE UTILITY EASEMENT  
BLADING LINE  
DRAINAGE, UTILITY AND PEDESTRIAN EASEMENT  
SIDEWALK EASEMENT  
LANDSCAPE OR DRAINAGE EASEMENT  
METAL ACCESS EASEMENT  
DRAINAGE, UTILITY AND LANDSCAPE MAINTENANCE EASEMENT

### LEGEND

● BOUNDARY CORNER  
● LOT CORNER  
● EASEMENT CORNER

### VICINITY MAP

NOT TO SCALE

### BOUNDARY & RIGHT-OF-WAY

| CURVE | ARC LENGTH | CHORD LENGTH | CHORD BEARING | BETA ANGLE |
|-------|------------|--------------|---------------|------------|
| C1    | 10.0000    | 10.0000      | N 00°00'00" E | 90°00'00"  |
| C2    | 10.0000    | 10.0000      | S 00°00'00" E | 90°00'00"  |
| C3    | 10.0000    | 10.0000      | S 00°00'00" E | 90°00'00"  |
| C4    | 10.0000    | 10.0000      | S 00°00'00" E | 90°00'00"  |
| C5    | 10.0000    | 10.0000      | S 00°00'00" E | 90°00'00"  |
| C6    | 10.0000    | 10.0000      | S 00°00'00" E | 90°00'00"  |
| C7    | 10.0000    | 10.0000      | S 00°00'00" E | 90°00'00"  |
| C8    | 10.0000    | 10.0000      | S 00°00'00" E | 90°00'00"  |
| C9    | 10.0000    | 10.0000      | S 00°00'00" E | 90°00'00"  |
| C10   | 10.0000    | 10.0000      | S 00°00'00" E | 90°00'00"  |
| C11   | 10.0000    | 10.0000      | S 00°00'00" E | 90°00'00"  |
| C12   | 10.0000    | 10.0000      | S 00°00'00" E | 90°00'00"  |
| C13   | 10.0000    | 10.0000      | S 00°00'00" E | 90°00'00"  |
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| C15   | 10.0000    | 10.0000      | S 00°00'00" E | 90°00'00"  |
| C16   | 10.0000    | 10.0000      | S 00°00'00" E | 90°00'00"  |
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| C21   | 10.0000    | 10.0000      | S 00°00'00" E | 90°00'00"  |
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| C54   | 10.0000    | 10.0000      | S 00°00'00" E | 90°00'00"  |
| C55   | 10.0000    | 10.0000      | S 00°00'00" E | 90°00'00"  |
| C56   | 10.0000    | 10.0000      | S 00°00'00" E |            |







## ORDINANCE O-08-1659

**AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 6.4 ACRES OUT OF THE GEORGE W. TEETER SURVEY LOCATED AT 1301 GLADE ROAD, FROM THE AG-AGRICULTURAL ZONING DISTRICT TO THE PUDR-PLANNED UNIT DEVELOPMENT RESIDENTIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City of Colleyville has received an application for rezoning under Case No. Z-08-002; 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 and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and

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

**WHEREAS**, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.



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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 6.4 acres out of the George W. Teeter Survey located at 1301 Glade Road, from the AG-Agricultural zoning district to the PUDR-Planned Unit Development Residential zoning district, as depicted in the attached Exhibit "A", labeled Location and Zoning Map and is described in the attached Exhibit "B", labeled Legal Description.
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

**1. GENERAL**

- a. The purpose of this PUDR is for a single-family residential development of detached dwelling units, constructed at a gross maximum density of 1.4 dwelling units per acre.
- b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

**2. CONCEPTUAL PLAN AND PLATTING**

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

### **3. PERMITTED USES**

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

### **4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS**

Single-family detached residential lot requirements and setbacks shall comply with the following provisions. Building line setbacks established by Exhibit "C", shall control where such building line setback is different from the following requirements.

- |                        |                                                                             |
|------------------------|-----------------------------------------------------------------------------|
| a. Minimum Lot Size    | 20,000 square feet.                                                         |
| b. Minimum Lot Width   | 100 feet, except for cul-de-sac lots which shall be a minimum 83 feet wide. |
| c. Front Building Line | 30 feet.                                                                    |
| d. Side Building Line  | 10 feet.                                                                    |
| e. Rear Building Line  | 25 feet.                                                                    |

### **5. OPEN SPACE**

- a. This development shall provide not less than 14.97% common open space, which shall generally be configured as shown on Exhibit "C". All open space areas shall be landscaped and maintained by the Homeowner's Association.
- b. All amenities within the open space areas shall be maintained by the Homeowner's Association.
- c. Landscaping and tree preservation along Glade Road shall conform to the specifications and depictions shown on the attached Exhibit "D" labeled Entry Landscape Plan.

### **6. SCREENING**

- a. All lots backing to open space areas shall contain fencing that consists of decorative metal and/or masonry.
- b. A six (6) foot wrought-iron fence shall be constructed along the entire western property line of the development and shall be maintained by the homeowner's association.

### **7. SIDEWALKS AND PATHWAYS**

- a. Sidewalks shall be required along both sides of the new street and along Glade Road.



**8. ARCHITECTURAL FEATURES**

- a. Driveways and Private Walkways – All shall be of a washed aggregate or stamped finished concrete.
- b. Masonry Requirement – 100% brick, stone or real stucco. No Finishing System (EIFS) or artificial stucco material shall be permitted.
- c. Garage Standard – Minimum of a three car garage with wood, architecturally enhanced doors.
- d. Roof Pitch and Roof Materials – All prominent pitched roofs shall be not less than a 10:12 pitch. Materials shall consist of 40 pound architectural dimension shingles, slate, tile or standing seam metal.
- e. Windows – All windows shall be insulated glass with a “low-e” specification. No aluminum windows shall be permitted.

**9. OTHER**

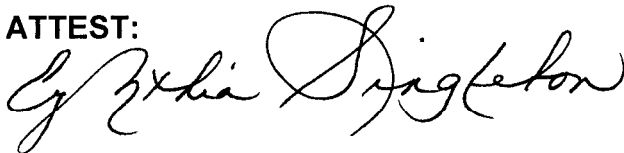
- a. All homes constructed in the development shall be installed with a fire suppression sprinkler system approved by the Fire Marshal.
- b. The street serving this development shall contain a minimum of 40 feet of right-of-way width and a minimum of 31 feet of pavement width, measured from curb-back to curb-back.
- c. Upon platting, a minimum five-foot sidewalk and utility easement shall be located along both sides of the new street serving the development.
- d. A minimum of two (2) three-inch caliper trees shall be planted within the front yard of each lot by the homebuilder upon construction of a new home.
- e. Within 60 days of the certificate of occupancy being issued, all lots must be fully irrigated.
- f. A sign identifying the development shall be built at the southwest corner of the entry to the subdivision as shown on the attached Exhibit “D” labeled Entry Landscape Plan. The sign shall meet the requirements of the Land Development Code and shall not be located within any street right-of-way.
- g. A masonry, or stone, retaining wall shall be constructed, and, where applicable, replace any existing retaining wall structure or material along the creek prior to the acceptance of final public improvements by the Engineering department. The wall shall be approved by, and meet the specifications of, the Engineering department and shall be maintained by the homeowner’s association.

- Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

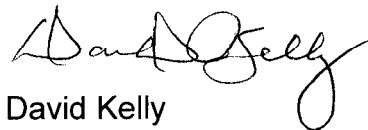
**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 5<sup>th</sup> day of February 2008.

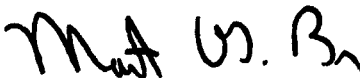
The second reading and public hearing being conducted on the 19<sup>th</sup> day of February 2008.

**ATTEST:**

Cynthia Singleton, TRMC, CMC  
City Secretary

**CITY OF COLLEYVILLE**

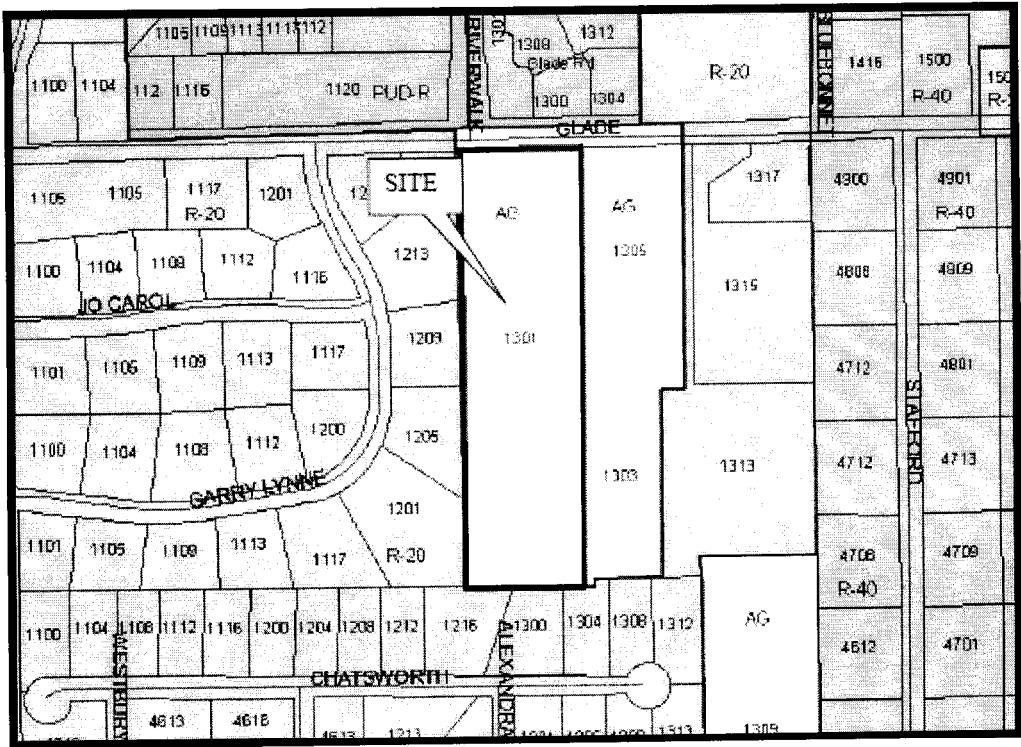
David Kelly  
Mayor

**APPROVED AS TO FORM AND LEGALITY:**

Matthew C. G. Boyle  
City Attorney



EXHIBIT "A"- Location and Zoning Map



## **EXHIBIT "B"-Legal Description**

Carmel Place Estates  
Colleyville, Texas

### **FIELD NOTES**

to that certain tract situated in the George W. Teeter Survey, Abstract Number 1543, in the City of Colleyville, Tarrant County, Texas, and being the same tract described in the deed to Clifton R. Duke and wife, Candace J. Duke recorded in Volume 6318, Page 328 of the Deed Records of Tarrant County, Texas; the subject tract being more particularly described by metes and bounds as follows:

**BEGINNING** at the northeast corner of Sunrise Terrace Section One according to the plat recorded in Volume 388-31, Page 66 of the Plat Records of Tarrant County, Texas, from which a found 1/2 inch rebar bears North 12 Degrees East a distance of 0.54 feet;

**THENCE** North 89 Degrees 48 Minutes 17 Seconds East, with the north line of the tract described in the deed to Clifton R. Duke and wife, Candace J. Duke recorded in Volume 6318, Page 328 of the Deed Records of Tarrant County, Texas (said tract hereinafter referred to as the "Duke tract") a distance of 272.06 feet to a 1/2 inch rebar found at the northeast corner thereof and the northwest corner of the tract described in the deed to Robert Gene Hubbard recorded in Volume 5804, Page 444 of the said Deed Records;

**THENCE** South 01 Degree 37 Minutes 46 Seconds East, with the east line of the said Duke tract and the west line of the said Hubbard tract described in the deed recorded in Volume 5804, Page 444 and the west line of another tract to said Robert Gene Hubbard this one recorded in Volume 5804, Page 446 of the said Deed Records a total distance of 969.16 feet to a 5/8 inch rebar found at a salient corner in the north line of Block 1 of The Lakes of Somerset recorded in Cabinet A, Slide 312 of the said Plat Records;

**THENCE** South 00 Degrees 06 Minutes 01 Second West, with the north line of said Block 1 a distance of 15.97 feet to a 1/2 inch rebar found at a reentrant corner of said north line;

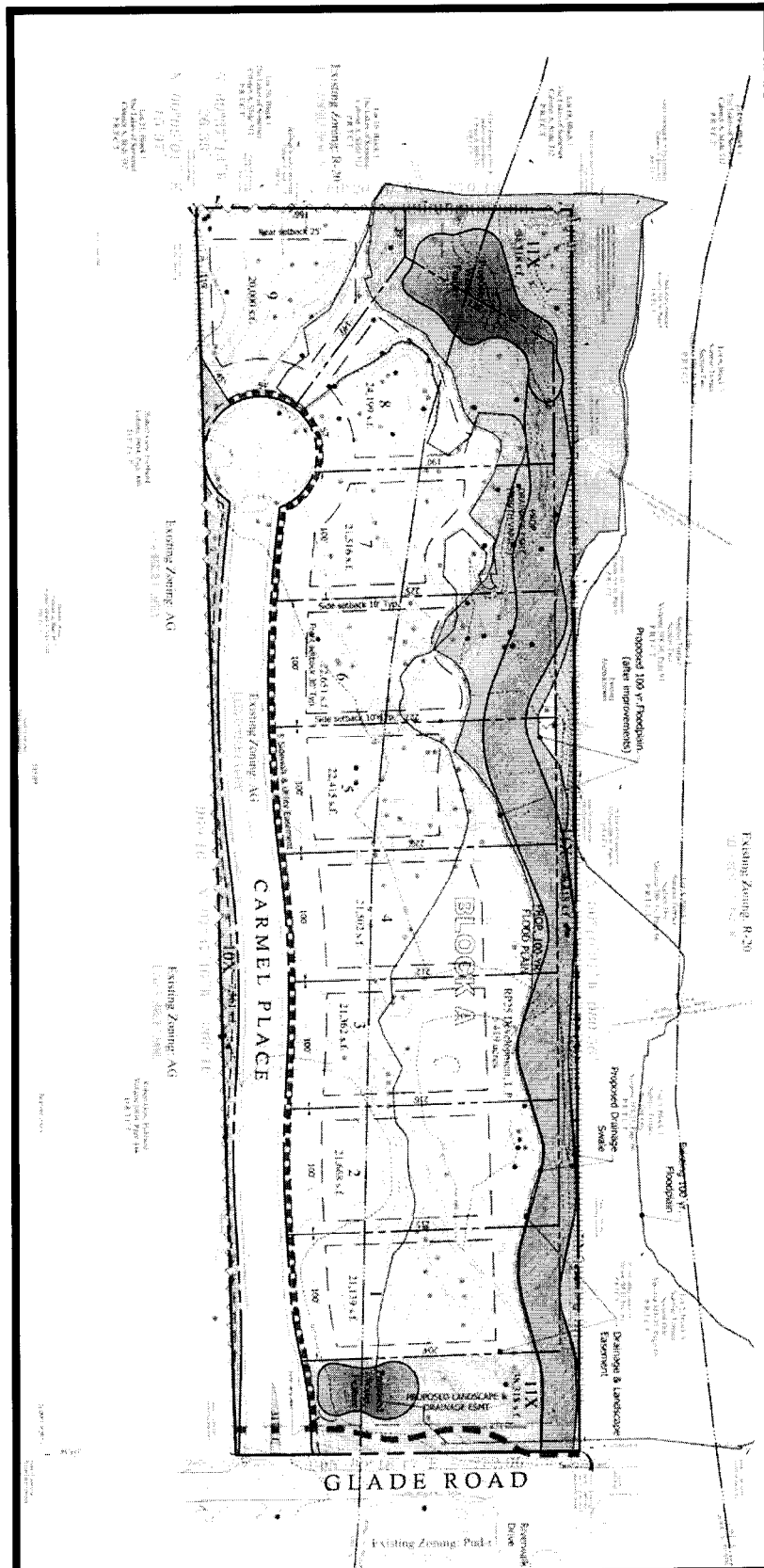
**THENCE** North 89 Degrees 37 Minutes 43 Seconds West, continuing with the north line of Block 1 a distance of 26.39 feet to a bend in said north line, from which a 5/8 inch rebar found bears North 36 Degrees West a distance of 0.38 feet;

**THENCE** North 89 Degrees 20 Minutes 40 Seconds West, continuing with the north line of Block 1 a distance of 270.19 feet to a 2 inch iron pipe (said pipe was removed by others and set in another location and shown hereon) found at the southeast corner of Sunrise Terrace Section Two recorded in Volume 388-38, Page 91 of the said Plat Records and the southwest corner of the Duke tract;

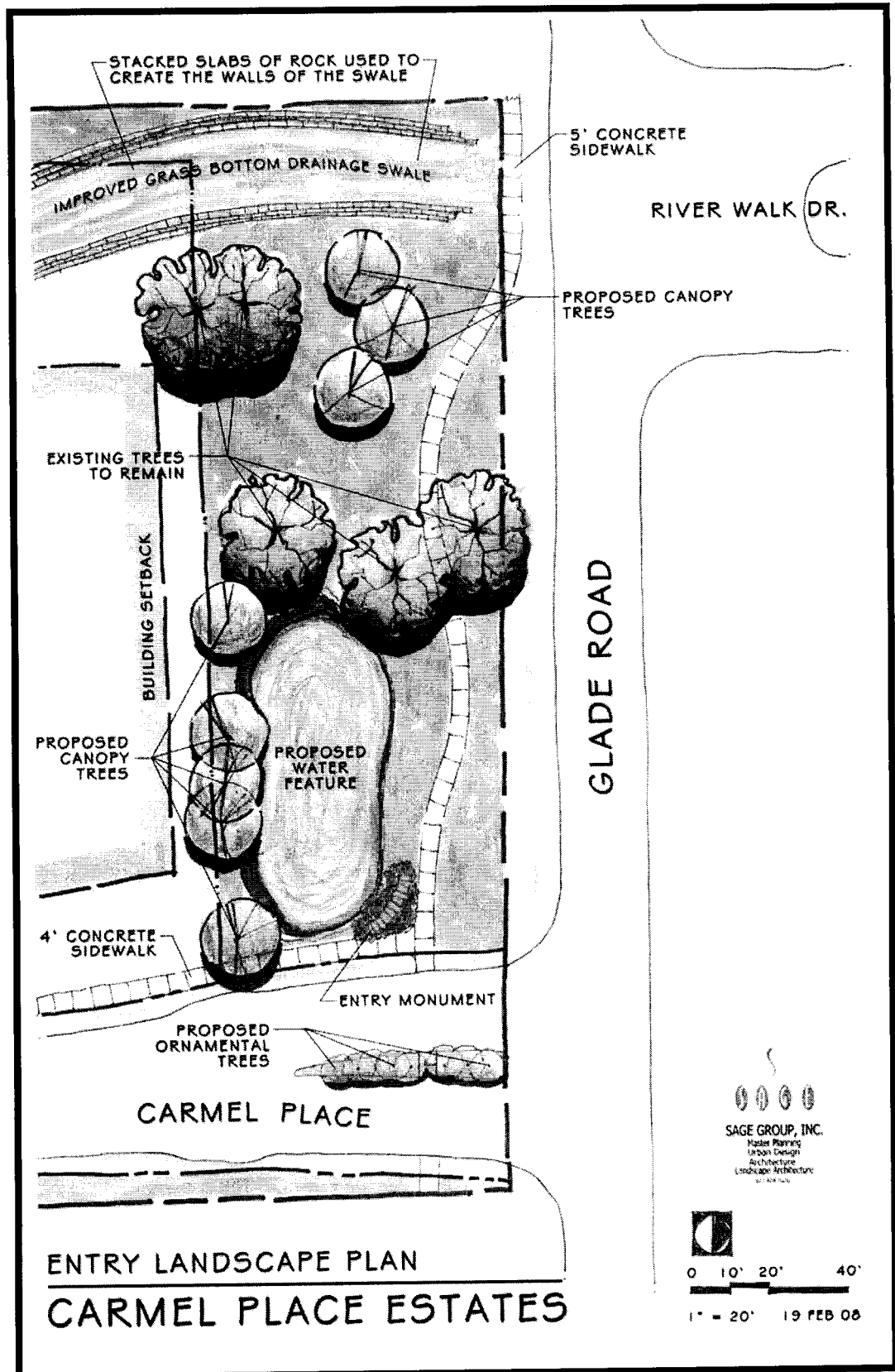
**THENCE** North 00 Degrees 10 Minutes 37 Seconds West, with the west line of the Duke tract and the east line of said Sunrise Terrace Sections One & Two a distance of 980.56 feet returning to the PLACE OF BEGINNING and enclosing 6.419 acres.



# EXHIBIT "C"- Conceptual Site Plan



## EXHIBIT "D"- Entry Landscape Plan





# Proposed PUD Amendment

CCARIS

(d) **Drive/Walkway Requirements.** All driveways and sidewalks shall be enhanced driveways and sidewalks such as but, not limited to, stain, stamp, and salt). All such enhancements shall require the prior written permission of the ACC before beginning construction. All driveways and sidewalks must conform to applicable City and other governmental specifications and regulations. Each Lot must be accessible to an adjoining Street by a concrete driveway unless other materials are approved in writing by the ACC. If required by the City, concrete sidewalks shall be installed on each Lot by the Builder constructing the initial Residence on any Lot and in conformance with the requirements of the City. No driveway shall be widened without the express written permission of the ACC

(e) **Ancillary Structure Provisions.** All ancillary Structures (as described below) shall conform to the requirements of this Section:

(1) **Antennas, Aerials and Satellite Dishes.**

(A) Any antenna or satellite dish less than one meter in diameter shall be installed so as to not be visible from any street or the ground level of any adjacent Lot or Common Area, and shall be integrated with the Residence and surrounding landscape.

(B) Any broadcast television antennas and any other antennas and aerials shall be located inside the attic of the Residence constructed on the Lot.

(C) One (1) satellite dish over one meter in diameter shall be permitted per Residence only if it is not visible from any street or the ground level of an adjoining Lot or Common Area, and does not extend above the height of the fence surrounding the Lot on which such satellite dish is located.

(D) With respect to any antenna or satellite dish covered by Section 47 C.F.R. Part I, Subpart S, Section 1.4000 (or any successor provision) promulgated under the Telecommunications Act of 1996, as amended from time to time, the provisions of Section 3.4(e)(1)(A) and 3.4(e)(1)(B) shall be applicable only to the extent that the requirements hereof do not (A) preclude reception of an acceptable quality signal, (B) unreasonably delay or prevent installation, maintenance and use of the antenna or satellite dish, or (C) unreasonably increase the cost of installation, maintenance and use of the antenna or satellite dish.

(2) **Fences and Walls.** All fences constructed within the Subdivision shall comply with the Design Guidelines attached hereto as Exhibit B and shall in any event be of a design approved by the ACC. No fence shall exceed eight feet (8') in height. Any transition between intersecting fences of differing heights shall occur over a slope a distance of two feet (2') from the point of intersection. No fence shall be constructed on a Lot nearer than five feet (5') from the front corner of the Residence on such Lot. No fences or walls shall be constructed on any lot, other than by the Builder or Declarant, unless approved in writing by the ACC or the Board in the absence of the ACC.