



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, February 10, 2020

City Council Chambers

**PRE COMMISSION MEETING
6:15 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

**LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING,
PLATTING, AND LAND USE**

**REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS
MEETING MINUTES**

**DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND
UPDATES ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL
ACTIONS ON PAST AGENDA ITEMS**

**EXECUTIVE SESSION – In accordance with Texas Government Code
Chapter 551, Subchapter D, Section 551.071 – Legal – Consultation with
attorney on legal issues raised by public hearing or action items on the
agenda**

7:00 P.M. - REGULAR MEETING

CALL TO ORDER AND ROLL

INVOCATION:

PLEDGE OF ALLEGIANCE

- 1. CITIZEN COMMENTS**
- 2. APPROVAL OF MINUTES**

May 13, 2019 Planning and Zoning Commission Minutes
May 28, 2019 Planning and Zoning Commission Worksession Minutes
June 10, 2019 Planning and Zoning Commission Minutes
July 8 2019 Planning and Zoning Commission Minutes
July 22, 2019 Planning and Zoning Commission Worksession Minutes

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a request for a Preliminary/Final Plat for Lots 1-11, Block A, Lots 1-13, Block B, and Lots 1-3, Block X, of the Preston Manor Addition, being Tracts 6A1, 6A2, 6A2A, 6A2B1, Abstract 1487, in the O C Sturm Survey, and Tracts 1B, 1B1, 1B2A, Abstract 1176, in the J J Newton Survey, located at 401 Shelton Drive, Case PC20-001
- 3b** Consideration of a zoning change request from the AG Agricultural district to the CC-1 Village Retail district on Tract 2B & 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard, Case ZC20-001
- 3c** Consideration of a request for a Special Use Permit for Cemeteries or Mausoleums on Tract 2B & 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard, Case ZC20-002
- 3d** Consideration of a request for a Special Use Permit for an Accessory Building to exceed the 4% lot coverage allowance and for an Accessory Dwelling on Lot 1, Block 1, G&R Addition, located at 2313 Hall Johnson Road, Case ZC19-023, TABLED FROM THE JANUARY 13, 2020 PLANNING AND ZONING COMMISSION
- 3e** Consideration of a zoning change request from the PUD-C Planned Unit Development – Commercial district to the PUD-C Planned Unit Development – Commercial district for the Heritage Farms addition, being Lots 1-3, Block A, Heritage Farms, located at 913 Cheek Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court, Case ZC19-009, TABLED FROM THE JANUARY 13, 2020 PLANNING AND ZONING COMMISSION

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards February 7, 2020 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.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 2/10/2020**Type** Approval of Minutes**Department** Community Development

Title

May 13, 2019 Planning and Zoning Commission Minutes

May 28, 2019 Planning and Zoning Commission Worksession Minutes

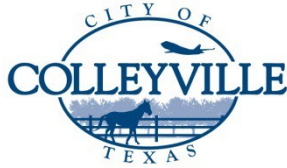
June 10, 2019 Planning and Zoning Commission Minutes

July 8 2019 Planning and Zoning Commission Minutes

July 22, 2019 Planning and Zoning Commission Worksession Minutes

Attachments

1. May 13, 2019 P&Z Minutes
2. May 28, 2019 P&Z Worksession Minutes
3. June 10, 2019 P&Z Minutes
4. July 8, 2019 PZ Minutes
5. July 22, 2019 P&Z WK Minutes



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, May 13, 2019

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on May 13, 2019, at 7:05 p.m.

Roll Call

Present: Ryan Moore, Kimberly Holt, Susan Mathisen, Matt Koch, Claudia Bevill, and Jason Elms

Staff Present: Ben Bryner, Jacquelyn Reyff, Araceli Botello, Rob McKeown, and City Attorney Whitt Wyatt

1. CITIZEN COMMENTS/PRESENTATION REGARDING ITEMS NOT ON THE AGENDA

There were no citizens wishing to speak.

2. REGULAR AGENDA ITEMS

- 2a** Presentation and discussion of a Preliminary Plat for Oak Alley Addition, being Lots 1R1 and 1R2, Block 1, of the Bear Creek Plantation, located at 1312 John McCain Road and 7309 Holly Lane N, Case PC19-006

Ben Bryner presented the item and briefed the Commission. Mr. Bryner answered questions of the Commission regarding the Preliminary Exhibit matching the zoning requirements and street width requirements.

The applicant, Clayton Redinger, 704 Cimarron Trail, Southlake, came forward and briefed the Commission. Mr. Redinger answered question of the Commission regarding modifications to the Preliminary Plat Exhibit and emergency access to the subdivision.

The public hearing was opened at 7:14 p.m. With no citizens wishing to speak, the public hearing was closed at 7:14 p.m.

Commissioner Moore made a motion to approve Case PC19-006. Commissioner Holt seconded the motion.

The motion to approve was carried by the following vote:

Aye: 6 –Moore, Holt, Mathisen, Koch, Bevill, and Elms

Nay: 0

2b Presentation and discussion of a Special Use Permit (SUP) for an Accessory Dwelling on Lot 30R, Block 1, of the Montclair Parc Addition, located at 5305 Miramar Lane, Case ZC19-002

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff answered question of the Commission regarding public inquiry regarding the case and whether the Special Use Permit Ordinance is attached to the property or the owner.

The owner, Rodney Owens, 5305 Miramar Lane, came forward and briefed the Commission. Mr. Owens answered question of the Commission regarding any intention to rent the property or accessory dwelling.

The public hearing was opened at 7:22 p.m. With no citizens wishing to speak, the public hearing was closed at 7:22 p.m.

Commissioner Koch made a motion to approve Case ZC19-002. Commissioner Moore seconded the motion.

The motion to approve was carried by the following vote:

Aye: 6 –Moore, Holt, Mathisen, Koch, Bevill, and Elms

Nay: 0

2c Presentation and discussion of a zoning change from AG Agricultural district to R-40 Single Family Residential district on Lot 1, Block 1, of the J.M. Presley Addition and 17.5 feet along the east boundary, located at 2308 Glade Road, Case ZC19-003

Jacquelyn Reyff presented the item and briefed the Commission. Mrs. Reyff answered question of the Commission regarding the legal acquisition of the 17.5 feet of land, if there is intent to subdivide the property, and setback requirements.

The applicant, Tom Hoover, P.O. Box 1808, Keller, came forward and briefed the Commission. Mr. Hoover answered questions of the Commission regarding any intent to subdivide the property.

The public hearing was opened at 7:30 p.m.

Kristen Herrera, 5104 Green Hill Lane, came forward and asked questions of the Commission. Ms. Herrera asked how close the proposed building would be to the side property lines, what the process for this case is moving forward, and what the square footage of the home is.

The applicant, Tom Hoover, came forward and addressed the questions brought forth by the citizens. He stated the proposed building will be 32 feet away from the property line to the east, 30 to 35 feet away from the property line to the west, and the total square footage of the home will be about 12,000 square feet.

The public hearing was closed at 7:38 p.m.

Commissioner Bevill made a motion to approve Case ZC19-003. Commissioner Holt seconded the motion.

The motion to approve was carried by the following vote:

Aye: 6 –Moore, Holt, Mathisen, Koch, Bevill, and Elms

Nay: 0

2d Presentation and discussion of a zoning change from AG Agricultural district to R-20 Single Family Residential district on Tracts 1A01 and Tract 1A02, Abstract 1619, in the S C H Witten Survey, located at 2001 Hall Johnson Road, Case ZC19-004

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff answered questions of the Commission regarding citizen correspondence, setbacks, plans for the existing structures, and zoning process.

The applicants, Nancy and John Scott, 217 Fountainview Drive, Euless, came forward and briefed the Commission. Mr. and Mrs. Scott answered questions of the Commission regarding plans to remodel the existing structures.

The public hearing was opened at 7:50 p.m.

The owner, Susan Mahan, 2001 Hall-Johnson Road, came forward and spoke in support of the case.

The public hearing was closed at 7:52 p.m.

There was general discussion amongst the Commission regarding the proposed zoning being compatible with the surrounding neighborhood, size of the lot, and dimensions of the lot, and the correspondence of opposition letters brought forth by surrounding property owners.

Vice Chair Elms made a motion to approve Case ZC19-004. Commissioner Koch seconded the motion.

The motion to approve was carried by the following vote:

Aye: 6 – Moore, Holt, Mathisen, Koch, Bevill, and Elms

Nay: 0

2e Presentation and discussion of a Minor Plat for Lots 1 & 2, Block 1, Schiller Addition, on property legally described as Tracts 1A01 and Tract 1A02, Abstract 1619, in the S C H Witten Survey, located at 2001 Hall Johnson Road, Case PC19-007

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff answered questions of the Commission regarding plat waivers for the two lots, flag lots, the abandoned old right-of-way, dimensions of the existing home, emergency access for the lot in the rear of the property, the purchase of the property.

The applicant, Nancy Scott, 217 Fountainview Drive, Euless, came forward and briefed the Commission. Mrs. Scott answered questions of the Commission regarding if the old right-of-way was taken by eminent domain, and the date in which the regulation for homes to face the road was established.

The public hearing was opened at 8:14 p.m. With no citizens wishing to speak, the public hearing was closed at 8:14 p.m.

There was general discussion amongst the Commission regarding the Land Development Code, the recommendation by staff to deny the case, and other alternative options for the property owner to plat the property.

Vice Chair Elms made a motion to deny Case PC19-007. Commissioner Moore seconded the motion.

The motion to deny was carried by the following vote:

Aye: 4 – Moore, Mathisen, Holt, Elms

Nay: 2 – Bevill, Koch

- 2f** Presentation and discussion of a Special Use Permit (SUP) for Oil and Gas Extraction, specifically for a change in the ownership of the existing well on Tract 1D, Abstract 295, in the William E Crooks and Lot 1, Block 1, of the Park Place Estates, located at 7404 and 7504 Pleasant Run Road, Case ZC18-035, TABLED ITEM

Vice Chair Elms made a motion to remove Case ZC18-035 from the table. Commissioner Bevill seconded the motion.

The motion to remove Case ZC18-035 from the table carried with the following vote:

Aye: 6 – Moore, Holt, Mathisen, Koch, Bevill, and Elms

Nay: 0

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Jason Tackett, 3343 South Troost Avenue, Tulsa, Oklahoma, came forward and briefed the Commission. Mr. Tackett answered questions of the Commission regarding the background of Sage Natural Resources, LLC, update of what has been drilled/completed at the site before the new ownership was acquired, Sage's plan moving forward, and the site's compliance in relation to the existing Oil and Gas ordinance.

The public hearing was opened at 8:42 p.m.

Michael Fitzpatrick, 7604 Jefferson Circle, came forward and spoke in opposition to the case. Mr. Fitzpatrick inquired about the circumstances under which Sage has the right to transport gas out of wells.

Don Eames, 613 Forest Meadow Drive, came forward and spoke in opposition to the case. Mr. Eames addressed concerns regarding plugged wells and the proximity of the wells to residences.

Morteza Khaledi, 404 Forest Meadow Drive, came forward and spoke in opposition to the case. Mr. Khaledi addressed concerns regarding safety and the proximity of the site to residences.

Anthony Menzie, 617 Forest Meadow Drive, came forward and spoke in opposition to the case. Mr. Menzie addressed his concerns regarding buying his home with the understanding the oil wells would never be used.

Terry Riley, 601 Forest Meadow Drive, came forward and spoke in opposition to the case. Mr. Riley addressed his concerns regarding not hearing from the City regarding steps taken to ensure the wells are capped.

Stephen Kindrick, 401 Overlook Drive, came forward and spoke in opposition to the case. Mr. Kendrick spoke in regards the original Special Use Permit.

The following citizens did not wish to speak, but would like to have their opposition recorded for the record:

Kelly Row, 7704 Wildflower Way
Shahrzad Afshinpour, 404 Forest Meadow Drive
Hoang-Vu Dinh, 7713 Overlook Drive
Judi Thornhill, 404 Overlook Drive
Virginia Eames, 613 Forest Meadow Drive
David Jo, 605 Forest Meadow Drive
Daniel Wagner, 508 Overlook Drive
Kathleen and Paul Socket, 405 Forest Meadow Drive
Richard and Mary Jane Schaulin, 408 Forest Meadow Drive
Bernard and Joanne Stecklein, 500 Forest Meadow Drive
Michael and Diane Thomas, 516 Forest Meadow Drive
R. George, 512 Forest Meadow Drive
Terry Riley, 601 Forest Meadow Drive
Toan Van, 7717 Overlook Drive
Gilbert Chiquito, 520 Forest Meadow
Sayles Murr, 7700 Overlook Drive
Steven Sims, 7700 Prairie View
Partha Niyogi, 7604 Wildflower Way
Donald Goerner, 7709 Wildflower Way
Pamela Burton, 7709 Wildflower Way
David Nuccetelli, 513 Overlook Drive
Dennis McKillen, 7604 Prairie View Drive

There being no one else wishing to speak, the public hearing was closed at 9:00 p.m.

The applicant, Jason Tackett, 3343 South Troost Avenue, Tulsa, Oklahoma, came forward and addressed the concerns brought forth by the citizens.

Chairwoman Mathisen reopened the public hearing at 9:04 p.m.

Michael Fitzpatrick, 7604 Jefferson Circle, came forward and spoke in opposition to the case. Mr. Fitzpatrick addressed his concerns regarding the mineral rights for the property owners and the extraction of the gas.

The applicant, Jason Tackett, 3343 South Troost Avenue, Tulsa, Oklahoma, came forward and addressed the concerns brought forth by Mr. Fitzpatrick and the Commission regarding mineral rights.

Collette Cobben-Murr, 7700 Overlook Drive, came forward and spoke in opposition to the case. Ms. Cobben-Murr inquired regarding the last production of the site, if the wells have been capped and abandoned, and the reason for the site plan to include certain items if the request is only for a change of ownership.

The applicant, Jason Tackett, 3343 South Troost Avenue, Tulsa, Oklahoma, came forward and addressed the concerns brought forth by Ms. Cobben-Murr regarding the site exhibit and the compliance with the Rail Road Commission.

Ken Rowekamp, 7704 Overlook Drive, came forward and spoke in opposition to the case. Mr. Rowekamp addressed his concerns regarding the confusion for the information presented by the citizens and the reason to continue to entertain the consideration of the applicant's request.

The applicant, Jason Tackett, 3343 South Troost Avenue, Tulsa, Oklahoma, came forward and addressed the concerns brought forth by Mr. Rowekamp regarding Tanker Trucks and the Special Use Permit.

There being no one else wishing to speak, the public hearing was closed at 9:18 p.m.

There was discussion amongst the Commission regarding the site plan exhibit, the conditions of the existing Special Use Permit, capped wells, what the new owners can and cannot do, and the production of the wells.

Commissioner Bevill made a motion to approve Case ZC18-035 with prejudice with conditions that: 1) information be provided by the applicant regarding mineral rights; 2) a revised site plan be provided; and 3) information be provided regarding production of the wells. Commissioner Elms seconded the motion.

The motion to approve was carried by the following vote:

Aye: 5 – Moore, Mathisen, Koch, Bevill, and Elms
Nay: 1 - Holt

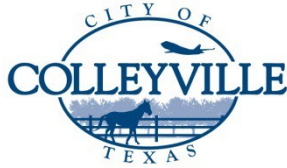
3. ADJOURNMENT

The meeting adjourned at 9:44 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

The meeting minutes were approved on _____ by a vote of ____.



City of Colleyville Planning and Zoning Commission Worksession Minutes

City Hall
100 Main Street
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Monday, May 28, 2019

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on May 28, 2019, at 6:16 p.m.

Roll Call

Present: Ryan Moore, Kimberly Holt, Susan Mathisen, and Matt Koch

Absent: Claudia Bevill and Jason Elms

Staff Present: Ben Bryner, Jacquelyn Reyff, Araceli Botello, and City Attorney Whitt Wyatt

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Final Plat for Lots 1-15, Block A, Lots 1-6, Block B, Lots 1-6, Block C, Lot 1, Block D, Lot 1, Block E, Lot 1, Block F, and Lot 1, Block G, of the Legacy North Addition, located at 712-810 Lavaca Trail, Case PC19-009

Jacquelyn Reyff presented the item and briefed the Commission. Mrs. Reyff addressed questions of the Commission regarding any changes to the plat and citizen concerns.

- 2b** Presentation and discussion of a zoning change from AG Agricultural zoning district to the R-40 Single Family Residential zoning district on a portion of Lot 1R-2, Block 1, of the Mockingbird Hill Addition, located at 6260 Pool Road, Case ZC19-006

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding adjustment of boundary lines, change in zoning, the plan for the development of the property, and lot size.

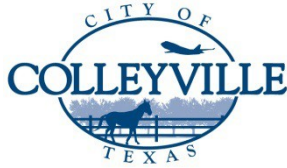
3. ADJOURNMENT

The meeting adjourned at 6:32 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

The meeting minutes were approved on _____ by a vote of ____.



City of Colleyville Planning and Zoning Commission Minutes

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100 Main Street
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Monday, June 10, 2019

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on June 10, 2019, at 7:00 p.m.

Roll Call

Present: Ryan Moore, Kimberly Holt, Susan Mathisen, and Claudia Bevill

Absent: Matt Koch and Jason Elms

Staff Present: Ben Bryner, Jacquelyn Reyff, Araceli Botello, Rob McKeown, Eddie Tangadunrat and City Attorney Nicole Corr

1. CITIZEN COMMENTS/PRESENTATION REGARDING ITEMS NOT ON THE AGENDA

There were no citizens wishing to speak.

2. REGULAR AGENDA ITEMS

2a Consideration of a Final Plat for Lots 115, Block A, Lots 16, Block B, Lots 16, Block C, Lot 1, Block D, Lot 1, Block E, Lot 1, Block F, and Lot 1, Block G, of the Legacy North Addition, located at 712810 Lavaca Trail, Case PC19-009

Jackie Reyff presented the item and briefed the Commission. Mrs. Reyff addressed question of the Commission regarding any changes to the plat.

Consulting Engineer for the project, Keith Hamilton, 8241 Mid Cities Boulevard, North Richland Hills, came forward and briefed the Commission. Mr. Hamilton confirmed that there have been no modifications to the plat exhibit since City Council approved them.

The public hearing was opened at 7:06 p.m. With no citizens wishing to speak, the public hearing was closed at 7:06 p.m.

Commissioner Moore made a motion to approve Case PC19-009.

Commissioner Holt seconded the motion.

The motion was carried by the following vote:

Aye: 4 –Moore, Bevill, Holt, Mathisen

Nay: 0

2b Consideration of a zoning change from the AG Agricultural zoning district to the R40 Single Family Residential zoning district on a portion of Lot 1R2, Block 1, of the Mockingbird Hill Addition, located at 6260 Pool Road, Case ZC19-006

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff addressed question of the Commission regarding the property not being proposed as a flag lot, the tree preservation plan, and the number of owners for the property.

The owner, Bryan Hill, 512 Shelton Drive, came forward and briefed the Commission. Mr. Hill addressed question of the Commission regarding ownership of the property, the proposed development for the property, and his request for specific setbacks.

The public hearing was opened at 7:18 p.m. With no citizens wishing to speak, the public hearing was closed at 7:18 p.m.

There was general discussion regarding the proposed home, site plan, and fencing requirements.

Chair Mathisen requested that the applicant come forward and address questions of the Commission. Mr. Hill addressed questions regarding fencing on the south side of the property, the height of the fence, and the proposed plan for the fencing surrounding the property. Chair Mathisen questioned staff regarding the possibility of rezoning to

Commissioner Moore questioned staff if a variance would be required for the requested setbacks by the applicant. Staff responded that the request is to zone the entire property to R-40 in order to maintain consistency of the setbacks for the entire property. Chair Mathisen inquired about the possibility to rezone the property to Residential Estate and grant a variance. Staff responded that the rezoning to RE would be a two-step process that would also require a variance for lot width.

**Commissioner Moore made a motion to approve Case ZC19-006.
Commissioner Holt seconded the motion.**

The motion was carried by the following vote:

Aye: 4 –Moore, Bevill, Holt, Mathisen

Nay: 0

3. ADJOURNMENT

The meeting adjourned at 7:32 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

The meeting minutes were approved on _____ by a vote of ____.



City of Colleyville Planning and Zoning Commission Minutes

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100 Main Street
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Monday, July 8, 2019

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on July 8, 2019, at 7:03 p.m.

Roll Call

Present: Ryan Moore, Kimberly Holt, Susan Mathisen, Matt Koch, Claudia Bevill, and Jason Elms

Staff Present: Ben Bryner, Jacquelyn Reyff, Araceli Botello, Rob McKeown, and City Attorney Whitt Wyatt

1. CITIZEN COMMENTS/PRESENTATION REGARDING ITEMS NOT ON THE AGENDA

There were no citizens wishing to speak.

2. APPROVAL OF MINUTES

2a March 26, 2018 Planning and Zoning Commission Worksession

Commissioner Koch made a motion to approve the March 26, 2018 worksession minutes. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Moore, Holt, Mathisen, Koch, Bevill, Elms

Nay: 0

2b March 26, 2018 Planning and Zoning Commission

Vice Chair Elms made a motion to approve the March 26, 2018 regular meeting minutes. Commissioner Holt seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Moore, Holt, Mathisen, Koch, Bevill, Elms

Nay: 0

2c April 9, 2018 Planning and Zoning Commission

Vice Chair Elms made a motion to approve the April 9, 2018 regular meeting minutes. Commissioner Holt seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Moore, Holt, Mathisen, Koch, Bevill, Elms

Nay: 0

2d April 23, 2018 Planning and Zoning Commission Worksession

Vice Chair Elms made a motion to approve the April 23, 2018 worksession minutes. Commissioner Moore seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Moore, Holt, Mathisen, Koch, Bevill, Elms

Nay: 0

3. REGULAR AGENDA ITEMS

3a Consideration of a Replat for Lot 1R, Block 1, of the J.M. Presley Addition, located at 2308 Glade Road, Case PC19-011

Jackie Reyff and Ben Bryner presented the item and briefed the Commission. Staff answered questions of the Commission regarding the legal acquisition of the 17 foot strip of land and any letter of support and opposition from surrounding property owners.

The public hearing was opened at 7:12 p.m. With no citizens wishing to speak, the public hearing was closed at 7:12 p.m.

Vice Chair Elms made a motion to approve Case PC19-011. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Moore, Holt, Mathisen, Koch, Bevill, Elms

Nay: 0

- 3b** Consideration of amendments to the Land Development Code, specifically: Chapter 3, Section 3.7 – Non-conforming Uses, Lots and Building, Subsection B – Non-conforming Lots of Record; Chapter 3, Section 3.24 – Schedule of Permitted Uses, Subsection G Schedule of District Regulations; Chapter 3, Section 3.28 – Supplementary District Regulations; and, Chapter 9, Section 9.7 – Lots, Subsection G – Building Lines

Ben Bryner presented the item and briefed the Commission. Mr. Bryner answered questions of the Commission regarding the 10 percent threshold for variance, building lines listed on plats, and when the approved regulations can be enforced.

The public hearing was opened at 7:24 p.m. With no citizens wishing to speak, the public hearing was closed at 7:24 p.m.

Commissioner Moore made a motion to approve the amendments to the Land Development Code. Commissioner Holt seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Moore, Holt, Mathisen, Koch, Bevill, Elms

Nay: 0

- 3c** Consideration of amendments to the Land Development Code, specifically Chapter 3, Section 3.26 – Fences, Free Standing Walls, and Screening Materials, Subsection E – Fence and Free Standing Wall Setback Requirements

Ben Bryner presented the item and briefed the Commission. Mr. Bryner answered questions of the Commission regarding exceptions for lots exceeding more than 40,000 square feet, referencing language of a regulation in more than one section of the code, fence replacement regulations, and regulations tied to the property vs. the owner.

The public hearing was opened at 7:38 p.m. With no citizens wishing to speak, the public hearing was closed at 7:38 p.m.

Commissioner Bevill made a motion to approve the amendments to the Land Development Code. Commissioner Moore seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Moore, Holt, Mathisen, Koch, Bevill, Elms

Nay: 0

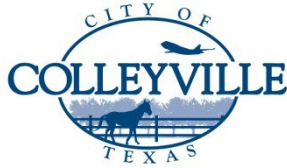
4. ADJOURNMENT

The meeting adjourned at 7:39 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

The meeting minutes were approved on _____ by a vote of ____.



City of Colleyville Planning and Zoning Commission Worksession Minutes

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Monday, July 22, 2019

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession was called to order by Chair Mathisen on July 22, 2019, at 6:16 p.m.

Roll Call

Present: Ryan Moore, Kimberly Holt, Susan Mathisen, and Matt Koch

Absent: Claudia Bevill and Jason Elms

Staff Present: Jacquelyn Reyff, Robert McKeown, Araceli Botello, and City Attorney Whitt Wyatt

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a plat for Lot 1, Block 1, of the Panno Brothers Addition, being a Replat of a portion of Lot 7, Block 1, of the Pleasant Oak Estates, located at 809 Shelton Drive, Case PC19-010

Jacquelyn Reyff presented the case and briefed the Commission. Mrs. Reyff addressed questions of the Commission regarding the minimum standards of the zoning district, the direction in which the property faces, and the crosswalk on Shelton Drive.

- 2b** Presentation and discussion of a Minor Plat for Lot 1, Block 1, of the Reagan Estates 4 Addition, being Tract 1G & 1Q and Tract 1CC1, Abstract 356, in the Isaac Carodine Survey, located at 5604 Lowrie Road, Case PC19-012

Jacquelyn Reyff presented the case and briefed the Commission. Mrs. Reyff addressed questions of the Commission regarding lot size, proposed accessory building, history of any previous platting of the property, and date the property was purchased.

- 2c** Presentation and discussion of a Special Use Permit (SUP) for an Accessory Dwelling and to exceed the maximum square footage allowed for accessory buildings on Lot 1, Block A, of the Divino Acres Addition, located at 7205 Jo Will Street, Case ZC18-027

Jacquelyn Reyff presented the case and briefed the Commission. Mrs. Reyff addressed questions of the Commission regarding the purpose of the request, connection of utility, size of the accessory building, building material, any drainage issues, and the location of the proposed carport.

- 2d** Presentation and discussion of a Special Use Permit (SUP) for a Carport and to exceed the maximum square footage allowed for accessory buildings on Lot 1, Block A, of the Divino Acres Addition, located at 7205 Jo Will Street, Case ZC19-007

Jacquelyn Reyff presented the case and briefed the Commission. Mrs. Reyff addressed questions of the Commission regarding the carport's location and visibility, the building materials, total square foot of the building structures, and the purpose of the carport.

The applicant, Gregory Johnson, 7205 Jo Will Street, came forward and briefed the Commission. Mr. Johnson addressed the questions of the Commission regarding the purpose of the request and the building materials.

3. ADJOURNMENT

The meeting adjourned at 6:38 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

The meeting minutes were approved on _____ by a vote of ____.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3a	Agenda Date 2/10/2020	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a request for a Preliminary/Final Plat for Lots 1-11, Block A, Lots 1-13, Block B, and Lots 1-3, Block X, of the Preston Manor Addition, being Tracts 6A1, 6A2, 6A2A, 6A2B1, Abstract 1487, in the O C Sturm Survey, and Tracts 1B, 1B1, 1B2A, Abstract 1176, in the J J Newton Survey, located at 401 Shelton Drive, Case PC20-001

Explanation

Osama Nasheed, the applicant, has submitted a request for a Preliminary/Final Plat for Preston Manor Addition, Tracts 6A1, 6A2, 6A2A, 6A2B1, Abstract 1487, in the O C Sturm Survey, and Tracts 1B, 1B1, 1B2A, Abstract 1176, in the J J Newton Survey, being approximately 15.70 acres, and zoned R-20 Single Family Residential. The purpose is to plat the property into 24 single-family residential lots, and 3 common area lots. The proposed subdivision will also have gated, private streets, which can be permitted through approval of the plat.

Existing Conditions/Background: The subject property currently has a house with several accessory buildings that will be removed. Shelton Drive provides the only street frontage to the property. The preliminary/final plat for consideration proposes to divide the R-20 area into 24 single-family residential lots, 2 open space lots, and one lot for the private streets.

Lot Dimensions and Setbacks:

The following R-20 district standards shall apply:

Minimum Lot Area: 20,000 square feet

Minimum Lot Width: 100 feet

Minimum Lot Depth: 125 feet

Minimum Front Yard Setback: 30 feet

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

Maximum Lot Coverage: 30 percent

Maximum Impervious Coverage: 60 percent

As submitted, the proposed plat meets all of the requirements of the existing R-20 zoning. The net density for the subdivision calculates to 1.85 dwelling units per acre.

Surrounding Development: All of the surrounding property has developed with single-family residences using a variety of zoning classifications including: R-40, R-20, and PUD-R.

Analysis: The proposed plat creates 24 single family residential lots and three open space/street lots. The Land Development Code (LDC) also allows for gated, private streets. Access for the subdivision will occur off Shelton Drive. A second connection for emergency access only will be located off Oakleigh Lane and is proposed to be in accordance with subdivision regulations.

Private Streets: Chapter 10 of the LDC establishes the regulations for private streets. City Council approval is required after receiving a recommendation from the Planning & Zoning Commission. The chapter identifies criteria for approval. One of these is that a subdivision contain 25 lots or greater. This subdivision contains 24 lots. However, with the connection to the Oakleigh Subdivision, there would be a total of 47 lots.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the Final Plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Urban Forestry) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

Public Notice: A public notice is required due to the request for approval of private streets. Staff notified property owners within 500 feet of the subject property regarding this request and notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. Staff has received no correspondence regarding this request to date.

Staff Recommendation: Staff recommends approval. The proposed Preliminary/Final Plat meets the requirements of the R-20 and the Land Development Code.

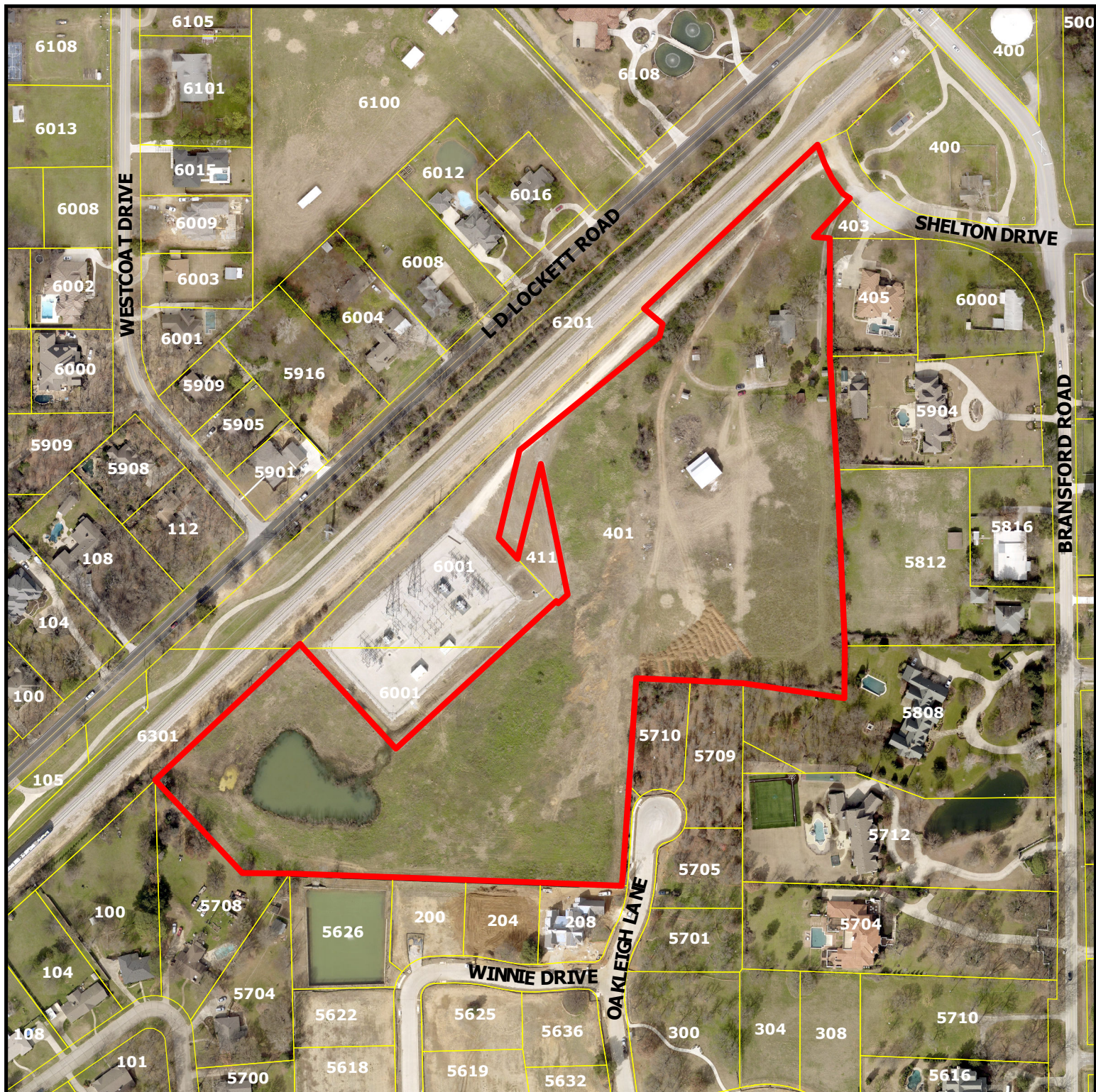
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Tree Survey Exhibit
6. Grading and Erosion Control Plan
7. Utility and Drainage Plan
8. Sewer Line Easement
9. Paving Plan
10. Access Easement Agreement
11. Notification Map
12. Notification List
13. Property Owner Notification
14. Draft Resolution

Aerial Map



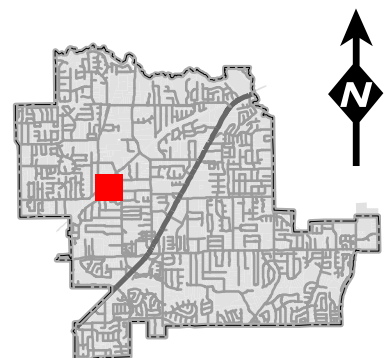
Zoning Map

401 Shelton Drive

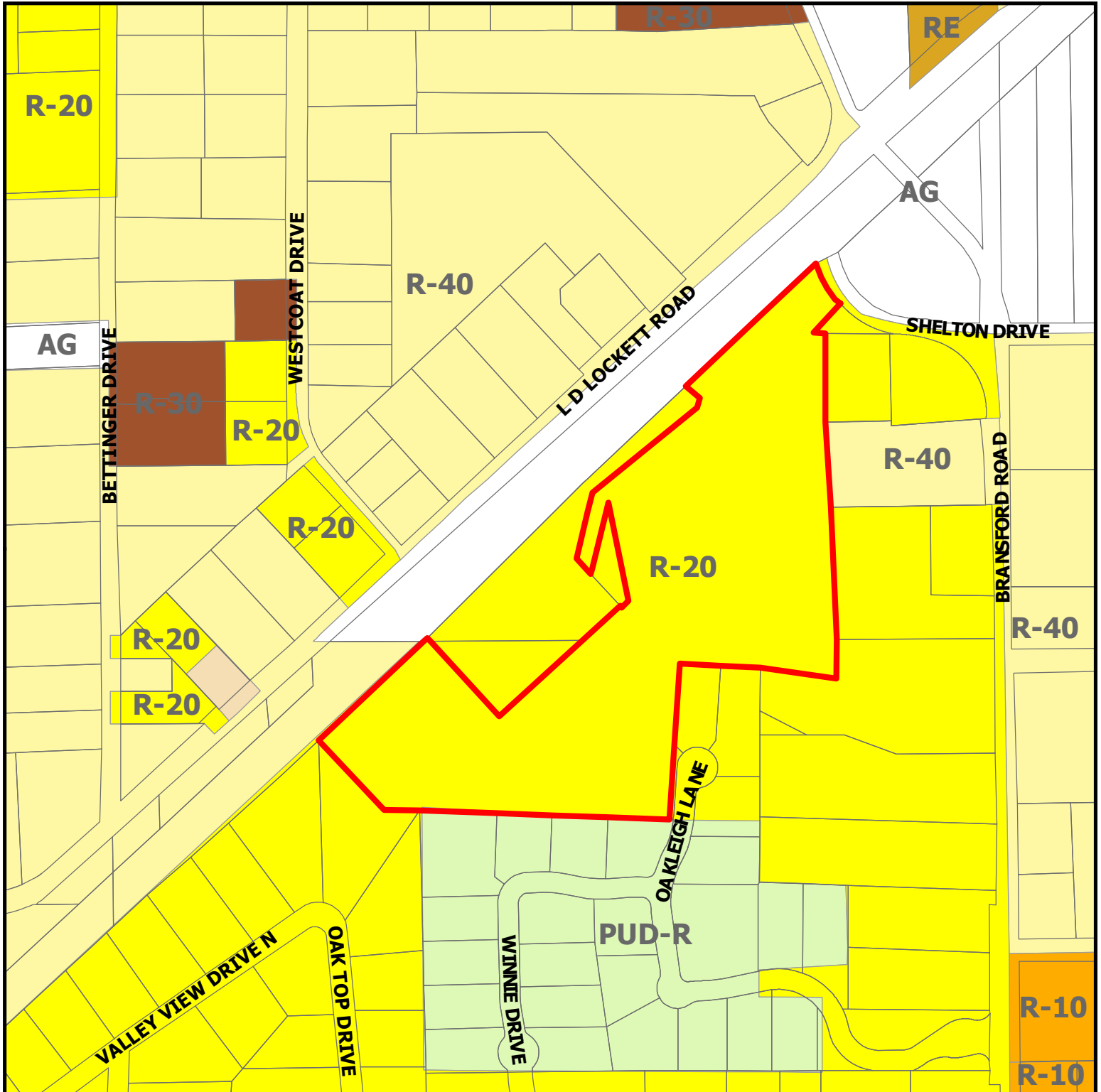
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Subject Property



Zoning Map

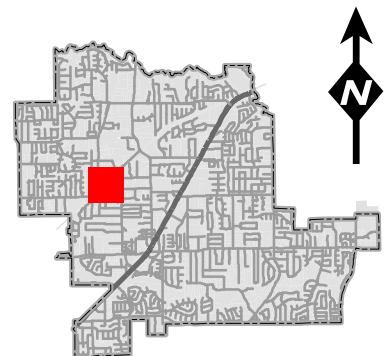


Zoning Map

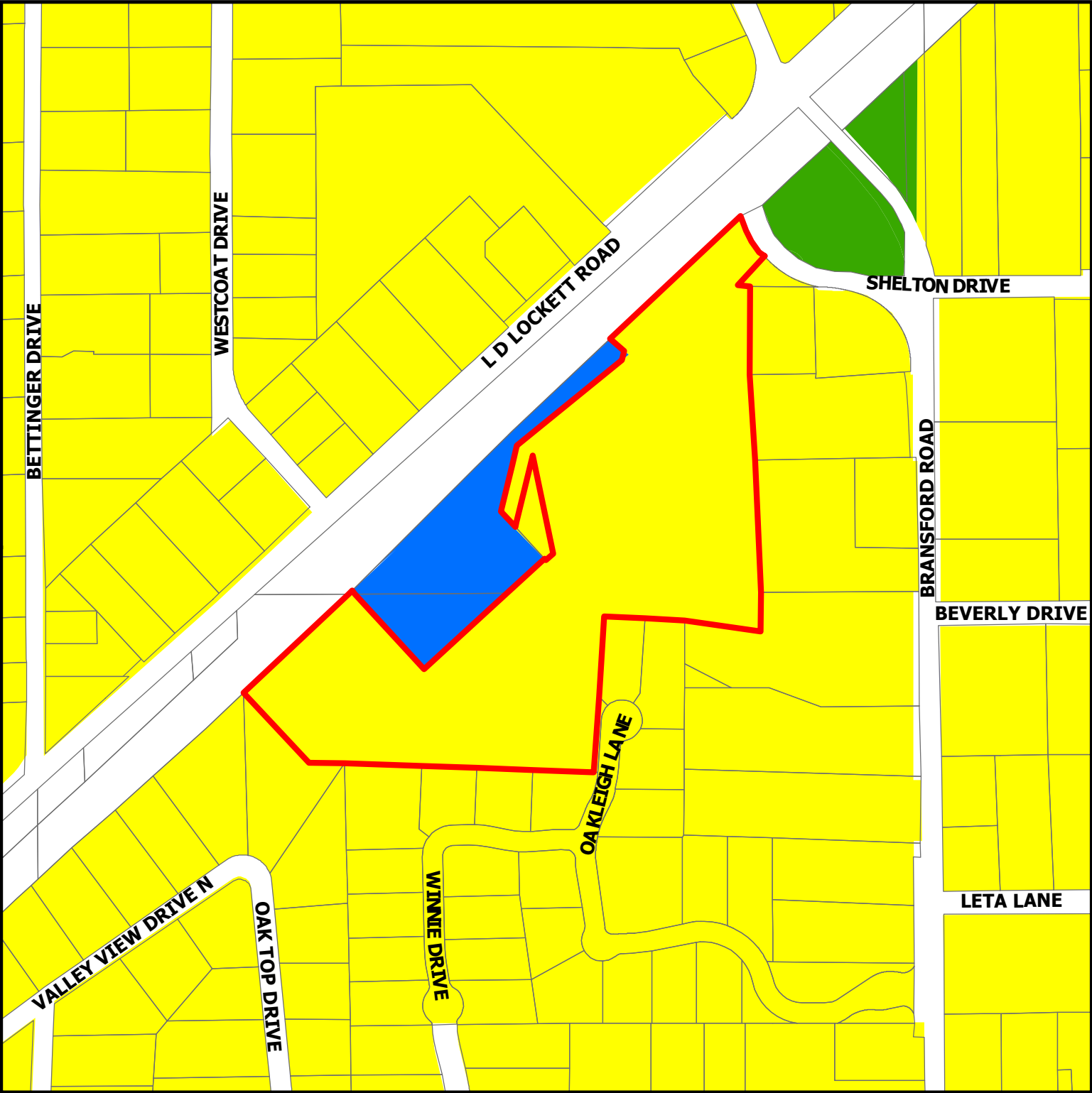
401 Shelton Drive

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 Subject Property



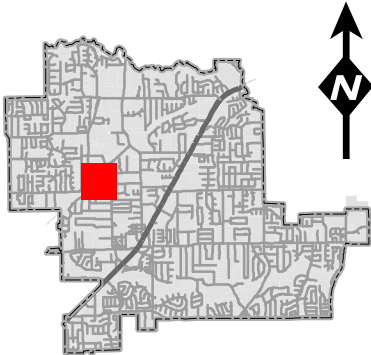
Future Land Use Map



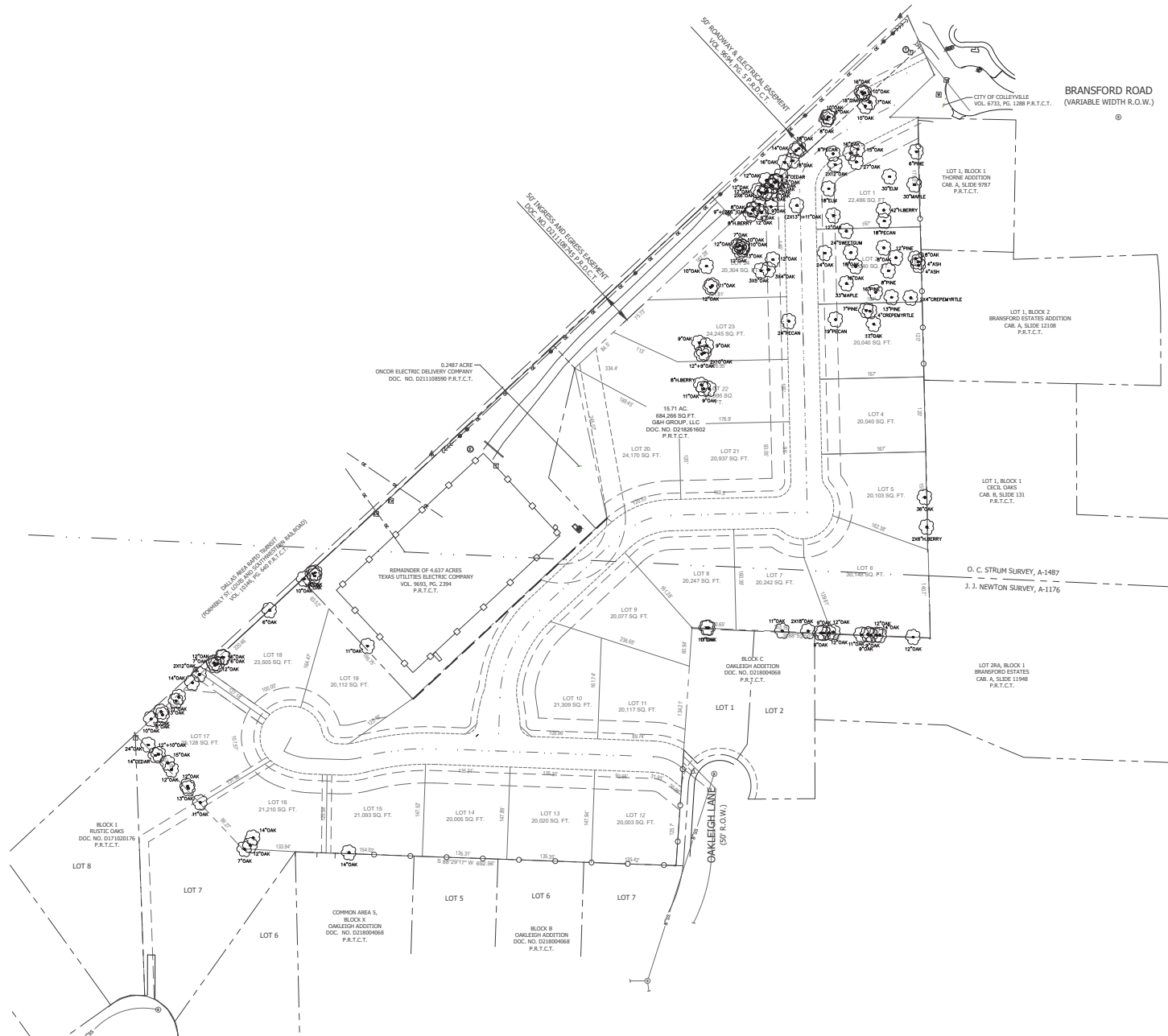
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Zoning Map 401 Shelton Drive

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



Tree Survey Exhibit



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OSAMA F. NASHED 90373 1/10/2020

Type or Print Name	PE #	Date
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PROJECT NO.	190200	DATE	REVISIONS
DRAWN BY	ALS		
APPROVED BY	OFN		
DATE	1/10/2020		

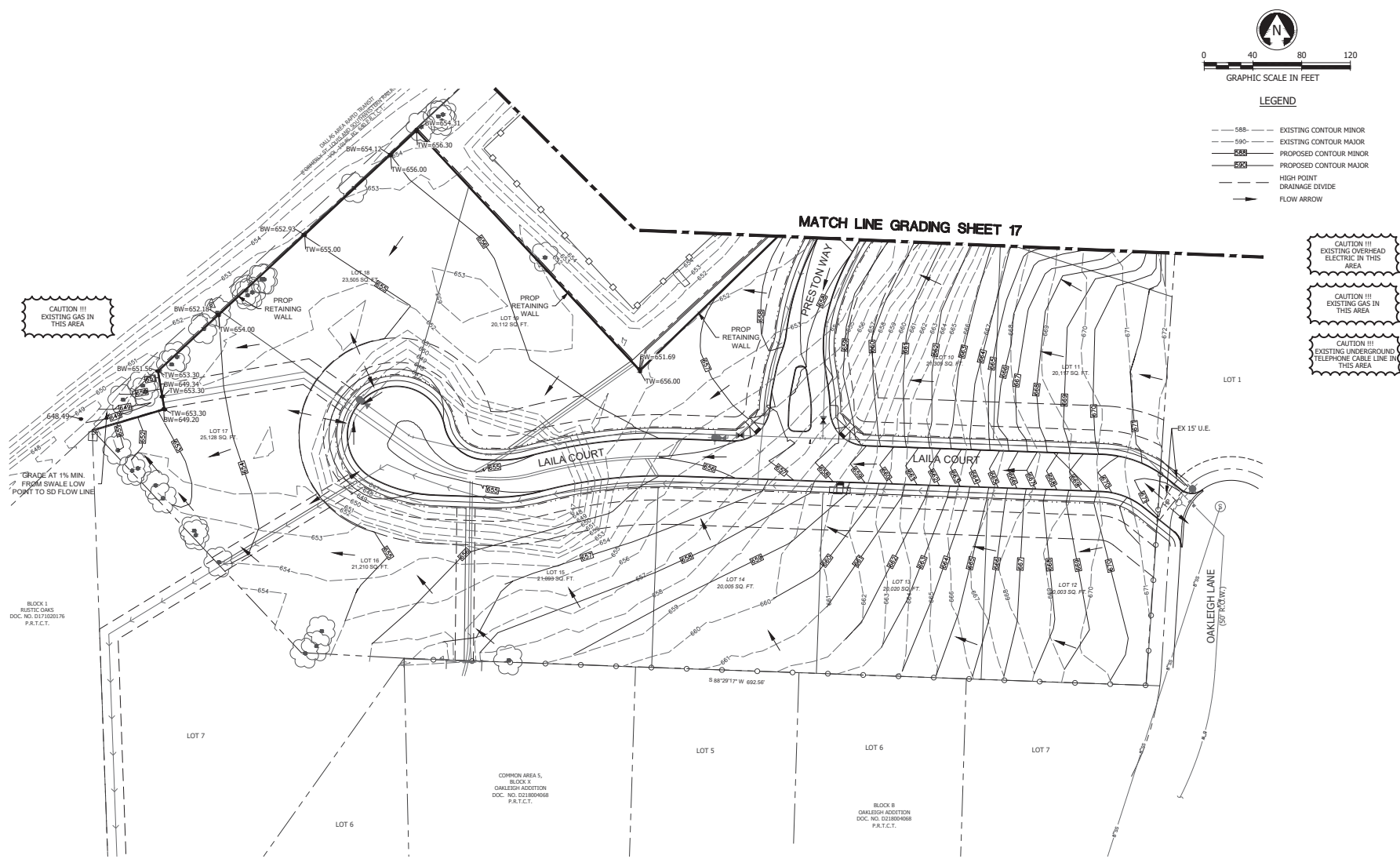
TREE SURVEY
 PRESTON MANOR ADDITION
 24 RESIDENTIAL LOTS & 3 OPEN SPACE LOTS

5000 Thompson Terrace
Colleyville, TX. 76034
(817) 335-9900
FAX: (817) 335-9955



SHEET
4

Grading and Erosion Control Plan



GRAPHIC SCALE IN FEET

0 40 80 120

LEGEND

- 588 --- EXISTING CONTOUR MINOR
- 590 --- EXISTING CONTOUR MAJOR
- 588 --- PROPOSED CONTOUR MINOR
- 590 --- PROPOSED CONTOUR MAJOR
- HIGH POINT
- DRAINAGE DIVIDE
- FLOW ARROW

- CAUTION !!! EXISTING OVERHEAD ELECTRIC IN THIS AREA
- CAUTION !!! EXISTING GAS IN THIS AREA
- CAUTION !!! EXISTING UNDERGROUND TELEPHONE CABLE LINE IN THIS AREA

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
5000 Thompson Terrace, Colleyville, TX
75006
Tel: 817.335.9000 Fax: 817.335.9955
TERRA Firm No. 1000600

ENGINEERS & SURVEYORS

NO.	REVISION DESCRIPTIONS	DATE

GRADING PLAN 1 OF 3

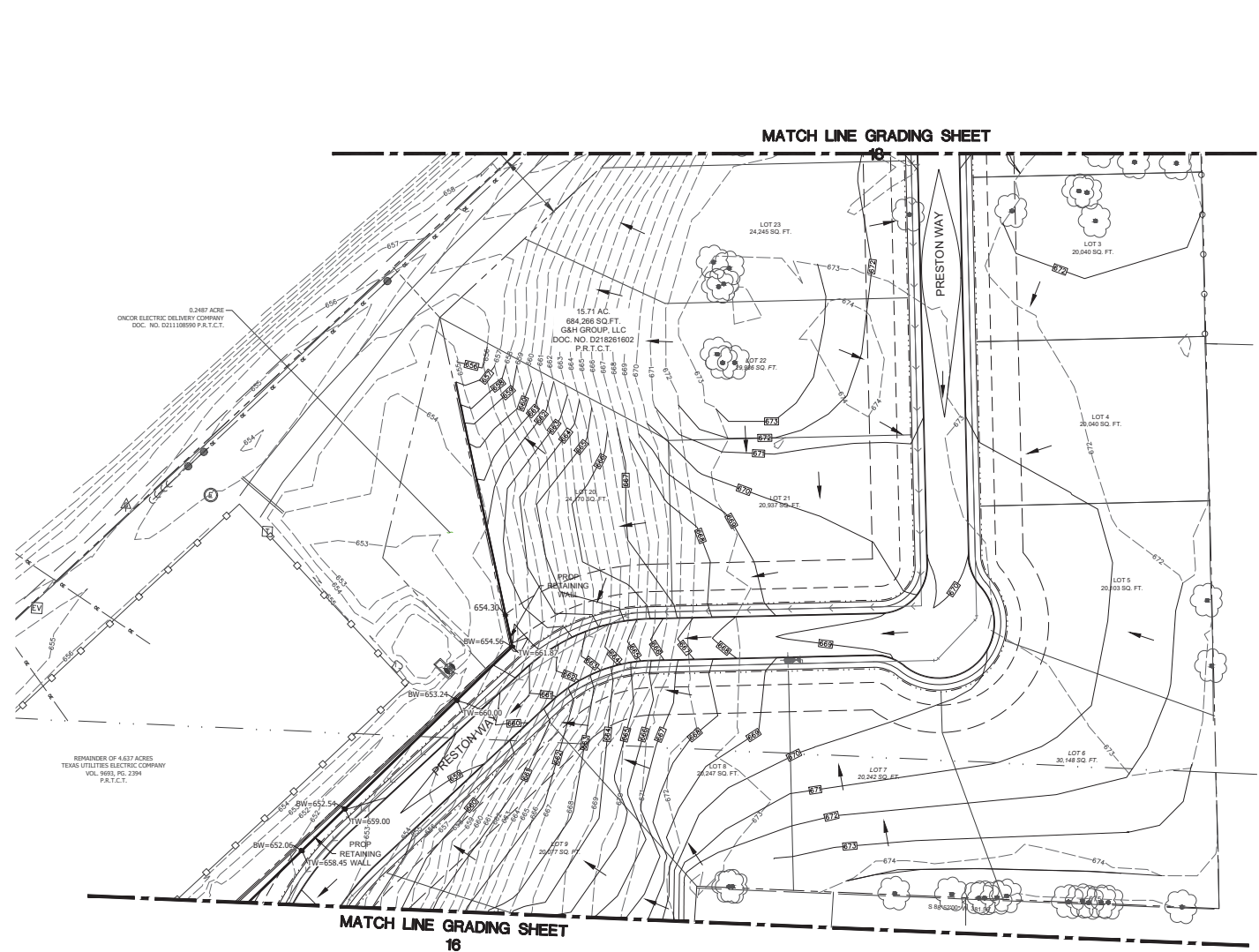
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CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS**

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20273
1/28/2020

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Grading and Erosion Control Plan




0 40 80 120
GRAPHIC SCALE IN FEET

LEGEND

558---

EXISTING CONTOUR MINOR

590---

EXISTING CONTOUR MAJOR

558---

590---

CAUTION !!!
EXISTING OVERHEAD
ELECTRIC IN THIS
AREA

CAUTION !!!
EXISTING GAS IN
THIS AREA

CAUTION !!!
EXISTING UNDERGROUND
TELEPHONE CABLE LINE IN
THIS AREA

A.N.A. CONSULTANTS, L.L.C.
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GRADING PLAN 2 OF 3

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CAUTION !!!
EXISTING OVERHEAD
ELECTRIC IN THIS
AREA

CAUTION !!!
EXISTING GAS IN
THIS AREA

CAUTION !!!
EXISTING UNDERGROUND
TELEPHONE CABLE LINE IN
THIS AREA

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS AND SURVEYORS
5000 Thompson Station, Collegeville, TX
76034
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TBPLS Firm No.: 10090800

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GRADING PLAN 3 OF 3

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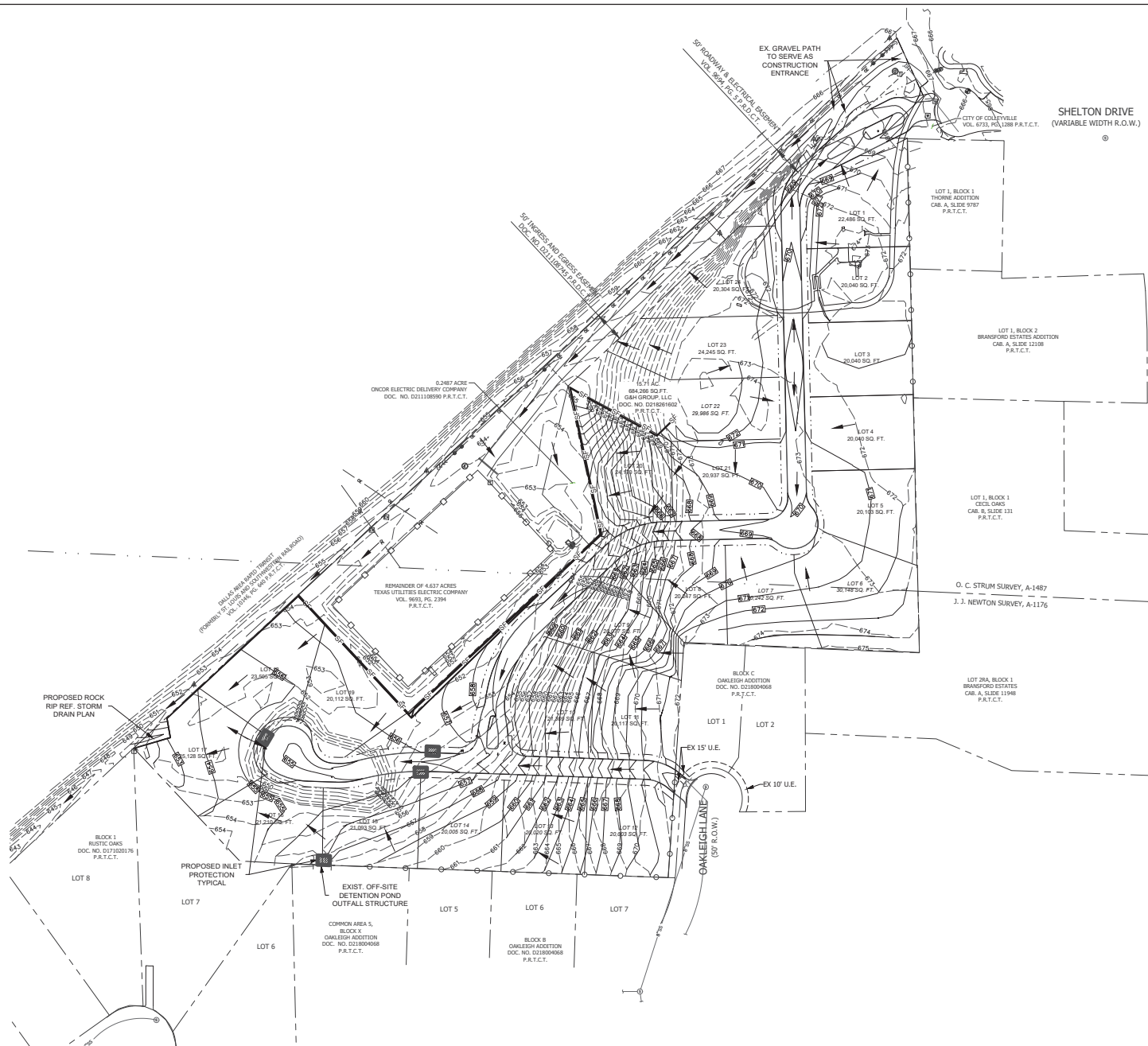
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90373
PE #
1/28/2020
Days

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Grading and Erosion Control Plan



A graphic scale bar is shown below the map, with markings at 0, 80, 160, and 240 feet. Above the scale bar is a north arrow pointing towards the top of the page, labeled with an 'N' inside a circle.

LEGEND

---	588	---	EXISTING CONTOUR
—	SF	—	SILT FENCE
→			FLOW ARROW
			INLET PROTECTION

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ENGINEERS AND SURVEYORS
5000 Terrace Terrace, Colleyville, TX
76034
Tel: 817 335 9900 Fax: 817 335 9955
TYPE S Firm No.: 20
TPEI S Firm No.: 10909000

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EROSION CONTROL PLAN

**PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS**

**PRELIMINARY
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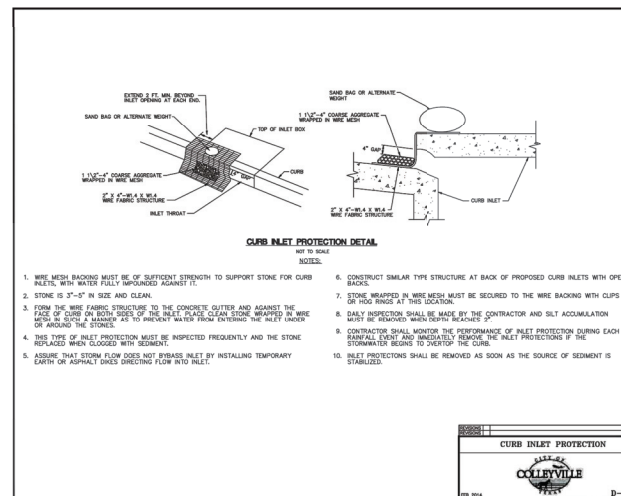
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OSAMA F. NASHED

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PE #	1/28/2020

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19-0200

SHEET No.: 19

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76004
Tel: 817.335.9900 Fax: 817.335.9955
E-MAIL: ana@ana-llc.com
FAX: ana@ana-llc.com
TBPCL'S Firm No.: 10960000

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EROSION CONTROL DETAILS

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CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS**

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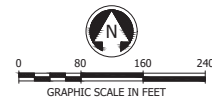
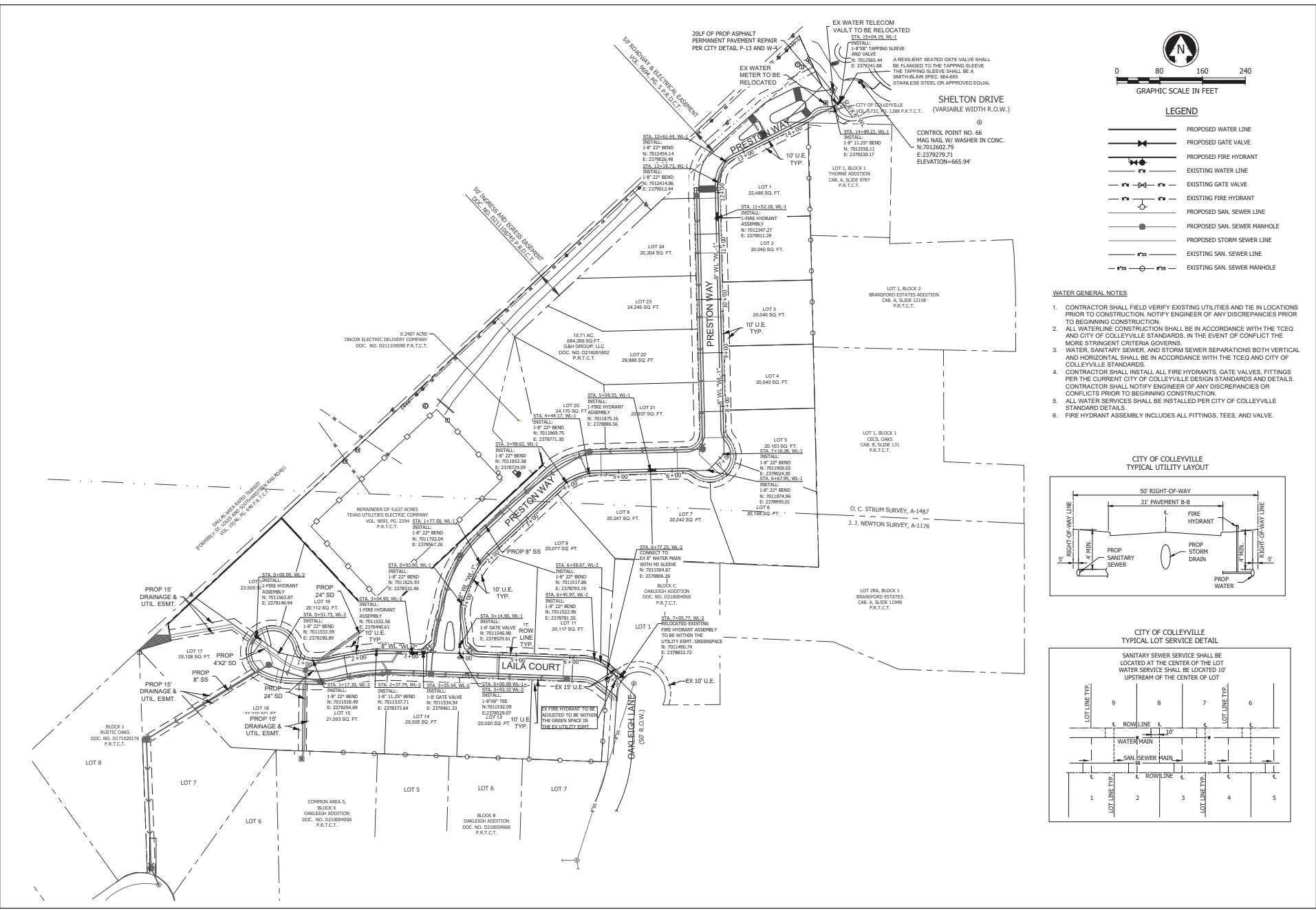
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PC #	1/28/2020

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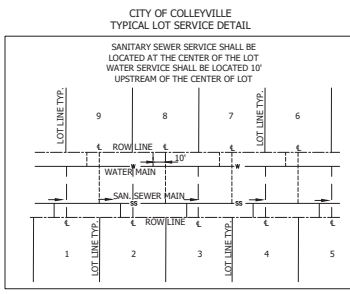
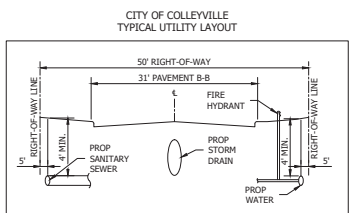
Utility and Drainage Plan

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LEGEND	
	PROPOSED WATER LINE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	PROPOSED SAN. SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING SAN. SEWER LINE
	EXISTING STORM SEWER LINE

- WATER GENERAL NOTES**
- CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES AND TIE IN LOCATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WATERLINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TCEQ AND CITY OF COLLEYVILLE STANDARDS. IN THE EVENT OF CONFLICT THE MORE STRINGENT CRITERIA GOVERNS.
 - WATER, SANITARY SEWER, AND STORM SEWER SEPARATIONS BOTH VERTICAL AND HORIZONTAL SHALL BE IN ACCORDANCE WITH THE TCEQ AND CITY OF COLLEYVILLE STANDARDS.
 - CONTRACTOR SHALL INSTALL ALL FIRE HYDRANTS, GATE VALVES, FITTINGS PER THE CURRENT CITY OF COLLEYVILLE DESIGN STANDARDS AND DETAILS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WATER SERVICES SHALL BE INSTALLED PER CITY OF COLLEYVILLE STANDARD DETAILS.
 - FIRE HYDRANT ASSEMBLY INCLUDES ALL FITTINGS, TEES, AND VALVE.



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E: info@ana-engineers.com
T: 817.335.9900

OVERALL WATER PLAN

**PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS**

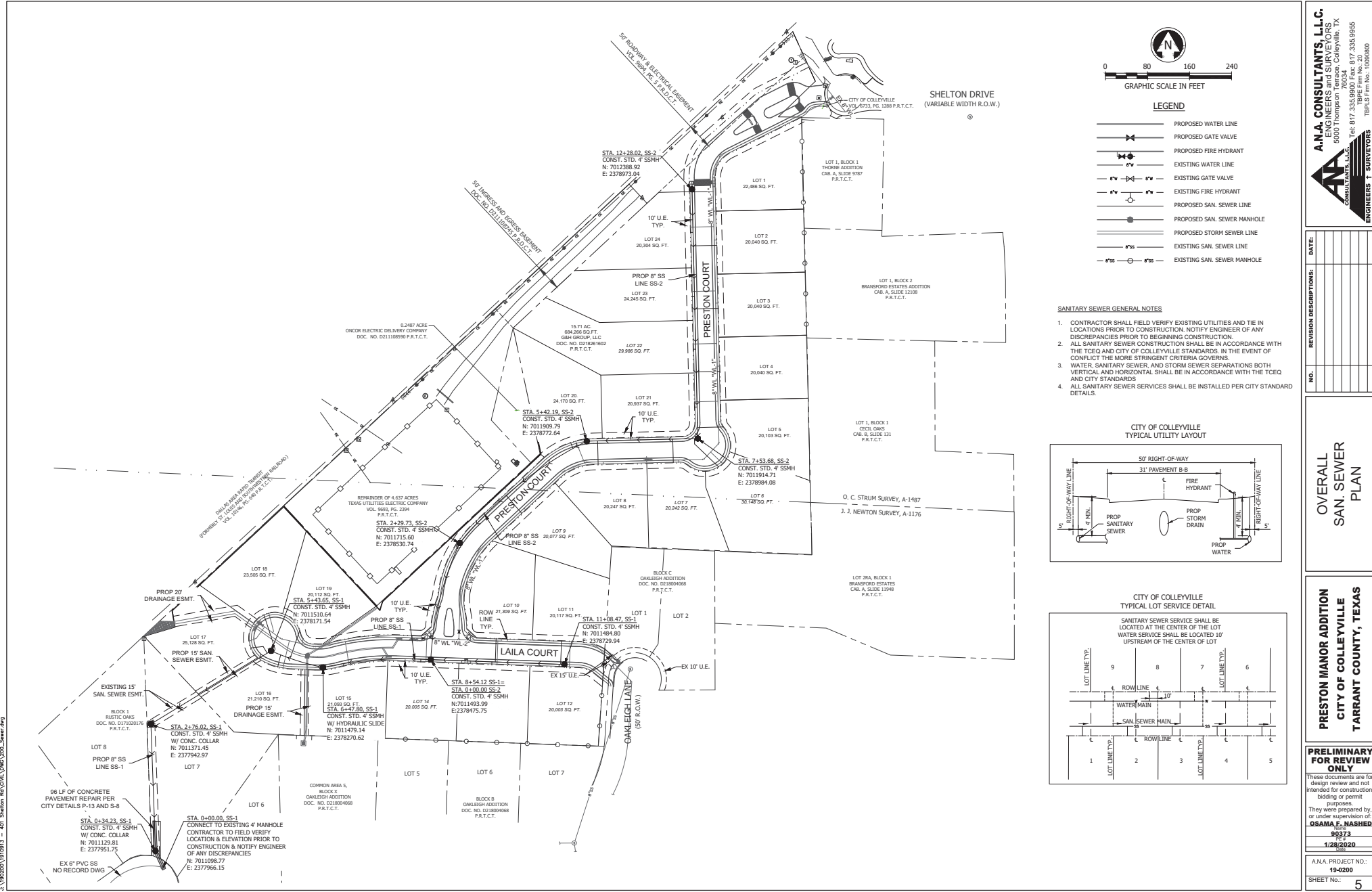
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90373
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SHEET NO.: 4

Utility and Drainage Plan



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Tel: 817.335.9900 Fax: 817.335.9955
TPE Firm No. 20
TPE-S Firm No. 1095900
TPE-S Firm No. 1095900

DATE:	
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NO.	

OVERALL SAN. SEWER PLAN

**PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS**

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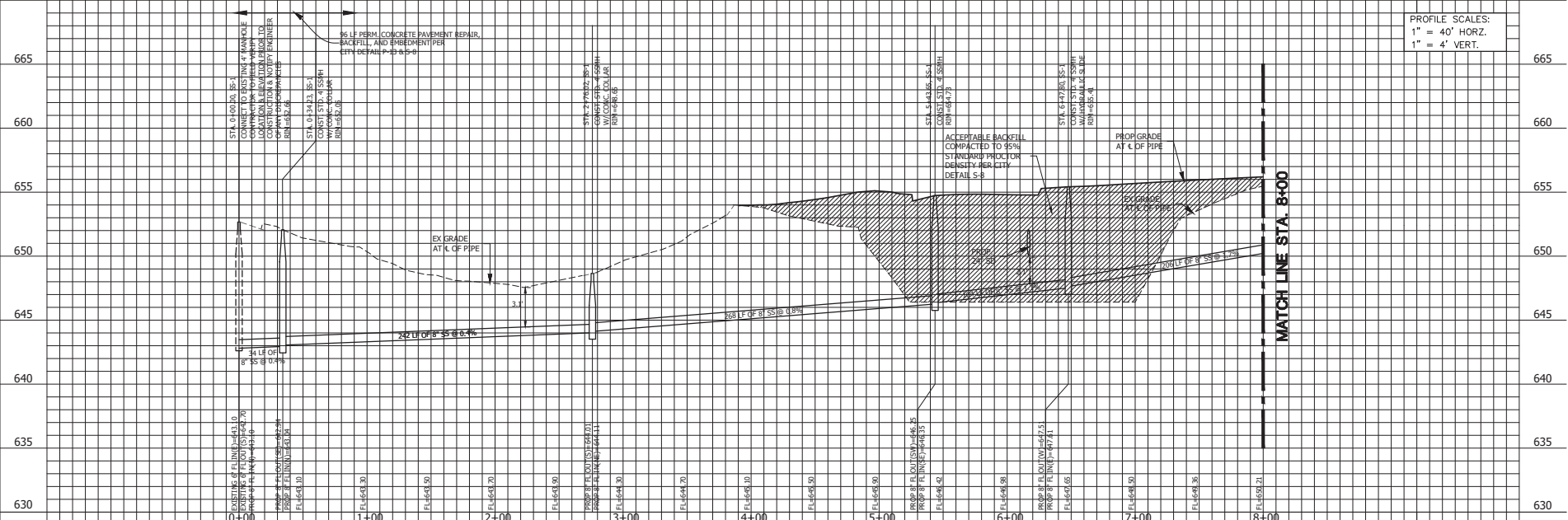
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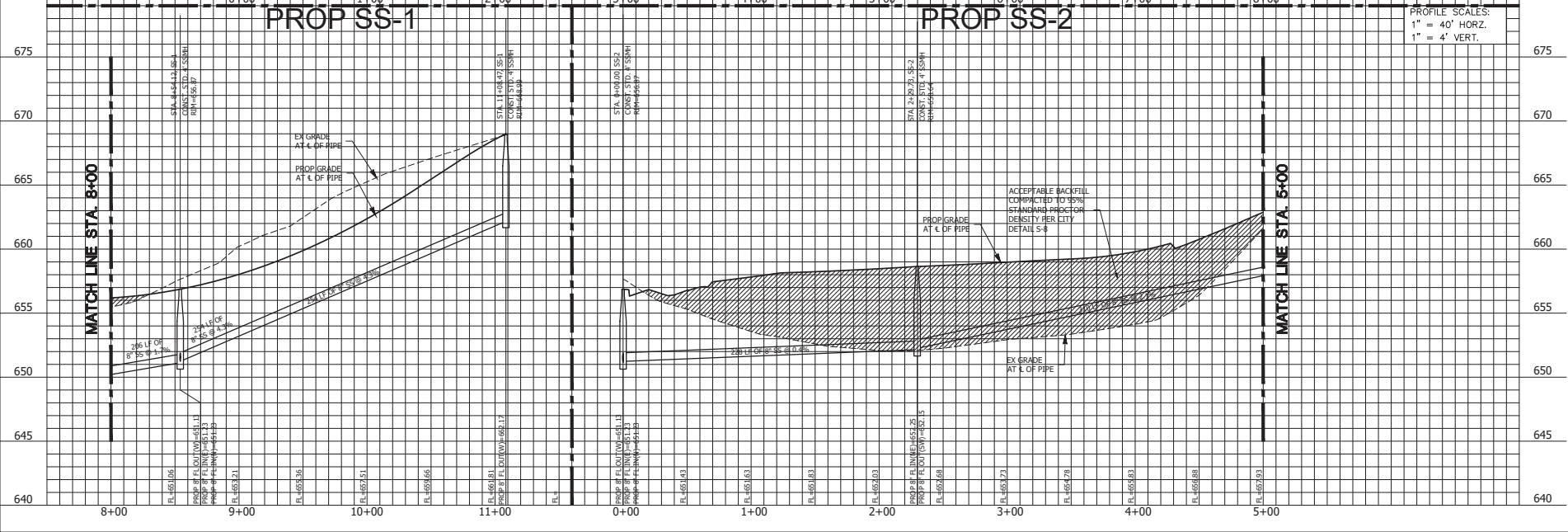
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SHEET NO.: 5

Utility and Drainage Plan

PROP SS-1



PROFILE SCALES:
1" = 40' HORZ.
1" = 4' VERT.



PROFILE SCALES:
1" = 40' HORZ.
1" = 4' VERT.

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Tel: 817.335.9900 Fax: 817.335.9955
BPE Firm No. 20
TSP-10 Firm No. 1009090

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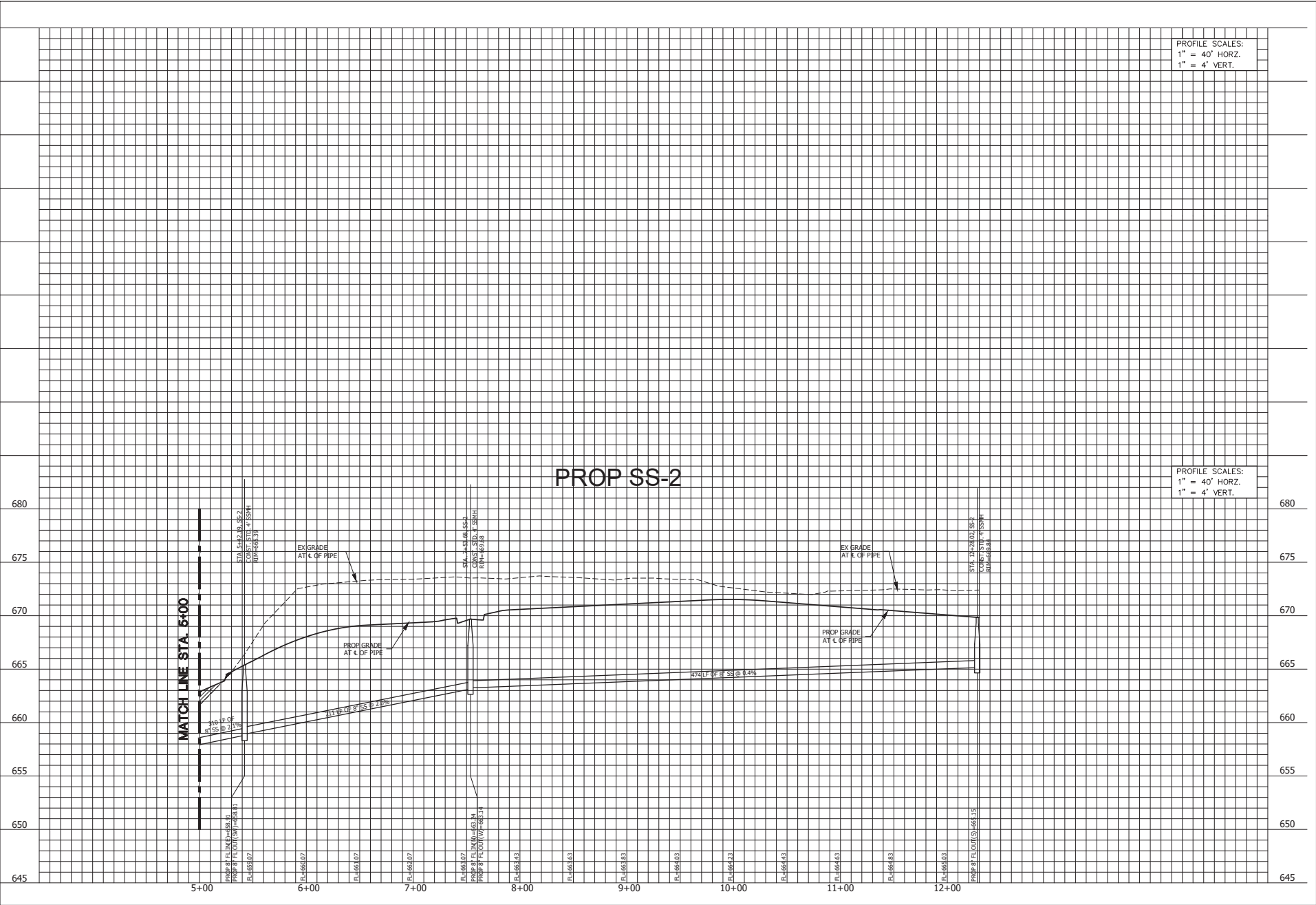
SAN SEWER PROFILE

**PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS**

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1/28/2020
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SHEET NO.: 6

Utility and Drainage Plan

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PROFILE SCALES:
1" = 40' HORZ.
1" = 4' VERT.

PROFILE SCALES:
1" = 40' HORZ.
1" = 4' VERT.

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Type Firm No. 1099900

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PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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90373
1/28/2020

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SHEET No.:	7

Utility and Drainage Plan

DA		Sheet Flow					Post Development Conditions					Channel Flow					Total Travel Time
Basin	Length (ft)	Slope (ft/ft)	Manning's N	2yr 24-hr Prec. (in)	Tc (min)	Cover	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Tc (min)	Type	Assumed Velocity (ft/s)	Length (ft)	Slope (ft/ft)	Tc (min)	Tc (min)	
B & OS	100	0.009	0.150	3.36	13.11	Unpaved	145	0.009	1.52	1.59	Swale	3	736.7	0.014	4.09		
											Pipe	8	40	0.018	0.08		
											Swale	3	596	0.020	3.31		
											Pipe	8	387	0.005	0.81		
											Swale	3	165	0.009	0.92	23.91	

THE TIME OF CONCENTRATION CALCULATIONS SHOWN ARE BASED ON THE NRCS TR-55 METHODOLOGY AS OUTLINED ON THE ISWM HYDROLOGY DESIGN MANUAL. THE MINIMUM TIME OF CONCENTRATION VALUE ARE USED FOR ALL DRAINAGE AREAS THAT HAVE A TIME OF CONCENTRATION BELOW THE MIN. TIME OF CONCENTRATION.

PRESTON MANOR ADDITION																	
POST DEVELOPMENT RUNOFF CALCULATIONS																	
AREA	Area (ac.)	C	C'A	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	Comments
Basin A: Drains north-east to the existing Bransford Rd.																	
A	2.23	0.60	1.34	15	3.90	5.22	4.86	6.50	5.53	7.40	6.46	8.64	7.20	9.63	7.98	10.68	Overland Flow
Basin B: (Drains to Downstream Point 1) To the exist. swale next to the Railroad track swale																	
B-1	2.34	0.60	1.40	23.91	3.02	4.24	3.85	5.41	4.40	6.18	5.19	7.29	5.80	8.14	6.47	9.08	Overland to OS
B-2	7.94	0.60	4.76	23.91	3.02	14.39	3.85	18.35	4.40	20.96	5.19	24.73	5.80	27.63	6.47	30.82	C.I to SD system
B-3	1.74	0.60	1.04	23.91	3.02	3.15	3.85	4.02	4.40	4.59	5.19	5.42	5.80	6.06	6.47	6.75	C.I to SD system
B-4	1.46	0.60	0.88	23.91	3.02	2.65	3.85	3.37	4.40	3.85	5.19	4.55	5.80	5.08	6.47	6.67	Overland flow
Basin OS-2: (Drains to Downstream Point 1) To the exist. swale next to the Railroad track swale																	
OS-2	1.50	0.30	0.45	23.91	3.02	1.36	3.85	1.73	4.40	1.98	5.19	2.34	5.80	2.61	6.47	2.91	Overland flow
Basin OS-1: Drains to Basin C																	
OS-1	3.38	0.60	2.03	23.91	3.02	6.12	3.85	7.81	4.40	8.92	5.19	10.53	5.80	11.76	6.47	13.12	Ret. wall orifice

ASSUMPTIONS:
THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE WAS REFERENCE FOR THE CM CALCULATIONS SHOWN.
CHAPTER 14 ENGINEERING DESIGN STANDARDS.

SECTION 14-17D DRAINAGE AND STORM SEWER IMPROVEMENTS WAS REFERENCE TO DETERMINE BOTH THE RUNOFF COEFFICIENT 'C' VALUE, AND TIME OF CONCENTRATION.

C=0.60 PER ZONING (SINGLE FAMILY RESIDENTIAL)
C=0.30 PER ZONING (UNDEVELOPED)
T=15 MINUTES - THE MIN. Tc PER ZONING (SINGLE FAMILY RESIDENTIAL)
I=STORM INTENSITY IN IN/HR. AS STATED UNDER THIS SECTION, THE INTENSITY OF RUNOFF IN INCHES PER HOUR (REFERENCE CHART FROM THE FORT WORTH DRAINAGE MANUAL)
A=DRAINAGE AREA IN ACRES
THE RATIONAL METHOD EQUATION Q=CIA*FLOW IN CFS

THE RATIONAL METHOD EQUATION Q=CIA*FLOW IN CFS

THE RATIONAL METHOD EQUATION Q=CIA*FLOW IN CFS

THE RATIONAL METHOD EQUATION Q=CIA*FLOW IN CFS

THE RATIONAL METHOD EQUATION Q=CIA*FLOW IN CFS

THE RATIONAL METHOD EQUATION Q=CIA*FLOW IN CFS

THE RATIONAL METHOD EQUATION Q=CIA*FLOW IN CFS

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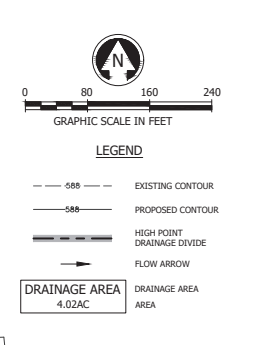
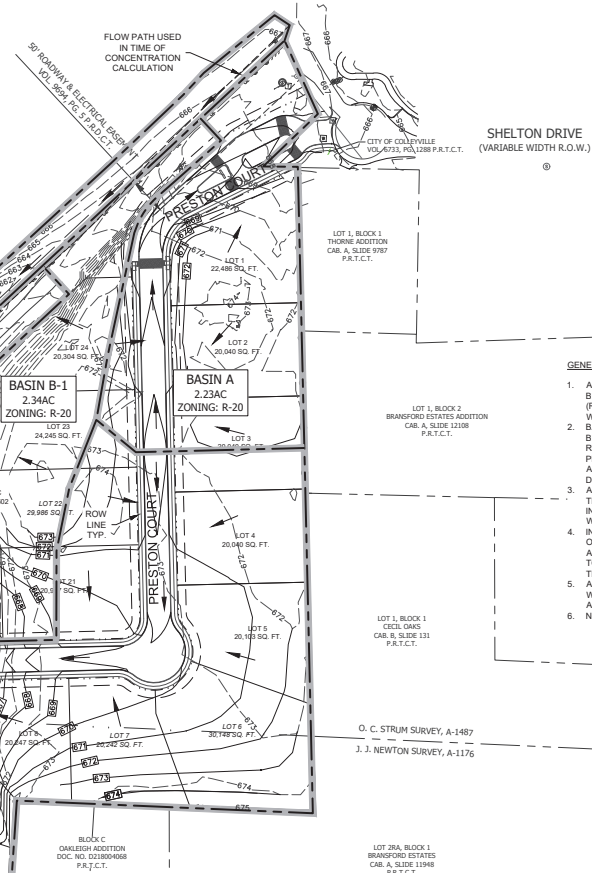
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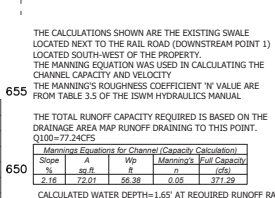
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- GENERAL NOTES - STORM DRAINAGE IMPROVEMENTS**
1. ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, 14" V-REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.
 2. BACKFILL SHALL BE 3/4 TO 1" ROCK, 6" MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.
 3. AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
 4. INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.
 5. ALL STORM SEWER PIPES LARGER THAN 30" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.
 6. NO PRE-CAST INLETS ARE ALLOWED.



Manning's Equations for Channel Capacity Calculation				
Slope	A	Wp	Manning's n	Full Velocity (cfs)
%	sq. ft.	ft	n	(cfs)
2.16	72.61	56.38	0.05	371.29

Manning's Equations for Channel Capacity Calculation				
Slope	A	Wp	Manning's n	Full Velocity (cfs)
%	sq. ft.	ft	n	(cfs)
2.16	18.90	20.69	0.05	77.24

THE TOTAL RUNOFF CAPACITY REQUIRED IS BASED ON THE DRAINAGE AREA MAP RUNOFF DRAINING TO THIS POINT. Q100=77.24CFS
CALCULATED WATER DEPTH=1.65' AT REQUIRED RUNOFF RATE.
FULL VELOCITY CALCULATION BASED ON Q REQUIRED

FROM OAKLEIGH SUBDIVISION RECORD DWGS				
TABLE 1.0 - DETENTION POND OUTFALL				
STORM EVENT FREQUENCY	WSEL (FT)	ORIFICE FLOW (CFS)	WEIR FLOW (CFS)	TOTAL FLOW (CFS)
2-YR	658.70	7.36	0.00	7.36
5-YR	659.06	8.37	0.00	8.37
10-YR	659.28	8.85	0.00	8.85
25-YR	659.53	9.51	1.26	10.77
50-YR	659.74	9.98	6.78	16.76
100-YR	659.98	10.46	15.46	25.92

NOTE:
CHANNEL DESIGN CAPACITY PER "THE OAK CREEK HILLS AND RUSTIC OAKS PAVING AND DRAINAGE IMPROVEMENT" PAGE D-11 IS 113 CFS

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TEBE Firm No. 20
TEBL Firm No. 1005960

POST-DEV. DRAINAGE AREA MAP

PRELIMINARY FOR ONLY
These documents are for design review and not intended for construction, bidding or permit purposes.
They were prepared by, or under supervision of, **OSAMA F. NASHED**
1/28/2020
A.N.A. PROJECT NO.: 19-0200
SHEET No.: 8

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COMPUTATION SHEET FOR DETERMINING CAPACITY OF CURB OPENING INLET ON GRADE (DEPRESSED)																																																																																																																																																																																																																																						
ON-GRADE INLET CAPACITY CALCULATION TABLE																																																																																																																																																																																																																																						
INLET		DRAINAGE AREA				"S" STREET		Cross Slope of Pavement		Cross Slope of Gutter		DEPTH OF FLOW		ALLOW DEPTH OF FLOW		DEPTH OF FLOW		ALLOW DEPTH OF FLOW		SPREAD OF FLOW		ALLOW SPREAD OF FLOW		Equivalent Cross Slope		STREET SECTION (TYPE)		MANNING'S COEFFICIENT FOR PAVEMENT		5-YEAR INLET CARRY-OVER FLOW		5-YEAR INLET CARRY-OVER FLOW		100-YR INLET CARRY-OVER FLOW		100-YR INLET CARRY-OVER FLOW		DESIGN REQUIREMENTS		DESIGN REQUIREMENTS		INLET PROVIDED		EFFICIENCY		INLET CAPACITY		5-YEAR INLET CARRY-OVER FLOW		100-YR INLET CARRY-OVER FLOW		COMMENTS																																																																																																																																																																																		
DESIGN POINT	INLET NO.	STATION	AREA NO.	AREA (ACRES)	RUNOFF "c"	CONC. (MIN)	LONG SLOPE (FT/FT)	Sx (FT/FT)	Sy (FT/FT)	Yo (IN/100-YEAR)	Yx (IN/100-YEAR)	Yz (IN/100-YEAR)	Yw (IN/100-YEAR)	Yv (IN/100-YEAR)	Yu (IN/100-YEAR)	Yt (IN/100-YEAR)	Ys (IN/100-YEAR)	Yr (IN/100-YEAR)	Yq (IN/100-YEAR)	Yp (IN/100-YEAR)	Yn (IN/100-YEAR)	Ym (IN/100-YEAR)	Yl (IN/100-YEAR)	Yk (IN/100-YEAR)	Yj (IN/100-YEAR)	Yi (IN/100-YEAR)	Yh (IN/100-YEAR)	Yg (IN/100-YEAR)	Yf (IN/100-YEAR)	Ye (IN/100-YEAR)	Yd (IN/100-YEAR)	Yc (IN/100-YEAR)	Yb (IN/100-YEAR)	Ya (IN/100-YEAR)	Yz (IN/100-YEAR)	Yy (IN/100-YEAR)	Yx (IN/100-YEAR)	Yw (IN/100-YEAR)	Yv (IN/100-YEAR)	Yu (IN/100-YEAR)	Yt (IN/100-YEAR)	Ys (IN/100-YEAR)	Yr (IN/100-YEAR)	Yq (IN/100-YEAR)	Yp (IN/100-YEAR)	Yn (IN/100-YEAR)	Ym (IN/100-YEAR)	Yl (IN/100-YEAR)	Yk (IN/100-YEAR)	Yj (IN/100-YEAR)	Yi (IN/100-YEAR)	Yh (IN/100-YEAR)	Yg (IN/100-YEAR)	Yf (IN/100-YEAR)	Ye (IN/100-YEAR)	Yd (IN/100-YEAR)	Yc (IN/100-YEAR)	Yb (IN/100-YEAR)	Ya (IN/100-YEAR)	Yz (IN/100-YEAR)	Yy (IN/100-YEAR)	Yx (IN/100-YEAR)	Yw (IN/100-YEAR)	Yv (IN/100-YEAR)	Yu (IN/100-YEAR)	Yt (IN/100-YEAR)	Ys (IN/100-YEAR)	Yr (IN/100-YEAR)	Yq (IN/100-YEAR)	Yp (IN/100-YEAR)	Yn (IN/100-YEAR)	Ym (IN/100-YEAR)	Yl (IN/100-YEAR)	Yk (IN/100-YEAR)	Yj (IN/100-YEAR)	Yi (IN/100-YEAR)	Yh (IN/100-YEAR)	Yg (IN/100-YEAR)	Yf (IN/100-YEAR)	Ye (IN/100-YEAR)	Yd (IN/100-YEAR)	Yc (IN/100-YEAR)	Yb (IN/100-YEAR)	Ya (IN/100-YEAR)	Yz (IN/100-YEAR)	Yy (IN/100-YEAR)	Yx (IN/100-YEAR)	Yw (IN/100-YEAR)	Yv (IN/100-YEAR)	Yu (IN/100-YEAR)	Yt (IN/100-YEAR)	Ys (IN/100-YEAR)	Yr (IN/100-YEAR)	Yq (IN/100-YEAR)	Yp (IN/100-YEAR)	Yn (IN/100-YEAR)	Ym (IN/100-YEAR)	Yl (IN/100-YEAR)	Yk (IN/100-YEAR)	Yj (IN/100-YEAR)	Yi (IN/100-YEAR)	Yh (IN/100-YEAR)	Yg (IN/100-YEAR)	Yf (IN/100-YEAR)	Ye (IN/100-YEAR)	Yd (IN/100-YEAR)	Yc (IN/100-YEAR)	Yb (IN/100-YEAR)	Ya (IN/100-YEAR)	Yz (IN/100-YEAR)	Yy (IN/100-YEAR)	Yx (IN/100-YEAR)	Yw (IN/100-YEAR)	Yv (IN/100-YEAR)	Yu (IN/100-YEAR)	Yt (IN/100-YEAR)	Ys (IN/100-YEAR)	Yr (IN/100-YEAR)	Yq (IN/100-YEAR)	Yp (IN/100-YEAR)	Yn (IN/100-YEAR)	Ym (IN/100-YEAR)	Yl (IN/100-YEAR)	Yk (IN/100-YEAR)	Yj (IN/100-YEAR)	Yi (IN/100-YEAR)	Yh (IN/100-YEAR)	Yg (IN/100-YEAR)	Yf (IN/100-YEAR)	Ye (IN/100-YEAR)	Yd (IN/100-YEAR)	Yc (IN/100-YEAR)	Yb (IN/100-YEAR)	Ya (IN/100-YEAR)	Yz (IN/100-YEAR)	Yy (IN/100-YEAR)	Yx (IN/100-YEAR)	Yw (IN/100-YEAR)	Yv (IN/100-YEAR)	Yu (IN/100-YEAR)	Yt (IN/100-YEAR)	Ys (IN/100-YEAR)	Yr (IN/100-YEAR)	Yq (IN/100-YEAR)	Yp (IN/100-YEAR)	Yn (IN/100-YEAR)	Ym (IN/100-YEAR)	Yl (IN/100-YEAR)	Yk (IN/100-YEAR)	Yj (IN/100-YEAR)	Yi (IN/100-YEAR)	Yh (IN/100-YEAR)	Yg (IN/100-YEAR)	Yf (IN/100-YEAR)	Ye (IN/100-YEAR)	Yd (IN/100-YEAR)	Yc (IN/100-YEAR)	Yb (IN/100-YEAR)	Ya (IN/100-YEAR)	Yz (IN/100-YEAR)	Yy (IN/100-YEAR)	Yx (IN/100-YEAR)	Yw (IN/100-YEAR)	Yv (IN/100-YEAR)	Yu (IN/100-YEAR)	Yt (IN/100-YEAR)	Ys (IN/100-YEAR)	Yr (IN/100-YEAR)	Yq (IN/100-YEAR)	Yp (IN/100-YEAR)	Yn (IN/100-YEAR)	Ym (IN/100-YEAR)	Yl (IN/100-YEAR)	Yk (IN/100-YEAR)	Yj (IN/100-YEAR)	Yi (IN/100-YEAR)	Yh (IN/100-YEAR)	Yg (IN/100-YEAR)	Yf (IN/100-YEAR)	Ye (IN/100-YEAR)	Yd (IN/100-YEAR)	Yc (IN/100-YEAR)	Yb (IN/100-YEAR)	Ya (IN/100-YEAR)	Yz (IN/100-YEAR)	Yy (IN/100-YEAR)	Yx (IN/100-YEAR)	Yw (IN/100-YEAR)	Yv (IN/100-YEAR)	Yu (IN/100-YEAR)	Yt (IN/100-YEAR)	Ys (IN/100-YEAR)	Yr (IN/100-YEAR)	Yq (IN/100-YEAR)	Yp (IN/100-YEAR)	Yn (IN/100-YEAR)	Ym (IN/100-YEAR)	Yl (IN/100-YEAR)	Yk (IN/100-YEAR)	Yj (IN/100-YEAR)	Yi (IN/100-YEAR)	Yh (IN/100-YEAR)	Yg (IN/100-YEAR)	Yf (IN/100-YEAR)	Ye (IN/100-YEAR)	Yd (IN/100-YEAR)	Yc (IN/100-YEAR)	Yb (IN/100-YEAR)	Ya (IN/100-YEAR)	Yz (IN/100-YEAR)	Yy (IN/100-YEAR)	Yx (IN/100-YEAR)	Yw (IN/100-YEAR)	Yv (IN/100-YEAR)	Yu (IN/100-YEAR)	Yt (IN/100-YEAR)	Ys (IN/100-YEAR)	Yr (IN/100-YEAR)	Yq (IN/100-YEAR)	Yp (IN/100-YEAR)	Yn (IN/100-YEAR)	Ym (IN/100-YEAR)	Yl (IN/100-YEAR)	Yk (IN/100-YEAR)	Yj (IN/100-YEAR)	Yi (IN/100-YEAR)	Yh (IN/100-YEAR)	Yg (IN/100-YEAR)	Yf (IN/100-YEAR)	Ye

SUMP INLET CAPACITY CALCULATION TABLE																													
INLET LOCATION	INLET NO.	GUTTER SLOPE So	CROWN SLOPE Sx	CONTRIBUTING AREAS				RUNOFF COEF. C	TIME OF CONCEN. (MIN.)	DESIGN FREQUENCY	INTENSITY (IN./HR)	PEAK FLOW (CFS)	ROW CAPACITY (CFS)	CARRY OVER (CFS)	GUTTER FLOW Qo	n=.013 n=.016 0.56/n	1/Fo	So*(.9) Yo	DEPTH OF GUTTER FLOW FT	DEPTH OF DEPRESSION a FT	DEPTH OF FLOW AT OPENING Y FT	CAPACITY OF INLET PER FOOT OF LENGTH Q/L CFS/FT	LENGTH OF INLET OPENING L OR P FT	CAPACITY OF INLET Q CFS	CARRY-OVER INTO OVER FLOW CFS	PERCENT Q100 CAPTURED BY INLET	NOTES		
				AREA		AREA 2	%A																					AREA (ACRES)	
				1	%																								
		FT/FT	Fo FT/FT												CFS														
Laila Ct. n=0+00.40 RT. (Low	1	.02	.02																										
B3		0.0050	0.02	B-4	100%	X-2	50%	5.43	0.60	15	100-YEAR	7.98	26.0	55.3	0.0	26.0	35.0	50.0	0.07	0.56	0.333	0.89	2.52	18.0	37.8	0.00	100.00%		
Drop Inlet				O-S	100%	X	100%	7.49	0.60	30	100-YEAR	5.77	25.9	40.3	0.0	25.9	35.0	50.0	0.07	0.56	0.333	0.89	2.52	16.0	40.3	0.00	100.00%		

PROPOSED CONDITIONS HYDRAULIC CALCULATIONS																																								
FROM	TO	PIPE LENGTH	DRAINAGE AREA				RUNOFF	INCR	TOTAL	TIME OF CONCEN.			5-YEAR	100-YEAR	Q-5	Q-100	INLET BYPASS Q IN ROW	Q	PIPE	BOX CULVERT	n	Sf	HGL		HEAD LOSS CALCULATIONS										DESIGN		INVERT ELEV		T/C	COMMENTS
			INCREMENTAL		AREA (ac)	TOTAL AREA (ac)				"C"	CA	CA											INLET	TRAVEL	TOTAL	INTENSITY	INTENSITY	RUNOFF	RUNOFF	CFS	CFS	FT	FT	D/S	U/S	V1(IN) FT/SEC	V2(OUT) SEC	V1+2g FT		
1	2	3	4				5	6	7				8	9	10	11	12	13	14	15	16	17																	18	19
STORM DRAIN LINE "SD-1"																																								
463.9	444.8	19.1	B-2	25%	X	100%	1.99	1.99	0.60	1.19	1.19	15.0	0.1	15.1	4.9	8.0	5.8	9.5	0.0	9.5	24	-	-	0.013	0.0018	652.82	652.86	0.00	3.02	0.00	0.14	1.25	0.00	0.18	653.03	651.59	651.41	657.24	Partial Flow	
444.8	425.5	19.3	X	100%	X	100%	0.00	1.99	0.60	0.00	1.19	15.1	0.1	15.2	4.8	8.0	5.8	9.5	0.0	9.5	24	-	-	0.013	0.0018	654.29	654.32	3.02	3.02	0.14	0.14	0.43	0.06	0.10	654.42	651.41	651.23	657.24	Partial Flow	
425.5	280.4	145.1	B-2	25%	X	100%	1.99	3.97	0.60	1.19	2.38	15.2	0.4	22.56	4.8	7.9	11.5	18.9	0.0	18.9	24	-	-	0.013	0.0070	652.82	653.83	3.02	6.02	0.14	0.56	0.75	0.11	0.46	654.29	651.23	649.87	657.24	Partial Flow	
280.4	167.2	113.2	B-1	100%	OS-1	100%	7.97	11.94	0.60	4.78	7.16	22.56	0.3	22.87	4.0	6.7	28.5	47.7	0.0	47.7	4	2	0.013	0.0027	651.10	652.41	6.02	5.97	0.56	0.55	0.25	0.14	0.41	652.82	649.87	649.53	655.10	Partial Flow		
167.2	118.6	48.6	B-3	100%	B-2	50%	5.71	17.65	0.60	3.43	10.59	22.87	0.2	23.05	4.0	6.6	41.9	70.1	0.0	70.1	4	3	0.013	0.0009	652.96	652.00	5.97	4.68	0.55	0.34	0.50	0.28	0.10	652.10	649.53	649.44	654.50	Partial Flow		
118.6	0	118.6	X	100%	X	100%	0.00	17.65	0.60	0.00	10.59	23.05	0.4	23.47	3.9	6.6	41.7	69.8	0.0	70.1	4	5	0.013	0.0009	651.63	651.74	4.68	4.68	0.34	0.34	0.35	0.12	0.22	651.96	649.44	649.20	654.50	Partial Flow		
STORM DRAIN LINE "SD-2"																																								
167.3	0	167.3	X	100%	X	100%	-	-	-	-	-	22.56	0.3	22.90	-	-	-	-	25.9	0.0	25.9	24	-	-	0.013	0.0131	651.87	654.07	0.00	8.25	0.00	1.06	1.25	0.00	1.32	655.39	651.19	649.87	657.02	Partial Flow
STORM DRAIN LINE "SD-3"																																								
162.5	0	162.5	B-1	100%	OS-1	100%	5.72	5.72	0.60	3.43	3.43	22.19	0.4	22.56	4.0	6.7	13.8	23.1	0.0	23.1	24	-	-	0.013	0.0104	651.48	653.15	0.00	7.35	0.00	0.84	1.25	0.00	1.05	654.20	651.55	649.87	653.55	Partial Flow	
STORM DRAIN LINE "SD-4"																																								
19.2	0	19.2	B-2	25%	X	100%	1.99	1.99	0.60	1.19	1.19	15.0	0.1	15	4.9	8.0	5.8	9.5	0.0	9.5	21	-	-	0.013	0.0036	652.11	652.18	0.00	3.95	0.00	0.24	1.25	0.00	0.30	652.48	651.74	651.35			

Orifice Equation= $c \cdot A \cdot \text{Sqrt}(2 \cdot g \cdot h)$		
c=	0.6	
A=	1.375	SF
g=	32.2	ft/sec^2
h=	WSEL-Centroid=WSEL-657.4	
Weir Equation=	8.98cfs	

PER "OAKLEIGH SUBDIVISION" RECORD DRAWING, THE
5.5'X0.25' ORIFICE FLOWLINE IS AT THE 657.59' ELEV.
AND THE WEIR ELEVATION IS AT 659.43'

2:09:02 PM
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INLET & HYDRAULIC CALCULATIONS

**PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS**

**PRELIMINARY
FOR REVIEW
ONLY**

These documents are for design review and not intended for construction, bidding or permit purposes.
They were prepared by, or under supervision of:
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FE #
1/28/2020

A.N.A. PROJECT NO.:

SHEET No.: 9

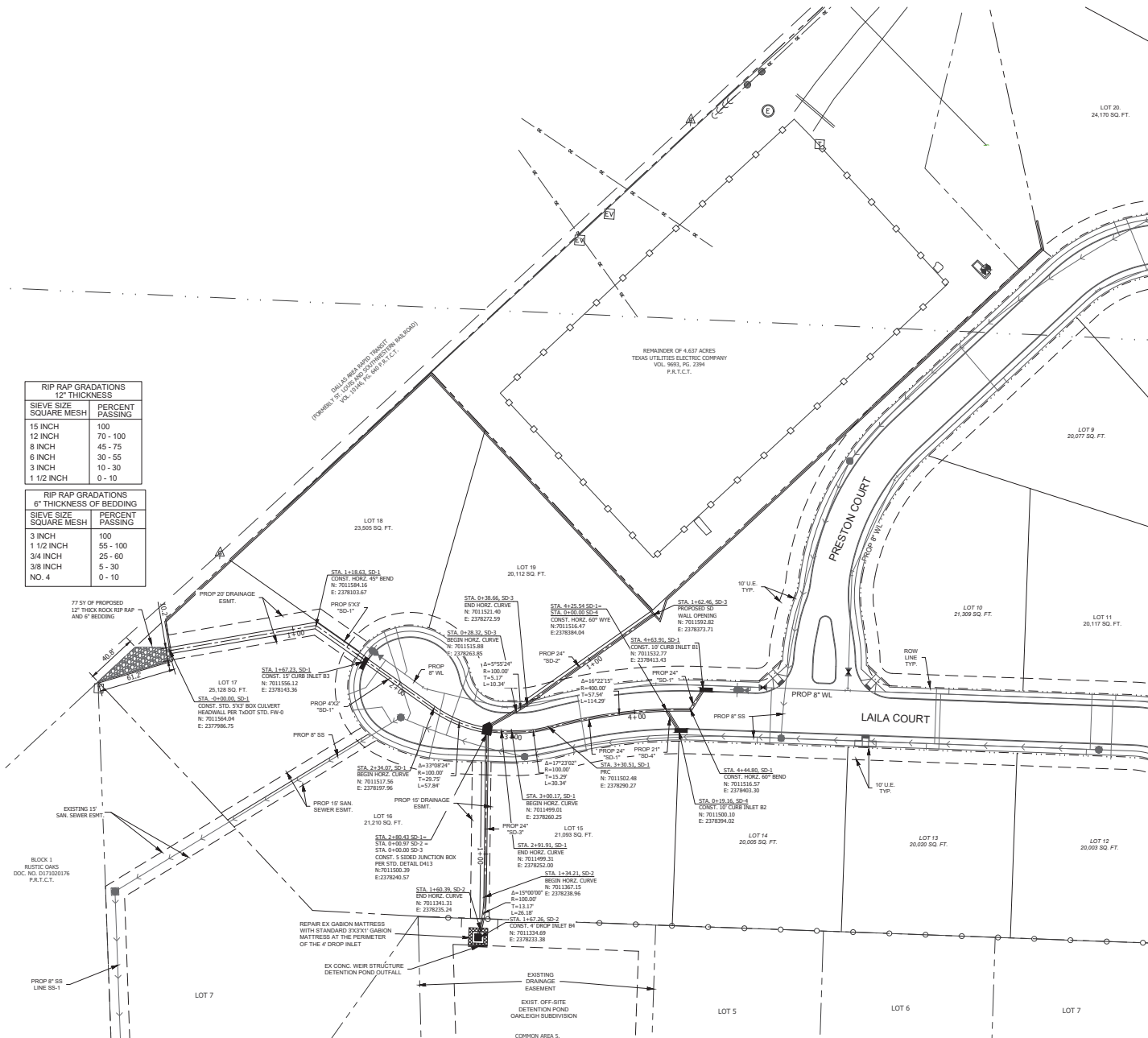
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- | | |
|--|-----------------------------|
| | PROPOSED WATER LINE |
| | PROPOSED GATE VALVE |
| | PROPOSED FIRE HYDRANT |
| | EXISTING WATER LINE |
| | EXISTING GATE VALVE |
| | EXISTING FIRE HYDRANT |
| | PROPOSED SAN. SEWER LINE |
| | PROPOSED SAN. SEWER MANHOLE |
| | PROPOSED STORM SEWER LINE |
| | EXISTING SAN. SEWER LINE |
| | EXISTING SAN. SEWER MANHOLE |

RIP RAP GRADATIONS 12" THICKNESS	
SIEVE SIZE SQUARE MESH	PERCENT PASSING
15 INCH	100
12 INCH	70 - 100
8 INCH	45 - 75
6 INCH	30 - 55
3 INCH	10 - 30
1 1/2 INCH	0 - 10

RIP RAP GRADATIONS 6" THICKNESS OF BEDDING	
SIEVE SIZE SQUARE MESH	PERCENT PASSING
3 INCH	100
1 1/2 INCH	55 - 100
3/4 INCH	25 - 60
3/8 INCH	5 - 30
NO. 4	0 - 10



OVERALL STORM DRAIN PLAN

**PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS**

**PRELIMINARY
FOR REVIEW
ONLY**

These documents are for design review and not intended for construction, bidding or permit purposes.

SAMA F. NASHED

Name
90373

PE#
1/28/2020

Date _____

A.N.A. PROJECT NO.:
10.0300

HEFT No. : 10

Utility and Drainage Plan

PROP SD-1

PROP SD-2

PROP SD-3

PROP SD-4

PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

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1" = 40' HORIZ.
1" = 4' VERT.

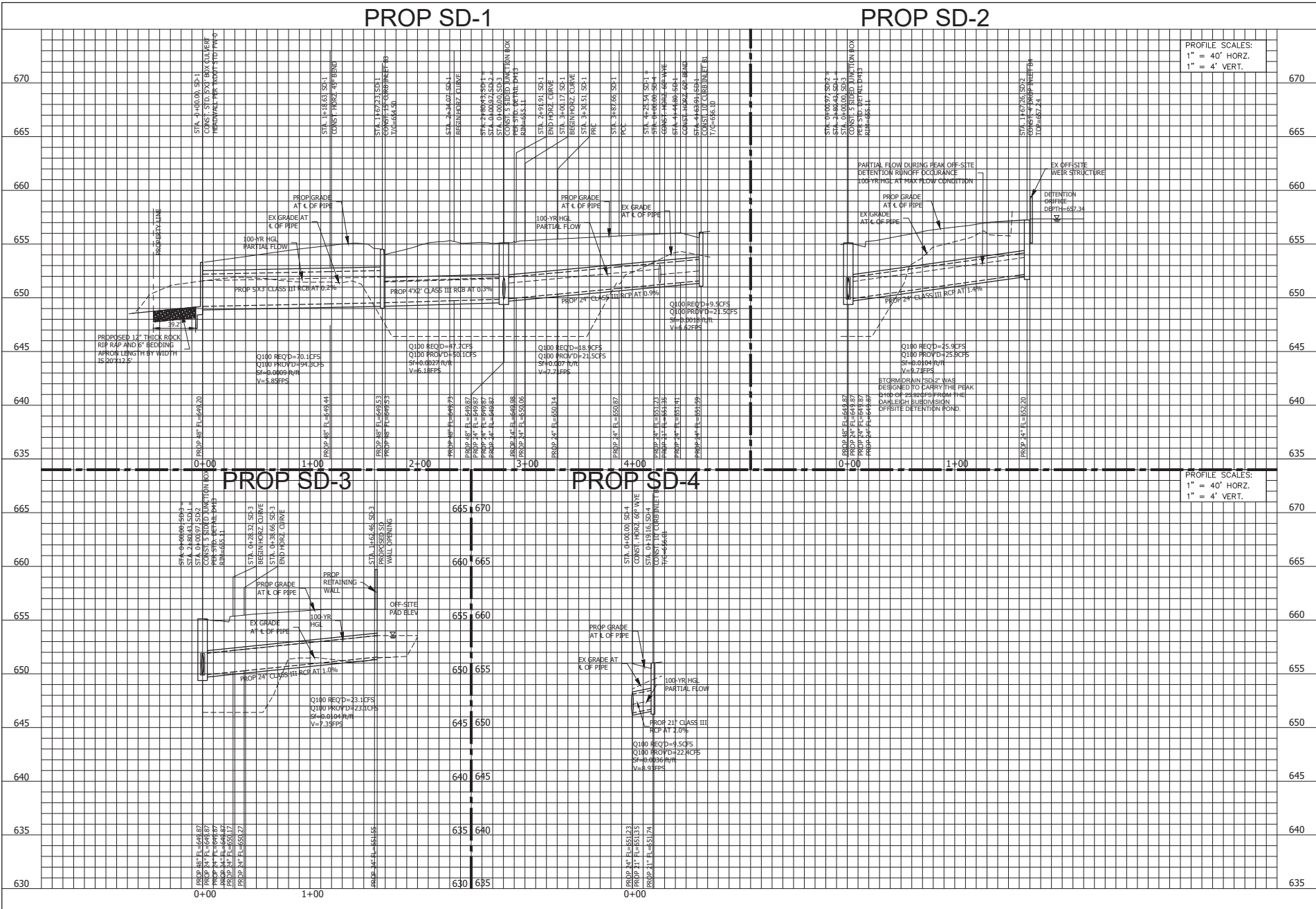


NO.	REVISION DESCRIPTIONS	DATE

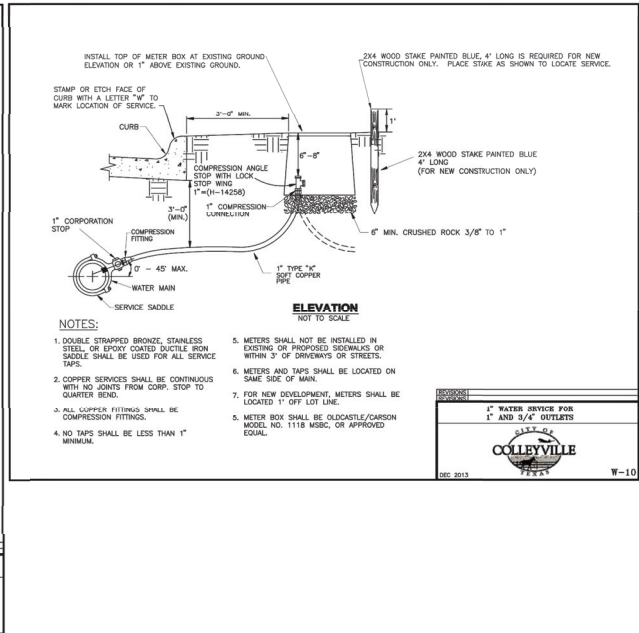
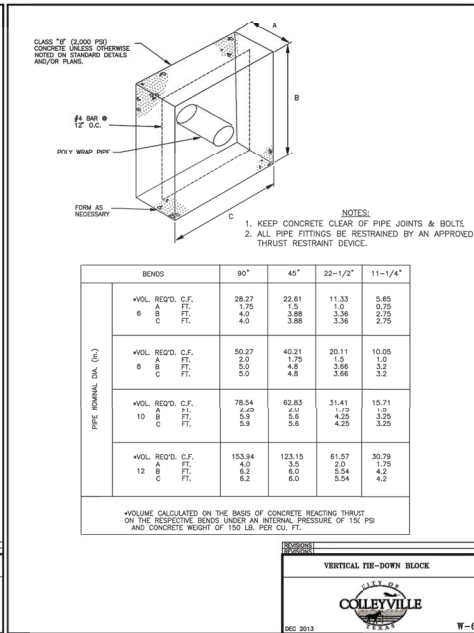
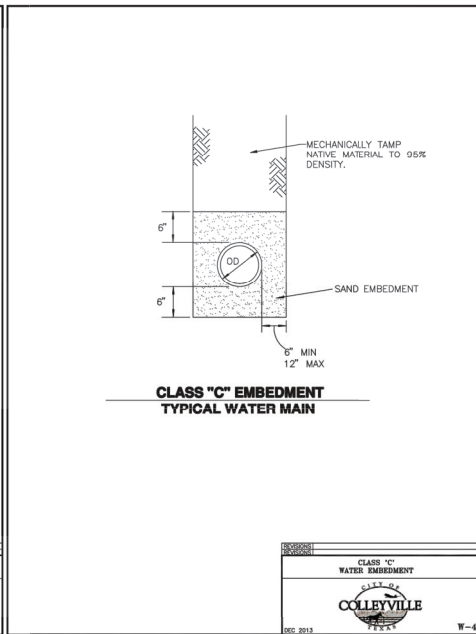
STORM DRAIN PROFILE

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PRELIMINARY FOR REVIEW ONLY
These documents are for design review and not intended for construction, bidding or permit purposes.
They were prepared by, or under supervision of, OSAMA F. NASHED
90373
1/28/2020
A.N.A. PROJECT NO.: 19-0200
SHEET NO.: 11



A.N.A. CONSULTANTS, L.L.C.
ENGINEERS AND SURVEYORS
5000 Thompson Terrace, Colleyville, TX
76034
Tel.: 817.335.9900 Fax: 817.335.9955
TUBE Firm No.: 20
TBPLS Firm No.: 10090900

[illegible]

WATER DETAILS

**PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS**

**PRELIMINARY
FOR REVIEW
ONLY**

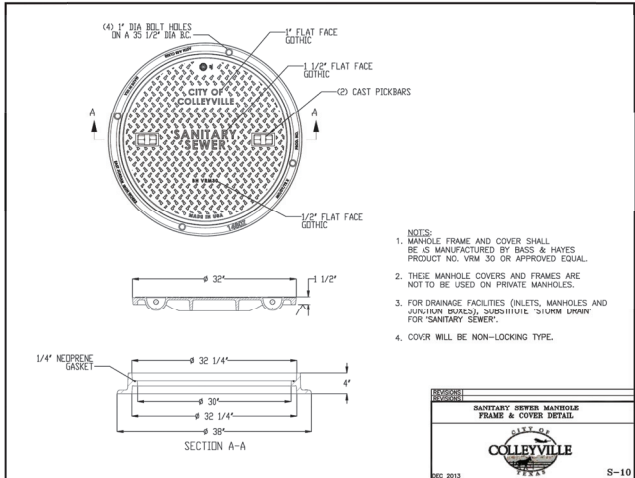
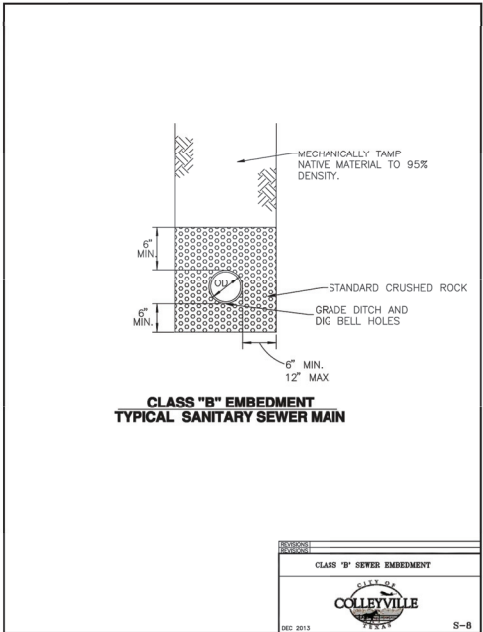
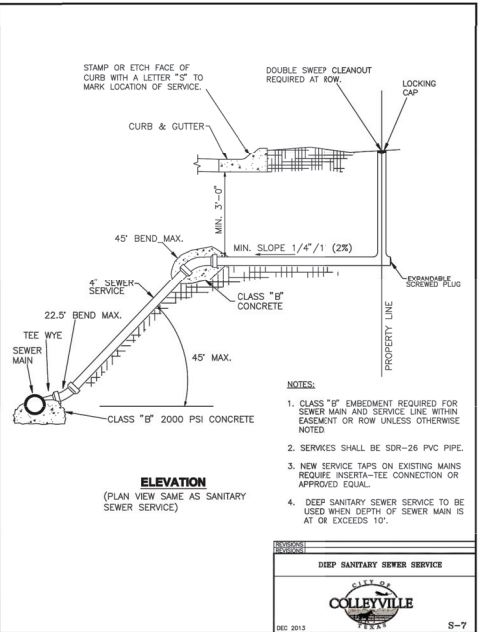
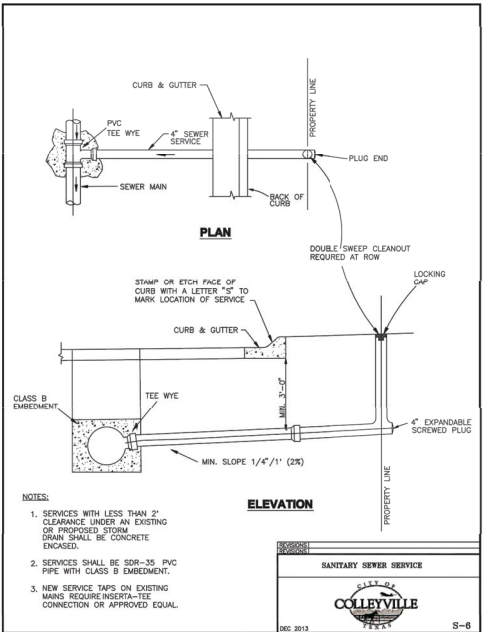
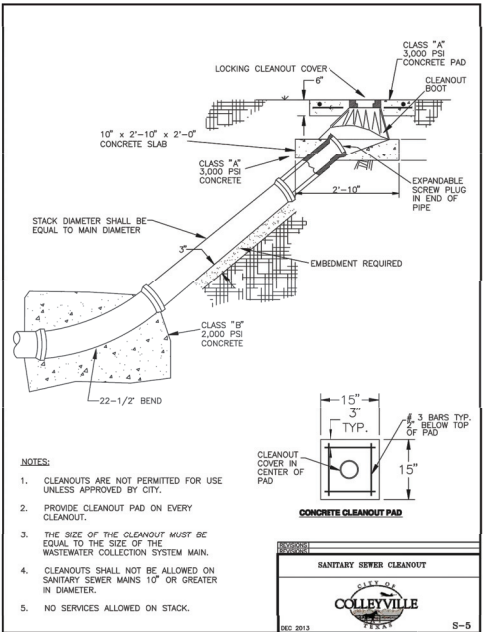
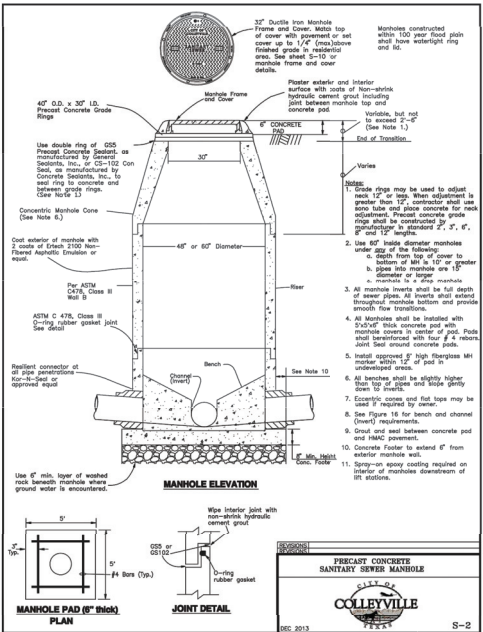
They were prepared by, or under supervision of: **OSAMA F. NASHED**

90373
PE #
1/28/2020

A.N.A. PROJECT NO.:

SHEET No.: 20

Utility and Drainage Plan



A.N.A. CONSULTANTS, L.L.C.
ENGINEERS AND SURVEYORS
5000 Thompson Terrace, Colleyville, TX
76034
Tel: 817.335.9800 Fax: 817.335.9895
TEPE Firm No. 20
TBCS Firm No. 10006800

NO.	REVISION DESCRIPTIONS	DATE

SEWER DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PRELIMINARY FOR REVIEW ONLY

These documents are for design review and not intended for construction, bidding or permit purposes. They were prepared by, or under supervision of, **OSAMA F. NASHED**, 1/28/2020

A.N.A. PROJECT NO.: 19-0200
SHEET NO.: 21

Utility and Drainage Plan

TABLE OF DIMENSIONS & REINFORCING STEEL
WINGS for One Structure End

Dimensions	Wings for One Structure End	Estimated Quantities
Maximum Wing Length	Wings for One Structure End	Estimated Quantities
1. 10'-0"	1. 10'-0"	1. 10'-0"
2. 12'-0"	2. 12'-0"	2. 12'-0"
3. 14'-0"	3. 14'-0"	3. 14'-0"
4. 16'-0"	4. 16'-0"	4. 16'-0"
5. 18'-0"	5. 18'-0"	5. 18'-0"
6. 20'-0"	6. 20'-0"	6. 20'-0"
7. 22'-0"	7. 22'-0"	7. 22'-0"
8. 24'-0"	8. 24'-0"	8. 24'-0"
9. 26'-0"	9. 26'-0"	9. 26'-0"
10. 28'-0"	10. 28'-0"	10. 28'-0"
11. 30'-0"	11. 30'-0"	11. 30'-0"
12. 32'-0"	12. 32'-0"	12. 32'-0"
13. 34'-0"	13. 34'-0"	13. 34'-0"
14. 36'-0"	14. 36'-0"	14. 36'-0"
15. 38'-0"	15. 38'-0"	15. 38'-0"
16. 40'-0"	16. 40'-0"	16. 40'-0"
17. 42'-0"	17. 42'-0"	17. 42'-0"
18. 44'-0"	18. 44'-0"	18. 44'-0"
19. 46'-0"	19. 46'-0"	19. 46'-0"
20. 48'-0"	20. 48'-0"	20. 48'-0"
21. 50'-0"	21. 50'-0"	21. 50'-0"
22. 52'-0"	22. 52'-0"	22. 52'-0"
23. 54'-0"	23. 54'-0"	23. 54'-0"
24. 56'-0"	24. 56'-0"	24. 56'-0"
25. 58'-0"	25. 58'-0"	25. 58'-0"
26. 60'-0"	26. 60'-0"	26. 60'-0"
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32. 72'-0"	32. 72'-0"	32. 72'-0"
33. 74'-0"	33. 74'-0"	33. 74'-0"
34. 76'-0"	34. 76'-0"	34. 76'-0"
35. 78'-0"	35. 78'-0"	35. 78'-0"
36. 80'-0"	36. 80'-0"	36. 80'-0"
37. 82'-0"	37. 82'-0"	37. 82'-0"
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42. 92'-0"	42. 92'-0"	42. 92'-0"
43. 94'-0"	43. 94'-0"	43. 94'-0"
44. 96'-0"	44. 96'-0"	44. 96'-0"
45. 98'-0"	45. 98'-0"	45. 98'-0"
46. 100'-0"	46. 100'-0"	46. 100'-0"

TABLE OF RINGALL
REINFORCING STEEL

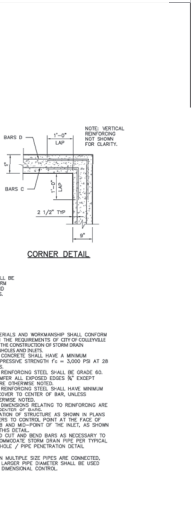
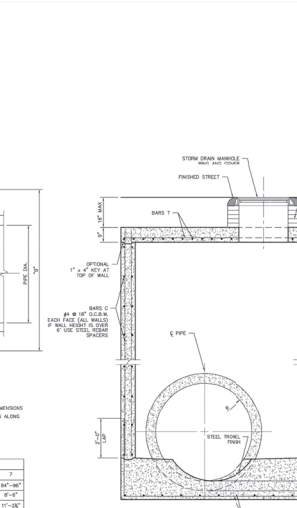
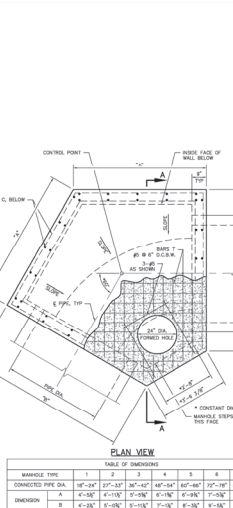
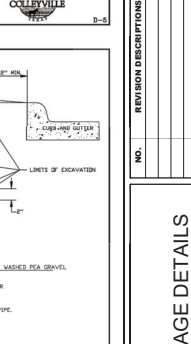
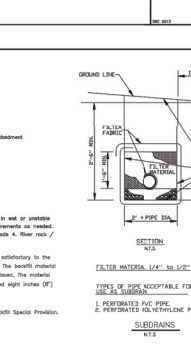
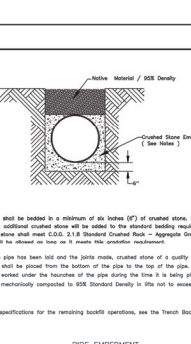
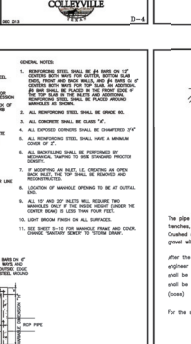
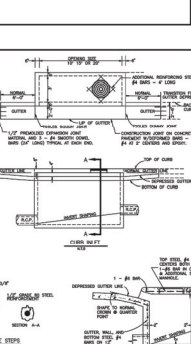
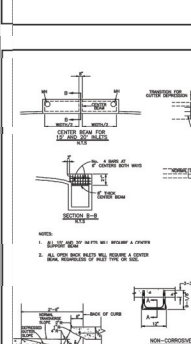
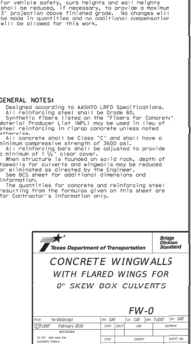
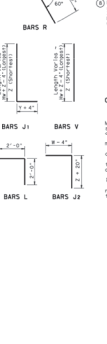
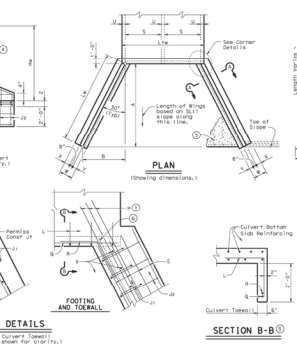
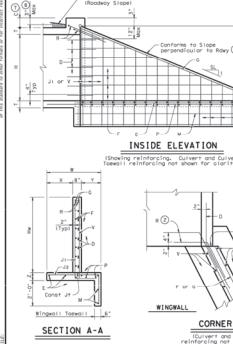
Dimensions	Ringall Reinforcing Steel	Estimated Quantities
Maximum Ring Length	Ringall Reinforcing Steel	Estimated Quantities
1. 10'-0"	1. 10'-0"	1. 10'-0"
2. 12'-0"	2. 12'-0"	2. 12'-0"
3. 14'-0"	3. 14'-0"	3. 14'-0"
4. 16'-0"	4. 16'-0"	4. 16'-0"
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45. 98'-0"	45. 98'-0"	45. 98'-0"
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WING DIMENSION CALCULATIONS

Formula: (All values are in feet)
 $W = 1.5 \times L \times \sqrt{S}$
A = 1.5 x 100' x 1.414 = 212.17'
S = 1/4" (0.25')
L = 100' (100')
For Cast-In-place concrete:
 $L = 100' (100') \times 1.1 = 110'$
For Precast concrete:
 $L = 100' (100') \times 1.1 = 110'$
Total Wings: (Two Wings = $2 \times 110' = 220'$)
Total Wings: (Two Wings = $2 \times 110' = 220'$)
See applicable steel section standard for A, S, L, and W values.

TABLE OF ESTIMATED
CULVERT TOTAL
QUANTITIES

Dimensions	Estimated Quantities
Maximum Wing Length	Estimated Quantities
1. 10'-0"	1. 10'-0"
2. 12'-0"	2. 12'-0"
3. 14'-0"	3. 14'-0"
4. 16'-0"	4. 16'-0"
5. 18'-0"	5. 18'-0"
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Sewer Line Easement

Page 1 of 8

D219174536 8/7/2019 7:38 AM

PGS 8

Fee: \$44.00

Submitter: SIMPLIFILE

Electronically Recorded by Tarrant County Clerk in Official Public Records

Mary Louise Nicholson
Mary Louise Nicholson

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SEWER LINE EASEMENT

THE STATE OF TEXAS §
COUNTY OF TARRANT §

KNOW ALL PERSONS BY THESE PRESENTS:

THAT Judieth Bradshaw, Robert Bradshaw and Laura Foshee (collectively "Grantor"), for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, hereby grants and conveys to G & H Group, LLC, a Texas limited liability company, its successors, assigns, lessees, licensees, agents and affiliates (collectively "Grantee"), whose address is 75 Main Street #100, Colleyville, Texas 76034, a perpetual, non-exclusive, ten-foot (10') total width easement ("Easement") to construct, install, operate, maintain, repair, replace and remove a single, no-larger-than 12" diameter sewer line with a single manhole in a location determined by Grantee's civil engineer and approved by the City of Colleyville (collectively, the "Sewer Line") from Grantee's adjacent property to a main sewer line on Oak Top Drive over, under and across the following property situated in Colleyville, Tarrant County, Texas, which Grantor warrants it owns ("Easement Tract"):

SEE THE DESCRIPTION SET FORTH ON EXHIBIT A AND THE DEPICTION SET FORTH ON EXHIBIT B ATTACHED TO, AND BY THIS REFERENCE MADE A PART OF, THIS AGREEMENT.

Grantor further grants and conveys to Grantee the right of ingress and egress to and from the Easement Tract during all periods of construction, maintenance, installation, repair, replacement, operation, and removal of the Sewer Line. Grantor grants and conveys a fifteen-foot (15') total width temporary construction easement as described and depicted on Exhibit B. Said temporary construction easement shall expire forty-five (45) days after the date Grantee first commences work on the tract of land covered by the temporary construction easement. Grantee will notify Grantor in writing the day construction begins. Grantee shall pay Grantor the sum of Two Hundred Dollars and No Cents (\$200.00) per day for each day beyond the initial forty-five (45) days that Grantee utilizes the temporary construction easement. Said holdover payment to be tendered in full by Grantee to Grantor at the conclusion of its use of the temporary construction easement.

Grantee will use best efforts to locate the manhole within ten (10) feet of the northwest corner of the Easement Tract. No surface rights are granted to Grantee pursuant to this easement for any purpose other than the initial installation of the Sewer Line, future maintenance or repair of the Sewer Line. There shall be no public access, trails, or sidewalks at any time on the Easement

Sewer Line Easement

Page 2 of 8

Tract. The Easement Tract and Grantor's property, which includes concrete, grass, vegetation, improvements, and grades, will be returned to original condition or replaced after install or any repairs or maintenance in the future by the Grantee or the City of Colleyville. Other than the single Sewer Line to be installed, Grantee shall not construct, build or install any other improvements in, on or under the Easement Tract, without the prior written consent of Grantor, their successors or assigns, which consent may be withheld with or without cause, for any reason or no reason. Grantee shall not fence the boundaries of the Easement Tract, nor otherwise obstruct access over, across or upon the Easement Tract.

The rights, conditions, and provisions of this Easement shall run with the land and will inure to the benefit of and be binding upon Grantor and Grantee and their respective successors and assigns. Grantor covenants that it has full right and lawful authority to grant this Easement.

Grantee shall be responsible for the supervision of all work performed in connection with its access to and use of the Easement Tract, and Grantee shall take all precautions, including but not limited to, the posting of signs and the placing of fencing and barricades, as necessary, in the interest of public safety and for the safety of Grantor, any persons working on or traveling upon or in any way using the Easement Tract.

All construction, operations, inspections, repairs, and maintenance conducted by Grantee within the Easement Tract shall be in conformity with safe practices and shall at all times be in compliance with all applicable local, State, and Federal laws, statutes, rules, and regulations pertaining thereto.

INDEMNITY. TO THE FULLEST EXTENT PERMITTED BY LAW, GRANTEE SHALL INDEMNIFY, HOLD HARMLESS AND DEFEND GRANTOR, THEIR SUCCESSORS AND ASSIGNS FROM AND AGAINST ALL CLAIMS, DEMANDS, LOSSES, DAMAGES, BODILY INJURY TO OR DEATH OF ANY PERSON, PROPERTY DAMAGE (INCLUDING LOSS OF USE OF PROPERTY), SEWAGE BACKUP, SEWAGE LEAK, SEWAGE SEAPAGE, NOXIOUS ODORS, LAWSUITS AND OTHER PROCEEDINGS, JUDGMENTS, CAUSES OF ACTION, LIABILITIES, DAMAGES, CLAIMS OF LIEN, LIENS, CIVIL OR CRIMINAL PENALTIES AND CHARGES, COSTS AND EXPENSES (INCLUDING, BUT NOT LIMITED TO, ATTORNEYS' FEES, EXPERT WITNESS FEES, LITIGATION EXPENSES, COURT COSTS AND OTHER LITIGATION COSTS), BUT ONLY TO THE EXTENT CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE, WILLFUL MISCONDUCT, OR FAULT OF GRANTEE, ITS CONTRACTORS, SUBCONTRACTORS, SUPPLIERS, OFFICERS, DIRECTORS, MANAGERS, MEMBERS, DIRECT OR INDIRECT EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNS, OR ANYONE FOR WHOSE ACTS GRANTEE MAY BE LIABLE.

NO WARRANTIES AND DISCLAIMER. EXCEPT FOR GRANTOR'S WARRANTY OF OWNERSHIP OF THE EASEMENT TRACT, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS, AND GRANTEE IS NOT RELYING ON, ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY

Sewer Line Easement

Page 3 of 8

KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE EASEMENT TRACT, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE SUITABILITY OF THE EASEMENT TRACT FOR THE SEWER LINE AND ANY AND ALL ACTIVITIES OF GRANTEE MAY CONDUCT ON THE EASEMENT TRACT, (C) THE COMPLIANCE OF OR BY THE EASEMENT TRACT OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (D) THE FITNESS FOR A PARTICULAR PURPOSE OF THE EASEMENT TRACT, (E) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE EASEMENT TRACT, AND (F) ANY OTHER MATTER WITH RESPECT TO THE EASEMENT TRACT. GRANTEE UNCONDITIONALLY AND IRREVOCABLY WAIVES AND RELEASES ANY AND ALL ACTUAL OR POTENTIAL RIGHTS GRANTEE MIGHT HAVE (INCLUDING CONTRACTUAL AND/OR STATUTORY ACTIONS FOR CONTRIBUTION OR INDEMNITY) REGARDING THE NATURE, CONDITION OR SUITABILITY OF THE EASEMENT TRACT OR ANY FORM OF WARRANTY WITH RESPECT TO THE EASEMENT TRACT, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE EASEMENT TRACT, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE EASEMENT TRACT AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. UPON THE GRANTING OF THIS EASEMENT, GRANTEE AND ITS SUCCESSORS AND ASSIGNS SHALL ASSUME ALL RISK AND LIABILITY THAT ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. AND GRANTOR SHALL NOT BE LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE EASEMENT TRACT. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE GRANTING OF THIS EASEMENT IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

Grantee's rights and privileges granted herein shall be subject to all limitations and rights that Grantor has, or subsequently acquires, in and to the Easement Tract which are of record in the office of the Tarrant County Clerk, or which have been provided in writing to Grantee. Grantor reserves the right to occupy and use, or to permit other utility companies to occupy and use, the Easement Tract for all purposes not inconsistent with the rights herein granted. Grantor, however, shall not construct or allow to be constructed any temporary or permanent improvements on the Easement Tract that unreasonably interfere with Grantee's exercise of its rights under this Easement.

This Easement is made and accepted subject to (a) all restrictions, covenants, conditions, rights-of-way, easements, outstanding mineral and royalty interests, mineral leases, encumbrances and other matters of a similar or dissimilar nature on file or of record in the office of the Tarrant County Clerk, to the extent same are valid and subsisting and affect the Easement Property, and

Sewer Line Easement

Page 4 of 8

(b) all laws, regulations, ordinances and statutes of municipal or other governmental authorities, if any, applicable to an enforceable against the Easement Properties (collectively, the "Permitted Encumbrances").

Signed this 5 day of August, 2019.

GRANTOR:

Judieth Bradshaw
Judieth Bradshaw

Robert Bradshaw
Robert Bradshaw

Laura Foshee
Laura Foshee

GRANTEE:

G & H Group, LLC

By: Waguih Guirguis
Waguih Guirguis, Member

Sewer Line Easement

Page 5 of 8

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on the 5th day of AUGUST, 2019 by Judieth Bradshaw.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on the 5th day of AUGUST, 2019 by Robert Bradshaw.

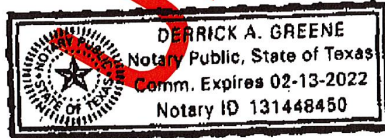


[Signature]
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on the 3 day of AUGUST, 2019 by Laura Foshee.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on the 5th day of AUGUST, 2019 by Waguith Guirguis, Member of G & H Group, LLC on behalf of said entity,



[Signature]
Notary Public, State of Texas

Sewer Line Easement

Page 6 of 8

EXHIBIT A

Lot 7, Block 1, RUSTIC OAKS ADDITION to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Volume 388-63, Page 30, Plat Records, Tarrant County, Texas.

Unofficial Copy

Page 7 of 8
Sewer Line Easement
EXHIBIT B

15' SANITARY SEWER EASEMENT
5,418 SQUARE FOOT (0.124 ACRE) TRACT
Part of Lot 7, Block 1, Rustic Oaks Addition
J.J. Newton Survey, Abstract No. 1176
City of Colleyville, Tarrant County, Texas

PROPERTY DESCRIPTION:

Being a 5,418 square foot tract of land situated in the J.J. Newton Survey, Abstract No. 1176, Tarrant County, Texas, and being part of Lot 7, Block 1, Rustic Oaks, an addition to the City of Colleyville, according to the plat thereof recorded in Volume 388-63, Page 30, Plat Records, Tarrant County, Texas, and being a part of a tract of land described to Robert & Judieth Bradshaw, by deed recorded in Volume 7319, Page 2312, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows (bearings and distances for this survey are based on the state plane coordinate system, Texas north central zone (4202) north american datum of 1983 (nad 83) (us foot) with a combined scale factor of 1.00012;

COMMENCING at a 2-inch iron pipe found for the north corner of said Lot 7, same being the westernmost corner of a tract of land described to G&H Group, LLC, by deed recorded in Document No. D218261602, Deed Records, Tarrant County, Texas;

THENCE South 43°10'50" East, with the northeast line of said Lot 7 and the westernmost southwest line of said G&H Group, LLC tract, a distance of 143.83 feet to a point for corner, said point being the the POINT OF BEGINNING;

THENCE South 43°10'50" East, continuing with northeast line of said Lot 7 and the westernmost southwest line of said G&H Group, LLC tract, a distance of 15.33 feet to a point for corner;

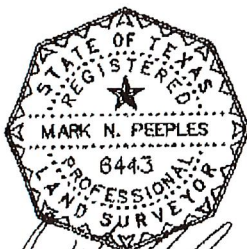
THENCE South 58°39'37" West, departing the northeast line of said Lot 7 and the southernmost southwest line of said G&H Group, LLC tract, over, across, and upon said Lot 7, a distance of 102.73 feet to a point for corner;

THENCE South 02°04'50" East, a distance of 254.33 feet to a point for corner in the south line of said Lot 7, and lying on the north right-of-way line of Oak Top Drive (a 30-foot right-of-way), said point being at the beginning of a non-tangent curve to the left having a radius of 64.93 feet, a central angle of 14°06'41", a chord bearing and distance of North 72°11'48" west, 15.95 feet;

THENCE in a northwesterly direction, with the south line of said Lot 7 and the curving north right-of-way line of said Oak Top Drive, an arc length of 15.99 feet to a point for the southwest corner of said Lot 7;

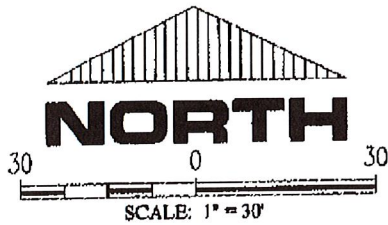
THENCE North 02°04'50" West, departing the north right-of-way line of said Oak Top Drive and with the west line of said Lot 7, a distance of 257.69 feet to a point for corner;

THENCE North 58°39'37" East, a distance of 108.38 feet to the POINT OF BEGINNING and containing 5,418 square feet or 0.124 acres of land, more or less.



- 2019 -

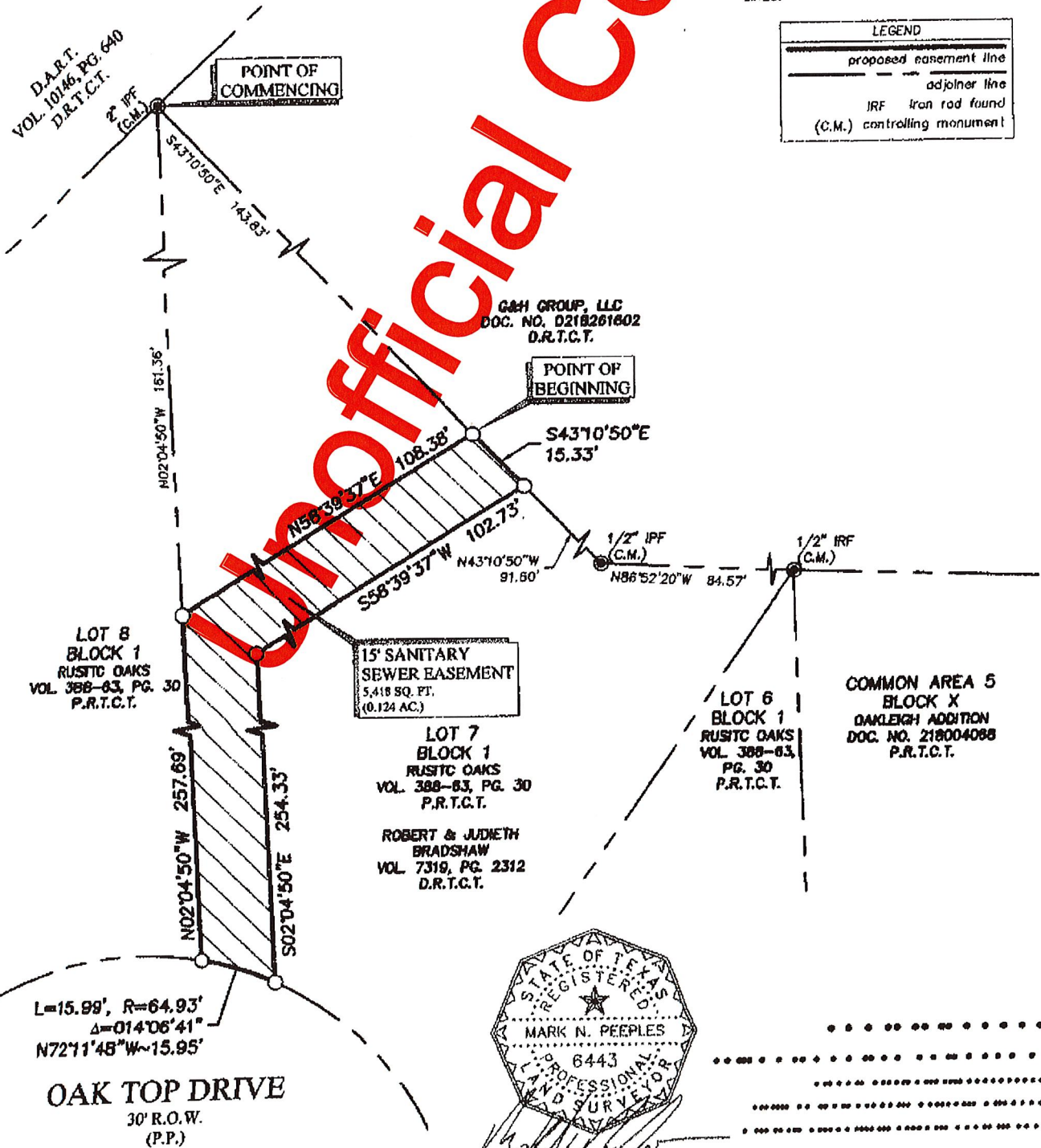
Page 1 of 2



SURVEYOR'S NOTES:

- 1.) BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83) (US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012.
- 2.) (P.P.) INDICATES BUILDING LINES, CASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION.
- 3.) PER SUBDIVISION PLAT, CURB LINES ALONG OAK TOP DRIVE ARE PROPERTY LINES.

LEGEND	
	proposed easement line
	adjoiner line
	IRF Iron rod found
	(C.M.) controlling monument

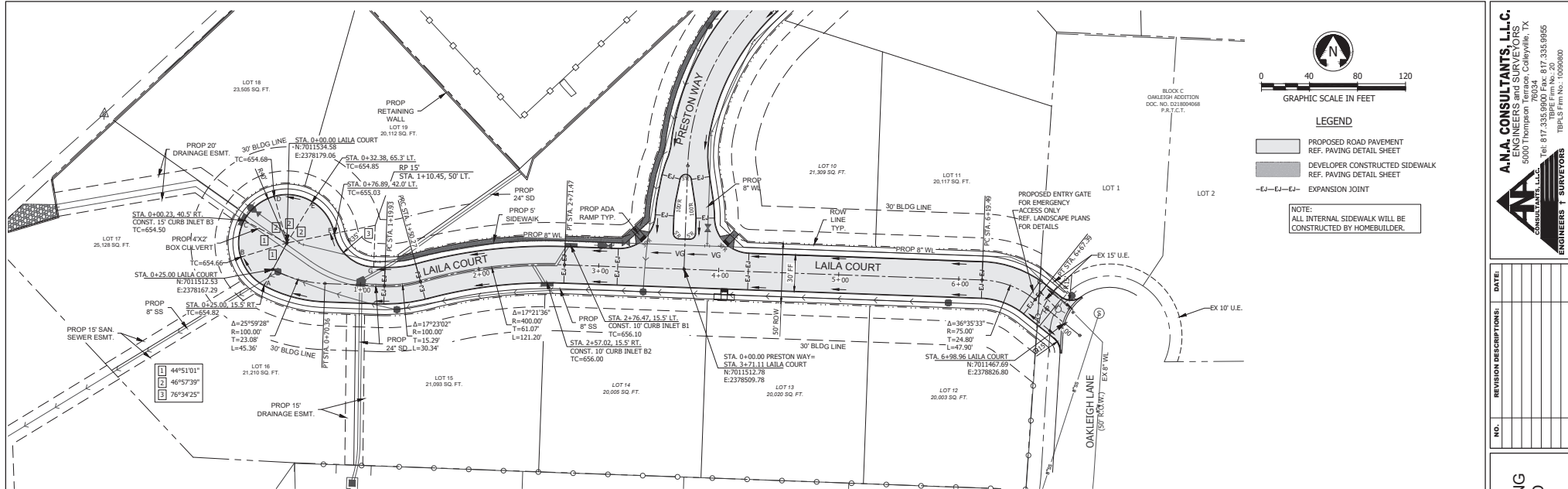


RPLS No. 6443

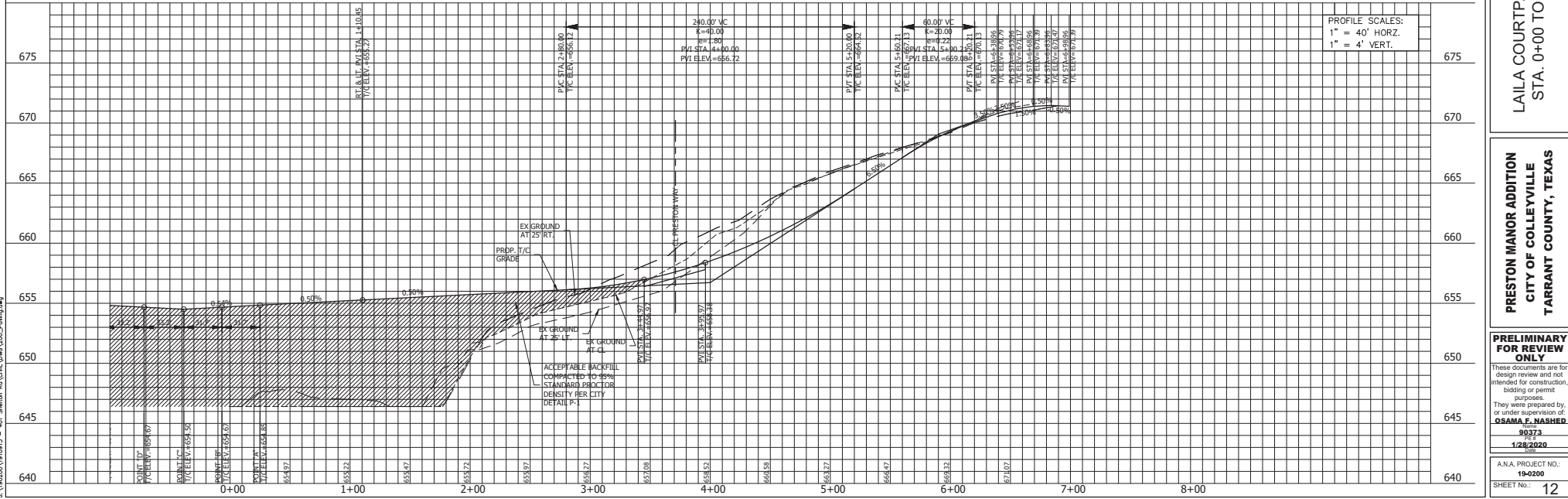
- 2019 -

Page 2 of 2

Paving Plan



LAILA COURT



A.N.A. CONSULTANTS, L.L.C.
ENGINEERS AND SURVEYORS
5005 Thompson Road, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
TBP/S Firm No.: 1009800

NO.	REVISION DESCRIPTIONS:	DATE:

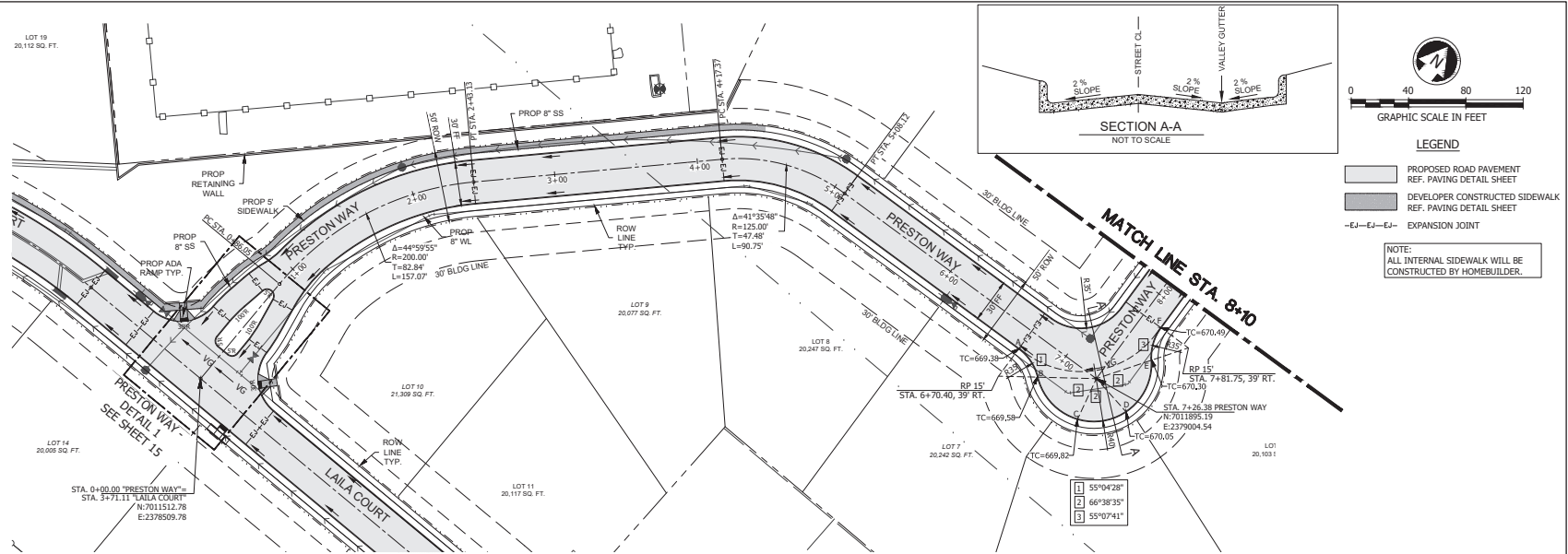
LAILA COURT PAVING
STA. 0+00 TO END

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

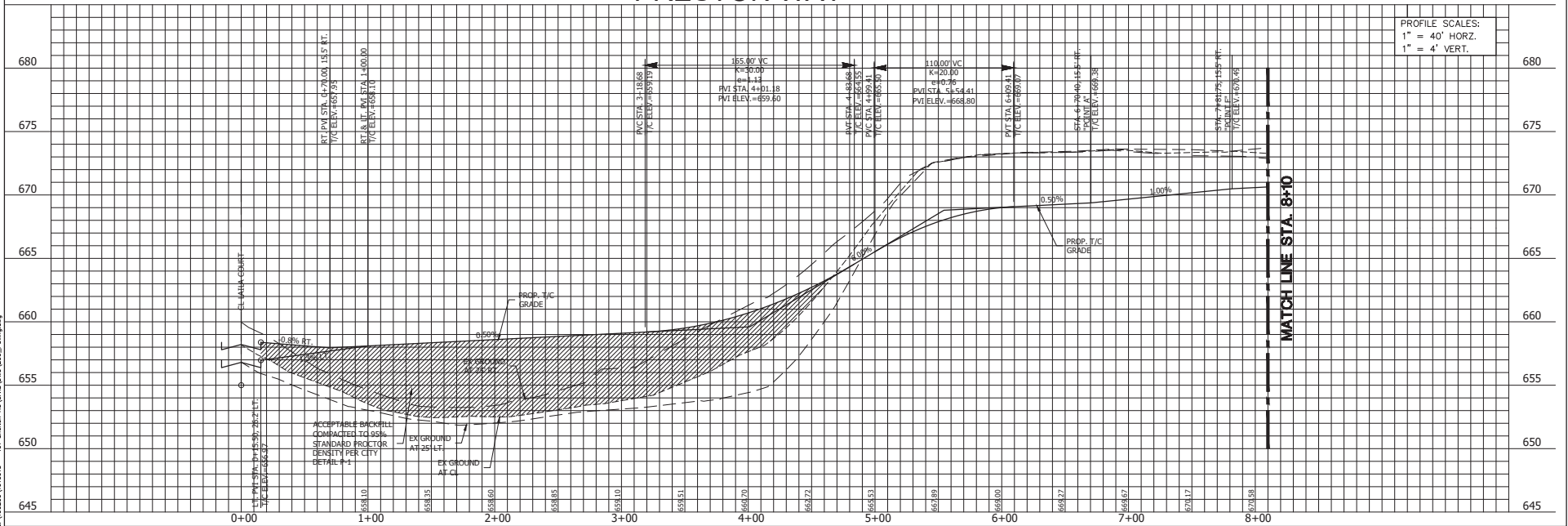
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They were prepared by, or under supervision of, **OSAMA F. NASHED**
90373
1/28/2020

A.N.A. PROJECT NO.: 19-0200
SHEET NO.: 12

Paving Plan



PRESTON WAY



1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	2047-2048	2048-2049	2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	2054-2055	2055-2056	2056-2057	2057-2058	2058-2059	2059-2060	2060-2061	2061-2062	2062-2063	2063-2064	2064-2065	2065-2066	2066-2067	2067-2068	2068-2069	2069-2070	2070-2071	2071-2072	2072-2073	2073-2074	2074-2075	2075-2076	2076-2077	2077-2078	2078-2079	2079-2080	2080-2081	2081-2082	2082-2083	2083-2084	2084-2085	2085-2086	2086-2087	2087-2088	2088-2089	2089-2090	2090-2091	2091-2092	2092-2093	2093-2094	2094-2095	2095-2096	2096-2097	2097-2098	2098-2099	2099-2100	2100-2101	2101-2102	2102-2103	2103-2104	2104-2105	2105-2106	2106-2107	2107-2108	2108-2109	2109-2110	2110-2111	2111-2112	2112-2113	2113-2114	2114-2115	2115-2116	2116-2117	2117-2118	2118-2119	2119-2120	2120-2121	2121-2122	2122-2123	2123-2124	2124-2125	2125-2126	2126-2127	2127-2128	2128-2129	2129-2130	2130-2131	2131-2132	2132-2133	2133-2134	2134-2135	2135-2136	2136-2137	2137-2138	2138-2139	2139-2140	2140-2141	2141-2142	2142-2143	2143-2144	2144-2145	2145-2146	2146-2147	2147-2148	2148-2149	2149-2150	2150-2151	2151-2152	2152-2153	2153-2154	2154-2155	2155-2156	2156-2157	2157-2158	2158-2159	2159-2160	2160-2161	2161-2162	2162-2163	2163-2164	2164-2165	2165-2166	2166-2167	2167-2168	2168-2169	2169-2170	2170-2171	2171-2172	2172-2173	2173-2174	2174-2175	2175-2176	2176-2177	2177-2178	2178-2179	2179-2180	2180-2181	2181-2182	2182-2183	2183-2184	2184-2185	2185-2186	2186-2187	2187-2188	2188-2189	2189-2190	2190-2191	2191-2192	2192-2193	2193-2194	2194-2195	2195-2196	2196-2197	2197-2198	2198-2199	2199-2200	2200-2201	2201-2202	2202-2203	2203-2204	2204-2205	2205-2206	2206-2207	2207-2208	2208-2209	2209-2210	2210-2211	2211-2212	2212-2213	2213-2214	2214-2215	2215-2216	2216-2217	2217-2218	2218-2219	2219-2220	2220-2221	2221-2222	2222-2223	2223-2224	2224-2225	2225-2226	2226-2227	2227-2228	2228-2229	2229-2230	2230-2231	2231-2232	2232-2233	2233-2234	2234-2235	2235-2236	2236-2237	2237-2238	2238-2239	2239-2240	2240-2241	2241-2242	2242-2243	2243-2244	2244-2245	2245-2246	2246-2247	2247-2248	2248-2249	2249-2250	2250-2251	2251-2252	2252-2253	2253-2254	2254-2255	2255-2256	2256-2257	2257-2258	2258-2259	2259-2260	2260-2261	2261-2262	2262-2263	2263-2264	2264-2265	2265-2266	2266-2267	2267-2268	2268-2269	2269-2270	2270-2271</
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PRESTON WAY PAVING
STA. 0+00 TO 8+00

**PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS**

**PRELIMINARY
FOR REVIEW
ONLY**

These documents are for design review and not intended for construction, bidding or permit purposes.

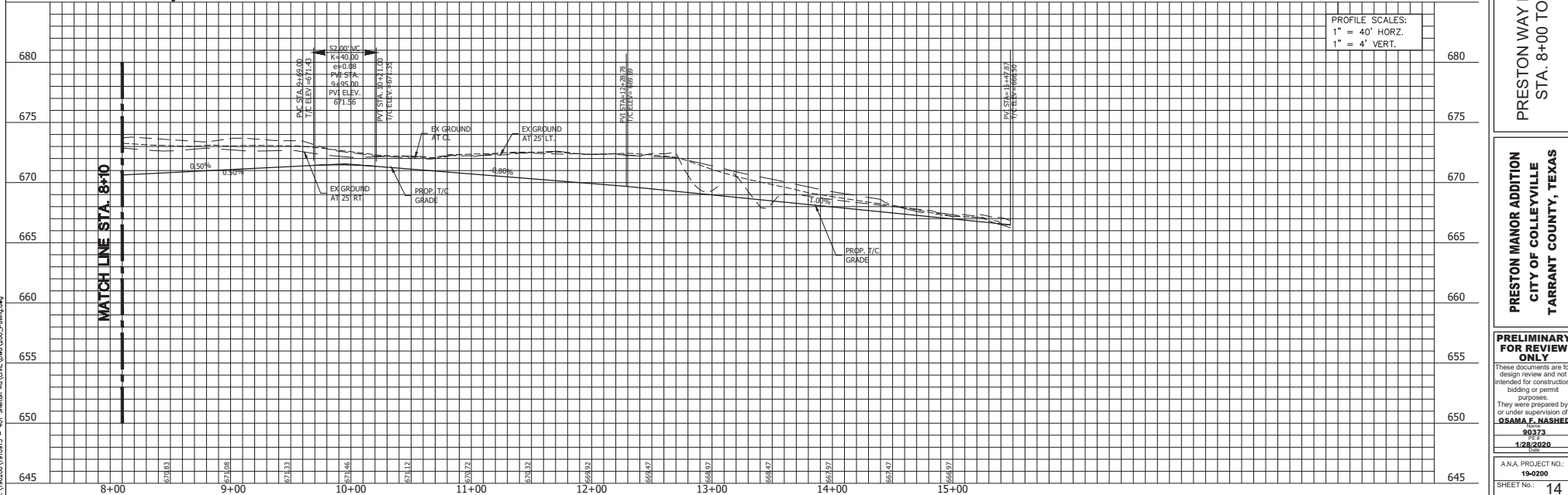
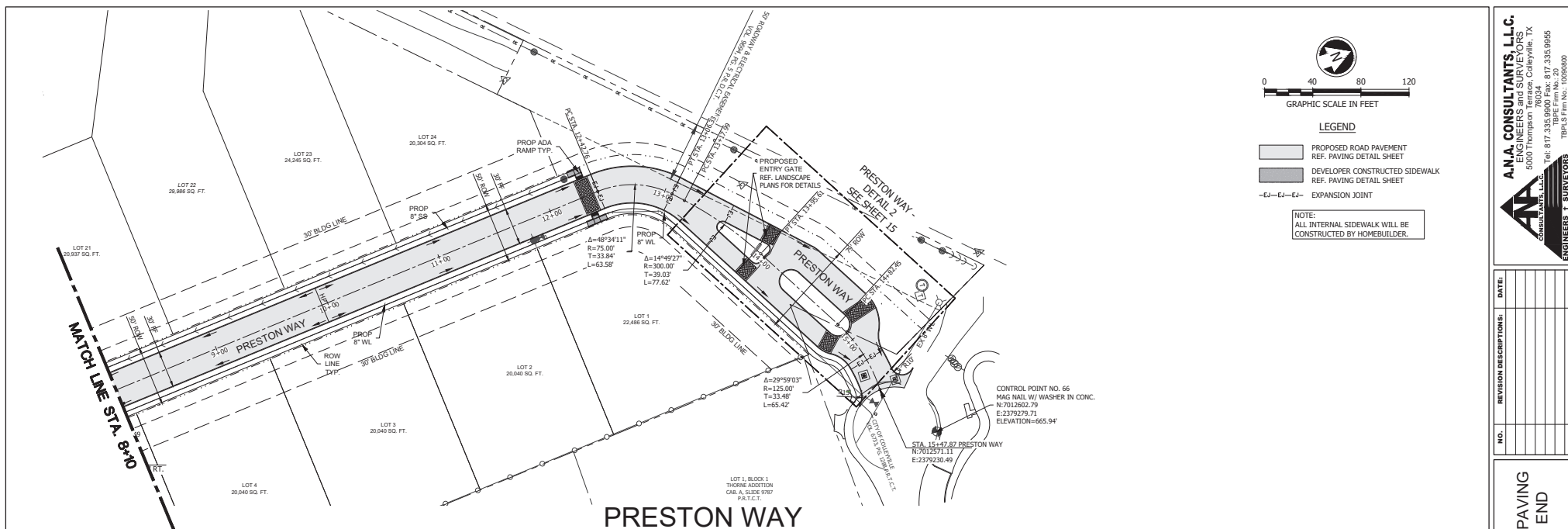
SAMA F. NASHED
Name

90373 PE # 1/28/2020
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A.N.A. PROJECT NO.:

19-0200
SHEET No.: 13

Paving Plan



A.N.A. CONSULTANTS, L.L.C.
ENGINEERS AND SURVEYORS
5000 Thompson Terrace, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
TBPE Firm No.: 20
TBLPS Firm No.: 100908080

[illegible]

PRESTON WAY PAVING
STA. 8+00 TO END

**PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS**

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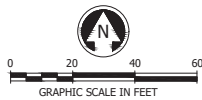
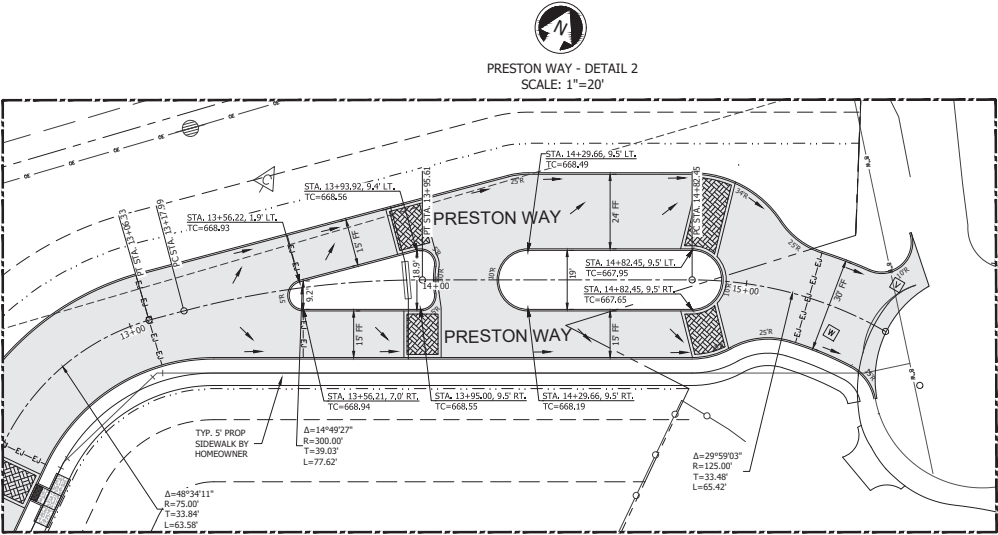
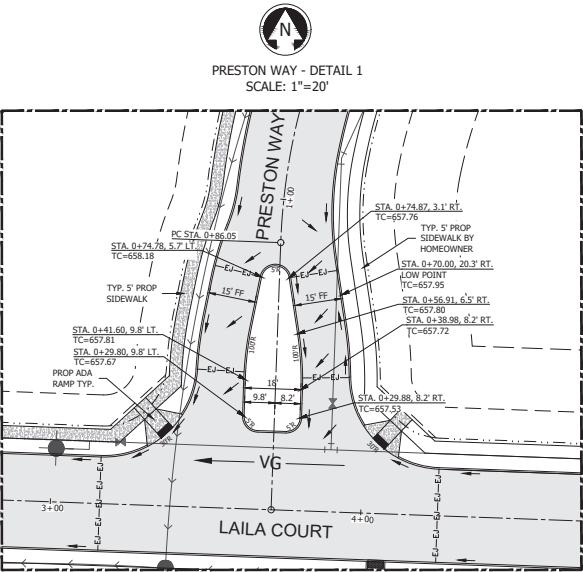
They were prepared by
or under supervision of
OSAMA F. NASHED

Name
90373
PE#
1/28/2020

A.N.A. PROJECT NO.:

19-0200
SHEET No.: 14

Paving Plan



- LEGEND
- PROPOSED ROAD PAVEMENT
REF. PAVING DETAIL SHEET
 - DEVELOPER CONSTRUCTED SIDEWALK
REF. PAVING DETAIL SHEET
 - EJ-EJ-EJ- EXPANSION JOINT

NOTE:
ALL INTERNAL SIDEWALK WILL BE
CONSTRUCTED BY HOMEOWNER.

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
5009 Thompson Road, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
TBP&S Firm No.: 1009090

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS & SURVEYORS

NO.	REVISION DESCRIPTIONS:	DATE:

PAVING MEDIAN DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PRELIMINARY FOR REVIEW ONLY

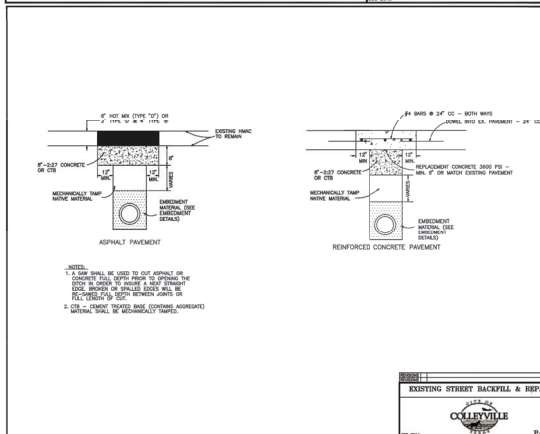
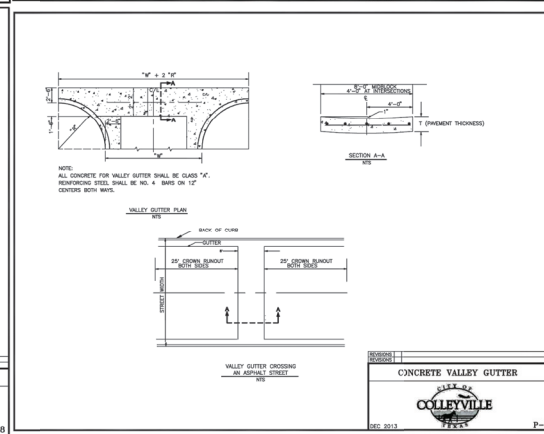
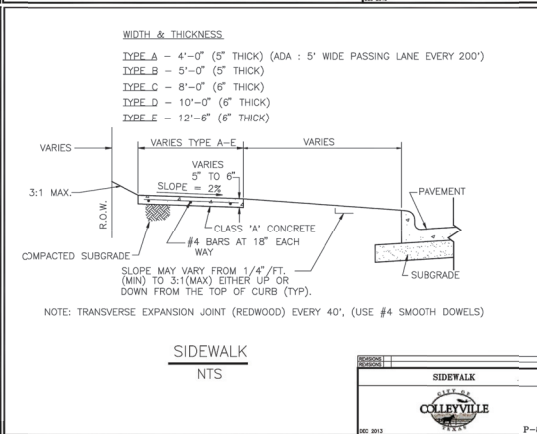
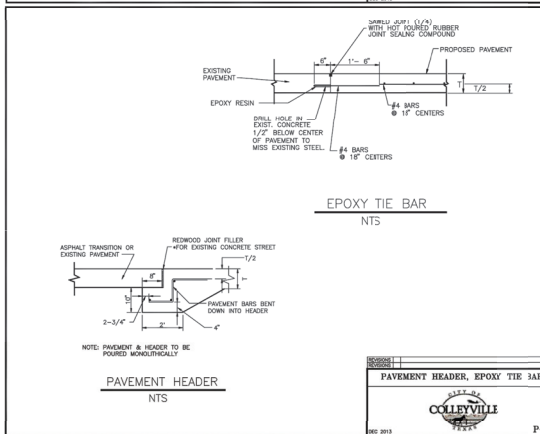
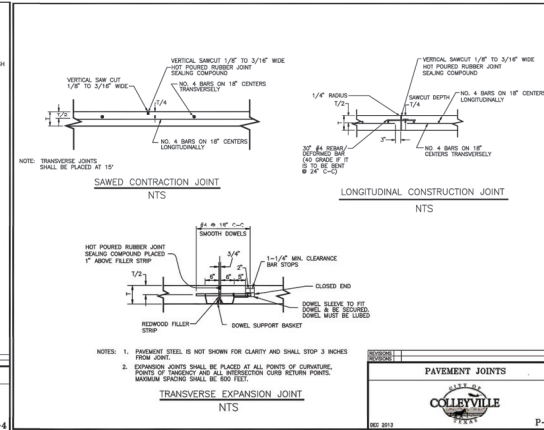
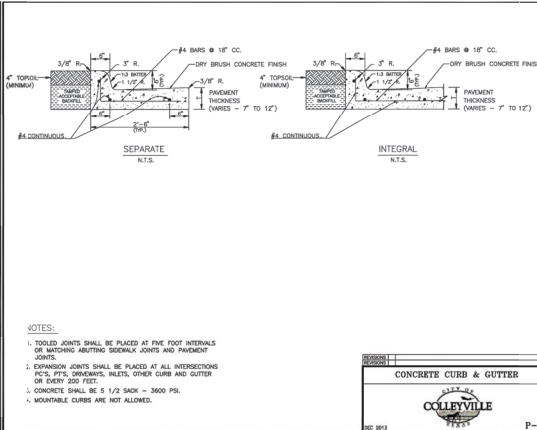
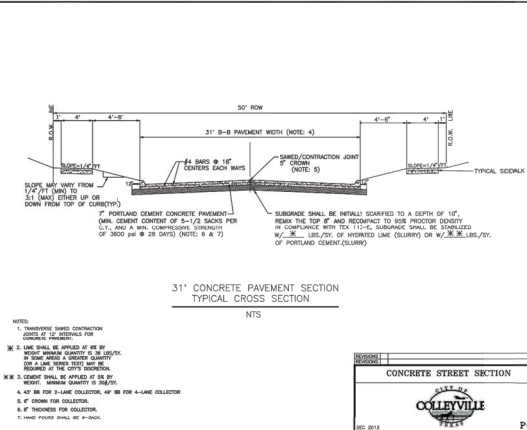
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They were prepared by, or under supervision of:
OSAMA F. NASHED

90373
1/28/2020

A.N.A. PROJECT NO.:
19-0200

SHEET NO.: 15

Paving Plan

[illegible]

PAVING DETAILS 1

**PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS**

**PRELIMINARY
FOR REVIEW
ONLY**

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90373
PE #
1/28/2020

A.N.A. PROJECT NO.:
19-0200

SHEET No.: 23

Access Easement Agreement

Page 1 of 7

D220021054 1/28/2020 3:50 PM

PGS 7

Fee: \$43.00

Submitter: SIMPLIFILE

Electronically Recorded by Tarrant County Clerk in Official Public Records


Mary Louise Nicholson

EMERGENCY ACCESS AGREEMENT

THIS EMERGENCY ACCESS AGREEMENT (this "**Agreement**") is made this 27 day of JANUARY, 2020 (the "**Effective Date**"), by **Wilbow-Oakleigh Development Corporation**, a Texas corporation, whose address is 5307 E Mockingbird Lane, Suite 900, LB16, Dallas, Texas 75206 ("**Wilbow-Oakleigh**"), and **Oakleigh Residential Community, Inc.**, a Texas non-profit corporation (the "**Association**"), for the benefit and use of the **G & H Group, LLC**, a Texas limited liability company, whose address is 75 Main Street #100, Colleyville, Texas 76034 ("**Grantee**"). Wilbow-Oakleigh and the Association may hereinafter be collectively referred to as "**Grantor**".

RECITALS

WHEREAS, a portion of a common area lot in the Oakleigh subdivision known as Common Area 6, Block X as more particularly described on Exhibit A attached hereto and made a part hereof (the "**Property**"), is depicted on that certain Amending Plat, Blocks A, B, C and X, Oakleigh Addition, filed on January 5, 2018, and recorded in Tarrant County Case PG17-026 as Instrument No. D218004068;

WHEREAS, the Association enjoys certain rights pursuant to that certain Declaration of Covenants, Conditions and Restrictions dated effective as of February 26, 2018, and recorded in Tarrant County Official Public Records as Document No. D218043040 on February 28, 2018 (the "**Declaration**");

WHEREAS, pursuant to Section 4.5.7 of the Declaration, the Association is expressly authorized and permitted to convey easements over and across common areas for the benefit of property not otherwise subject to the terms and provisions of the Declaration;

WHEREAS, Grantee owns a tract of land adjacent to the Property that it intends to develop (the "**Development Land**");

WHEREAS, in order to develop the Development Land, Grantee desires to obtain an easement across the Property, which Grantee will improve, to allow fire, ambulance, and other emergency vehicles to access the Development Land by and through the Property (the "**Emergency Access Easement**"); and

WHEREAS, Grantor is willing to grant Grantee the Emergency Access Easement, provided Grantee compensates Wilbow-Oakleigh and replaces improvements on the Property.

AGREEMENT

Access Easement Agreement

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The above recitals are true and correct and are incorporated herein by this reference.
2. Grantor does hereby GIVE, GRANT, and CONVEY unto Grantee, a perpetual Emergency Access Easement on, over, and across the Property, in favor of the Development Land, TO HAVE AND TO HOLD, exclusively for ingress, egress, and access to the Development Land by emergency response vehicles and personnel. This grant of the Emergency Access Easement described herein is made by Grantor without warranty of title, express or implied. Wilbow-Oakleigh intends to deed any and all interest it holds in the Property to the Association for use as a common area.
3. Grantor will allow Grantee to temporarily access the Property, as reasonably necessary, to construct and make improvements to the Emergency Access Easement for the period of time reasonably necessary to complete such construction (the "Construction Period").
4. Grantee will indemnify Grantor for any and all claims arising out of the demolition and construction activities related to the Emergency Access Easement and will name Grantor on its liability insurance during the Construction Period. Grantee will indemnify Grantor as to any third-party liens related to the demolition and construction of the Emergency Access Easement.
5. All demolition and construction costs to the pavement tie-in are at the responsibility of Grantee, and Grantee agrees to construct said pavement tie-in in accordance with all local building standards. Grantee will install a gate and restore the fence, landscaping, and irrigation systems to Grantor's satisfaction. Any and all damage to Grantor's real or personal property due to the demolition and construction activities related to the Emergency Access Easement shall be repaired, replaced, and/or restored without delay, at Grantee's sole expense.
6. The Emergency Access Easement is exclusively for ingress, egress, and access to the Development Land by emergency response vehicles and personnel and will be noted as such on the plat.
7. No construction, marketing, or non-emergency access of any kind is permitted through the Oakleigh subdivision to the Development Land.
8. In order to maintain comparable square footage among neighboring homes and preserve the backyard privacy of certain homes in Oakleigh, Grantee will ensure that the homes eventually constructed on the three (3) new lots in Grantee's subdivision (not yet platted) that are adjacent to Oakleigh's Lot 5, Block B, 200 Winnie Drive, Lot 6, Block B, 204 Winnie Drive, and Lot 7, Block B, 208 Winnie Drive, will incorporate the following design requirements:
 - (a) Minimum 3,000 SF of living space area for single story homes;
 - (b) Minimum 3,600 SF of living space area for two story homes; and

Access Easement Agreement

- (c) Second story windows (facing south) must be approximately six feet above finished second floor elevation.

9. Grantee will pay Wilbow-Oakleigh a fee of \$15,000.00 per lot gained by the creation of the Emergency Access Easement (see lots 9 to 18 on the attached site plan). The minimum payment to Wilbow-Oakleigh is \$100,000.00 for lots gained, payable within five (5) business days of the Effective Date. The fee shall increase as Grantee gains more lots. The fee is calculated below. Each additional lot gained shall increase Grantee's payment to Wilbow-Oakleigh. The maximum payment to Wilbow-Oakleigh is \$150,000.00. Under no circumstance shall Grantee be obligated to pay Wilbow-Oakleigh more than \$150,000.00.

This fee is calculated as follows:

7 Lots	7 x \$15,000.00	= \$105,000.00	Grantee will owe additional \$5,000.00
8 Lots	8 x \$15,000.00	= \$120,000.00	Grantee will owe additional \$20,000.00
9 Lots	9 x \$15,000.00	= \$135,000.00	Grantee will owe additional \$35,000.00
10 Lots	10 x \$15,000.00	= \$150,000.00	Grantee will owe additional \$50,000.00

These fees for the sums over the initial \$100,000.00 shall be payable within five (5) business days of the approval of the final plat by the City of Colleyville.

10. Grantor will allow Grantee to add an underground storm drain to capture the water from the Oakleigh detention pond at no cost to Grantor. Grantee will replace the wrought iron fence with an 8ft. board on board wood fence to match the existing wood fence.

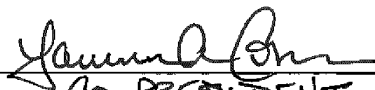
[signature page follows]

Access Easement Agreement

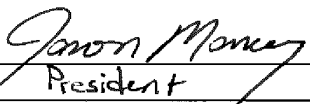
SIGNED AND AGREED this 27th day of January, 2020 Wc
~~20th~~ day of ~~November~~, 2019.

GRANTOR:

WILBOW-OAKLEIGH DEVELOPMENT
CORPORATION

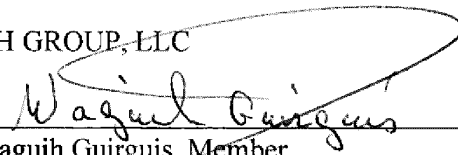
By 
Its CO-PRESIDENT

OAKLEIGH RESIDENTIAL COMMUNITY, INC.

By 
Its PRESIDENT

GRANTEE:

G & H GROUP, LLC

By 
Waguhi Guirguis, Member

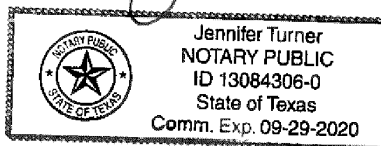
Access Easement Agreement

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 21st day of November, 2019 by Lawrence A Corson of Wilbow-Oakleigh Development Corporation on behalf of said entity.


Notary Public, State of Texas

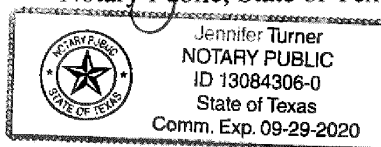
STATE OF TEXAS §
 §
COUNTY OF DALLAS §



This instrument was acknowledged before me on the 21st day of November, 2019 by Jason Massey of Oakleigh Residential Community, Inc. on behalf of said entity.


Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF TARRANT §



This instrument was acknowledged before me on the 27 day of JANUARY, ~~2019~~ 2020 by Waguih Guirguis, Member of G & H Group, LLC on behalf of said entity.


Notary Public, State of Texas



Access Easement Agreement

ACCESS EASEMENT

995 SQUARE FOOT (0.023 ACRE) TRACT

Part of Common Area 6, Block X, Oakleigh Addition

J.J. Newton Survey, Abstract No. 1176

City of Colleyville, Tarrant County, Texas

PROPERTY DESCRIPTION:

Being a 995 square foot tract of land situated in the J.J. Newton Survey, Abstract No. 1176, Tarrant County, Texas, and being part of Common Area 6, Block X, Oakleigh Addition, an addition to the City of Colleyville, according to the plat thereof recorded in Document Number D218004068, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows (bearings and distances for this survey are based on the state plane coordinate system, Texas north central zone (4202) north american datum of 1983 (nad 83)(us foot) with a combined scale factor of 1.00012);

BEGINNING at a 1/2 inch iron rod with cap stamped "KHA" found for the northwest corner of said Common Area 6, same being the westernmost southwest corner of Lot 1, Block C, of said Oakleigh Addition, and lying on the southernmost east line of a tract of land described to G&H Group, LLC., by deed recorded in Document No. D218261602, Deed Records, Tarrant County, Texas, from which a 1/2 inch iron rod found for the northwest corner of said Lot 1 bears North 03 degrees 50 minutes 42 seconds East, a distance of 197.05 feet;

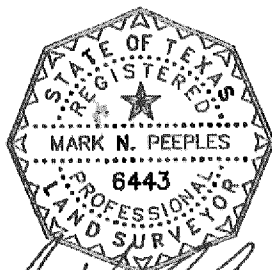
THENCE South 44 degrees 44 minutes 43 seconds East, departing the southernmost east line of said G&H Group, LLC. tract, with the southwest line of said Lot 1 and the northeast line of said Common Area 6, a distance of 30.00 feet to a point for the southernmost southwest corner of said Lot 1, the northernmost northeast corner of said Common Area 6, and lying on the west right-of-way line of Oakleigh Lane (50' right-of-way), said point lying at the beginning of a non-tangent curve to the left having a radius of 50.00 feet, a central angle of 41 degrees 24 minutes 48 seconds, a chord bearing and distance of South 24 degrees 32 minutes 40 seconds West, 35.36 feet;

THENCE in a southwesterly direction, with the curving west right-of-way line of said Oakleigh Lane, the east line of said Common Area 6, and along said non-tangent curve to the left, an arc length of 36.14 feet to a point for corner;

THENCE South 03 degrees 50 minutes 42 seconds West, continuing with the west right-of-way line of said Oakleigh Lane, and the east line of said Common Area 6, a distance of 35.42 feet to a point for corner;

THENCE North 45 degrees 03 minutes 27 seconds West, departing the west right-of-way line of said Oakleigh Lane and the east line of said Common Area 6, over, upon, and across said Common Area 6, a distance of 13.27 feet to a point for corner in the west line thereof, same being the southernmost east line of said G&H Group, LLC. tract;

THENCE North 03 degrees 50 minutes 42 seconds East, with the west line of said Common Area 6, and the southernmost east line of said G&H Group, LLC. tract, a distance of 79.62 feet to the POINT OF BEGINNING and containing 995 square feet or 0.023 acres of land, more or less.



RPLS No. 6443



10003 Technology Blvd. West

Dallas, Tx. 75220

972-620-8204

TBPLS FIRM NO. 10194076

EXHIBIT A

ACCESS EASEMENT

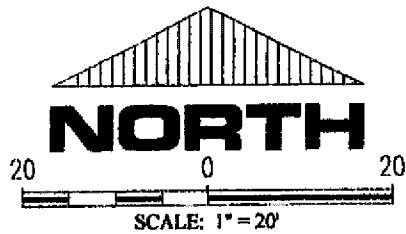
Part of Lot Common Area 6, Block X
Oakleigh Addition

J.J. Newton Survey, Abstract No. 1176
City of Colleyville, Tarrant County, Texas

- 2019 -

Page 1 of 2

Access Easement Agreement



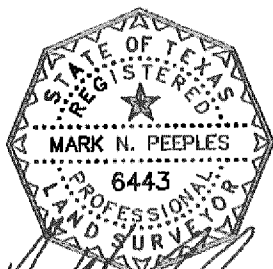
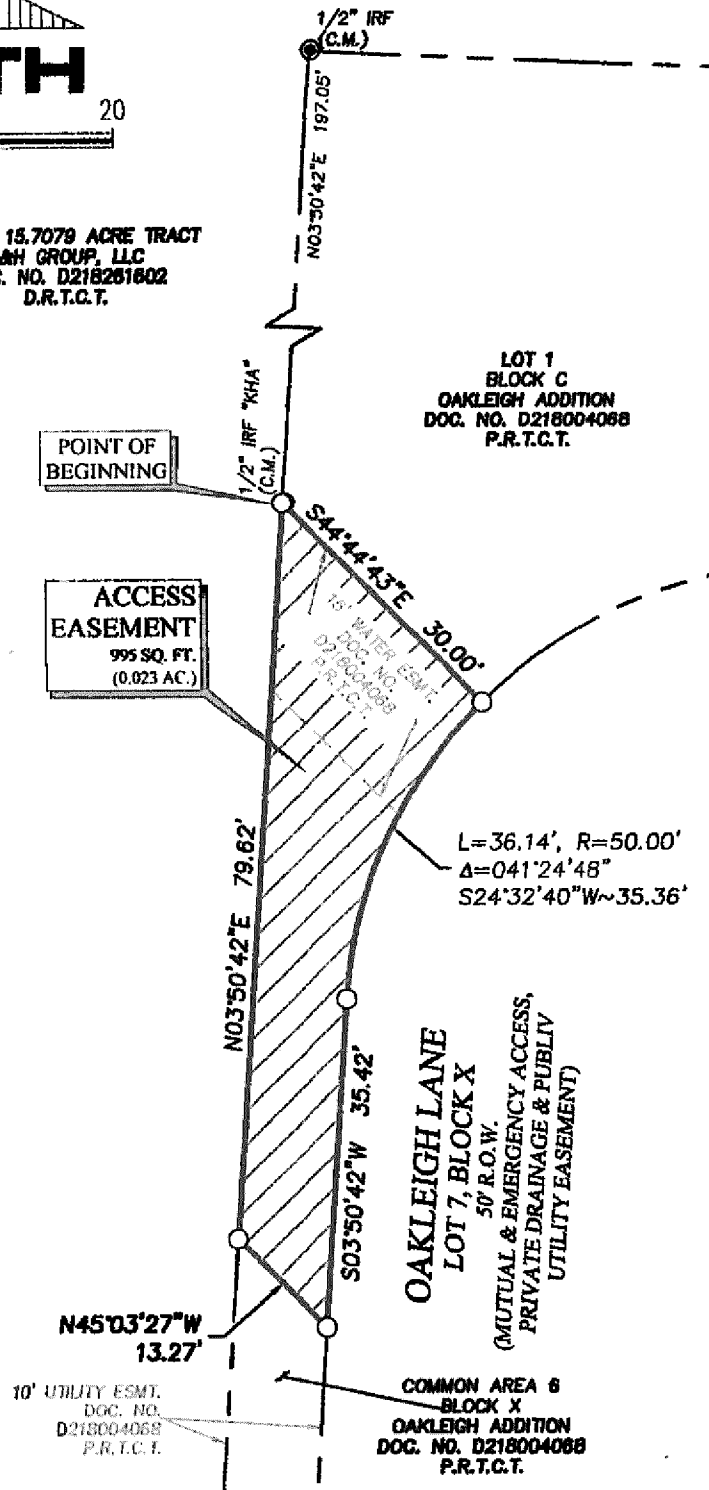
CALLLED 15.7079 ACRE TRACT
GAMH GROUP, LLC
DOC. NO. D218281802
D.R.T.C.T.

LEGEND	
	proposed easement line
	existing easement line
	adjoiner line
	IRF iron rod found
	(C.M.) controlling monument

SURVEYOR'S NOTES:

1.) BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012.

2.) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION.



RPLS No. 6443

STRAND

10003 Technology Blvd. West
Dallas, Tx. 75220
972-620-8204
TBPLS FIRM NO. 10194076

EXHIBIT B ACCESS EASEMENT

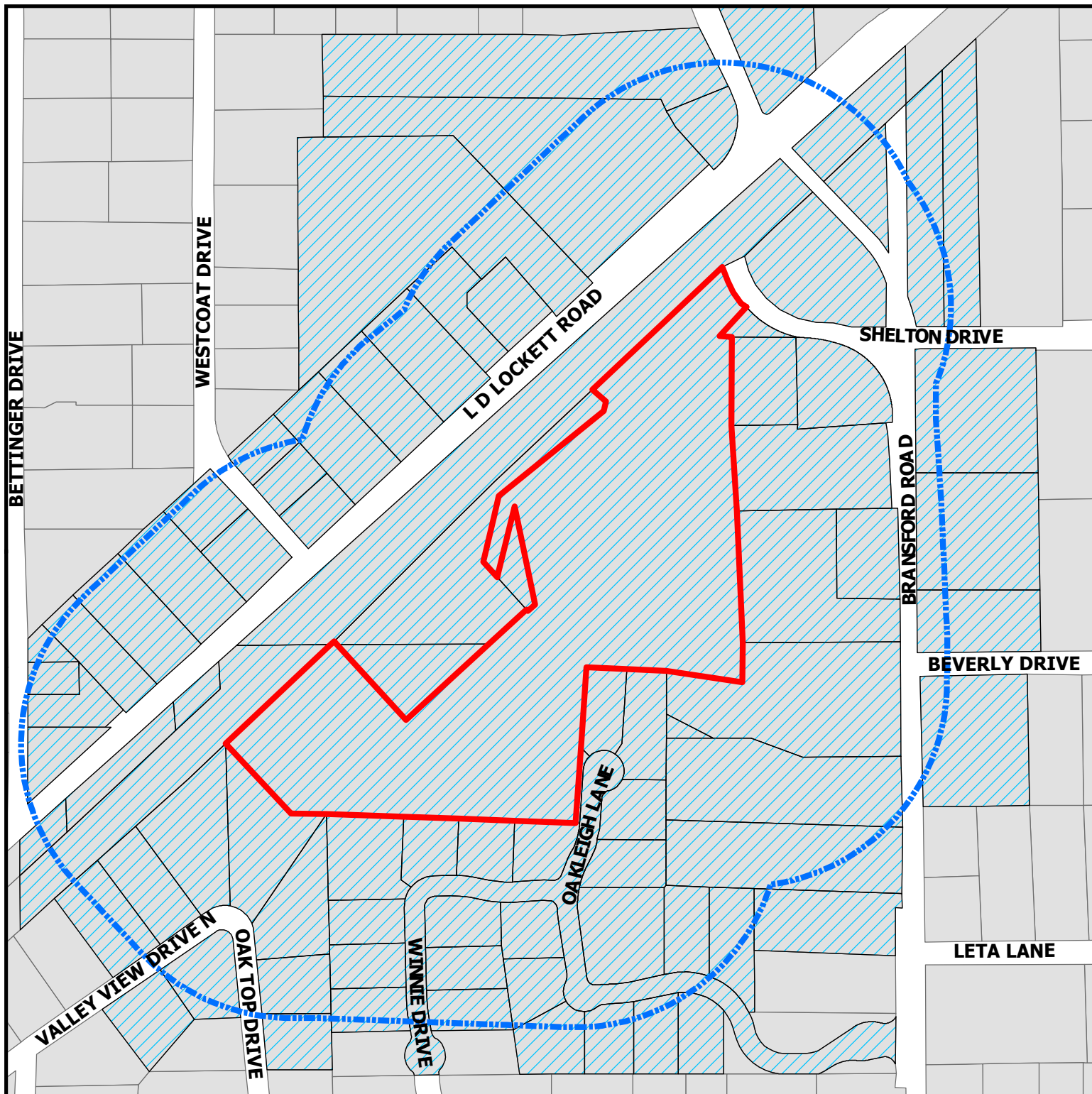
Part of Lot Common Area 6, Block X
Oakleigh Addition

J.J. Newton Survey, Abstract No. 1176
City of Colleyville, Tarrant County, Texas

- 2019 -

Page 2 of 2

Notification Map

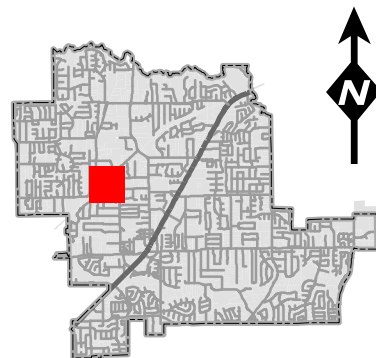


Zoning Map

401 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
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
2 HORSE LTD	6105 WESTCOAT DR	COLLEYVILLE, TX	76034	6100 L D LOCKETT RD
ATWOOD CUSTOM HOMES INC	PO BOX 93615	SOUTHLAKE, TX	76092	5632 OAKLEIGH LN
BAKER, WILLIAM	2201 MONTGOMERIE AVE	TROPHY CLUB, TX	76262	305 OAKLEIGH LN
BG FOX LLC	129 S MAIN ST	GRAPEVINE, TX	76051	200 WINNIE DR
BOX, DON M ETAL	5801 BETTINGER DR	COLLEYVILLE, TX	76034	5801 BETTINGER DR
BRADSHAW, BOB	5708 OAK TOP DR	COLLEYVILLE, TX	76034	5708 OAK TOP DR
BRANUM, MARY ANN	5816 ARBOR RD	FORT WORTH, TX	76180	6008 L D LOCKETT RD
BRAY, JESSE K	6108 LD LOCKETT RD	COLLEYVILLE, TX	76034	6108 L D LOCKETT RD
BRISTOL, DAVID E	501 BEVERLY DR	COLLEYVILLE, TX	76034	501 BEVERLY DR
BROWN, PAIGE	101 VALLEY VIEW DR N	COLLEYVILLE, TX	76034	101 VALLEY VIEW DR N
BUSKEY, PATTI	2509 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	309 OAKLEIGH LN
CADENHEAD, WM B	713 LEGACY TRL	COLLEYVILLE, TX	76034	6113 BRANSFORD RD
CARNEY, MAX	5712 BRANSFORD RD	COLLEYVILLE, TX	76034	5712 BRANSFORD RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	400 SHELTON DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	403 SHELTON DR
COWAN, LARRY B	5904 BRANSFORD RD	COLLEYVILLE, TX	76034	5904 BRANSFORD RD
DEUSON, ETHEL ALLENE	100 VALLEY VIEW DR N	COLLEYVILLE, TX	76034	100 VALLEY VIEW DR N
DIXON, LISA	5700 OAK TOP DR	COLLEYVILLE, TX	76034	5700 OAK TOP DR
DOODY, KEVIN	1109 SOMERSET BLVD	COLLEYVILLE, TX	76034	500 SHELTON DR
DOODY, KEVIN	1109 SOMERSET BLVD	COLLEYVILLE, TX	76034	504 SHELTON DR
ELKINS, J D	5809 BETTINGER DR	COLLEYVILLE, TX	76034	5809 BETTINGER DR
FOUR SONS INVESTMENTS LP	6200 BRANSFORD RD	COLLEYVILLE, TX	76034	6104 BRANSFORD RD
G & H GROUP LLC	75 MAIN ST STE 100	COLLEYVILLE, TX	76034	401 SHELTON DR
GARRISON, LISA	5704 BRANSFORD RD	COLLEYVILLE, TX	76034	5704 BRANSFORD RD
GOTCHER, BUFORD D	5816 BRANSFORD RD	COLLEYVILLE, TX	76034	5816 BRANSFORD RD
GRAVES, JERRY W	5901 WESTCOAT DR	COLLEYVILLE, TX	76034	5901 WESTCOAT DR
HALL, ANN-NITA PEARL	5905 WESTCOAT DR	COLLEYVILLE, TX	76034	5905 WESTCOAT DR
HONDZINSKI, FREDERICK	5701 OAKLEIGH LN	COLLEYVILLE, TX	76034	5701 OAKLEIGH LN
IHNE, ROGER	1111 BERING DR UNIT 1206	HOUSTON, TX	77057	5619 WINNIE DR
INDEPENDENT BANK	PO BOX 2255	MCKINNEY, TX	75070	5808 BRANSFORD RD
ISHAK, ASHRAF Z	104 W LD LOCKETT RD	COLLEYVILLE, TX	76034	104 W L D LOCKETT RD
J BAR #4 REVOCABLE TRUST	208 WINNIE DR	COLLEYVILLE, TX	76034	208 WINNIE DR
KA HOME CONSTRUCTION INC	PO BOX 92279	SOUTHLAKE, TX	76092	5709 OAKLEIGH LN
KAMERMAN, DELORIS	6016 LD LOCKETT RD	COLLEYVILLE, TX	76034	6016 L D LOCKETT RD
LADD, BARBARA J	6000 BRANSFORD RD	COLLEYVILLE, TX	76034	6000 BRANSFORD RD
LAMA, PASANG	6001 BRANSFORD RD	COLLEYVILLE, TX	76034	6001 BRANSFORD RD
LARRY STEWART CUSTOM HOMES LLC	PO BOX 1497	COLLEYVILLE, TX	76034	5615 WINNIE DR
MARTIN, JOHN GERALD	104 VALLEY VIEW DR N	COLLEYVILLE, TX	76034	104 VALLEY VIEW DR N
MCQUAGGE, TROY	5628 OAKLEIGH LN	COLLEYVILLE, TX	76034	5628 OAKLEIGH LN
MINOR, ARVIL	5808 BRANSFORD RD	COLLEYVILLE, TX	76034	5808 BRANSFORD RD
MONUMENT CUSTOM BUILDERS LP	PO BOX 159	COLLEYVILLE, TX	76034	5622 WINNIE DR
NOEL, SAM	PO BOX 159	COLLEYVILLE, TX	76034	5805 BETINGER DR
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX	75313	109 W L D LOCKETT RD
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX	75313	105 W L D LOCKETT RD
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX	75313	6001 L D LOCKETT RD
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX	75313	6001 L D LOCKETT RD
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX	75313	105 W L D LOCKETT RD
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX	75313	411 SHELTON DR
PACE, JOHN C	6004 LD LOCKETT RD	COLLEYVILLE, TX	76034	6004 L D LOCKETT RD
PANNO, KIM	5901 BRANSFORD RD	COLLEYVILLE, TX	76034	5901 BRANSFORD RD
PANNO, RYAN M	6012 LD LOCKETT	COLLEYVILLE, TX	76034	6012 L D LOCKETT RD
PARTLOW, BRANDY	100 WEST LD LOCKETT RD	COLLEYVILLE, TX	76034	100 W L D LOCKETT RD
PELTON, LINDA A	5813 BETTINGER DR	COLLEYVILLE, TX	76034	5813 BETTINGER DR
POLARIS LLC	1732 JOHNSON RD	KELLER, TX	76248	5625 WINNIE DR
POLARIS LLC	1732 JOHNSON RD	KELLER, TX	76248	5636 OAKLEIGH LN
PROVIDENTIAL LIFESTYLE HOMES L	624 STONEGLEN DR	KELLER, TX	76248	5614 WINNIE DR
PROVIDENTIAL LIFESTYLE HOMES L	624 STONEGLEN DR	KELLER, TX	76248	5710 OAKLEIGH LN
PROVIDENTIAL LIFESTYLE HOMES L	624 STONEGLEN DR	KELLER, TX	76248	204 WINNIE DR
PROVIDENTIAL LIFESTYLE HOMES L	624 STONEGLEN DR	KELLER, TX	76248	5618 WINNIE DR
PULTORAK, EDWARD J	105 VALLEY VIEW DR N	COLLEYVILLE, TX	76034	105 VALLEY VIEW DR N
RACKHAM SMITH REALTY LLC	6520 OLD GATE RD	PLANO, TX	75024	5705 OAKLEIGH LN
RAY, RONNIE	4831 MERLOT AVE #320	GRAPEVINE, TX	76051	301 OAKLEIGH LN
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266	6301 L D LOCKETT RD
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266	6201 L D LOCKETT RD
RIMMER, BERTIE A	5812 BRANSFORD RD	COLLEYVILLE, TX	76034	5812 BRANSFORD RD
SCHWARTZKOPF, KRISTINA	5612 OAK TOP DR	COLLEYVILLE, TX	76034	5612 OAK TOP DR
SIMON, CAROL ANN	108 VALLEY VIEW DR N	COLLEYVILLE, TX	76034	108 VALLEY VIEW DR N
SULLIVAN, JOHN F	5908 WESTCOAT DR	COLLEYVILLE, TX	76034	112 W L D LOCKETT RD
SULLIVAN, JOHN F	5908 WESTCOAT DR	COLLEYVILLE, TX	76034	5908 WESTCOAT DR
TANNER, BRUCE	5616 BRANSFORD RD	COLLEYVILLE, TX	76034	304 OAKLEIGH LN
TANNER, VICKI	15618 HADDON FIELD WAY	DARNESTOWN, MD	20878	5710 BRANSFORD RD
TANNER, VICKI	5616 BRANSFORD RD	COLLEYVILLE, TX	76034	308 OAKLEIGH LN
UTLEY, WILLIAM B	5704 OAK TOP DR	COLLEYVILLE, TX	76034	5704 OAK TOP DR
VAN TREASE CONSTRUCTORS LLC	611 S MAIN ST STE 400	GRAPEVINE, TX	76051	5916 L D LOCKETT RD
WALKER, RUSSELL W	5909 WESTCOAT DR	COLLEYVILLE, TX	76034	5909 WESTCOAT DR
WEST, NICHOLAS	500 BEVERLY DR	COLLEYVILLE, TX	76034	500 BEVERLY DR
WILBOW-OAKLEIGH DEVELOPMENT CO	4133 N CENTRAL EXPWY STE 900	DALLAS, TX	75204	300 OAKLEIGH LN
WILBOW-OAKLEIGH DEVELOPMENT CO	4133 N CENTRAL EXPWY STE 900	DALLAS, TX	75204	5706 OAKLEIGH LN
WILBOW-OAKLEIGH DEVELOPMENT CO	4133 N CENTRAL EXPWY STE 900	DALLAS, TX	75204	5626 WINNIE DR
WITMAN, GEORGE	405 SHELTON DR	COLLEYVILLE, TX	76034	405 SHELTON DR
YOUNGREEN, ROBERT M	108 W LD LOCKETT RD	COLLEYVILLE, TX	76034	108 W L D LOCKETT RD
YU, CHI CHOI	6100 BRANSFORD RD	COLLEYVILLE, TX	76034	6100 BRANSFORD RD
				5608 WINNIE DR
ALIANNE ESTATES	6201 THERESA LANE	COLLEYVILLE, TX	76034	COURTESY NOTICE
REMINGTON PARK ADDITION	5751 KROGER DRIVE	KELLER, TX	76244	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
NASHED, OSAMA	5000 THOMPSON TERRACE	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on January 24, 2020



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, February 10, 2020 at 7:00 p.m.

City Council Meetings: Tuesday, March 3, 2020 at 7:30 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a request for a Preliminary/Final Plat for Lots 1-11, Block A, Lots 1-13, Block B, and Lots 1-3, Block X, of the Preston Manor Addition. The purpose is to plat the property into 24 single-family residential lots and 3 common lots.

Zoning Case: PC20-001

Applicant: Osama Nashed

Owner: Waguih Guirguis

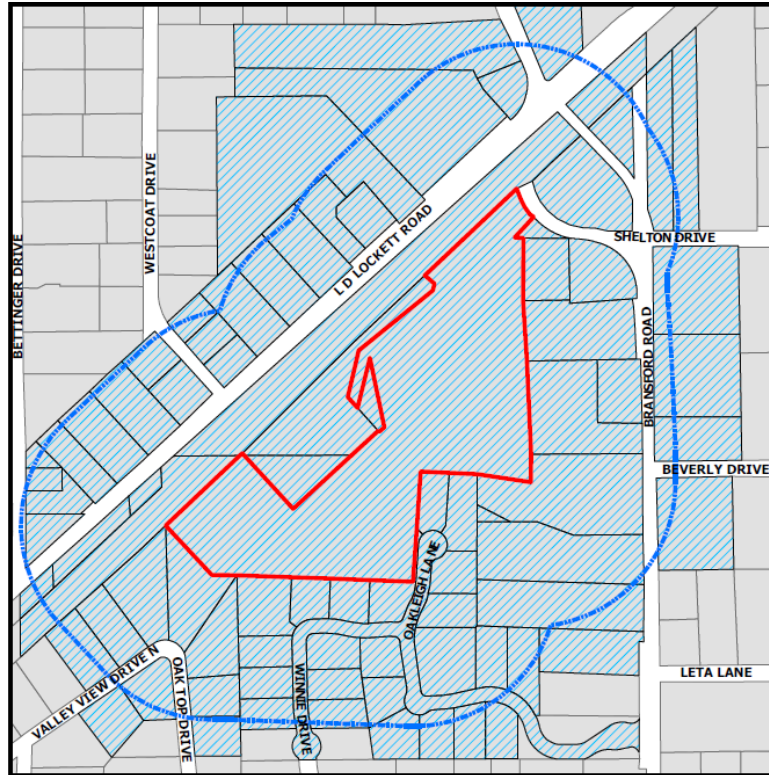
Location: 401 Shelton Drive

Property Description: Tracts 6A1, 6A2, 6A2A, 6A2B1, Abstract 1487, in the O C Sturm Survey, and Tracts 1B, 1B1, 1B2A, Abstract 1176, in the J J Newton Survey

Present Zoning: R-20 Single Family Residential

NOTICE OF PUBLIC HEARING

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map:

<https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

RESOLUTION R-20-XXXX

**A RESOLUTION APPROVING A PRELIMINARY/FINAL PLAT FOR THE
PRESTON MANNER ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat for the Preston Manner Addition on February 10, 2020.

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

Sec. 1. THAT the Preliminary/Final Plat for Preston Manner Addition on approximately 15.7097 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 3rd DAY OF MARCH 2020.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

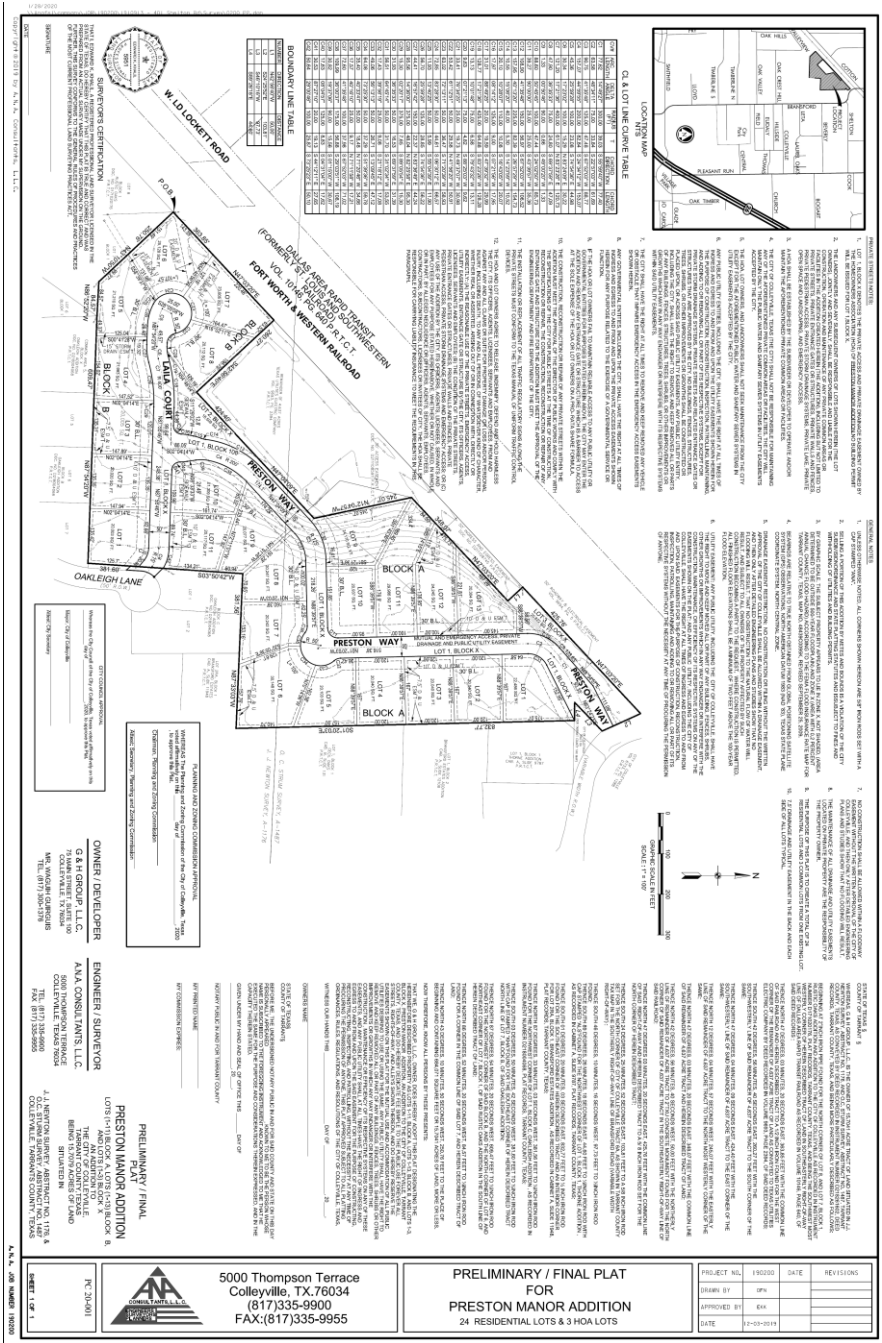
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

Exhibit "A" - Plat Exhibit





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3b	Agenda Date 2/10/2020	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a zoning change request from the AG Agricultural district to the CC-1 Village Retail district on Tract 2B & 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard, Case ZC20-001

Explanation

Robert Reeves, on behalf of Bluebonnet Hills Funeral Home and Cemetery, submitted a request for a zoning change from AG Agricultural to CC-1 Village Retail zoning and a request for a Special Use Permit (SUP) for 'Cemeteries or Mausoleums' at 5713 Colleyville Boulevard. The applicant recently began making improvements for the expansion of the cemetery use to their eastern boundary.

Existing Zoning and Development Conditions. The eastern 25.69 acres of the overall property is zoned AG Agricultural. The applicant is expanding the cemetery use into the remaining undeveloped area. According to the Land Development Code, a cemetery use requires an SUP approval with a commercial zoning district.

Surrounding Properties. The property to the west is part of the Bluebonnet Hills cemetery use and is zoned CC-1 Village Retail with an SUP for the cemetery use. The adjacent property to the north is zoned CC-2 Shopping Center and is developed as the Bob Moore Sports Center. The adjacent property to the east is zoned PUD-R Planned Unit Development-Residential and is developed as a single-family residential subdivision, Broughton Addition.

Master Plan. The *Future Land Use Map* designates this property for Institutional use. The use of the property as a cemetery or mausoleum complies with the designation with the approval of an SUP.

Analysis. The Bluebonnet Hills Cemetery has been in operation on the subject property since 1953. The recent expansion into the far eastern portion of the property has uncovered the zoning deficiency. The approval of the zoning change and associated SUP will allow for the expansion and operation of the cemetery use.

In 2018, Bluebonnet Hills Cemetery attempted to rezone the property and obtain an SUP. During this time the case was tabled by the Planning and Zoning Commission as there were several concerns that they wanted addressed. The item was ultimately withdrawn to allow for the applicant to work with the adjacent neighborhoods and

address their concerns. These concerns included the following:

- Improvements to the ditch along the eastern boundary – maybe needs to be cleaned out or improved;
- Better silt fencing or measures to control erosion;
- Drainage – to include information on the planned detention pond area;
- Working with the Broughton neighborhood to clean out the pond due to increased erosion from the cemetery site;
- Indicating a distance/buffer area from the grave sites to the eastern property line;
- Remedy to eliminate the spoils yard;
- Appropriate fencing and landscaping along Hall Johnson Road.

As part of any SUP, conditions may be imposed to ensure compatibility and harmony with surrounding properties. This may include specific regulations pertaining to landscaping and fencing along street frontages and/or along property lines adjacent to residential development. A substantial tree line currently exists along the eastern boundary.

The applicant has been working with the Broughton Home Owners Association and the Stone Crest Estates Home Owners Association since 2018. They suggest numerous beneficial conditions as stated in their Statement of Planning Objectives, which is included as an exhibit with the ordinances, and are as follows:

1. Grave site spoils are to be stored in the cemetery's maintenance area.
2. No grave site or cemetery improvement shall be closer than 25 feet to the east property line with the exception of drainage improvements and landscaping.
3. A minimum of 25 Nellie R. Stevens Holly shrubs shall be planted within the 25 foot setback area.
4. A minimum of 55 #7 size Texas Privet shall be planted within the 25 foot setback area.
5. A minimum 3 foot ornamental iron/tubular fence shall be constructed along Hall Johnson Road.
6. A minimum 3 foot shrub row shall be planted along Hall Johnson Road.
7. Drainage and swale/channel improvements shall be made along the eastern property line and within the Broughton Addition.

Public Notification. Staff notified property owners within 500 feet of the subject property regarding this request and notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. Staff has received no correspondence regarding this request to date.

Summary & Staff Recommendation. Staff recommends approval. The applicant is requesting the zoning change and associated SUP so that the expansion and operation

of the cemetery use can be in compliance with the Land Development Code.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Site Plan
7. Landscape Plan
8. Topographic Survey
9. Drainage Plan
10. Proposed View of Site Frontage Exhibit
11. Community Agreements
12. Notification Map
13. Notification List
14. Property Owner Notification
15. Draft Ordinance

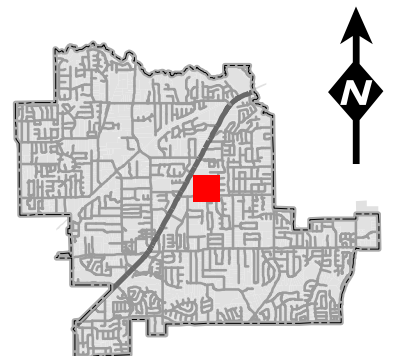
Aerial Map



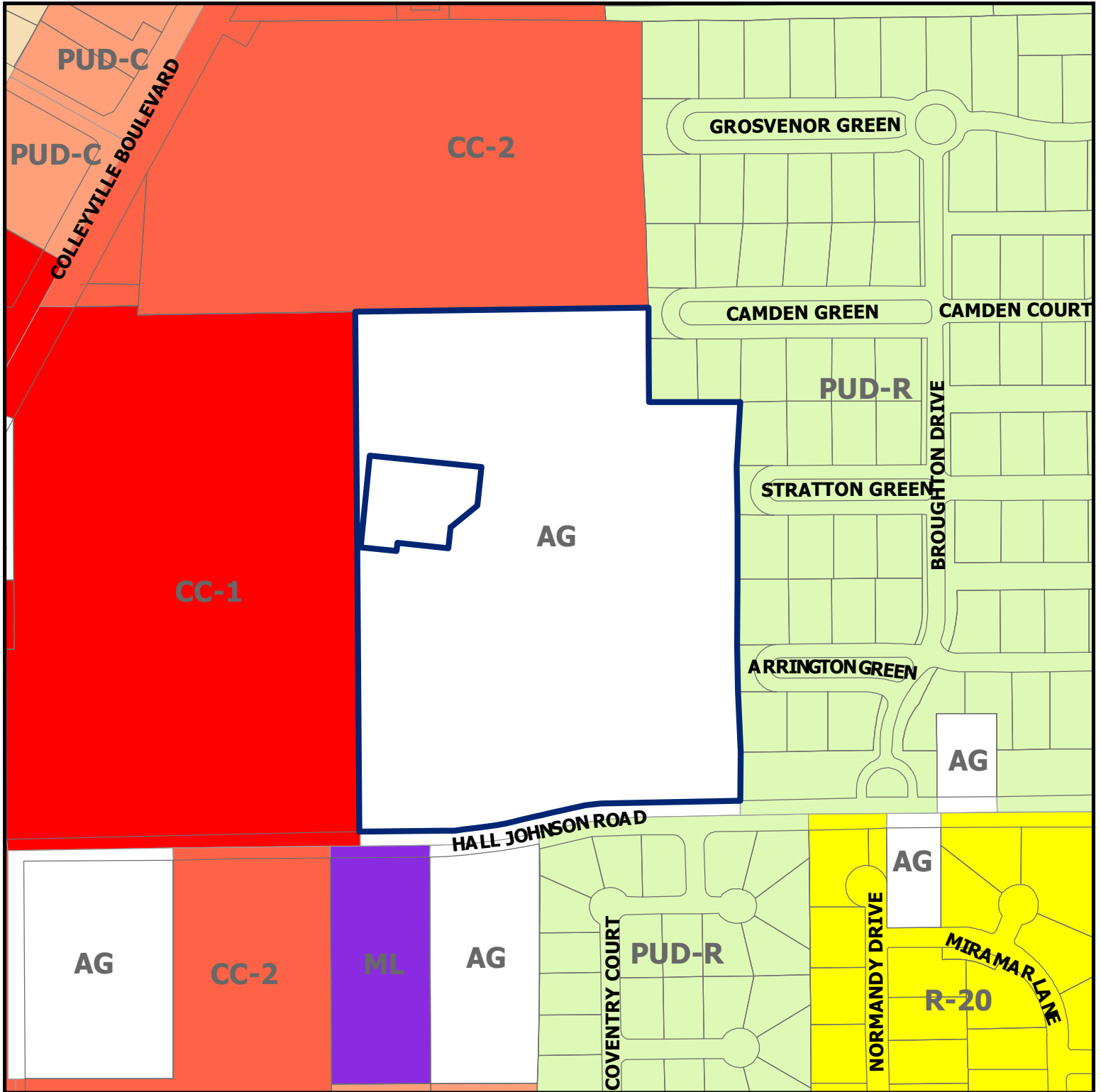
ZC20-001
5713 Colleyville Blvd

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 Subject Property



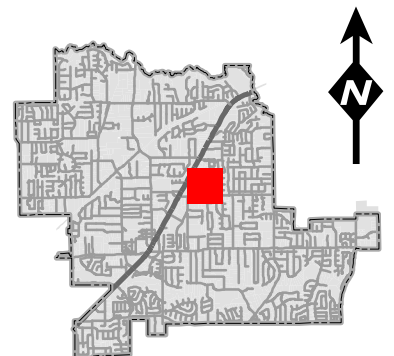
Zoning Map



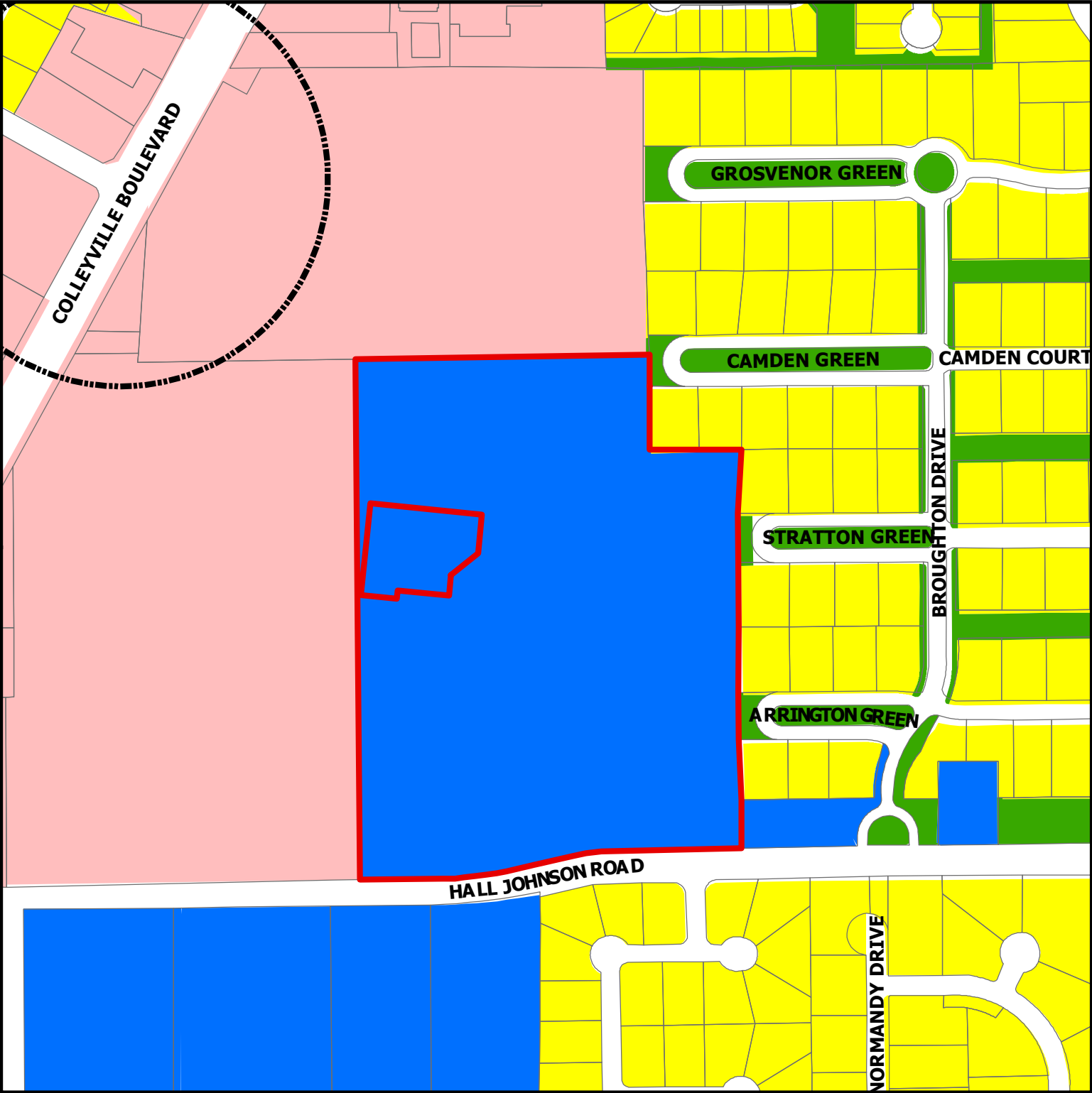
ZC20-001
5713 Colleyville Blvd

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 Subject Property



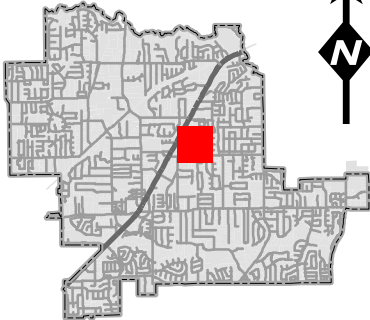
Future Land Use Map



DISCLAIMER:
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ZC20-001
5713 Colleyville Blvd

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Institutional
-  Colleyville Blvd Corridor
-  Open Space; Parks



Statement of Planning Objectives

Statement of Objectives
Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd. Colleyville, Texas 76034
January 13, 2020

This a request by Bluebonnet Hills Funeral Home and Memorial Park to rezone a 25.69 acre tract from an AG District to a CC-1 Village Retail District with a Specific Use Permit for cemeteries and mausoleums.

Background:

Bluebonnet Hills has been operating a funeral home and cemetery at this location since 1953. In the Spring of 2018, it began to expand gravesites into the far eastern portion of the cemetery when a zoning deficiency was discovered. This area is zoned AG and a zoning change was necessary to develop gravesites in this area. The approval of the zoning change and associate SUP would allow for the expansion and operation of the cemetery use. Therefore, Bluebonnet Hills filed an application for a zoning change, which was later denied on 6/11/18 based on the Planning and Zoning Commission concerns and opposition from adjacent residential property owners.

Response to neighbors:

Over the last eighteen months, Bluebonnet Hills has been working with the Broughton Homeowners Association, Stone Crest Estates Homeowners Association, and adjacent homeowners. Bluebonnet Hills has reached an agreement with the Broughton Homeowners Association, Exhibit C and anticipates reaching an agreement with the Stone Crest Estates Homeowners Association, Exhibit D. Based on these agreements and discussion with adjacent properties, this request for a Specific Use Permit is subject to the following conditions:

1) All undeveloped cemetery areas will be sodded with a ground cover and maintained in a healthy growing conditions by providing adequate water, fertilizer, or other necessary maintenance, Exhibit A.

2) Excess grave site spoils will be temporarily stored in the cemetery's maintenance area and periodically moved off site.

3) Sediment and debris located in the existing swale along the east property will be removed within three months from the passage of the ordinance approving the zoning. Great care will be taken to protect trees along the east and north property lines during this maintenance effort. Bluebonnet Hills agrees to replace any trees damaged during this process and agrees to maintain the existing swale as necessary unless the City of Colleyville requires an alternate process.

4) Bluebonnet Hills will contribute \$32,000.00 plus taxes and an additional \$4,000.00 for cost overage toward the dredging of the existing retention pond located in the common area of the

Statement of Planning Objectives

Broughton subdivision subject the provisions found in the agreement between Bluebonnet Hills and Broughton HOA, Exhibit C.

5) Bluebonnet Hills will construct a new concrete swale parallel to the existing swale extending from the northeast corner of the site to the inlet into Broughton's retention pond, Exhibits E & F.

6) Drainage from the cul-de-sac located near the northeast corner of the site will be redirected into the new concrete swale to minimize water discharges into the residential street.

7) Necessary regrading directing drainage from or parallel to the eastern property line toward the southeastern corner of the site will be initiated. Submittal of final engineering plans and required permits for drainage and swale design must be submitted to the City of Colleyville within three months from passage of the ordinance approving the zoning and construction must begin with begin with six months from City of approval for the plans and permits or a later date as determined by the City of Colleyville, Exhibits E & F.

8) All future site development must comply with City of Colleyville drainage and erosion control regulations in effect at the time of future site development.

9) A twenty-five-foot setback will be provided along the east property line, Exhibits B & G.

10) Landscaping shall be consistent with the Master Plan, Exhibit B, subject to the following provisions.

a) Plant a minimum of 25 Nellie R. Stevens Holly shrubs in the 25-foot setback area. Initially, shrubs will be 6 feet high and can mature up to 20 feet in height with a 15-foot spread.

b) Plant a minimum of 55 #7 size Texas Privet in the 25-foot setback as show on the Master Plant. The Texas Privet will mature to a height of 10 feet with an 8-foot spread.

c) Final plant location will be determined in the field in consultation with the Broughton HOA and planted within nine months of passage of the zoning ordinance or as directed by the City of Colleyville based on the optimum planting seasons.

d) Tree planting in the proposed cemetery use areas shall match tree patterns in the developed cemetery areas.

e) Bluebonnet Hills agrees to landscape the entire boarder backing up to Broughton property with a consistent landscaping plan as outlined above. Dead trees or shrubs will be replaced in accordance with the landscaping plan shown on the Master Plan, Exhibit B.

f) All planting will be irrigated.

Statement of Planning Objectives

11) Bluebonnet Hills will construct a minimum, 3-foot high ornamental iron/tubular fence along Hall Johnson Road as shown in the Master Plan, Exhibit B. The existing chain-link fence will be replaced with the new fence.

12) Bluebonnet Hills will plant a solid 3-foot high shrub row along Hall Johnson as shown on Exhibits B and H. The shrubs will be planted within three months from the passage of the rezoning ordinance or during optimum planting season, whichever is less time. The shrubs will be maintained at a height of 3 feet.

13) Bluebonnet Hills will plant evergreen trees as grave sites are developed consistent with the current tree coverage. All trees and plants will be irrigated and will be replaced on a timely basis if they should die.

Conclusion:

Bluebonnet Hills appreciates the time that neighbors spent working with it to reach an agreement and respectfully request the support of the Planning and Zoning Commission and City Council.

Zoning Exhibit



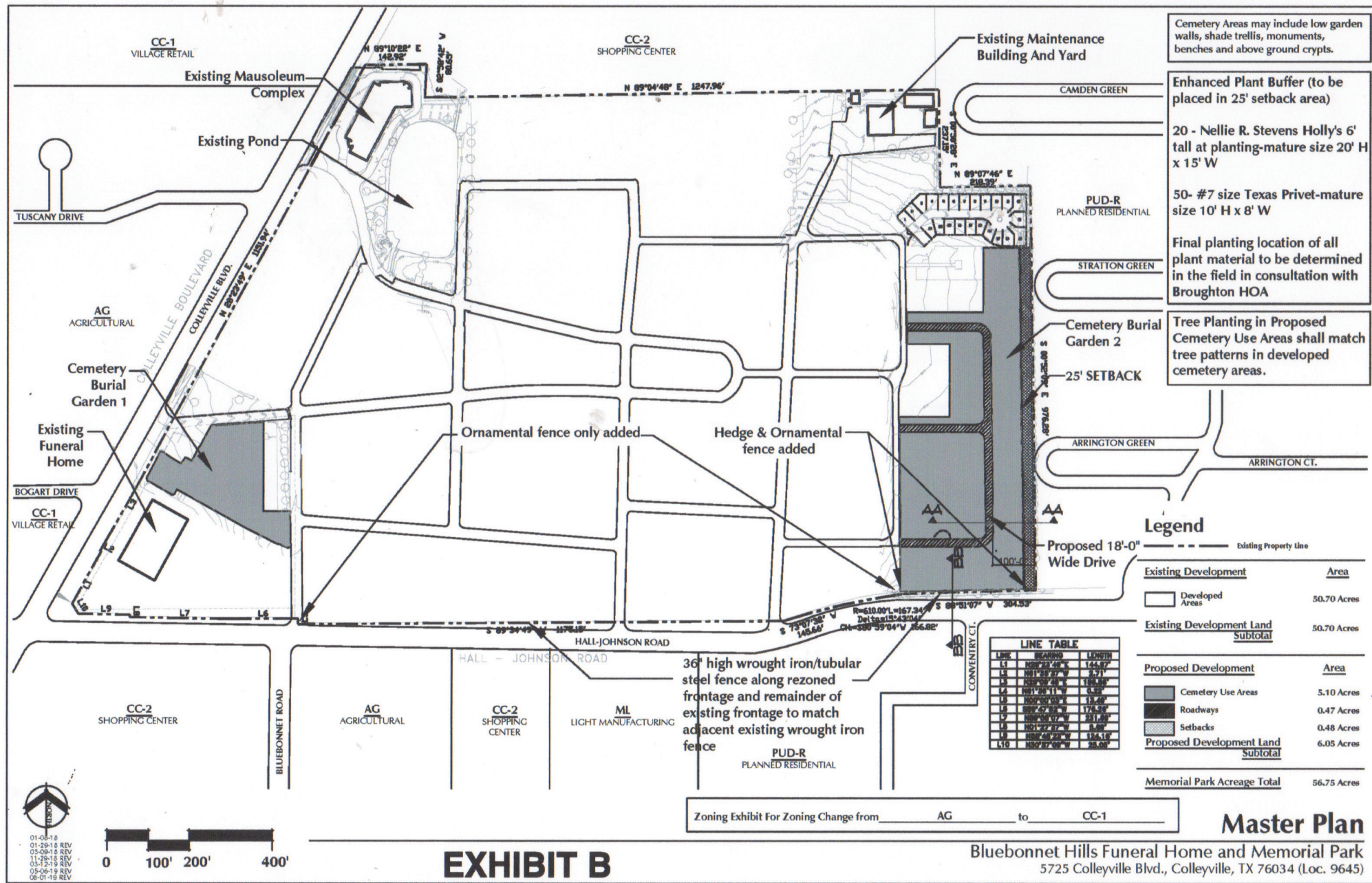
Zoning Exhibit



Zoning Exhibit



Site Plan



Landscape Plan

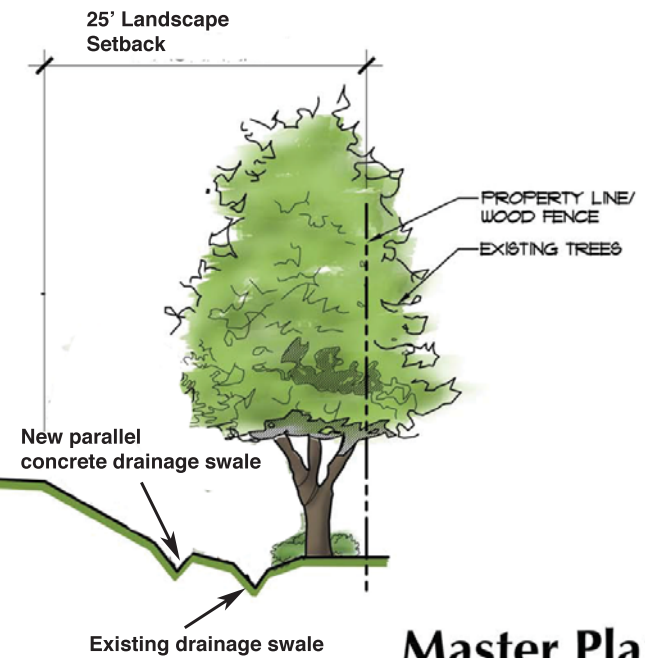
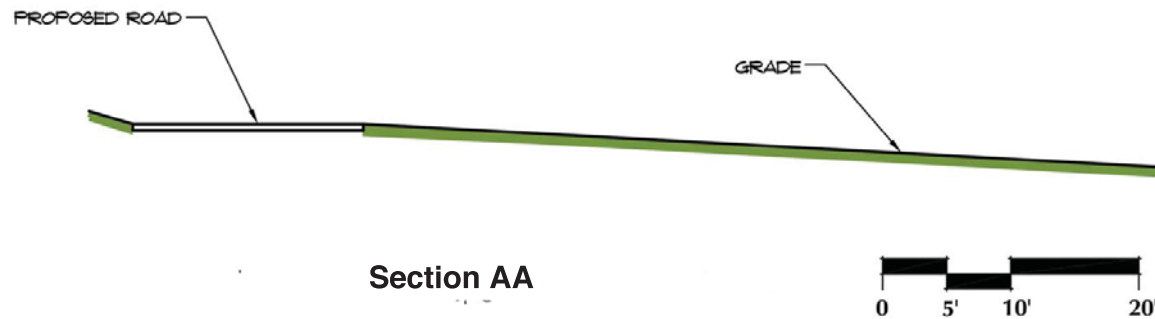
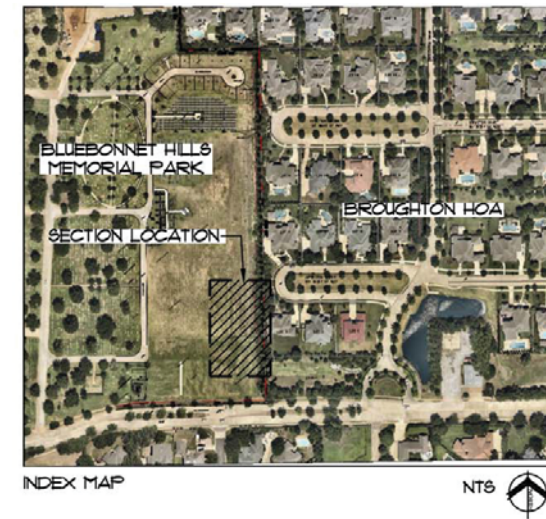
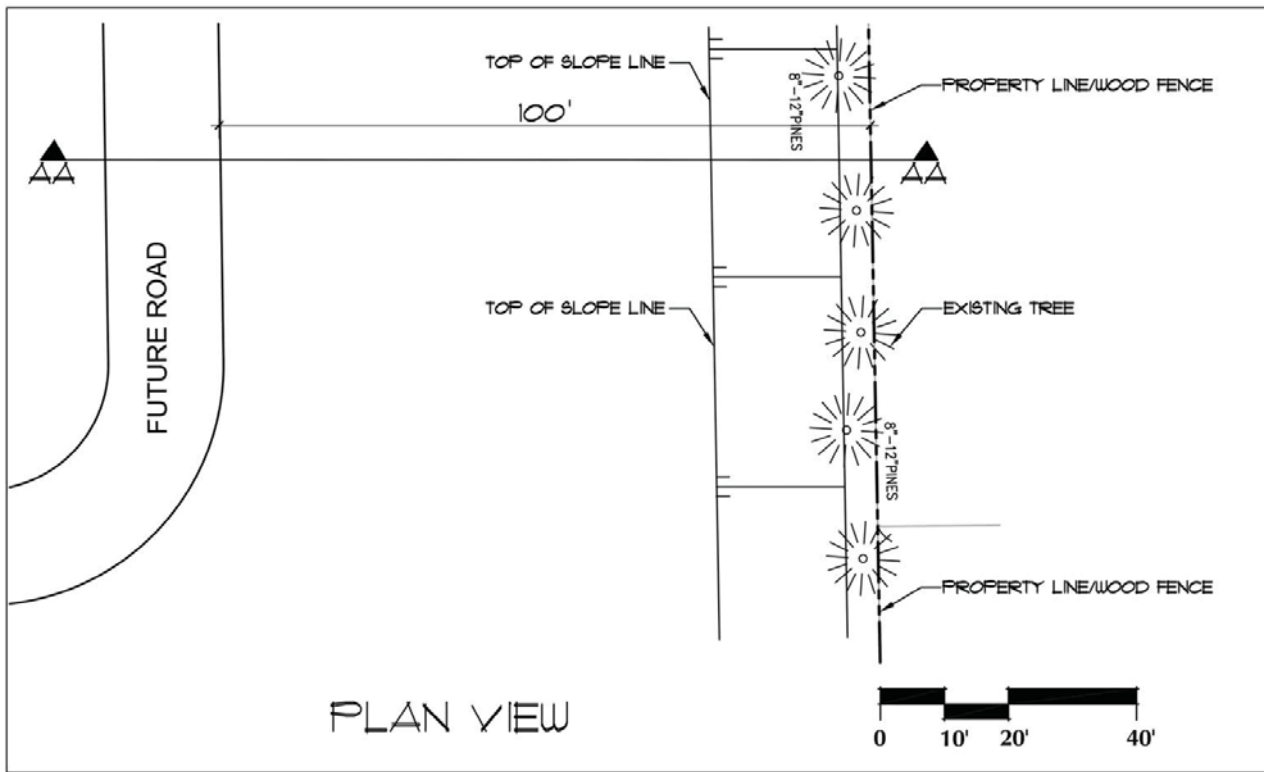


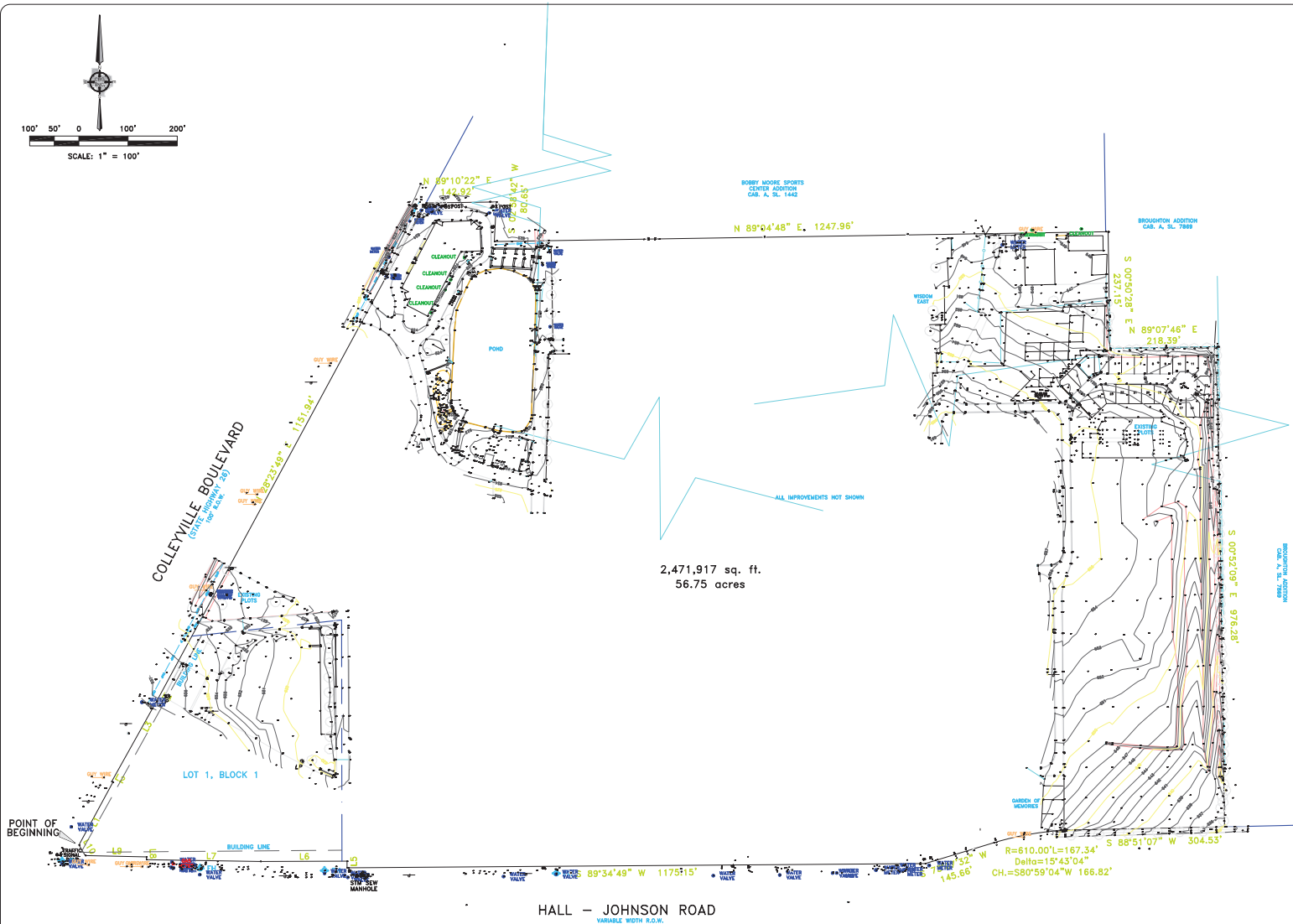
EXHIBIT G

Master Plan

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)

11/27/18

Topographic Survey



LINE	BEARING	LENGTH
L1	N28°23'49"E	144.97'
L2	N61°36'37"W	2.71'
L3	N29°09'45"E	188.86'
L4	N61°36'11"W	0.22'
L5	N00°00'03"E	13.49'
L6	S89°47'52"W	178.26'
L7	N89°06'07"W	231.69'
L8	N01°27'37"W	5.69'
L9	N88°45'23"W	124.16'
L10	N30°57'09"W	25.05'

NOTES:
1) BEARINGS, EASEMENTS AND BUILDING LINES ARE BY
RECORDED PLAT UNLESS OTHERWISE NOTED.

2) BENCHMARK LOCATION:
BM-84: 2" BRASS CAP IN NE CORNER OF A 6"x6" DROP
INLET LOCATED 284' SOUTH OF THE CL OF BOGART & IN
THE EAST ROW OF HALL JOHNSON. ELEV.=632.72'

G:\ALL LOGOS\811 logo.jpg

REVISIONS		
DATE	BY	NOTES

NOTE: According to the F.I.R.M. in Map No. 48439C0095 K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____

Bryan Connally
Registered Professional Land Surveyor No. 5513

The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to SCI Cemetery Services, (a) this survey and the property description set forth herein were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the Surveyor, or his assistants, are satisfied thereof; and (d) the use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from their use shall not be the responsibility of the undersigned. The plot hereon is a correct and accurate representation of the proposed final plat of the cemetery as indicated; location and type of monuments are shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 5th day of May, 2014

SURVEYOR'S CERTIFICATE

Surveying, Inc.
Hatch Rd, Suite 230
Las Vegas, Texas 75226
Phone: 512-436-2216
Fax: 101-6880
www.cbpgdw.com

TOPOGRAPHIC SURVEY

J. BYAS SURVEY, ABSTRACT NO. 180 AND
N. LONEY SURVEY, ABSTRACT NO. 937

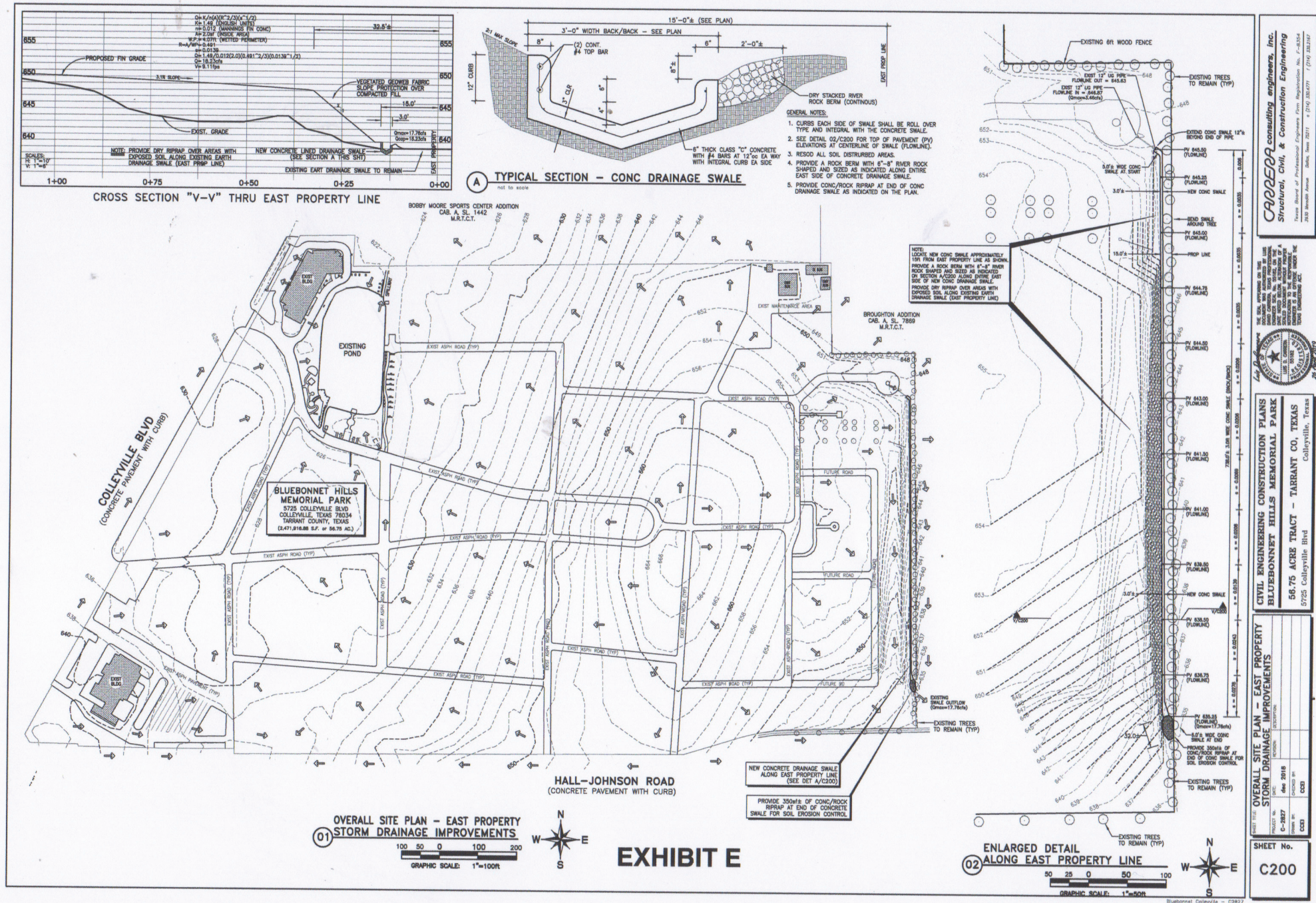
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

JOB NO.	G.F. NO.	DRAWN
404085		R.G.

5725 COLLEYVILLE BOULEVARD

001-s-CTX03Bluebonnet HHS: Mentor@Park-96451ZZ Survey and Table Reports\Survey\14-022 Master Plan\2014_06_11 Updated Survey\ACAD-1404085.dwg, 12/21/2016 4:47:12 PM, Adobe PDF, ARCH D, 1:1

Drainage Plan



Drainage Plan

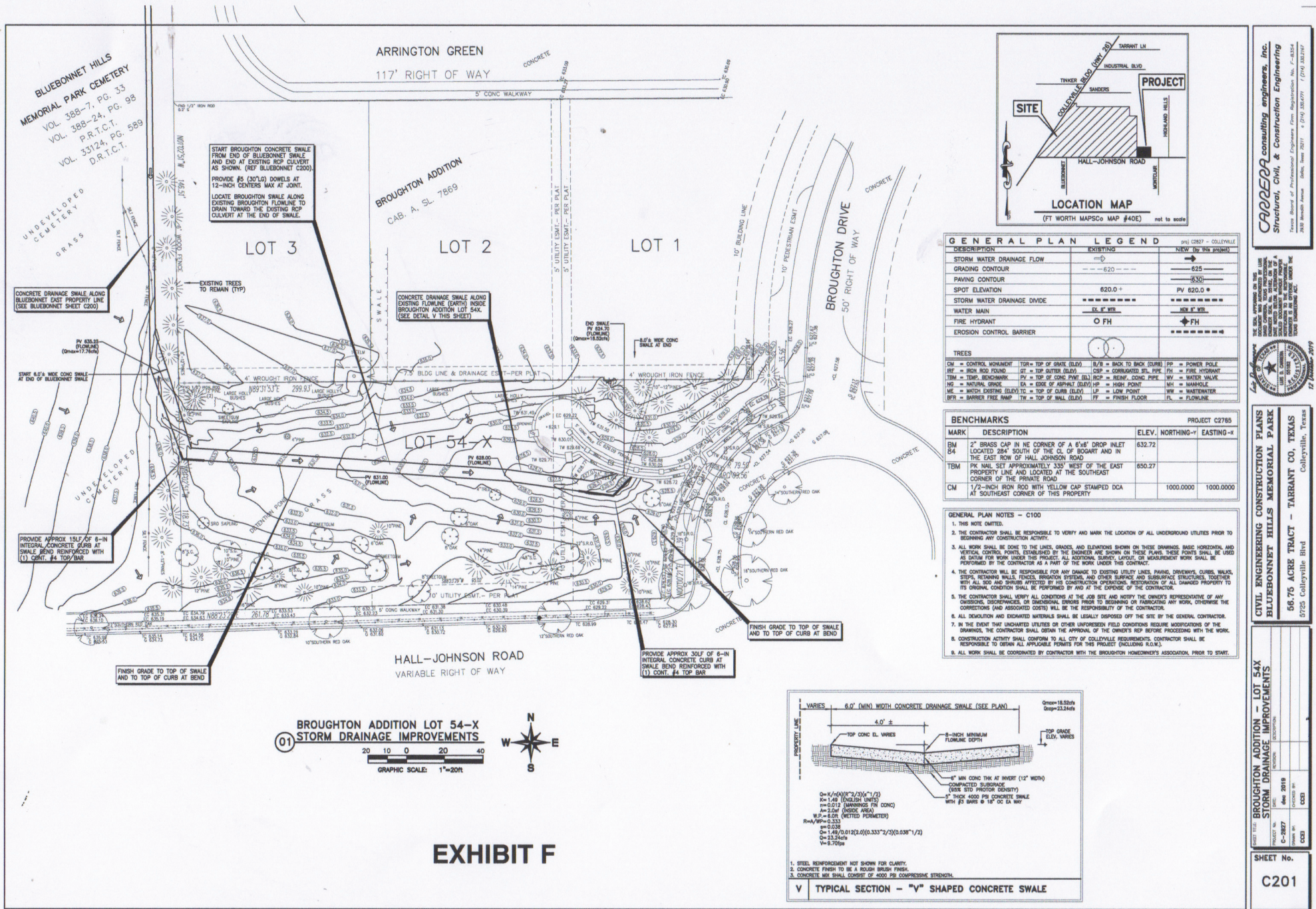


EXHIBIT F

CARRERA consulting engineers, Inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers (Lic. Registration No. F-6354)
280 South Avenue, Suite 201 • (714) 364-0771 • (714) 364-0772



CIVIL ENGINEERING CONSTRUCTION PLANS
BLUEBONNET HILLS MEMORIAL PARK
56.75 ACRE TRACT - TARRANT CO., TEXAS
5725 Colleyville Blvd
Colleyville, Texas

LOT 54-X
BROUGHTON ADDITION - LOT 54-X
STORM DRAINAGE IMPROVEMENTS

DATE: 01/15/2019
PROJECT: C-2827
SHEET NO.: C201

Proposed View of Site Frontage Exhibit



Existing view of Bluebonnet Hills site frontage at Hall Johnson Road



Proposed view of Bluebonnet Hills site frontage at Hall Johnson Road

EXHIBIT H



Community Agreements

EXHIBIT C

Broughton

Maintenance Association, Inc. (BMA)

Letter in Support of Bluebonnet Hill's Special Use Permit

August 21, 2019

Re. Bluebonnet Hills Special Use Permit & Broughton Maintenance Association's Support

To whom it may concern,

Since the beginning of 2018, the Broughton Maintenance Association, Inc. (Broughton's Homeowners Association, BMA) has been diligently working with Bluebonnet Hills to make sure that any zoning request from a AG District to a CC-1 District with a Specific Use Permit for cemeteries or mausoleums submitted to the City of Colleyville addresses our concerns as a community.

As a Board, we have personally met with many of our homeowners to make sure all of their issues were addressed.

Bluebonnet Hills has made our community a proposal that we feel addresses all of those issues and concerns. Therefore, we agreed to that proposal and we wanted to communicate to the City of Colleyville that we are in support of a CC-1 District and a Specific Use Permit for cemeteries and mausoleums for the following reasons:

In their proposal, Bluebonnet Hills addresses our two primary concerns brought forth by our Board and by our homeowners:

1. First, it addresses the issue of water runoff, erosion control, and drainage. The proposed plans aims to eliminate a major problem that has been affecting homeowners which is drainage and run-off from Bluebonnet Hills.
2. Second, it addresses the issue of appearance, land-scaping, and set-back. As a community, our homeowners were concerned about what impact any special use permit would have on the homes that are along the property line. We are obviously also concerned, in general, by the appearance of property that is in our community. We feel the proposed plans addresses those concerns. There is a plan to make sure there is a set-back from the property line, sufficient landscaping to build a natural-looking property buffer, as well as general improvements to the property that will make Bluebonnet Hills more aesthetically pleasing to look at.

In addition to those two concerns above, Bluebonnet Hills is also making a good faith commitment to our neighborhood to make sure that our pond gets dredged due to run-off from their property.

If you have any questions regarding this letter, please let us know. In addition, if you need a representative of our Board to speak at any meeting or to speak to one of the City members, please let us know. Thank you for your time

Community Agreements

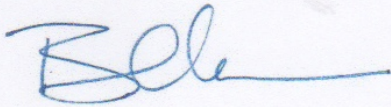
Broughton

Maintenance Association, Inc. (BMA)

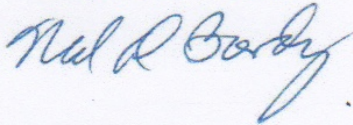
Signed,

The Broughton Maintenance Association, Inc. Board of Directors

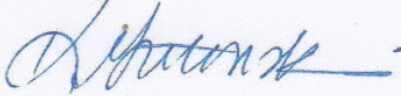
Bryan Hoeller, Board Member



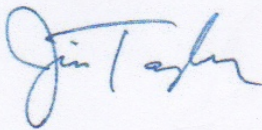
Neal Bondy, Board Member



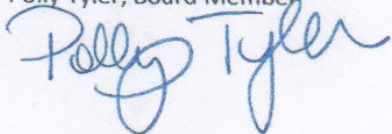
Kerri Gutowski, Board Member



Jim Taylor, Board Member



Polly Tyler, Board Member



Community Agreements

Proposed Agreement Between Bluebonnet Hills Funeral Home and Memorial Park and Broughton Homeowners Association

August 5, 2019

Background:

S.E. Texas Funeral Service, Inc. d/b/a Bluebonnet Hills Funeral Home and Memorial Park ("Bluebonnet Hills") desires to rezone 25.69 acres of its property located at 5713 Colleyville Road, Tract 2B and 2B02, Abstract 180 in the J. L. Byas Survey from AG Agricultural District to a CC-1 Village Retail District with a Special Use Permit (SUP) for Cemeteries or Mausoleums. It is the desire of Bluebonnet Hills Funeral Home and Cemetery and Broughton Homeowners Association to reach an agreement between both parties in order for the Broughton Homeowners Association to support the rezoning request.

I. Bluebonnet Hills Funeral Home and Memorial Park agrees to the following:

a) Removal of Sedimentation located in the Broughton Subdivision Retention Pond:

Bluebonnet Hills will contribute \$32,200.00* plus tax (if applicable) toward the dredging of the existing retention pond located in the common area of the Broughton subdivision near the subdivision entrance on Hall Johnson Road. Bluebonnet Hills will also agree to pay, if necessary, up to an additional \$4,000 for cost overages.

- The dredging will be done by a third-party contractor hired by the Broughton Homeowners Association.
- Upon BMA'S fulfillment of their obligations under Section II (a) and (b) below, the funds will be placed in a third-party escrow account within 30 days of fulfillment of those obligations by BMA, as a good faith assurance of Bluebonnet's commitment to Broughton Homeowners.
- The work will be completed within 60 days of the zoning board's decision on Bluebonnet's 2019 rezoning bid contingent solely on BMA fulfilling their obligations under Section II (a) and (b) below.
- The funds will be released on a draw schedule outlined in the invoice to the Broughton Homeowners Association to pay the third-party contractor upon presentation to the trustee of the third-party escrow account of the progress and final invoice for the dredging work.
- Copies of all invoices will be provided to Bluebonnet Hills.

b) Drainage:

Historically, the runoff from Bluebonnet Hills was designed by the Broughton developer to drain through the subdivision to the basins near the Broughton entryway. In order to minimize and better control runoff into the subdivision, the following measures will be implemented subject to City of Colleyville approval of the drainage plans:

- 1) Remove sediment and debris from the existing swale located along the east property line within three months form the passage of the ordinance approving the zoning, subject to the City's approval. Bluebonnet Hills may retain a third-party to remove sediment and debris from the existing swale along the east property line. Take great care to protect existing trees located on

Community Agreements

cemetery property along the eastern and northern property line during this maintenance effort. Bluebonnet Hills agrees to replace any trees damaged during this process. Continue to maintain this swale periodically and as necessary to minimize sediment buildup unless the City of Colleyville requires an alternate process.

2) A new concrete swale will be constructed by a third-party contractor hired by Bluebonnet Hills parallel to the existing swale to provide additional collection of runoff from Bluebonnet Hills subject to the attached exhibit entitled "Overall Site Plan-East Property Storm Drainage Improvements". In addition, this new concrete swale will be constructed to run all the way to the inlet pipe that feeds directly to the pond in Broughton to minimize future erosion and issues with run-off. This exhibit will be included in the rezoning application. Required permit(s) must be submitted to the City of Colleyville within three months from the passage of the ordinance approving the zoning. Construction must begin within three months from the City of Colleyville approval of required permits(s).

3) In order to reduce the water flow into both swales, part of the undeveloped portion of the cemetery site will be regraded by a third-party contractor hired by Bluebonnet Hills directing the waterway from or parallel to the property line toward the southeast corner of the site into the existing greenbelt consistent with the original Broughton subdivision drainage plans, which flows into the Broughton subdivision retention pond. A schematic drainage plan is included in the attached exhibit entitled "Overall Site Plan-East Property Storm Drainage Improvements" and will be included as an exhibit in the zoning request. A final drainage plan and required permit(s) must be submitted within three months from the passage of the ordinance approving the zoning. Regrading must begin within six months from City approval of the final drainage plan and required permit(s), or a later date as determined by the City of Colleyville.

4) Bluebonnet Hills will hire a third-party contractor to modify the drainage from the cul-de-sac, located near the northeast corner of the site, to redirect and minimize water discharges in the residential street. A schematic design will be included in the rezoning application. Final engineering plans, if required, must be submitted to the City of Colleyville within three months from the passage of the ordinance approving the zoning, and construction must begin within six months from staff approval of the engineering plans unless modified by the City of Colleyville at a later date.

5) Bluebonnet Hills will take great care to reduce any unnecessary runoff to existing homeowners during the construction and regrading process. In addition, the drainage plan must be designed with that same goal in mind – reduce unnecessary runoff to existing homeowners.

c) Erosion Control: *(Also refer to the drainage improvement section above.)*

1) All undeveloped cemetery areas will be sodded with a ground cover and maintained in a healthy growing condition by providing adequate water, fertilizer, or other necessary maintenance.

2) All future site development must comply with City of Colleyville drainage and erosion control regulations in effect at the time of future site development.

3) Excess grave site spoils will be temporarily stored in the cemetery's maintenance area and periodically moved off site.

d) Setback:

Community Agreements

Cemetery plots and interments are prohibited within a 25-foot setback from the east property line as shown on the Master Plan.

e) Landscaping:

1) Plant a minimum of 25 Nellie R. Stevens Holly shrubs in the 25-foot setback area as shown on the Master Plan. Initially, shrubs will be 6 feet high and can mature up to 20 feet high with a 15-foot spread. Planting will include irrigation.

2) Plant a minimum of 55 #7 size Texas Privet in the 25-foot setback as shown on the Master Plan. The Texas Privets can mature up to a height of 10 feet with an 8-foot spread. Planting will include irrigation.

3) Final plant location will be determined in the field in consultation with the Broughton HOA and planted within nine months of passage of the ordinance or as directed by the City of Colleyville based on the optimum planting seasons.

4) Tree planting in the proposed cemetery use areas shall match tree patterns in the developed cemetery areas.

5) Bluebonnet Hills agrees to landscape the entire boarder backing up to Boughton property with a consistent landscaping plan as outlined above, including areas not included in the re-zoning proposal. Any existing dead trees or shrubs will be replaced according to the plan.

f) Hall Johnson Road:

Bluebonnet Hills agrees to retain a third-party contractor to construct a minimum 3-foot high ornamental/tubular iron fence will be constructed along Hall Johnson Road from the existing cemetery entrance on Hall Johnson to the southeast corner of the site, as shown on the approved Master Plan. This will include replacement of the existing chain-link fence. The fence must be installed within six months from the passage of the ordinance.

(II) Broughton Homeowners Association agrees to the following:

a) Upon execution of this agreement, The Broughton Maintenance Association, Inc. (BMA) will provide a letter of support to the Colleyville Planning and Zoning Commission and City Council prior to the respective public hearings indicating that Bluebonnet's proposal as it pertains to BMA is satisfactory and that BMA is not opposed to and supports the Special Use Permit re-zoning request. This letter shall be signed by the board members of the BMA and reviewed and approved by Bluebonnet Hills before submittal to the Colleyville Planning and Zoning Commission and City Council.

b) A representative of the HOA Board will make a good faith effort to attend all public hearings to communicate BMA's support of Bluebonnet Hill's special use permit zoning case as it relates to BMA.

Community Agreements

S.E. Texas Funeral Services, LLC d/b/a Bluebonnet Hills Funeral Home and Memorial Park:

Signature

Date

8-27-19

Print name and title

Carey P. Grossi Market Director

Broughton Homeowners Association:

Signature

Date

8/21/19

Print name and title

Bryan Hollenbeck, Board President, 2019

Community Agreements

EXHIBIT D

ROBERT REEVES & Associates, Inc.

PLANNING AND ZONING CONSULTANTS

December 16, 2019

Stephanie Butler, Stone Crest Estates HOA
P.O. Box 332
Colleyville, Texas 76034

RE: Bluebonnet Hills Funeral Home and Cemetery Response

Dear Ms. Butler:

The following is our amended response for Item (d) and the last paragraph in response to your November 18 email.

a) Integrity of the retaining wall:

We have reaffirmed with the City to verify that our existing wall is in compliance with all code requirements. The City has stated that we are in compliance. We believe that the planting of ground cover in the undeveloped portion of the site and the removal of grave site spoils have stabilized the soil and addressed the erosion issue along Hall Johnson. A commitment to these provisions will be included in our new zoning application.

b) Surface water runoff calculations:

Attached is our current drainage area plan with runoff calculations. The staff has reviewed this plan and agrees with the calculations.

c) Fence:

We are currently accepting bids to construct a minimum 3-foot high wrought iron/tubular fence along Hall Johnson Road extending from the existing cemetery entrance closest to Coventry Court to the southeast corner of our property. The existing chain-link fence will be replaced with the new fence. We anticipate that the fence will be installed before the completion of the rezoning public hearing process.

d) Landscaping:

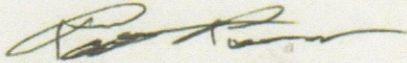
We agree to plant a solid three-foot high shrub row along Hall Johnson frontage adjacent to our rezoning request, see attached site plan and additional exhibits. The shrubs will be planted within three months from the passage of our rezoning request or during optimum planting season, whichever is less time. The shrubs will be maintained at a height of three feet. We also agree to

Community Agreements

plant evergreen trees as grave sites are developed, which will be consistent with the current tree coverage. All trees and plants will be irrigated and will be replaced on a timely basis if they should die.

We respectfully request that your board support our request by signing this letter and agree to provide a letter of support to the City. In addition, a member of your board agrees to make a best effort to attend all public hearings and speak in support of or request.

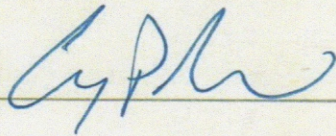
Respectfully:



Robert Reeves, President
Robert Reeves & Associates, Inc.

S.E. Texas Funeral Services, LLC
d/b/a Bluebonnet Hills Funeral Home and Memorial Park:

Signature



Date: 12-16-19

Print name and title

CARY P. GROSS MARKET DIRECTOR

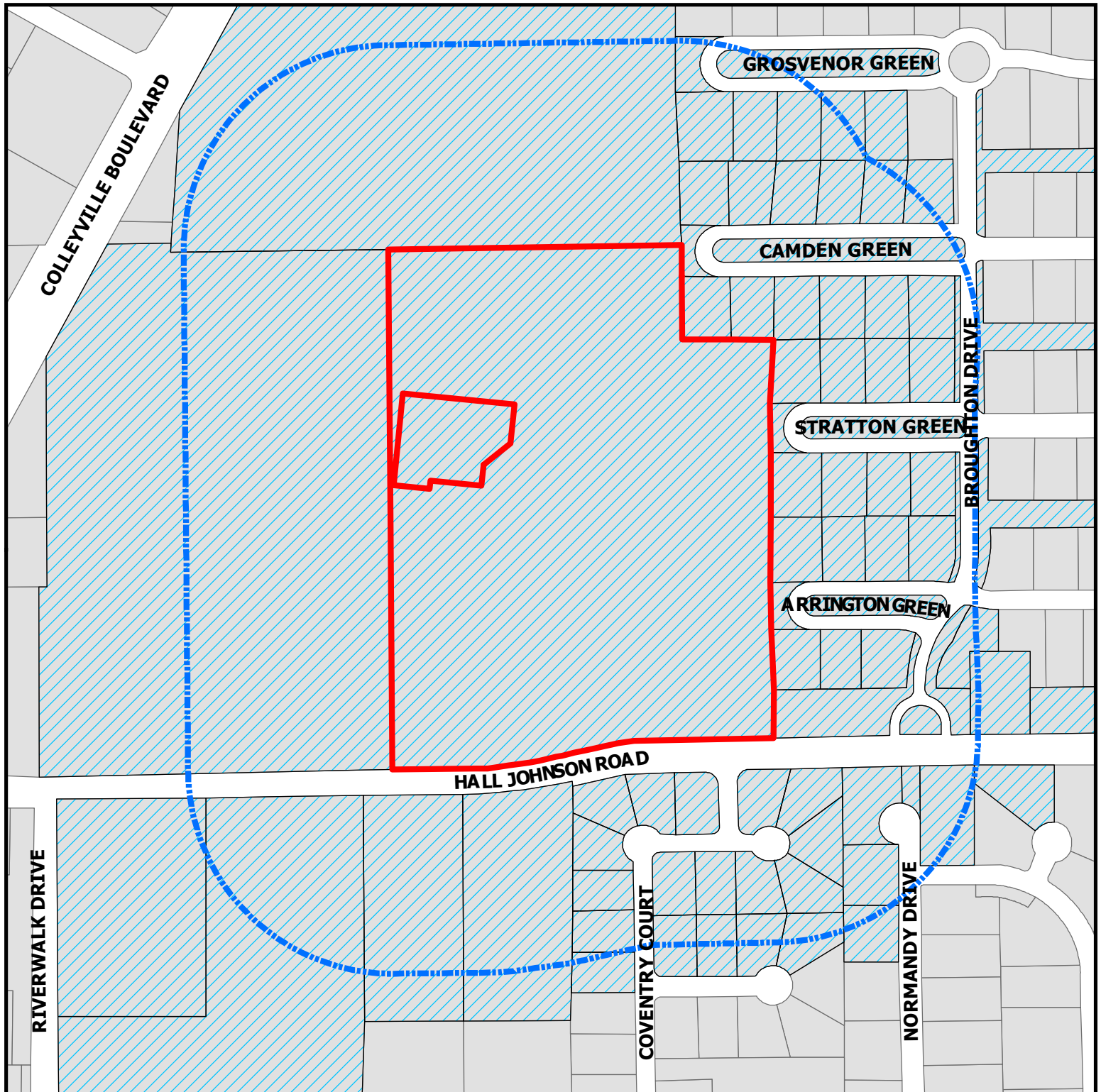
Stone Crest Estates Homeowners Association:

Signature

Date: _____

Print name and title

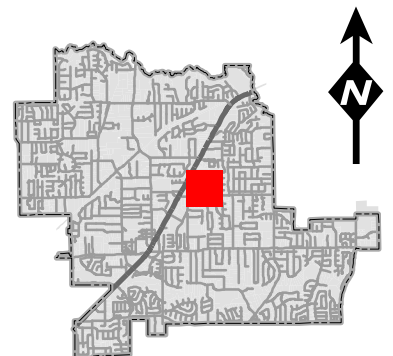
Notification Map



ZC20-001
5713 Colleyville Blvd

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
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
WHITE, KEITH M	5608 COVENTRY CT	COLLEYVILLE, TX	76034	5608 COVENTRY CT
COLLIER, CHARLIE G	5616 COVENTRY CT	COLLEYVILLE, TX	76034	5616 COVENTRY CT
RAJWANI, ABDUL AZIZ	1805 GROSVENOR GRN	COLLEYVILLE, TX	76034	1805 GROSVENOR GREEN
DAMEK, PAUL	1812 CAMDEN GREEN	COLLEYVILLE, TX	76034	1812 CAMDEN GREEN
MITCHELL, MICHAEL	1804 ARRINGTON GREEN	COLLEYVILLE, TX	76034	1804 ARRINGTON GREEN
KRUZEL, THOMAS M	1816 CAMDEN GRN	COLLEYVILLE, TX	76034	1816 CAMDEN GREEN
ANNIS, BARNARD H	5604 COVENTRY CT	COLLEYVILLE, TX	76034	5604 COVENTRY CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
WADE, DANIEL	1804 STRATTON GRN	COLLEYVILLE, TX	76034	1804 STRATTON GREEN
WHITAKER, DAVID	1905 HALL JOHNSON RD	COLLEYVILLE, TX	76034	1905 HALL JOHNSON RD
SCHAECHER, GREGORY C	1821 CAMDEN GRN	COLLEYVILLE, TX	76034	1821 CAMDEN GREEN
SLAPA, APRIL	1808 STRATTON GREEN	COLLEYVILLE, TX	76034	1808 STRATTON GREEN
TEXADA, RICKY	1801 ARRINGTON GREEN	COLLEYVILLE, TX	76034	1801 ARRINGTON GREEN
HANSEN, SEAN	1813 STRATTON GREEN	COLLEYVILLE, TX	76034	1813 STRATTON GREEN
UNITED STATES POSTAL SERVICE	PO BOX 667160	DALLAS, TX	75266	1501 HALL JOHNSON RD
BLUEBONNET HILLS CEMETARY	PO BOX 367	COLLEYVILLE, TX	76034	5713 COLLEYVILLE BLVD
TERRY DAVID & PENELOPE D JOINT	1801 CAMDEN GREEN	COLLEYVILLE, TX	76034	1801 CAMDEN GREEN
SULZER, STEFAN R	1804 CAMDEN GRN	COLLEYVILLE, TX	76034	1804 CAMDEN GREEN
WILLIAMS, MARJORIE S	1817 CAMDEN GRN	COLLEYVILLE, TX	76034	1817 CAMDEN GREEN
CARMONA, ENRIQUE	1700 CRESTEDGE CT	COLLEYVILLE, TX	76034	1700 CRESTEDGE CT
USSERY, MICHAEL J	1800 ARRINGTON GRN	COLLEYVILLE, TX	76034	1800 ARRINGTON GREEN
GONZALEZ, ADOLFO	1813 GROSVENOR GRN	COLLEYVILLE, TX	76034	1813 GROSVENOR GREEN
SWAIM, SHELLEY	1700 GATEHOUSE CT	COLLEYVILLE, TX	76034	1700 GATEHOUSE CT
CHELLGREN, PAUL	1820 CAMDEN GRN	COLLEYVILLE, TX	76034	1820 CAMDEN GREEN
KELLEY, BRENT A	1801 STRATTON GRN	COLLEYVILLE, TX	76034	1801 STRATTON GREEN
NELSON, MICHAEL JAY	5600 COVENTRY CT	COLLEYVILLE, TX	76034	5600 COVENTRY CT
WALL, WENDY	1704 GATEHOUSE CT	COLLEYVILLE, TX	76034	1704 GATEHOUSE CT
RUSSELL, REX	1805 CAMDEN GRN	COLLEYVILLE, TX	76034	1805 CAMDEN GREEN
AL-SHMAISANI, ISSAM	5608 NORMANDY DR	COLLEYVILLE, TX	76034	5608 NORMANDY DR
DEBEUCKELAER, JAN	5606 NORMANDY DR	COLLEYVILLE, TX	76034	5606 NORMANDY DR
FULTZ, JAMES E	1809 STRATTON GRN	COLLEYVILLE, TX	76034	1809 STRATTON GREEN
BENZICK, ARTHUR E	1808 CAMDEN GRN	COLLEYVILLE, TX	76034	1808 CAMDEN GREEN
CAREY, MATTHEW	1809 GROSVENOR GRN	COLLEYVILLE, TX	76034	1809 GROSVENOR GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
WILBUR FAMILY TRUST	1705 GATEHOUSE CT	COLLEYVILLE, TX	76034	1705 GATEHOUSE CT
HEIDEL, RUTH V	1712 GATEHOUSE CT	COLLEYVILLE, TX	76034	1712 GATEHOUSE CT
CLEMENS, K R	1712 CRESTEDGE CT	COLLEYVILLE, TX	76034	1712 CRESTEDGE CT
HOELLER, BRYAN	1817 GROSVENOR GREEN	COLLEYVILLE, TX	76034	1817 GROSVENOR GREEN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1601 HALL JOHNSON RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1601 HALL JOHNSON RD
DIXON LIVING TRUST	1800 STRATTON GREEN	COLLEYVILLE, TX	76034	1800 STRATTON GREEN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1900 HALL JOHNSON RD
SINUNU, STEPHEN A	1813 CAMDEN GRN	COLLEYVILLE, TX	76034	1813 CAMDEN GREEN
GOFF HOMES INC	1108 W PIONEER PKWY	ARLINGTON, TX	76013	5701 NORMANDY DR
BLUEBONNET HILLS CEMETERY	PO BOX 11250	NEW ORLEANS, LA	70181	5713 COLLEYVILLE BLVD
MILLER, RYAN	1805 STRATTON GREEN	COLLEYVILLE, TX	76034	1805 STRATTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
BICE, CAROL	1701 GATEHOUSE CT	COLLEYVILLE, TX	76034	1701 GATEHOUSE CT
YOUSAF, MOHAMMAD	1809 ARRINGTON GRN	COLLEYVILLE, TX	76034	1809 ARRINGTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
CHEATHAM, STEPHANIE	1716 GATEHOUSE CT	COLLEYVILLE, TX	76034	1716 GATEHOUSE CT
NORTEN, REX L	1812 STRATTON GRN	COLLEYVILLE, TX	76034	1812 STRATTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 CAMDEN GREEN
BLUEBONNET HILLS CEMETERY	PO BOX 130548	HOUSTON, TX	77219	5713 COLLEYVILLE BLVD
GLASSCOCK, D L	1708 GATEHOUSE CT	COLLEYVILLE, TX	76034	1708 GATEHOUSE CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1803 GROSVENOR GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 ARRINGTON CT
HOBBS, THOMAS R	1801 GROSVENOR GRN	COLLEYVILLE, TX	76034	1801 GROSVENOR GREEN
BOYD, LARRY G	PO BOX 279	COLLEYVILLE, TX	76034	1805 ARRINGTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 STRATTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 GROSVENOR GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 ARRINGTON GREEN
MILLER, DENNIS	1800 CAMDEN GRN	COLLEYVILLE, TX	76034	1800 CAMDEN GREEN
CORAZE, MATHIEU	1709 GATEHOUSE CT	COLLEYVILLE, TX	76034	1709 GATEHOUSE CT
CRISCI, FRANK	1812 ARRINGTON GRN	COLLEYVILLE, TX	76034	1812 ARRINGTON GREEN
AL-SHMAISANI, ISSAM	5608 NORMANDY DR	COLLEYVILLE, TX	76034	5700 NORMANDY DR
WAYPOINT MONTESSORI	1513 HALL JOHNSON RD	COLLEYVILLE, TX	76034	1513 HALL JOHNSON RD
LUJAN, ALBERT C	1713 GATEHOUSE CT	COLLEYVILLE, TX	76034	1713 GATEHOUSE CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1824 BROUGHTON DR
THIBODEAUX, NELSON J	5612 COVENTRY CT	COLLEYVILLE, TX	76034	5612 COVENTRY CT
IDELL, GLEN E	1708 CRESTEDGE CT	COLLEYVILLE, TX	76034	1708 CRESTEDGE CT
				6113 COLLEYVILLE BLVD
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	5801 BURNHAM CIR
WIKE, JAMIE	1809 CAMDEN	COLLEYVILLE, TX	76034	1809 CAMDEN GREEN
BONDY, NEAL	1808 ARRINGTON GRN	COLLEYVILLE, TX	76034	1808 ARRINGTON GREEN
BROCK, MANDI	1704 CRESTEDGE CT	COLLEYVILLE, TX	76034	1704 CRESTEDGE CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
DUNHAM, KELLEN	5707 MORLAIX CT	COLLEYVILLE, TX	76034	5707 MORLAIX CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
BROUGHTON	2557 SW GRAPEVINE PKWY SUITE 100	GRAPEVINE, TX	76051	COURTESY NOTICE
KINGSWOOD ESTATES-COLLEYVILLE	P.O. BOX 978	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTCLAIR PARC ADDITION	1108 W. PIONEER PARKWAY	ARLINGTON, TX	76013	COURTESY NOTICE
STONE CREST ESTATES	P.O. BOX 332	COLLEYVILLE, TX	76034	COURTESY NOTICE
TUSCANY-COLLEYVILLE	1217 TUSCANY DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
VILLAS AT OAK POINTE, THE	2555 SW GRAPEVINE PARKWAY SUITE 300	GRAPEVINE, TX	76051	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
REEVES, ROBERT	900 JACKSON STREET, SUITE 160	DALLAS, TX	75202	APPLICANT

Public hearing notices were mailed on January 24, 2020



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, February 10, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, March 3, 2020 & Tuesday, March 17, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change request from AG Agricultural zoning district to the CC-1 Village Retail zoning district. The purpose is to rezone from AG to CC-1 in order to allow for the expansion and operation of the Bluebonnet Hill Cemetery.

Zoning Case: ZC20-001

Applicant: Robert Reeves

Owner: Cary Grossi

Location: 5713 Colleyville Blvd

Property Description: Tract 2B and Tract 2B02, Abstract 180, in the J L Byas Survey

Present Zoning: AG Agricultural District

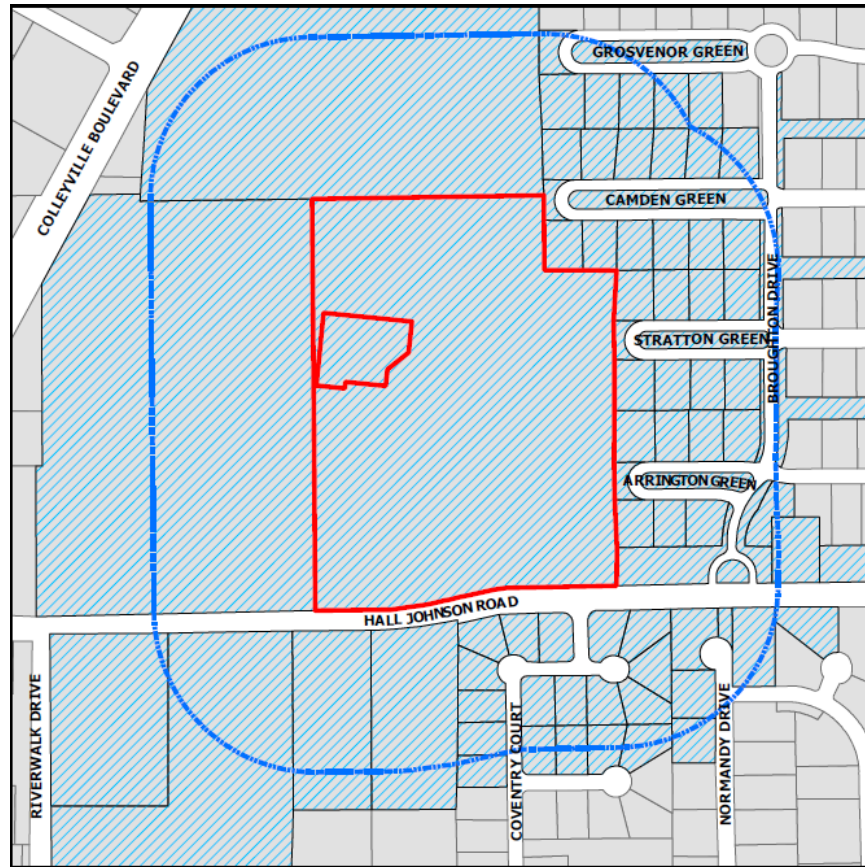
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

NOTICE OF PUBLIC HEARING

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Active Development Case map:

<https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 25.69 ACRES ON A TRACT 2 AND TRACT 2B02, ABSTRACT 180, IN THE J L BYAS SURVEY, LOCATED AT 5713 COLLEYVILLE BOULEVARD FROM THE AG AGRICULTURAL ZONING DISTRICT TO THE CC-1 VILLAGE RETAIL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC20-001; and

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

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

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

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, 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 25.69 acres on Tract 2B and Tract 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard from the AG Agricultural zoning district to the CC-1 Village Retail zoning district, as depicted in the attached Exhibit "A" and Exhibit "C", and as described in Exhibit "B".
- 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 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, and subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "C".
- 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 3rd day of March 2020.

The second reading and public hearing being conducted on the 17th day of March 2020.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 17TH day of March 2020.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

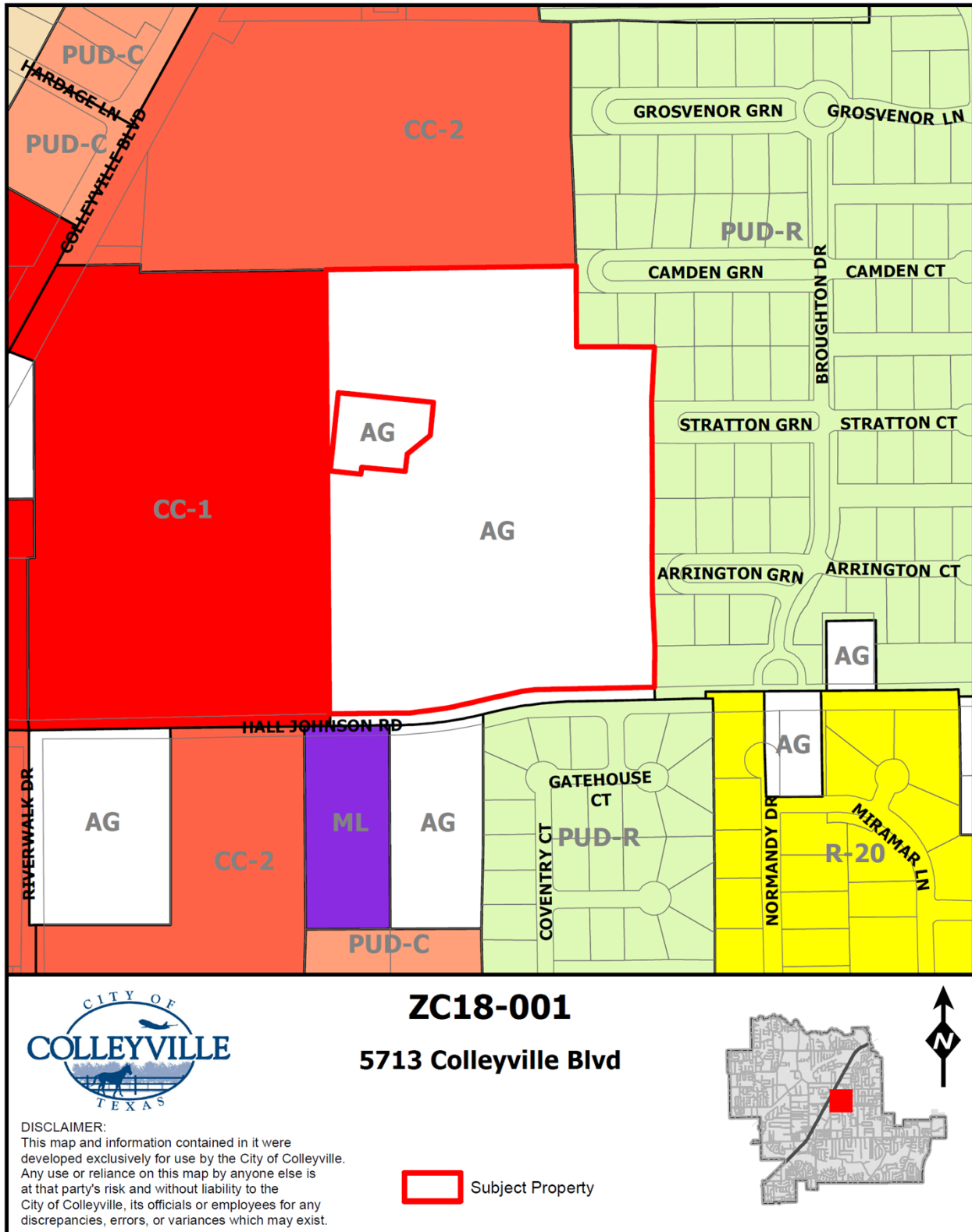


Exhibit "B" – Statement of Planning Objectives

Statement of Planning Objectives

Statement of Objectives
Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd. Colleyville, Texas 76034
January 13, 2020

This is a request by Bluebonnet Hills Funeral Home and Memorial Park to rezone a 25.69 acre tract from an AG District to a CC-1 Village Retail District with a Specific Use Permit for cemeteries and mausoleums.

Background:

Bluebonnet Hills has been operating a funeral home and cemetery at this location since 1953. In the Spring of 2018, it began to expand gravesites into the far eastern portion of the cemetery when a zoning deficiency was discovered. This area is zoned AG and a zoning change was necessary to develop gravesites in this area. The approval of the zoning change and associated SUP would allow for the expansion and operation of the cemetery use. Therefore, Bluebonnet Hills filed an application for a zoning change, which was later denied on 6/11/18 based on the Planning and Zoning Commission concerns and opposition from adjacent residential property owners.

Response to neighbors:

Over the last eighteen months, Bluebonnet Hills has been working with the Broughton Homeowners Association, Stone Crest Estates Homeowners Association, and adjacent homeowners. Bluebonnet Hills has reached an agreement with the Broughton Homeowners Association, Exhibit C and anticipates reaching an agreement with the Stone Crest Estates Homeowners Association, Exhibit D. Based on these agreements and discussion with adjacent properties, this request for a Specific Use Permit is subject to the following conditions:

- 1) All undeveloped cemetery areas will be sodded with a ground cover and maintained in a healthy growing condition by providing adequate water, fertilizer, or other necessary maintenance, Exhibit A.
- 2) Excess grave site spoils will be temporarily stored in the cemetery's maintenance area and periodically moved off site.
- 3) Sediment and debris located in the existing swale along the east property will be removed within three months from the passage of the ordinance approving the zoning. Great care will be taken to protect trees along the east and north property lines during this maintenance effort. Bluebonnet Hills agrees to replace any trees damaged during this process and agrees to maintain the existing swale as necessary unless the City of Colleyville requires an alternate process.
- 4) Bluebonnet Hills will contribute \$32,000.00 plus taxes and an additional \$4,000.00 for cost coverage toward the dredging of the existing retention pond located in the common area of the

Statement of Planning Objectives

Broughton subdivision subject the provisions found in the agreement between Bluebonnet Hills and Broughton HOA, Exhibit C.

5) Bluebonnet Hills will construct a new concrete swale parallel to the existing swale extending from the northeast corner of the site to the inlet into Broughton's retention pond, Exhibits E & F.

6) Drainage from the cul-de-sac located near the northeast corner of the site will be redirected into the new concrete swale to minimize water discharges into the residential street.

7) Necessary regrading directing drainage from or parallel to the eastern property line toward the southeastern corner of the site will be initiated. Submittal of final engineering plans and required permits for drainage and swale design must be submitted to the City of Colleyville within three months from passage of the ordinance approving the zoning and construction must begin with begin with six months from City of approval for the plans and permits or a later date as determined by the City of Colleyville, Exhibits E & F.

8) All future site development must comply with City of Colleyville drainage and erosion control regulations in effect at the time of future site development.

9) A twenty-five-foot setback will be provided along the east property line, Exhibits B & G.

10) Landscaping shall be consistent with the Master Plan, Exhibit B, subject to the following provisions.

a) Plant a minimum of 25 Nellie R. Stevens Holly shrubs in the 25-foot setback area. Initially, shrubs will be 6 feet high and can mature up to 20 feet in height with a 15-foot spread.

b) Plant a minimum of 55 #7 size Texas Privet in the 25-foot setback as show on the Master Plant. The Texas Privet will mature to a height of 10 feet with an 8-foot spread.

c) Final plant location will be determined in the field in consultation with the Broughton HOA and planted within nine months of passage of the zoning ordinance or as directed by the City of Colleyville based on the optimum planting seasons.

d) Tree planting in the proposed cemetery use areas shall match tree patterns in the developed cemetery areas.

e) Bluebonnet Hills agrees to landscape the entire boarder backing up to Broughton property with a consistent landscaping plan as outlined above. Dead trees or shrubs will be replaced in accordance with the landscaping plan shown on the Master Plan, Exhibit B.

f) All planting will be irrigated.

Statement of Planning Objectives

11) Bluebonnet Hills will construct a minimum, 3-foot high ornamental iron/tubular fence along Hall Johnson Road as shown in the Master Plan, Exhibit B. The existing chain-link fence will be replaced with the new fence.

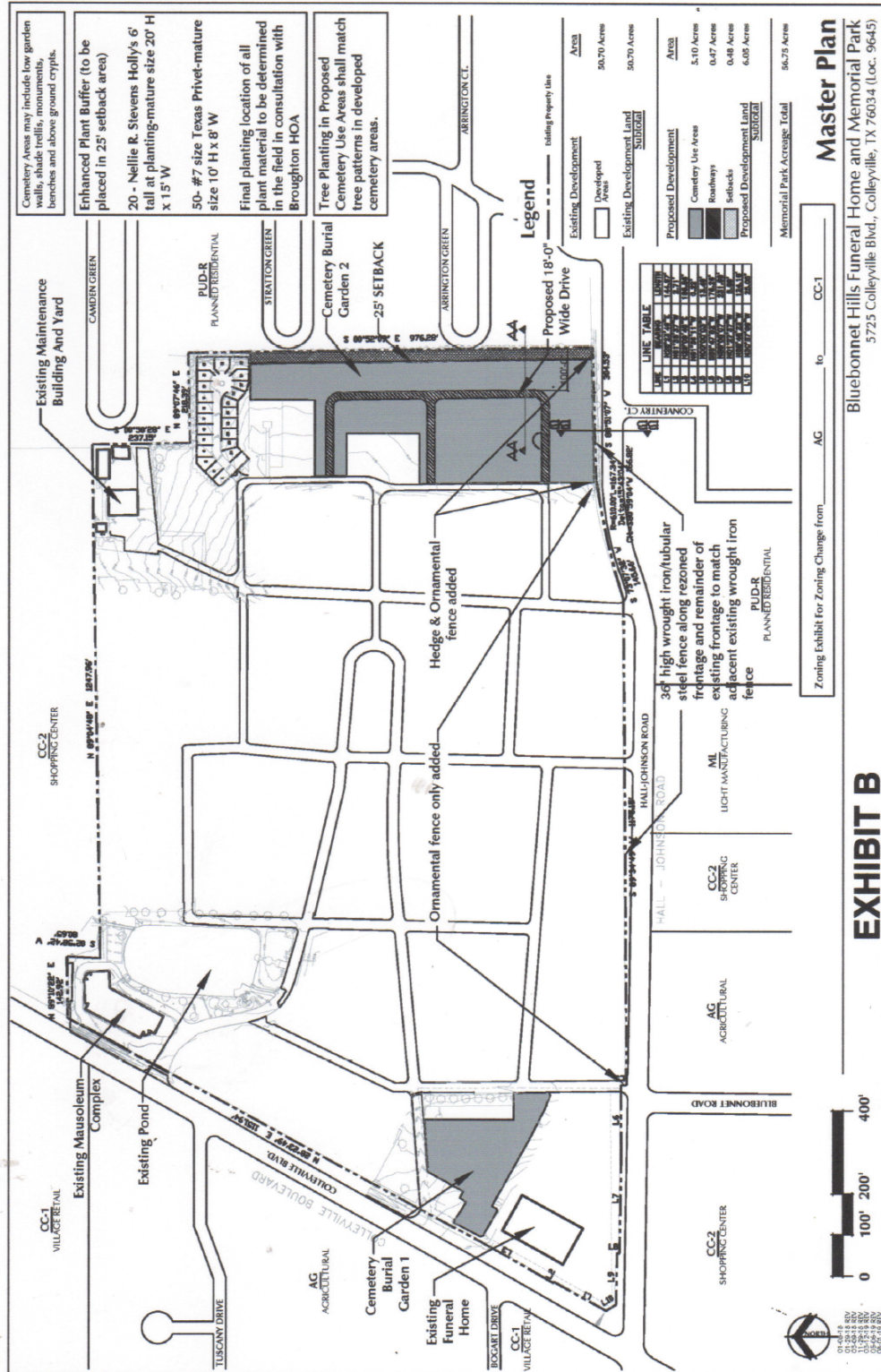
12) Bluebonnet Hills will plant a solid 3-foot high shrub row along Hall Johnson as shown on Exhibits B and H. The shrubs will be planted within three months from the passage of the rezoning ordinance or during optimum planting season, whichever is less time. The shrubs will be maintained at a height of 3 feet.

13) Bluebonnet Hills will plant evergreen trees as grave sites are developed consistent with the current tree coverage. All trees and plants will be irrigated and will be replaced on a timely basis if they should die.

Conclusion:

Bluebonnet Hills appreciates the time that neighbors spent working with it to reach an agreement and respectfully request the support of the Planning and Zoning Commission and City Council.

Exhibit "C" – Zoning Exhibits





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
3c	2/10/2020	
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a request for a Special Use Permit for Cemeteries or Mausoleums on Tract 2B & 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard, Case ZC20-002

Explanation

Robert Reeves, on behalf of Bluebonnet Hills Funeral Home and Cemetery, submitted a request for a zoning change from AG Agricultural to CC-1 Village Retail zoning and a request for a Special Use Permit (SUP) for 'Cemeteries or Mausoleums' at 5713 Colleyville Boulevard. The applicant recently began making improvements for the expansion of the cemetery use to their eastern boundary.

Existing Zoning and Development Conditions. The eastern 25.69 acres of the overall property is zoned AG Agricultural. The applicant is expanding the cemetery use into the remaining undeveloped area. According to the Land Development Code, a cemetery use requires an SUP approval with a commercial zoning district.

Surrounding Properties. The property to the west is part of the Bluebonnet Hills cemetery use and is zoned CC-1 Village Retail with an SUP for the cemetery use. The adjacent property to the north is zoned CC-2 Shopping Center and is developed as the Bob Moore Sports Center. The adjacent property to the east is zoned PUD-R Planned Unit Development-Residential and is developed as a single-family residential subdivision, Broughton Addition.

Master Plan. The *Future Land Use Map* designates this property for Institutional use. The use of the property as a cemetery or mausoleum complies with the designation with the approval of an SUP.

Analysis. The Bluebonnet Hills Cemetery has been in operation on the subject property since 1953. The recent expansion into the far eastern portion of the property has uncovered the zoning deficiency. The approval of the zoning change and associated SUP will allow for the expansion and operation of the cemetery use.

In 2018, Bluebonnet Hills Cemetery attempted to rezone the property and obtain an SUP. During this time the case was tabled by the Planning and Zoning Commission as there were several concerns that they wanted addressed. The item was ultimately withdrawn to allow for the applicant to work with the adjacent neighborhoods and

address their concerns. These concerns included the following:

- Improvements to the ditch along the eastern boundary – maybe needs to be cleaned out or improved;
- Better silt fencing or measures to control erosion;
- Drainage – to include information on the planned detention pond area;
- Working with the Broughton neighborhood to clean out the pond due to increased erosion from the cemetery site;
- Indicating a distance/buffer area from the grave sites to the eastern property line;
- Remedy to eliminate the spoils yard;
- Appropriate fencing and landscaping along Hall Johnson Road.

As part of any SUP, conditions may be imposed to ensure compatibility and harmony with surrounding properties. This may include specific regulations pertaining to landscaping and fencing along street frontages and/or along property lines adjacent to residential development. A substantial tree line currently exists along the eastern boundary.

The applicant has been working with the Broughton Home Owners Association and the Stone Crest Estates Home Owners Association since 2018. They suggest numerous beneficial conditions as stated in their Statement of Planning Objectives, which is included as an exhibit with the ordinances, and are as follows:

1. Grave site spoils are to be stored in the cemetery's maintenance area.
2. No grave site or cemetery improvement shall be closer than 25 feet to the east property line with the exception of drainage improvements and landscaping.
3. A minimum of 25 Nellie R. Stevens Holly shrubs shall be planted within the 25 foot setback area.
4. A minimum of 55 #7 size Texas Privet shall be planted within the 25 foot setback area.
5. A minimum 3 foot ornamental iron/tubular fence shall be constructed along Hall Johnson Road.
6. A minimum 3 foot shrub row shall be planted along Hall Johnson Road.
7. Drainage and swale/channel improvements shall be made along the eastern property line and within the Broughton Addition.

Public Notification. Staff notified property owners within 500 feet of the subject property regarding this request and notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. Staff has received no correspondence regarding this request to date.

Summary & Staff Recommendation. Staff recommends approval. The applicant is requesting the zoning change and associated SUP so that the expansion and operation

of the cemetery use can be in compliance with the Land Development Code.

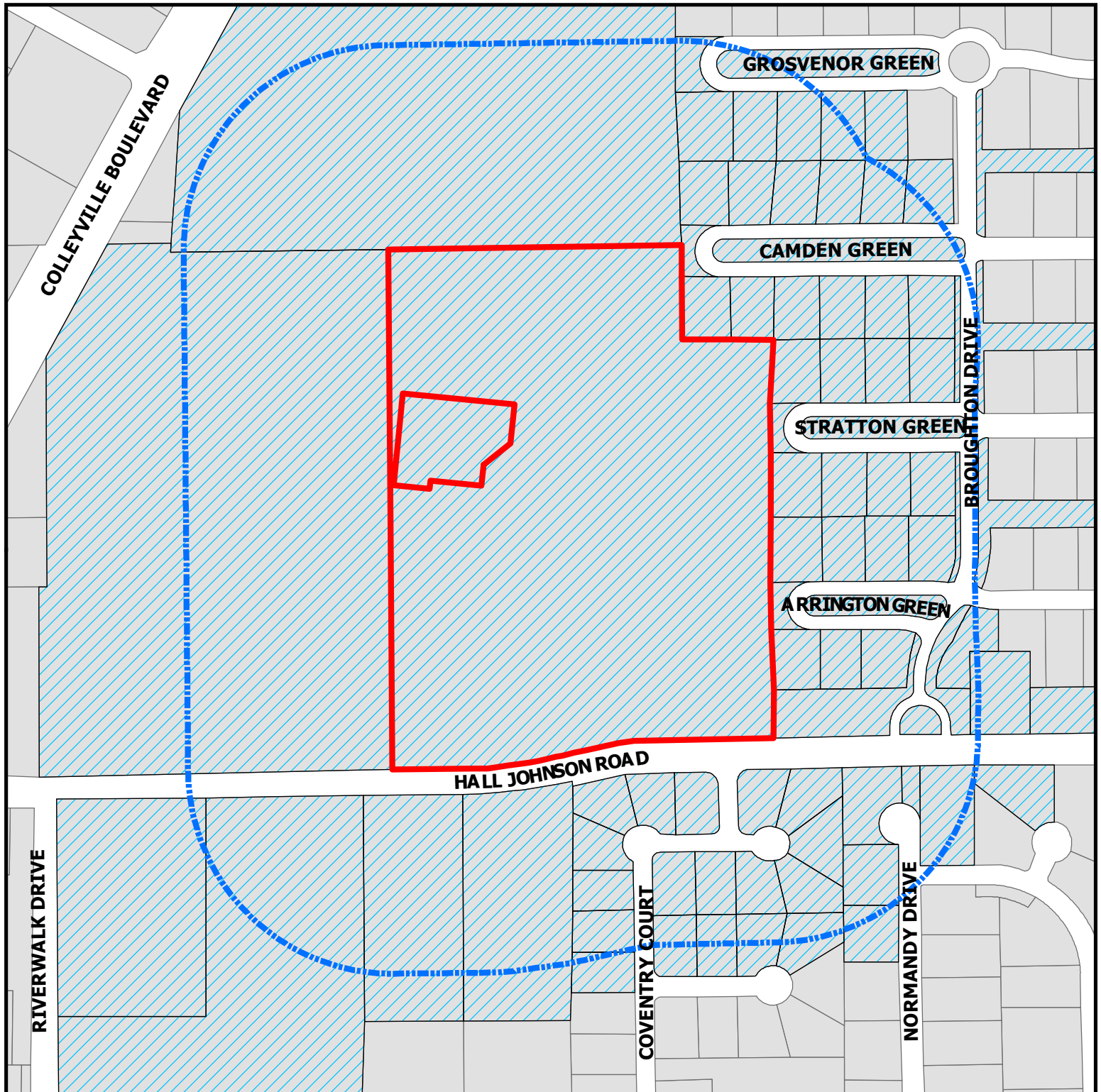
Recommendation

Approve

Attachments

1. Notification Map
2. Notification List
3. Property Owner Notification
4. Draft Ordinance

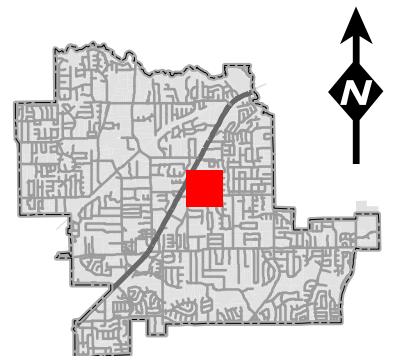
Notification Map



ZC20-002
5713 Colleyville Blvd

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
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
WHITE, KEITH M	5608 COVENTRY CT	COLLEYVILLE, TX	76034	5608 COVENTRY CT
COLLIER, CHARLIE G	5616 COVENTRY CT	COLLEYVILLE, TX	76034	5616 COVENTRY CT
RAJWANI, ABDUL AZIZ	1805 GROSVENOR GRN	COLLEYVILLE, TX	76034	1805 GROSVENOR GREEN
DAMEK, PAUL	1812 CAMDEN GREEN	COLLEYVILLE, TX	76034	1812 CAMDEN GREEN
MITCHELL, MICHAEL	1804 ARRINGTON GREEN	COLLEYVILLE, TX	76034	1804 ARRINGTON GREEN
KRUZEL, THOMAS M	1816 CAMDEN GRN	COLLEYVILLE, TX	76034	1816 CAMDEN GREEN
ANNIS, BARNARD H	5604 COVENTRY CT	COLLEYVILLE, TX	76034	5604 COVENTRY CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
WADE, DANIEL	1804 STRATTON GRN	COLLEYVILLE, TX	76034	1804 STRATTON GREEN
WHITAKER, DAVID	1905 HALL JOHNSON RD	COLLEYVILLE, TX	76034	1905 HALL JOHNSON RD
SCHAECHER, GREGORY C	1821 CAMDEN GRN	COLLEYVILLE, TX	76034	1821 CAMDEN GREEN
SLAPA, APRIL	1808 STRATTON GREEN	COLLEYVILLE, TX	76034	1808 STRATTON GREEN
TEXADA, RICKY	1801 ARRINGTON GREEN	COLLEYVILLE, TX	76034	1801 ARRINGTON GREEN
HANSEN, SEAN	1813 STRATTON GREEN	COLLEYVILLE, TX	76034	1813 STRATTON GREEN
UNITED STATES POSTAL SERVICE	PO BOX 667160	DALLAS, TX	75266	1501 HALL JOHNSON RD
BLUEBONNET HILLS CEMETARY	PO BOX 367	COLLEYVILLE, TX	76034	5713 COLLEYVILLE BLVD
TERRY DAVID & PENELOPE D JOINT	1801 CAMDEN GREEN	COLLEYVILLE, TX	76034	1801 CAMDEN GREEN
SULZER, STEFAN R	1804 CAMDEN GRN	COLLEYVILLE, TX	76034	1804 CAMDEN GREEN
WILLIAMS, MARJORIE S	1817 CAMDEN GRN	COLLEYVILLE, TX	76034	1817 CAMDEN GREEN
CARMONA, ENRIQUE	1700 CRESTEDGE CT	COLLEYVILLE, TX	76034	1700 CRESTEDGE CT
USSERY, MICHAEL J	1800 ARRINGTON GRN	COLLEYVILLE, TX	76034	1800 ARRINGTON GREEN
GONZALEZ, ADOLFO	1813 GROSVENOR GRN	COLLEYVILLE, TX	76034	1813 GROSVENOR GREEN
SWAIM, SHELLY	1700 GATEHOUSE CT	COLLEYVILLE, TX	76034	1700 GATEHOUSE CT
CHELLGREN, PAUL	1820 CAMDEN GRN	COLLEYVILLE, TX	76034	1820 CAMDEN GREEN
KELLEY, BRENT A	1801 STRATTON GRN	COLLEYVILLE, TX	76034	1801 STRATTON GREEN
NELSON, MICHAEL JAY	5600 COVENTRY CT	COLLEYVILLE, TX	76034	5600 COVENTRY CT
WALL, WENDY	1704 GATEHOUSE CT	COLLEYVILLE, TX	76034	1704 GATEHOUSE CT
RUSSELL, REX	1805 CAMDEN GRN	COLLEYVILLE, TX	76034	1805 CAMDEN GREEN
AL-SHMAISANI, ISSAM	5608 NORMANDY DR	COLLEYVILLE, TX	76034	5608 NORMANDY DR
DEBEUCKELAER, JAN	5606 NORMANDY DR	COLLEYVILLE, TX	76034	5606 NORMANDY DR
FULTZ, JAMES E	1809 STRATTON GRN	COLLEYVILLE, TX	76034	1809 STRATTON GREEN
BENZICK, ARTHUR E	1808 CAMDEN GRN	COLLEYVILLE, TX	76034	1808 CAMDEN GREEN
CAREY, MATTHEW	1809 GROSVENOR GRN	COLLEYVILLE, TX	76034	1809 GROSVENOR GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
WILBUR FAMILY TRUST	1705 GATEHOUSE CT	COLLEYVILLE, TX	76034	1705 GATEHOUSE CT
HEIDEL, RUTH V	1712 GATEHOUSE CT	COLLEYVILLE, TX	76034	1712 GATEHOUSE CT
CLEMENS, K R	1712 CRESTEDGE CT	COLLEYVILLE, TX	76034	1712 CRESTEDGE CT
HOELLER, BRYAN	1817 GROSVENOR GREEN	COLLEYVILLE, TX	76034	1817 GROSVENOR GREEN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1601 HALL JOHNSON RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1601 HALL JOHNSON RD
DIXON LIVING TRUST	1800 STRATTON GREEN	COLLEYVILLE, TX	76034	1800 STRATTON GREEN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1900 HALL JOHNSON RD
SINUNU, STEPHEN A	1813 CAMDEN GRN	COLLEYVILLE, TX	76034	1813 CAMDEN GREEN
GOFF HOMES INC	1108 W PIONEER PKWY	ARLINGTON, TX	76013	5701 NORMANDY DR
BLUEBONNET HILLS CEMETERY	PO BOX 11250	NEW ORLEANS, LA	70181	5713 COLLEYVILLE BLVD
MILLER, RYAN	1805 STRATTON GREEN	COLLEYVILLE, TX	76034	1805 STRATTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
BICE, CAROL	1701 GATEHOUSE CT	COLLEYVILLE, TX	76034	1701 GATEHOUSE CT
YOUSAF, MOHAMMAD	1809 ARRINGTON GRN	COLLEYVILLE, TX	76034	1809 ARRINGTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
CHEATHAM, STEPHANIE	1716 GATEHOUSE CT	COLLEYVILLE, TX	76034	1716 GATEHOUSE CT
NORTEN, REX L	1812 STRATTON GRN	COLLEYVILLE, TX	76034	1812 STRATTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 CAMDEN GREEN
BLUEBONNET HILLS CEMETERY	PO BOX 130548	HOUSTON, TX	77219	5713 COLLEYVILLE BLVD
GLASSCOCK, D L	1708 GATEHOUSE CT	COLLEYVILLE, TX	76034	1708 GATEHOUSE CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1803 GROSVENOR GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 ARRINGTON CT
HOBBS, THOMAS R	1801 GROSVENOR GRN	COLLEYVILLE, TX	76034	1801 GROSVENOR GREEN
BOYD, LARRY G	PO BOX 279	COLLEYVILLE, TX	76034	1805 ARRINGTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 STRATTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 GROSVENOR GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 ARRINGTON GREEN
MILLER, DENNIS	1800 CAMDEN GRN	COLLEYVILLE, TX	76034	1800 CAMDEN GREEN
CORAZE, MATHIEU	1709 GATEHOUSE CT	COLLEYVILLE, TX	76034	1709 GATEHOUSE CT
CRISCI, FRANK	1812 ARRINGTON GRN	COLLEYVILLE, TX	76034	1812 ARRINGTON GREEN
AL-SHMAISANI, ISSAM	5608 NORMANDY DR	COLLEYVILLE, TX	76034	5700 NORMANDY DR
WAYPOINT MONTESSORI	1513 HALL JOHNSON RD	COLLEYVILLE, TX	76034	1513 HALL JOHNSON RD
LUJAN, ALBERT C	1713 GATEHOUSE CT	COLLEYVILLE, TX	76034	1713 GATEHOUSE CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1824 BROUGHTON DR
THIBODEAUX, NELSON J	5612 COVENTRY CT	COLLEYVILLE, TX	76034	5612 COVENTRY CT
IDELL, GLEN E	1708 CRESTEDGE CT	COLLEYVILLE, TX	76034	1708 CRESTEDGE CT
				6113 COLLEYVILLE BLVD
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	5801 BURNHAM CIR
WIKE, JAMIE	1809 CAMDEN	COLLEYVILLE, TX	76034	1809 CAMDEN GREEN
BONDY, NEAL	1808 ARRINGTON GRN	COLLEYVILLE, TX	76034	1808 ARRINGTON GREEN
BROCK, MANDI	1704 CRESTEDGE CT	COLLEYVILLE, TX	76034	1704 CRESTEDGE CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
DUNHAM, KELLEN	5707 MORLAIX CT	COLLEYVILLE, TX	76034	5707 MORLAIX CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
BROUGHTON	2557 SW GRAPEVINE PKWY SUITE 100	GRAPEVINE, TX	76051	COURTESY NOTICE
KINGSWOOD ESTATES-COLLEYVILLE	P.O. BOX 978	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTCLAIR PARC ADDITION	1108 W. PIONEER PARKWAY	ARLINGTON, TX	76013	COURTESY NOTICE
STONE CREST ESTATES	P.O. BOX 332	COLLEYVILLE, TX	76034	COURTESY NOTICE
TUSCANY-COLLEYVILLE	1217 TUSCANY DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
VILLAS AT OAK POINTE, THE	2555 SW GRAPEVINE PARKWAY SUITE 300	GRAPEVINE, TX	76051	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
REEVES, ROBERT	900 JACKSON STREET, SUITE 160	DALLAS, TX	75202	APPLICANT

Public hearing notices were mailed on January 24, 2020



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, February 10, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, March 3, 2020 & Tuesday, March 17, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change request from AG Agricultural zoning district to the CC-1 Village Retail zoning district. The purpose is allow for an SUP for Cemeteries and Mausoleums in order to allow for the expansion and operation of the Bluebonnet Hill Cemetery.

Zoning Case: ZC20-002

Applicant: Robert Reeves

Owner: Cary Grossi

Location: 5713 Colleyville Blvd

Property Description: Tract 2B and Tract 2B02, Abstract 180, in the J L Byas Survey

Present Zoning: AG Agricultural District

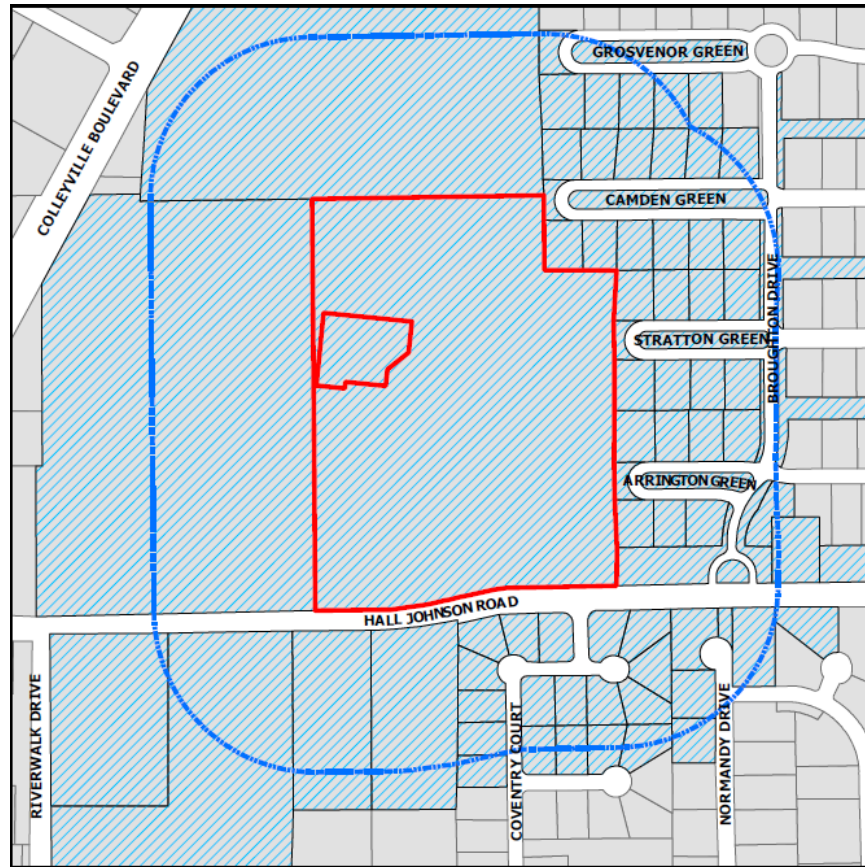
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Active Development Case map:

<https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 25.69 ACRES ON A TRACT 2 AND TRACT 2B02, ABSTRACT 180, IN THE J L BYAS SURVEY, LOCATED AT 5713 COLLEYVILLE BOULEVARD; AUTHORIZING A SPECIAL USE PERMIT FOR A CEMETERY OR MAUSOLEUM; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. Case ZC20-002; 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 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 25.69 acres on Tract 2B and Tract 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard for a Special Use Permit for a cemetery and mausoleum, as depicted in the attached Exhibit "A" and Exhibit "C", and as described in Exhibit "B".
- 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. This Special Use Permit shall only apply to the uses in combination of a cemetery and mausoleum as described in Exhibit "B".
- b. Grave site spoils are to be stored in the cemetery's maintenance area.
- c. No grave site or cemetery improvement shall be closer than 25 feet to the east property line with the exception of drainage improvements and landscaping.
- d. A minimum of 25 Nellie R. Stevens Holly shrubs shall be planted within the 25 foot setback area.
- e. A minimum of 55 #7 size Texas Privet shall be planted within the 25 foot setback area.

- f. A minimum 3 foot ornamental iron/tubular fence shall be constructed along Hall Johnson Road.
 - g. A minimum 3 foot shrub row shall be planted along Hall Johnson Road.
 - h. Drainage and swale/channel improvements shall be made along the eastern property line and within the Broughton Addition.
- 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 this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of March 2020.

The second reading and public hearing being conducted on the 17th day of March 2020.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 17TH day of March 2020.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

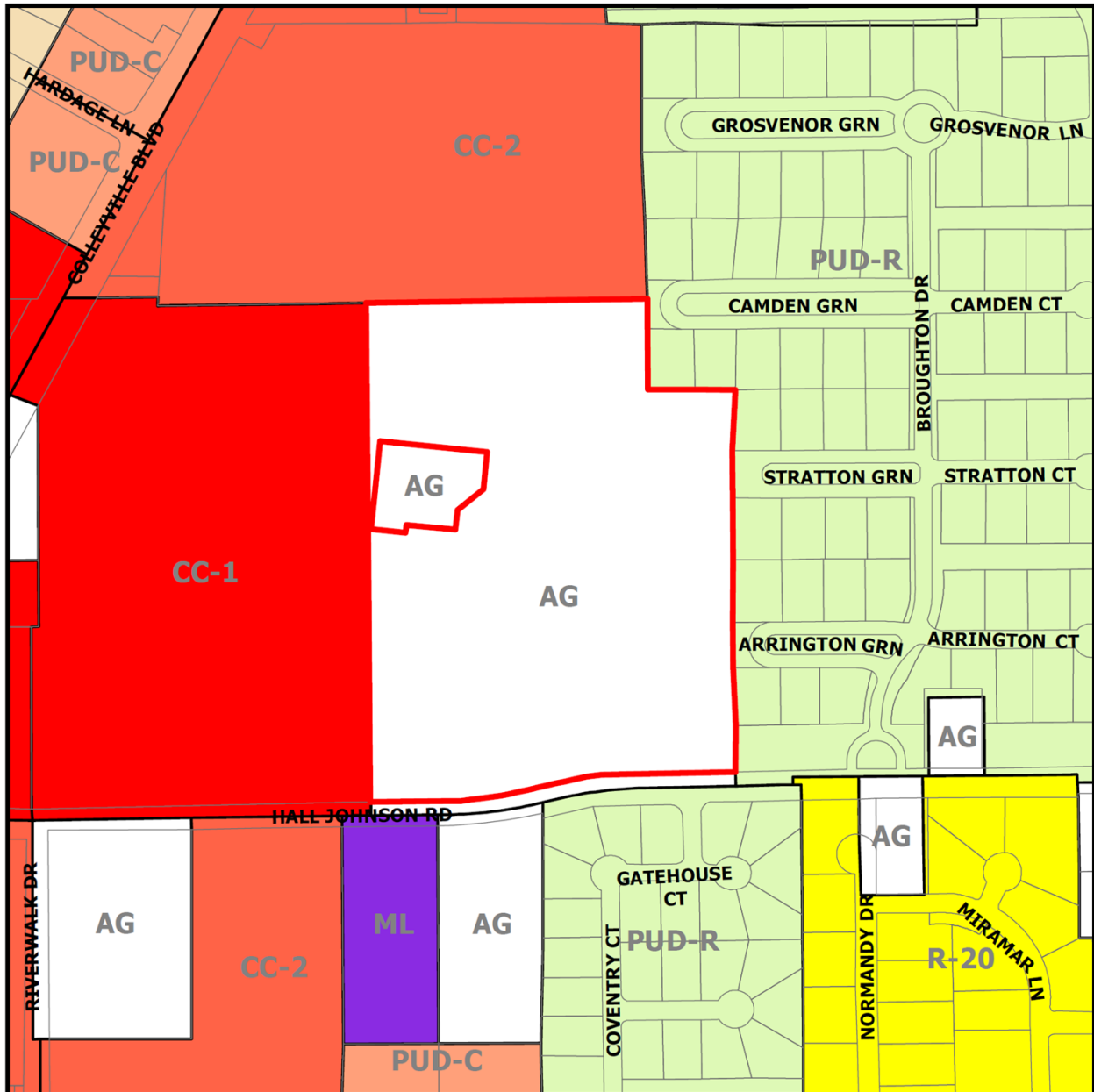
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map



ZC18-001

5713 Colleyville Blvd

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

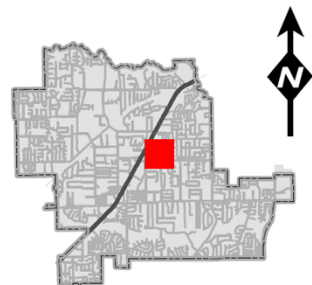


Exhibit "B" – Statement of Planning Objectives

Statement of Planning Objectives

Statement of Objectives
Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd. Colleyville, Texas 76034
January 13, 2020

This a request by Bluebonnet Hills Funeral Home and Memorial Park to rezone a 25.69 acre tract from an AG District to a CC-1 Village Retail District with a Specific Use Permit for cemeteries and mausoleums.

Background:

Bluebonnet Hills has been operating a funeral home and cemetery at this location since 1953. In the Spring of 2018, it began to expand gravesites into the far eastern portion of the cemetery when a zoning deficiency was discovered. This area is zoned AG and a zoning change was necessary to develop gravesites in this area. The approval of the zoning change and associate SUP would allow for the expansion and operation of the cemetery use. Therefore, Bluebonnet Hills filed an application for a zoning change, which was later denied on 6/11/18 based on the Planning and Zoning Commission concerns and opposition from adjacent residential property owners.

Response to neighbors:

Over the last eighteen months, Bluebonnet Hills has been working with the Broughton Homeowners Association, Stone Crest Estates Homeowners Association, and adjacent homeowners. Bluebonnet Hills has reached an agreement with the Broughton Homeowners Association, Exhibit C and anticipates reaching an agreement with the Stone Crest Estates Homeowners Association, Exhibit D. Based on these agreements and discussion with adjacent properties, this request for a Specific Use Permit is subject to the following conditions:

1) All undeveloped cemetery areas will be sodded with a ground cover and maintained in a healthy growing conditions by providing adequate water, fertilizer, or other necessary maintenance, Exhibit A.

2) Excess grave site spoils will be temporarily stored in the cemetery's maintenance area and periodically moved off site.

3) Sediment and debris located in the existing swale along the east property will be removed within three months from the passage of the ordinance approving the zoning. Great care will be taken to protect trees along the east and north property lines during this maintenance effort. Bluebonnet Hills agrees to replace any trees damaged during this process and agrees to maintain the existing swale as necessary unless the City of Colleyville requires an alternate process.

4) Bluebonnet Hills will contribute \$32,000.00 plus taxes and an additional \$4,000.00 for cost overage toward the dredging of the existing retention pond located in the common area of the

Statement of Planning Objectives

Broughton subdivision subject the provisions found in the agreement between Bluebonnet Hills and Broughton HOA, Exhibit C.

5) Bluebonnet Hills will construct a new concrete swale parallel to the existing swale extending from the northeast corner of the site to the inlet into Broughton's retention pond, Exhibits E & F.

6) Drainage from the cul-de-sac located near the northeast corner of the site will be redirected into the new concrete swale to minimize water discharges into the residential street.

7) Necessary regrading directing drainage from or parallel to the eastern property line toward the southeastern corner of the site will be initiated. Submittal of final engineering plans and required permits for drainage and swale design must be submitted to the City of Colleyville within three months from passage of the ordinance approving the zoning and construction must begin with begin with six months from City of approval for the plans and permits or a later date as determined by the City of Colleyville, Exhibits E & F.

8) All future site development must comply with City of Colleyville drainage and erosion control regulations in effect at the time of future site development.

9) A twenty-five-foot setback will be provided along the east property line, Exhibits B & G.

10) Landscaping shall be consistent with the Master Plan, Exhibit B, subject to the following provisions.

a) Plant a minimum of 25 Nellie R. Stevens Holly shrubs in the 25-foot setback area. Initially, shrubs will be 6 feet high and can mature up to 20 feet in height with a 15-foot spread.

b) Plant a minimum of 55 #7 size Texas Privet in the 25-foot setback as show on the Master Plant. The Texas Privet will mature to a height of 10 feet with an 8-foot spread.

c) Final plant location will be determined in the field in consultation with the Broughton HOA and planted within nine months of passage of the zoning ordinance or as directed by the City of Colleyville based on the optimum planting seasons.

d) Tree planting in the proposed cemetery use areas shall match tree patterns in the developed cemetery areas.

e) Bluebonnet Hills agrees to landscape the entire boarder backing up to Broughton property with a consistent landscaping plan as outlined above. Dead trees or shrubs will be replaced in accordance with the landscaping plan shown on the Master Plan, Exhibit B.

f) All planting will be irrigated.

Statement of Planning Objectives

11) Bluebonnet Hills will construct a minimum, 3-foot high ornamental iron/tubular fence along Hall Johnson Road as shown in the Master Plan, Exhibit B. The existing chain-link fence will be replaced with the new fence.

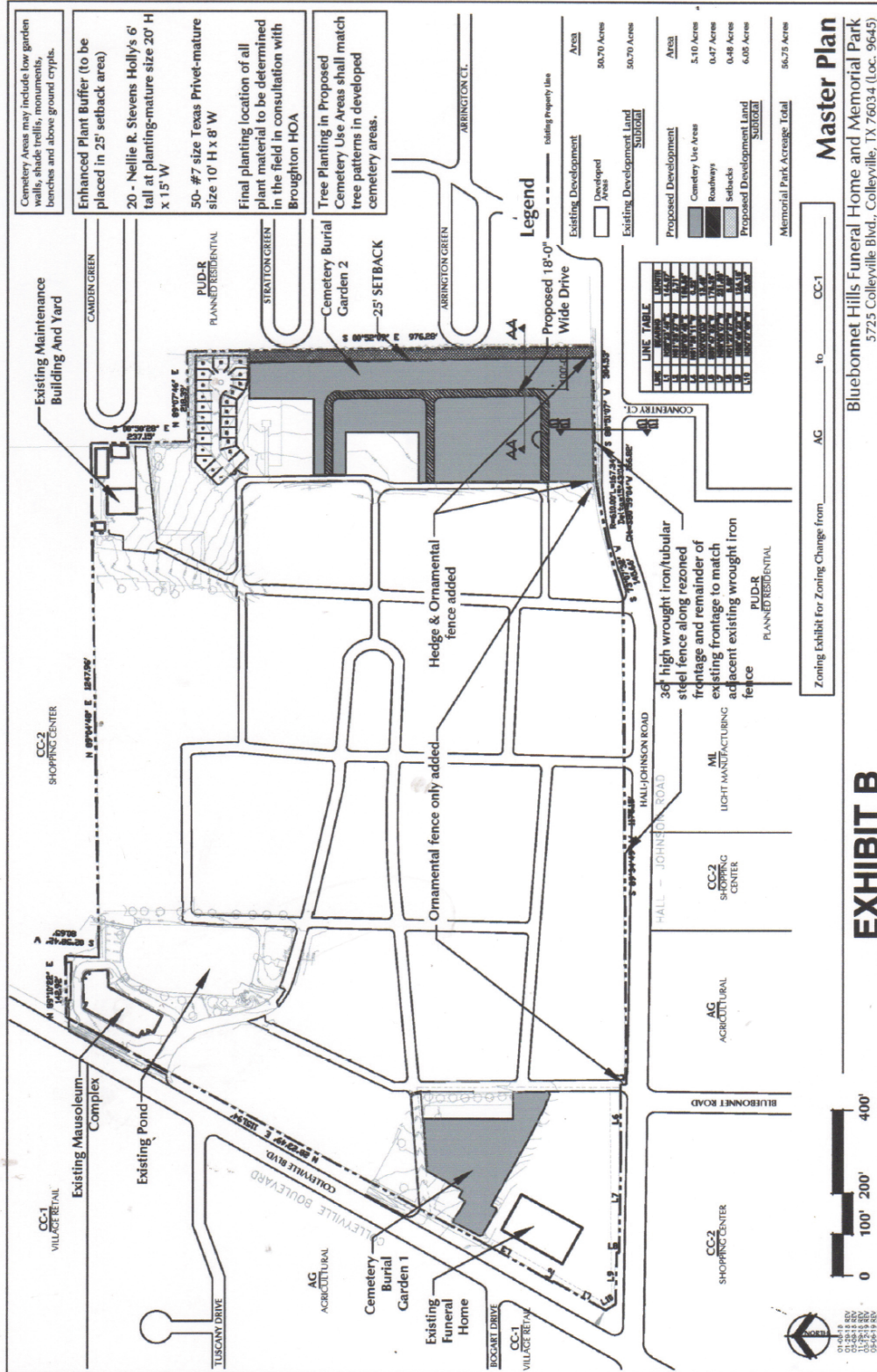
12) Bluebonnet Hills will plant a solid 3-foot high shrub row along Hall Johnson as shown on Exhibits B and H. The shrubs will be planted within three months from the passage of the rezoning ordinance or during optimum planting season, whichever is less time. The shrubs will be maintained at a height of 3 feet.

13) Bluebonnet Hills will plant evergreen trees as grave sites are developed consistent with the current tree coverage. All trees and plants will be irrigated and will be replaced on a timely basis if they should die.

Conclusion:

Bluebonnet Hills appreciates the time that neighbors spent working with it to reach an agreement and respectfully request the support of the Planning and Zoning Commission and City Council.

Exhibit "C" – Zoning Exhibit



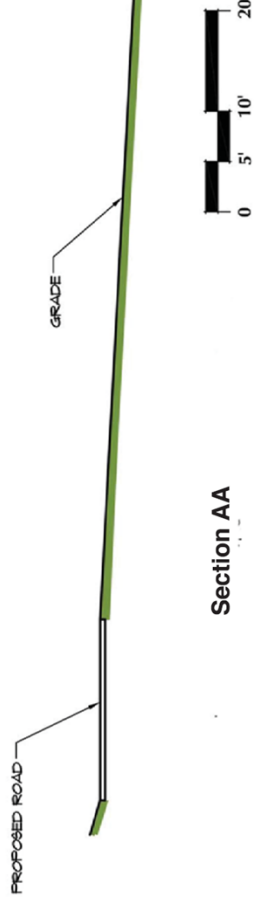
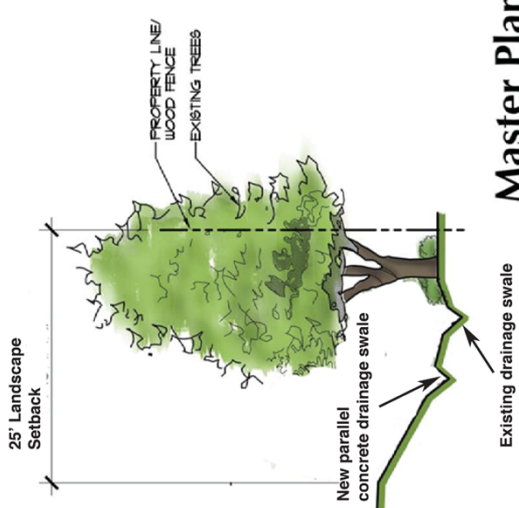
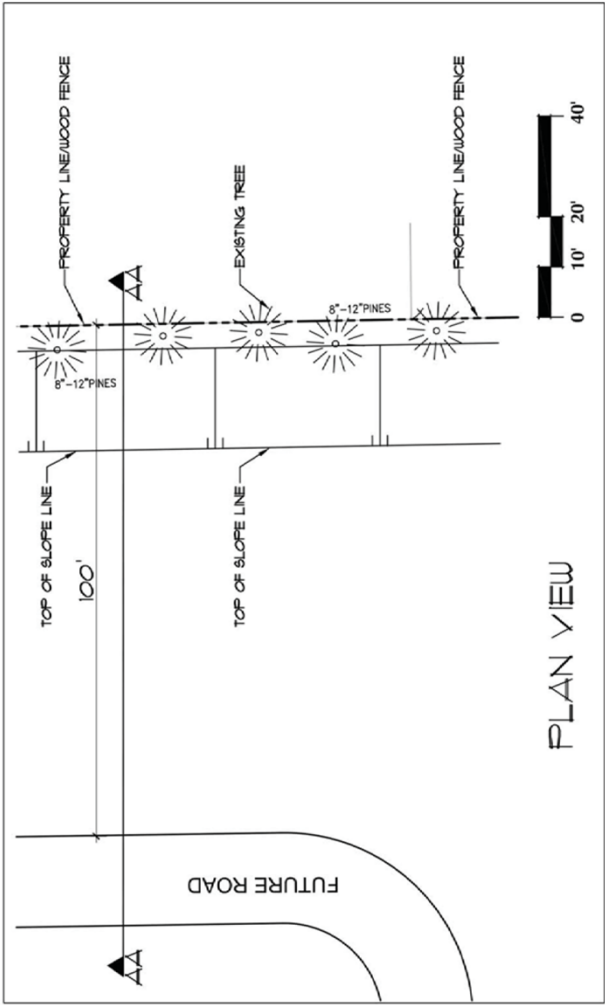
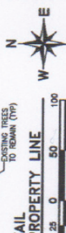


EXHIBIT G

Master Plan

Bluebonnet Hills Funeral Home and Memorial Park
 5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
 11/27/18





Existing view of Bluebonnet Hills site frontage at Hall Johnson Road



Proposed view of Bluebonnet Hills site frontage at Hall Johnson Road

EXHIBIT H





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
3d	2/10/2020	
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a request for a Special Use Permit for an Accessory Building to exceed the 4% lot coverage allowance and for an Accessory Dwelling on Lot 1, Block 1, G&R Addition, located at 2313 Hall Johnson Road, Case ZC19-023, TABLED FROM THE JANUARY 13, 2020 PLANNING AND ZONING COMMISSION

Explanation

Randy Primrose, the owner, has submitted a request for a Special Use Permit (SUP) for an accessory building to exceed the 4% lot coverage allowance and for an accessory dwelling on Lot 1, Block 1, of the G&R Addition, being approximately 0.96 acres, and zoned R-20 Single Family Residential district. The purpose is to allow for an existing home to remain and for an oversized garage to exceed the 4% lot coverage allowance and contain an accessory dwelling.

Existing Conditions/Background: The subject property, 2313 Hall Johnson Road, has R-20 zoning and is located on the south side of Hall Johnson Road west of the intersection with Amador Trail. The subject property has an existing 820 square foot (s.f.) home and a new 4,000 s.f. accessory building/garage. The request is for the home to remain and to allow for the new garage. A small accessory dwelling of ±350 s.f. is included in the garage.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 4,000 s.f. garage that includes an accessory dwelling unit.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

"2. Maximum Size and Number of Buildings:

- a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:

1. Fifty percent (50%) of the primary structure;
2. The maximum allowed square footage for accessory buildings on the lot; or
3. No more than twelve hundred (1,200) square feet

The applicant is requesting to allow for the use of a new 4,000 s.f. detached garage with an accessory dwelling. The total lot area is 0.96 acres, or 41,894 square feet. The 4 percent allowance of the total lot area for accessory buildings is 1,676 s.f. The 4,000 s.f. garage is a total of 9.5% of lot coverage. Therefore, the requested accessory building amounts for an additional 6% above the 4% of lot coverage area allowed. The existing home is an additional 820 s.f. for a total lot coverage of 11.5%. The R-20 zoning allows for a total lot coverage of 30%, which is 12,568 s.f.

The new 4,000 s.f. garage contains a small accessory dwelling of ±350 s.f. A Special Use Permit is required to allow for an increase above the 4% lot area and for the accessory dwelling.

Analysis: A building permit was issued for the garage as a primary structure. This allowed for the large size. In order to be considered as a primary structure, the garage needed to have the additional components of a dwelling (bedroom, bathroom, and full kitchen – all being conditioned space). The structure also was required to comply with the minimum yard requirements for a primary structure. However, this made the existing home on the front portion of the property to be classified as a separate accessory dwelling. The home was to be modified to not be considered a dwelling by removing the stove and the oven – the element typically used by cities when a structure is considered a dwelling.

During construction of the garage structure, the application of the regulations for accessory dwellings was broadened and clarified to include the actual use of any accessory building for dwelling purposes. The impact is that the existing home cannot be occupied and allow for the new garage without special approval.

Any request for an accessory building exceeding the 4% lot coverage allowance shall only be authorized after approval of a Special Use Permit by the City Council. Additionally, a request for an accessory dwelling shall only be authorized after approval of a Special Use Permit by the City Council per the Schedule of Permitted Principal Uses for the R-20 zoning district.

The existing house on the front portion of the property would continue to function as the primary residence. The applicant's desire is for the new garage and accessory dwelling to be compliant with Colleyville's Land Development Code. To do so requires approval of a Special Use Permit. The accessory dwelling meets all required size restrictions per the Land Development Code.

Definitions:

Accessory Dwelling. A separate dwelling from the primary dwelling not rented or otherwise used as a separate domicile in a residential district for the sole use and occupancy of a member of the immediate family or persons employed on the premises by the occupant on a full-time basis as domestic help, such as a maid, chauffeur, cook, or gardener.

Dwelling. A building or portion thereof designed and used exclusively for residential occupancy, but not including motels, hotels, lodging houses or house trailers.

Dwelling Unit. A room, suite, or set of rooms occupied, or suitable for occupancy, as a family residence and having sleeping, kitchen, and bathroom facilities together with appropriate appurtenances designed for use and used as a permanent residence for one family.

Surrounding Development: The properties to the north are zoned R-20 Single Family Residential and contain single family residential development. The properties to the east are zoned R-20 and CC-1 Village Retail zoning and contains single family residential and commercial development. A cell tower site exists adjacent to the property to the east. Property to the south is zoned AG Agricultural and has residential development. The property to the west is zoned R-20 Single Family Residential and contains a single family home.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no correspondence has been received.

Staff Recommendation: The requested SUP is to exceed the 4% allowable lot area for a 4,000 s.f. garage accessory building with a ±350 s.f. accessory dwelling. The Land Development Code allows for an accessory building which does not meet the Land Development Code criteria to seek an SUP and any accessory dwelling also requires approval of an SUP.

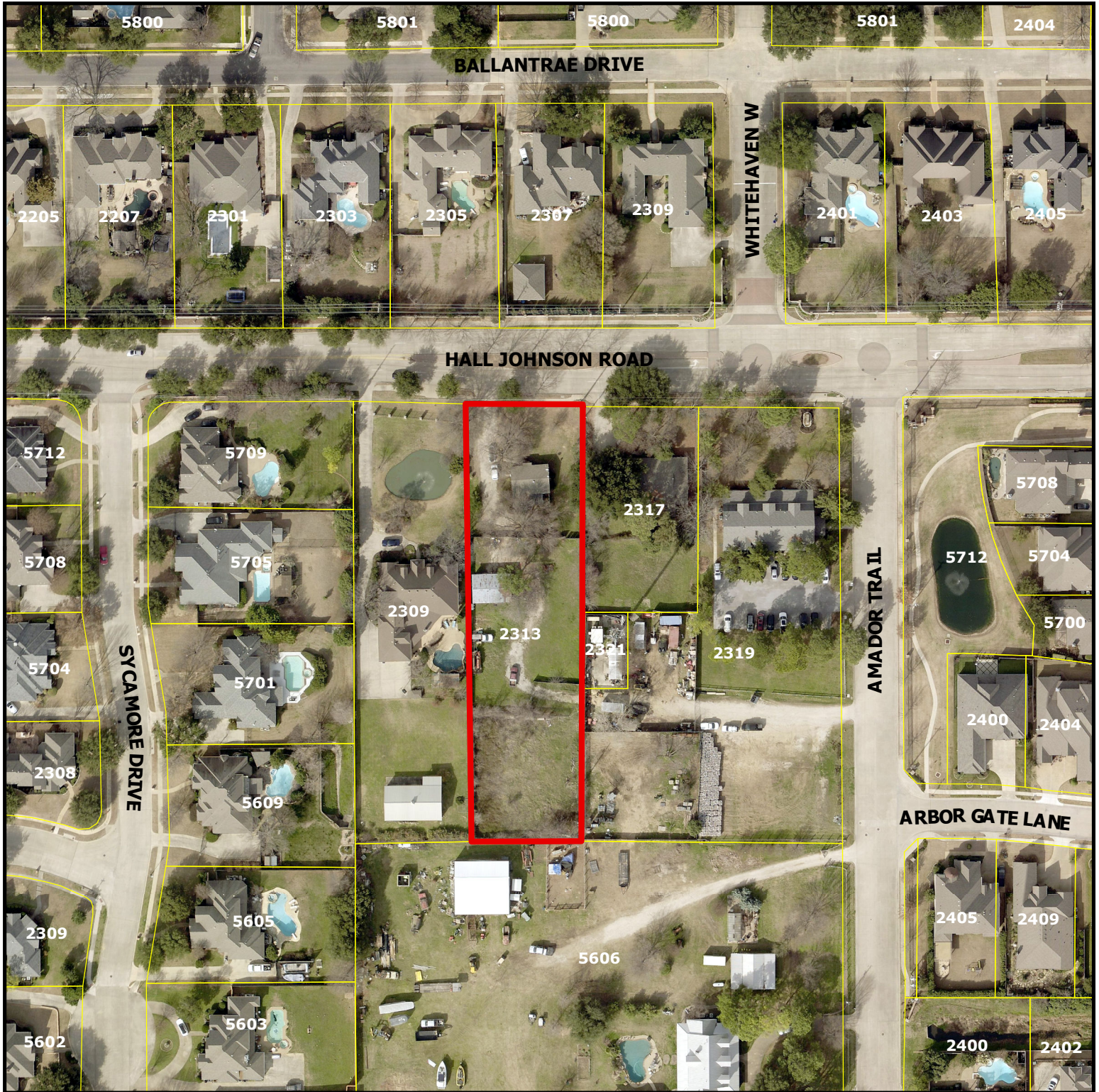
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Building Plans
7. Site Photos
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Draft Ordinance

Aerial Map



ZC19-023

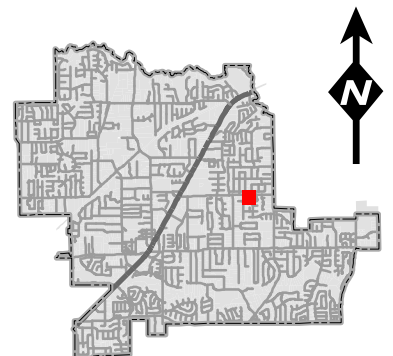
2313 Hall Johnson Road

DISCLAIMER:

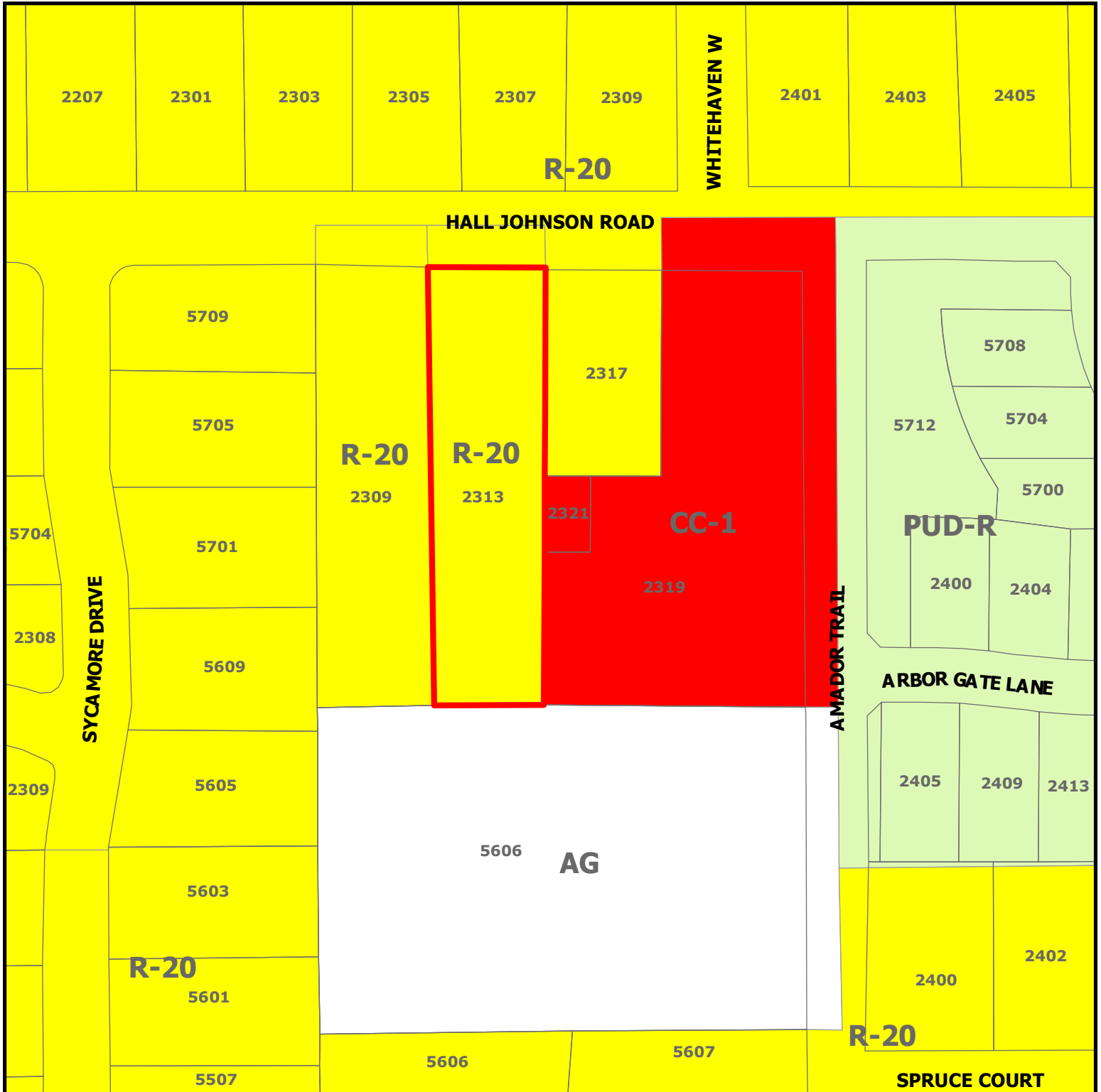
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



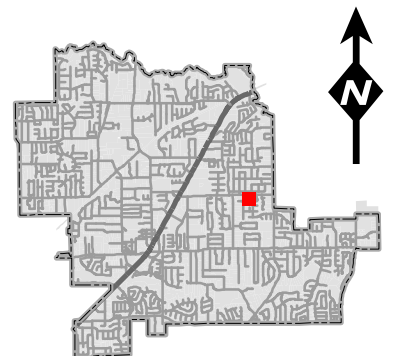
Zoning Map



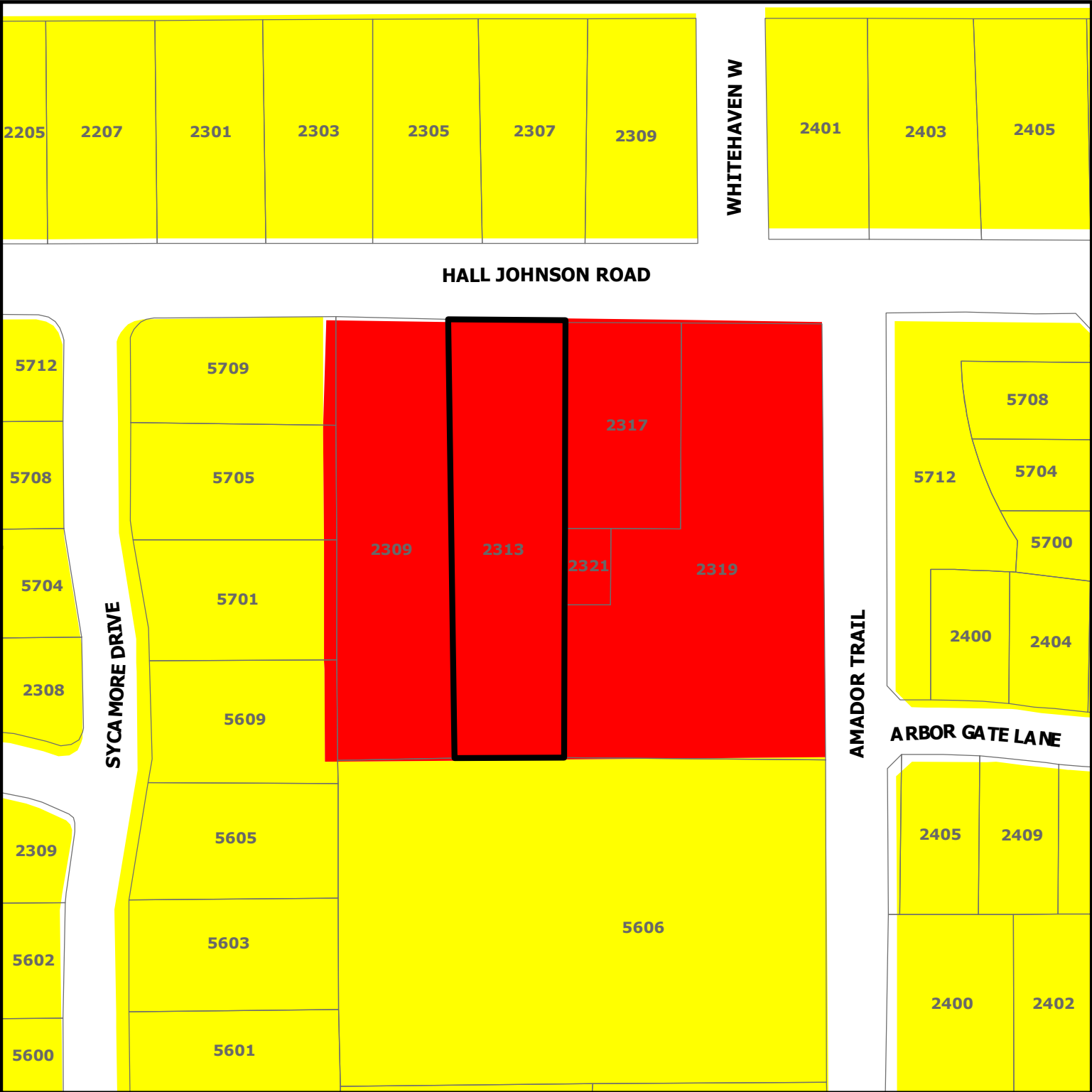
ZC19-023
2313 Hall Johnson Road

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 Subject Property



Future Land Use Map

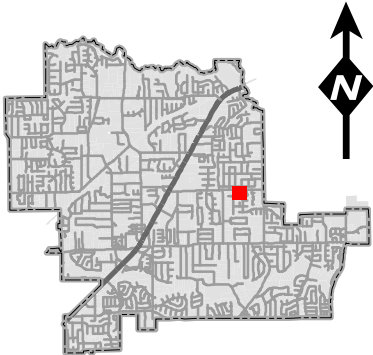


ZC19-023

2313 Hall Johnson Road

DISCLAIMER:
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-  Subject Property
-  Residential
-  Commercial



Statement of Planning Objectives

February 12, 2018

City of Colleyville
100 Main Street
Colleyville, TX 76034
817.503.1050

Re: 2313 Hall Johnson Rezoning Application – Statement of Planning Objectives

To Whom It May Concern:

It is my intent to own and build a single-family structure at 2313 Hall Johnson, upon successful rezoning of the property. I anticipate the construction schedule to take roughly 12 months to complete and do not foresee any infrastructure improvements needed. I would forecast the property to generate an approximate appraisal assessment of \$500,000, which would generate around \$1,670 in tax proceeds to the city annually.

Sincerely,

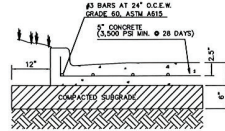
A handwritten signature in black ink that reads "Randy Primrose". The signature is written in a cursive, flowing style.

Randy Primrose
5506 Sycamore Drive
Colleyville, TX 76034
214.500.6763

Site Plan

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 2. ALL PARKING ISLAND RADII SHALL BE 3' UNLESS NOTED OTHERWISE.
 3. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

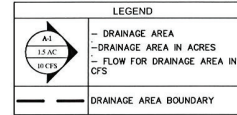
- NOTES:**
1. ALL SLOPE ELEVATIONS ARE TO TOP OF PAVING UNLESS OTHERWISE NOTED.
 2. EXISTING UTILITIES WERE OBTAINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THIS PLAN.
 3. ALL CURB HEIGHTS IN LANDSCAPE ARE NOT TO EXCEED 4.1'.
 4. ALL CURB HEIGHTS ARE INCHES UNLESS NOTED OTHERWISE.
 5. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING COMPACTION AND FILL.
 6. REF. STRUCTURAL PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT FOR ALL BUILDING PAD PREPARATION CHAIRS.
 7. ALL SLOPES SHALL BE TO THE STANDARD SLOPE RAMP PER CITY OF COLLEEVILLE, TX. AND ADA STANDARDS.
 8. ALL SLOPES SHALL BE TO THE STANDARD SLOPE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL, SLOPE OR 2% CROSS SLOPE.
 9. ALL SLOPES TO EXCEED 2% SHALL BE TO THE STANDARD SLOPE RAMP PER CITY OF COLLEEVILLE, TX. AND ADA STANDARDS.
 10. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY SLOPES CANNOT BE MET AT ANY LOCATION.
 11. GRADING OF ALL HANDICAPPED SPACES AND ROUTES IS TO CONFORM TO LOCAL, STATE, AND FEDERAL GUIDELINES.
 12. ALL SLOPES SHALL CONFORM TO ALL HANDICAPPED RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.



LIGHT DUTY
CONCRETE PAVING

GENERAL PAVING NOTES

1. FOR PREPARATION OF PAVEMENT SUBGRADE, SOILS SHOULD BE COMPACTED TO 95% MAXIMUM DRY DENSITY SUBGRADE DEFINED BY THE STANDARD PROCTOR (ASTM D 698) WITH MOISTURE CONTENT RANGING FROM PLUS 1 TO PLUS 5 PERCENT ABOVE OPTIMUM DRY DENSITY.
2. CONCRETE SHALL HAVE A MINIMUM 3,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS (EXCEPT WHERE NOTED). CONCRETE SHALL INCLUDE AIR ENTRAINMENT PER GEOTECH REPORT.
3. JOINTS IN CONCRETE PAVEMENT SHALL NOT EXCEED 15 FOOT SPACING. ALL OTHER JOINT SPACING SHALL BE INSTALLED PER PROJECT SPECIFICATIONS.
4. REFER TO GEOTECHNICAL REPORT FOR ALL SUBGRADE SPECIFICATIONS AND RECOMMENDATIONS.

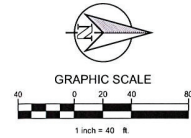
PAVING DETAILS
SCALE: NONE

FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48439C0095K, DATED SEPTEMBER 25, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF TARRANT COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

LEGEND

CONCRETE PAVEMENT PER DETAIL THIS SHEET



LEGEND

100 — EXISTING CONTOUR

100	PROPOSED CONTOUR
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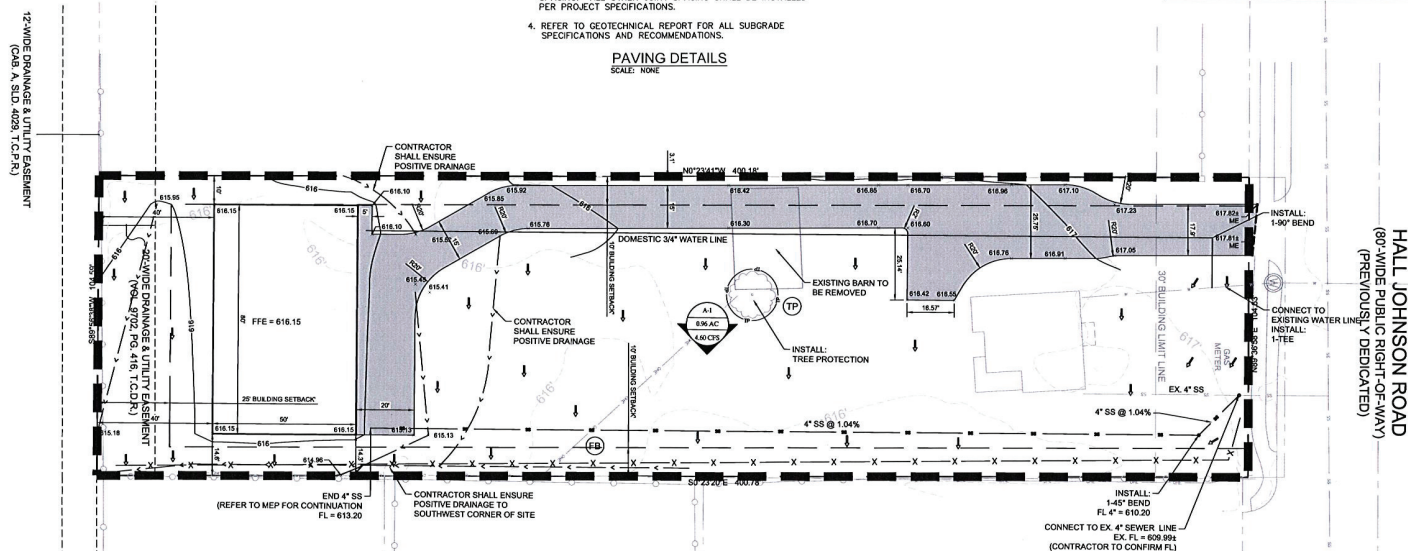
----- FULL-DEPTH SAWCUT

	PROPOSED GRADE
--	----------------

	(TOP OF PAVEMENT)

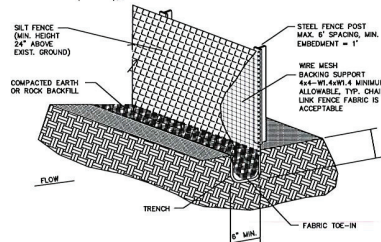
ME	MATCH EXISTING
----	----------------

HYDROLOGIC CALCULATIONS - DEVELOPED CONDITIONS						
DRAINAGE AREA	AREA (AC.)	C	Tc (min)	t ₁₀₀ (HHR)	Q ₁₀₀ (CFS)	REMARKS
A-1	0.96	0.60	15.0	7.98	4.60	
TOTAL ONSITE DRAINAGE		0.96			4.60	

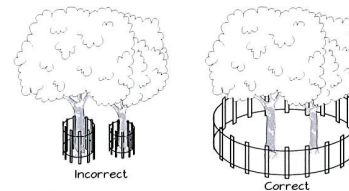


SILT FENCE GENERAL NOTES

3. STEEL POSTS WHICH SUPPORT THE SLICE SILLAGE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SURFACE. POST MUST BE EMBEDDED AT LEAST 12 INCHES.
4. THE TOP OF THE SLICE SILLAGE SHALL BE TRENCHED IN WITH A SPACE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND THE TRENCH IS 1/2" DEEP. THE TRENCH SHALL BE 1/2" WIDE AT THE TOP (E.G. PAVEMENT), WEIGHT BARS FLAP WITH RUN OFF UP SLOPE TO PREVENT EROSION.
5. THE TRENCH MUST BE A MINIMUM OF 8 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SLICE SILLAGE FACE TO BE LAID IN THE GROUND AND BACKFILLED WITH SOIL.
6. SLICE SILLAGE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOODEN WIRE, WHICH IS THEN ATTACHED TO THE STEEL SUPPORT POST. THERE SHOULD BE NO SLIP OR SLIDING OF THE SILLAGE ON THE POST.
7. INSPECTION SHALL BE MADE EVERY WEEK AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
8. SLICE SILLAGE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BE A TRIP HAZARD OR OBSTACLE TO TRAFFIC.
9. ACCUMULATED SLICE SILLAGE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE SILLAGE. SILLAGE SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AND SUCH REMOVAL SHALL BE DOCUMENTED IN THE ADDITIONAL ATTACHED SHEET.



CONSTRUCTION OF A FILTER BARRIER



BARRIER SHOULD BE IN
LINE OF TREE BRANCHES

TREE PROTECTION GENERAL NOTES

IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES, CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.

- REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOST TOPSOIL OVER EXPOSED ROOTS.
- REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS, TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.
- CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.

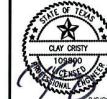
TREE PROTECTION DETAILS

N.T.S.

PLOTTED BY: CLAY CRISTY
 PLOT DATE: 3/12/2019 3:40 PM
 LOCATION: Z:\PROJECTS\MARKING\MAGNOLIA - CAR BARN\CADD\SHEETS\C-4 DIMENSION CONTROL & PAVING PLAN.DWG
 LAST SAVED: 3/11/2019 7:55 AM

TEXAS REGISTRATION #14190

CLAYMOORE
ENGINEERING



**PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS**

DEVELOPMENT CONSTRUCTION PLAN

DESIGN:	
DRAWN:	
CHECKED:	
DATE:	8/31/11
SHEET	
C-1	
File No.	

Building Plans

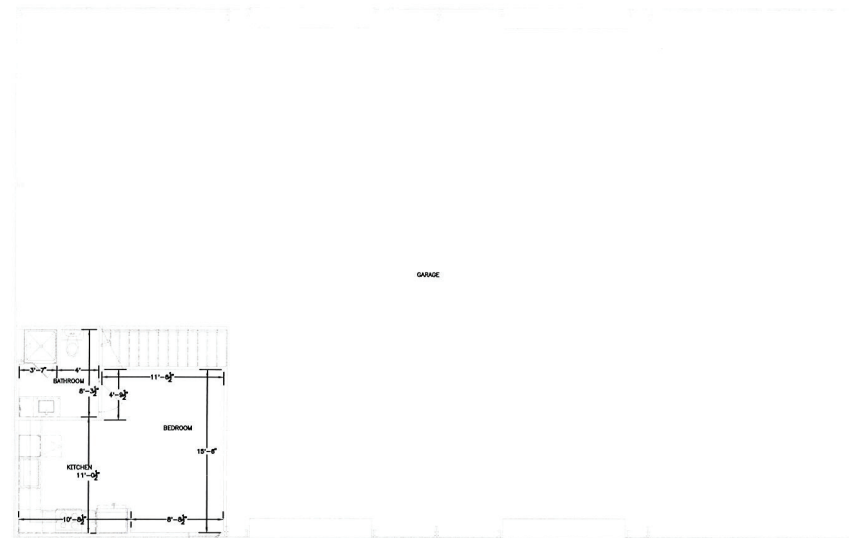


TRASH ENCLOSURES
AND
TOILET FACILITIES
REQUIRED ON JOB SITE

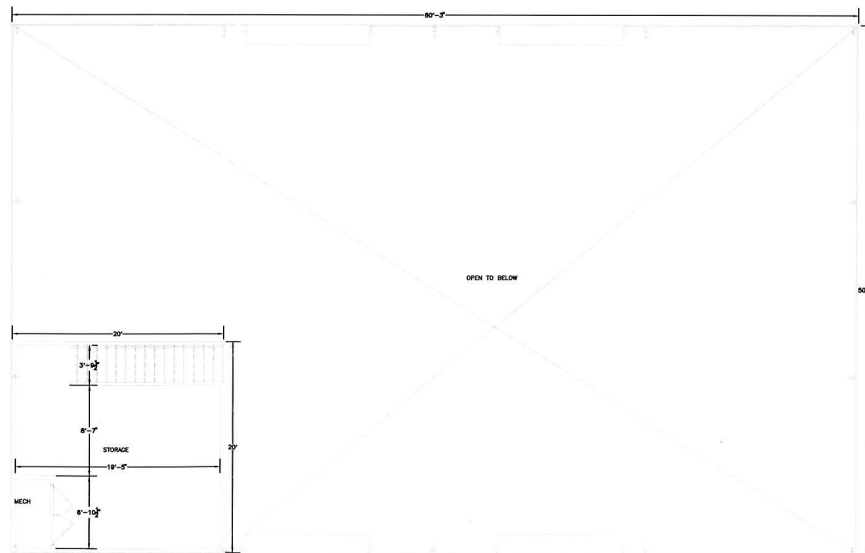
CONSTRUCTION WORKING HOURS
7:00 a.m. to 6:00 p.m.
MONDAY thru SATURDAY
NO SUNDAYS

REFER TO PLAN REVIEW COMMENTS
FOR ADDITIONAL REQUIREMENTS
CITY OF COLLEYVILLE
BUILDING INSPECTIONS

*** FINAL INSPECTION
LETTER OF APPROVAL
FROM ENGINEER REQUIRED
FOR STEEL FRAMING +
SHEATHING AT FINAL ***



① 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



② MEZZANINE PLAN
SCALE: 1/4"=1'-0"



PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue:	Date:
Permit:	2019.02.28
Permit Comments:	2019.01.10
Permit Comments:	2019.01.28

Drawing Title:
FLOOR PLAN
GENERAL

Sheet:
1G-1

Building Plans

ELECTRICAL ABBREVIATIONS, SYMBOLS, AND NOTES

ABBREVIATIONS	LIGHT FIXTURES	SWITCHES & MISC.	GENERAL NOTES
A ABOVE COUNTER AC ALTERNATING CURRENT AD AUTOMATIC DOOR OPENER AF AMPERE FRAME AF AMPERE FRAME ATS AT AUTOMATIC TRANSFER SWITCH C CIRCUIT BREAKER C/C/BK BRK CIRCUIT BREAKER CCTV CLOSED CIRCUIT TV CL CEILING DB DIRECT BURIAL DC DIRECT CURRENT DE DESTRUCTION PANEL EL ELECTRIC ELC EMERGENCY LIGHT EP EXPLOSION PROOF EMC ELECTRIC WATER COOLER EXT EXTENDING FA FIRE ALARM ANNUNCIATOR PANEL FACU FIRE ALARM CONTROL PANEL			

Building Plans

REVIEWED

FEB 26 2019

**CITY OF COLLEYVILLE
BY BUILDING DEPARTMENT**

CONSTRUCTION WORKING HOURS
7:00 a.m. to 6:00 p.m.
MONDAY thru SATURDAY
NO SUNDAYS

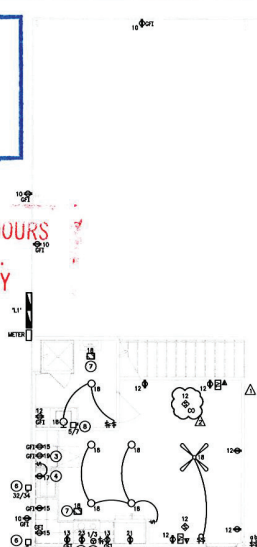
REFER TO PLAN REVIEW COMMENTS
FOR ADDITIONAL REQUIREMENTS
CITY OF COLLEYVILLE
BUILDING INSPECTIONS

ELECTRICAL

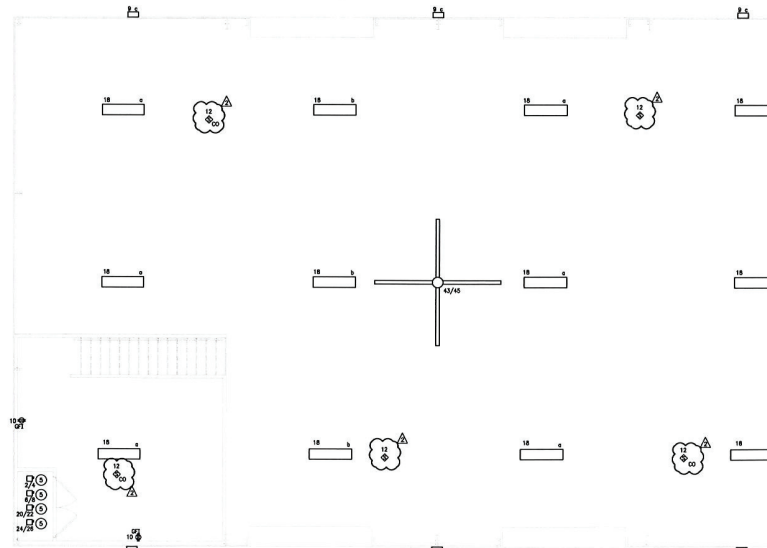
**ARC-FAULT CIRCUIT INTERRUPTER PROTECTION
REQUIRED FOR ALL OUTLETS IN ALL BEDROOMS
(N.E.C. SEC. 210-12 b)**

**ELECTRICAL UNDER SLAB MUST BE INSTALLED
BEFORE FOUNDATION INSPECTION**

**RECEPTACLE AND SMOKE DETECTOR LOCATIONS
WILL BE FIELD APPROVED**



1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 MEZZANINE PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- ELECTRICAL DEVICES SHALL BE PLACED AS FOLLOWS UNLESS CONTRACTOR TO VERIFY MOUNTING HEIGHTS WITH ARCHITECT/INTERIOR DESIGNER.
LIGHTING SWITCHES & THERMOSTATS 4'-6" AFF
RECEPTACLES 1'-6" AFF
COUNTER TOP DEVICES (KITCHENS) 4'-6" AFF
COUNTER TOP DEVICES (BATHS) 4'-6" AFF
REFRIGERATOR 6'-0" AFF
- DEVICE PLACEMENT/SPACING MUST MEET THE REQUIREMENTS OF THE NEC, ALL STATE AND LOCAL ORDINANCES AND THE FAN HANDLING ACT.
- SMOKE DETECTOR ALARMS INTERLOCKED TOGETHER. ONE DETECTOR TO BE COORDINATION SHARK AND CO DETECTOR.
- ALL SMOKE DETECTORS IN VAULTED AREAS SHALL BE WITHIN 12" OF HIGHEST POINT.
- REFER TO MECHANICAL / PLUMBING DRAWINGS FOR EXACT LOCATION OF ALL PUMP EQUIPMENT.
- REFER TO INTERIOR DESIGN/ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION/REQUIREMENTS.
- USE NM CABLE TO BRANCH CIRCUITS WITHIN THE PERIMETER WALLS OF EACH APARTMENT FROM THAT UNIT'S INDIVIDUAL PANEL WHERE ALLOWED BY CODE.
- ALL BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS PER NEC-210.15 BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
- PROVIDE TAMPER RESISTANT RECEPTACLES FOR NEC 406.12.
- ALL 15A AND 20A, 120V RECEPTACLES WITHIN 6' OF A SINK OR ANY OTHER WET LOCATION SHALL BE GFCI PROTECTED.
- WHENEVER RECEPTACLES LABELED "GFI" ARE NOT READILY ACCESSIBLE, GFCI PROTECTION SHALL BE PROVIDED THROUGH GFCI BREAKER.
- VERIFY EXACT LOCATION OF ALL EQUIPMENT AND DEVICES WITH OWNER PRIOR TO ROUGH-IN.

NOTES BY SYMBOL:

- 40A, 240V RANGE RECEPTACLE.
- MICROWAVE AND HOOD RECEPTACLE. PROVIDE SWITCH FOR HOOD CONTROLS FOR ALL APPLIANCE UNITS AT ACCESSIBLE LOCATION ABOVE COUNTER. EXACT LOCATION PER INTERIOR DESIGNER/ARCHITECT.
- UNDERCOUNTER RECEPTACLE FOR DISHWASHER FROM OFFICE BREAKER.
- MULTI-GANG BOX ABOVE COUNTER WITH RECEPTACLE AND SWITCH TO CONTROL DISPOSAL. RECEPTACLE UNDER SINK WITH GFCI PROTECTION.
- PROVIDE DISCONNECT AND POWER TO AIR HANDLING UNIT. VERIFY EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- PROVIDE DISCONNECT AND POWER TO GROUND MOUNTED CU. VERIFY EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- EXHAUST FAN CONTROLLED BY MANUAL SWITCH. PROVIDE 20A FRACTIONAL HP DISCONNECT SWITCH WITH OVERLOAD TO SWITCH FAN.
- PROVIDE DISCONNECT AND POWER TO ELECTRIC WATER HEATER. VERIFY EXACT LOCATION WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.

MAIN BUS	40A	MULTI-TYPE BUS	SECTION 1	PANEL NAME	LY
DESCRIPTION	AMP	TYPE	SECTION 1	DESCRIPTION	AMP
1. RANGE	400	1	1	1	1
2. MICROWAVE	150	1	1	2	2
3. DISHWASHER	150	1	1	3	3
4. EXHAUST FAN	150	1	1	4	4
5. SPACE	20	1	1	5	5
6. SPACE	20	1	1	6	6
7. SPACE	20	1	1	7	7
8. SPACE	20	1	1	8	8
9. SPACE	20	1	1	9	9
10. SPACE	20	1	1	10	10
11. SPACE	20	1	1	11	11
12. SPACE	20	1	1	12	12
13. SPACE	20	1	1	13	13
14. SPACE	20	1	1	14	14
15. SPACE	20	1	1	15	15
16. SPACE	20	1	1	16	16
17. SPACE	20	1	1	17	17
18. SPACE	20	1	1	18	18
19. SPACE	20	1	1	19	19
20. SPACE	20	1	1	20	20
21. SPACE	20	1	1	21	21
22. SPACE	20	1	1	22	22
23. SPACE	20	1	1	23	23
24. SPACE	20	1	1	24	24
25. SPACE	20	1	1	25	25
26. SPACE	20	1	1	26	26
27. SPACE	20	1	1	27	27
28. SPACE	20	1	1	28	28
29. SPACE	20	1	1	29	29
30. SPACE	20	1	1	30	30
31. SPACE	20	1	1	31	31
32. SPACE	20	1	1	32	32
33. SPACE	20	1	1	33	33
34. SPACE	20	1	1	34	34
35. SPACE	20	1	1	35	35
36. SPACE	20	1	1	36	36
37. SPACE	20	1	1	37	37
38. SPACE	20	1	1	38	38
39. SPACE	20	1	1	39	39
40. SPACE	20	1	1	40	40
41. SPACE	20	1	1	41	41
42. SPACE	20	1	1	42	42
43. SPACE	20	1	1	43	43
44. SPACE	20	1	1	44	44
45. SPACE	20	1	1	45	45
46. SPACE	20	1	1	46	46
47. SPACE	20	1	1	47	47
48. SPACE	20	1	1	48	48
49. SPACE	20	1	1	49	49
50. SPACE	20	1	1	50	50
TOTALS	100	100	100	100	100

MAIN BUS	40A	MULTI-TYPE BUS	SECTION 1	PANEL NAME	LY
DESCRIPTION	AMP	TYPE	SECTION 1	DESCRIPTION	AMP
1. RANGE	400	1	1	1	1
2. MICROWAVE	150	1	1	2	2
3. DISHWASHER	150	1	1	3	3
4. EXHAUST FAN	150	1	1	4	4
5. SPACE	20	1	1	5	5
6. SPACE	20	1	1	6	6
7. SPACE	20	1	1	7	7
8. SPACE	20	1	1	8	8
9. SPACE	20	1	1	9	9
10. SPACE	20	1	1	10	10
11. SPACE	20	1	1	11	11
12. SPACE	20	1	1	12	12
13. SPACE	20	1	1	13	13
14. SPACE	20	1	1	14	14
15. SPACE	20	1	1	15	15
16. SPACE	20	1	1	16	16
17. SPACE	20	1	1	17	17
18. SPACE	20	1	1	18	18
19. SPACE	20	1	1	19	19
20. SPACE	20	1	1	20	20
21. SPACE	20	1	1	21	21
22. SPACE	20	1	1	22	22
23. SPACE	20	1	1	23	23
24. SPACE	20	1	1	24	24
25. SPACE	20	1	1	25	25
26. SPACE	20	1	1	26	26
27. SPACE	20	1	1	27	27
28. SPACE	20	1	1	28	28
29. SPACE	20	1	1	29	29
30. SPACE	20	1	1	30	30
31. SPACE	20	1	1	31	31
32. SPACE	20	1	1	32	32
33. SPACE	20	1	1	33	33
34. SPACE	20	1	1	34	34
35. SPACE	20	1	1	35	35
36. SPACE	20	1	1	36	36
37. SPACE	20	1	1	37	37
38. SPACE	20	1	1	38	38
39. SPACE	20	1	1	39	39
40. SPACE	20	1	1	40	40
41. SPACE	20	1	1	41	41
42. SPACE	20	1	1	42	42
43. SPACE	20	1	1	43	43
44. SPACE	20	1	1	44	44
45. SPACE	20	1	1	45	45
46. SPACE	20	1	1	46	46
47. SPACE	20	1	1	47	47
48. SPACE	20	1	1	48	48
49. SPACE	20	1	1	49	49
50. SPACE	20	1	1	50	50
TOTALS	100	100	100	100	100

NOTES BY SYMBOL:

- UNDERGROUND SECONDARY ELECTRICAL SERVICE TO POLE MOUNTED TRANSFORMER. UTILITY COMPANY TO FURNISH AND INSTALL SERVICE LATERALS AND MAKE CONNECTIONS TO SERVICE TERMINALS OF GANGED WITH SOCKETS. COORDINATE ALL REQUIREMENTS WITH UTILITY COMPANY.

1 ELECTRICAL RISER DIAGRAM
SCALE: NONE

**3 CONSULTING
ENGINEERS**
VIGILANT - VIABLE - VIRTUOUS



**PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS**

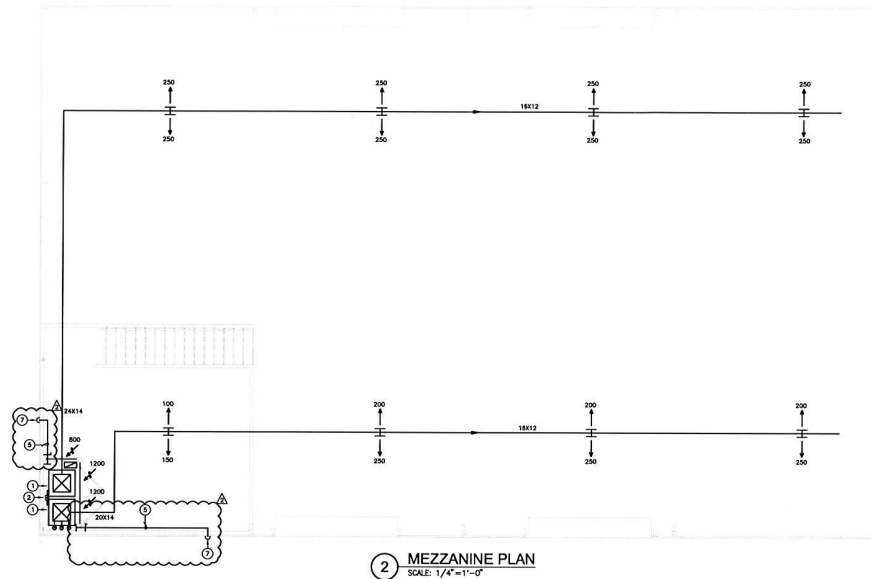
Date: 2018.12.21
Permit: 2018.05.10
Permit Comments: 2018.05.10
Permit Comments: 2018.01.28

Drawing Title:
FLOOR PLAN
ELECTRICAL

Sheet

1E-1

Building Plans



2 MEZZANINE PLAN
SCALE: 1/4"=1'-0"

FAN SCHEDULE

DESIGNATION	SERIES	TYPE	DRIVE	CFM	HP	MAX. S.F.P.	MOTOR	MAX. S.F.P.	MANUFACTURER	MODEL	OPTIONS	CONTROL
EF-A	RESTROOMS	INLINE	DIRECT	30	0.25	750	1/2 HP (24.5)	100/1	8.8	COOK	ON 128	1
EF-B	KITCHENS	INLINE	DIRECT	100	0.75	1075	1/2 HP (24.5)	100/1	1.5	COOK	ON 148	1

OPTIONAL ACCESSORIES:
1. BACKDRAFT DAMPER
2. BREDSCREEN
3. WALL COLLAR

NOTES

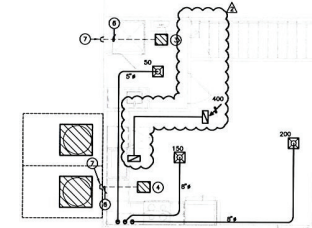
- ROOF CURB SHALL BE COMPATIBLE WITH ROOF SYSTEM AND ROOF SLOPE.
- INCREASE FAN MOTOR HP AND DRIVE ASSEMBLY TO PROVIDE CHG AND STATIC PRESSURE SCHEDULED.
- WALL HOUSING COMPATIBLE WITH WALL SYSTEM, MOTOR AND BLADE GUARDS.
- MULTIPLE QUANTITIES, REFER TO DRAWINGS.

CONTROL/INTERLOCK:
1. LIGHT SWITCH
2. WALL TIMER SWITCH SHALL BE TO GS 10089

SPLIT SYSTEM AIR CONDITIONER SCHEDULE

ROOMS UNIT MARK	AC-1	AC-2
OUTDOOR UNIT MARK	62-1	62-2
MANUFACTURER	16ANE	16ANE
INDOOR UNIT MODEL	13M3	13M3
OUTDOOR UNIT MODEL	47R1	47R1
NOMINAL COOLING CAPACITY (TONS)	9	9
EVAPORATOR AMPLIFY (CFM)	2000	2000
ENTERING AIR DRY-BULB TEMP. (°F)	87	87
ENTERING AIR WET-BULB TEMP. (°F)	100	100
EFFICIENCY (SEER)	14	14
ELECTRIC HEAT (KW)	30.8	30.8

REMARKS:
1. PROVIDE CURTAIN WALL GUARDS.
2. PROVIDE WITH CONDENSATE HEAT-WATER CLOGOFF.
3. PROVIDE WITH 5 YEAR COMPRESSOR WARRANTY.
4. PROVIDE WITH PRE-CHARGED AND PRE-INSULATED REFRIGERANT LINE KIT.
5. PROVIDE 2 AMP PROGRAMMABLE THERMOSTAT WITH NIGHT SETBACK.
6. ROUTE CONDENSATE TO NEAREST APPROVED DRAIN.



1 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

GENERAL MECHANICAL NOTES

- ALL SUPPLY AIR SHOULD BE PROVIDED WITH INTERNAL WALL VALVE TO PREVENT BACKFLOW.
- COORDINATE PENETRATION LOCATIONS WITH OWNER.
- COORDINATE ROUTING OF DUCTWORK WITH STRUCTURAL AND PROVIDE FURN-DOWN WHERE REQUIRED. COORDINATE FURN-DOWN WITH OWNER.
- EXTERIOR WALL PENETRATION LOCATIONS SHOWN ON PLAN ARE APPROXIMATE. COORDINATE PENETRATION LOCATIONS WITH OWNER, STRUCTURAL, LOCAL, AND ALL APPLICABLE CODES AND STANDARDS.
- PLAN INDICATES APPROXIMATE LOCATIONS OF ALL REGISTER, GRILLES, AND OUTFITTERS. COORDINATE EXACT LOCATIONS, COLOR, FINISH, AND BORDER TYPES WITH OWNER.

MECHANICAL NOTES BY SYMBOL

- FAN COOL UNIT
- 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN
- CEILING-MOUNTED EXHAUST FAN, EF-A, SWITCHED AT DOOR, REF. DETAILS
- CEILING-MOUNTED EXHAUST FAN, EF-B, SWITCHED AT DOOR, REF. DETAILS
- 8" OUTSIDE AIR DUCT, REFER TO DETAIL, PROVIDE BALANCING DAMPER, BACKDRAFT DAMPER AND FIRE DAMPER AT PENETRATION OF DYP MEMBRANE OF THE FLOOR CEILING ASSEMBLY.
- 6" RD EXHAUST VENT, 24 GA. GALVANIZED SHEET METAL, ROUTE BETWEEN TRUSSES/JOISTS, TERMINATE THRU EXTERIOR WALL WITH VENT CAP.
- VENT CAPS, TO BE SELECTED BY OWNER.



CONSTRUCTION WORKING HOURS
7:00 a.m. to 6:00 p.m.
MONDAY thru SATURDAY
NO SUNDAYS

3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS



PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue: 2018.12.21
Permit: 2019.01.10
Permit Comments: 2019.01.26

Drawing Title:
FLOOR PLAN
MECHANICAL

Sheet

1M-1

CONSTRUCTION WORKING HOUR
7:00 a.m. to 6:00 p.m.
MONDAY thru SATURDAY
NO SUNDAYS

FEB 26 2019

CITY OF COLLEYVILLE
BY BUILDING DEPARTMENT

(NOTE: ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS)

[illegible]

ALL HOT WATER PIPING UNDER
SLAB IS REQUIRED TO BE INSULATED
PER ENERGY CODE

**EROSION CONTROL SYSTEM
MUST BE IN PLACE PRIOR TO
PLUMBING ROUGH**

**IF SEWER TAP & SLAB ELEVATION RESULT IN
BUILDING DRAIN OR SEWER LINE WITH SLOPE
LESS THAN 1/4" PER FOOT, CONTACT INSPECTOR
FOR ALTERNATE DESIGN APPROVAL**



**3 CONSULTING
ENGINEERS**



2018.12.

PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue:	Date:
PERMIT	2018.12.21

Drawing Title:
COVER SHEET

Sheet
1P-0

Building Plans

MINIMUM PIPE CONNECTION SCHEDULE					
NAME OF FIXTURE	C.W.	H.W.	TRAP SIZE	WASTE	VENT
WATER CLOSET	1/2"	-	-	4"	2"
SHOWER	1/2"	1/2"	1-1/2"	2"	1-1/2"
BATHTUB	1/2"	1/2"	1-1/2"	2"	1-1/2"
LAUNDRY	1/2"	1/2"	1-1/4"	2"	1-1/2"
COUNTER SINK(SINK)	1/2"	1/2"	1-1/2"	2"	1-1/2"
BATHTUB W/SHOWER HEAD	1/2"	1/2"	1-1/2"	2"	1-1/2"
WASHING MACHINE	1/2"	1/2"	1-1/2"	2"	1-1/2"
DOMESTIC DISHWASHER	-	1/2"	-	-	-
DOMESTIC WATER HEATER	3/4"	3/4"	-	-	-

GENERAL NOTES:

1. ALL THE ABOVE FIXTURES ARE NOT NECESSARILY USED.
2. SHOWER AND TUB/SHOWER VALVES SHALL COMPLY WITH ALL CODE REQUIREMENTS.
3. INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE BALANCED-PRESSURE, THERMOSTATIC OR COMBINATION BALANCED-PRESSURE/THERMOSTATIC VALVES THAT COMPLY WITH REQUIREMENTS OF ASSE 1018 OR ASSE 412.1.8.1 AND SHALL BE INSTALLED AT THE POINT OF USE. SHOWER AND TUB/SHOWER COMBINATION VALVES REQUIRED BY CODE SHALL BE EQUIPPED WITH A MEANS TO LIMIT THE MAXIMUM SETTINGS OF THE VALVE TO 120°F, WHICH SHALL BE FIELD ADJUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

TANKLESS WATER HEATER SCHEDULE	
MODEL	WH-1
LOCATION	HEAT SHOWER
MANUFACTURER	CHROMASTE (DISTANCE/DOES)
MODEL	1-1/2" x 1/2" x 1/2"
REMARKS	1.0 GPM FLOW RATE (ONE 1.0 GPM GPM FLOW CONTROL IS INSTALLED WITH EACH WATER HEATER. REPAIR FACTORY FLOW CONTROL WITH CHROMASTE SAME FLOW CONTROL VERSION PER MANUFACTURER REQUIREMENTS.) REFER TO MANUFACTURER FOR FURTHER INSTRUCTIONS. 2. 1/4" GPM, 8.0 KW NON-PROCESSED CONTROLLER (FACTORY SETTING 120°)

PLUMBING

ALL HOT WATER PIPING UNDER SLAB IS REQUIRED TO BE INSULATED PER ENERGY CODE

EROSION CONTROL SYSTEM MUST BE IN PLACE PRIOR TO PLUMBING ROUGH

IF SEWER TAP & SLAB ELEVATION RESULT IN BUILDING DRAIN OR SEWER LINE WITH SLOPE LESS THAN 1/4" PER FOOT, CONTACT INSPECTOR FOR ALTERNATE DESIGN APPROVAL

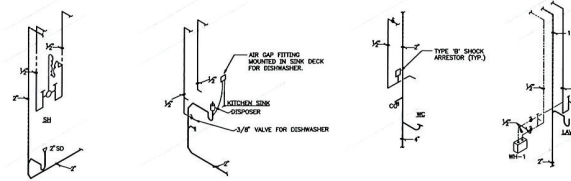
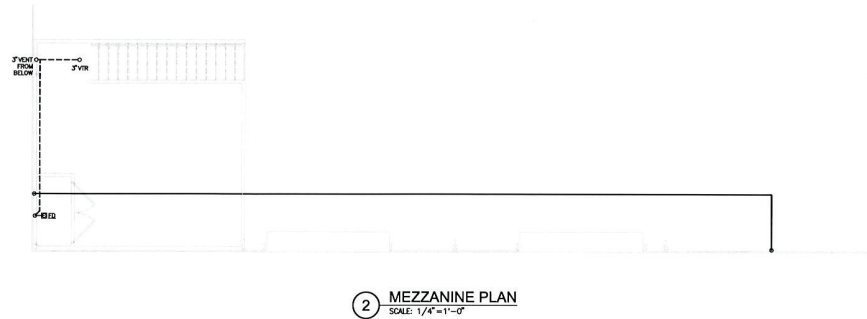


PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Drawn	Date
Permit	2019.12.21
Permit Comments	2019.01.10

Drawing Title
FLOOR PLAN
PLUMBING

Sheet
1P-1



3 RISERS - PLUMBING
SCALE: NONE

Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



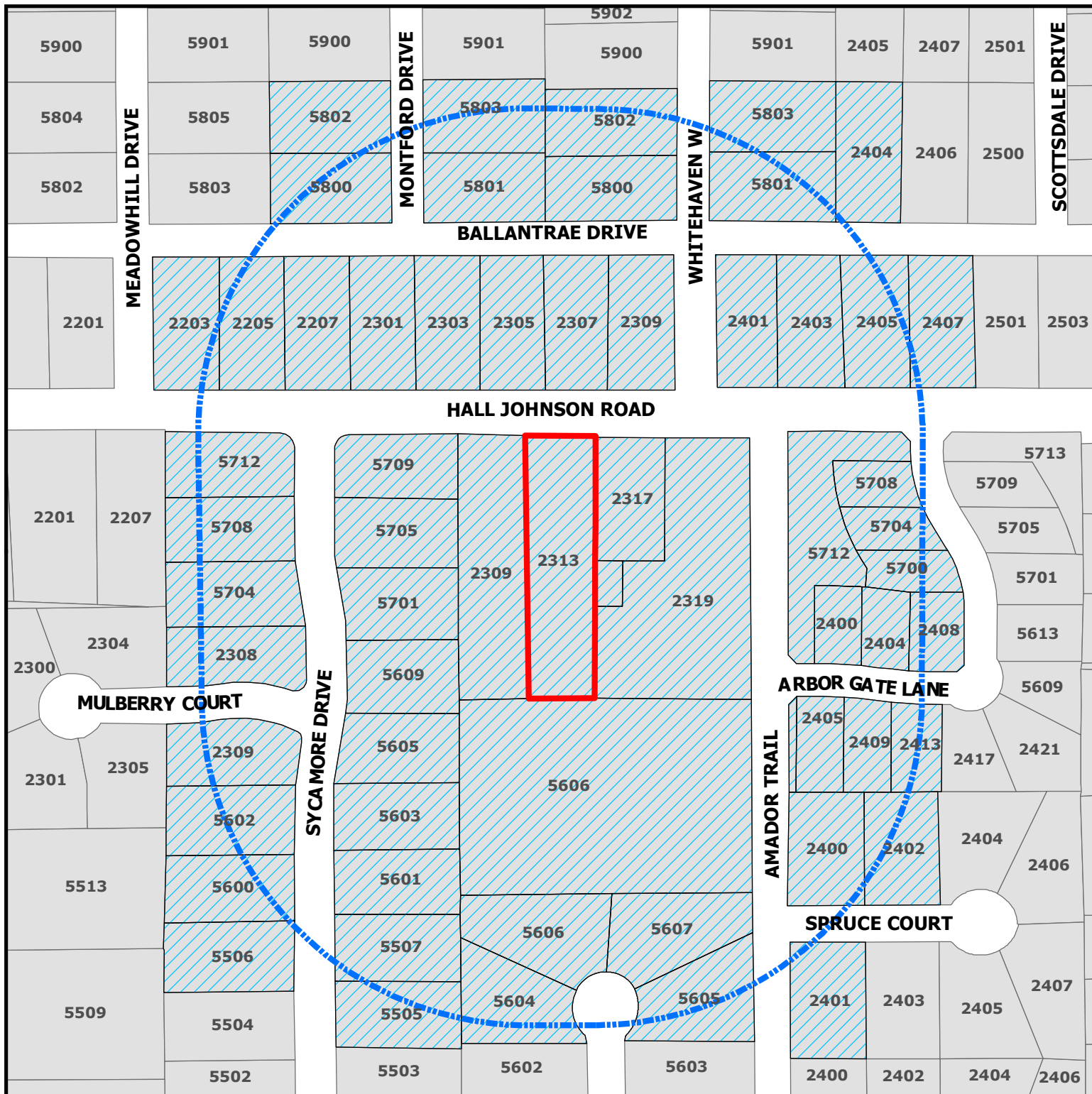
Site Photos



Site Photos



Notification Map

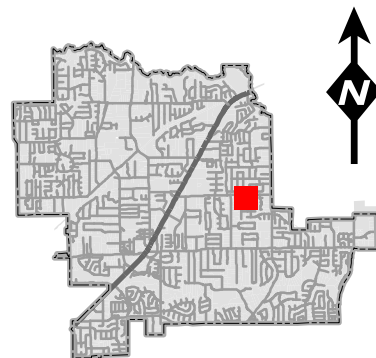


ZC19-023

2313 Hall Johnson Road

DISCLAIMER:
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-  Subject_Property
-  Buffer
-  Notify_Parcel



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
ENCLAVE AT ARBOR ESTATES HOA	PO BOX 1824	COLLEYVILLE, TX	76034	2401 ARBOR GATE LN
DAVIDOVICH, AVRY	2401 SPRUCE CT	COLLEYVILLE, TX	76034	2401 SPRUCE CT
SHARP, JOHN R	5605 SYCAMORE DR	COLLEYVILLE, TX	76034	5605 SYCAMORE DR
ROPER, JEFFREY L	5700 ARBOR GATE LN	COLLEYVILLE, TX	76034	5700 ARBOR GATE LN
CASE, GARY	5607 POPLAR CT W	COLLEYVILLE, TX	76034	5607 POPLAR CT W
HARTNETT, JOHN	2407 BALLANTRAE DR	COLLEYVILLE, TX	76034	2407 BALLANTRAE DR
DONNELL, JOHN ROBERT	5712 SYCAMORE DR	COLLEYVILLE, TX	76034	5712 SYCAMORE DR
KALAMKAR SHAH REVOCABLE LIVING	2413 ARBOR GATE LN	COLLEYVILLE, TX	76034	2413 ARBOR GATE LN
SCHAMP, RICK	PO BOX 213	COLLEYVILLE, TX	76034	2404 ARBOR GATE LN
KELLY, IAN	2301 BALLANTRAE DR	COLLEYVILLE, TX	76034	2301 BALLANTRAE DR
ANDERSON, CARYN	5704 ARBOR GATE LN	COLLEYVILLE, TX	76034	5704 ARBOR GATE LN
BLENDEN, PAMELA S	PO BOX 560326	DALLAS, TX	75356	2403 BALLANTRAE DR
MADDOCK, SIMON D	5801 MONTFORD DR	COLLEYVILLE, TX	76034	5801 MONTFORD DR
PHELAN, ANDREW	2307 BALLANTRAE DR	COLLEYVILLE, TX	76034	2307 BALLANTRAE DR
WIESE, SHANNON	2408 ARBOR GATE LN	COLLEYVILLE, TX	76034	2408 ARBOR GATE LN
NEMATI, PARADISE	2405 ARBOR GATE LN	COLLEYVILLE, TX	76034	2405 ARBOR GATE LN
DRAUDT, DOUGLAS A	5708 SYCAMORE DR	COLLEYVILLE, TX	76034	5708 SYCAMORE DR
LEWIS, MICHAEL B	2308 MULBERRY CT	COLLEYVILLE, TX	76034	2308 MULBERRY CT
ZHU, JUN	5705 SYCAMORE DR	COLLEYVILLE, TX	76034	5705 SYCAMORE DR
JAY, JOHN	2309 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2309 HALL JOHNSON RD
BRIGGS, JON D	2409 ARBOR GATE LN	COLLEYVILLE, TX	76034	2409 ARBOR GATE LN
SMARTIS, DANIEL H	5800 W WHITEHAVEN DR	COLLEYVILLE, TX	76034	5800 WHITEHAVEN W
WICKSTROM, JEFFRY K	5801 WHITEHAVEN DR	COLLEYVILLE, TX	76034	5801 WHITEHAVEN W
NORTHEAST PROPERTIES INC	PO BOX 611	COLLEYVILLE, TX	76034	2319 HALL JOHNSON RD
FARES, RABAB	2400 ARBOR GATE LN	COLLEYVILLE, TX	76034	2400 ARBOR GATE LN
STITES, ROBERT W	2309 MULBERRY CT	COLLEYVILLE, TX	76034	2309 MULBERRY CT
FOREMAN, NATHAN	2402 SPRUCE CT	COLLEYVILLE, TX	76034	2402 SPRUCE CT
BROWN, LARRY	5603 SYCAMORE DR	COLLEYVILLE, TX	76034	5603 SYCAMORE DR
CANNON, KENNETH	2207 BALLANTRAE DR	COLLEYVILLE, TX	76034	2207 BALLANTRAE DR
PARHAM, THOMAS C	2305 BALLANTRAE DR	COLLEYVILLE, TX	76034	2305 BALLANTRAE DR
HOWELL, MICHAEL G	5601 SYCAMORE DR	COLLEYVILLE, TX	76034	5601 SYCAMORE DR
PRIMROSE, RANDALL	5506 SYCAMORE DR	COLLEYVILLE, TX	76034	5506 SYCAMORE DR
WALKER, JOSEPH SP	2401 BALLANTRAE DR	COLLEYVILLE, TX	76034	2401 BALLANTRAE DR
HALL, CHARLIE W	4200 GLADE RD	COLLEYVILLE, TX	76034	5606 AMADOR TR
COBURN, KEITH BARON	5505 SYCAMORE DR	COLLEYVILLE, TX	76034	5505 SYCAMORE DR
WILLIAMS, EARL M	5803 MONTFORD DR	COLLEYVILLE, TX	76034	5803 MONTFORD DR
HOUGH, RHONDA	5708 ARBOR GATE LN	COLLEYVILLE, TX	76034	5708 ARBOR GATE LN
HILL, MARK	5507 SYCAMORE DR	COLLEYVILLE, TX	76034	5507 SYCAMORE DR
ROLAND, ANTHONY J	2309 BALLANTRAE DR	COLLEYVILLE, TX	76034	2309 BALLANTRAE DR
				2313 HALL JOHNSON RD
WATSON, BRANDON	5609 SYCAMORE DR	COLLEYVILLE, TX	76034	5609 SYCAMORE DR
BRANDED C VENTURES LTD	4117 LAMPTON CT	ROANOKE, TX	76262	2317 HALL JOHNSON RD
NORTHEAST PROPERTIES INC	PO BOX 611	COLLEYVILLE, TX	76034	2321 HALL JOHNSON RD
LAQUEY, ROBERT	5802 W WHITEHAVEN DR	COLLEYVILLE, TX	76034	5802 WHITEHAVEN W
MOZEK, WILLIAM	2203 BALLANTRAE DR	COLLEYVILLE, TX	76034	2203 BALLANTRAE DR
ISELL, ROGER K	5701 SYCAMORE DR	COLLEYVILLE, TX	76034	5701 SYCAMORE DR
ASGHAR, PAMELA	5709 SYCAMORE DR	COLLEYVILLE, TX	76034	5709 SYCAMORE DR
FISCHER, ERIC K	2404 BALLANTRAE DR	COLLEYVILLE, TX	76034	2404 BALLANTRAE DR
ENCLAVE AT ARBOR ESTATES HOA	PO BOX 1824	COLLEYVILLE, TX	76034	5712 ARBOR GATE LN
WRIGHT, LARRY L	5800 MONTFORD DR	COLLEYVILLE, TX	76034	5800 MONTFORD DR
VAN OVER, JAMES L	2303 BALLANTRAE DR	COLLEYVILLE, TX	76034	2303 BALLANTRAE DR
POONAWALA, SHIRAZ	2400 SPRUCE CT	COLLEYVILLE, TX	76034	2400 SPRUCE CT
PFEIFFER, JAY J	5602 SYCAMORE DR	COLLEYVILLE, TX	76034	5602 SYCAMORE DR
TIAN, YOUQIN	5605 POPLAR CT W	COLLEYVILLE, TX	76034	5605 POPLAR CT W
BURROUGHS, CHARLES	5600 SYCAMORE DR	COLLEYVILLE, TX	76034	5600 SYCAMORE DR
ROUZE, CRYSTAL	5803 W WHITEHAVEN DR	COLLEYVILLE, TX	76034	5803 WHITEHAVEN W
MORGAN, LARRY J	2405 BALLANTRAE DR	COLLEYVILLE, TX	76034	2405 BALLANTRAE DR
JARRETT, ANDREW	5704 SYCAMORE DR	COLLEYVILLE, TX	76034	5704 SYCAMORE DR
WHITE, MARY	2205 BALLANTRAE DR	COLLEYVILLE, TX	76034	2205 BALLANTRAE DR
BERNS, TIMOTHY J	5802 MONTFORD DR	COLLEYVILLE, TX	76034	5802 MONTFORD DR
FARISS, ROBERT E	5604 POPLAR CT W	COLLEYVILLE, TX	76034	5604 POPLAR CT W
NAJA, NICOLE	5606 POPLAR CT W	COLLEYVILLE, TX	76034	5606 POPLAR CT W
ARBOR ESTATES	5506 SYCAMORE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
ARBOR ESTATES II	5506 SYCAMORE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
ENCLAVE AT ARBOR ESTATES, THE	P.O. BOX 1824	COLLEYVILLE, TX	76034	COURTESY NOTICE
HIGHLAND MEADOWS ADDN	2101 HIGH GATE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
PRIMROSE, RANDY	5506 SYCAMORE DRIVE	COLLEYVILLE, TX	76034	APPLICANT



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

Per the Applicant's request to delay the Special Use Permit, The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, February 10, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, March 3, 2020 & Tuesday, March 17, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a request for a Special Use Permit for an Accessory Building to exceed the 4% lot coverage allowance and for an Accessory Dwelling. The purpose is to allow for the detached garage of $\pm 4,033$ square feet which contains an accessory dwelling of ± 330 square feet.

Zoning Case: ZC19-023

Applicant: Randy Primrose

Owner: Randy Primrose

Location: 2313 Hall Johnson Road

Property Description: Lot 1, Block 1, of the G&R Addition

Present Zoning: R-20 Single Family Residential

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

NOTICE OF PUBLIC HEARING

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Active Development Case map:

<https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyer

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.96 ACRES, BEING LOT 1, BLOCK 1, OF THE G&R ADDITION, LOCATED AT 2313 HALL JOHNSON ROAD, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING TO EXCEED THE 4% LOT COVERAGE ALLOWANCE AND FOR AN ACCESSORY DWELLING; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for an accessory building to exceed the 4% lot coverage allowance and an accessory dwelling under Case No. ZC19-023; 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 authorizing a Special Use Permit for an accessory building to exceed the 4% allowable lot coverage and an accessory dwelling on the lot on 0.96 acres, being Lot 1, Block 1, of the G&R Addition, located at 2313 Hall Johnson Road, as depicted on the attached as Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the new 4,000 s.f. accessory building and that the accessory building may exceed the 4% allowable lot coverage.
- b. The Special Use Permit shall allow for a ±350 s.f. accessory dwelling located within the new accessory building.
- c. The accessory dwelling shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".

d. All requirements of the Land Development Code shall be met, except where amended herein.

- Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of March 2020.

The second reading and public hearing being conducted on the 17th day of March 2020.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 17th DAY OF MARCH 2020.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Map of the City of San Jose, California, showing the location of the proposed project and the surrounding area.

The map displays various lots and zoning districts. The highlighted area (red outline) includes lots 2309, 2313, 2317, 2321, and 2319. The surrounding area includes lots 2207, 2301, 2303, 2305, 2307, 2309, 2401, 2403, 2405, 5709, 5705, 5701, 5609, 5605, 5603, 5601, 5507, 5606, 5607, 5708, 5704, 5700, 5712, 2400, 2404, 2405, 2409, 2413, 2402, and 2400.

The map also shows the following zoning districts: R-20, CC-1, AG, PUD-R, and R-20.

Key streets shown include SYCAMORE DRIVE, HALL JOHNSON ROAD, WHITEHAVEN W, AMADOR TRAIL, ARBOR GATE LANE, and SPRUCE COURT.

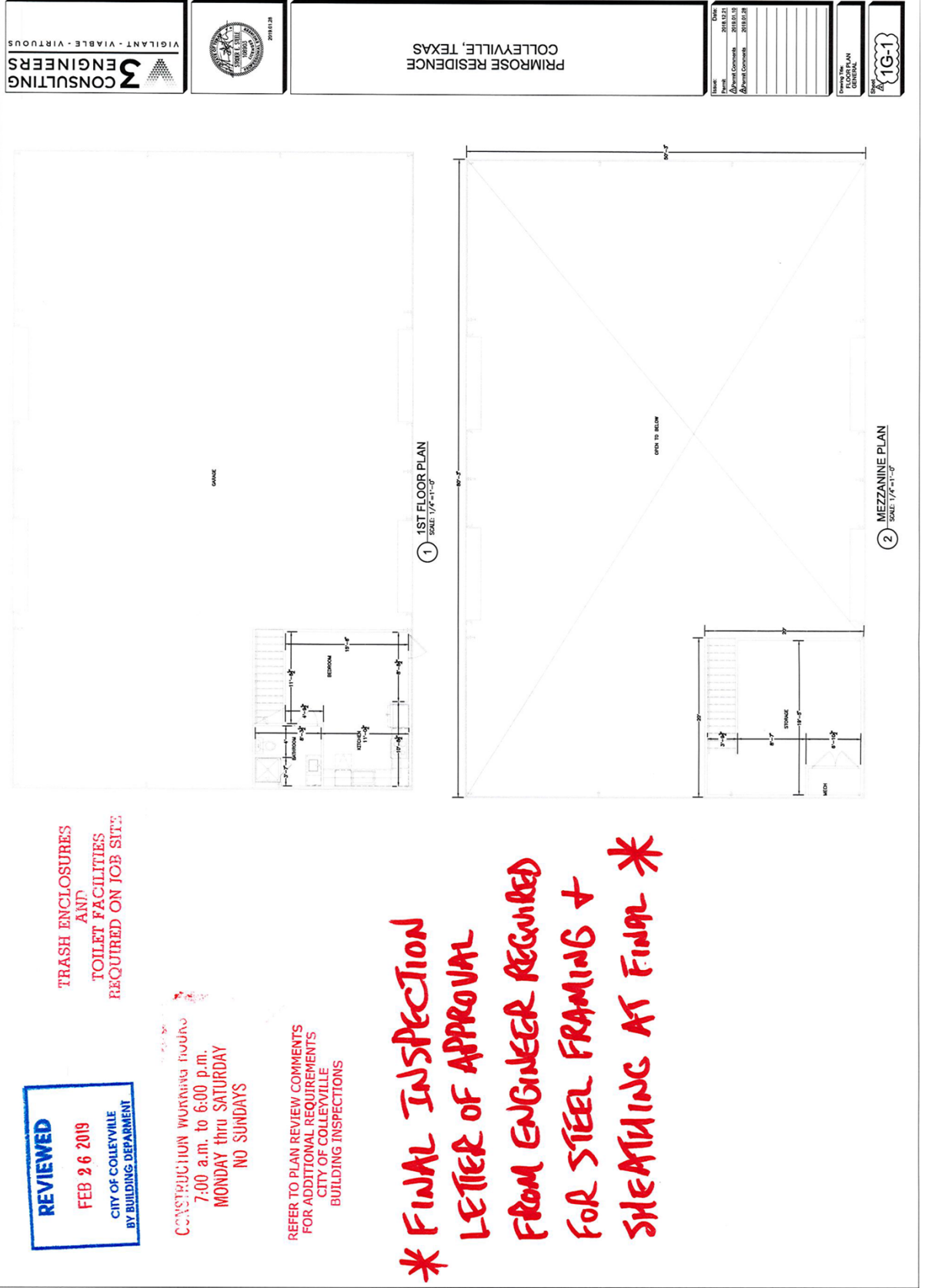
REVIEWED
FEB 26 2019
 CITY OF COLLEYVILLE
 BY BUILDING DEPARTMENT

TRASH ENCLOSURES
 AND
 TOILET FACILITIES
 REQUIRED ON JOB SITE

CONSTRUCTION WORKING HOURS
 7:00 a.m. to 6:00 p.m.
 MONDAY thru SATURDAY
 NO SUNDAYS

REFER TO PLAN REVIEW COMMENTS
 FOR ADDITIONAL REQUIREMENTS
 CITY OF COLLEYVILLE
 BUILDING INSPECTIONS

*** FINAL INSPECTION
 LETTER OF APPROVAL
 FROM ENGINEER REQUIRED
 FOR STEEL FRAMING +
 SHEATHING AT FINAL ***





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
3e	2/10/2020	
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a zoning change request from the PUD-C Planned Unit Development – Commercial district to the PUD-C Planned Unit Development – Commercial district for the Heritage Farms addition, being Lots 1-3, Block A, Heritage Farms, located at 913 Cheek Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court, Case ZC19-009, TABLED FROM THE JANUARY 13, 2020 PLANNING AND ZONING COMMISSION

Explanation

This item was tabled from the January 13, 2020 Planning and Zoning Commission Meeting. The applicant has provided some additional exhibits to address drainage along adjacent properties and a rendering of the main entrance to the building.

Don Stephens, the applicant, has submitted a request to rezone the 18.45 acre property located at 913 Cheek Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court from PUD-C Planned Unit Development-Commercial to the PUD-C Planned Unit Development-Commercial district. The purpose is to rezone in order to allow for the development and operation of a new senior living community for the property.

Existing Conditions/Background: The subject property is platted as Lots 1, 2, and 3, Block A, of the Heritage Farms Addition and is currently undeveloped. The applicant proposes to develop the property into a Senior Living Community. The current zoning was approved in 2012 and allows for a senior living community, but it never developed.

Proposed Zoning Change:

Request – The request is to rezone from the PUD -C Planned Unit Development Commercial to the PUD-C Planned Unit Development - Commercial district. The request is to construct a senior living community development that is restricted to individuals 55 years old and above.

Purpose - The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of

special benefit to the property owners or to the community.

Analysis – The subject property, with the proposed new configuration and a decrease in the number of units, necessitates the change in zoning and request for a new PUD-C Planned Unit Development-Commercial district. This property has zoning, which was approved in 2012, for a senior living community. At that time, the total unit count was 281 units to include 162 independent units, 74 assisted living units, and 45 memory support units. The average independent living units were between 625 (square feet) – 1,200 s.f. The height of the buildings were approved up to 2 ½ stories. Total project size was 321,500 s.f. with 282 parking spaces. The buildings were also not connected to each other and there was a retail building to be constructed along Cheek Sparger Road.

Per proposed the PUD, this project is requesting to significantly vary from the 2012 ordinance. The request includes, 164 independent living units, 32 assisted living units, and 24 memory care units. This is a reduction in the total unit count from 281 units to 220 units. The average independent unit size is increased to 850 s.f. – 1,400 s.f. The height of the buildings is proposed to be two stories. The total project size is 326,700 s.f. with parking spaces in Phase 1 of 371 and Phase II of 33 for a total of 404 spaces. The exterior walls of the buildings shall be a minimum of 50 percent masonry materials. The buildings are connected and there is no retail building proposed. This development would provide 50 percent common open space.

Regarding public improvements, the current PUD-C district requires the developer to improve the intersection of Cheek Sparger Road and Bedford Road/Bedford Court with a roundabout. The applicant is still committed to the requirement but is evaluating the level of participation with the improvement. The applicant will also add a right-turn-only lane to northbound Wayne Drive where it intersects Cheek Sparger Road. A City/Developer Agreement (CDA) shall be accepted prior to any applications by the developer and City Council. Additionally, the developer is proposing a Payment in Lieu of Taxes, or PILOT, payment to the City to offset the increase in Emergency Medical Costs from this project.

The Land Development Code only allows the proposed senior living community with Planned Unit Development Commercial zoning.

Surrounding Development: Property to the south and east is located in the City of Bedford and has developed with single family homes. Property to the north has CC-1 Village Retail zoning and PUD-R Planned Unit Residential zoning and has developed with commercial uses south of Cheek Sparger Road and residential uses with single family homes north of Cheek Sparger Road. Property to the west has PUD-C Planned Unit Commercial zoning as has developed as Colleyville Covenant Christian Academy.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property and most of the property near this location along

Cheek Sparger is planned for future commercial use. The addition of the senior living community meets the intent of the comprehensive plan. The proposed rezoning request does comply with the commercial land use designation stated in the comprehensive plan.

Fees: Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit, if applicable.

Tree Preservation: The development must comply with Chapter 5 (Urban Forestry) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations and Independent School Districts within 1,000 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the zoning change request based on the following findings:

- The proposed use conforms to the Future Land Use Plan and stated goals described in the *Destination Colleyville* Plan.
- The proposed project reduces the number of units while maintaining 50% of pervious cover.

Recommendation

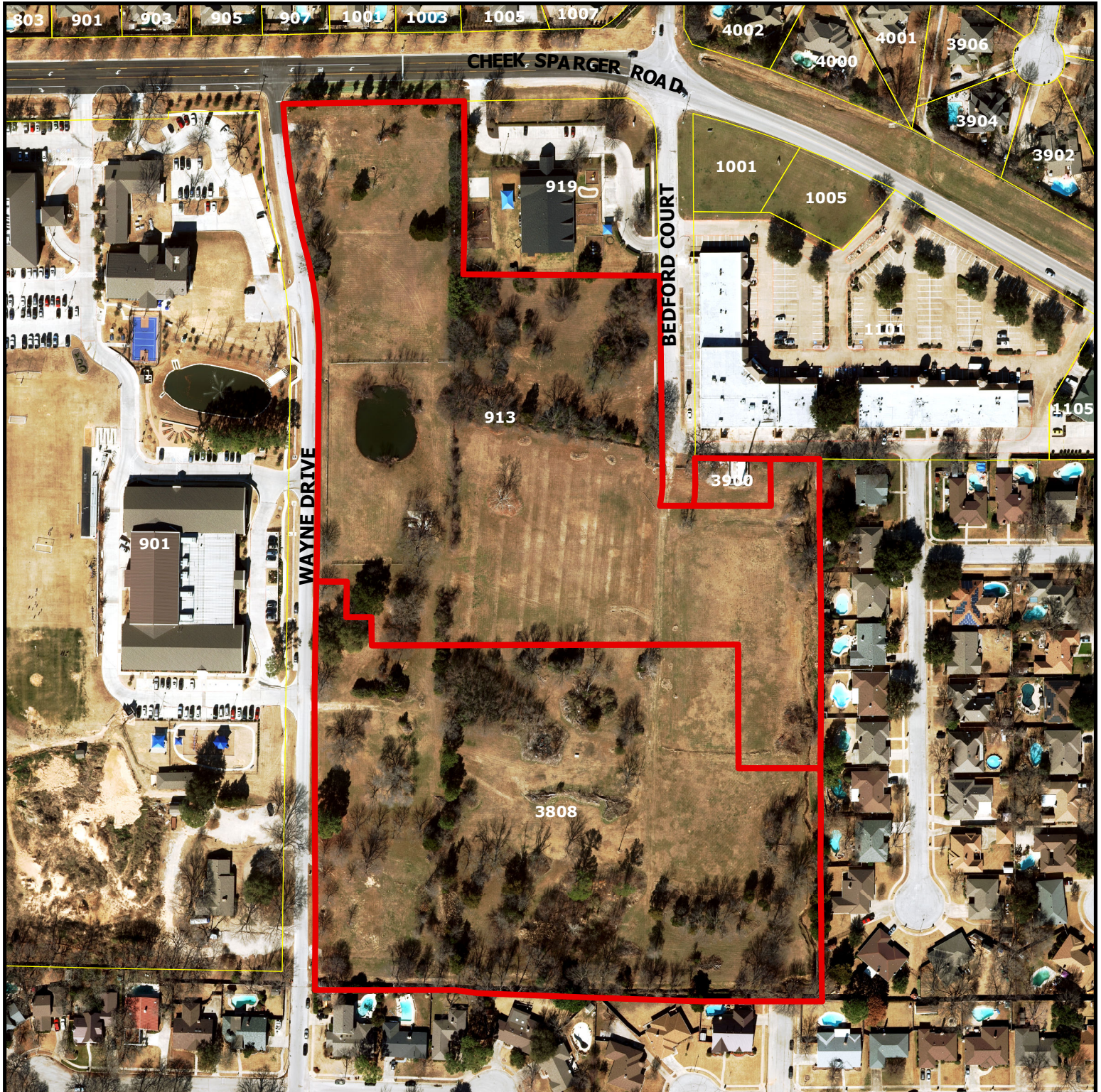
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Aerial View of Current Tree Site
7. Tree Preservation Plan
8. Building Elevations
9. Perimeter Wood Fencing Exhibit
10. Parking Shade Structure Exhibit

11. Comparison Matrix for Proposed Plan
12. PUD Ordinances O-12-1832
13. Proposed PUD Ordinance Amendments
14. Economic Development Plan
15. Traffic Study
16. Building Entrance Rendering
17. MRC Existing vs Proposed Water Surface Elevations
18. MRC Cross Sections
19. MRC Prop Site Plan and Ponds
20. MRC Preliminary Drainage Analysis Report
21. Notification Map
22. Notification List
23. Property Owner Notification
24. Letter of Opposition
25. Draft Ordinance

Aerial Map



ZC19-009

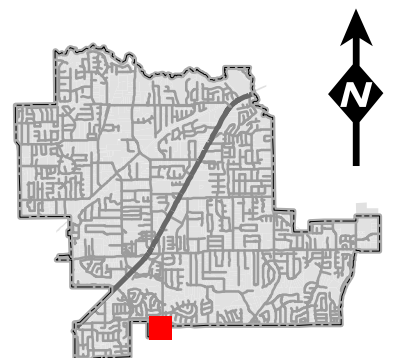
**913 Cheek Sparger Rd,
3808 Wayne Dr, and 3900 Bedford Ct**

DISCLAIMER:

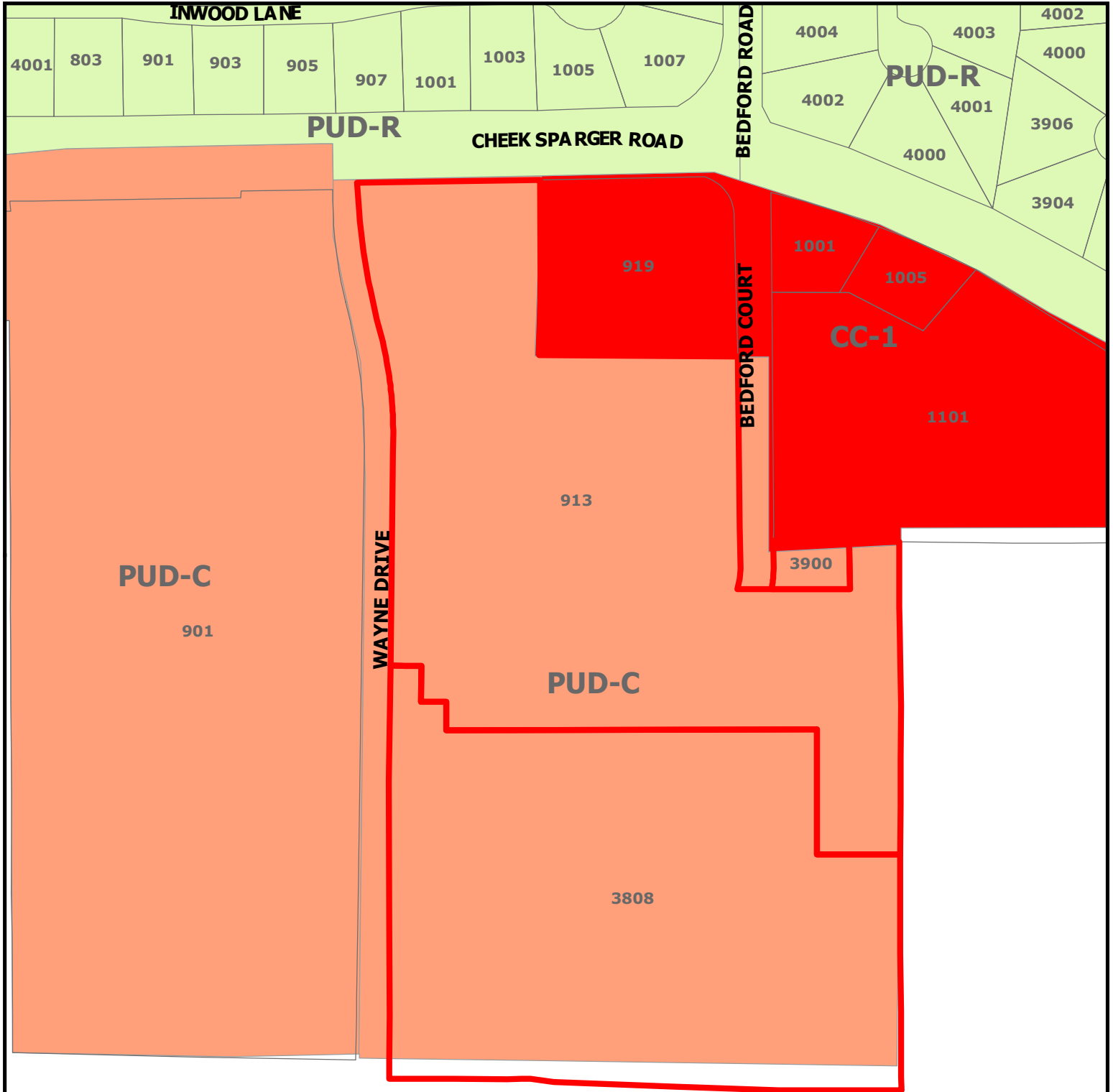
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC19-009

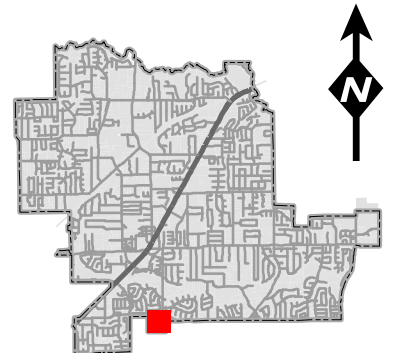
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DISCLAIMER:

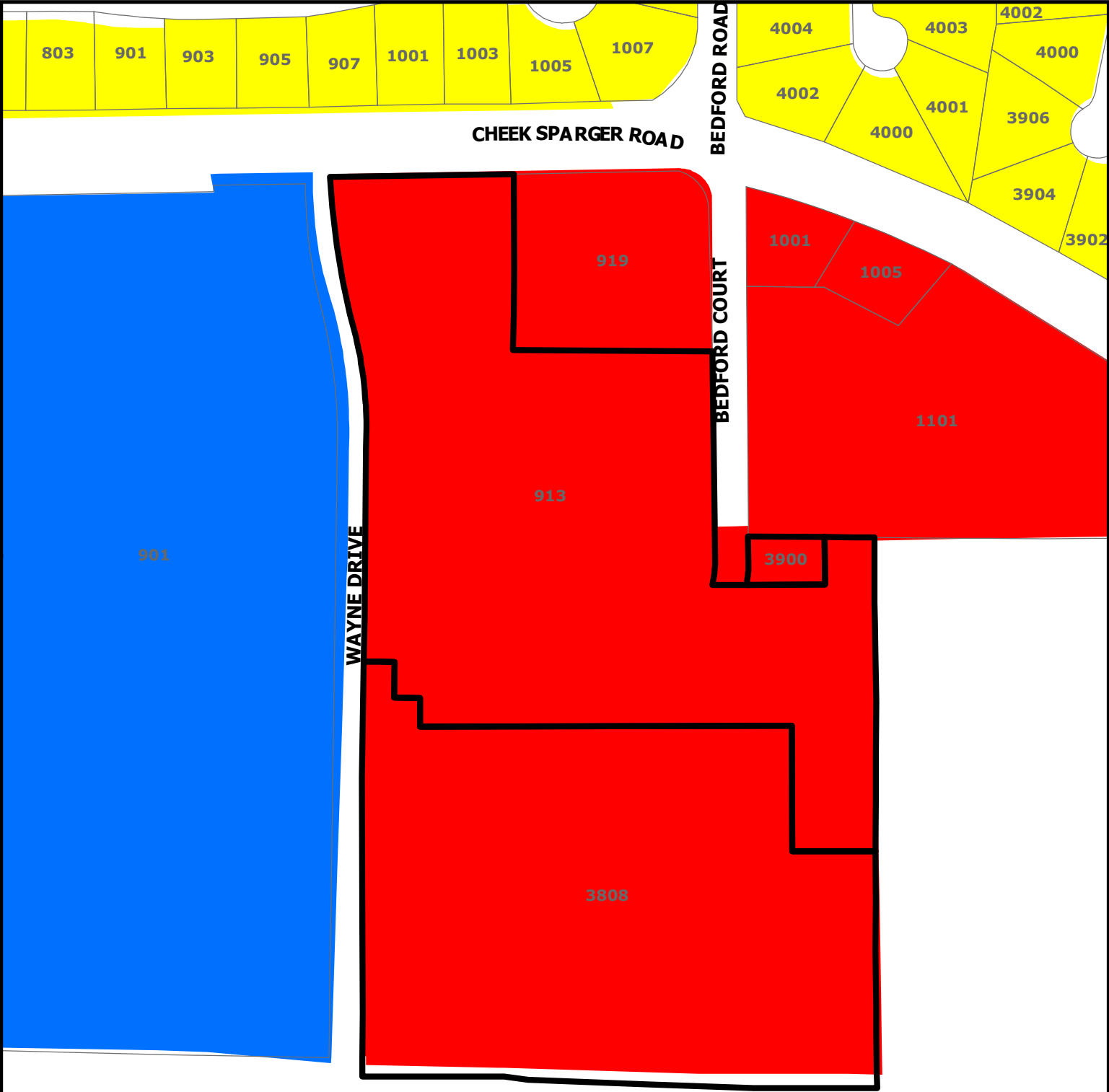
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Subject Property



Future Land Use Map



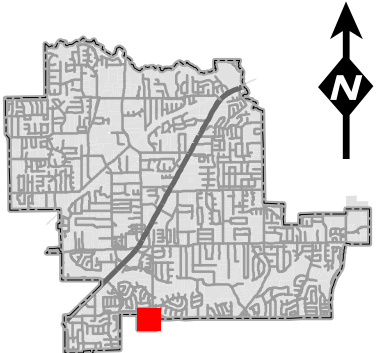
ZC19-009

**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

Statement of Planning Objectives

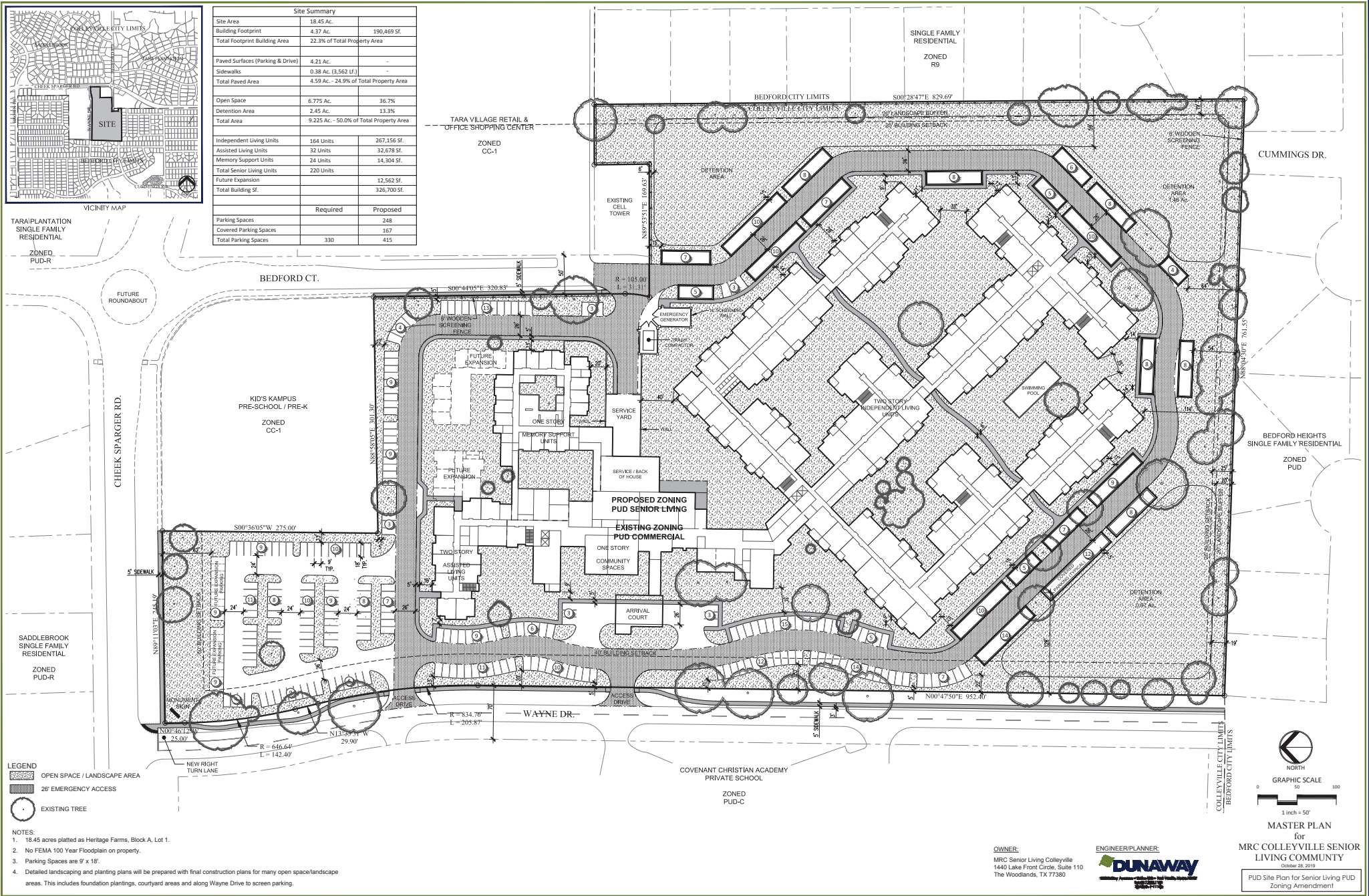
The Colleyville Senior Living Community will provide a master planned, life care retirement community with three levels of service: independent living (IL), assisted living (AL), and memory support (MS).

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

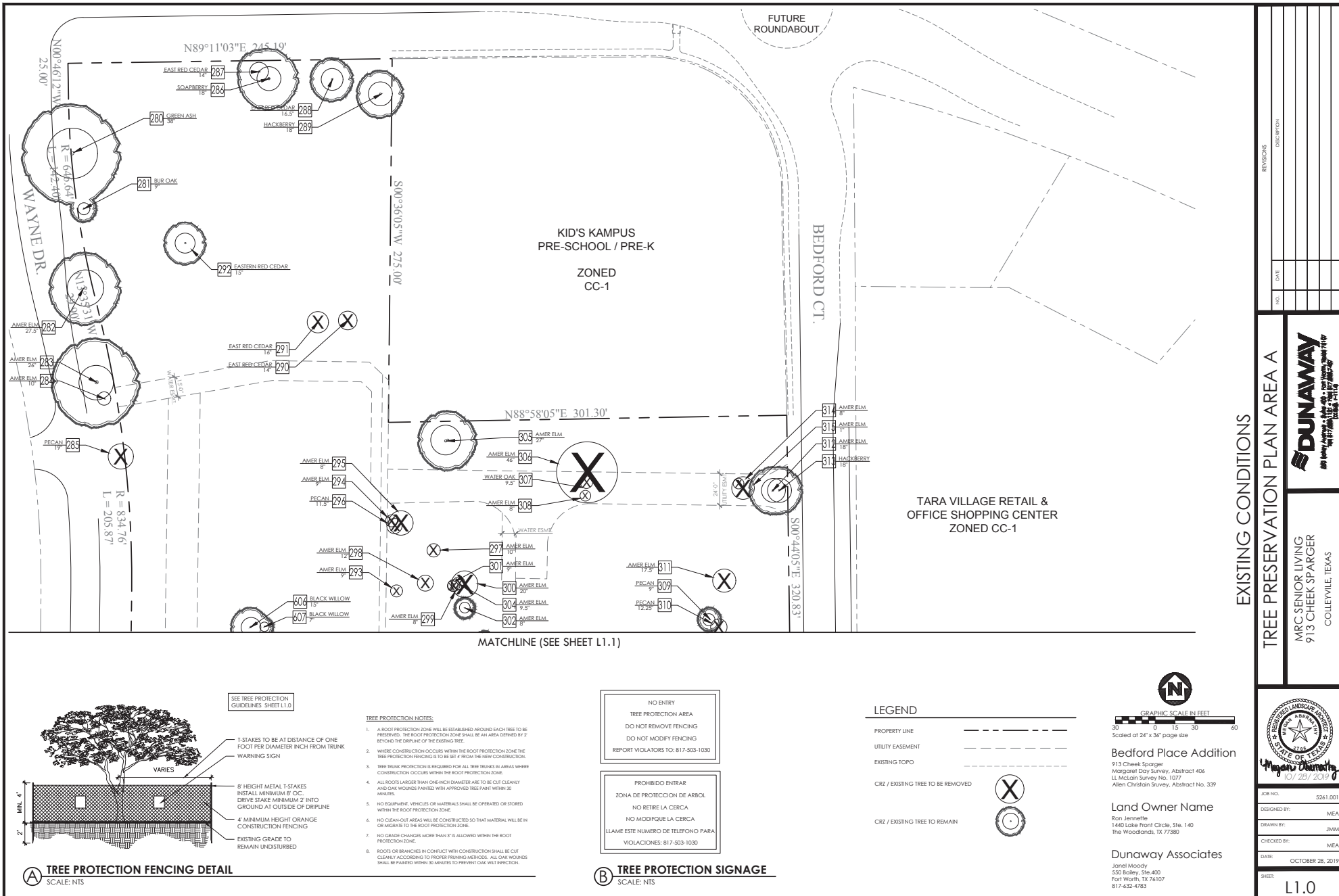


Site Aerial

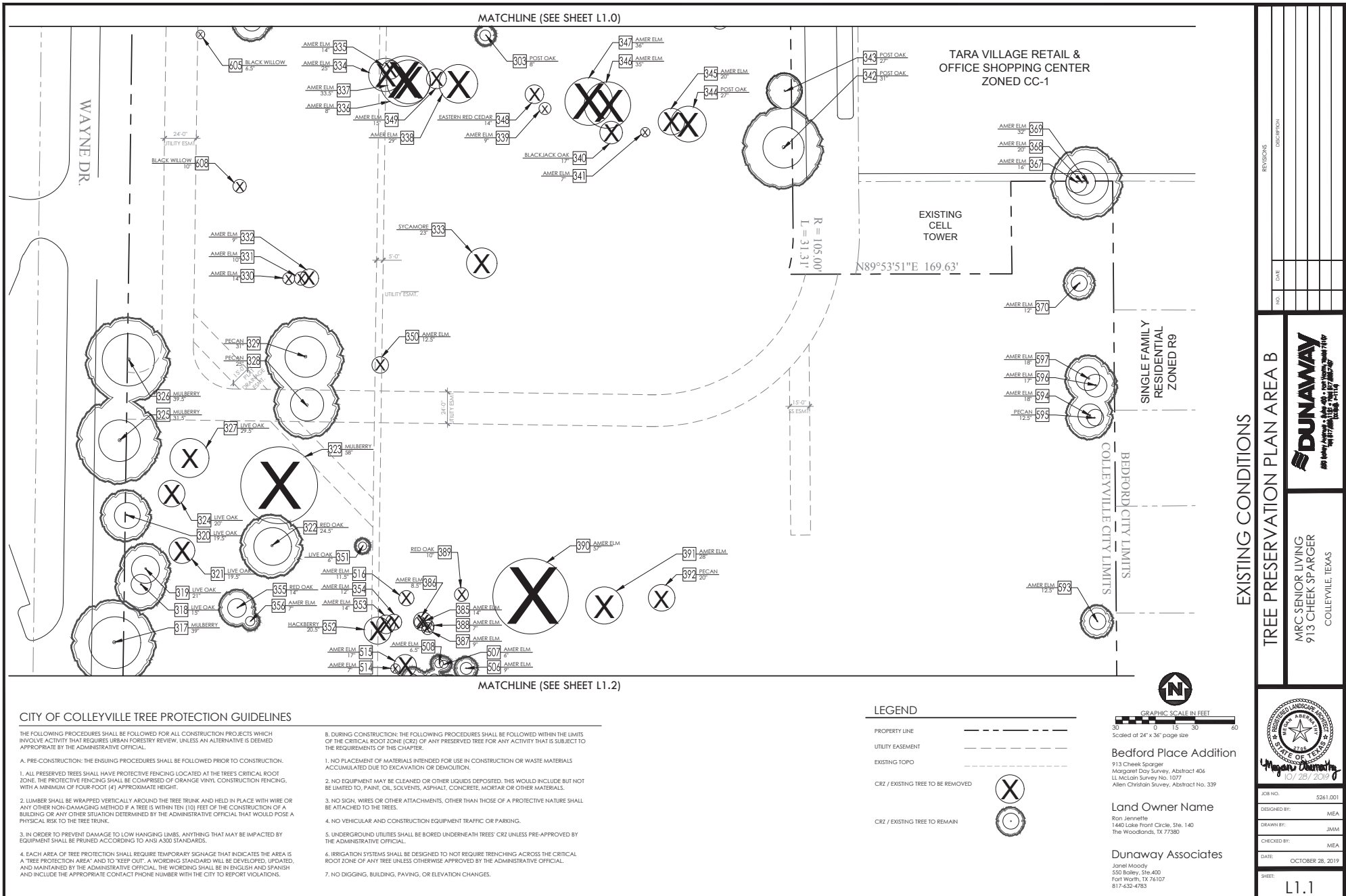
18.45 Gross Acres



Tree Preservation Plan



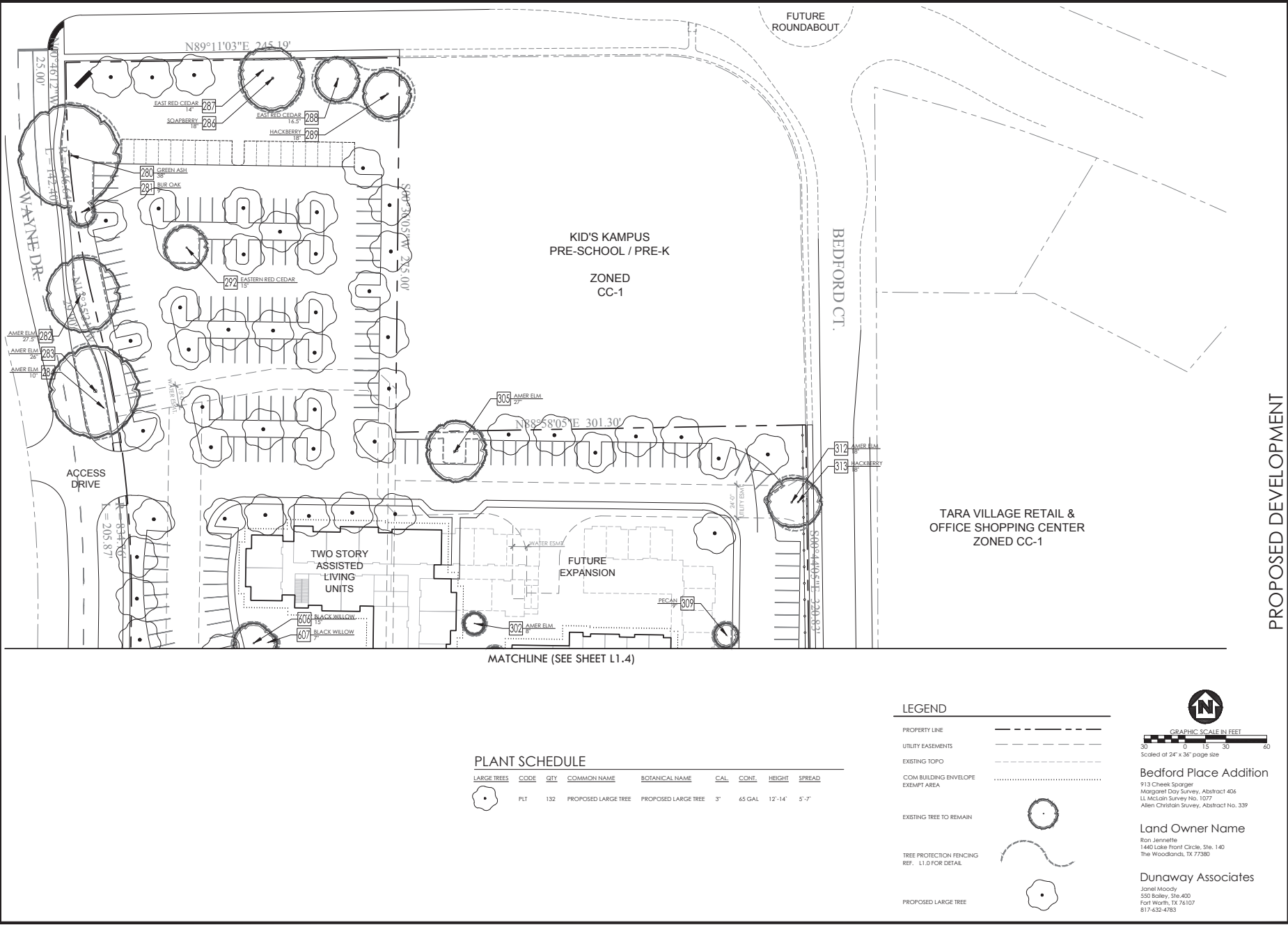
Tree Preservation Plan



MATCHLINE (SEE SHEET L1.1)



Tree Preservation Plan



PROPOSED DEVELOPMENT

TREE PRESERVATION PLAN AREA A

MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEEVILLE, TEXAS

REVISIONS

NO.	DATE	DESCRIPTION

DUNAWAY
LANDSCAPE ARCHITECTS
10140 W. 11TH AVE. SUITE 100
FORT WORTH, TEXAS 76134

SEAL
JANET MOODY
LANDSCAPE ARCHITECT
STATE OF TEXAS
NOV 2017 2027

JOB NO. 5261.001

DESIGNED BY: MEA

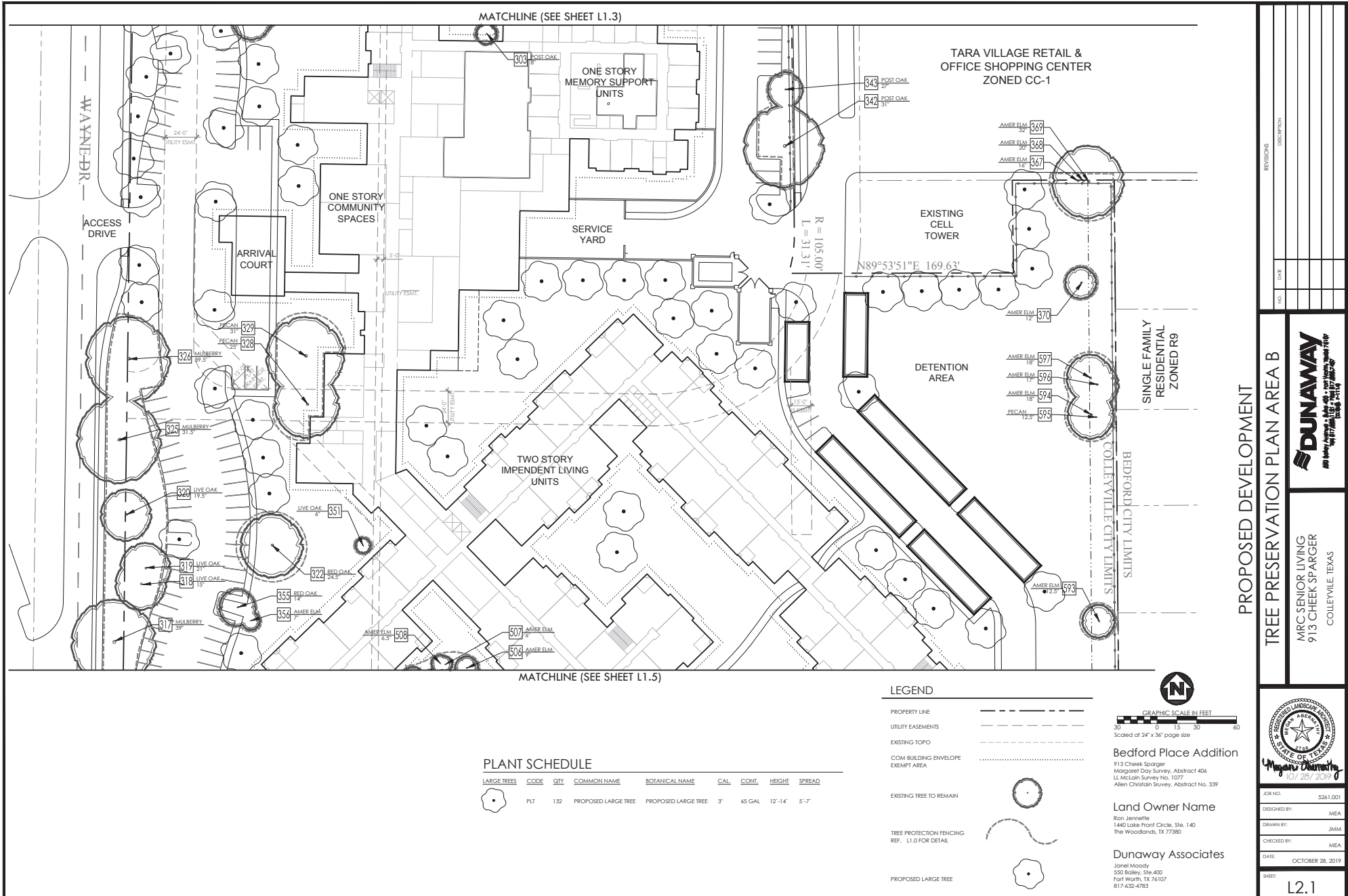
DRAWN BY: JMM

CHECKED BY: MEA

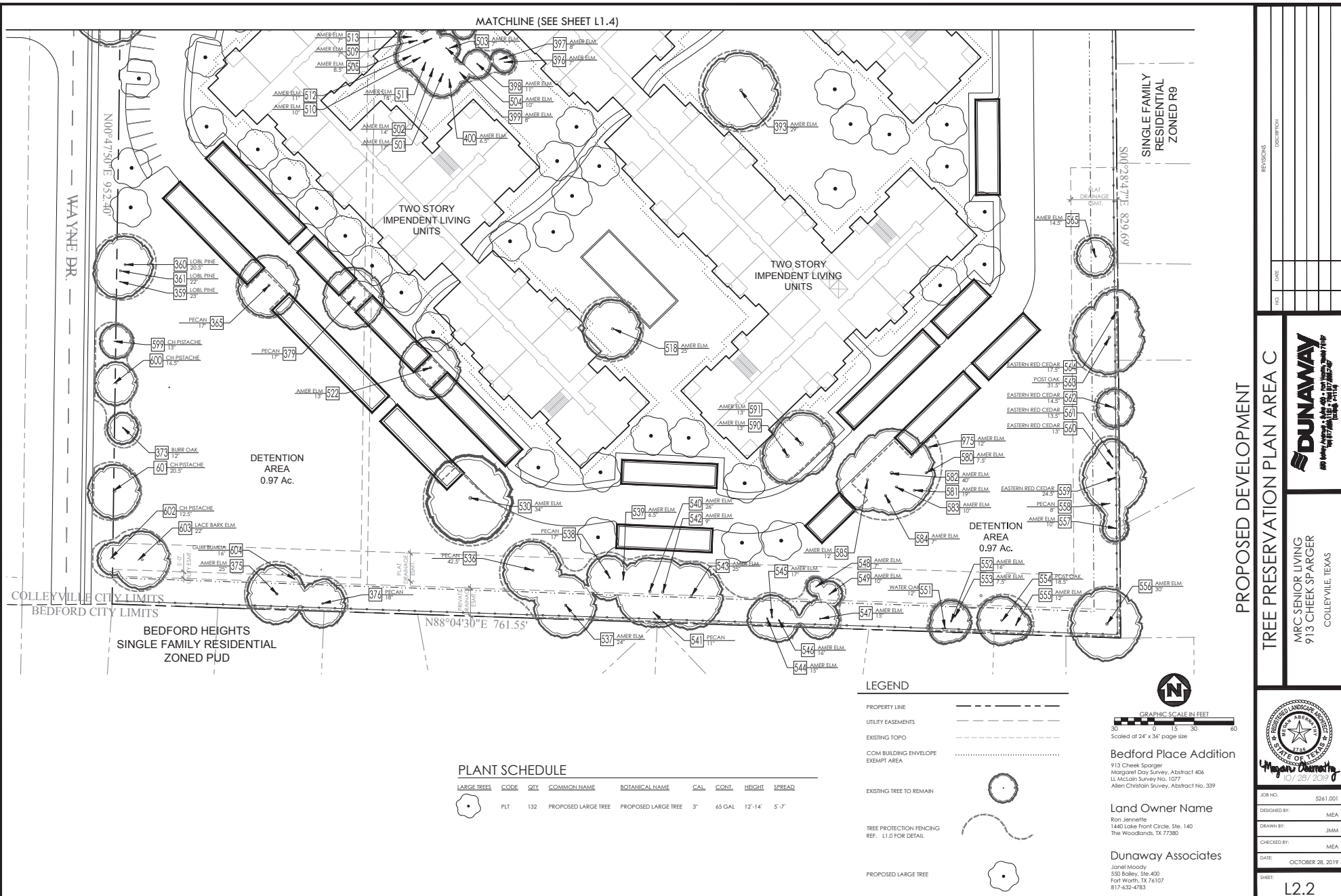
DATE: OCTOBER 28, 2019

SHEET: L2.0

Tree Preservation Plan



Tree Preservation Plan



Tree Preservation Plan

TAG NUMBER	CAULPER INCHES	CANOPY SF	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1281	38	454.2	Green Oak / HERITAGE		PRESERVE
1281	9	254.3	Burr Oak		PRESERVE
1282	27.5	2216.6	American Elm / HERITAGE	OFFSITE	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	15.5	264.8	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	107.2	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	664.2	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	American Elm		REMOVE
1311	17.5	961.6	American Elm		REMOVE
1312	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	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	35.5	4899.2	Mulberry, multi / HERITAGE		PRESERVE
1327	273.6		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	CBE	REMOVE
1335	14	615.4	American Elm	CBE	REMOVE
1336	8	201.0	American Elm	CBE	REMOVE
1337	35.5	3517.5	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	359.9	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	359.9	American Elm		PRESERVE
1357	33.5	3517.5	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	1133.5	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	359.9	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	359.9	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		PRESERVE
1402	14	615.4	American Elm		PRESERVE
1403	7	359.9	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	359.9	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	359.9	American Elm		PRESERVE
1414	7	359.9	American Elm		REMOVE
1415	15	807.5	American Elm, multi	CBE	REMOVE
1416	11.5	435.3	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	2626.0	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	19	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	1808.6	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	359.9	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	2626.0	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	359.9	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	5040.0	American Elm, multi / HERITAGE	EXEMPT-CT	REMOVE
1483	10	314.0	American Elm		PRESERVE
1484	7	359.9	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	15.5	654.9	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	359.9	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)	

Building Elevations

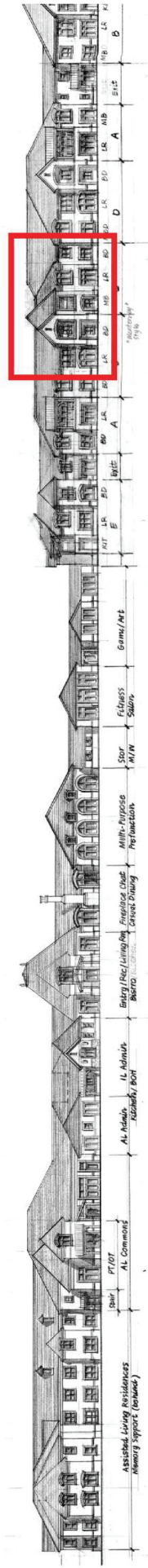
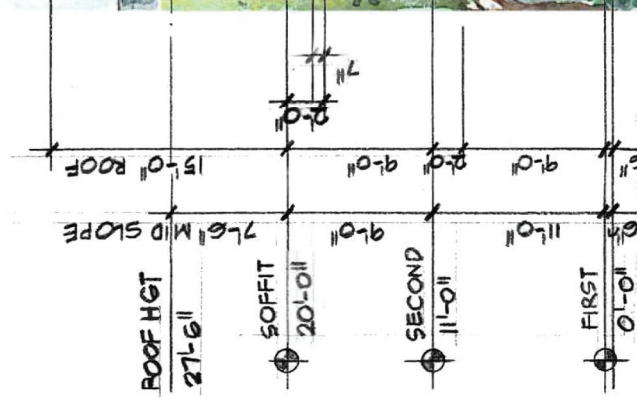


[illegible]

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

community commons - conceptual elevation

Building Elevations



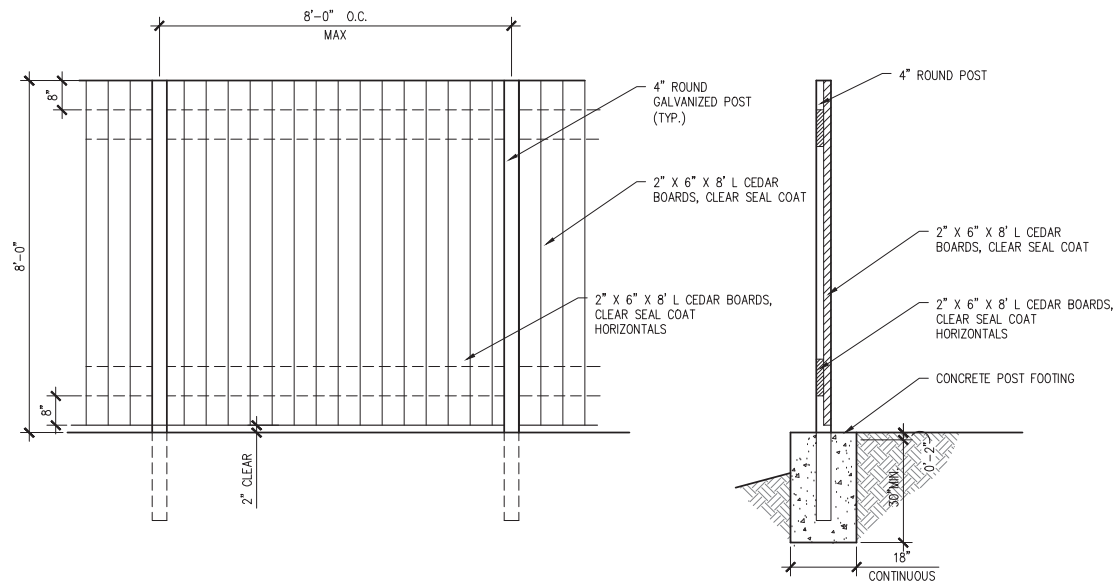
CONCEPTUAL ELEVATION for
MRC COLLEYSVILLE SENIOR
LIVING COMMUNITY
PUD Site Plan for the Aging PUD
Zoning Amendment

ENGINEER/ARCHITECT
DUNAWAY
three
PUD Site Plan for the Aging PUD
Zoning Amendment

OWNER
MRC Senior Living Collegeville
1100 Collegeville Road
The Woodlands, TX 77380

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

Perimeter Wood Fencing Exhibit

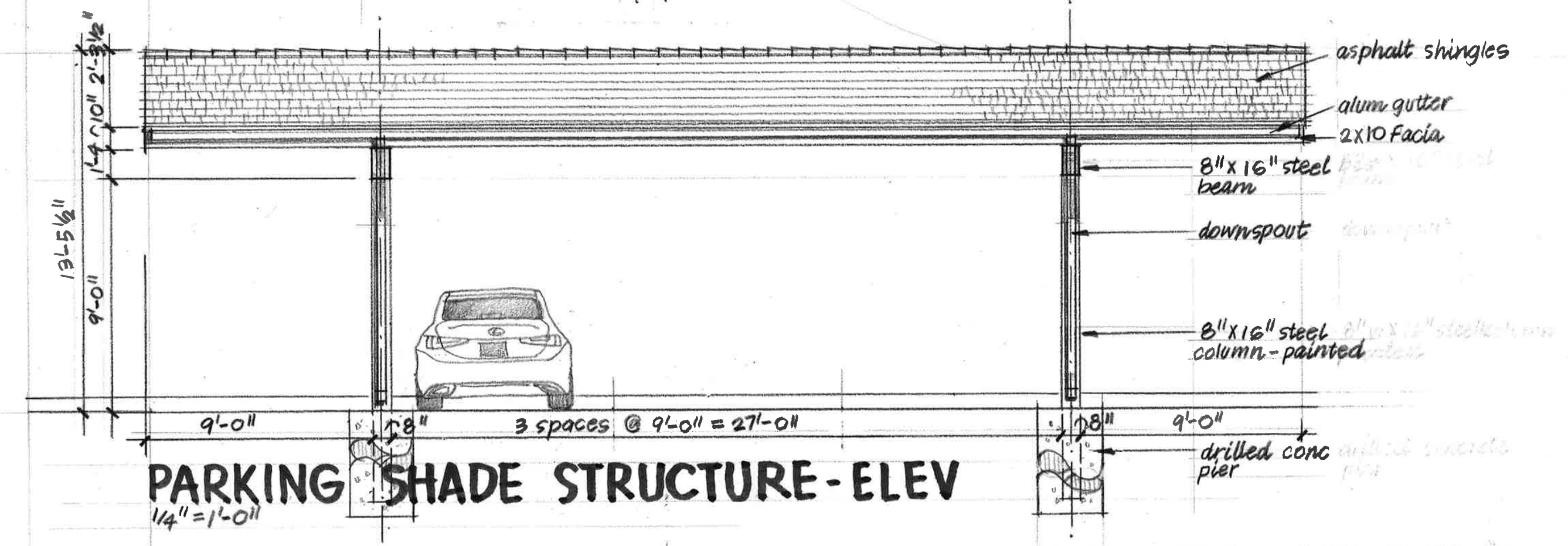
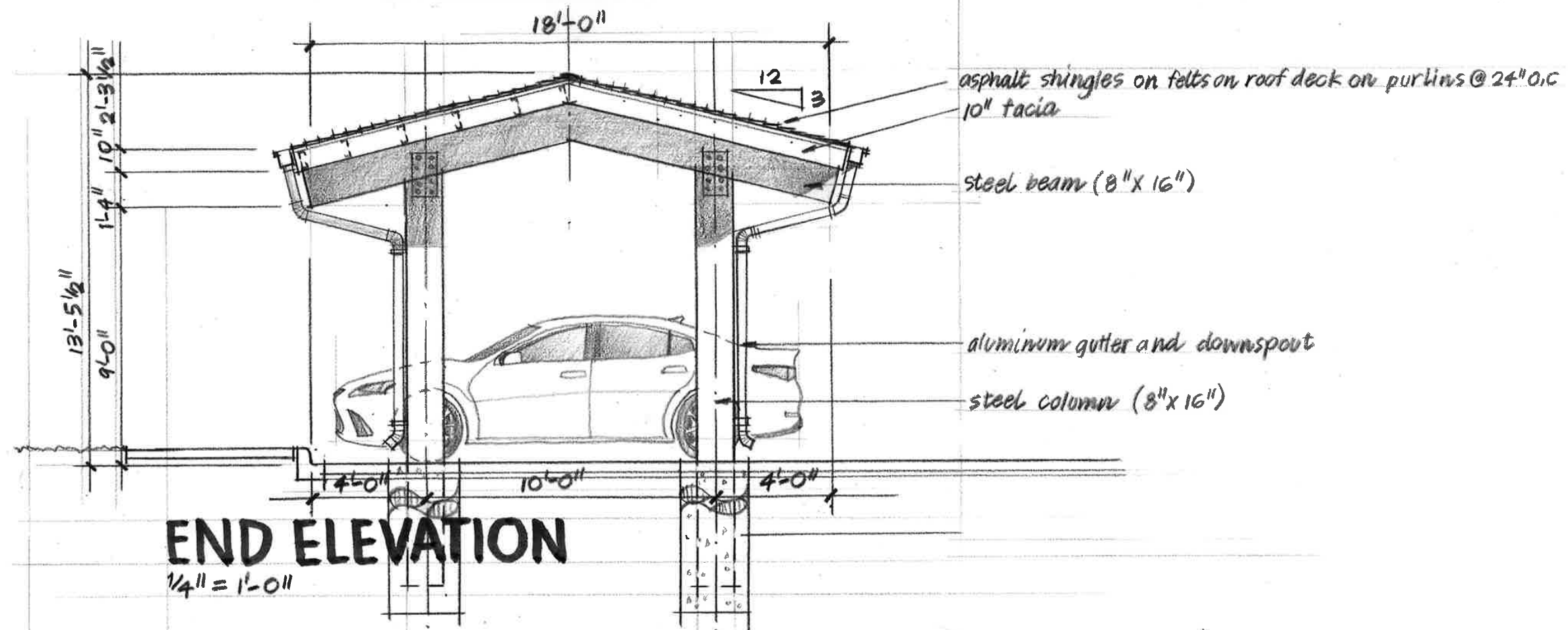


ELEVATION

SECTION

C 8' SCREEN FENCE - WOOD
SCALE: 1/2" = 1'-0"

Parking Shade Structure Exhibit



Project Comparison Matrix

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

* Tabulations are approximate and based upon conceptual plans

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.

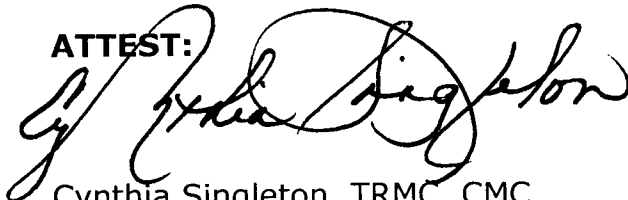
AND IT IS SO ORDERED.

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

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

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

ATTEST:



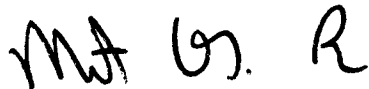
Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

EXHIBIT "A" – Location and Zoning Map

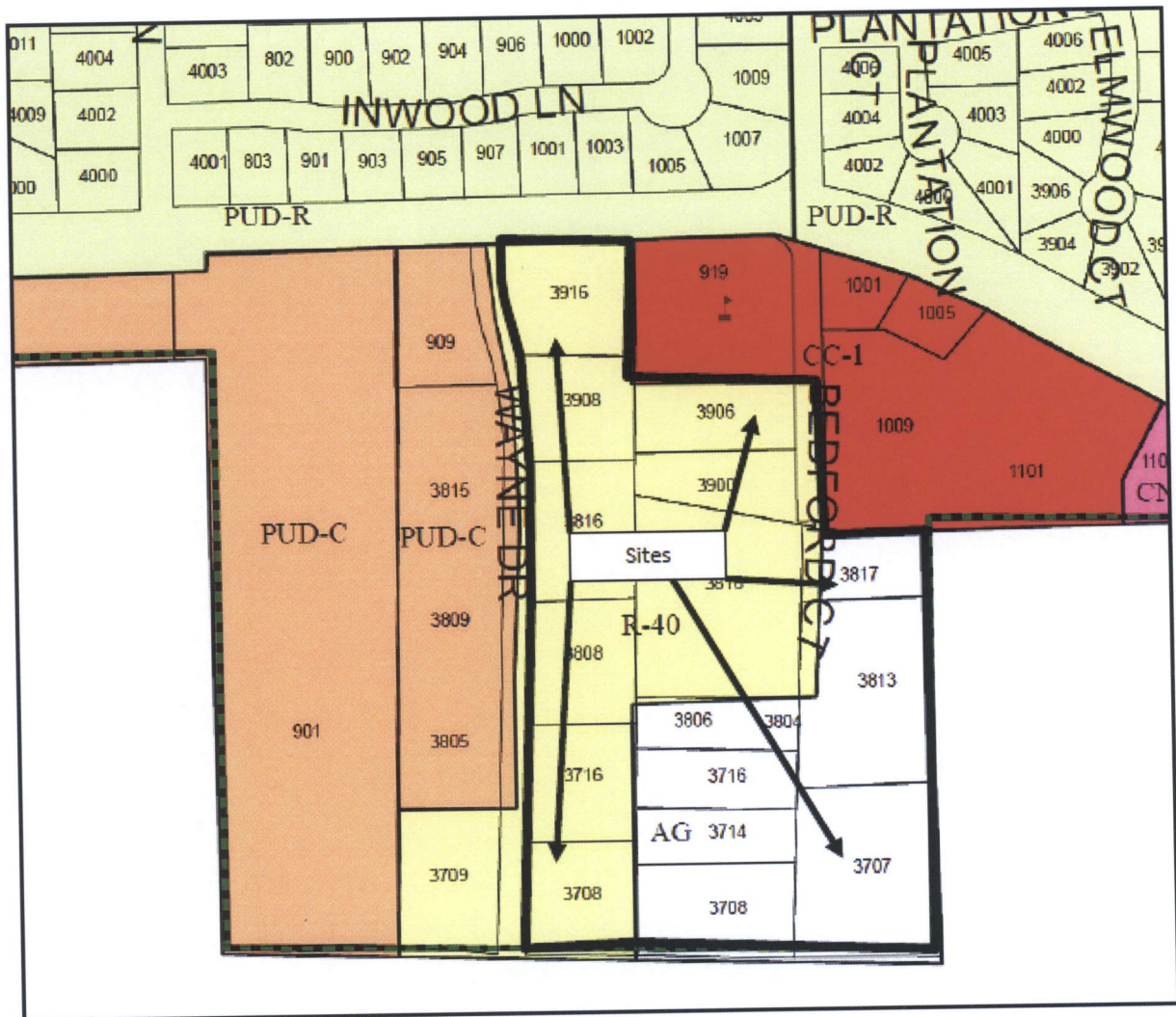


EXHIBIT "B" – Property Description

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: 1st Quarter, 2014

PHASE 2

- The Residences at Heritage Farms: 162 independent living residences
- Construction Complete: 2nd 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 incremental¹ 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
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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

HERITAGE FARMS
COLLEYVILLE, TEXAS
AUGUST 3, 2012

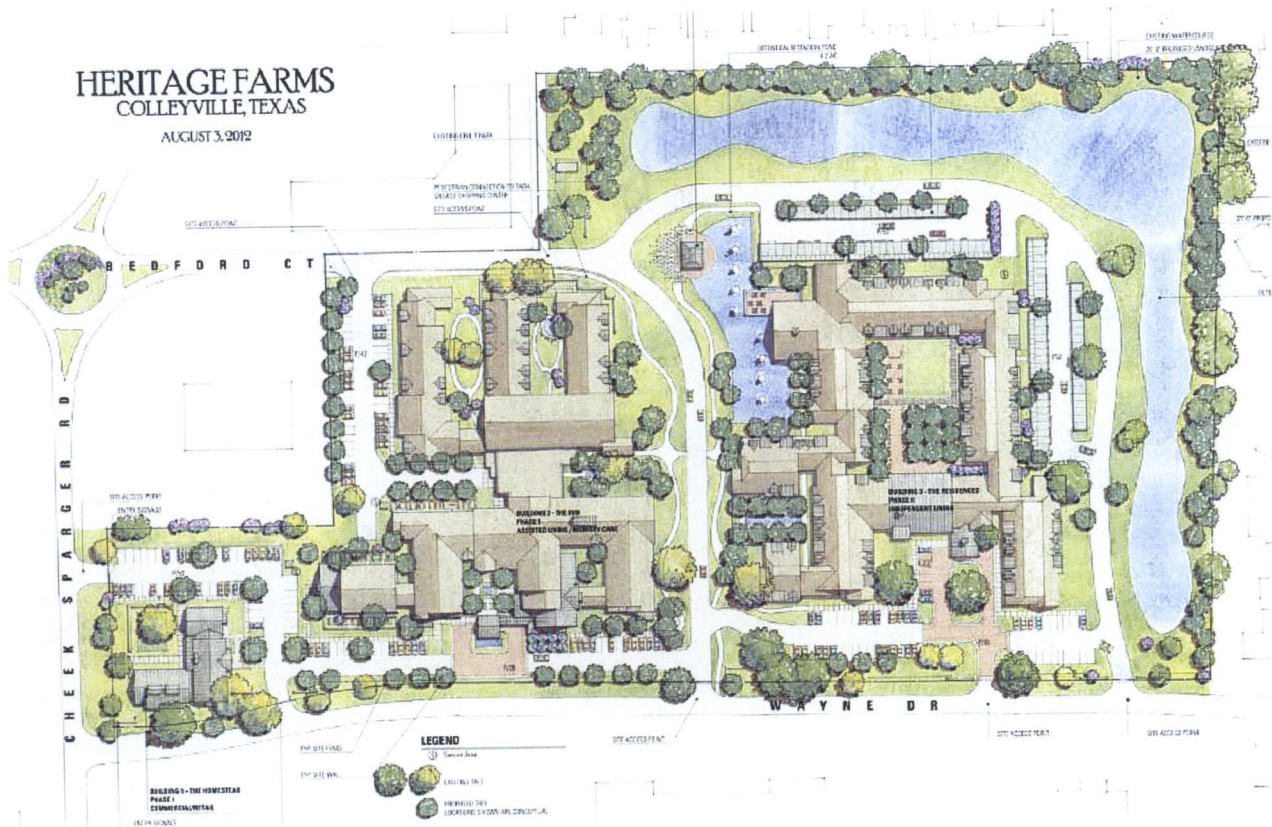
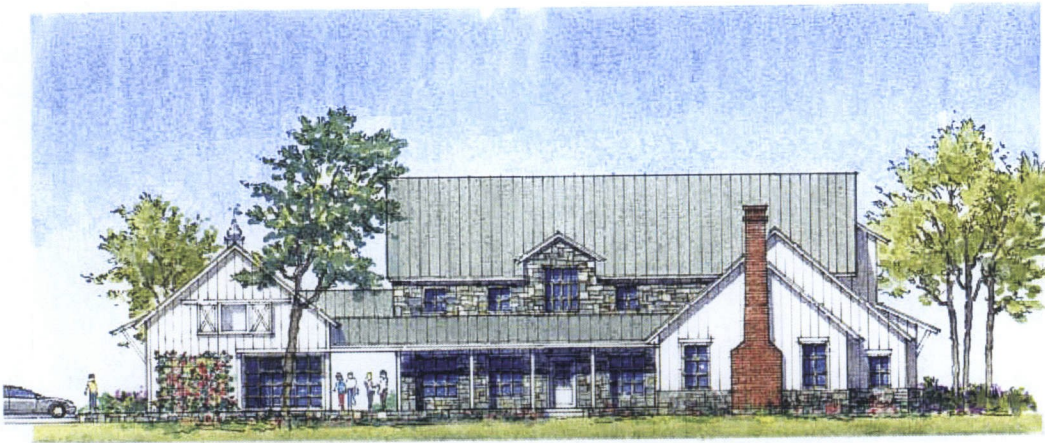


Exhibit "E" – Building Elevations



scale: 1 : 16

THE HOMESTEAD at
HERITAGE FARMS

Conceptual Wayne Drive Elevation

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



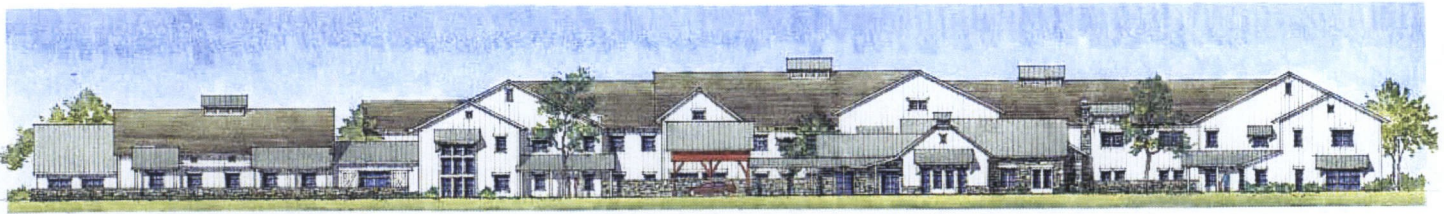
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THE HOMESTEAD at
HERITAGE FARMS

Conceptual Cheek-Sparger Elevation

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

Exhibit "E" – Building Elevations Continued



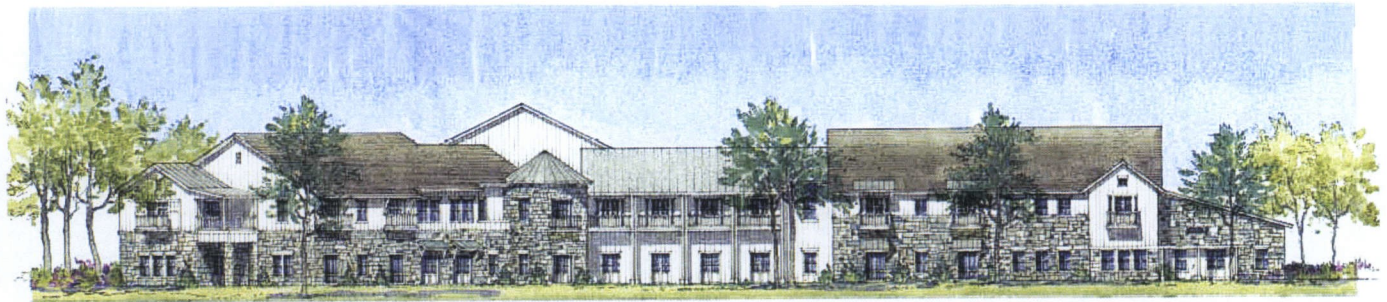
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THE INN at HERITAGE FARMS

Assisted Living and Memory Care

Conceptual Wayne Drive Elevation

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



scale: 1 : 20

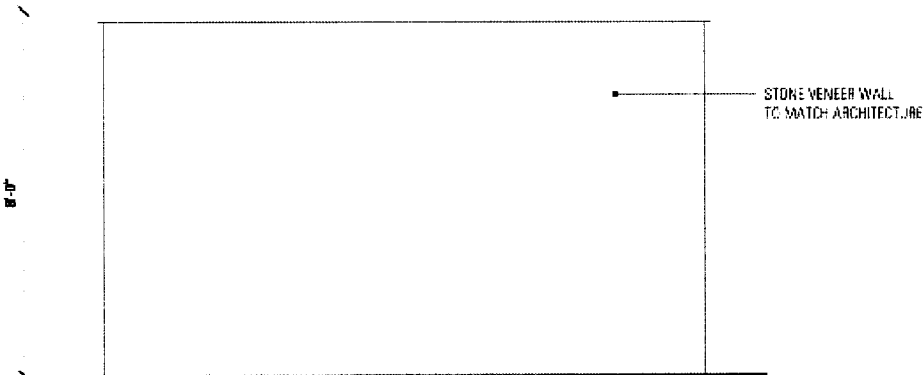
THE RESIDENCES at HERITAGE FARMS

Independent Living Residences

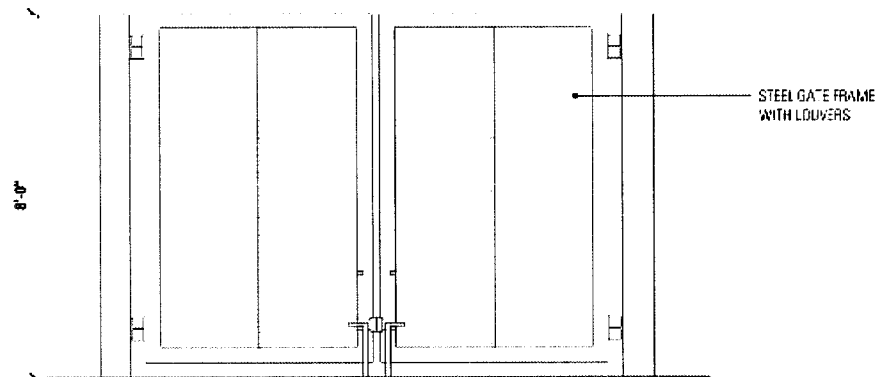
Conceptual Wayne Drive Elevation

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'

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

Total Square Footage	311,300 SF (Subject to Final Design)
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Estimated Sales Per Square Foot	Not Applicable.
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Estimated Sales Per Year	Not Applicable.
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Estimated Ad Valorem Taxes Per Year	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.
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Traffic Study



MEMO

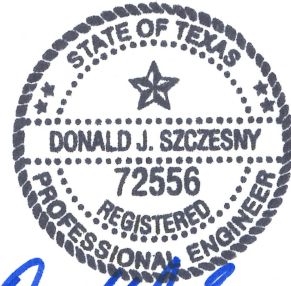
To: City of Colleyville
Larry Wright, PE
City Engineer

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 10th 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
Assisted Living 254	253.7 KSF	1,063	77	22	37	85
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
Assisted Living 254	242 KSF	1,014	74	21	35	81
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	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 ²	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 ²	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 ²	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)

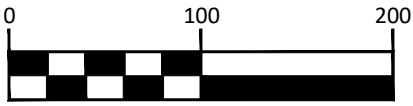
*The Total Pass-By Trips will be Distributed: 50% IN / 50 % OUT

NA = Not Available KSF²= 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

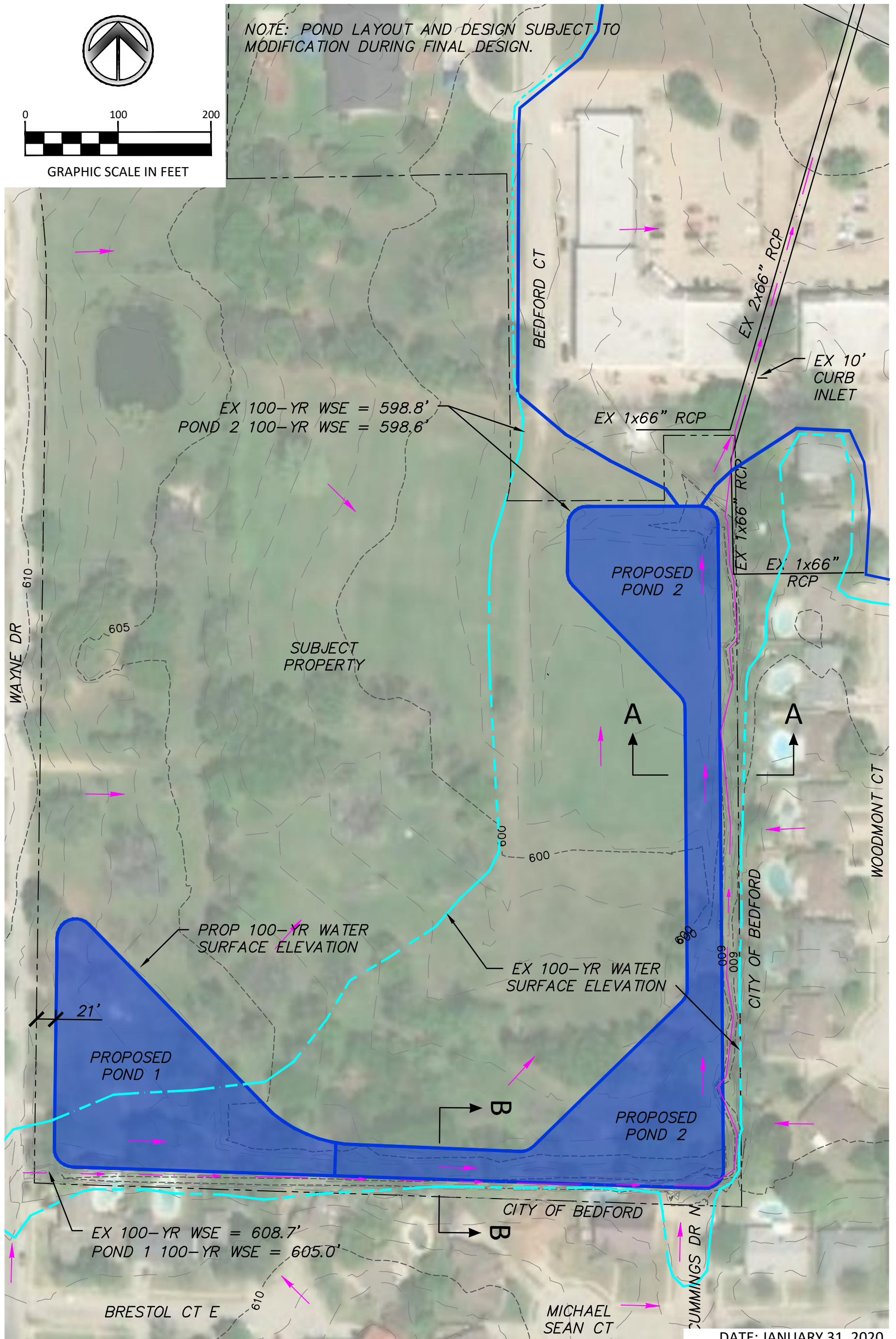






GRAPHIC SCALE IN FEET

NOTE: POND LAYOUT AND DESIGN SUBJECT TO MODIFICATION DURING FINAL DESIGN.

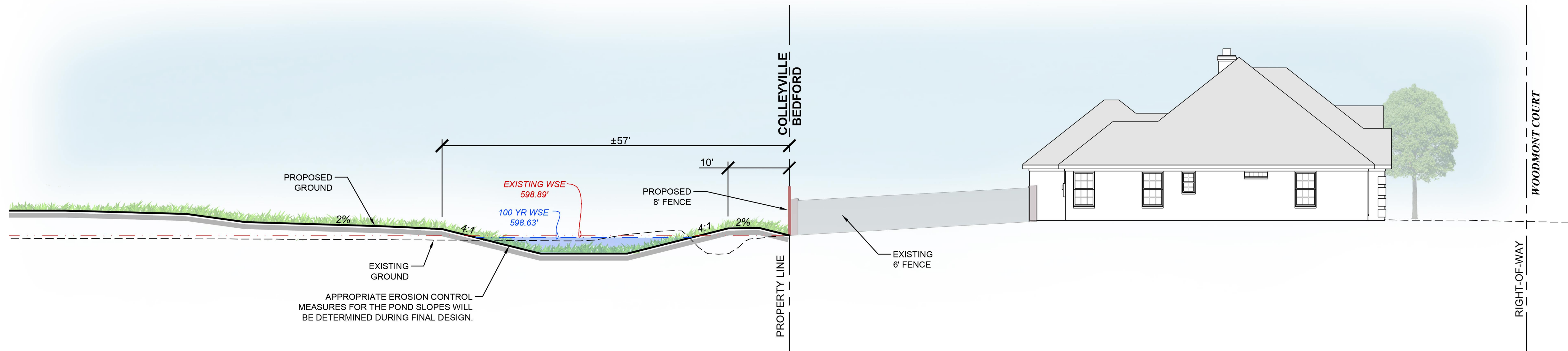


DATE: JANUARY 31, 2020

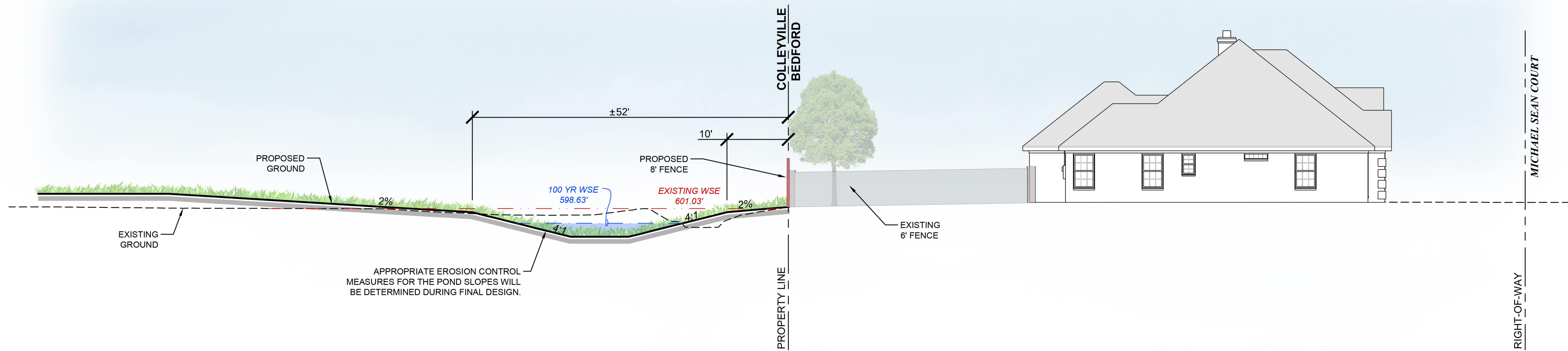


550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)

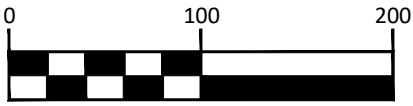
EXISTING VS PROPOSED
WATER SURFACE ELEVATIONS
MRC CONTINUING CARE RETIREMENT COMMUNITY
913 CHEEK-SPARGER RD., COLLEYVILLE, TX



SECTION A-A

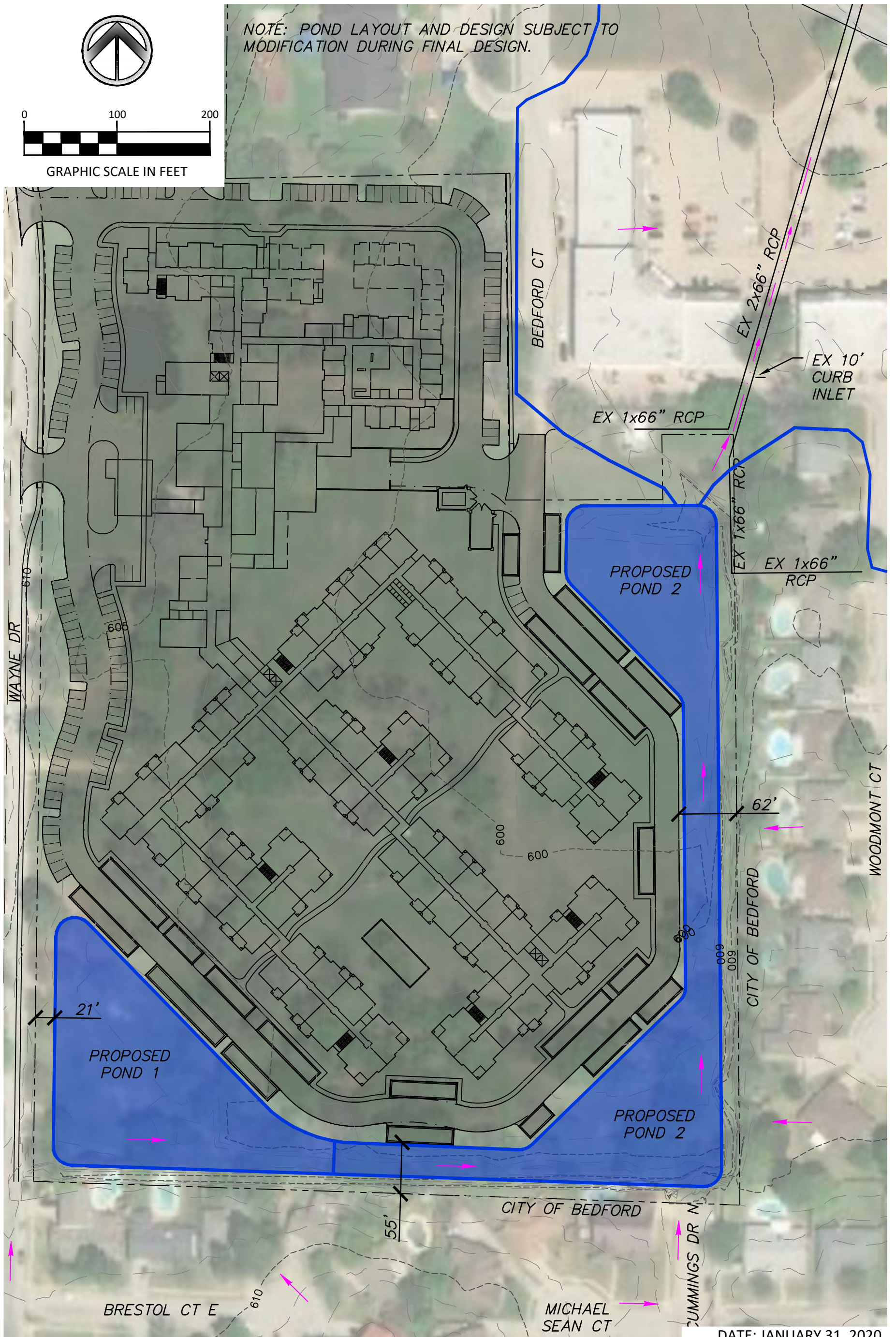


SECTION B-B



GRAPHIC SCALE IN FEET

NOTE: POND LAYOUT AND DESIGN SUBJECT TO
MODIFICATION DURING FINAL DESIGN.



DATE: JANUARY 31, 2020



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)

PROPOSED SITE PLAN WITH PONDS

MRC CONTINUING CARE RETIREMENT COMMUNITY
913 CHEEK-SPARGER RD., COLLEYVILLE, TX

Preliminary Drainage Analysis
FOR
Methodist Retirement Community
(18.5-acre tract)
LOCATED ON
913 Cheek-Sparger Road
IN THE
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS



PREPARED FOR:

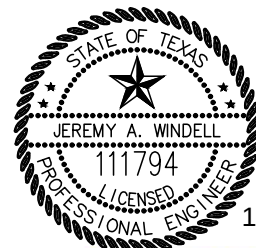
MRC Senior Living Colleyville
1440 Lake Front Circle, Suite 110
The Woodlands, TX 77380-3607

PREPARED BY:



550 Bailey Avenue, Suite 400, Fort Worth, Texas 76107
Phone 817.335.1121, Fax 817.335.7437r

November 15, 2019



11/15/19

Jeremy A. Windell

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Background

Dunaway Associates L.P. (Dunaway) performed this preliminary drainage analysis to assess hydrologic and hydraulic impacts of the proposed senior living development at 913 Cheek-Sparger Road, between Wayne Dr. and Bedford Ct. in Colleyville, TX for MRC and Greystone Communities. The analysis examines drainage runoff for pre-project and post-project conditions to evaluate the need for runoff mitigation and/or detention storage in compliance with the City of Colleyville Land Development Code, and according to standard engineering analysis procedures.

Hydrology

The approximately 18.5-acre tract is undeveloped, partially treed, and contains a small pond, drainage swales, and a drainage channel. The site receives public overland runoff from the cities of Bedford and Colleyville to a common discharge point (DP-2) which drains to the system outfall north of Cheek-Sparger Road (DP-3) in an existing drainage channel.

According to the Land Development Code, a unit hydrograph calculation is required for drainage areas larger than 100 acres. Dunaway utilized the Bentley PondPack drainage modeling software to perform the Soil Conservation Service (SCS) method calculations.

The SCS method uses the Time of Concentration (T_c) to estimate the time required for water to flow from the most hydraulically remote point of the basin to the design point of interest. Section 1.2.4 of the NCTCOG Integrated Storm Water Management Technical Manual was referenced to calculate the travel times through the 5 different components for this analysis: sheet flow, shallow concentrated flow, street flow, pipe flow, and channel flow, Table 1.

Table 1. Time of Concentration Results Summary.

Summary of Time of Concentration (T_c)		
Area ID	Existing	Proposed
	TOC (min)	TOC (min)
A1	15.0	15.0
A2	18.0	15.0
O1	19.4	0.0
O2	18.3	0.0
O3	13.2	0.0
O4	24.9	0.0
O5	20.2	0.0
O6	10.4	0.0

Individual T_c calculations are provided in the Appendix.

The curve number (CN) is used to represent the runoff potential of a given area using the SCS method. The CN is determined by land use and the type of hydrologic soil group. A land use zoning map for the cities of Bedford and Colleyville is included in the Appendix. Based on the aerial for the offsite areas, all off-site areas are assumed to be fully developed in the existing and proposed condition. Composite CN's were calculated for each drainage area since more than one soil type existed within these areas. Each CN value used in this analysis was obtained from Table 1.9 in the NCTCOG Integrated Storm Water Management Technical Manual. Full CN calculation results are shown in Table 2 while the full calculations and hydrologic soil group map are included in the Appendix.

Table 2. Curve Number Summary

Summary of Existing and Proposed Curve Numbers					
Basin No.	Existing	Proposed	Existing	Proposed	Percent Increase
	Size (AC)	Size (AC)	Curve No.	Curve No.	%
A1	5.2	5.20	67.0	80.6	20.4%
A2	16.3	16.30	77.7	84.5	8.9%
O1	32.1	0.00	83.7	0.0	0.0%
O2	37.5	0.00	80.8	0.0	0.0%
O3	33.1	0.00	84.0	0.0	0.0%
O4	51.2	0.00	81.1	0.0	0.0%
O5	10.2	0.00	93.1	0.0	0.0%
O6	2.2	0.00	92.0	0.0	0.0%

Hydraulics

The SCS analysis was utilized to assess the existing downstream infrastructure and determine whether storm mitigation would be required. Through field inspection, DP-2 is a junction box/headwall structure with a 66" RCP entering from the west, a 66" orifice opening in the southern wall, a 66" RCP entering from the south, and two 66" RCP exiting to the north. The double barrel 66" RCP lines discharge to the channel on the north side of Cheek-Sparger Road (DP-3). Based on the existing entrance and exit flowline grades, a slope of 0.6%, with a Manning's roughness of 0.013 for concrete, and a full flow capacity of **520.2 cfs** was calculated.

In the current undeveloped condition, this system does not have the capacity to handle the public runoff draining to DP-2. The confluence of the existing public runoff to DP-2 creates a tail water situation on the site. This tailwater condition causes water to overtop Bedford Court and drain into the curb inlet to the northeast.

A comparison between the pre- and post-development models demonstrates that a pond will be required to bring the post-development flows to match the existing flow condition at DP-2. Table 3 summarizes the results for the routing through the site un-detained.

Table 3. PondPack Routing Summary

SCS Method - PondPack Routing Results Summary										
	Existing Storm Event				Proposed Storm Event				Change	
Label	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP 2	100	105.134	723.7	1,304.01	100	107.011	727.6	1,144.42	1.877	-159.59
DP 3	100	112.35	725.3	1,371.02	100	114.241	729.4	1,213.98	1.891	-157.04
DP 2	50	84.367	723.8	1,055.93	50	86.11	727.6	932.79	1.743	-123.14
DP 3	50	90.342	727.2	1,066.46	50	92.097	733.5	940.58	1.755	-125.88
DP 2	25	67.798	723.8	854.90	25	69.403	727.5	764.83	1.605	-90.07
DP 3	25	72.769	728.2	836.71	25	74.385	731	803.93	1.616	-32.78
DP 2	10	51.594	723.8	654.93	10	53.028	727.2	599.00	1.434	-55.93
DP 3	10	55.564	724.4	702.30	10	57.008	727.5	644.59	1.444	-57.71
DP 2	5	48.677	723.8	618.53	5	50.075	727.1	570.12	1.398	-48.41
DP 3	5	52.465	724.4	663.87	5	53.873	727.5	613.76	1.408	-50.11
DP 2	2	24.14	724.3	306.60	2	25.133	727	306.00	0.993	-0.60
DP 3	2	26.33	724.7	333.61	2	27.33	727.3	332.24	1	-1.37

Conclusions

Confirmation of the data at DP-2 shows that in the existing condition, anything stronger than a 5-year storm event causes the tailwater condition to occur and overtop Bedford Court. In the existing 100-year event, the flow rate at DP-2 prior to the subject property development is more than double the available capacity of the downstream receiving system.

The proposed site development results in a 2.8% increase in runoff in the 100 yr storm event. This increase in runoff will require an approximately 2-acre-ft pond to detain the 100-year storm event runoff back to conditions prior to the subject property's development. A detention pond and outfall structure have been analyzed for this project that results in a reduction in flows at DP-2 in the 100, 50, 25, 10, 5, and 2 year storm events. In order to achieve a reduction in the flows, an approximately 7-acre-ft pond will be required. The final sizing of the necessary detention pond will be determined during final engineering design. This analysis also demonstrates that the downstream system is currently undersized for the existing public off-site runoff. As a part of the final engineering design of the proposed development, a detention pond and outfall structure will be designed such that the development does not result in the release of additional runoff from the site than what is currently being discharged in the existing condition.

Appendices

Drainage Area Map

NRCS Web Soil Survey Map

Time of Concentration Tables

City of Bedford Land Use

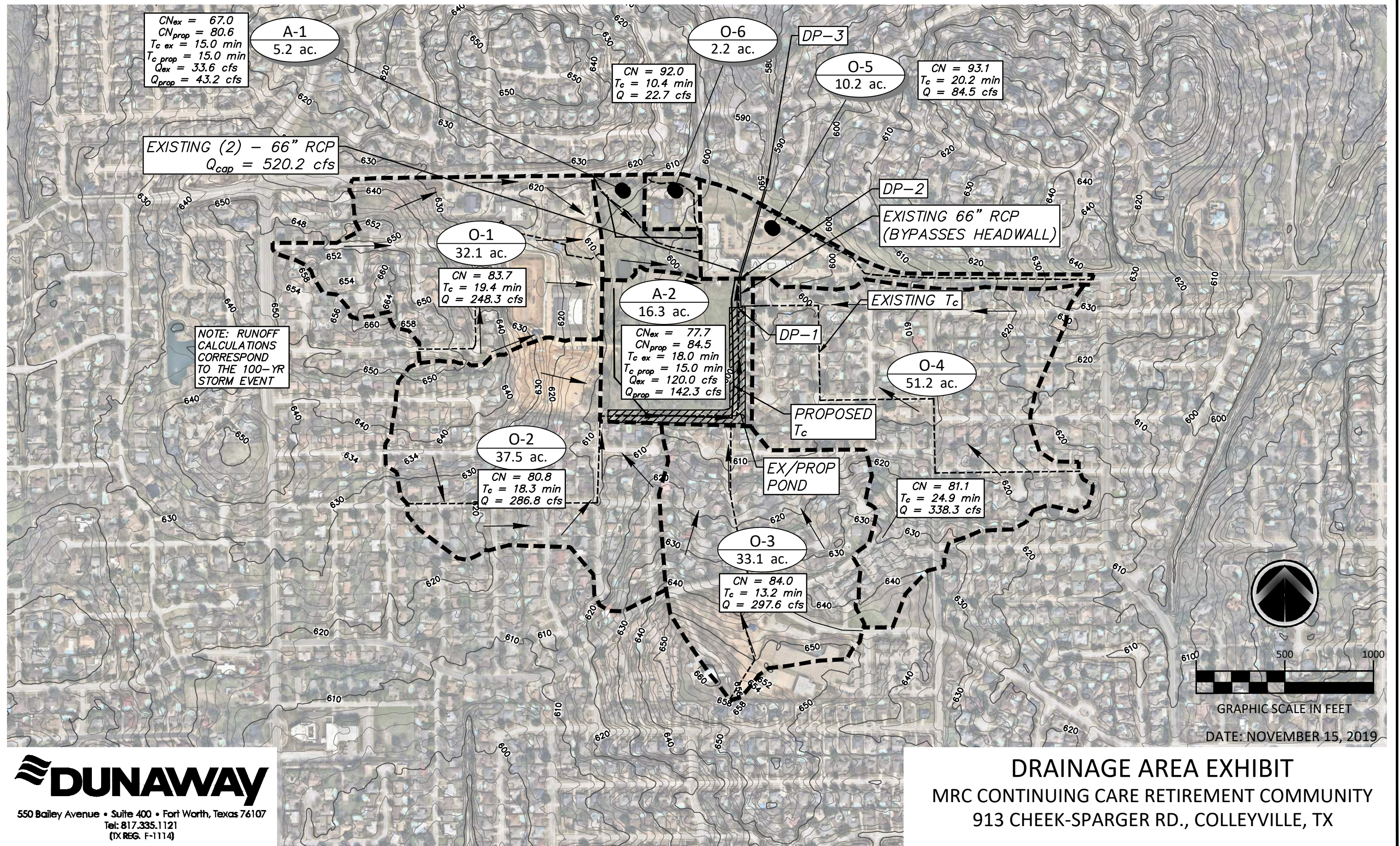
City of Colleyville Land Use

Curve Numbers

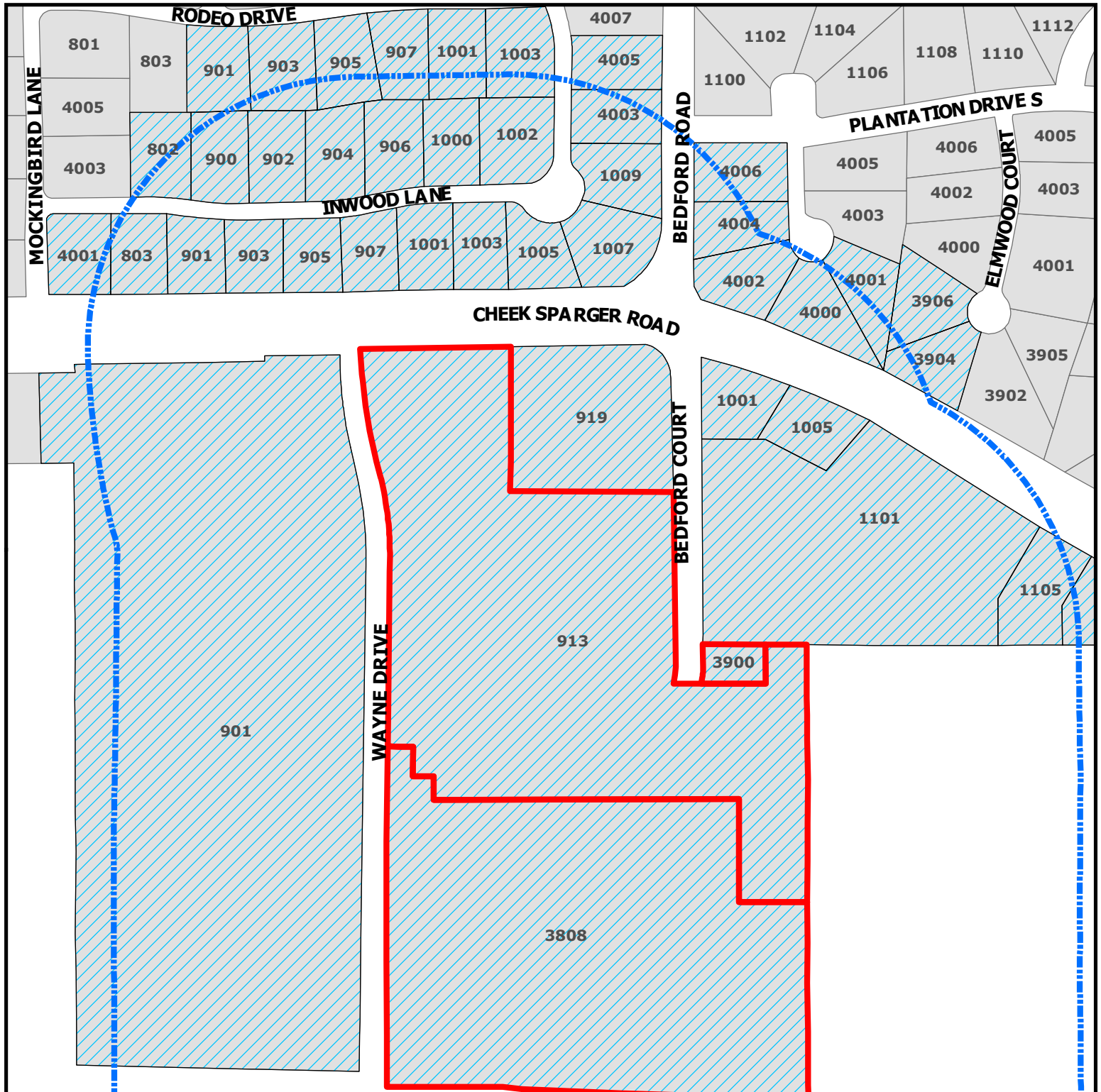
PondPack Results

66" RCP Existing Pipe Output

PLOTTED BY: Jeremy Windell ON: Monday, November 18, 2019 AT: 8:37 AM FILEPATH: \\ftworth\file system\Production\4000\005200\5261001\Water Resources\Drainage Study\CAD\Drainage Area Map (Existing).dwg



Notification Map

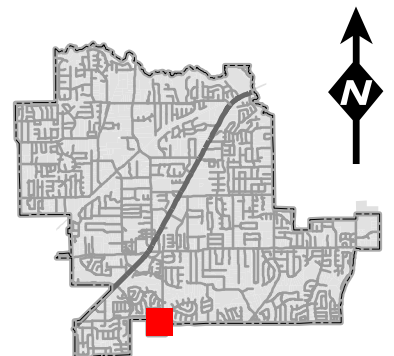


ZC19-009

**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
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
FLICK, WILLIAM	900 INWOOD LN	COLLEYVILLE, TX	76034	900 INWOOD LN
INFUSED DIGITAL LLC	2624 SIR GAWAIN LN	THE COLONY, TX	75056	1009 INWOOD LN
KELLY, DEBORAH R	905 INWOOD LN	COLLEYVILLE, TX	76034	905 INWOOD LN
BLOWEN, JACQUELINE A	1003 RODEO DR	COLLEYVILLE, TX	76034	1003 RODEO DR
RINGO, CASEY K	3906 ELMWOOD CT	COLLEYVILLE, TX	76034	3906 ELMWOOD CT
BOWEN, WILLIAM M	1001 RODEO DR	COLLEYVILLE, TX	76034	1001 RODEO DR
STRAUB, ROBERT C	902 INWOOD LN	COLLEYVILLE, TX	76034	902 INWOOD LN
BAERG, HAROLD J	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA	92660	1101 CHEEK SPARGER RD
HUGGINS, SAMUEL E	4000 PLANTATION CT	COLLEYVILLE, TX	76034	4000 PLANTATION CT
GRIFFITH, JAMES C	4002 PLANTATION CT	COLLEYVILLE, TX	76034	4002 PLANTATION CT
ANDREWS, CHARLEY	PO BOX 1853	COLLEYVILLE, TX	76034	4001 PLANTATION CT
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA	92660	1005 CHEEK SPARGER RD
FALKENSTEIN, LOUANN	1002 INWOOD LN	COLLEYVILLE, TX	76034	1002 INWOOD LN
CHERRY, LARRY	903 RODEO DR	COLLEYVILLE, TX	76034	903 RODEO DR
NASH, ROBERT G	905 RODEO DR	COLLEYVILLE, TX	76034	905 RODEO DR
JACKSON, WILLIAM D	1003 INWOOD LN	COLLEYVILLE, TX	76034	1003 INWOOD LN
BROWNING & BROWNING ASSOCIATES	3716 RUFÉ SNOW DR	NORTH RICHLAND HILLS, TX	76180	4004 PLANTATION CT
COLBY, SUSAN L	4001 MOCKINGBIRD LN	COLLEYVILLE, TX	76034	4001 MOCKINGBIRD LN
LEFFINGWELL, CLIFFORD	4005 INWOOD LN	COLLEYVILLE, TX	76034	4005 INWOOD LN
COPP, MICHAEL K	803 INWOOD LN	COLLEYVILLE, TX	76034	803 INWOOD LN
MCDONALD, RICHARD A	904 INWOOD LN	COLLEYVILLE, TX	76034	904 INWOOD LN
ALLEN, SAM H	901 RODEO DR	COLLEYVILLE, TX	76034	901 RODEO DR
REID, TERRY BRYANT	907 INWOOD LN	COLLEYVILLE, TX	76034	907 INWOOD LN
WOLLIN, MARK	907 RODEO DR	COLLEYVILLE, TX	76034	907 RODEO DR
IOVINELLI, LUCI	4006 PLANTATION CT	COLLEYVILLE, TX	76034	4006 PLANTATION CT
BELL, MICHAEL E	1001 INWOOD LN	COLLEYVILLE, TX	76034	1001 INWOOD LN
MILLER, RAY	3904 ELMWOOD CT	COLLEYVILLE, TX	76034	3904 ELMWOOD CT
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA	92660	1001 CHEEK SPARGER RD
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	913 CHEEK SPARGER RD
DAY, CHRISTOPHER	802 INWOOD LN	COLLEYVILLE, TX	76034	802 INWOOD LN
SHIPP, SANDRA L	901 INWOOD LN	COLLEYVILLE, TX	76034	901 INWOOD LN
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	3900 BEDFORD CT
MYERS, DAVID W	7017 OAK HILLS CT	NORTH RICHLAND HILLS, TX	76180	1105 CHEEK SPARGER RD
SANDIFER, COLLIN	906 INWOOD LN	COLLEYVILLE, TX	76034	906 INWOOD LN
COLLEYVILLE COVENANT CHRISTIAN	901 CHEEK SPARGER RD	COLLEYVILLE, TX	76034	901 CHEEK SPARGER RD
BERG, ROBERT E	4003 INWOOD LN	COLLEYVILLE, TX	76034	4003 INWOOD LN
CHATELAIN, GARY M	1007 INWOOD LN	COLLEYVILLE, TX	76034	1007 INWOOD LN
SALEEM, NAZEER A	1000 INWOOD LN	COLLEYVILLE, TX	76034	1000 INWOOD LN
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	3808 WAYNE DR
ALLRED, SHANE	1005 INWOOD LN	COLLEYVILLE, TX	76034	1005 INWOOD LN
SCF RC FUNDING I LLC	47 HULFISH ST STE 210	PRINCETON, NJ	8542	919 CHEEK SPARGER RD
JONES, GREGORY	903 INWOOD LN	COLLEYVILLE, TX	76034	903 INWOOD LN
MYERS, DAVID W	7017 OAK HILLS CT	NORTH RICHLAND HILLS, TX	76180	1109 CHEEK SPARGER RD
SADDLEBROOK ADDITION	P.O. Box 382	COLLEYVILLE, TX	76034	COURTESY NOTICE
TARA PLANTATION ADDITION	P.O. Box 565	COLLEYVILLE, TX	76034	COURTESY NOTICE
CITY OF BEDFORD	2000 FOREST RIDGE DRIVE	BEDFORD, TX	76021	COURTESY NOTICE
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX	76022	STATE REQUIRED
STEPHENS, DON	1440 LAKE FRONT CIRCLE, STE 140	THE WOODLANDS, TX	77380	APPLICANT

Public hearing notices were mailed on December 27, 2019



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Addr»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, January 13, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, February 4, 2020 & Tuesday, February 18, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a request to amend the PUD-C Planned Unit Development – Commercial district for the Heritage Farms addition. The request is to amend the current PUD-C in order to modify the development regulations that allow for the construction of a Senior Living Community.

Zoning Case: ZC19-009

Applicant: Don Stephens

Owner: Robert Beall

Location: 913 Cheek Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court

Property Description: Lots 1-3, Block A, Heritage Farms

Present Zoning: PUD-C Planned Unit Development-Commercial

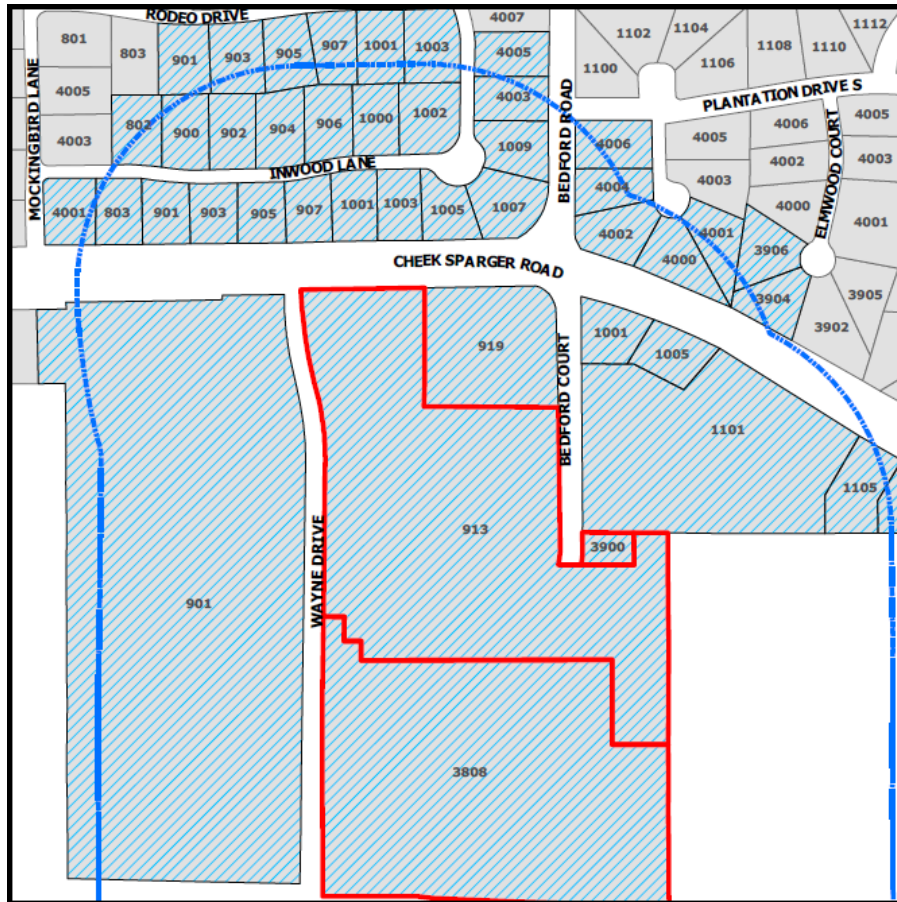
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Active Development Case map:

<https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyer

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letter of Opposition

To:
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034



RE:
Zoning case ZC19-009

As a property owner within 500' of the proposed MRC Colleyville Senior Living Community development the increase in traffic emanating from the Northeast corner at Bedford Court access point is very concerning.

Rather than proceed north on Bedford Court from the eastern most exit traffic will seek alternate entrance/exit funneling down the Tara Village Shopping Center fire lane. The area already is congested due to local residential traffic cutting thru to Cheek Sparger and the area is in use as an exercise area for the gym in Tara Village as well as local children and children in the after school program housed in the shopping center.

The current state of use makes exiting from my driveway which opens to the fire lane problematic.

The stop sign at the end of Woodmont is not a significant deterrent to traffic volume or speed. Adding a potential 415 vehicles (based on the drawings provided) to the mix will make driveway access dangerous and has safety impacts to the children using the fire lane as a play area.

The plan is unclear as to any kind of access control at the Bedford Court area. The other, apparently main, entrances on Wayne Dr. are labeled as Access Lanes.

Based on the increased traffic using the fire lane as a point of entrance/exit either the project should be denied or traffic control at the Bedford Court access point as well as the fire lane behind Tara Village Shopping center should be included as part of the approval.

Michael G. Scoville, Carol A. Scoville
1101 Woodvale Dr.
Bedford, TX 76021

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 18.45 ACRES 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 FROM THE PUD-C PLANNED UNIT DEVELOPMENT - COMMERICAL DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC19-009; and

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

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

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

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, 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 18.45 acres 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 from PUD-C Planned Unit Development - Commercial zoning district to the PUD-C Planned Unit Development – Commercial zoning district, as depicted in the attached Exhibit "A" and Exhibit "C", and as described in Exhibit "B".
- 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 PUD-C is to allow for the construction of a Senior Living Community on 18.45 acres.
- b. This facility 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 issuance of a Certificate of Occupancy for this property.
- c. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit "B".

- d. The proposed development is subject to PUD-C Planned Unit Development – Commercial zoning district and all the associated regulations contained in the Land Development Code, except as amended by this Ordinance.

2. DEVELOPMENT PLAN

- a. The development shall be generally consistent with the Site Plan and Building Elevations attached in Exhibits "C" and "D".

3. PERMITTED USES

- a. The Senior Living Community as depicted in the attached exhibits, shall be a permitted use.
- b. 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 "C".
- c. A maximum of 164 multifamily independent living units are permitted as depicted in Site Plan Exhibit "C".
- d. All residential units permitted by this PUD shall only be occupied by persons who are age 55 or older per requirements of the United States Department of Housing and Urban Development.
- e. All accessory buildings and uses, customarily incidental to the above uses on the same lot within.

4. 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.

5. Conceptual plan and Platting

- a. The development shall be generally consistent with Site Plan Exhibit "C", 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 staff.

6. BUILDING DESIGN

- a. The Senior Living Community shall be generally consistent with the building elevations and specified material depicted in Exhibit "D".
- b. All buildings allowed for this development shall not exceed two stories and 35 feet in height.
- c. The cumulative exterior walls of the buildings in this development shall be a minimum 50 percent masonry.
- d. Except as modified, all buildings shall, at a minimum, meet the provisions of Chapter 6-Building Design in the Land Development Code.

7. LANDSCAPING & OPEN SPACE

- a. The This development shall provide a minimum of 50 percent pervious cover area, as shown on Site Plan Exhibit "C" 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.

8. 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.

9. 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 "C", 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 any future plat of the property.

10. 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.

11. FENCING

- a. An eight (8) foot cedar (or similar material) fence, shall be constructed along the south and east property lines adjacent to the existing residential uses located in the City of Bedford.
- b. The fence shall be generally consistent with Exhibit "D".

12. SIGNAGE

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

13. TRASH COMPACTOR AND EMERGENCY GENERATOR ENCLOSURE

- a. The trash compactor and emergency generator enclosure will be fully screened with a ten (10) foot high masonry screening wall with solid gates on the opening side. The enclosures shall be constructed of eight (8) inch concrete block walls with brick and stone veneers and a cast stone cap.
- b. All requirements of the Land Development Code shall be met, except where amended herein.

14. PARKING SHADE STRUCTURES

- a. The covered parking structures will have 4:12 sloped roofs with asphalt shingles to match the building. The structures will have a minimum nine (9) feet of clearance with 2" x 8" fascia and open ended gables.
- b. The parking shade structures shall be generally consistent with Exhibit "E".

15. 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 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/Bedford 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 above provided a written affidavit is submitted to the City of Colleyville from the developer that paid 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.

c. Payment in Lieu of Taxes, PILOT Agreement for 30 years to offset projected Emergency Medical Costs shall be:

(1) Year 1: \$25,000 first full calendar year following initial occupancy

(2) Year 2: \$50,000

(3) Year 3: \$75,000

Subsequent Years: Being Year 4, in the base of \$75,000 will be adjusted by the CPI Index for Fort Worth. Such adjustments will not exceed 4% and will not be negative.

- 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 3rd day of March 2020.

The second reading and public hearing being conducted on the 17th day of March 2020.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 17th day of March 2020.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

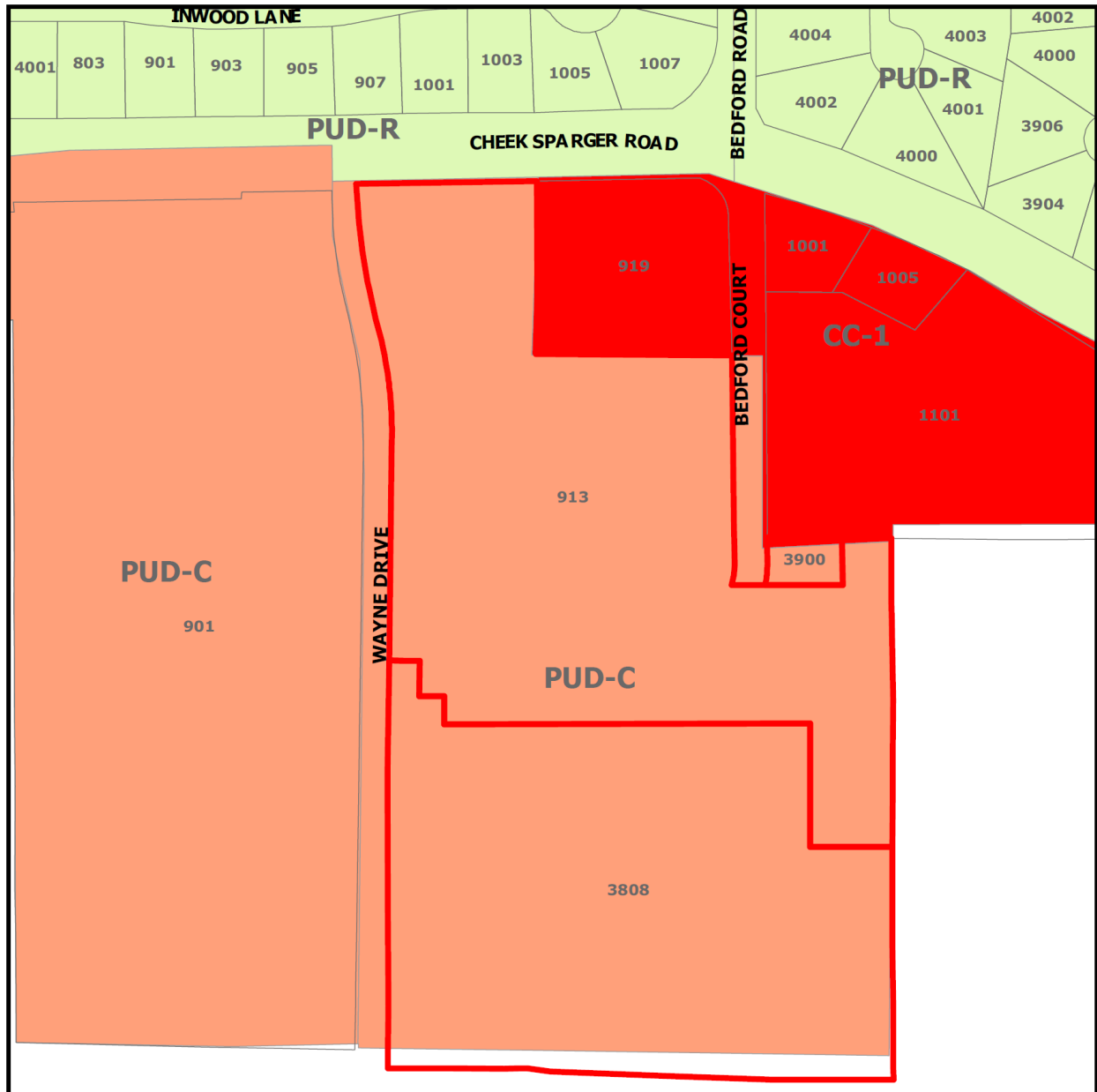


Exhibit “B” – Statement of Planning Objectives

Statement of Planning Objectives

Colleyville Senior Living Community

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.

[illegible]



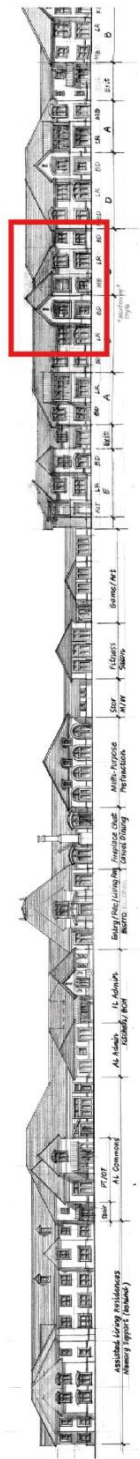
CONCEPTUAL ELEVATION
FOR
MRC COLLETTVILLE SENIOR
LIVING COMMUNITY
JANUARY 2018
PFD Site Plan for Senior Living PFD
Zoning Amendment

ARCHITECT
three

ENGINEERING ARCHITECT
DUNAWAY

CONSULT
1405 S. Main Street
1405 Main Street, Suite 110
The Woodlands, TX 77380
Tel: 281.361.1212
www.dunawayarchitect.com

Building Elevations



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

CONCEPTUAL ELEVATION
FOR
MRC COLLEENVILLE SENIOR
LIVING COMMUNITY
PHASE 1
2ND SILE, PLAN FOR SENIOR LIVING PLAN
DURING PRECONSTRUCTION

ARCHITECT
DUNAWAY
18
THE WOODBRIDGE, TX 77200

DESIGNER
MRC COLLEENVILLE SENIOR
LIVING COMMUNITY
2ND SILE, PLAN FOR SENIOR LIVING PLAN
DURING PRECONSTRUCTION

Exhibit “D” – Perimeter Wood Fencing

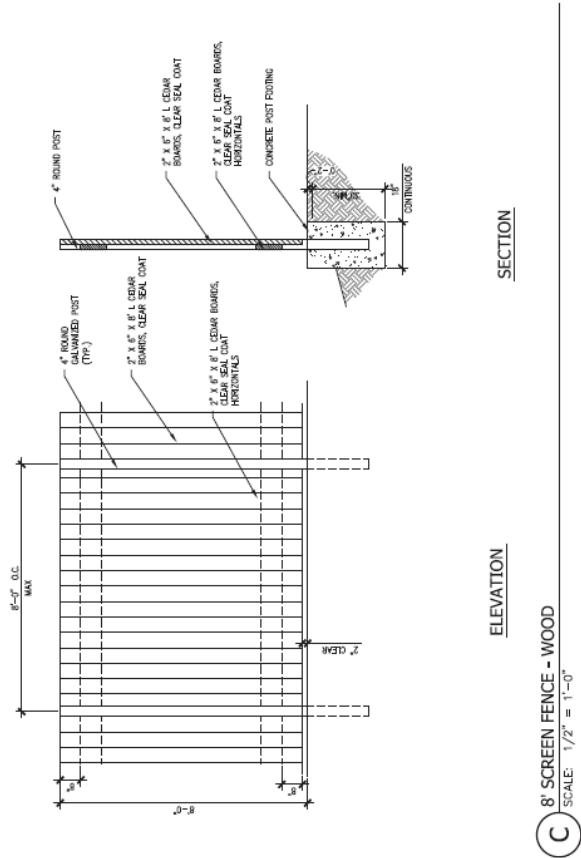


Exhibit "E" – Parking Shade Structure

