



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, February 24, 2020

WORKSESSION 6:15 PM EXECUTIVE CONFERENCE ROOM THIRD FLOOR

CALL TO ORDER

- WS-1** Presentation and discussion of a zoning change request from the R-40 Single Family Residential district and AG Agricultural district to the RE Single Family 'Estate' Residential district on Lot 2, Block 1, of the Newgren Addition and Tract 4, Abstract 295, in the William E Crooks Survey, located at 108 and 7204 John McCain Road, Case ZC20-003
- WS-2** Presentation and discussion of a Replat for Lots 2R and 3, Block 1, of the Newgren Addition, being Lot 2, Block 1, of the Newgren Addition and Tract 4, Abstract 295, in the William E Crooks Survey, located at 108 and 7204 John McCain Road, Case PC20-002
- WS-3** Presentation and discussion of a zoning change request from AG Agricultural district to the R-40 Single Family Residential district on Tract 1A01B1, Abstract 1756, in the A T Young Survey, located at 218 W Glade Road, Case ZC20-004
- WS-4** Presentation and discussion of a Minor Plat for Lot 1, Block A, of the Parvin Wilkerson Addition, being Tract 1A01B1, Abstract 1756, in the A T Young Survey, located at 218 W Glade Road, Case PC20-003
- WS-5** Presentation and discussion of a zoning change request from the AG Agricultural district to the R-40 Single Family Residential district on Tract 1A01C1, Abstract 1756, in the A T Young Survey, located at 304 W Glade Road, Case ZC20-005
- WS-6** Presentation and discussion of a Minor Plat for Lot 1, Block A, of the Patricia and Michael Addition, being Tract 1A01C1, Abstract 1756, in the A T Young Survey, located at 304 W Glade Road, Case PC20-004
- WK-7** Presentation and discussion of a Special Use Permit for an Accessory Dwelling on Lot 7, Block 2, of the Westcoat Place Addition, located at 6009 Westcoat Drive, Case ZC20-006

- WS-8** Presentation and discussion of amendments to Chapter 2 - Definitions and Chapter 3, Section 3.24.B – Schedule of Permitted Principal Uses & Section 3.24.C – Special Land Use Standards of the Land Development Code specific to Cannabidiol (CBD) Stores
- WS-9** Presentation and discussion of amendments to Chapter 9, Section 9.21 – Sidewalks of the Land Development Code
- WS-10** Presentation and discussion of upcoming Planning and Zoning Commission meetings.

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

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

**REGULAR MEETING
7:00 P.M. OR
IMMEDIATELY FOLLOWING THE WORKSESSION**

**CALL TO ORDER
INVOCATION: COMMISSIONER HOLT
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

August 12, 2019 Minutes
August 26, 2019 Minutes
September 9, 2019 Minutes

2. CITIZEN COMMENTS

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
TABLED FROM THE FEBRUARY 10, 2010 PLANNING & ZONING COMMISSION MEETING

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards February 21, 2020 by 5:00 p.m.



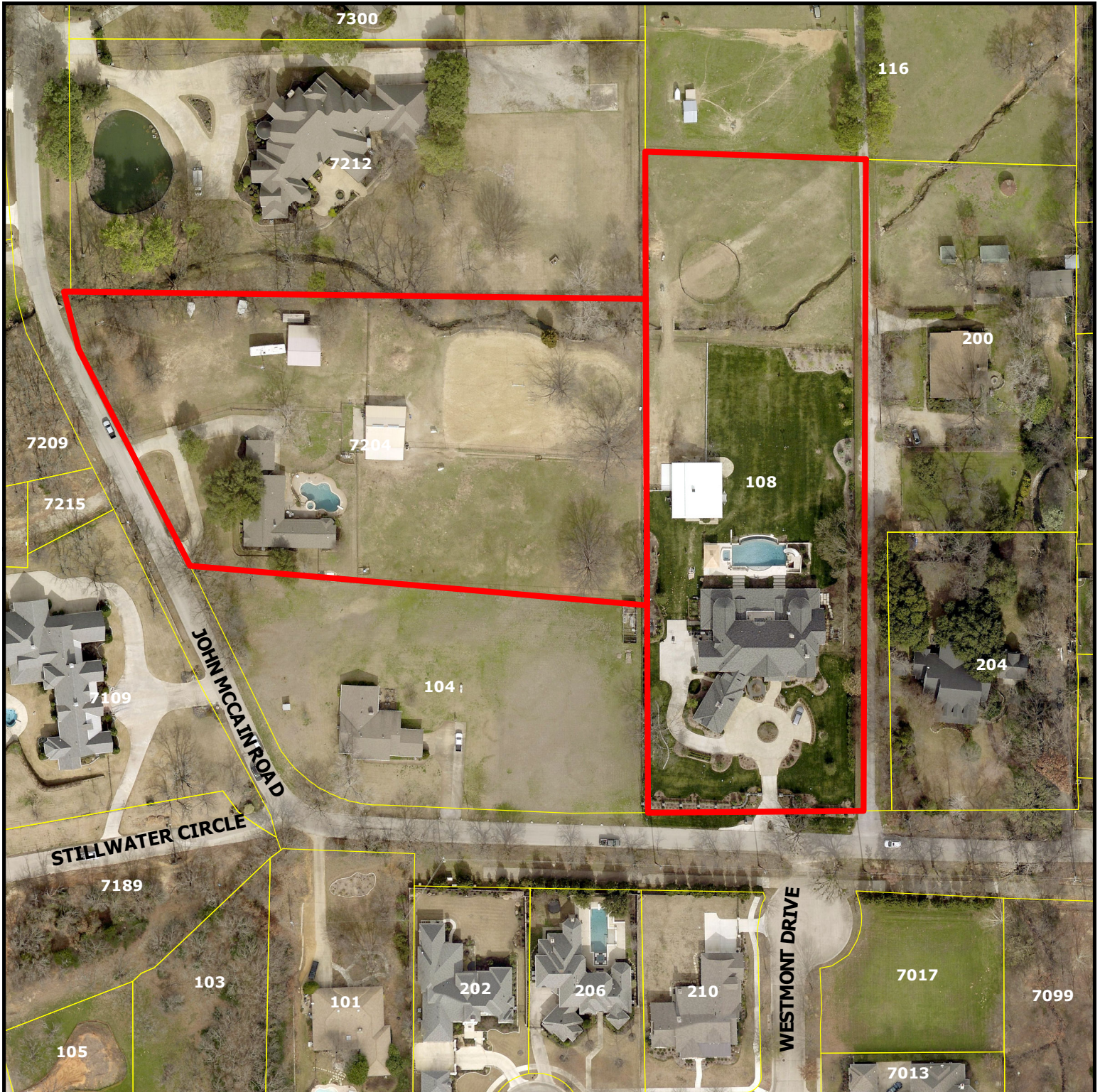
Araceli Botello
Planning Technician

A quorum of the Colleyville board, commission, or committee may be present at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

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

Aerial Map



ZC20-003

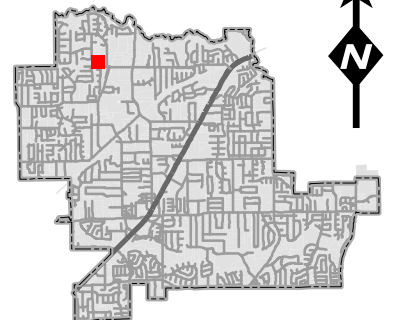
108 and 7204 John McCain Road

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Subject Property



Zoning Map



ZC20-003

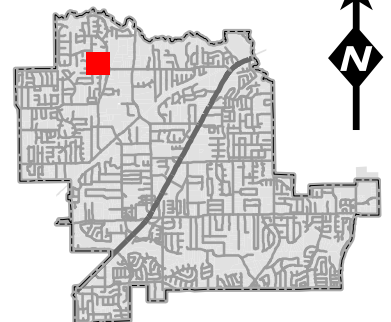
108 and 7204 John McCain Road

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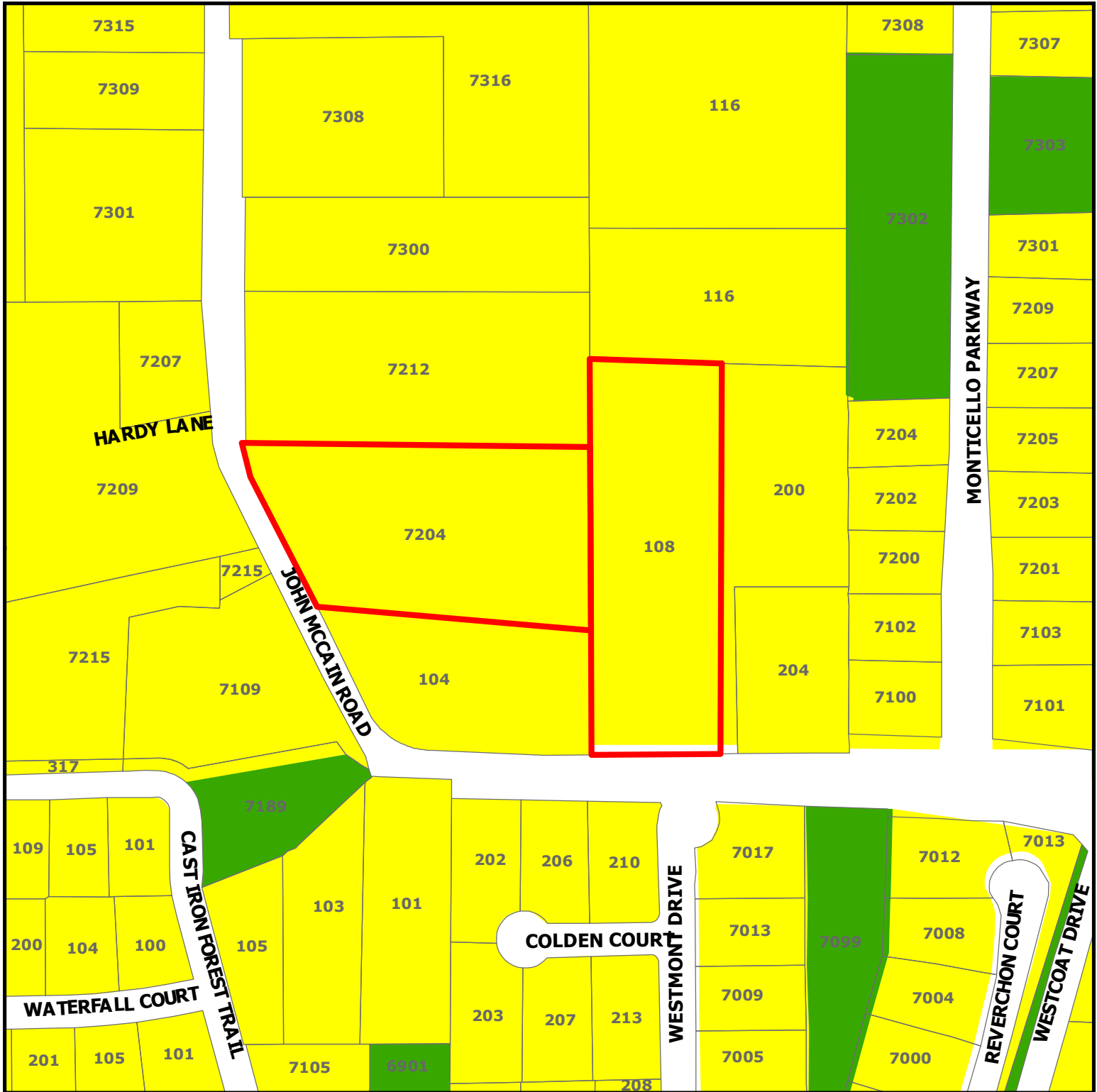
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Subject Property



Future Land Use Map

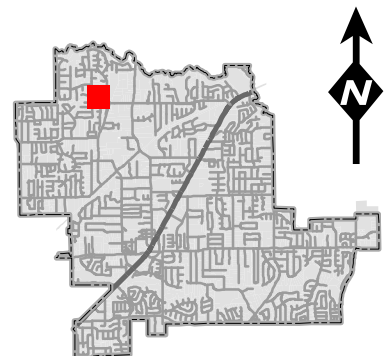
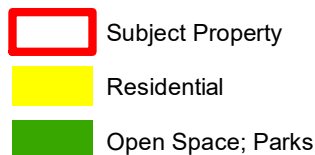


ZC20-003

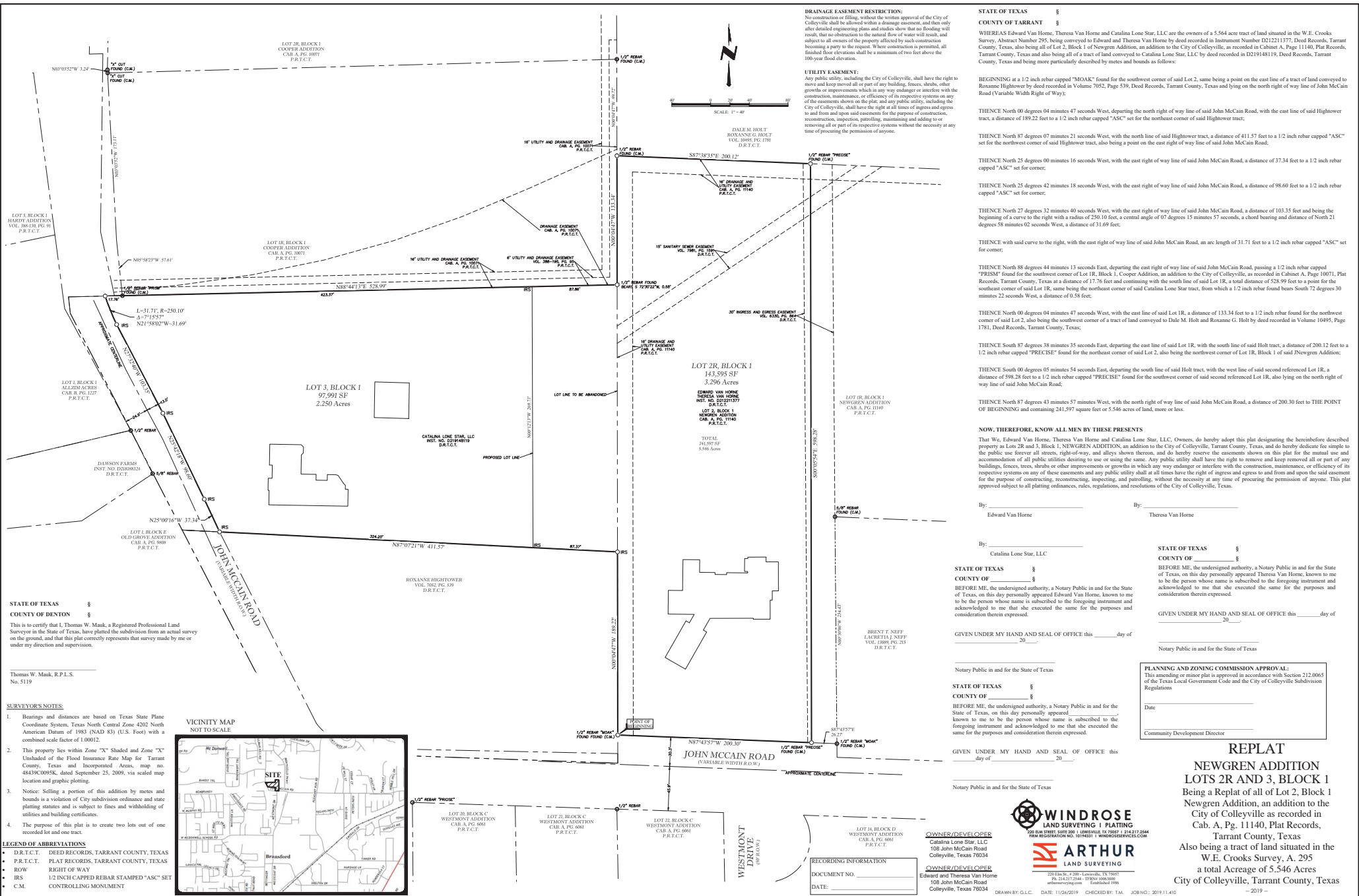
108 and 7204 John McCain Road

DISCLAIMER:

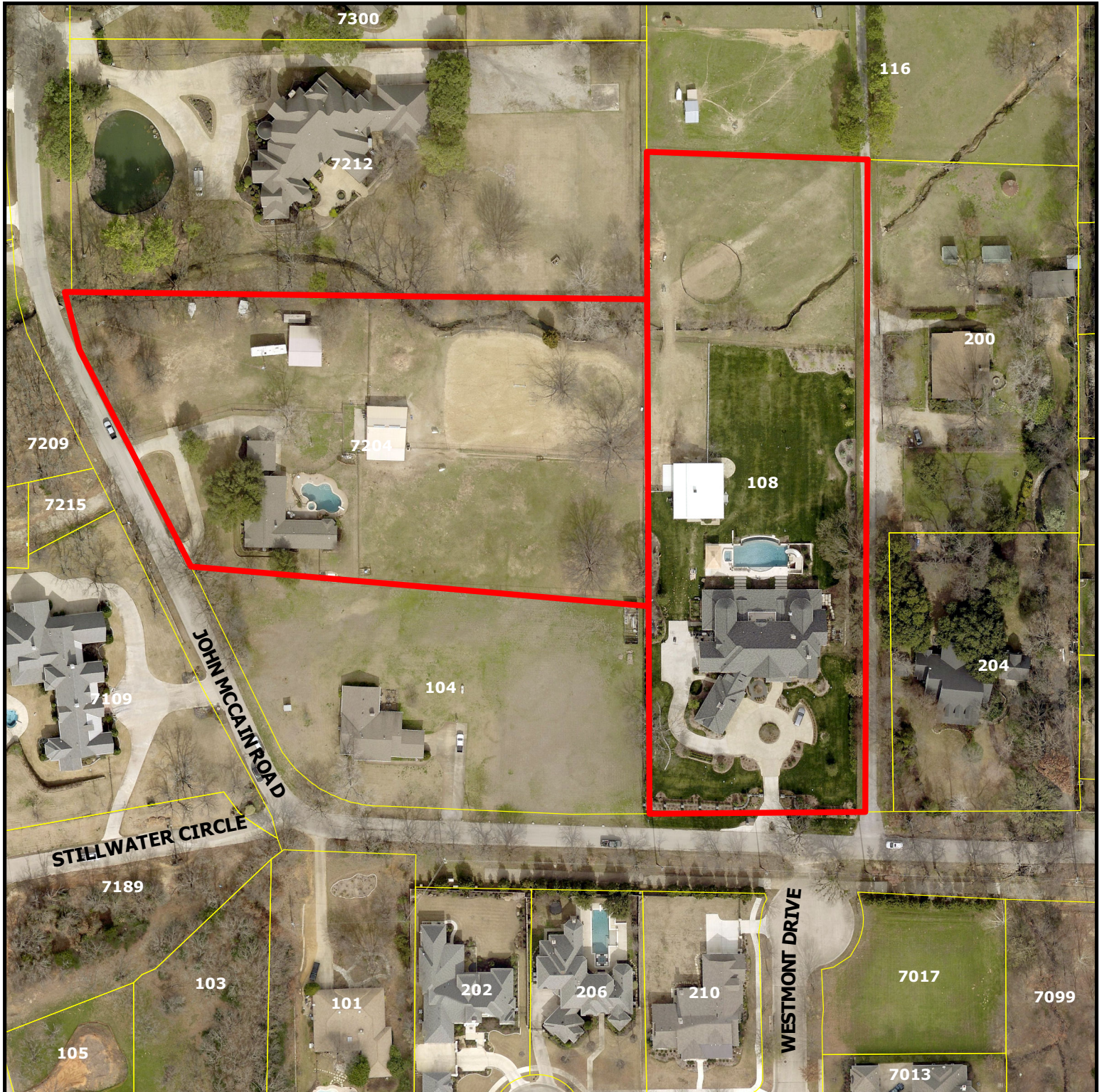
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Zoning Exhibit



Aerial Map



PC20-002

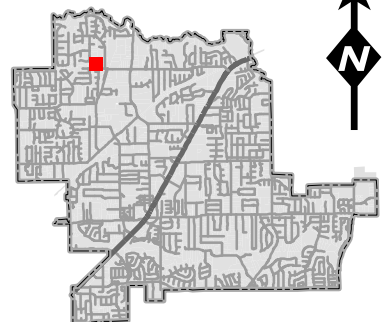
108 and 7204 John McCain Road

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Subject Property



Zoning Map

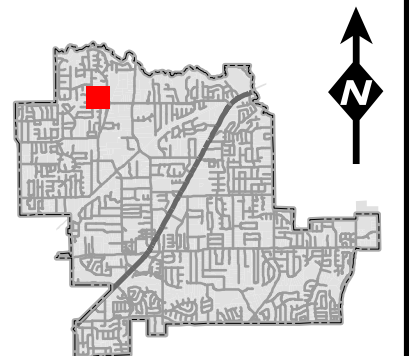


PC20-002

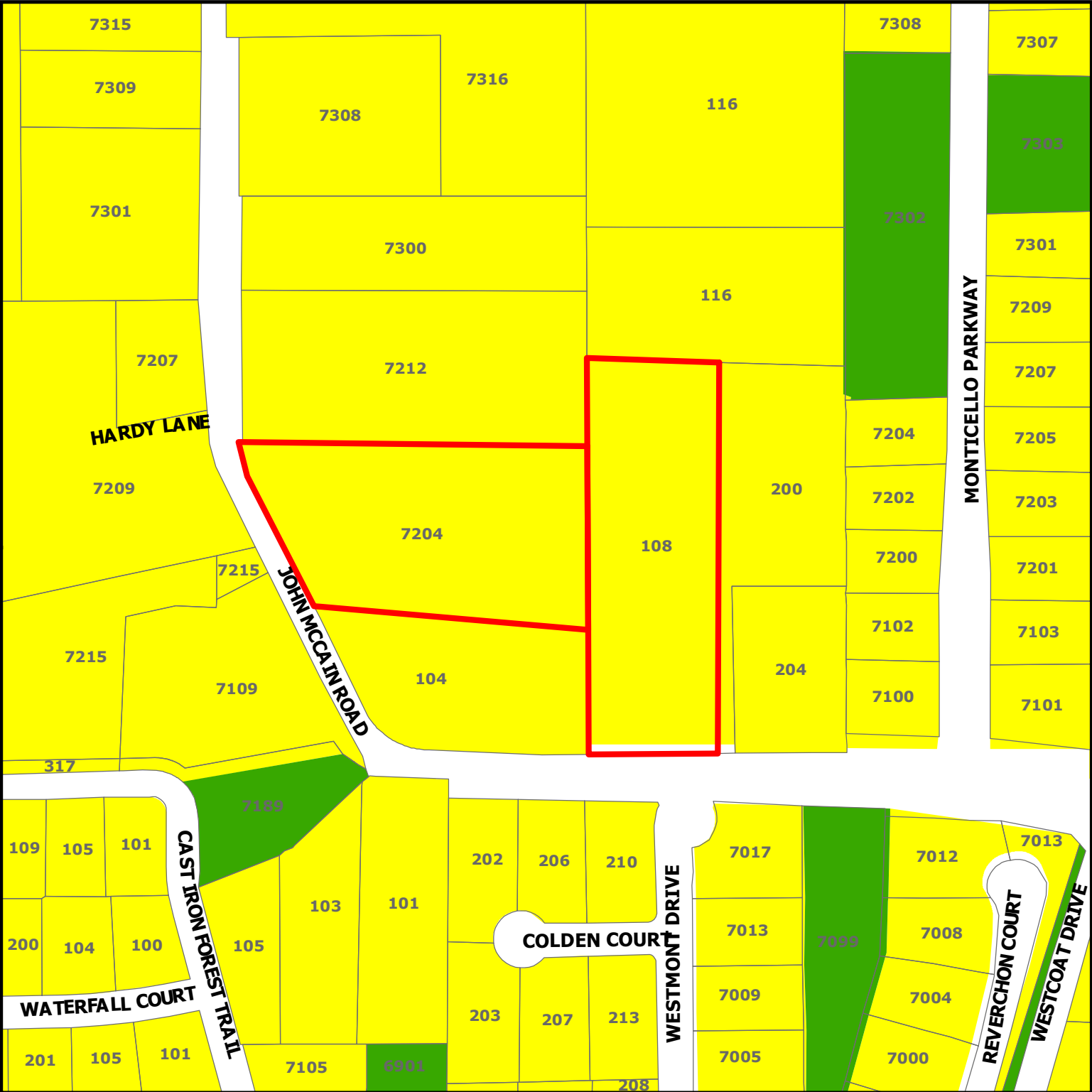
108 and 7204 John McCain Road

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 Subject Property



Future Land Use Map

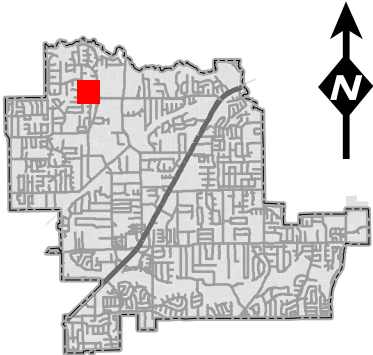


PC20-002

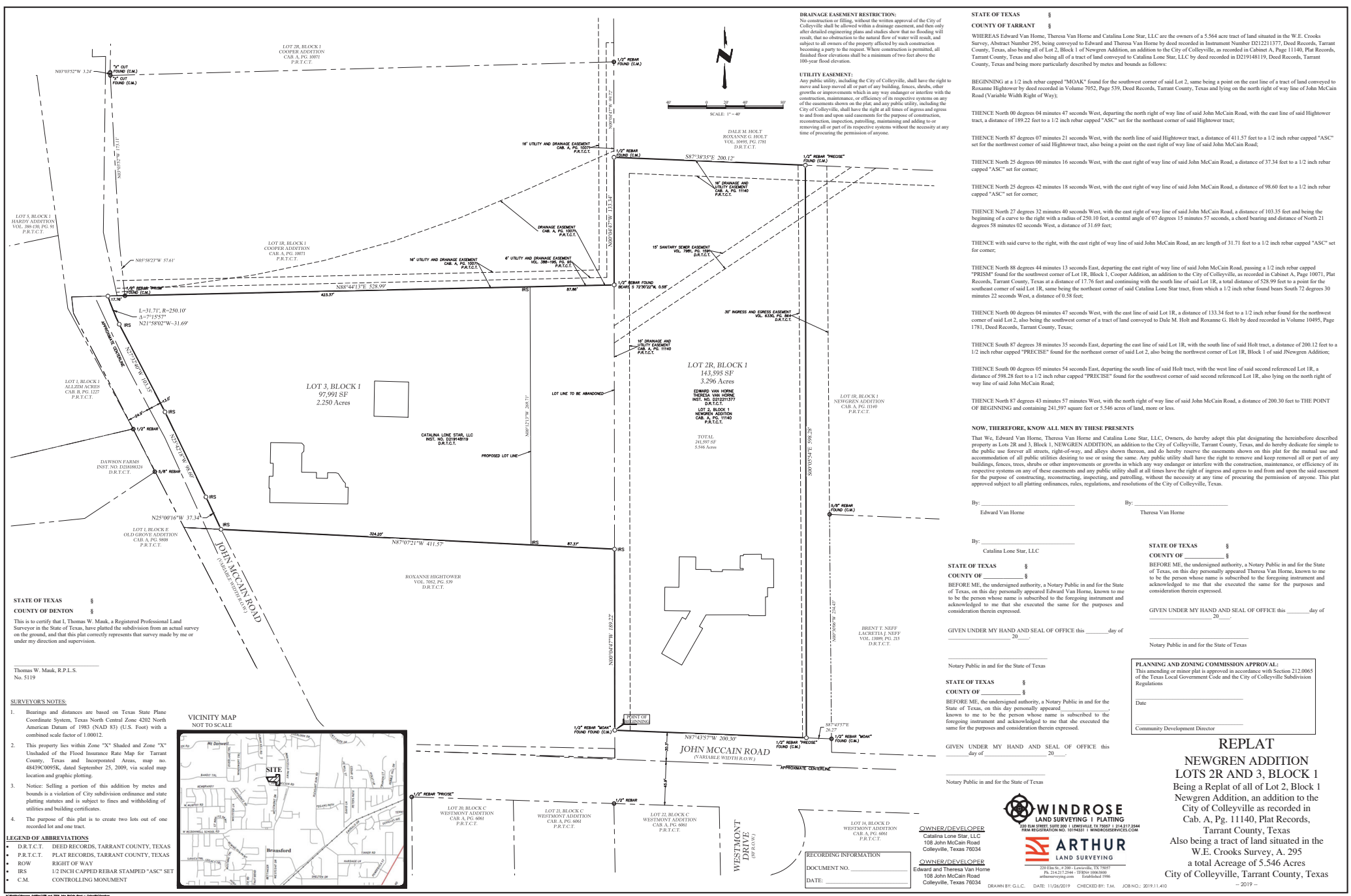
108 and 7204 John McCain Road

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-  Subject Property
-  Residential
-  Open Space; Parks

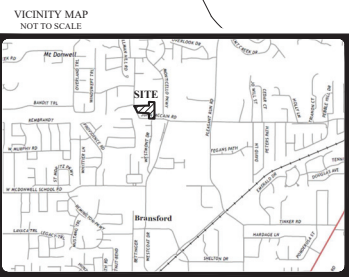


Plat Exhibit



LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT



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

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

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Edward Van Horne, Theresa Van Horne and Catalina Lone Star, LLC are the owners of a 5.564 acre tract of land situated in the W.E. Crooks Survey, Abstract Number 295, being conveyed to Edward and Theresa Van Horne by deed recorded in Instrument Number D212211377, Deed Records, Tarrant County, Texas, also being all of Lot 2, Block 1 of Newgren Addition, an addition to the City of Colleyville, as recorded in Cabinet A, Page 11140, Plat Records, Tarrant County, Texas and also being all of a tract of land conveyed to Catalina Lone Star, LLC by deed recorded in D219148119, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar capped "MOAK" found for the southwest corner of said Lot 2, same being a point on the east line of a tract of land conveyed to Roxanne Highower by deed recorded in Volume 7052, Page 539, Deed Records, Tarrant County, Texas and lying on the north right of way line of John McCain Road (Variable Width Right of Way);

THENCE North 00 degrees 04 minutes 47 seconds West, departing the north right of way line of said John McCain Road, with the east line of said Highower tract, a distance of 189.22 feet to a 1/2 inch rebar capped "ASC" set for the northeast corner of said Highower tract;

THENCE North 87 degrees 07 minutes 21 seconds West, with the north line of said Highower tract, a distance of 411.57 feet to a 1/2 inch rebar capped "ASC" set for the northwest corner of said Highower tract, also being a point on the east right of way line of said John McCain Road;

THENCE North 25 degrees 00 minutes 16 seconds West, with the east right of way line of said John McCain Road, a distance of 37.34 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE North 25 degrees 42 minutes 18 seconds West, with the east right of way line of said John McCain Road, a distance of 98.60 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE North 27 degrees 32 minutes 40 seconds West, with the east right of way line of said John McCain Road, a distance of 103.35 feet and being the beginning of a curve to the right with a radius of 250.10 feet, a central angle of 07 degrees 15 minutes 57 seconds, a chord bearing and distance of North 21 degrees 58 minutes 02 seconds West, a distance of 31.69 feet;

THENCE with said curve to the right, with the east right of way line of said John McCain Road, an arc length of 31.71 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE North 88 degrees 44 minutes 13 seconds East, departing the east right of way line of said John McCain Road, passing a 1/2 inch rebar capped "PRECISE" found for the southwest corner of Lot 1R, Block 1, Cooper Addition, an addition to the City of Colleyville, as recorded in Cabinet A, Page 10071, Plat Records, Tarrant County, Texas, and continuing with the south line of said Lot 1R, a total distance of 528.99 feet to a point for the southeast corner of said Lot 1R, same being the northeast corner of said Catalina Lone Star tract, from which a 1/2 inch rebar found bears South 72 degrees 30 minutes 22 seconds West, a distance of 0.58 feet;

THENCE North 00 degrees 04 minutes 47 seconds West, with the east line of said Lot 1R, a distance of 133.34 feet to a 1/2 inch rebar found for the northwest corner of said Lot 2, also being the southwest corner of a tract of land conveyed to Dale M. Holt and Roxanne G. Holt by deed recorded in Volume 10495, Page 1781, Deed Records, Tarrant County, Texas;

THENCE South 87 degrees 38 minutes 35 seconds East, departing the east line of said Lot 1R, with the south line of said Holt tract, a distance of 200.12 feet to a 1/2 inch rebar capped "PRECISE" found for the northeast corner of Lot 2, also being the northwest corner of Lot 1R, Block 1 of said Newgren Addition;

THENCE South 00 degrees 05 minutes 54 seconds East, departing the south line of said Holt tract, with the west line of said second referenced Lot 1R, a distance of 598.28 feet to a 1/2 inch rebar capped "PRECISE" found for the southwest corner of said second referenced Lot 1R, also lying on the north right of way line of said John McCain Road;

THENCE North 87 degrees 43 minutes 57 minutes West, with the north right of way line of said John McCain Road, a distance of 200.30 feet to THE POINT OF BEGINNING and containing 241,597 square feet or 5.546 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
That We, Edward Van Horne and Catalina Lone Star, LLC, Owners, do hereby adopt this plat designating the heretofore described property as Lots 2R and 3, Block 1, NEWGREN ADDITION, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate for simple to the public use forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any time holder has the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

By: _____ Edward Van Horne
By: _____ Theresa Van Horne

By: _____ Catalina Lone Star, LLC

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Edward Van Horne, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Theresa Van Horne, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Catalina Lone Star, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Edward and Theresa Van Horne, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Edward and Theresa Van Horne, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

REPLAT
NEWGREN ADDITION
LOTS 2R AND 3, BLOCK 1
Being a Replat of all of Lot 2, Block 1 Newgren Addition, an addition to the City of Colleyville as recorded in Cab. A, Pg. 11140, Plat Records, Tarrant County, Texas
Also being a tract of land situated in the W.E. Crooks Survey, A. 295 a total Acreage of 5.546 Acres City of Colleyville, Tarrant County, Texas

WINDROSE LAND SURVEYING & PLATTING
220 DAL SHAM STREET, SUITE 100, COLLEYVILLE, TX 76051-2142 / 214.217.2244
FIRM REGISTRATION NO. 00000001 / FIRM EXPIRATION DATE 12/31/2024

ARTHUR LAND SURVEYING
20 E. 10th St., Suite 200, Lewisville, TX 76067
PH: 940.243.2244 / 940.243.2245

OWNER/DEVELOPER
Catalina Lone Star, LLC
108 John McCain Road
Colleyville, Texas 76034

OWNER/DEVELOPER
Edward and Theresa Van Horne
108 John McCain Road
Colleyville, Texas 76034

RECORDING INFORMATION
DOCUMENT NO. _____
DATE: _____

DRAWN BY: G.L.C. DATE: 11/26/2019 CHECKED BY: T.M. JOB NO.: 2019.1.410

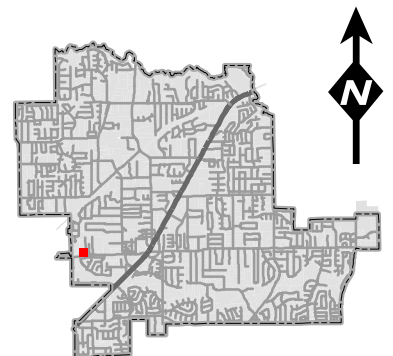
Aerial Map



ZC20-004
218 W Glade Rd

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 Subject Property



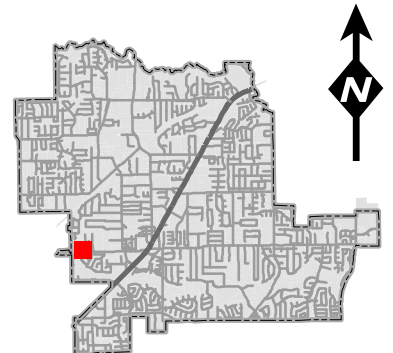
Zoning Map



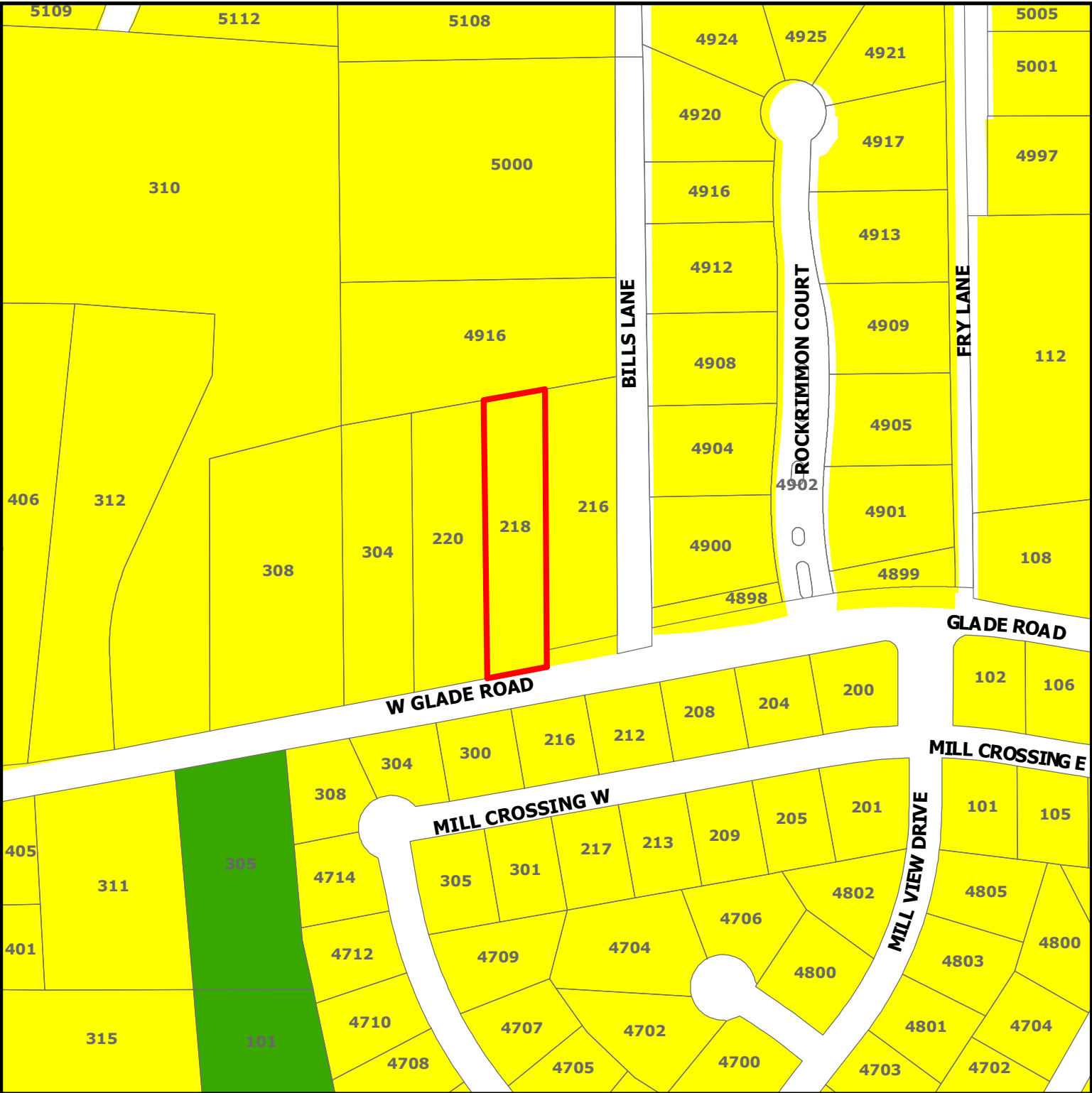
ZC20-004
218 W Glade Rd

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 Subject Property



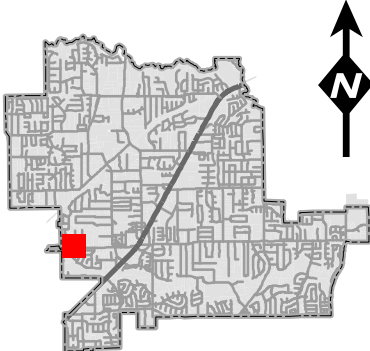
Future Land Use Map



ZC20-004
218 W Glade Rd

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-  Subject Property
-  Residential
-  Open Space; Parks

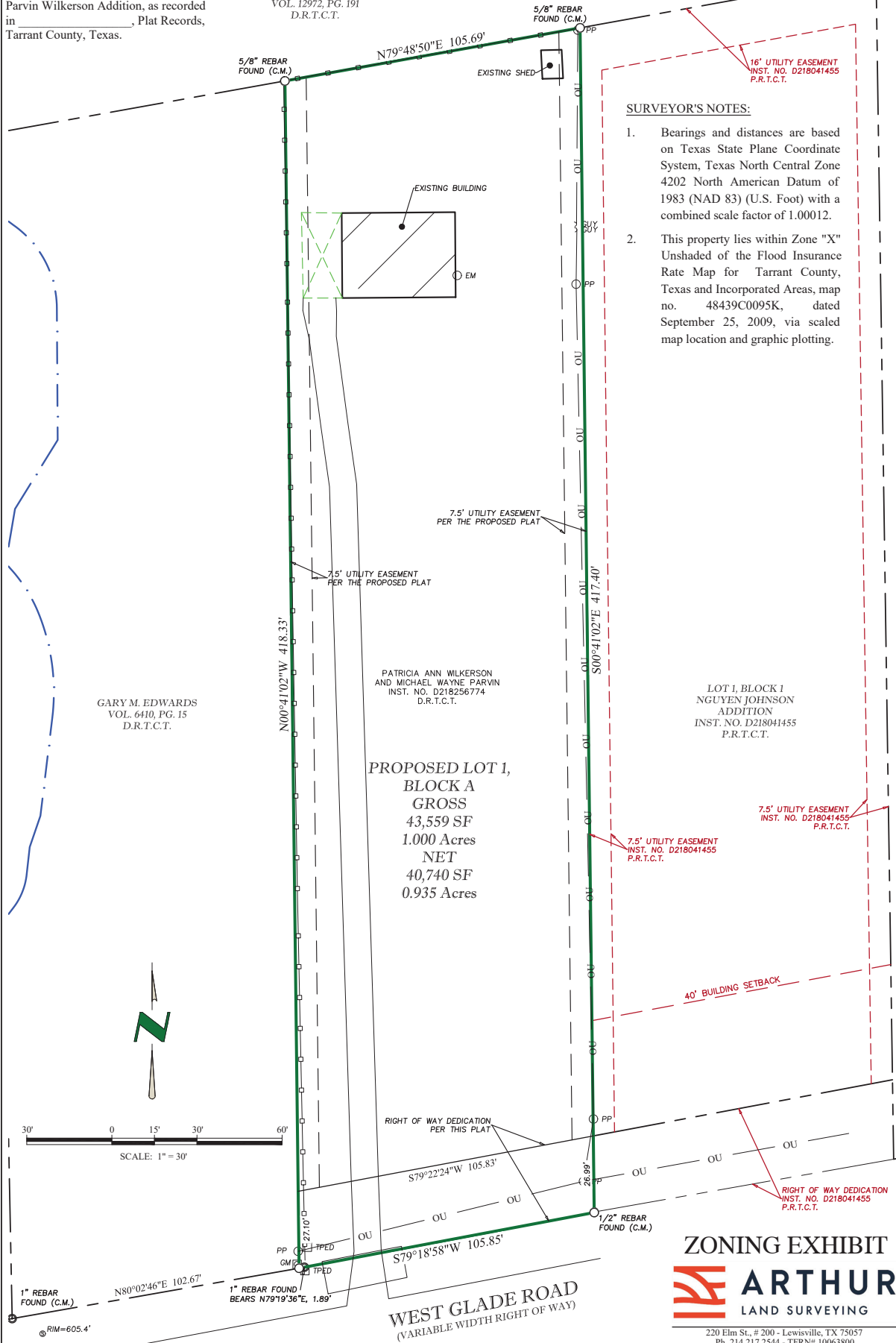


Zoning Exhibit

PROPERTY DESCRIPTION:

BEING the proposed Lot 1, Block A
Parvin Wilkerson Addition, as recorded
in _____, Plat Records,
Tarrant County, Texas.

FRED W. WESTPHAL JR.
VOL. 12972, PG. 191
D.R.T.C.T.



SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, dated September 25, 2009, via scaled map location and graphic plotting.

LOT 1, BLOCK 1
NGUYEN JOHNSON
ADDITION
INST. NO. D218041455
P.R.T.C.T.

PROPOSED LOT 1,
BLOCK A
GROSS
43,559 SF
NET
40,740 SF
0.935 Acres

ZONING EXHIBIT
ARTHUR
LAND SURVEYING

220 Elm St., # 200 - Lewisville, TX 75057
Ph. 214.217.2544 - TFRN# 10063800
arthursurveying.com Established 1986

DRAWN BY: G.L.C. DATE: 01/21/2020

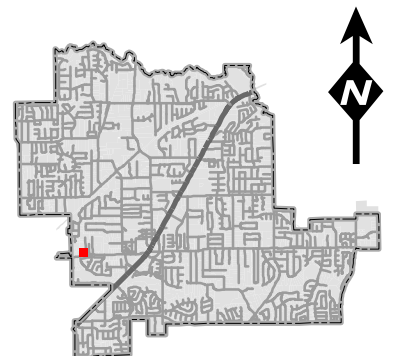
Aerial Map



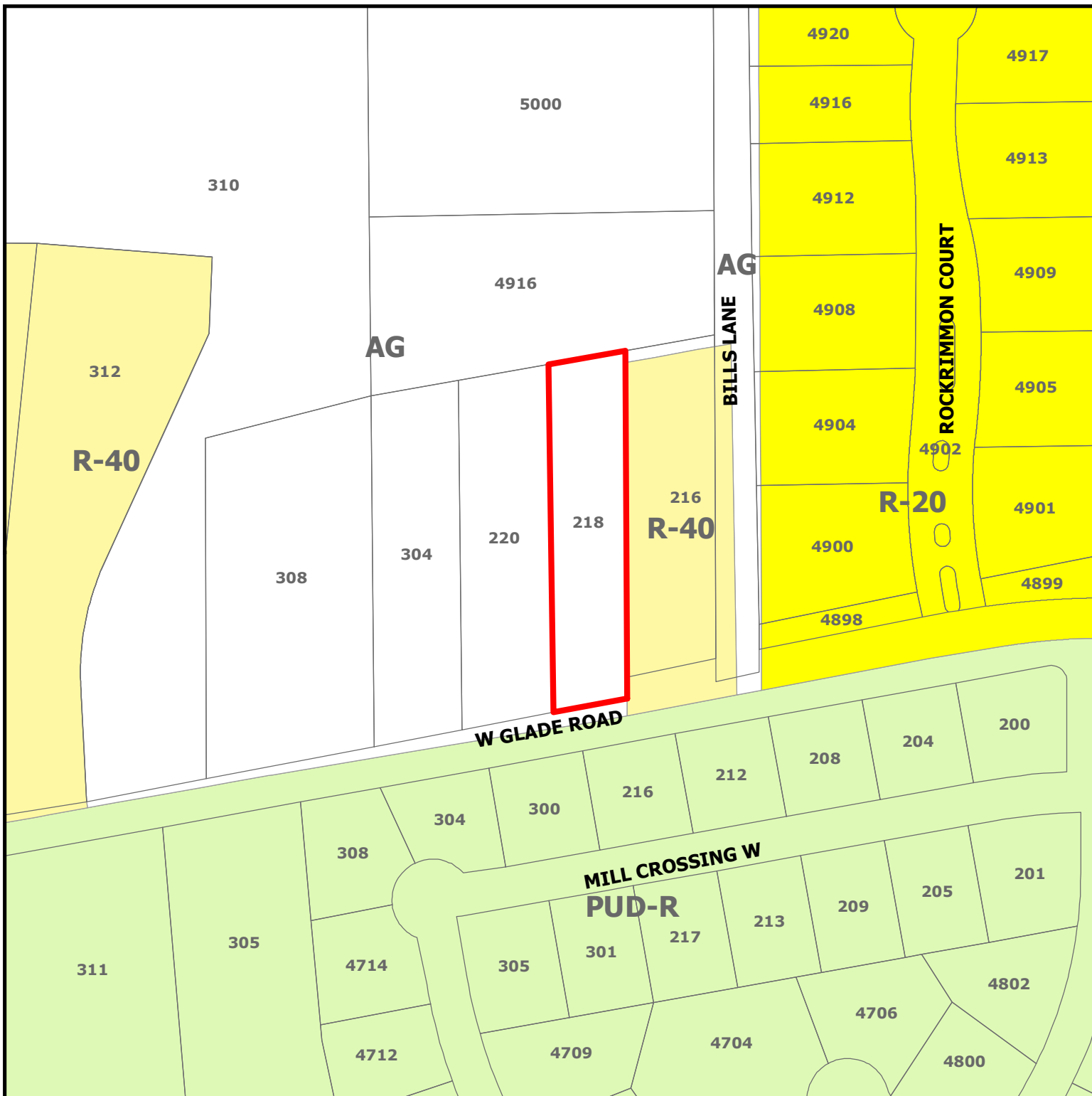
PC20-003
218 W Glade Rd

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 Subject Property



Zoning Map



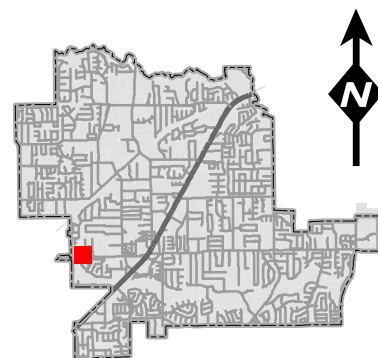
PC20-003
218 W Glade Rd

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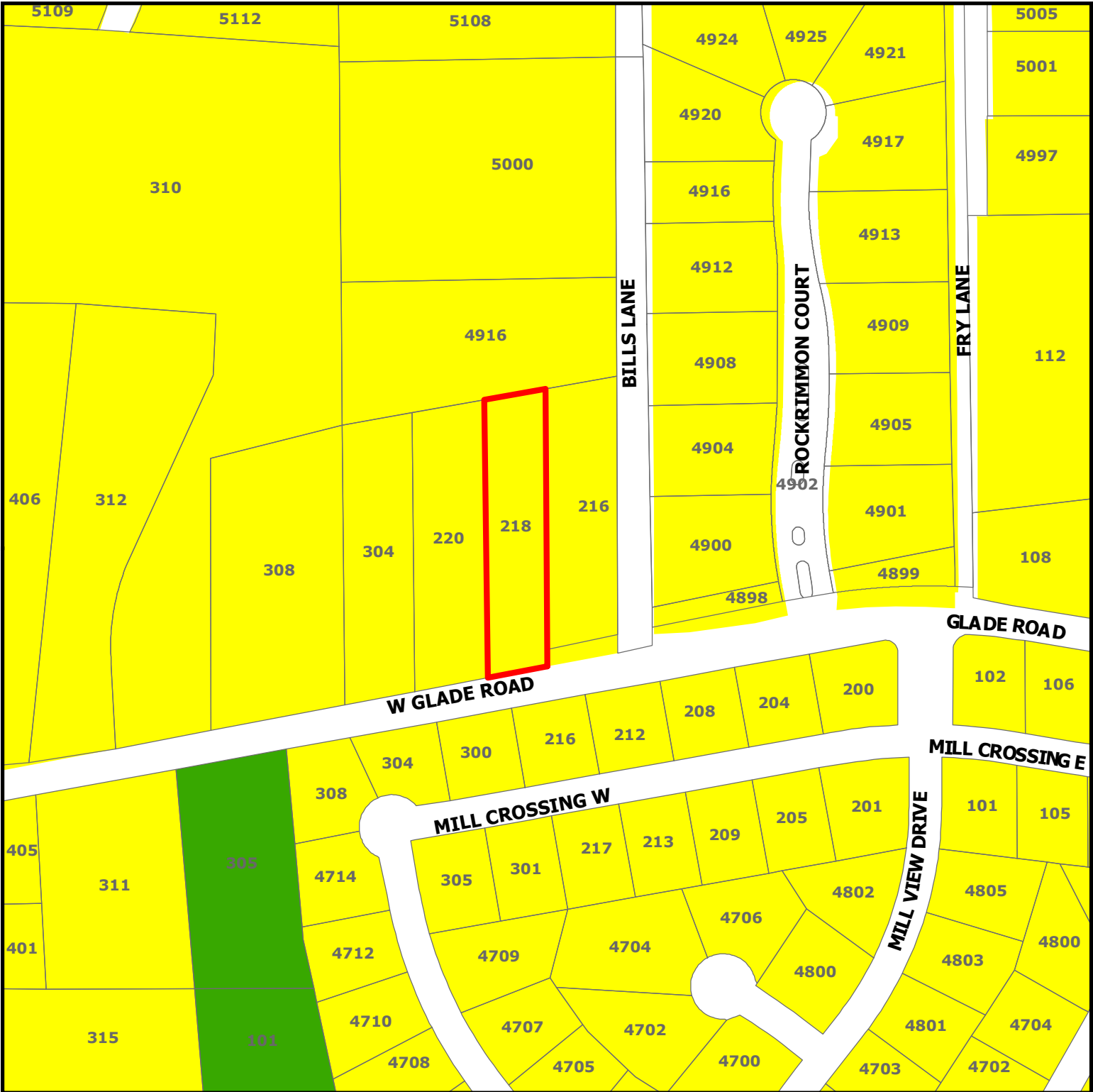
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Subject Property



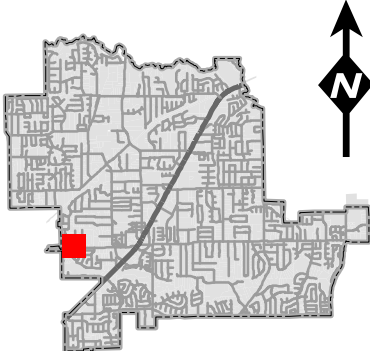
Future Land Use Map



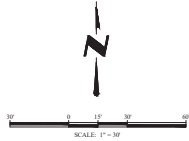
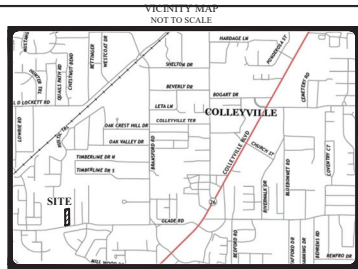
PC20-003
218 W Glade Rd

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-  Subject Property
-  Residential
-  Open Space; Parks



Plat Exhibit



SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, dated September 25, 2009, via scaled map location and graphic plotting.
3. Notice: Setting a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of this plat and building certificates.
4. The purpose of this plat is to create one lot out of a tract of land.

STATE OF TEXAS §
COUNTY OF DENTON §
This is to certify that I, Thomas W.
actual surveyor on the ground; and the
PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT BE VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED 1/24/2000

Thomas W. Mauk, R.P.L.S.

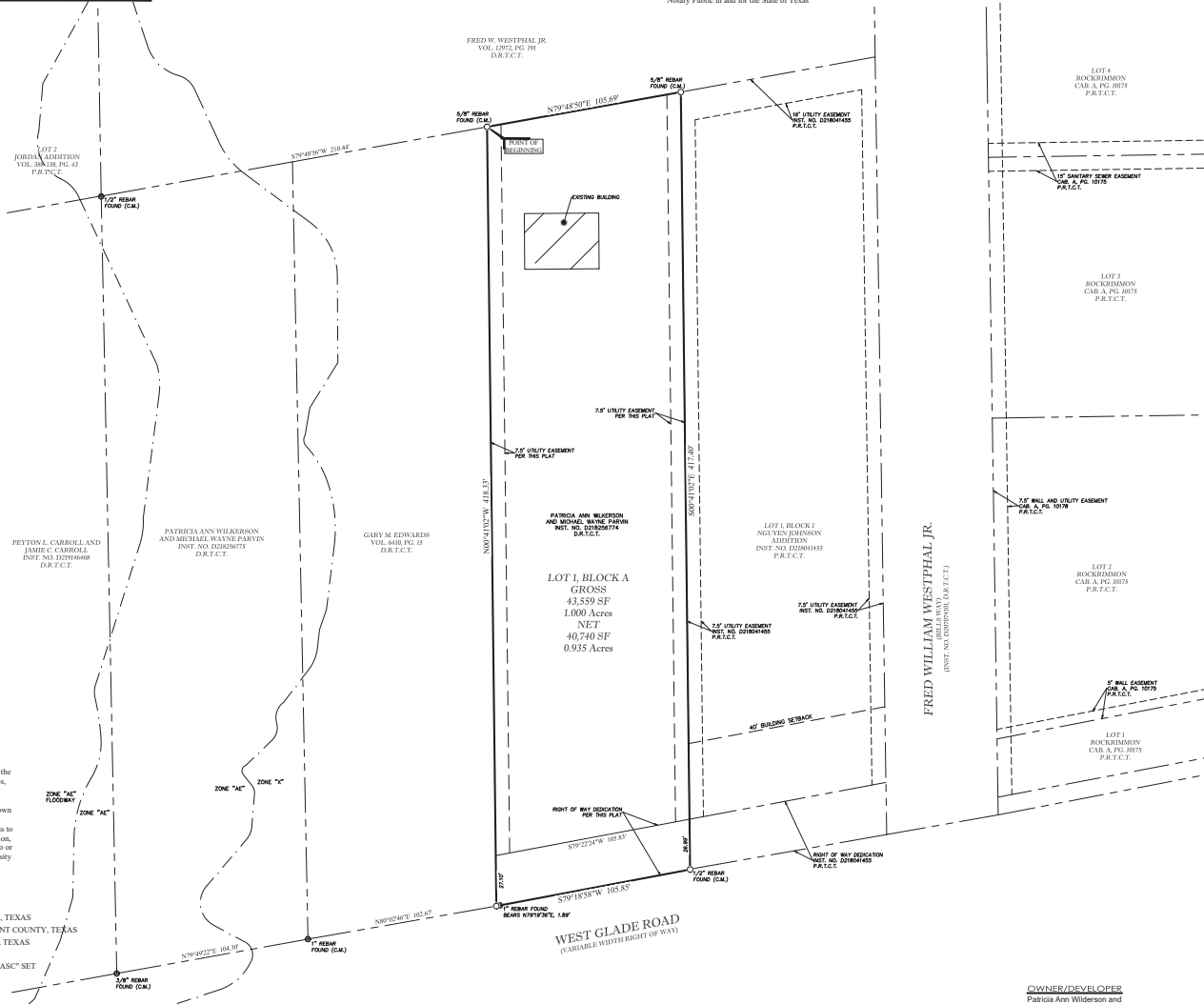
No. 5119

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____

Notary Public in and for the State of Texas



UTILITY EASEMENT:

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

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Patricia Ann Wilkerson and Michael Wayne Parvin are the owners of a 1.000 acre tract of land situated in the A.T. Young Survey, Abstract Number 1756, as conveyed to Patricia Ann Wilkerson and Michael Wayne Parvin by deed recorded in D218256774, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar found for the northeast corner of a tract of land conveyed to Gary M. Edwards by deed recorded in Volume 6410, Page 15, Deed Records, Tarrant County, Texas, also being a point on the south line of a tract of land conveyed to Fred W. Westphal Jr. by deed recorded in Volume 12972, Page 191, Deed Records, Tarrant County, Texas;

THENCE North 79 degrees 48 minutes 50 seconds East, with the south line of said Westphal tract, a distance of 105.69 feet to a 5/8 inch rebar found for the northwest corner of Lot 1, Block 1, Nguyen Johnson Addition, an addition to the City of Colleyville, as recorded in Instrument Number D218041455, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 41 minutes 02 seconds East, departing the south line of said Westphal tract, with the west line of said Lot 1, a distance of 417.40 feet to a 1/2 inch rebar found for corner and lying on the north right of way line of West Glade Road (Variable Width Right of Way);

THENCE South 79 degrees 18 minutes 58 seconds West, with the north right of way line of said West Glade Road, a distance of 105.85 feet to a point for the southeast corner of said Edwards tract, from which a 1 inch rebar which bears North 79 degrees 19 minutes 36 seconds East, a distance of 1.89 feet;

THENCE North 00 degrees 41 minutes 02 seconds West, departing the north right of way line of said West Glade Road, with the east line of said Edwards tract, a distance of 418.33 feet to THE POINT OF BEGINNING and containing 43,559 square feet or 1.000 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That We, Patricia Ann Wilkerson and Michael Wayne Purvin, Owners, do hereby adopt this plan designating the hereinbefore described property located at Block A, PARVIN WILKERSON ADDITION, an addition to the City of Colville, Tarrant County, Texas, and do hereby dedicate the same for the public use forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plan for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or structures shown on this plan which may be in the way of the use of the same by the public utility. The City of Colville, Texas, its successors and assigns and any public utility shall at all times have the right of ingress and egress to and from upon the said tract easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plan approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Colville, Texas.

By: _____ Patricia Ann Wilderson

By: _____ Michael Wayne Parvin

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

Notary Public in and for the State of Texas

PLANNING AND ZONING COMMISSION APPROVAL:
This amending or minor plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations

Date _____

Commonwealth Development and Director

MINOR PLAT
PARVIN WILKERSON ADDITION
LOT 1, BLOCK A
Being a 1.000 Acre tract of land
Situated in the A.T. Young Survey,
Abstract Number 1756
City of Colleyville, Tarrant County, Texas

SURVEYOR
ARTHUR
LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 214.217.2544 - TFFN# 10063800
arthursurveying.com Established 1986

Recorded:
Instrument Number _____, P.R.T.C.T.

OWNER/DEVELOPER
Patricia Ann Wilderson and
Michael Wayne Parvin
26 Shadowbrook Lane
Hurst, Texas 76053

DRAWN BY: G.J.C. DATE: 01/21/2020 CHECKED BY: T.M. JOB NO.: WR2001.2717-01

Aerial Map

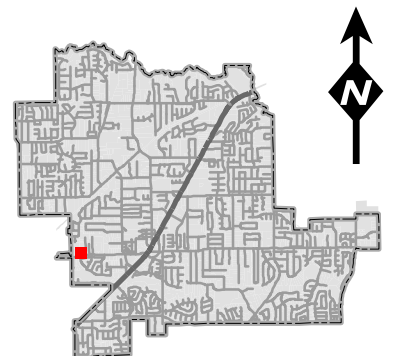


ZC20-005
304 W Glade Rd

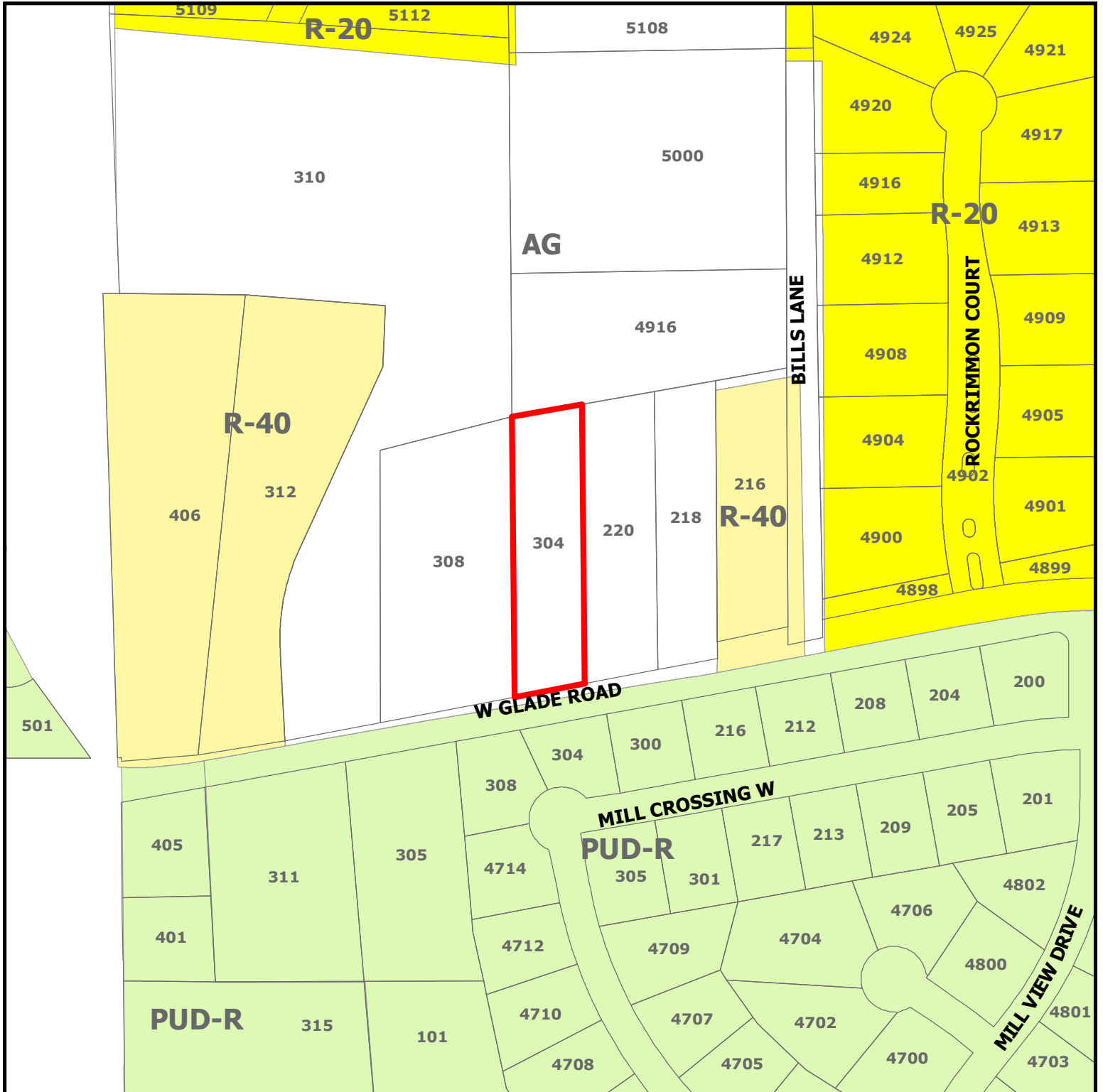
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Subject Property



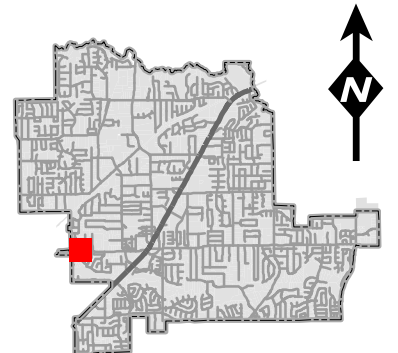
Zoning Map



ZC20-005
304 W Glade Rd

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 Subject Property



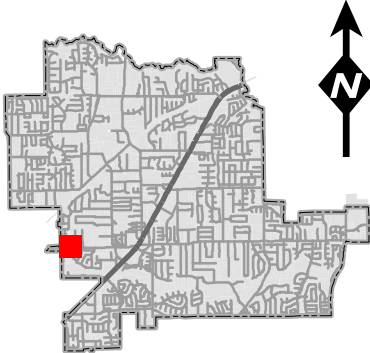
Future Land Use Map



ZC20-005
304 W Glade Rd

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-  Subject Property
-  Residential
-  Open Space; Parks



Zoning Exhibit

PROPERTY DESCRIPTION:

BEING the proposed Lot 1, Block A
Patricia and Michael Addition, as
recorded in _____, Plat
Records, Tarrant County, Texas.

FRED W. WESTPHAL JR.
VOL. 12972, PG. 191
D.R.T.C.T.

5/8" REBAR
FOUND (C.M.)

LOT 2
JORDAN ADDITION
VOL. 388-138, PG. 43
P.R.T.C.T.

1/2" REBAR
FOUND (C.M.)

**PROPOSED
LOT 1, BLOCK A**
GROSS
42,991 SF
0.987 Acres
NET
40,372 SF
0.927 Acres

SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, dated September 25, 2009, via scaled map location and graphic plotting.

7.5' UTILITY EASEMENT
PER THE PROPOSED PLAT

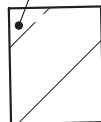
7.5' UTILITY EASEMENT
PER THE PROPOSED PLAT

PATRICIA ANN WILKERSON AND
MICHAEL WAYNE PARVIN
INST. NO. D218256775
D.R.T.C.T.

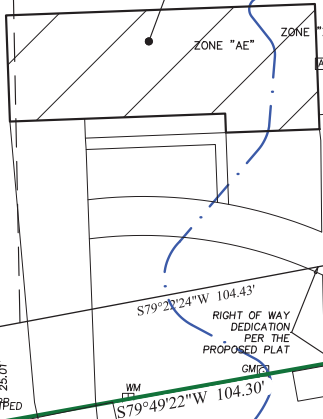
GARY M. EDWARDS
VOL. 6410, PG. 15
D.R.T.C.T.

PEYTON L. CARROLL AND
JAMIE C. CARROLL
INST. NO. D219146468
D.R.T.C.T.

EXISTING SHED / SHOP



EXISTING RESIDENCE



ZONE "AE"
FLOODWAY

ZONE "AE"

ZONE "AE"

ZONE "X"

S79°20'24"W 104.43'

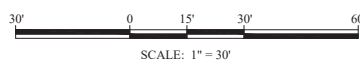
RIGHT OF WAY
DEDICATION
PER THE
PROPOSED PLAT

S79°49'22"W 104.30'

3/8" REBAR
FOUND (C.M.)

1" REBAR
FOUND (C.M.)

© RIM=605.4'



ZONING EXHIBIT
ARTHUR
LAND SURVEYING

220 Elm St., # 200 - Lewisville, TX 75057
Ph. 214.217.2544 - TFRN# 10063800
arthursurveying.com Established 1986

DRAWN BY: G.L.C. DATE: 01/21/2020

Aerial Map

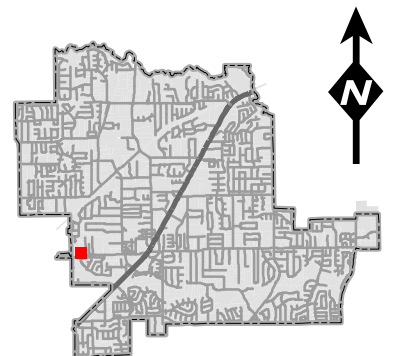


PC20-004
304 W Glade Rd

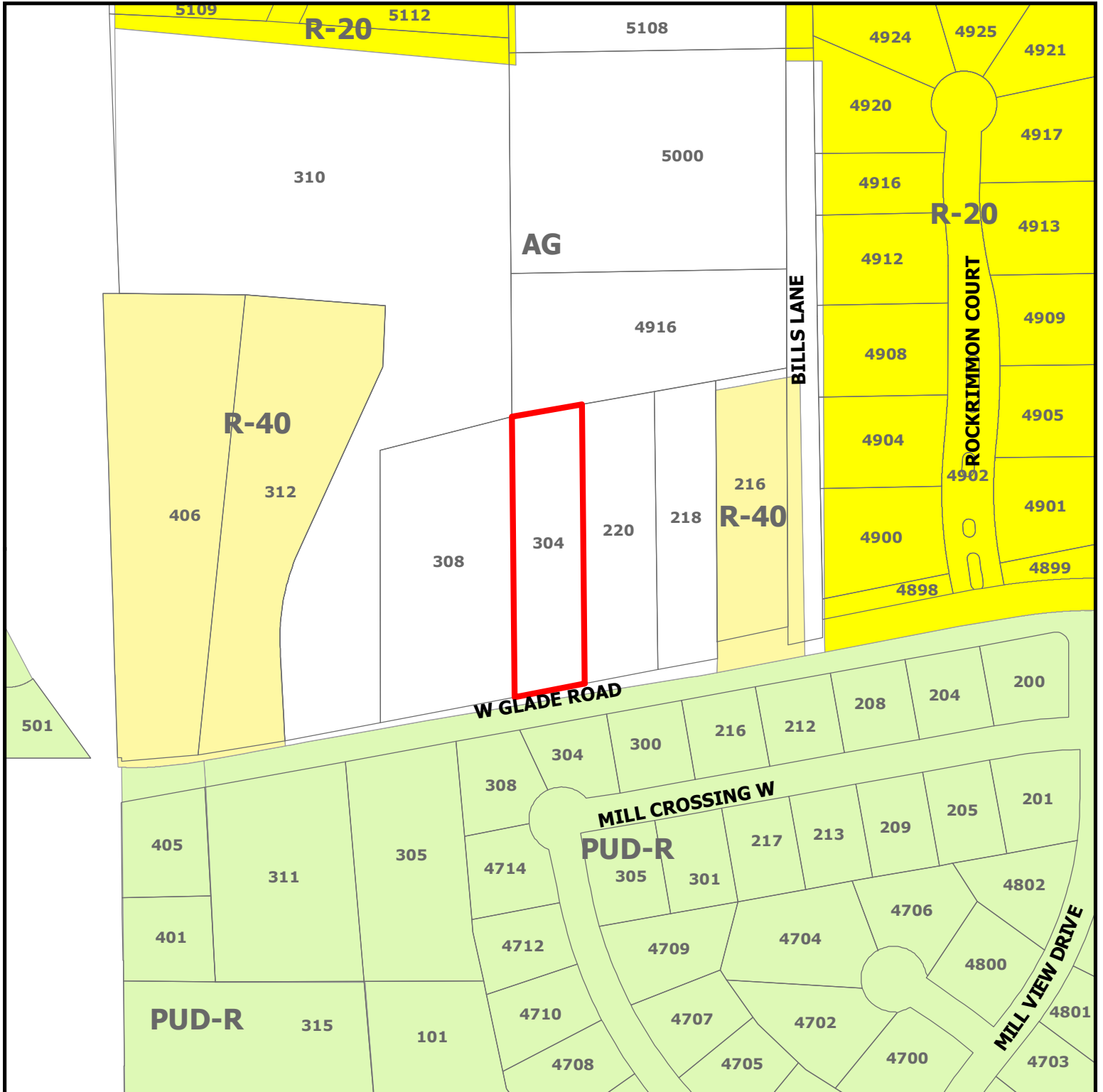
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Subject Property



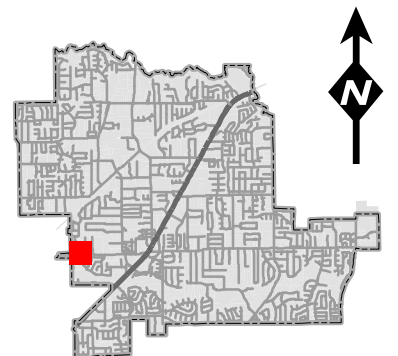
Zoning Map



PC20-004
304 W Glade Rd

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 Subject Property



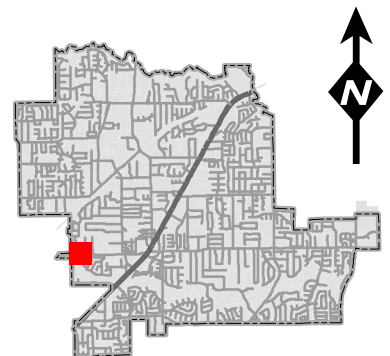
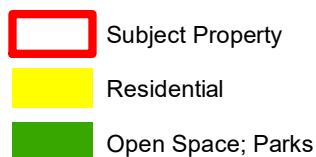
Future Land Use Map



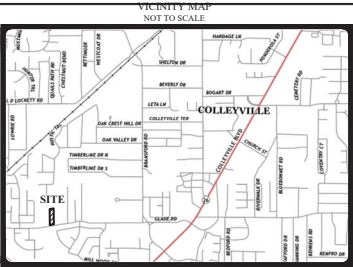
PC20-004
304 W Glade Rd

DISCLAIMER:

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Plat Exhibit



SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X" Unshaded, Zone "X" Shaded, Zone AE and Zone AE Floodway of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, dated September 25, 2009, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create one lot out of a tract of land.

STATE OF TEXAS §

COUNTY OF DENTON §

This is to certify that I, Thomas W. Mank, a Registered Professional Land Surveyor of the State of Texas, have plated the subdivision from an actual survey.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE REPRODUCED OR RELED UPON AS A FINAL SURVEY DOCUMENT DATED 1/23/2020.

Thomas W. Mank, R.P.L.S.
No. 5119

STATE OF TEXAS §

COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS Patricia Ann Wilkerson and Michael Wayne Parvin are the owners of a 0.987 acre tract of land situated in the A.T. Young Survey, Abstract Number 1756, as conveyed to Patricia Ann Wilkerson and Michael Wayne Parvin by deed recorded in D218256775, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the easternmost southeast corner of Lot 2, Jordan Addition, an addition to the City of Colleyville, as recorded in Volume 388-138, Page 43, Plat Records, Tarrant County, Texas, also being the northeast corner of a tract of land conveyed to Peyton L. Carroll and Jamie C. Carroll by deed recorded in Instrument Number D219146468, Deed Records, Tarrant County, Texas and being the southwest corner of a tract of land conveyed to Fred W. Westphal Jr. by deed recorded in Volume 12972, Page 191, Deed Records, Tarrant County, Texas;

THENCE North 79 degrees 48 minutes 56 seconds East, with the south line of said Westphal tract, a distance of 104.30 feet to a 1/2 inch rebar capped "ASC" set for the northwest corner of a tract of land conveyed to Gary M. Edwards by deed recorded in Volume 6410, Page 15, Deed Records, Tarrant County, Texas;

THENCE South 01 degrees 08 minutes 42 seconds East, departing the south line of said Westphal tract, with the west line of said Edwards tract, a distance of 417.35 feet to a 1 inch rebar found for the southwest corner of said Edwards tract and lying on the north right of way line of West Glade Road Variable Width Right of Way;

THENCE South 79 degrees 49 minutes 22 seconds West, with the north right of way line of said West Glade Road, a distance of 104.30 feet to a 3/8 inch rebar found for the southeast corner of said Carroll tract;

THENCE North 01 degrees 08 minutes 42 seconds West, departing the north right of way line of said West Glade Road, with the east line of said Carroll tract, a distance of 417.35 feet to THE POINT OF BEGINNING and containing 42,991 square feet or 0.987 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That We, Patricia Ann Wilkerson and Michael Wayne Parvin, Owners, do hereby adopt this plat designating the hereinbefore described property as Lot 1, Block A, PATRICIA AND MICHAEL ADDITION, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate for use to the public use forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and maintaining, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

By: _____

Patricia Ann Wilkerson

By: _____

Michael Wayne Parvin

STATE OF TEXAS §

COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

Notary Public in and for the State of Texas

PLANNING AND ZONING COMMISSION APPROVAL:
This amending or minor plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations

Date: _____

Community Development Director

MINOR PLAT
PATRICIA AND MICHAEL ADDITION
LOT 1, BLOCK A

Being a 0.987 Acre tract of land
Situated in the A.T. Young Survey,
Abstract Number 1756
City of Colleyville, Tarrant County, Texas

SURVEYOR
ARTHUR
LAND SURVEYING
2018m St., P 200 - Lewisville, TX 76051
PH: 412.212.2244 - TFF: 940.444.0000
arthursurveying.com
Established 1986

OWNER/DEVELOPER
Patricia Ann Wilkerson and
Michael Wayne Parvin
26 Shadowbrook Lane
Hurst, Texas 76053

Recorded:
Instrument Number _____, P.R.T.C.T.

DRAWN BY: G.L.C. DATE: 01/21/2020 CHECKED BY: T.M. JOB NO.: WR2201.2717.01

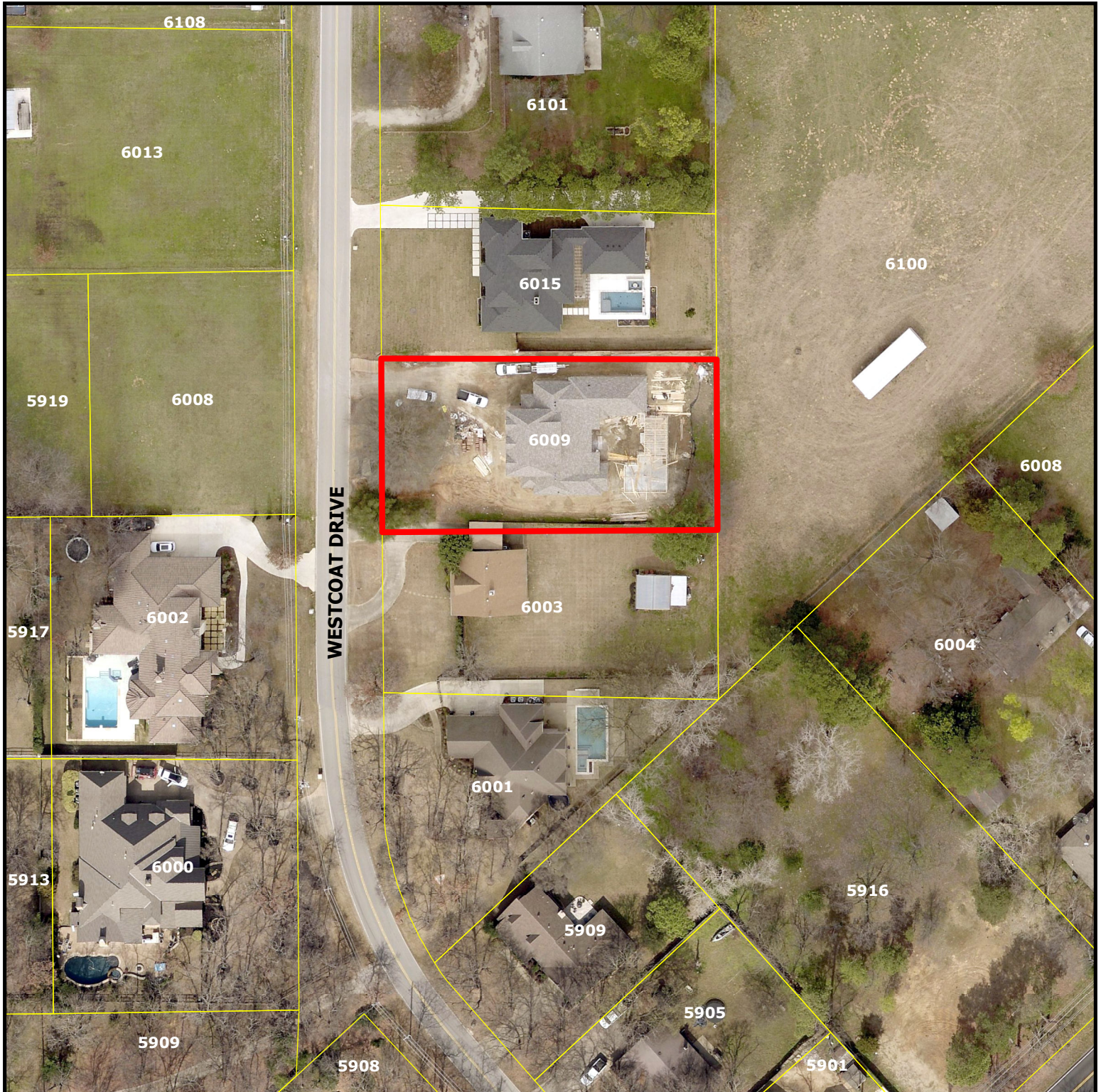
UTILITY EASEMENT:

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

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT

Aerial Map

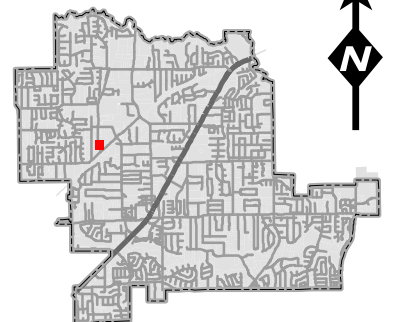


ZC20-006
6009 Westcoat Drive

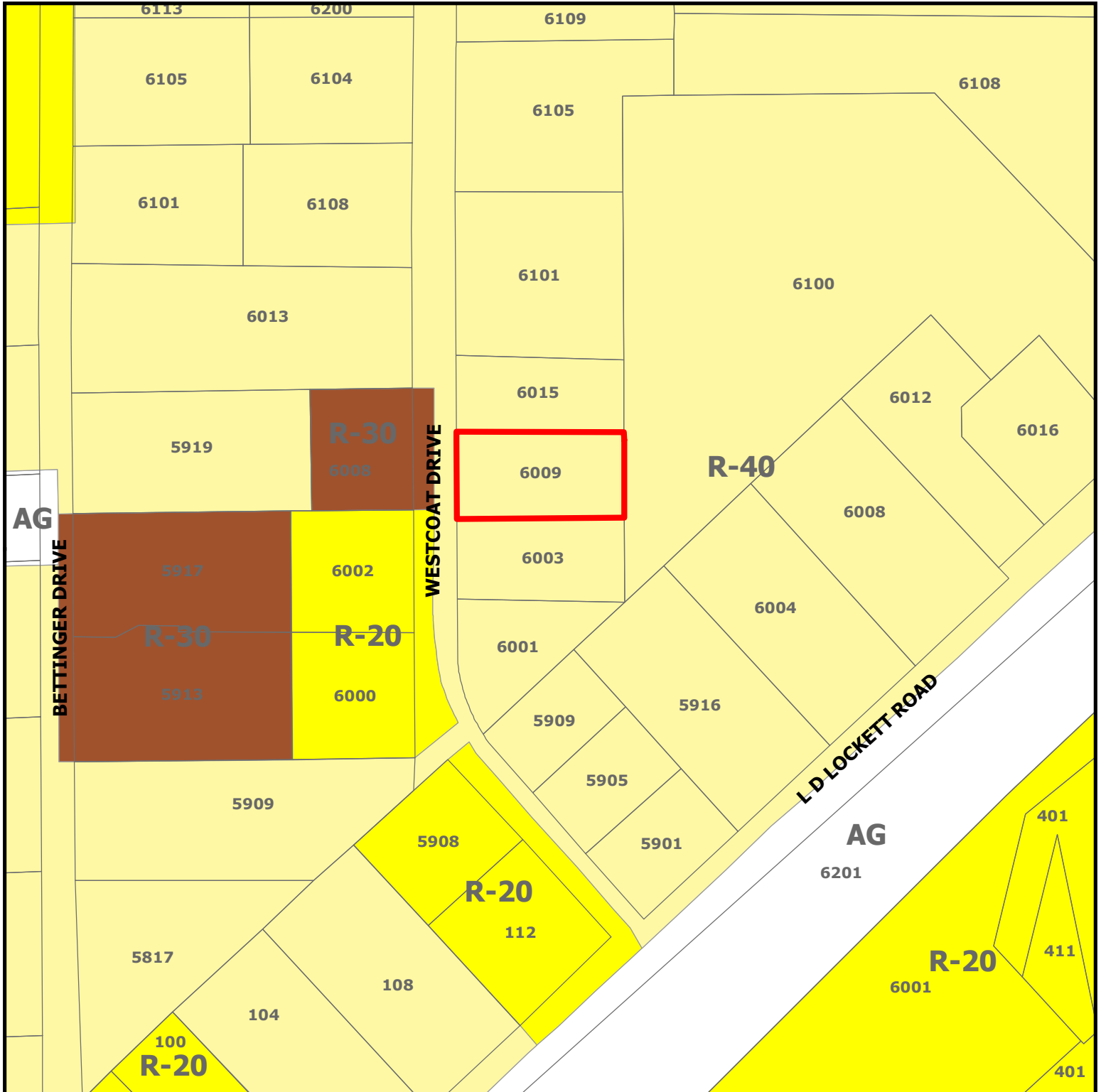
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Subject Property



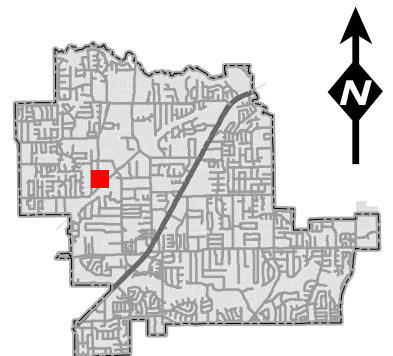
Zoning Map



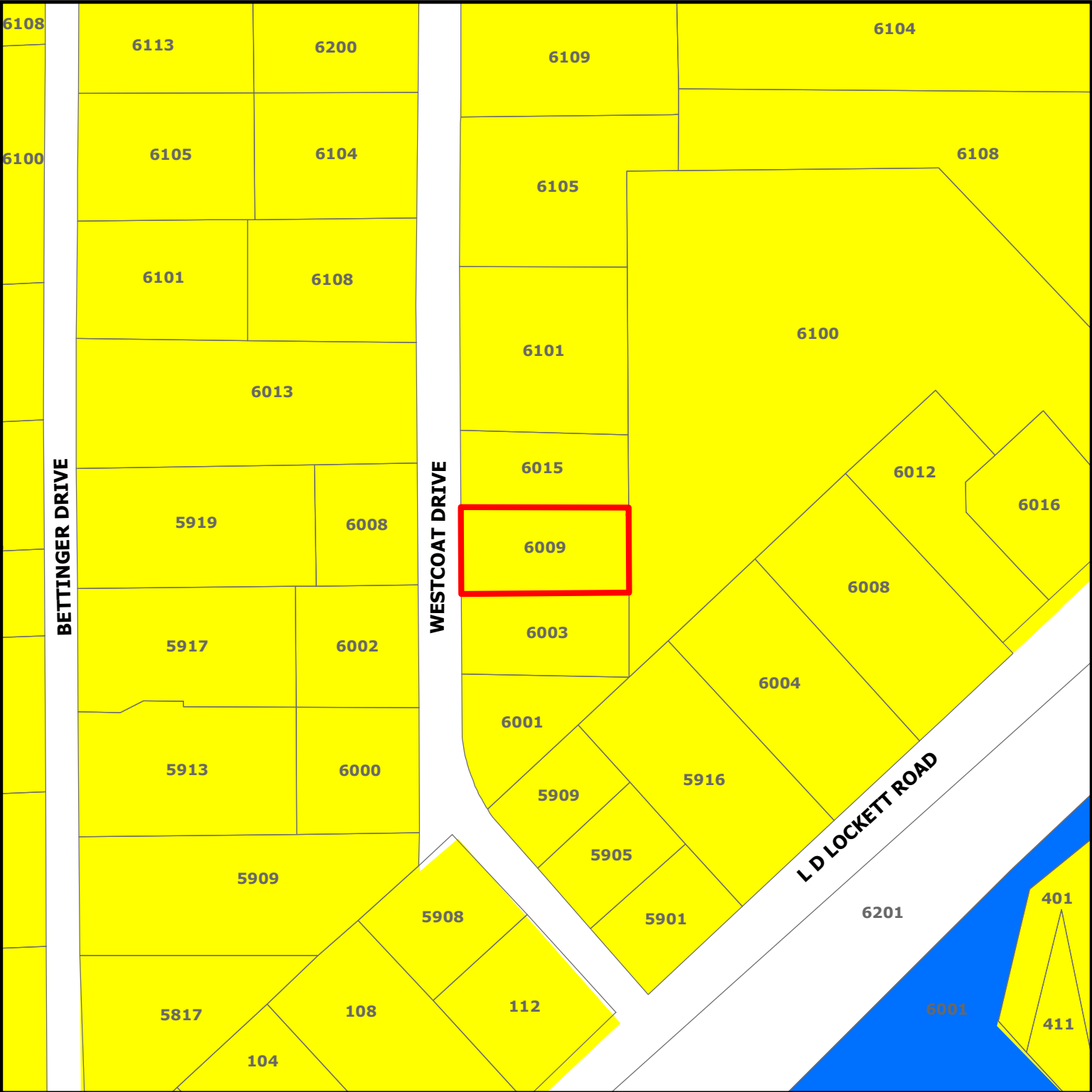
ZC20-006
6009 Westcoat Drive

DISCLAIMER:
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 Subject Property



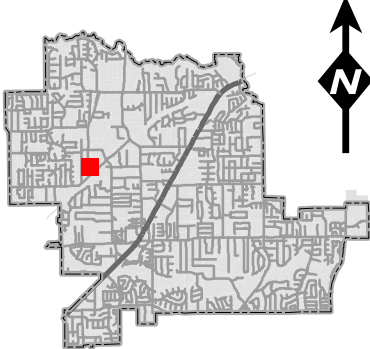
Future Land Use Map



DISCLAIMER:
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ZC20-006
6009 Westcoat Drive

-  Subject Property
-  Residential
-  Institutional



**THORESON HOME - 6009 WESTCOAT
SPECIAL USE PERMIT TO FINISH OUT
CARETAKERS QUARTERS**



Statement of Planning Objectives

Overview-----

We are applying for a Special Use Permit to finish out an already permitted guest / caretakers quarters that was constructed in 2019. At the time of permitting the attached caretaker's quarters, we successfully obtained a zoning variance to exceed the max gross lot coverage required by R-40 allowing us to construct the building shell. At that time, it was not known if and when the finish out would be required to accommodate a nurse. The owner, Jeff Thoreson has Parkinson's and other serious health issues. He is scheduled for a kidney transplant later this month. The subject lot is under ½ acre but is zoned R-40 which restricted the lot coverage to a point that it was a hardship. During the ZBA and council meetings, the owner's health was a significant factor considered.

Now, it has been determined that the finish out of the caretakers quarters is necessary. Because the structure is already finished on the exterior, there should be no reasonable objection from surrounding property owners. Also, this structure is not intended nor will it be used for a permanent dwelling for a third party.

SPECIAL CONDITIONS AND CIRCUMSTANCES

- A Zoning variance has already been approved to allow the construction of the building shell and there would be no changes made as a result of the variance to the structure that would change the exterior appearance or impact on adjacent property owners.
- Jeff Thoreson, the owner has been diagnosed with Parkinson's (see attached letter). Proper accommodation of occasional and temporary live-in medical staff is of the upmost importance and the lot was purchased in early 2018 to build a home that would meet his unique needs.

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

It is our view that this request for a SUP to allow the finish out of this structure is not only prudent but also consistent with the approval of the zoning variance allowing us to complete the shell structure in 2019.

ATTACHMENTS-----

1. Finish-out plan

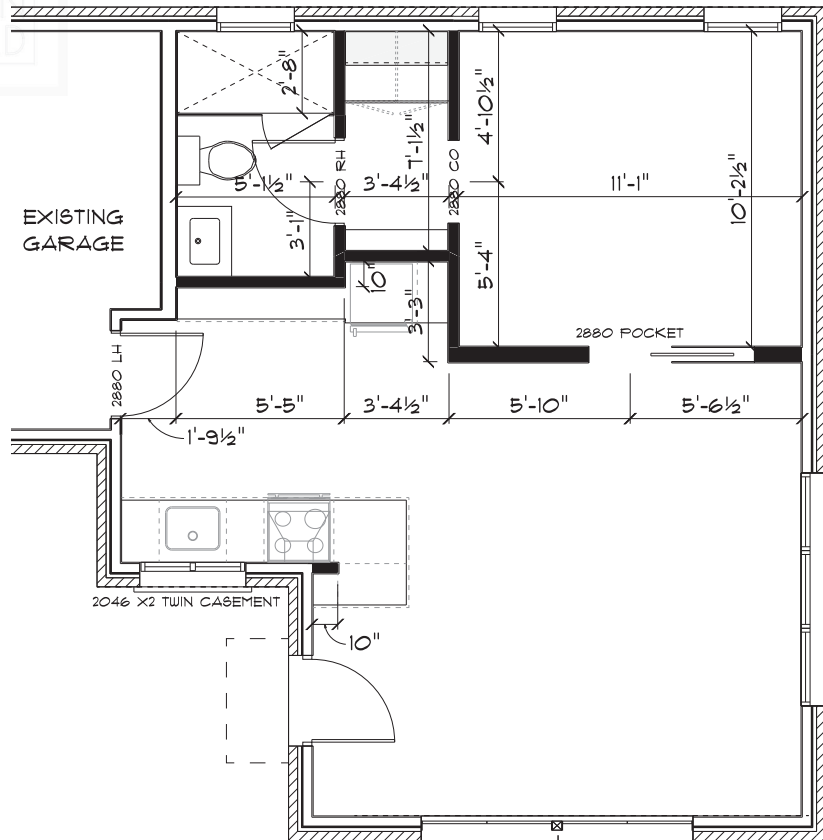
Please also see supporting documents from the 2018 ZBA and City Council meetings.

Thank you for your service to Colleyville and its residents. We ask that you please carefully consider this Special Use Permit and trust you will support approval of this critical project.

Respectfully,

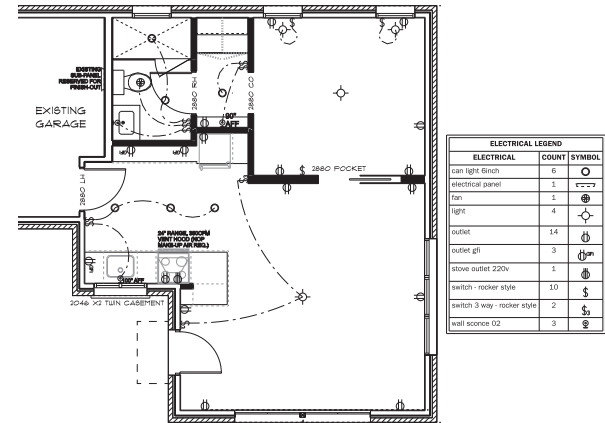
Jeff Polk
Polk Design Build

Site Plan



FINISH OUT PLAN

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



FINISH OUT PLAN - ELECTRICAL

SCALE: 1/8" = 1'-0"

PAGE:

1/1

THORESON

A.1.01

POLK
DESIGN + BUILD

1904 Industrial Blvd.
Suite 104
Colleyville, TX 76034

jpolk@polkdbg.com
817-829-0040

THESE PLANS ARE PROTECTED
UNDER COPYRIGHT LAW.
REPRODUCTION BY ANY MEANS
IS STRICTLY PROHIBITED. THE
RIGHT OF BUILDING ONLY ONE
STRUCTURE IS LICENSED
EXCLUSIVELY TO THE ORIGINAL
BUYER.

©2020,
POLK DESIGN BUILD

MEMBER

**A
B
D**

AMERICAN INSTITUTE OF
BUILDING DESIGNERS

OWNER: JEFF & PAM THORESON

PROJECT: 6009 WESTCOAT

ADDRESS: COLLEYVILLE, TX 76034

PLAN DATE: January 30, 2020

DRAWN BY: Jeff A. Polk

SHEET:

A.1.01

In recent months, several requests to locate a CBD store within the limits of the City of Colleyville have been made to city staff. Currently, the Land Development Code (LDC) does not identify this use in the Schedule of Permitted Principal Uses chart. At their January 21, 2020 Worksession meeting, the City Council directed staff to proceed with amendments to the LDC with regard to the CBD Store use.

The LDC has a process for the classification of new and unlisted uses. This process recognizes that new types of land may develop and forms of land use not anticipated may seek to locate in the City. The process allows for a review both by the Planning & Zoning Commission and the City Council and requires consideration of the nature and described performance of the proposed use and its compatibility with the uses permitted in various zoning districts. The ultimate purpose is to determine the zoning district or districts within which such use should be permitted.

There is a land use classification of 'General Retail Store (not listed elsewhere)' within the Schedule of Permitted Principal Uses chart. These uses require a Special Use Permit approval and only within the CC-1, CC-2, and CC-3 zoning districts. This was added by the City Council at the end of 2018 with their approval of the revisions to Chapter 3 – Land Use.

The proposal is for a land use classification of 'CBD Store' within the Schedule of Permitted Principal Uses chart requiring a Special Use Permit approval and only within the CC-2 and CC-3 zoning districts. The proposed definition for 'CBD Store' is as follows:

"A business establishment for which any portion of sales are based on the retail sale of products related to or derived from CBD oil (cannabidiol) or hemp. This includes, but is not limited to oils, vitamins, supplements, food, personal care and garments."

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Apparel and Accessory Stores												P	P	P			7	
Arts and Crafts Stores and Hobby Shops												P	P	P			7	
Bakery Stores												P	P	P			7	
Banks, Credit Unions and Financial Institutions											P	P	P	P			8	
Barber Shops, Beauty Shops and Day Spas											P	P	P	P			7	
Bicycle Shops												P	P	P			7	
Book, Stationary or Greeting Card Shops												P	P	P			7	
Camera or Music Stores												P	P	P			7	
Carnivals and Circuses												S	S				24	
<u>CBD Store</u>													<u>S</u>	<u>S</u>			<u>7</u>	
Cemeteries or Mausoleums										S	S	S	S	S	S		24	
Charitable Donation Station												S	S	S			24	
Civic, Social or Fraternal Organizations										S	S	P	P				7	
Convenience Stores with gasoline sales												S	S	S	S		7	
Copy Centers/Print Shops										S	S	P	P	P	P		7	
Dance Studios, Martial Arts Studios, and Cheerleading & Gymnastics Facilities										S	S	P	P	P	P		7	
Day Care Centers										S	S	S	S	S			11	
Department Stores												P	P	P			7	
Dog Boarding with indoor and/or outdoor kennels													S	S	S		8	
Dog Grooming													S	S	S		8	
Dry Cleaner Pick-up Stations											S	P	P	P			7	
Dry Cleaners (up to 5,000 s. f. w/on-site laundry)												P	P	P			7	
Equipment Rental and Leasing Stores														S	P		7	

Florist Shops												P	P	P	P			7
Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Food Catering													S	S	P			8
Funeral Homes												S	S	S				24
Furniture and Appliance Stores												P	P	P				9
General Retail Store (not listed elsewhere)												S	S	S				7
Grocery Stores												P	P	P		12		7
Hardware, electrical & plumbing w/o outside display											P	P	P	P				
Hardware , electrical & plumbing with outside display													S	P	P			
Hospitals												S	S	S				24
Hotels and Motels												S	P	P				19
Home Decoration Stores										P	P	P	P	P				7
Jewelry Stores											P	P	P	P				7
Locksmiths											S	S	S	S	P			8
Mailing and Shipping Stores											P	P	P	P	P			7
Meat or Fish Market												P	P	P				7
Nurseries and Greenhouses with outside display													S	P	P			16
Pawn Shops															S			7
Pet Stores												P	P	P				7
Pharmacy											S	P	P	P				7
Photography Studios										P	P	P	P	P	P			8
Purchasing and/or resale of precious metals including jewelry, gem stones, gold, silver, and platinum and not licensed as a Pawn Shop by the State of Texas															S			7
Restaurants, Cafes and Cafeterias												P	P	P				5

Section 9.21 Sidewalks

A. General Sidewalk Requirement

- ~~1. Sidewalks shall be constructed prior to completion of any primary structure for all lots that: (1) are required as part of a Planned Unit Development or Special use Permit; or, (2) front on a new street dedicated in conjunction with a subdivision plan; or, (3) front on an existing City Street. Other than properties zoned as Planned Unit Developments or containing Special Use Permits with specific sidewalk provisions, sidewalks shall be required to be constructed prior to the final inspection. Any variance to the sidewalk construction requirements described above shall be considered by the City Council.~~
- ~~2. The sidewalks shall be constructed adjacent to and within the public street right-of-way and include curb ramps where applicable. Where no public right-of-way exists, the sidewalk shall be located within a public access easement that provides accommodation of the future street right-of-way dedication. When a subdivision is proposed with a masonry or other permanent perimeter screening wall adjacent to a street, the sidewalk shall be constructed by the developer at the same time as the screening wall. All sidewalks shall conform to the standards and specifications contained in this Land Development Code.~~
- ~~3. When circumstances exist wherein it is not practical to construct a sidewalk, the developer may be afforded the opportunity to escrow funds in an amount sufficient to pay for the construction of a sidewalk at some future date.~~
- ~~4. The issuance of a building permit is contingent on the written commitment of the applicant to construct a sidewalk or pay the required escrow amount.~~

A. Purpose

The purpose of this policy is to provide for the adequate construction of, or funding for, pedestrian walkways within the City in order to promote the health, safety and general welfare of the community.

B. Sidewalk Requirements

Sidewalk installation shall be determined using the standards outlined herein.

1. .New Development: requiring a new roadway

Residential: both sides of roadway; Exception = single-loaded roadway (houses/development on one side of the street only)

Commercial: both sides of roadway

2. New Development: adjacent to existing roadway

Residential: (1) required if fronting a roadway designated on the Master Thoroughfare Plan as a non-local street; or (2) on a street designated for sidewalk placement on the ~~Supplemental Sidewalk System Map (2008)~~ 2019 Sidewalks and Trails Map. Exception = large lot with more than 300' of frontage

Commercial: along frontage of all roadways

3. Existing Development/Single Family Home Construction

Residential: (1) required if fronting a roadway designated on the Master Thoroughfare Plan as a non-local street; (2) on a street designated for sidewalk placement on the ~~Supplemental Sidewalk System Map (2008)~~ 2019 Sidewalks and Trails Map or (3) on a street where sidewalks exist on 50% or more of the properties on the block face; Exception = large lot with more than 300' of frontage

Commercial: along frontage of all roadways

4. Master Thoroughfare Plan

Sidewalks required on both sides of roadway on non-local streets; Exception = Roadway project listed on CIP 5-year list and planned for full reconstruction, must be installed by City. Developments along these roadways shall contribute cash-in-lieu funds to the City equivalent to the cost of installation at the time of development.

5. Repairs/Replacement/Maintenance

The City shall be responsible for the maintenance and replacement of sidewalk segments congruent with this policy. This is to ensure a safe and well connected network. In the event a sidewalk segment is damaged by misuse or neglect, the adjacent property owner shall be responsible for the cost of appropriate maintenance or replacement.

6. Design Standards

All sidewalks shall be a minimum of four (4') feet in width, except a sidewalk located within or abutting a collector street, or larger, as shown on the Master Thoroughfare Plan, which shall not be less than five (5') feet in width. All sidewalks and pathways shall be constructed in the area between the curb or grade line of the public street and the abutting property line unless the pathway is situated within a dedicated pathway easement or right-of-way. The edge of the sidewalk or pathway shall generally be parallel with the curb line and be situated no more than one (1') foot from the abutting property line. The Director of Public Works may approve a plan to alter the location and size of a sidewalk to preserve a tree or for aesthetic purposes. One additional foot of width shall be added to a sidewalk that abuts a street curb.

7. Waivers/Variations

A complete waiver of the requirement for the construction of sidewalks for a specific development should be rare and allowed only where there are unusual factors. The City Manager or designee shall make a determination as to whether or not the waiver should be granted, and document that determination with supporting data that states the basis for the decision. The waiver must be reviewed by both the Director of Community Development and the Director of Public Works and a recommendation provided to the City Manager or designee. Regardless of the reason for the waiver grant, payment shall be collected by the City for the cash-in-lieu value of the sidewalk improvements waived. The City shall use said funds for the maintenance and installation of pedestrian sidewalks and trails throughout the community and in keeping with the Master Plan.

Unusual factors include:

(1) Projects where the cost of establishing sidewalks or walkways would be unreasonably disproportionate to the cost of the associated roadway construction or overall project costs (however a partial waiver may be granted in lieu of a full waiver to reduce the cost of required sidewalks such that the costs will not be unreasonably disproportionate),

(2) Areas with severe topography or other natural constraints that will constrain proper implementation of this plan,

(3) Situations inherently adverse to pedestrian activity, such as harmful noise, dust creation, and high volume truck traffic, in certain areas, such as agricultural, heavy commercial, and industrial developments, or

(4) Situations where an applicant can show other factors or circumstances amounting to reasonably justifiable good cause to support such waiver.

A denial of a request for a waiver of these requirements may be appealed to the City Council.

(1) A written appeal must be filed with the Director of Public Works within ten (10) days of the denial.

(2) The appeal must provide justification for the requested waiver based on the criteria described in (1), (2), (3), and (4) above.

(3) The Council must make findings based on these criteria in order to approve a waiver. If substantial new information, not provided as part of the original request, is provided by the applicant within 14 days of the City Council meeting, or during the City Council meeting, the item shall be referred back to the Director of Community Development and Director of Public Works for reconsideration prior to a decision by the City Council.

8. Remediation (local streets only)

The City recognizes the existence of disjointed/disconnected sidewalk segments throughout the city that serve little purpose in furthering the welfare or walkability of the community. Where such sidewalks exist, the City should pursue funding options to complete the segment, block or area sidewalk installation. Requests to remove existing sidewalks within the segments identified in the ~~Supplemental Sidewalk System Map (2008)~~ 2019 Sidewalks and Trails Map should only be permitted as the exception rather than the rule. Unless specifically identified on the ~~Supplemental Sidewalk System Map (2008)~~ 2019 Sidewalks and Trails Map as "sidewalks NOT required," sidewalk removal shall require cash-in-lieu equivalency payment to the City for the value of the removed sections. In cases where removal is deemed appropriate, the property owner shall be responsible for all removal and restoration.

9. Funding

The City Council should develop a multi-year plan for the installation of sidewalks in compliance with the ~~Supplemental Sidewalk System Map (2008)~~ 2019 Sidewalks and Trails Map. Such plans should include a funding source and annual allocation to specific projects.

- C. Trails System Sidewalks – When a proposed sidewalk coincides with the general location of a future sidewalk shown in the most recently approved Colleyville Trails System Plan, the sidewalk shall be constructed in accordance with the design standards for a trails system sidewalk. The standards and specifications for a trails system sidewalk are contained elsewhere in this Land Development Code. The developer shall be required to provide additional street right-of-way dedication or a public access easement of sufficient width to accommodate the trails system sidewalk. Where the trails system sidewalk will be located at the rear or to the side of a lot, such as within a green-belt or similar open space, the developer shall provide sufficient right-of-way or public access easement to accommodate the sidewalk.

D. 2019 Sidewalks and Trails Map- This map shall be kept by record on file with the City Secretary and/or a City Designee.

E. Updates

City of Colleyville Sidewalk Policy Updates

Date	Resolution	Change
12/3/2019	R-19-4447	Adoption of the 2019 Sidewalks and Trails Map, updating the policy to remove reference to the Supplemental Sidewalk Map (2008), except within objective and background, replacing same with the 2019 Sidewalks and Trails Map

CITY OF COLLEYVILLE SIDEWALK POLICY

Purpose

The purpose of this policy is to provide for the adequate construction of, or funding for, pedestrian walkways within the City in order to promote the health, safety and general welfare of the community.

Objective

This policy is intended to bridge the divide between the *Supplemental Sidewalk System Map* (November, 2008) and the haphazard installation of sidewalks in isolated locations devoid of the connectivity the Map extols. Allowing for fees in lieu of isolated or incongruent sidewalk construction seeks to serve two objectives: (1) avoidance of disjointed application of sidewalk installation; and (2) funding for community-wide pedestrian walkway construction.

Background

For the purposes of this policy the Master Thoroughfare Plan (MTP) refers to the plan adopted by Ordinance O-15-1972. The *Supplemental Sidewalk System Map* refers to the "Colleyville Pathways Plan" map adopted by Resolution R-08-3031. *Non-local Streets* refer to all streets indicated as Minor Collectors and larger.

Sidewalk Requirements

Sidewalk installation shall be determined using the standards outlined herein.

New Development: requiring a new roadway

Residential: both sides of roadway; Exception = single-loaded roadway (houses/ development on one side of the street only)

Commercial: both sides of roadway

New Development: adjacent to existing roadway

Residential: (1) required if fronting a roadway designated on the Master Thoroughfare Plan as a non-local street; or (2) on a street designated for sidewalk placement on the ~~Supplemental Sidewalk System Map (2008)~~ 2019 Sidewalks and Trails Map. Exception = large lot with more than 300' of frontage

Commercial: along frontage of all roadways

Existing Development/Single Family Home Construction

Residential: (1) required if fronting a roadway designated on the Master Thoroughfare Plan as a non-local street; (2) on a street designated for sidewalk placement on the ~~Supplemental Sidewalk System Map (2008)~~ 2019 Sidewalks and Trails Map or (3) on a street where sidewalks exist on 50% or more of the properties on the block face; Exception = large lot with more than 300' of frontage

Commercial: along frontage of all roadways

Master Thoroughfare Plan

Sidewalks required on both sides of roadway on non-local streets; Exception = Roadway project listed on CIP 5-year list and planned for full reconstruction, must be installed by City. Developments along these roadways shall contribute cash-in-lieu funds to the City equivalent to the cost of installation at the time of development.

Repairs/Replacement/Maintenance

The City shall be responsible for the maintenance and replacement of sidewalk segments congruent with this policy. This is to ensure a safe and well connected network. In the event a sidewalk segment is damaged by misuse or neglect, the adjacent property owner shall be responsible for the cost of appropriate maintenance or replacement.

Design Standards

All sidewalks shall be a minimum of four (4') feet in width, except a sidewalk located within or abutting a collector street, or larger, as shown on the Master Thoroughfare Plan, which shall not be less than five (5') feet in width. All sidewalks and pathways shall be constructed in the area between the curb or grade line of the public street and the abutting property line unless the pathway is situated within a dedicated pathway easement or right-of-way. The edge of the sidewalk or pathway shall generally be parallel with the curb line and be situated no more than one (1') foot from the abutting property line. The Director of Public Works may approve a plan to alter the location and size of a sidewalk to preserve a tree or for aesthetic purposes. One additional foot of width shall be added to a sidewalk that abuts a street curb.

Waivers/Variances

A complete waiver of the requirement for the construction of sidewalks for a specific development should be rare and allowed only where there are unusual factors. The City Manager or designee shall make a determination as to whether or not the

waiver should be granted, and document that determination with supporting data that states the basis for the decision. The waiver must be reviewed by both the Director of Community Development and the Director of Public Works and a recommendation provided to the City Manager or designee. Regardless of the reason for the waiver grant, payment shall be collected by the City for the cash-in-lieu value of the sidewalk improvements waived. The City shall use said funds for the maintenance and installation of pedestrian sidewalks and trails throughout the community and in keeping with the Master Plan.

Unusual factors include:

- (1) Projects where the cost of establishing sidewalks or walkways would be unreasonably disproportionate to the cost of the associated roadway construction or overall project costs (however a partial waiver may be granted in lieu of a full waiver to reduce the cost of required sidewalks such that the costs will not be unreasonably disproportionate),
- (2) Areas with severe topography or other natural constraints that will constrain proper implementation of this plan,
- (3) Situations inherently adverse to pedestrian activity, such as harmful noise, dust creation, and high volume truck traffic, in certain areas, such as agricultural, heavy commercial, and industrial developments, or
- (4) Situations where an applicant can show other factors or circumstances amounting to reasonably justifiable good cause to support such waiver.

A denial of a request for a waiver of these requirements may be appealed to the City Council.

- (1) A written appeal must be filed with the Director of Public Works within ten (10) days of the denial.
- (2) The appeal must provide justification for the requested waiver based on the criteria described in (1), (2), (3), and (4) above.
- (3) The Council must make findings based on these criteria in order to approve a waiver. If substantial new information, not provided as part of the original request, is provided by the applicant within 14 days of the City Council meeting, or during the City Council meeting, the item shall be referred back to the Director of Community Development and Director of Public Works for reconsideration prior to a decision by the City Council.

Remediation (local streets only)

The City recognizes the existence of disjointed/disconnected sidewalk segments throughout the city that serve little purpose in furthering the welfare or walkability of the community. Where such sidewalks exist, the City should pursue funding options to complete the segment, block or area sidewalk installation. Requests to remove existing sidewalks within the segments identified in the ~~Supplemental Sidewalk System Map (2008)~~ 2019 Sidewalks and Trails Map should only be permitted as the exception rather than the rule. Unless specifically identified on the ~~Supplemental Sidewalk System Map (2008)~~ 2019 Sidewalks and Trails Map as "sidewalks NOT required," sidewalk removal shall require cash-in-lieu equivalency payment to the City for the value of the removed sections. In cases where removal is deemed appropriate, the property owner shall be responsible for all removal and restoration.

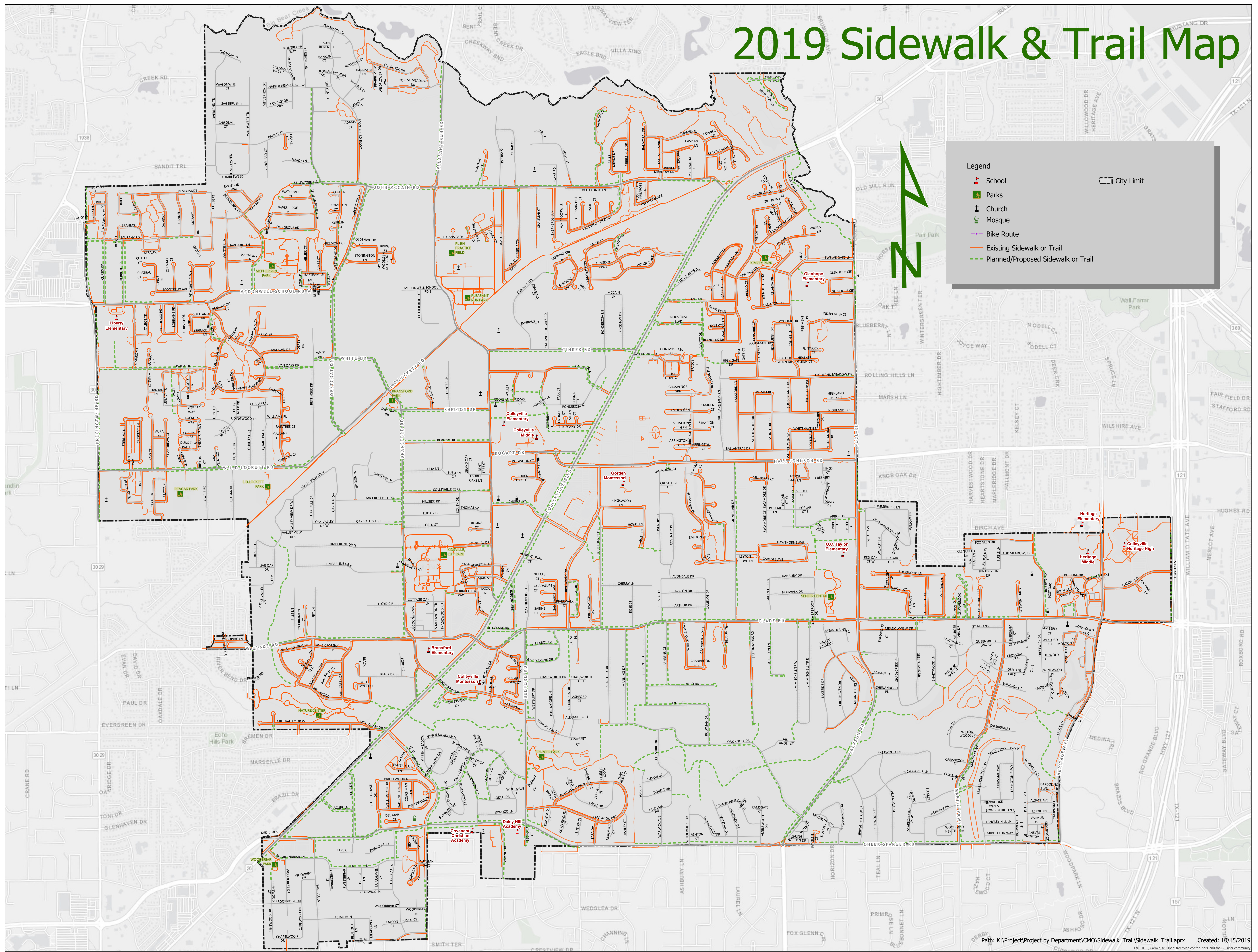
Funding

The City Council should develop a multi-year plan for the installation of sidewalks in compliance with the ~~Supplemental Sidewalk System Map (2008)~~ 2019 Sidewalks and Trails Map. Such plans should include a funding source and annual allocation to specific projects.

City of Colleyville Sidewalk Policy Updates

Date	Resolution	Change
12/3/2019	R-19-4447	Adoption of the 2019 Sidewalks and Trails Map, updating the policy to remove reference to the Supplemental Sidewalk Map (2008), except within objective and background, replacing same with the 2019 Sidewalks and Trails Map

2019 Sidewalk & Trail Map





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 2/24/2020**Type** Approval of Minutes**Department** Community Development

Title

August 12, 2019 Minutes

August 26, 2019 Minutes

September 9, 2019 Minutes

Attachments

1. August 12, 2019 Planning and Zoning Commission Meeting Minutes
2. August 26, 2019 Planning and Zoning Commission Meeting Minutes
3. September 9, 2019 Planning and Zoning Commission Meeting Minutes



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, August 12, 2019

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Commissioner Moore on August 12, 2019, at 7:08 p.m.

Roll Call

Present: Susan Mathisen, Matt Koch, Claudia Bevill, and Jason Elms

Absent: Ryan Moore and Kimberly Holt

Staff Present: Ben Bryner, Jackie Reyff, Araceli Botello, and Rob McKeown

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

There were no citizens wishing to speak.

2. APPROVAL OF MINUTES

- 2a** May 14, 2018 Minutes (Regular Meeting)
May 29, 2018 Minutes (Worksession Meeting)
June 11, 2018 Minutes (Regular Meeting)
June 25, 2018 Minutes (Worksession)

Commissioner Elms made a motion to approve the all minutes as presented. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

Aye: 4 –Mathisen, Koch, Bevill, and Elms
Nay: 0

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Replat for Lot 1, Block 1, of the Panno Brothers Addition, being a Replat of a portion of Lot 7, Block

1, of the Pleasant Oaks Estates, located at 809 Shelton Drive, Case PC19-010

Chair Mathisen requested a motion to table the case to a later date due to Commissioner Elms living in proximity of the subject property and there only being 4 Commissioners present to vote.

Commissioner Koch made a motion to table Case PC19-010 to the August 26, 2019 Planning and Zoning Commission Meeting. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Mathisen, Koch, Bevill, and Elms

Nay: 0

3b Consideration of Minor Plat for Lot 1, Block 1, of the Reagan Estates 4 Addition, being Tracts 1G & 1Q and Tract 1CC1, Abstract 356, in the Isaac Carodine Survey, located at 5604 Lowrie Road, Case PC19-012

Jackie Reyff presented the case and briefed the Commission.

Applicant Robert McCann, 5604 Lowrie Road, came forward and briefed the Commission. Mr. McCann answered questions of the Commission regarding accessory builds.

The public hearing was opened at 7:19 p.m. There being no one wishing to speak the public hearing was closed at 7:19 p.m.

Commissioner Elms made a motion to approve Case PC19-012. Commissioner Koch seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Mathisen, Koch, Bevill, and Elms

Nay: 0

3c Consideration of a Special Use Permit for an Accessory Dwelling and to exceed the maximum square footage allowed for accessory buildings on Lot 1, Block A, of the Davino Acres Addition, located at 7205 Jo Will Street, Case ZC18-027

Jackie Reyff presented the case and briefed the Commission. Staff addressed

questions of the Commission regarding roofing, lot size, original configuration of the building, and date structure was built.

The applicant, Alan Hilsabeck, 4317 Thames Court, Flower Mound, Texas, came forward and briefed the Commission. Mr. Hilsabeck answered question of the Commission regarding date the structure was built, date of the remodeling of the building, purpose for the building, and size and date the porch was built.

The owner, Greg Johnson, 7205 Jo Will Street, came forward and briefed the Commission. Mr. Johnson answered question of the Commission regarding the purchase of the property, square footage of the accessory building, storage, and gas and utilities connections.

The public hearing was opened at 7:37 p.m. With no one present wishing to speak, the public hearing was closed at 7:37 p.m.

**Commissioner Elms made a motion to approve Case ZC18-027.
Commissioner Bevill seconded the motion.**

The motion was carried by the following vote:

Aye: 4 –Mathisen, Koch, Bevill, and Elms

Nay: 0

3d Consideration of a Special Use Permit for a Carport and to exceed the maximum square footage allowed for accessory buildings on Lot 1, Block A, of the Davino Acres Addition, located at 7205 Jo Will Street, Case ZC18-027

Jackie Reyff presented the case and briefed the Commission. Staff addressed questions of the Commission regarding the location of the accessory building in relation to the primary building, staff recommendation, the accessory being attached or detached,

The applicant, Alan Hilsabeck, 4317 Thames Court, Flower Mound, Texas, and The owner, Greg Johnson, 7205 Jo Will Street came forward and briefed the Commission. Mr. Hilsabeck and Mr. Johnson answered question of the Commission regarding distance of the carport from the property line and the primary structure, square footage of the accessory buildings, building materials and drainage.

The public hearing was opened at 7:54 p.m. With no one present wishing to speak, the public hearing was closed at 7:54 p.m.

There was discussion amongst the Commission regarding the location of the carport, the square footage, the visual from the street into the property, the aesthetics of the accessory buildings, and the regulations in the Land Development Code.

**Commissioner Koch made a motion to approve Case ZC19-007.
Commissioner Bevill seconded the motion.**

**The motion failed to be approved due to the lack of 4 affirmative votes
and therefore the motions fails based on the following vote:**

Aye: 2 – Koch and Bevill

Nay: 2 – Mathisen and Elms

4. ADJOURNMENT

The meeting adjourned at 8:04 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

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

Monday, August 26, 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 August 26, 2019, at 6:32 p.m.

Roll Call

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

Absent: Jason Elms

Staff Present: Ben Bryner, Jacquelyn Reyff, Araceli Botello, and Rob McKeown

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

There were no citizens wishing to speak.

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Replat 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, TABLED FROM THE AUGUST 12, 2019 PLANNING AND ZONING COMMISSION MEETING

Commissioner Bevill made a motion to remove Case PC19-019 from the table. Commissioner Moore seconded the motion.

The motion to remove Case PC19-010 from the table carried with the following vote:

Aye: 5 – Moore, Holt, Mathisen, Koch, Bevill
Nay: 0

Jackie Reyff presented the item and briefed the Commission.

The applicant, Ryan Panno, 809 Shelton Drive, briefed the Commission. Mr. Panno spoke and answered questions of the Commission regarding the pond on his property, building lines, the approved zoning, and setbacks.

The public hearing was opened at 6:49 p.m. With no citizens wishing to speak, the public hearing was closed at 6:49 p.m.

There was general discussion regarding setbacks and property lines.

Commissioner Bevill made a motion to approve Case PC19-010. Commissioner Moore seconded the motion.

The motion to approve Case PC19-010 carried with the following vote:

**Aye: 5 – Moore, Holt, Mathisen, Koch, Bevill
Nay: 0**

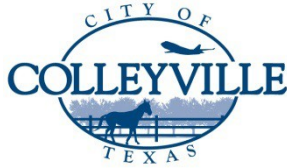
3. ADJOURNMENT

The meeting adjourned at 6:55 p.m.

The minutes were written and prepared by:

Keera Seiger
Assistant to the City Secretary

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



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, September 9, 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 September 9, 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, and Eddie Tangadunrat

1. APPROVAL OF MINUTES

July 9, 2018 Minutes (Regular Meeting)
July 23, 2018 Minutes (Worksession)
August 27, 2018 Minutes (Worksession)

Commissioner Bevill made a motion to approve the July 9, 2018 regular meeting minutes, the July 23, 2018 worksession minutes, and the August 27, 2018 worksession minutes. Commissioner Holt seconded the motion.

The motion to approve carried with the following vote:

Aye: 4 – Moore, Holt, Mathisen, Bevill
Nay: 0

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

There were no citizens wishing to speak.

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 13 & 14, Block 2, of the Thompson Terraces Subdivision, located at 5201 Colleyville Boulevard, Case ZC19-010

Jacquelyn Reyff presented the item and briefed the Commission.

Applicant Paul Pardo, 904 Saddlebrook Drive, briefed the Commission

The public hearing was opened at 7:13 p.m.

Richard Novak, 5109 Oak Timbers, spoke in opposition to the Case. Mr. Novak spoke regarding concerns of his house backing up to a restaurant where people will be drinking on the patio.

Pat Carew, 5108 Oak Timbers, spoke in opposition to the Case. Mr. Carew spoke regarding the potential change in quality of life of the neighborhood behind the restaurant and the size of the outdoor patio.

Denise LaPosta, 5113 Oak Timbers, questioned whether allowing the restaurant to have the liquor license will set a precedent for future establishments along Thompson Terrace.

The public hearing was closed at 7:19 p.m.

Mr. Pardo spoke regarding concerns over the outdoor patio, atmosphere of the restaurant, noise level, and loud music.

The public hearing was reopened at 7:25 p.m.

Richard Novak, 5109 Oak Timbers, spoke in opposition to the Case. Mr. Novak spoke regarding the liquor license.

The public hearing was closed at 7:27 p.m.

Commissioner Mathisen noted this item is to determine if a liquor license will be granted and the City currently has a noise ordinance in place to regulate the noise level, which needs to be adhered to and is enforced by the City.

There was general discussion regarding the outdoor patio lighting and a beer and wine license.

Commissioner Bevill made a motion to approve Case ZC19-010 with the stipulation that only beer and wine be served. Commissioner Holt seconded the motion.

The motion to approve Case ZC19-010 with the stipulation was denied with the following vote:

Aye: 2 – Holt, Bevill

Nay: 2 - Moore, Mathisen

Commissioner Moore made a motion to approve Case ZC19-010. Chair Mathisen seconded the motion.

The motion to approve Case ZC19-010 was denied with the following vote:

Aye: 2 – Moore, Mathisen

Nay: 2 - Holt, Bevill

Director Bryner stated at this point, Case ZC19-010 is considered denied as neither motion passed. The applicant can appeal to Council, and this will be a trigger for another super-majority vote requirement at City Council.

Chair Mathisen made a motion to approve Case ZC19-010 with the stipulation that only beer and wine is served. Commissioner Bevill seconded the motion.

The motion to approve Case ZC19-010 with the stipulation was denied with the following vote:

Aye: 3 – Holt, Mathisen, Bevill

Nay: 1 - Moore

Mr. Pardo stated he does not understand why the Case was not approved. Director Bryner stated the Planning and Zoning Commission is a recommending body and they do not make the final decision.

3b Consideration of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 1, Block 1, of the Towne Square Addition, located at 5604 Colleyville Boulevard, Suite a & B, Case ZC19-011

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Julie Gonzalez, 7651 Cypress Court, North Richland Hills, briefed the Commission. Ms. Gonzalez discussed the food to alcohol ratio, the outdoor patio, and the buildout of the restaurant.

The public hearing was opened at 7:59 p.m.

Michael Hershman, 5430 LBJ Freeway, Suite 1200, Dallas, spoke in support of the Case. Mr. Hershman stated as one of the owners of the shopping center, he is excited to have Ruggeri's select this location.

The public hearing was closed at 8:02 p.m.

There was discussion regarding the differences between this Case and Case ZC19-010.

Commissioner Moore made a motion to approve Case ZC19-011. Commissioner Bevill seconded the motion.

The motion to approve carried with the following vote:

Aye: 4 – Moore, Holt, Mathisen, Bevill

Nay: 0

4c Presentation and discussion of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial on Lot 1A, Block 1, in the Applebee's Addition, located at 5150 Colleyville Boulevard, Case ZC19-014

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Julie Gonzalez, 7651 Cypress Court, North Richland Hills, briefed the Commission. Ms. Gonzalez discussed the food to alcohol ratio, the outdoor patio, and the buildout of the restaurant.

The public hearing was opened at 7:59 p.m.

Michael Hershman, 5430 LBJ Freeway, Suite 1200, Dallas, spoke in support of the Case. Mr. Hershman stated as one of the owners of the shopping center, he is excited to have Ruggeri's select this location.

The public hearing was closed at 8:02 p.m.

There was discussion regarding the differences between this Case and Case ZC19-010.

Commissioner Moore made a motion to approve Case ZC19-011. Commissioner Bevill seconded the motion.

The motion to approve carried with the following vote:

Aye: 4 – Moore, Holt, Mathisen, Bevill

Nay: 0

4d Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 20, Block 1, of the Creekside at Colleyville Addition, located at 4708 Latour Lane, Case ZC19-016

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Julie Gonzalez, 7651 Cypress Court, North Richland Hills, briefed the Commission. Ms. Gonzalez discussed the food to alcohol ratio, the outdoor patio, and the buildout of the restaurant.

The public hearing was opened at 7:59 p.m.

Michael Hershman, 5430 LBJ Freeway, Suite 1200, Dallas, spoke in support of the Case. Mr. Hershman stated as one of the owners of the shopping center, he is excited to have Ruggeri's select this location.

The public hearing was closed at 8:02 p.m.

There was discussion regarding the differences between this Case and Case ZC19-010.

Commissioner Moore made a motion to approve Case ZC19-011. Commissioner Bevill seconded the motion.

The motion to approve carried with the following vote:

Aye: 4 – Moore, Holt, Mathisen, Bevill

Nay: 0

4. ADJOURNMENT

The meeting adjourned at 8:05 p.m.

The minutes were written and prepared by:

Keera Seiger
Assistant to the City Secretary

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 2/24/2020	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 TABLED FROM THE FEBRUARY 10, 2010 PLANNING & ZONING COMMISSION MEETING

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.

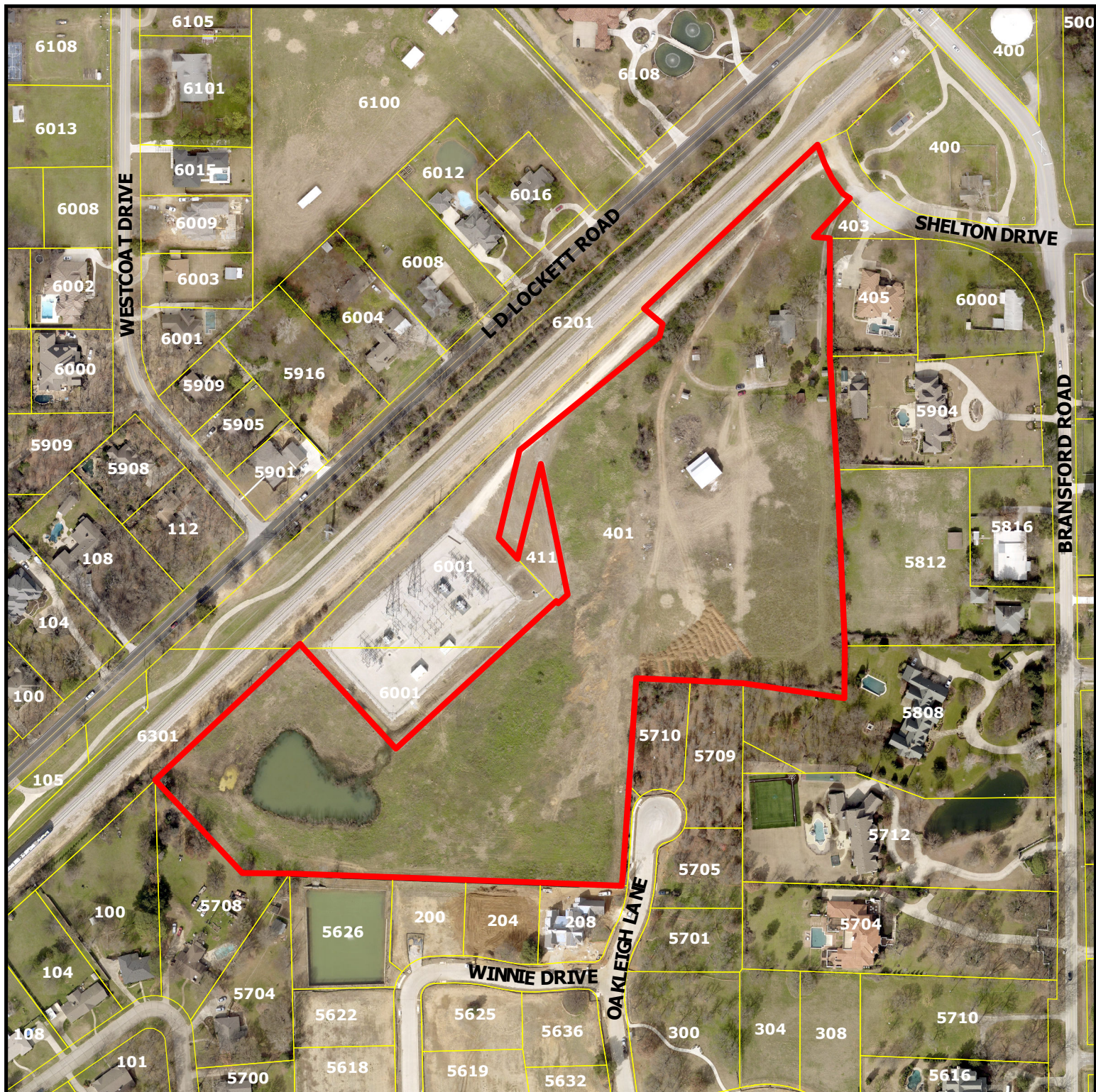
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit - Revised 2.19.2020
5. Color Images and Landscaping - New 2.19.2020
6. Tree Survey Exhibit
7. Grading and Erosion Control Plan
8. Utility and Drainage Plan
9. Sewer Line Easement
10. Paving Plan
11. Access Easement Agreement
12. Notification Map
13. Notification List
14. Property Owner Notification
15. Draft Resolution

Aerial Map



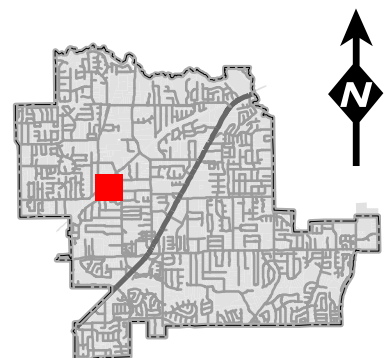
Zoning Map

401 Shelton Drive

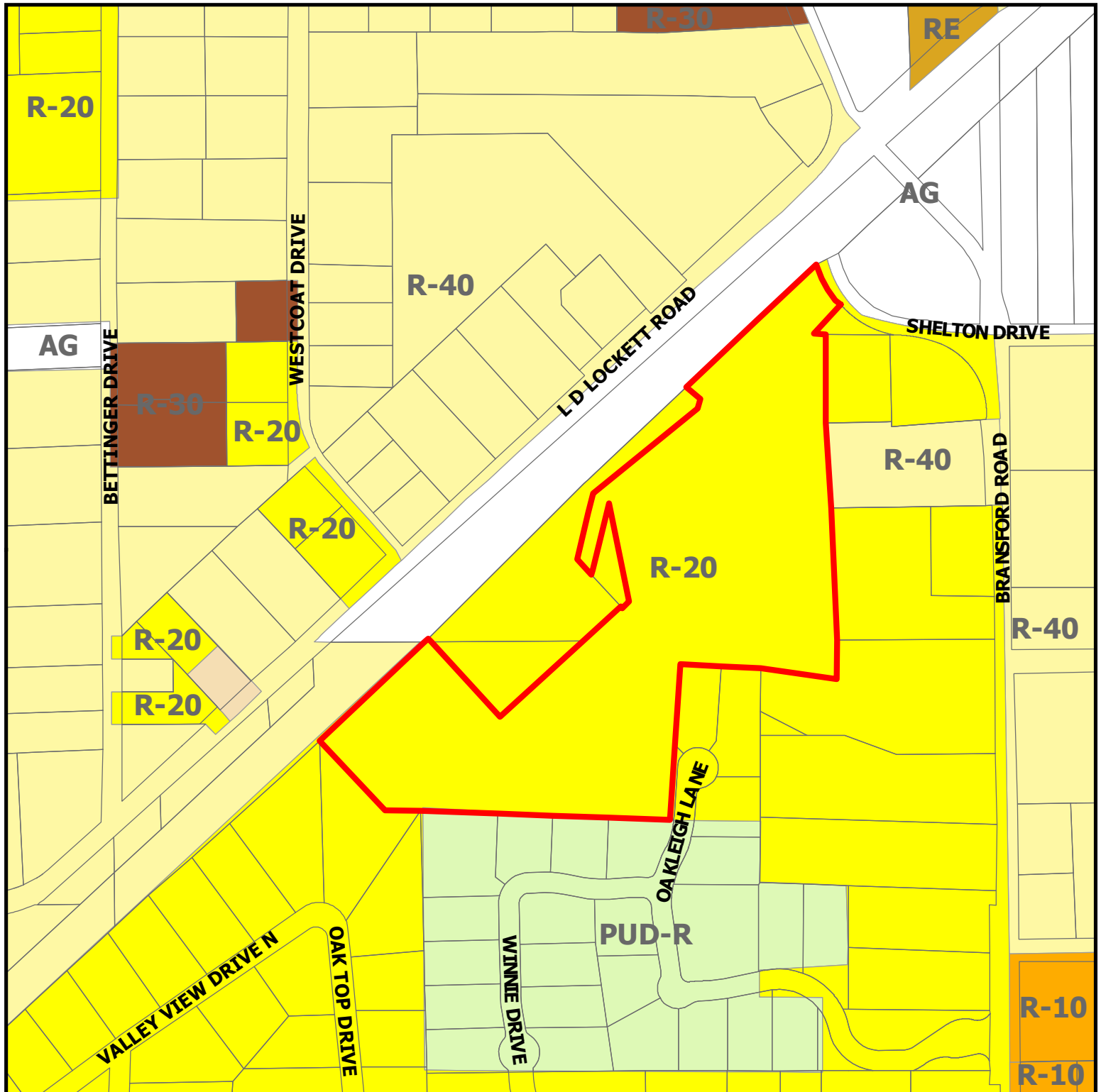
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Subject Property



Zoning Map

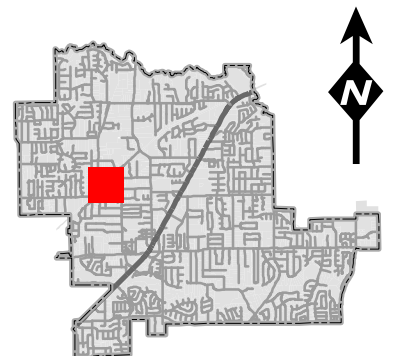


Zoning Map

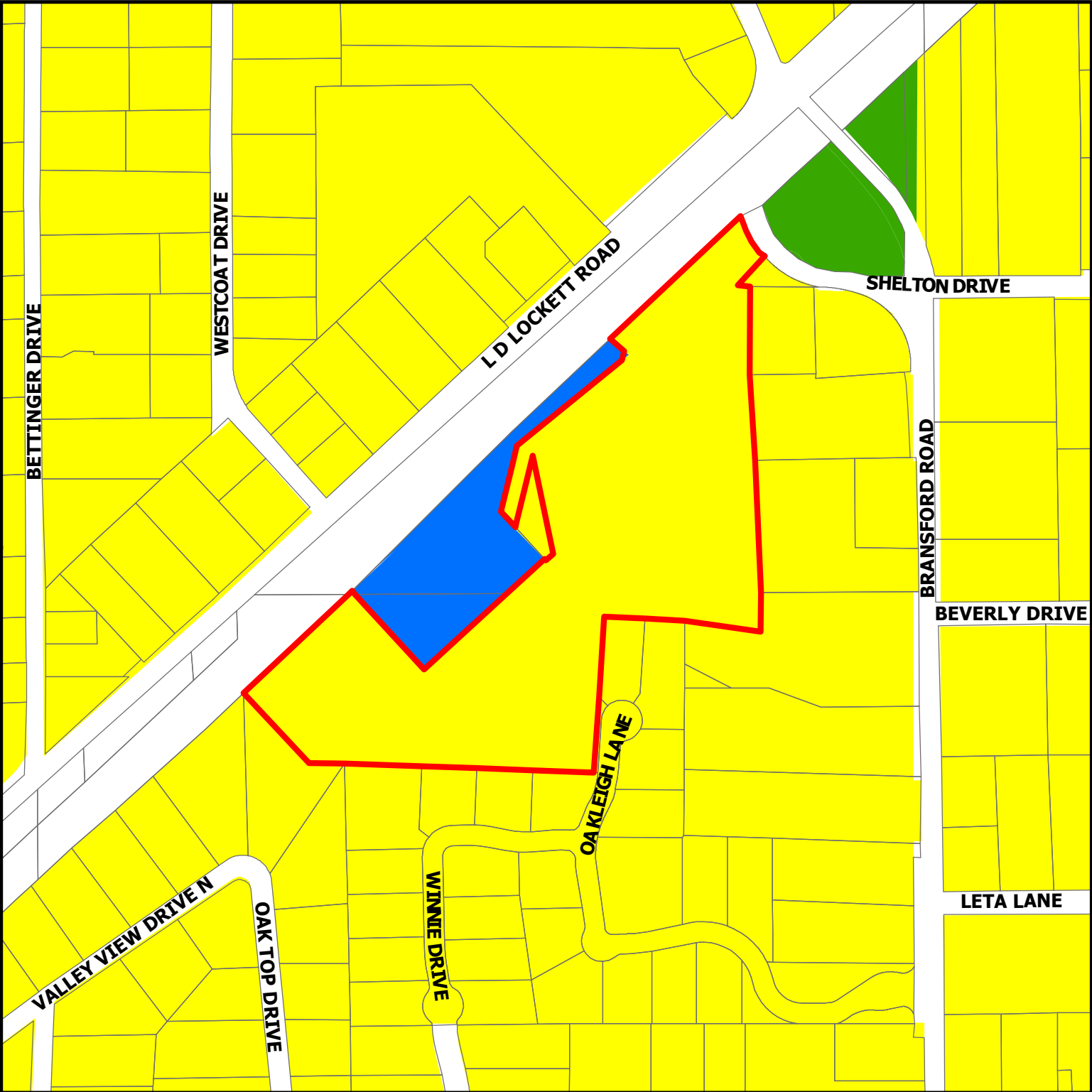
401 Shelton Drive

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 Subject Property



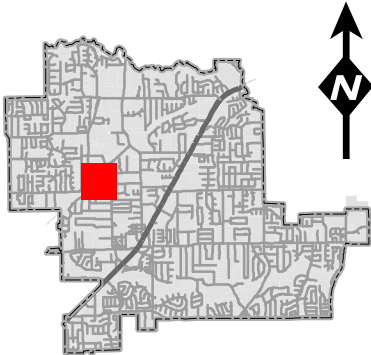
Future Land Use Map

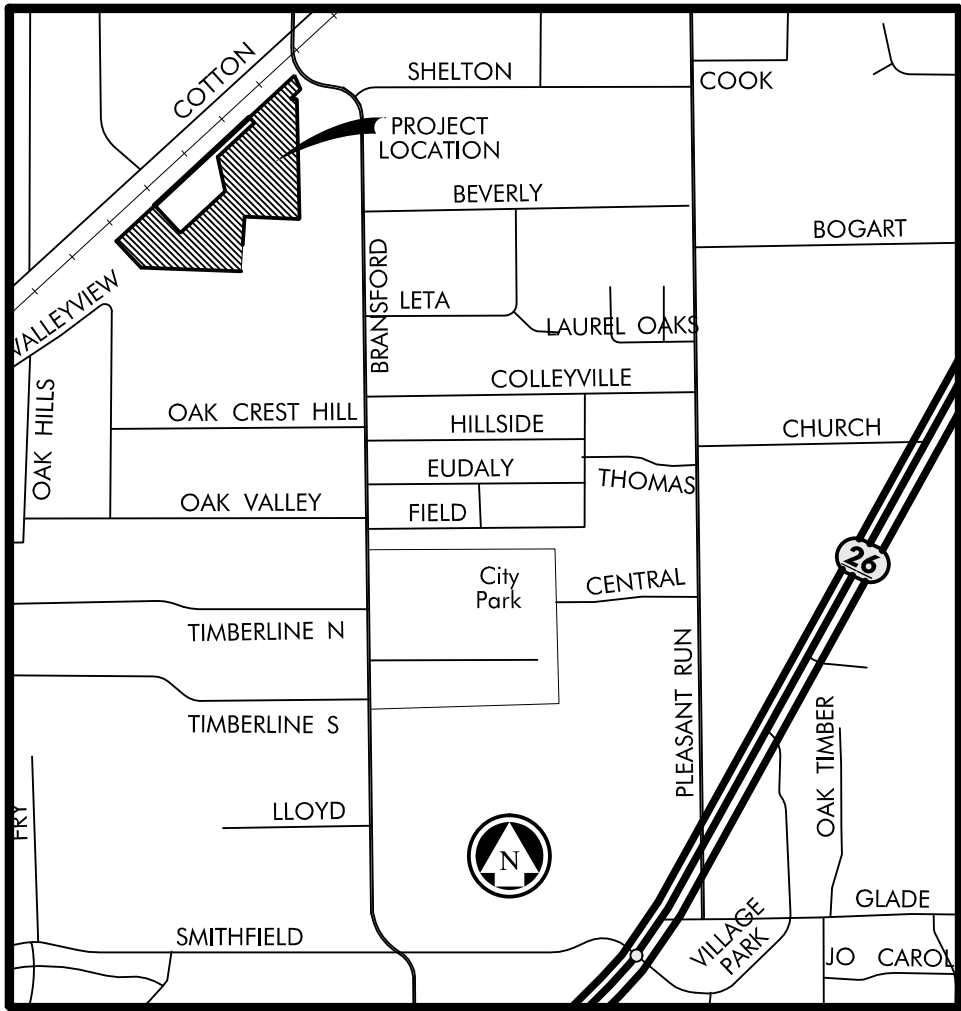


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Zoning Map 401 Shelton Drive

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





LOCATION MAP
NTS

CL & LOT LINE CURVE TABLE

CV#	ARC LENGTH	DELTA ANGLE	RADIUS (FT)	T	CHORD	CHORD DIRECTION	CHORD LENGTH
C1	77.62	14°49'27"	300.00	39.03	S 55°59'40" W		77.40
C2	63.58	48°34'11"	75.00	33.84	S 22°57'03" W		61.69
C3	90.75	41°35'48"	125.00	47.48	S 67°52'03" W		88.77
C4	157.07	44°59'55"	200.00	82.84	S 24°34'12" W		153.07
C5	45.36	25°59'28"	100.00	23.08	S 74°54'36" E		44.98
C6	30.34	17°23'02"	100.00	15.29	N 83°24'09" E		30.22
C7	121.20	17°21'36"	400.00	61.07	N 83°23'26" E		120.73
C8	47.90	36°35'33"	75.00	24.80	S 69°37'59" E		47.09
C9	44.67	08°31'52"	300.00	22.38	N 44°45'03" E		44.63
C10	87.88	50°21'02"	100.00	47.00	S 23°50'28" W		85.08
C11	39.27	90°00'00"	25.00	25.00	S 43°39'57" W		35.36
C12	108.90	41°35'48"	150.00	56.97	S 67°52'03" W		106.52
C13	157.95	40°13'20"	225.00	82.39	S 26°57'29" W		154.73
C14	10.55	15°06'20"	40.00	5.30	S 14°23'59" W		10.52
C15	46°34'03"	46°12'36"	30.00	12.91	N 68°47'13" E		23.72
C16	24.38	46°34'03"	30.00	12.91	N 64°38'44" W		23.72
C17	31.01	88°49'25"	20.00	19.59	S 47°39'32" W		29.99
C18	128.77	17°21'36"	425.00	64.88	S 83°23'26" W		128.28
C19	13.13	10°01'48"	75.00	6.58	S 79°43'32" W		13.11
C20	9.63	07°21'13"	75.00	4.82	S 88°25'03" W		9.62
C21	33.41	76°34'25"	25.00	19.73	N 48°37'07" W		30.98
C22	53.42	61°12'51"	50.00	29.58	N 41°56'20" W		50.91
C23	63.02	72°13'11"	50.00	36.47	S 71°20'39" W		58.93
C24	72.85	83°28'30"	50.00	44.61	S 08°30'12" E		66.57
C25	11.93	13°40'25"	50.00	5.99	S 55°04'39" E		11.90
C26	56.70	25°59'28"	125.00	28.85	S 74°54'36" E		56.22
C27	44.41	18°57'42"	150.00	22.37	N 83°36'49" E		44.24
C28	95.56	14°36'00"	375.00	48.04	N 82°25'58" E		95.30
C29	15.30	02°21'17"	375.00	7.65	S 89°05'54" E		15.30
C30	38.07	72°44'28"	30.00	22.08	N 87°41'11" W		35.56
C31	56.50	64°44'28"	50.00	31.69	S 31°02'10" W		53.54
C32	20.22	38°37'09"	30.00	10.51	S 20°38'37" E		19.84
C33	49.06	56°13'13"	50.00	26.71	S 13°08'45" E		47.12
C34	64.08	73°25'30"	50.00	37.29	S 51°39'38" W		59.78
C35	35.40	40°33'47"	50.00	18.48	N 71°20'48" W		34.66
C36	20.39	38°56'18"	30.00	10.61	N 71°51'54" W		20.00
C37	72.60	41°35'48"	100.00	37.98	S 67°52'03" W		71.02
C38	109.99	36°00'37"	175.00	56.88	S 29°03'51" W		108.19
C39	30.82	19°37'06"	100.00	15.56	S 01°15'00" W		30.87
C40	17.63	08°04'57"	125.00	8.83	S 04°31'04" E		17.62
C41	30.53	87°27'10"	20.00	19.13	S 44°12'11" E		27.85
C42	16.63	35°35'05"	30.00	9.63	S 54°58'37" E		16.63

BOUNDARY LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N42°56'40"W	50.00'
L2	S24°25'52"E	103.81'
L3	S46°10'16"W	97.73'
L4	S89°26'18"E	44.60'



SURVEYOR'S CERTIFICATION

THAT I, EDWARD K. KHALIL, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND. FURTHER, THIS SURVEY CONFORMS TO THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE MOST CURRENT PROFESSIONAL LAND SURVEYING PRACTICES ACT.

SIGNATURE

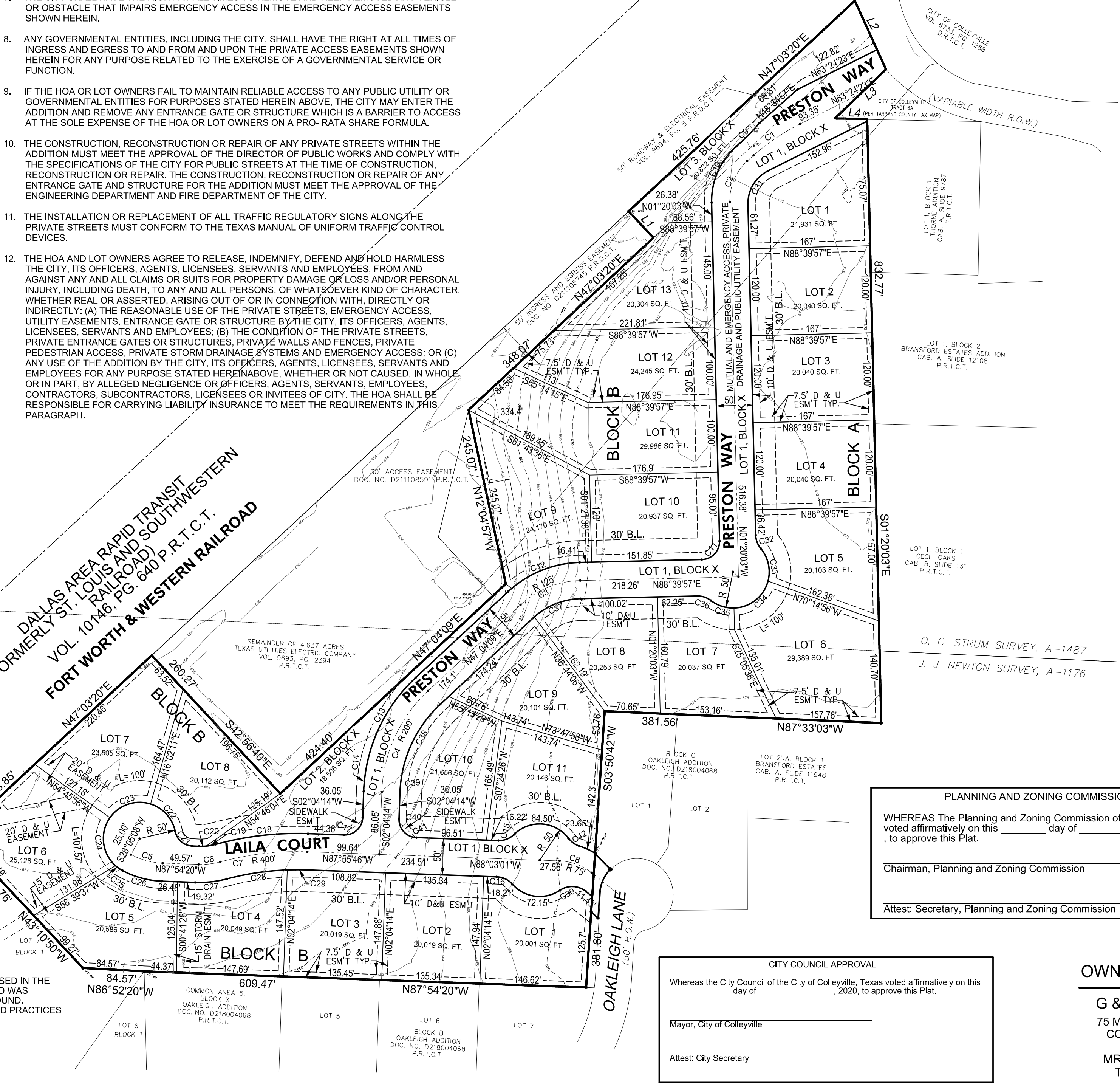
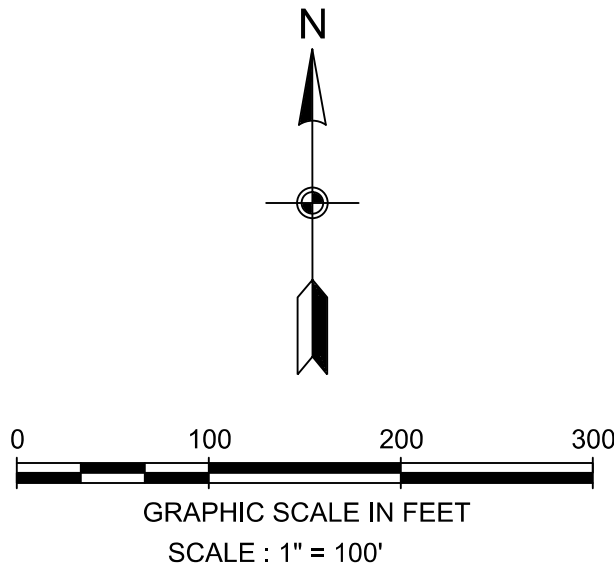
DATE

PRIVATE STREETS NOTES:

- LOT 1, BLOCK X DENOTES THE PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT OWNED BY THE HOMEOWNERS ASSOCIATION (HOA) OF PRESTON MANOR ADDITION. NO BUILDING PERMIT WILL BE ISSUED FOR LOT 1, BLOCK X.
- THE LANDOWNERS AND ANY SUBSEQUENT OWNERS OF LOTS SHOWN HEREIN (THE LOT OWNERS), JOINTLY AND SEVERALLY, SHALL BE RESPONSIBLE AND LIABLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ANY PRIVATE COMMON AREAS OR FACILITIES IN THE ADDITION CREATED HEREIN (THE ADDITION), INCLUDING BUT NOT LIMITED TO PRIVATE STREETS, PRIVATE ENTRANCE GATES OR STRUCTURES, PRIVATE WALLS AND FENCES, PRIVATE PEDESTRIAN ACCESS, PRIVATE STORM DRAINAGE SYSTEMS, PRIVATE LAKE, PRIVATE OPEN SPACE AND LANDSCAPING, AND EMERGENCY ACCESS.
- A HOA SHALL BE ESTABLISHED BY THE SUBDIVIDER OR DEVELOPER TO OPERATE AND/OR MAINTAIN THE AFOREMENTIONED PRIVATE COMMON AREAS OR FACILITIES.
- THE CITY OF COLLEYVILLE, TEXAS (THE CITY) SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY OF THE AFOREMENTIONED PRIVATE COMMON AREAS OR FACILITIES. THE CITY WILL MAINTAIN ONLY THE PUBLIC WATER AND SANITARY SEWER SYSTEMS IN UTILITY EASEMENTS ACCEPTED BY THE CITY.
- THE HOA, LOT OWNERS, AND LANDOWNERS SHALL NOT SEEK MAINTENANCE FROM THE CITY EXCEPT FOR THE AFOREMENTIONED PUBLIC WATER AND SANITARY SEWER SYSTEMS IN UTILITY EASEMENTS ACCEPTED BY THE CITY.
- ANY PUBLIC UTILITY ENTITIES, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON THE UTILITY EASEMENTS SHOWN HEREIN FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS, EXCEPT FOR PRIVATE STORM DRAINAGE SYSTEMS, PRIVATE STREETS AND RELATED ENTRANCE GATES OR STRUCTURES THAT ARE APPROVED BY THE CITY, NO BUILDINGS, FENCES, STRUCTURES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON OR ACROSS SAID PUBLIC UTILITY EASEMENTS, ANY PUBLIC UTILITY ENTITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, STRUCTURES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH ITS RESPECTIVE SYSTEMS WITHIN SAID UTILITY EASEMENTS.
- THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO REMOVE AND KEEP REMOVED ANY VEHICLE OR OBSTACLE THAT IMPAIRS EMERGENCY ACCESS IN THE EMERGENCY ACCESS EASEMENTS SHOWN HEREIN.
- ANY GOVERNMENTAL ENTITIES, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON THE PRIVATE ACCESS EASEMENTS SHOWN HEREIN FOR ANY PURPOSE RELATED TO THE EXERCISE OF A GOVERNMENTAL SERVICE OR FUNCTION.
- IF THE HOA OR LOT OWNERS FAIL TO MAINTAIN RELIABLE ACCESS TO ANY PUBLIC UTILITY OR GOVERNMENTAL ENTITIES FOR PURPOSES STATED HEREIN ABOVE, THE CITY MAY ENTER THE ADDITION AND REMOVE ANY ENTRANCE GATE OR STRUCTURE WHICH IS A BARRIER TO ACCESS AT THE SOLE EXPENSE OF THE HOA OR LOT OWNERS ON A PRO-RATA SHARE FORMULA.
- THE CONSTRUCTION, RECONSTRUCTION OR REPAIR OF ANY PRIVATE STREETS WITHIN THE ADDITION MUST MEET THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS AND COMPLY WITH THE SPECIFICATIONS OF THE CITY FOR PUBLIC STREETS AT THE TIME OF CONSTRUCTION, RECONSTRUCTION OR REPAIR. THE CONSTRUCTION, RECONSTRUCTION OR REPAIR OF ANY ENTRANCE GATE AND STRUCTURE FOR THE ADDITION MUST MEET THE APPROVAL OF THE ENGINEERING DEPARTMENT AND FIRE DEPARTMENT OF THE CITY.
- THE INSTALLATION OR REPLACEMENT OF ALL TRAFFIC REGULATORY SIGNS ALONG THE PRIVATE STREETS MUST CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE HOA AND LOT OWNERS AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, LICENSEES, SERVANTS AND EMPLOYEES, FROM AND AGAINST ANY AND ALL CLAIMS OR SUITS FOR PROPERTY DAMAGE OR LOSS AND/OR PERSONAL INJURY, INCLUDING DEATH, TO ANY AND ALL PERSONS, OF WHATSOEVER KIND OF CHARACTER, WHETHER REAL OR ASSERTED, ARISING OUT OF OR IN CONNECTION WITH, DIRECTLY OR INDIRECTLY: (A) THE REASONABLE USE OF THE PRIVATE STREETS, EMERGENCY ACCESS, UTILITY EASEMENTS, ENTRANCE GATE OR STRUCTURE BY THE CITY, ITS OFFICERS, AGENTS, LICENSEES, SERVANTS AND EMPLOYEES; (B) THE CONDITION OF THE PRIVATE STREETS, PRIVATE ENTRANCE GATES OR STRUCTURES, PRIVATE WALLS AND FENCES, PRIVATE PEDESTRIAN ACCESS, PRIVATE STORM DRAINAGE SYSTEMS AND EMERGENCY ACCESS; OR (C) ANY USE OF THE ADDITION BY THE CITY, ITS OFFICERS, AGENTS, LICENSEES, SERVANTS AND EMPLOYEES FOR ANY PURPOSE STATED HEREIN ABOVE, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY ALLEGED NEGLIGENCE OR OFFICERS, AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, LICENSEES OR INVITEES OF CITY. THE HOA SHALL BE RESPONSIBLE FOR CARRYING LIABILITY INSURANCE TO MEET THE REQUIREMENTS IN THIS PARAGRAPH.

GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL CORNERS SHOWN HEREON ARE 5/8" IRON RODS SET WITH A CAP STAMPED "ANA".
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BY GRAPHIC SCALE, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, NOT SHADED, (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AND ZONE X (AREA WITH 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, MAP NO. 48439C0095K, REVISED SEPTEMBER 25, 2009.
- BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD '83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.
- DRAINAGE EASEMENT RESTRICTION: NO CONSTRUCTION OR FILING WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
- UTILITY EASEMENT: ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- NO CONSTRUCTION SHALL BE ALLOWED WITHIN A FLOODWAY EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT.
- THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE PURPOSE OF THIS PLAT IS TO CREATE A TOTAL OF 24 RESIDENTIAL LOTS AND 3 COMMON LOTS FROM ONE EXISTING LOT.
- 7.5' DRAINAGE AND UTILITY EASEMENT IN THE BACK AND EACH SIDE OF ALL LOTS TYPICAL.



PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas, voted affirmatively on this _____ day of _____, 2020, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas the City Council of the City of Colleyville, Texas, voted affirmatively on this _____ day of _____, 2020, to approve this Plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER / DEVELOPER

G & H GROUP, L.L.C.
75 MAIN STREET, SUITE 100
COLLEYVILLE, TX 76034

MR. WAGUIH GUIRGUIS
TEL. (817) 300-1376

ENGINEER / SURVEYOR

A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034

TEL. (817) 335-9900
FAX (817) 335-9955

PRELIMINARY / FINAL
PLAT
PRESTON MANOR ADDITION
LOTS (1-11) BLOCK A, LOTS (1-13) BLOCK B,
AND LOTS (1-3) BLOCK X
AN ADDITION TO
THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS
BEING 15.7079 ACRES OF LAND
SITUATED IN

J. J. NEWTON SURVEY, ABSTRACT NO. 1176, &
O.C. STURM SURVEY, ABSTRACT NO. 1487
COLLEYVILLE, TARRANTS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, G & H GROUP, L.L.C., IS THE OWNER OF 15.7041 ACRE TRACT OF LAND SITUATED IN J.J. NEWTON SURVEY, ABSTRACT NO. 1176, AND O.C. STURM SURVEY, ABSTRACT NO. 1487, TARRANT COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN INSTRUMENT NUMBER D218261602, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 2" INCH IRON PIPE FOUND FOR THE NORTH CORNER OF LOT 8, AND LOT 7, BLOCK 1, RUSTIC OAKS ADDITION AND ADDITION TO THE CITY OF COLLEYVILLE AS RECORDED IN INSTRUMENT NUMBER D171020176, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING THE SOUTHWEST-MOST WESTERLY CORNER OF HEREIN DESCRIBED TRACT OF LAND IN SOUTHEASTERLY RIGHT-OF-WAY LINE OF DALLAS AREA RAPID TRANSIT RAILROAD AS RECORDED IN VOLUME 10146, PAGE 640, OF SAID DEED RECORDS;

THENCE NORTH 47 DEGREES, 03 MINUTES, 20 SECONDS EAST, 363.85 FEET WITH THE COMMON LINE OF SAID RAILROAD AND HEREIN DESCRIBED TRACT TO A 1/2 INCH IRON FOUND FOR THE WEST CORNER OF THE REMAINDER OF 4.637 ACRE TRACT OF LAND AS CONVEYED TO TEXAS UTILITIES ELECTRIC COMPANY BY DEED RECORDED IN VOLUME 9693, PAGE 2394, OF SAID DEED RECORDS;

THENCE SOUTH 42 DEGREES, 56 MINUTES, 40 SECONDS EAST, 260.27 FEET WITH THE SOUTHWESTERLY LINE OF SAID REMAINDER OF 4.637 ACRE TRACT TO THE SOUTH CORNER OF THE SAME;

THENCE NORTH 47 DEGREES, 04 MINUTES, 09 SECONDS EAST, 424.40 FEET WITH THE SOUTHWESTERLY LINE OF SAID REMAINDER OF 4.637 ACRE TRACT TO THE EAST CORNER OF THE SAME;

THENCE NORTH 12 DEGREES, 04 MINUTES, 57 SECONDS WEST, 245.07 FEET WITH THE EASTERLY LINE OF SAID REMAINDER OF 4.637 ACRE TRACT TO THE NORTH-MOST WESTERLY CORNER OF THE SAME;

THENCE NORTH 47 DEGREES, 03 MINUTES, 20 SECONDS EAST, 348.07 FEET WITH THE COMMON LINE OF SAID REMAINDER OF 4.637 ACRE TRACT AND HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 42 DEGREES, 56 MINUTES, 40 SECONDS WEST, 50.00 FEET WITH THE NORTHERLY LINE OF REMAINDER OF 4.637 ACRE TRACT TO 2"XU CONCRETE MONUMENT FOUND FOR THE NORTH CORNER OF SAID REMAINDER OF 4.637 ACRE TRACT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD;

THENCE NORTH 47 DEGREES 03 MINUTES, 20 SECONDS EAST, 425.76 FEET WITH THE COMMON LINE OF SAID RIGHT-OF-WAY AND HEREIN DESCRIBED TRACT TO A 5/8 INCH IRON ROD SET FOR THE NORTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 24 DEGREES, 25 MINUTES, 52 SECONDS EAST, 103.81 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTH CORNER OF CITY OF COLLEYVILLE TRACT 6A, AS SHOWN IN TARRANT COUNTY TAX MAP IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BRANSFORD ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 46 DEGREES, 10 MINUTES, 16 SECONDS WEST, 97.73 FEET TO 1/4 INCH IRON ROD FOUND;

THENCE SOUTH 89 DEGREES, 26 MINUTES, 18 SECONDS EAST, 44.80 FEET TO 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" FOUND FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, THORNE ADDITION, AS RECORDED IN CABINET A, SLIDE 9787, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES, 20 MINUTES, 03 SECONDS EAST, 832.77 FEET TO 1/4 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND AN INTERIOR CORNER FOR LOT 2RA, BLOCK 1, BRANSFORD ESTATES ADDITION, AS RECORDED IN CABINET A, SLIDE 11948, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 87 DEGREES, 33 MINUTES, 03 SECONDS WEST, 381.56 FEET TO 1/4 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK C, OAKLEIGH ADDITION, AS RECORDED IN INSTRUMENT NUMBER D218004068, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 03 DEGREES, 50 MINUTES, 42 SECONDS WEST, 381.60 FEET TO 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" FOUND FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT NORTH LINE OF LOT 7, BLOCK B, OF SAID OAKLEIGH ADDITION;

THENCE NORTH 87 DEGREES, 54 MINUTES, 20 SECONDS WEST, 609.47 FEET TO 1/4 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID BLOCK B, AND THE NORTH CORNER OF LOT 6, AND NORTHEAST CORNER OF LOT 7, BLOCK 1, OF SAID RUSTIC OAKS ADDITION IN THE SOUTH LINE OF HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 86 DEGREES, 52 MINUTES, 20 SECONDS WEST, 84.57 FEET TO 1/4 INCH IRON ROD FOUND FOR A CORNER IN THE COMMON LINE OF SAID LOT 7, AND HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 43 DEGREES, 10 MINUTES, 50 SECONDS WEST, 250.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 684,071 SQUARE FEET OR 15.7041 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, G & H GROUP, L.L.C., OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOTS 1-11, BLOCK A, LOTS 1-13, BLOCK B, AND LOTS 1-3, BLOCK X, PRESTON MANOR ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FREE SIMPLY TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME, ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

WITNESS OUR HANDS THIS _____ DAY OF _____, 20____.

OWNERS NAME

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

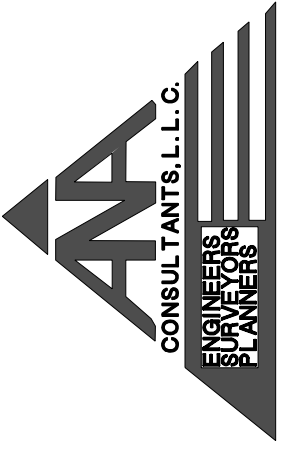
NOTARY PUBLIC IN AND FOR TARRANT COUNTY

MY PRINTED NAME

MY COMMISSION EXPIRES:

PRELIMINARY / FINAL PLAT
FOR
PRESTON MANOR ADDITION
24 RESIDENTIAL LOTS & 3 HOA LOTS

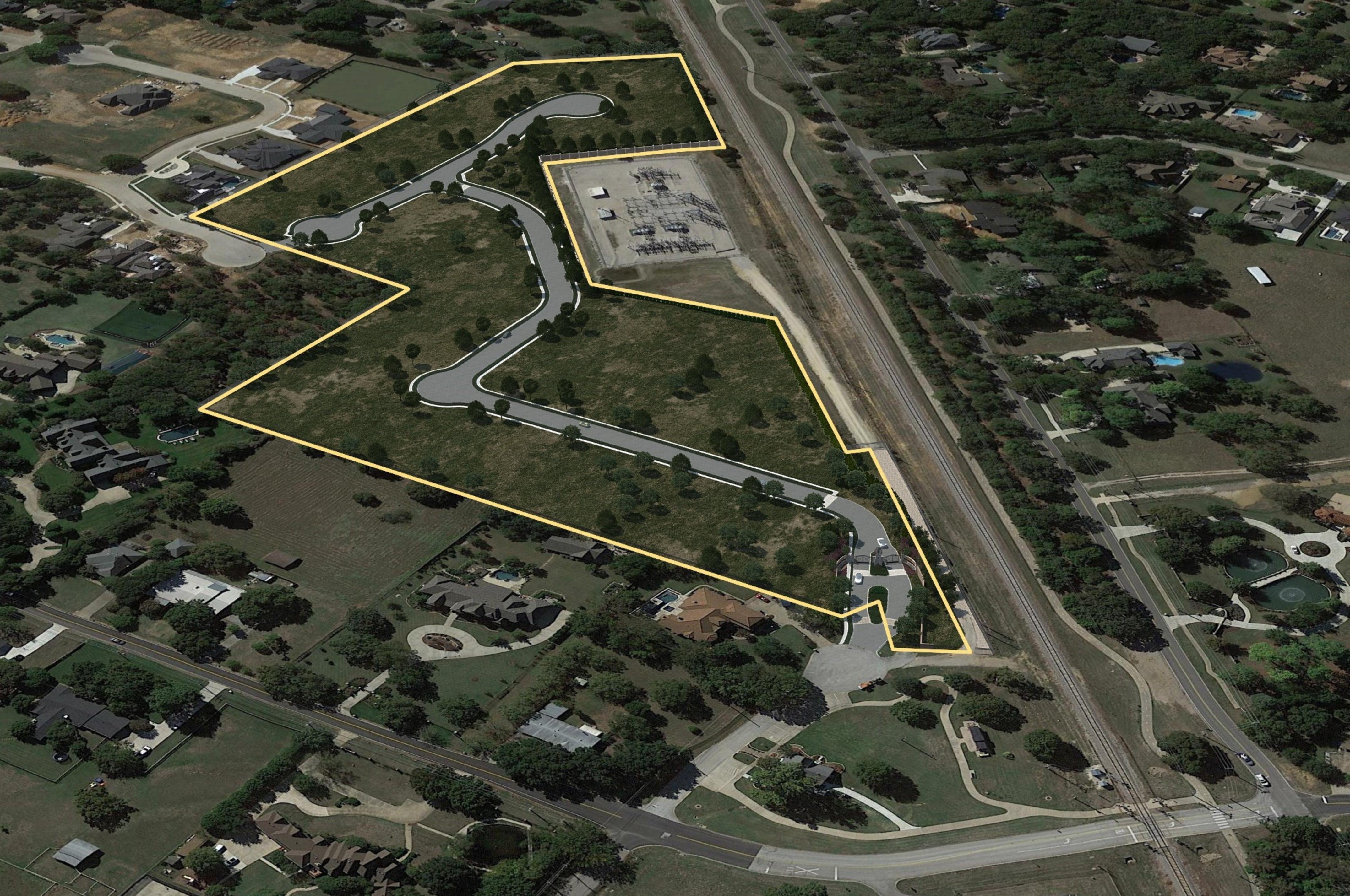
5000 Thompson Terrace
Colleyville, TX 76034
(817) 335-9900
FAX: (817) 335-9955

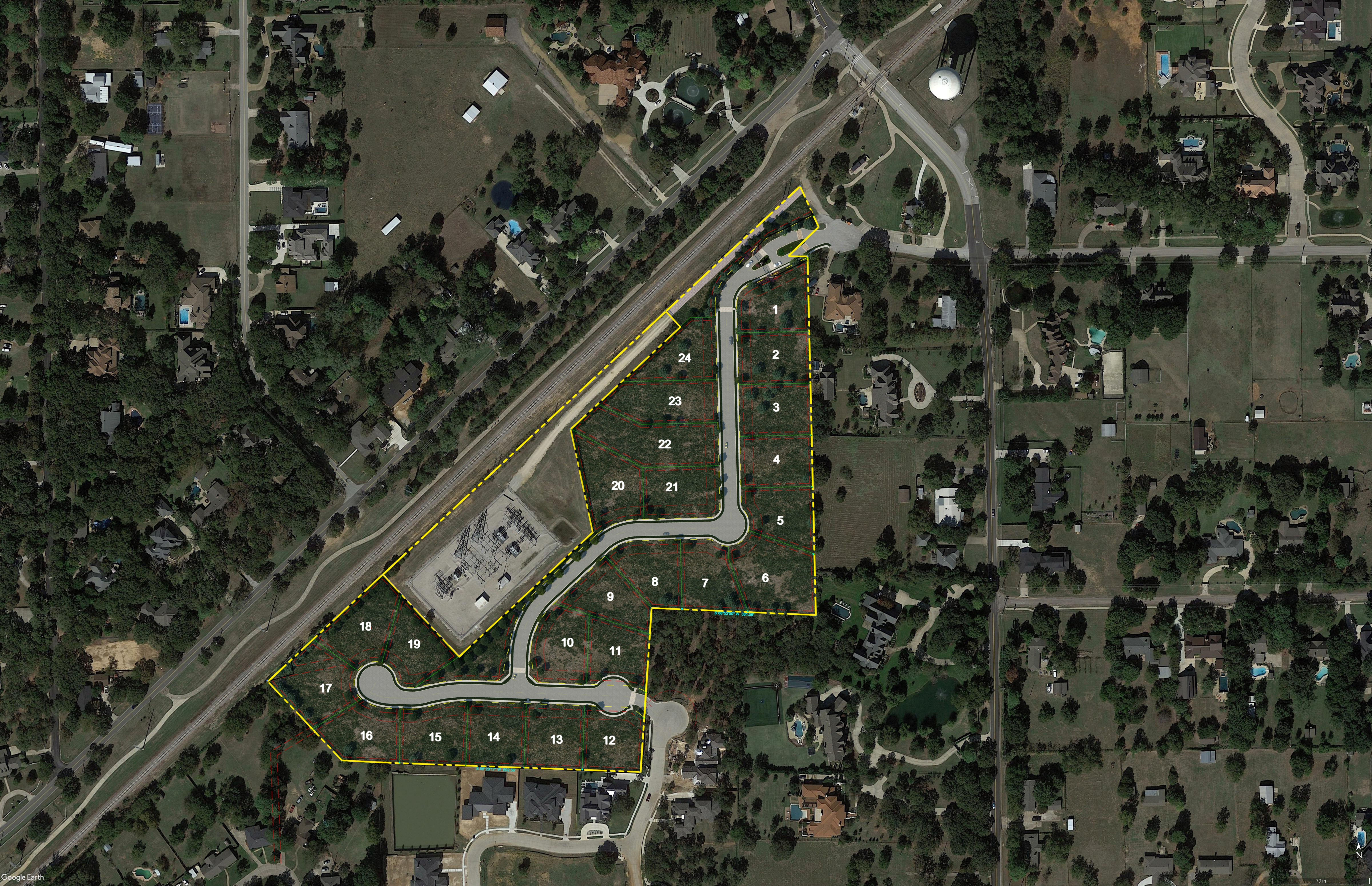


PC 20-001

SHEET 1 OF 1



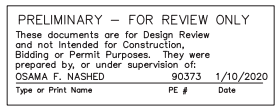








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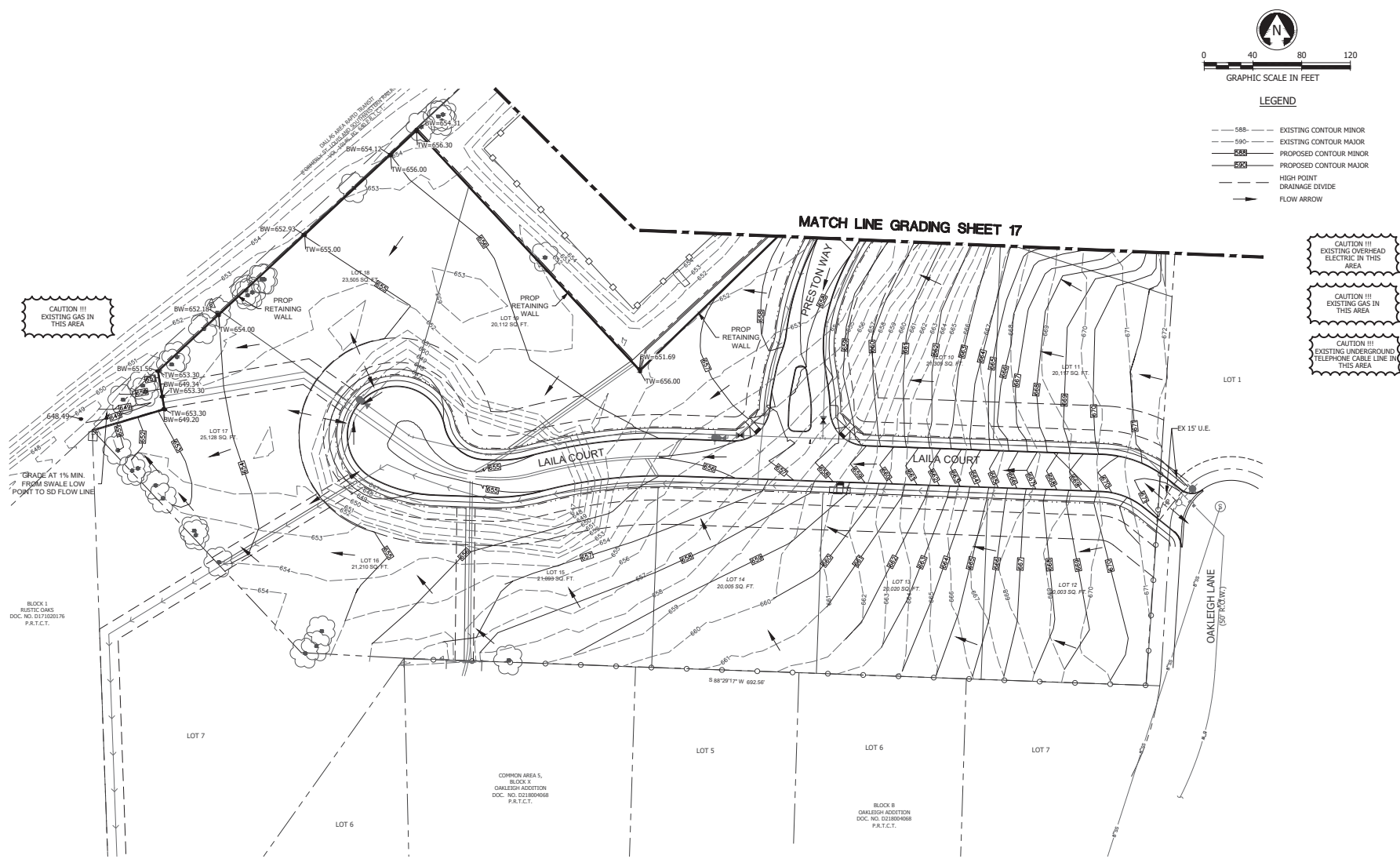


5000 Thompson Terrace
Colleyville, TX. 76034
(817) 335-9900
FAX: (817) 335-9955

PROJECT NO.	190200	DATE	REVISIONS
DRAWN BY	ALS		
APPROVED BY	OPN		
DATE	1/10/2020		

SHEET
4

Grading and Erosion Control Plan



04080

04080

GRAPHIC SCALE IN FEET

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

76034-5000

Tel: 817.335.9000 Fax: 817.335.9955

TEPE Firm No.: 20

TBPLS Firm No.: 1000600

CONSULTANTS, L.L.C.

ENGINEERS & SURVEYORS

DATE

REVISION DESCRIPTIONS

NO.

GRADING PLAN 1 OF 3

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

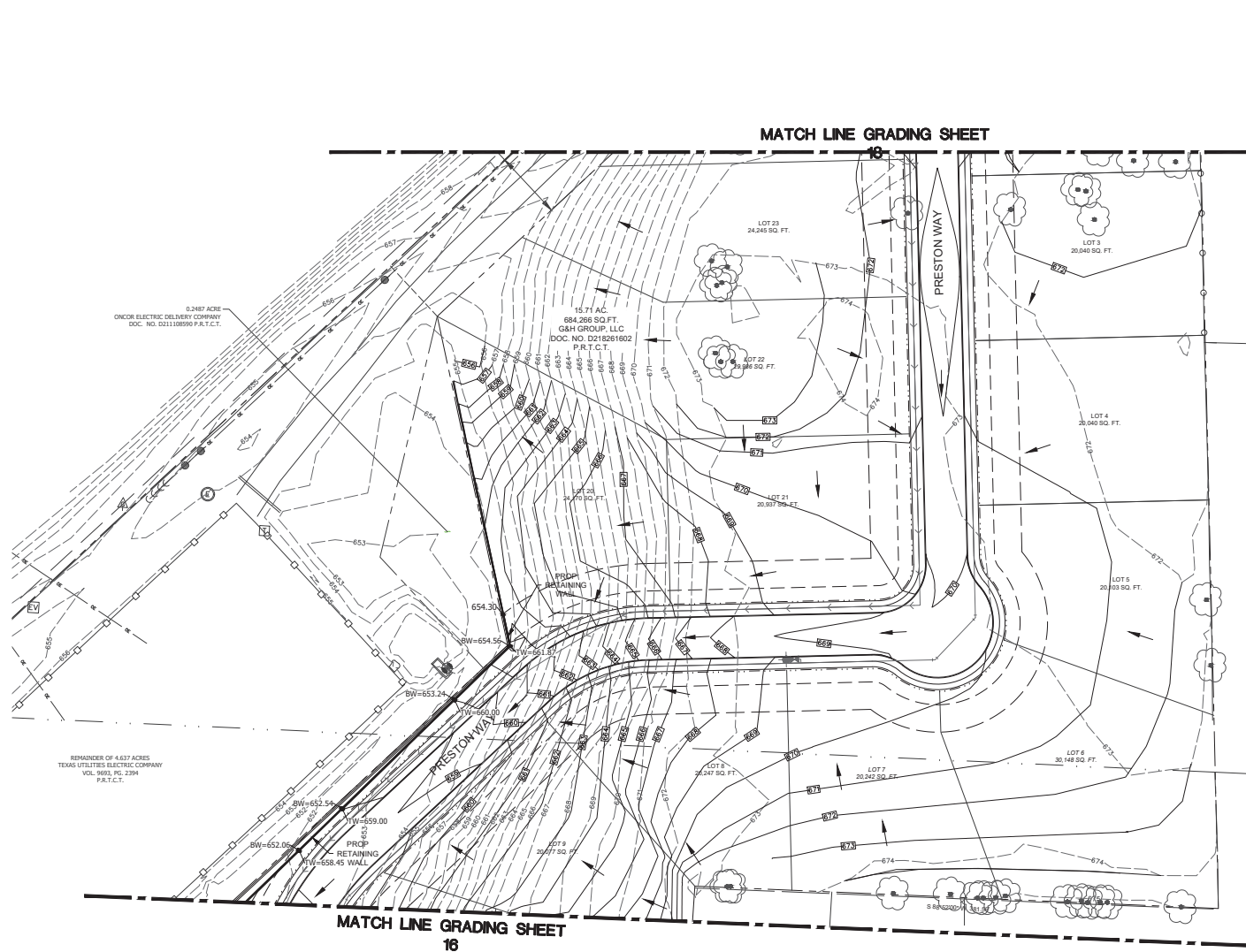
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20273
1/28/2020

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19-0200
SHEET No.: 16

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Grading and Erosion Control Plan



0 40 80 120
GRAPHIC SCALE IN FEET

LEGEND

— 588 — EXISTING CONTOUR MINOR
— 590 — EXISTING CONTOUR MAJOR
— 592 — PROPOSED CONTOUR MINOR
— 594 — 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
76034
Tel.: 817 335 5900 Fax: 817 335 9955
TBEI Firm No. 107690000
CONSULTANTS, L.L.C.
ENGINEERS • SURVEYORS

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GRADING PLAN 2 OF 3

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

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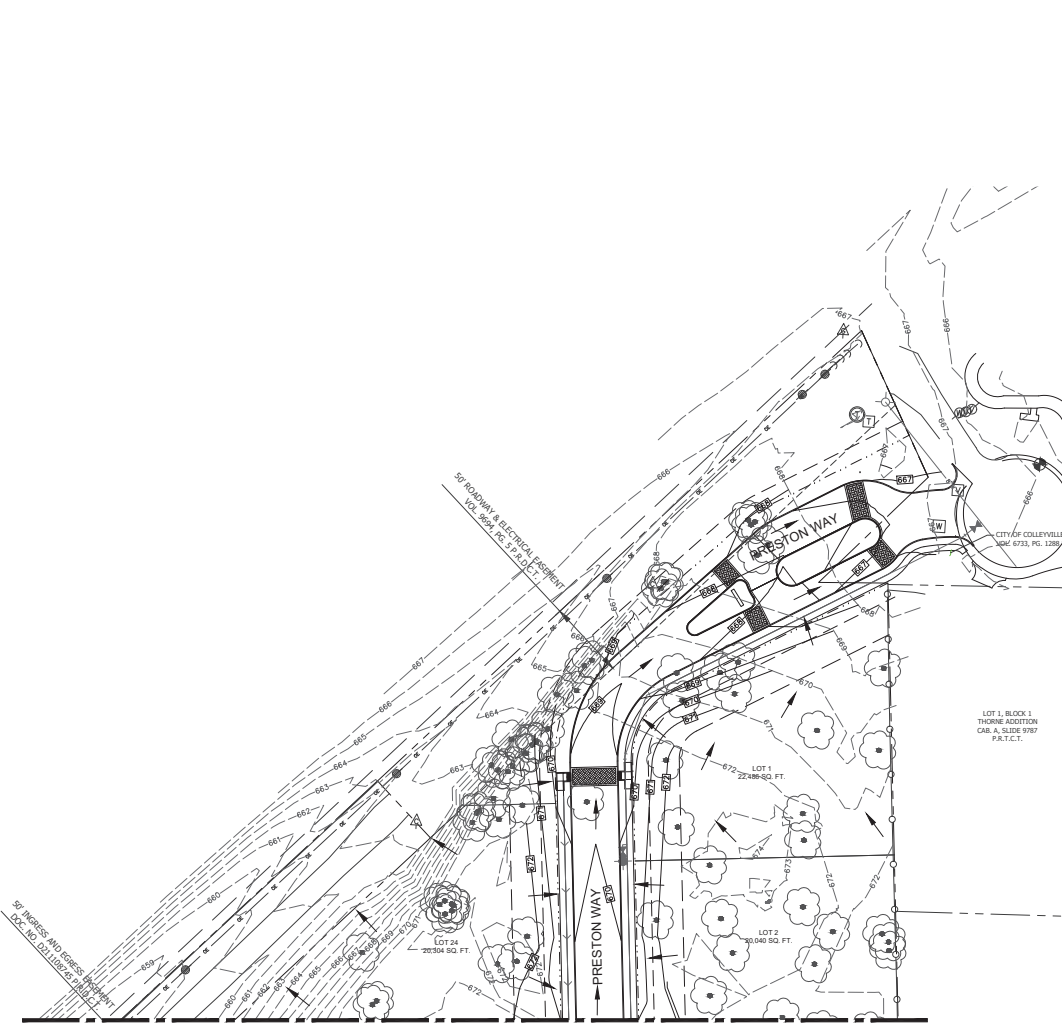
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PE #	1/28/2020

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10-0000

19-0200	
SHEET No.:	17

Grading and Erosion Control Plan



MATCH LINE GRADING SHEET 17

0 40 80 120
GRAPHIC SCALE IN FEET

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 76034
Tel: 817.335.9800 Fax: 817.335.9855
TBP&LS Firm No.: 1000600

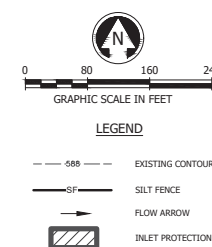
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GRADING PLAN 3 OF 3

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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EROSION CONTROL PLAN

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

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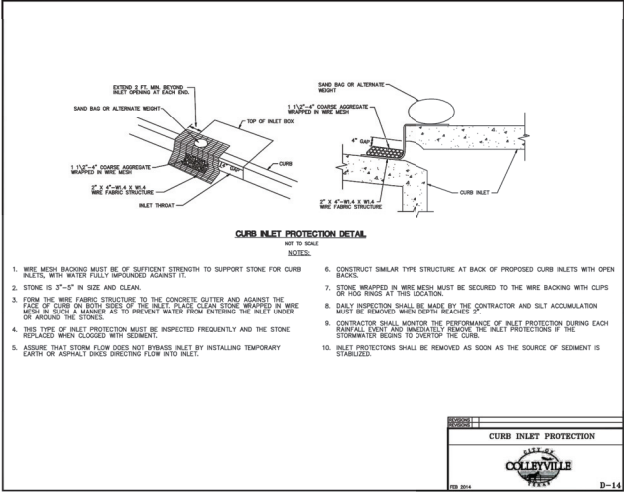
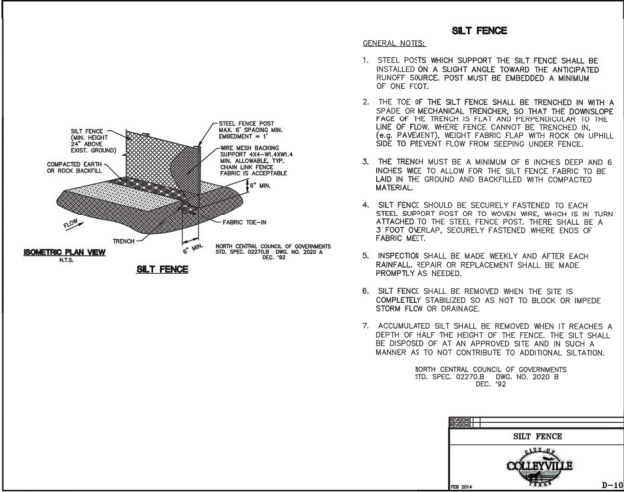
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PC #	1/28/2020

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Grading and Erosion Control Plan



NO.	REVISION DESCRIPTIONS	DATE

**EROSION CONTROL
DETAILS**

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

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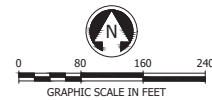
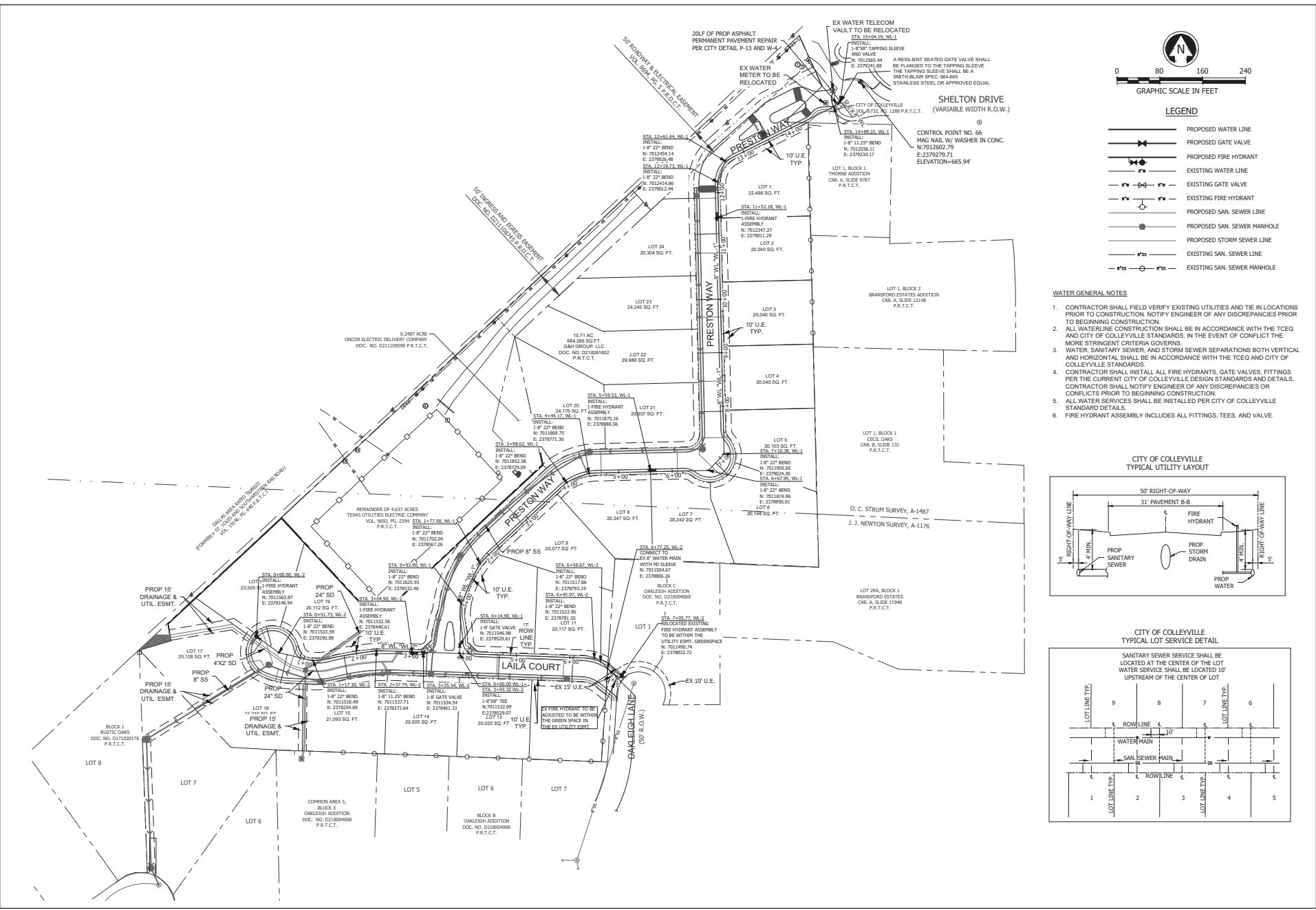
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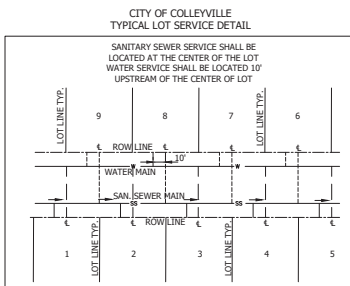
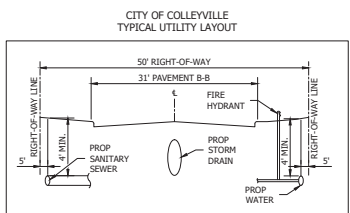
Utility and Drainage Plan

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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**
1. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES AND TIE IN LOCATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
 2. 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.
 3. WATER, SANITARY SEWER, AND STORM SEWER SEPARATIONS BOTH VERTICAL AND HORIZONTAL SHALL BE IN ACCORDANCE WITH THE TCEQ AND CITY OF COLLEYVILLE STANDARDS.
 4. 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.
 5. ALL WATER SERVICES SHALL BE INSTALLED PER CITY OF COLLEYVILLE STANDARD DETAILS.
 6. FIRE HYDRANT ASSEMBLY INCLUDES ALL FITTINGS, TEES, AND VALVE.



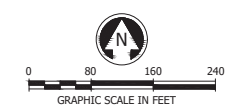
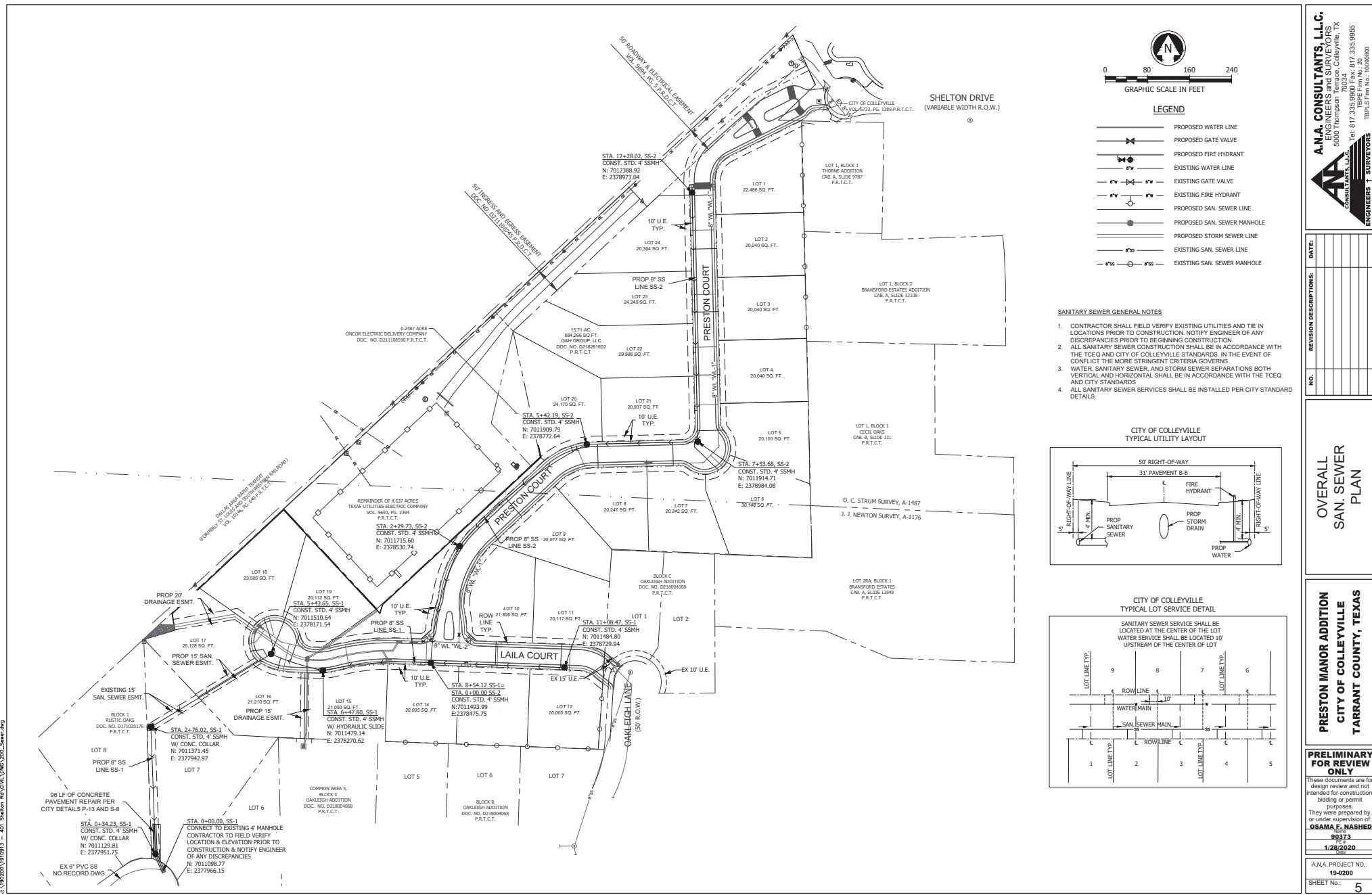
A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
5000 Thompson Road, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
E: info@ana-engineers.com
T: 817.335.9900

OVERALL WATER PLAN

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

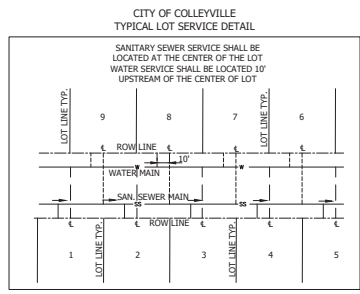
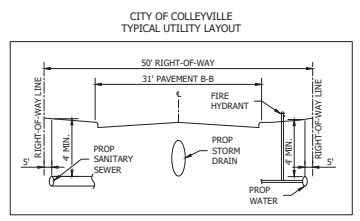
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90373
1/28/2020
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Utility and Drainage Plan



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 SAN. SEWER MANHOLE

- SANITARY SEWER GENERAL NOTES**
1. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES AND TIE IN LOCATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
 2. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TCEQ AND CITY OF COLLEVILLE STANDARDS. IN THE EVENT OF CONFLICT THE MORE STRINGENT CRITERIA GOVERNS.
 3. WATER, SANITARY SEWER, AND STORM SEWER SEPARATIONS BOTH VERTICAL AND HORIZONTAL SHALL BE IN ACCORDANCE WITH THE TCEQ AND CITY STANDARDS
 4. ALL SANITARY SEWER SERVICES SHALL BE INSTALLED PER CITY STANDARD DETAILS.



A.N.A. CONSULTANTS, L.L.C.
ENGINEERS AND SURVEYORS
5000 Thompson Road, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
TPE Firm No. 20
TPECS Firm No. 1095900

OVERALL SAN. SEWER PLAN

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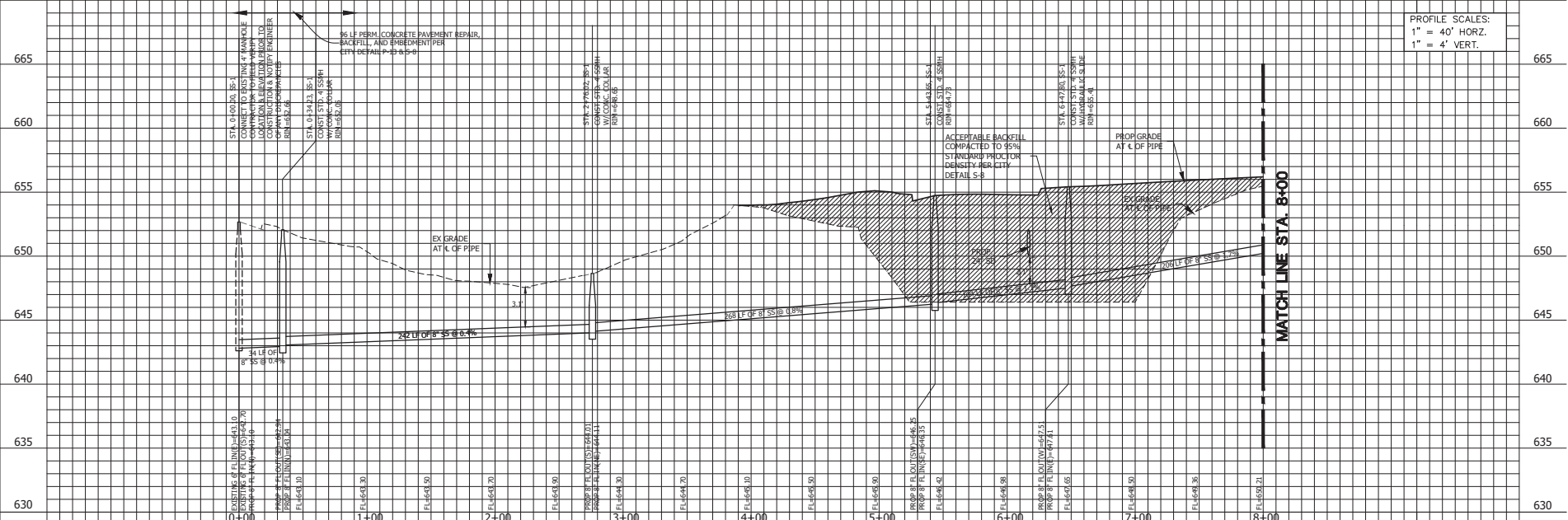
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90373
1/28/2020

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Utility and Drainage Plan

PROP SS-1

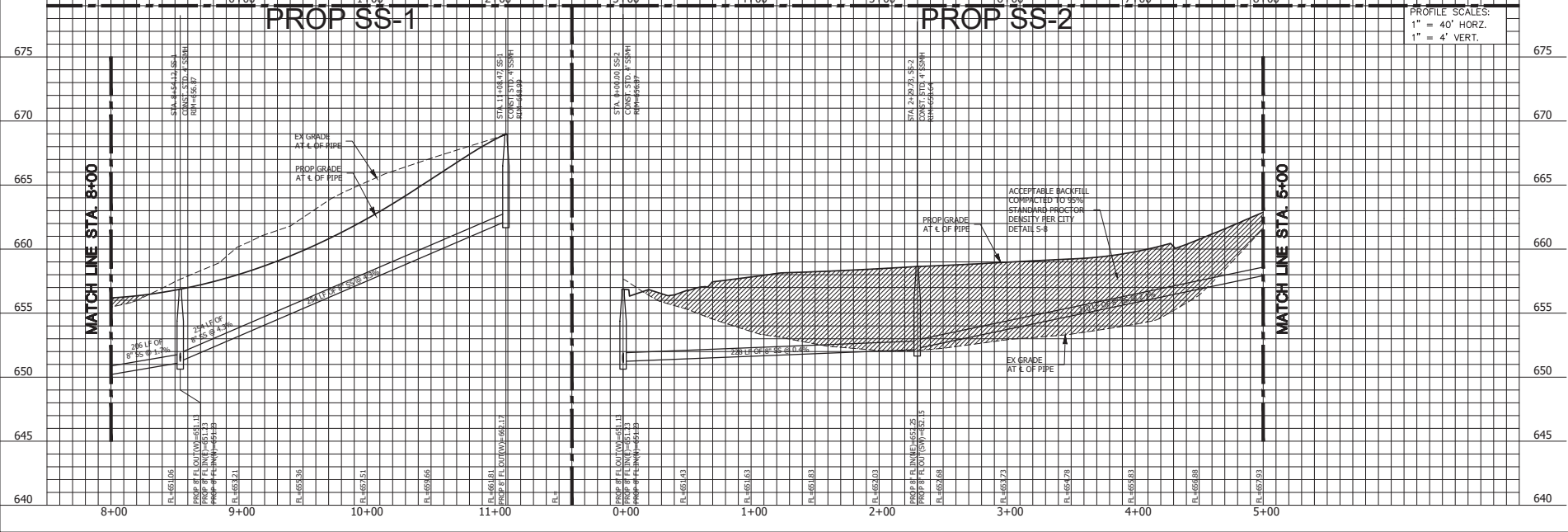


PROFILE SCALES:
1" = 40' HORZ.
1" = 4' VERT.

PROP SS-1

PROP SS-2

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



A.N.A. CONSULTANTS, L.L.C.
ENGINEERS AND SURVEYORS
5000 Thompson Road, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
BPE Firm No. 20
TSP-10 Firm No. 1009090

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

NO.	REVISION DESCRIPTIONS:	DATE:

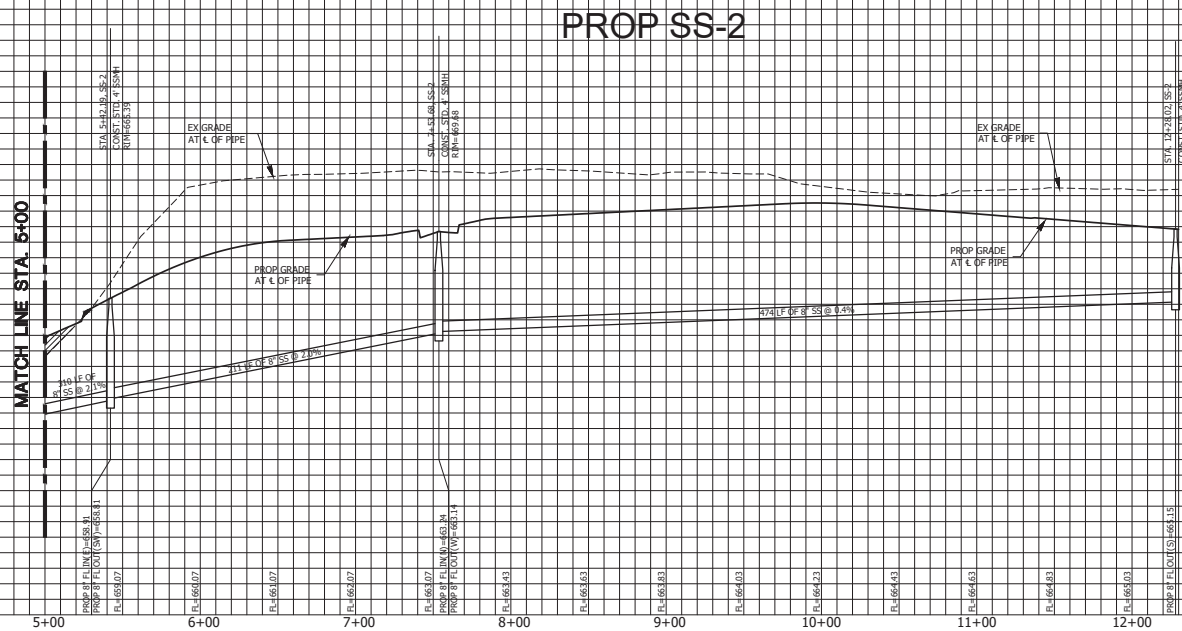
SAN SEWER PROFILE

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

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9/23/23
1/28/2020
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SHEET NO.: 6

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Utility and Drainage Plan



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

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

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
TBPLS Firm No.: 10090800

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SAN. SEWER PROFILE

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

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90373

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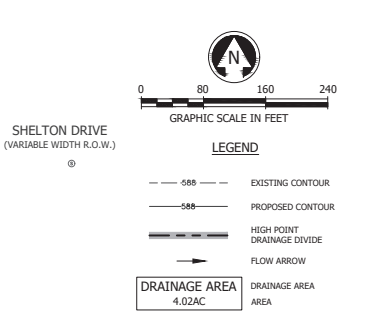
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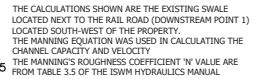
THE TIME OF CONCENTRATION CALCULATIONS SHOWN ARE BASED ON THE NRCS TR-55 METHODOLOGY AS OUTLINED ON THE ISWM HYDROLOGY DESIGN MANUAL. THE MINIMUM TIME OF CONCENTRATION VALUE ARE USED FOR ALL DRAINAGE AREAS THAT HAVE A TIME OF CONCENTRATION BELOW THE MIN. TIME OF CONCENTRATION.

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

C=0.60 PER ZONING (SINGLE FAMILY RESIDENTIAL)
C=0.30 PER ZONING (UNDEVELOPED)
TC=15 MINUTES - THE MIN. TC PER ZONING (SINGLE FAMILY RESIDENTIAL)
I=STORM INTENSITY 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



1. ALL STORM SEWER AND CURB/PIPE AND FITTINGS SHALL BE ASTM C78, CLASS III, 8" V. REINFORCED CONCRETE PIPE MANHOLE RINGS SHALL BE A BELL & SPONGE AND JOINTED WITH RAIN WACK.
2. BACKFILL SHALL BE 3" X 1" ROCK & 6" MINIMUM FOR THE PIPE & 4" FOR THE MANHOLE. ALL ROCK ENCOUNTERED, AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A 12" MECHANICAL TAMPERS BEHIND THE PIPE TO ACHIEVE 95% DENSITY.
3. AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEO RECORD TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
4. INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN THE PROJECT SITE. A RECORD OF THE EXISTING LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS THE RECORD DRAWINGS.
5. ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED AFTER NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.
6. NO PRE-CAST LIDS ARE ALLOWED.



Mannings Equations for Channel (Capacity Calculation)				
Slope %	A sq.ft.	Wp ft	Manning's n	Full Capacity (cfs)
2.16	72.01	56.38	0.05	371.29

Calculated Water Depth=1.65' at Required Runoff Rate

Slope %	A sq.ft.	Wp ft	Manning's n	Full Capacity (cfs)
2.16	18.80	20.69	0.05	77.24

FULL VELOCITY CALCULATION BASED ON Q REQUIRED

Slope %	A sq. ft.	Wp ft	Manning's n	Full Vel. (ft/s)
2.16	18.80	20.69	0.035	5.87

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

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	659.25	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	659.96	10.45	16.45	26.93

**PRELIMINARY
FOR REVIEW
ONLY**

ANA PROJECT NO :

19-0200

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS AND SURVEYORS
5000 Thompson Terrace, Colleyville, TX
76034
Tel.: 817.335.9900 Fax: 817.335.9955
TBPB Firm No.: 20
TBPBLS Firm No.: 10090980

INLET		STATION		DRAINAGE AREA		AREA	RUNOFF	CONC.	"S" STREET	Cross Slope	Cross Slope	DEPTH	ALLOW	DEPTH	DEPTH	ALLOW	SPREAD	ALLOW	Equivalent	STREET	MANNING'S	5-YEAR	10-YEAR	5-YEAR	10-YEAR	100-YR	100-YR	100-YR	100-YR	DESIGN	DESIGN	INLET	INLET	EFFICIENCY	INLET	5-YEAR	100-YR	COMMENTS			
LINE	INLET	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.			

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	F/Fo	So^(.5)	DEPTH OF GUTTER FLOW Y _O FT	DEPTH OF DEPRESSION a FT	DEPTH OF FLOW AT OPENING Y FT	CAPACITY OF INLET PER FOOT OF LENGTH 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	% %																				AREA (ACRES)	
				1	%																							
		FT/FT	FT/FT												CFS													
Laila Ct. 0+00 40 RT. (Low Point)	B3	0.0050	0.02	B-4	100%	B-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	15.0	37.8	0.00	100.00%	
Drop Inlet	B4	0.0050	0.02	OS-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%	13

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	CFS	CFS	IN	FT	FT	D/S	U/S	V1(IN)	V2(OUT)	V1/2g		
1	2	3	4	5				6	7	8				9	10	11	12	13	14	15	16			17	18																	19	20
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%	QS-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	652.10	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	5	3	0.013	0.0009	651.96	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	0.00	0.00	10.59	23.05	0.4	23.47	3.9	6.6	41.7	69.8	0.0	70.1	5	3	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			
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	651.46	653.15	0.00	7.35	0.00	0.84	1.25	0.00	1.05	654.20	651.19	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	657.11					

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=	8.98	cfs

FROM OAKLEIGH SUBDIVISION RECORD DWGS						FROM OAKLEIGH SUBDIVISION RECORD DWGS			
TABLE 1.1 - POST-PROJECT RESULTS SUMMARY TABLE						TABLE 1.2 - DETENTION VOLUME			
Storm Event	Qin, Max (cfs)	Qout, Max (cfs)	Qout, Allowable (cfs)	WSEL _{max} (ft)	V _{max} (ac-ft)	Storm	Inflow	Outflow	Storage (r31)
Normal Pool	---	---	---	657.34	2.99	15	7934.4	2877.1	38763
2-YR	29.88	7.36	8.81	658.7	0.79	20	6784.1	2669.9	46871
5-YR	38.37	8.37	12.5	659.66	1.00	40	11093.0	4826.3	62639
10-YR	43.88	8.85	15.17	659.25	1.11	50	121426	5650.6	65386
25-YR	51.62	10.77	19.09	659.53	1.27	60	130114	6385.7	66267
50-YR	57.02	12.76	22.22	659.14	1.39	70	137613	71654	65859
100-YR	63.53	25.92	29.39	658.91	1.51				

MAX 1.52 AC-FT
— 100-YR STORM EVENT
POND STORAGE VOLUME

NO.	REVISION DESCRIPTIONS:	DATE:

NLET & HYDRAULIC CALCULATIONS

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

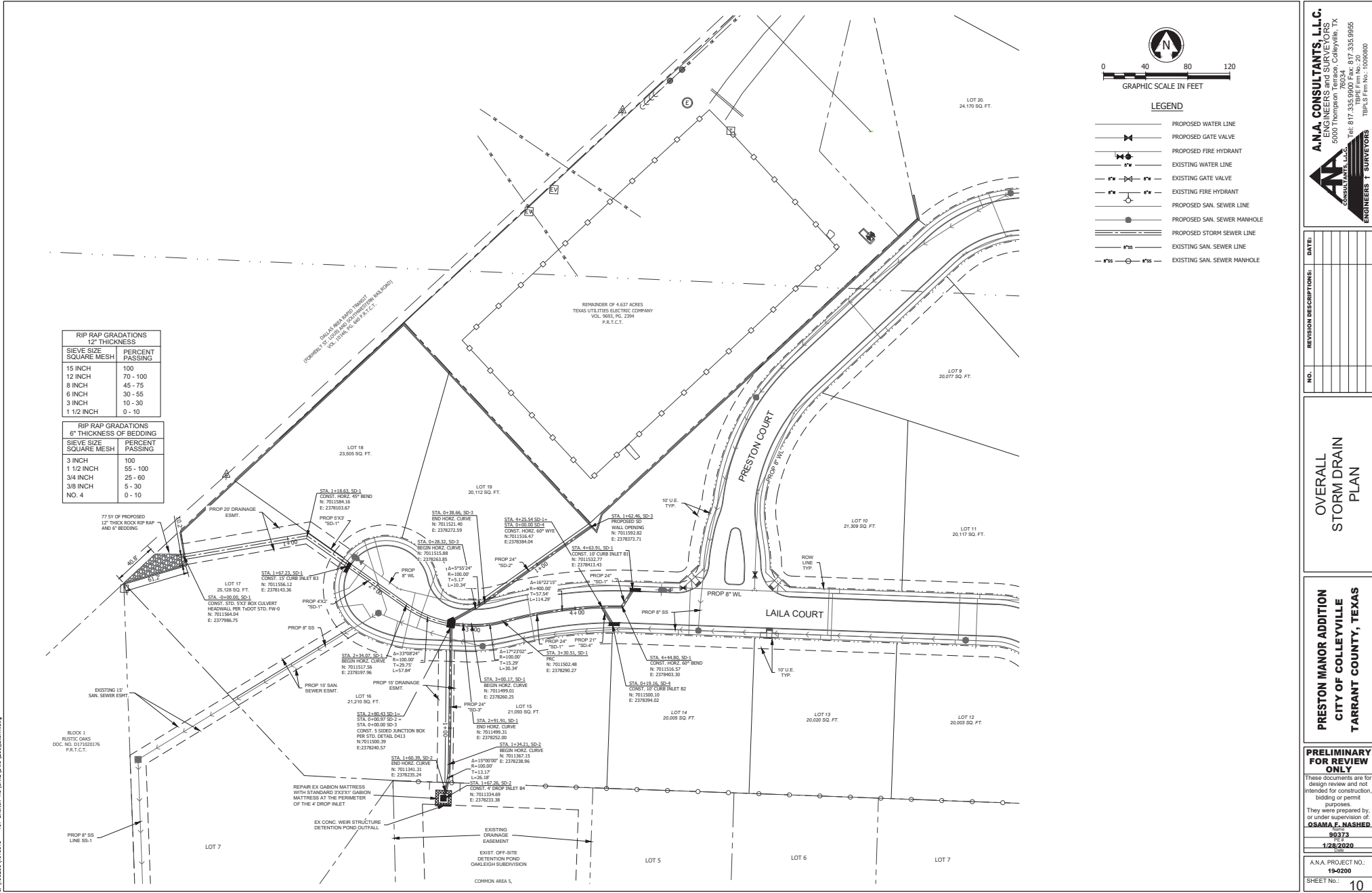
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They were prepared by, or under supervision of:
OSAMA F. NASHED
Name
90373
P.E.#
1/28/2020

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

SHEET No.: **9**

Utility and Drainage Plan



Utility and Drainage Plan

PROP SD-1

PROP SD-2

PROP SD-3

PROP SD-4

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

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

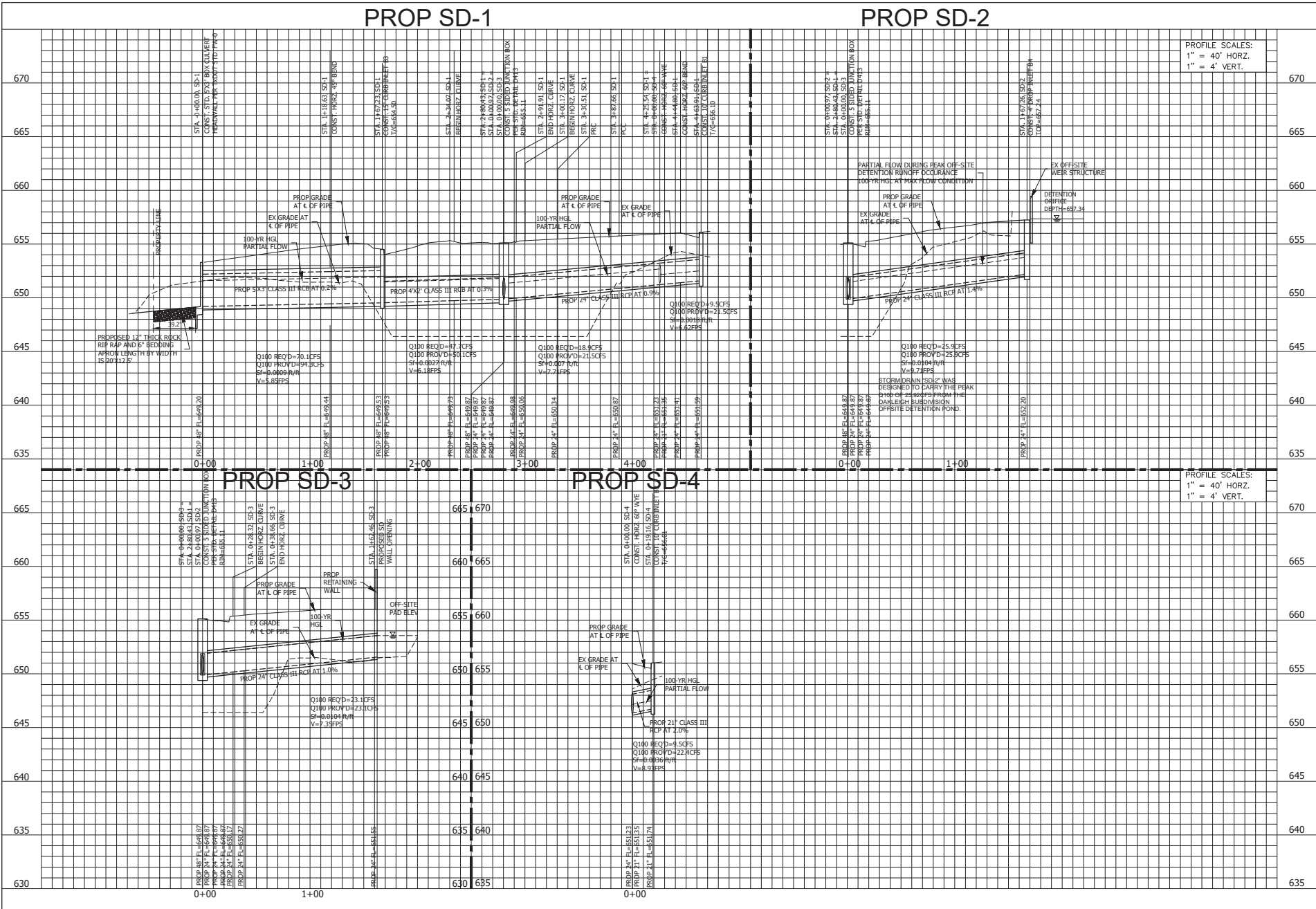


NO.	REVISION DESCRIPTIONS	DATE

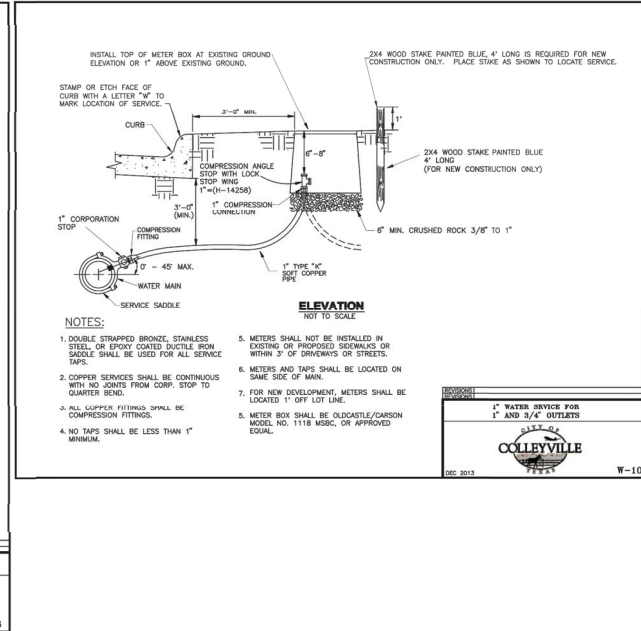
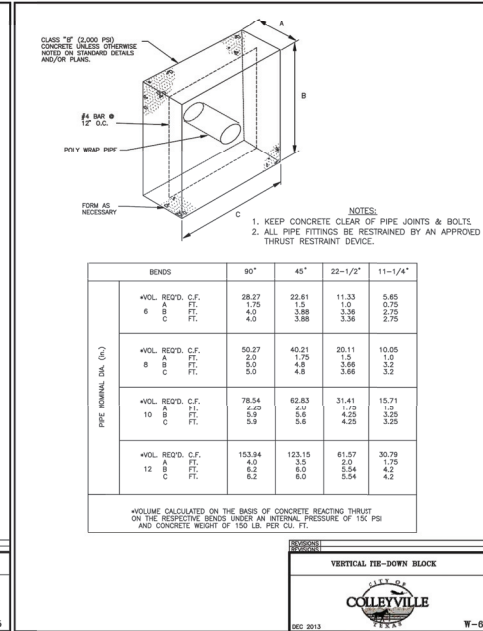
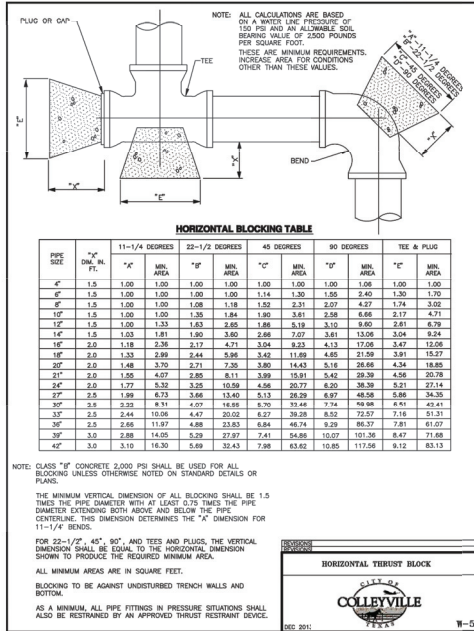
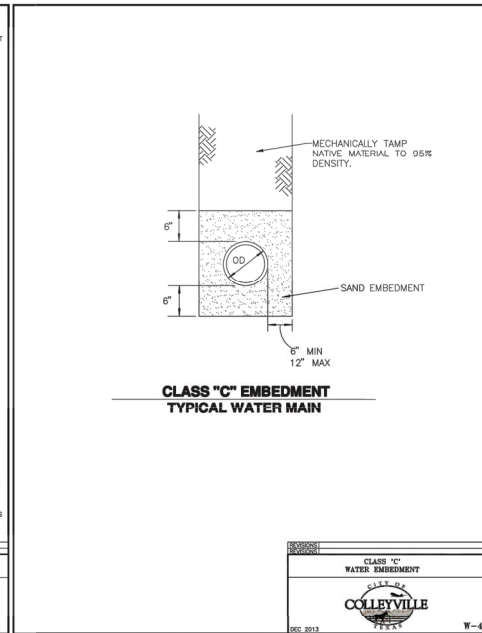
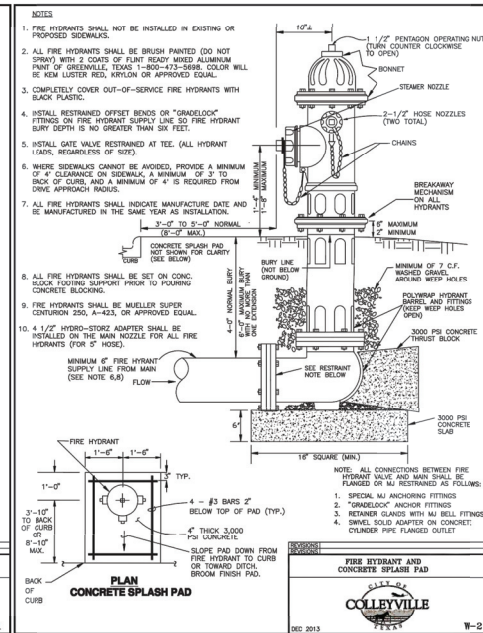
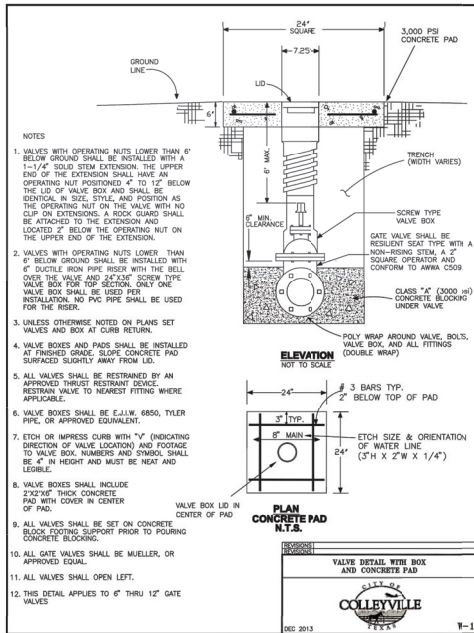
STORM DRAIN PROFILE

PRESTON MANOR ADDITION
CITY OF COLLEVILLE
TARRANT COUNTY, TEXAS

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90373
1/28/2020
A.N.A. PROJECT NO.: 19-0200
SHEET NO.: 11



Utility and Drainage Plan



NO.	REVISION DESCRIPTIONS	DATE

WATER DETAILS

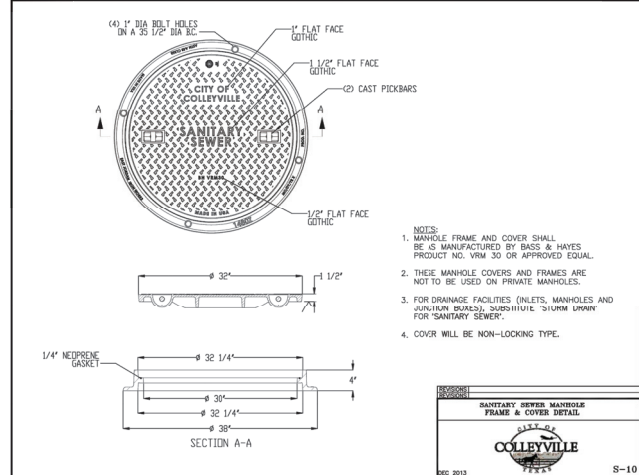
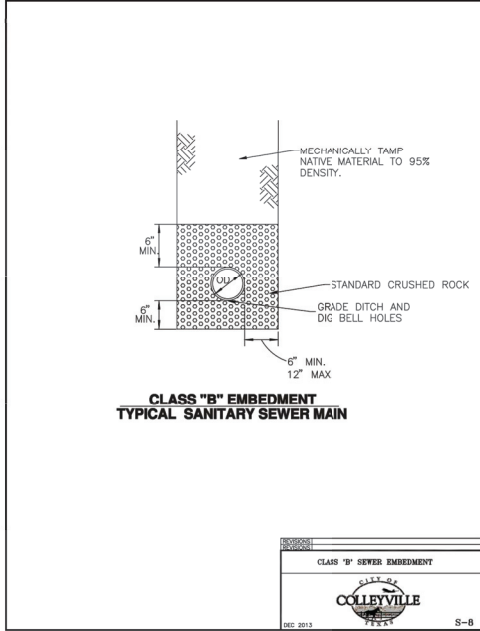
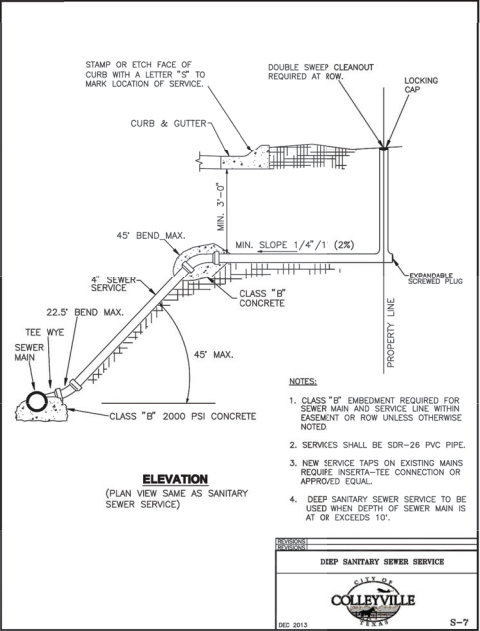
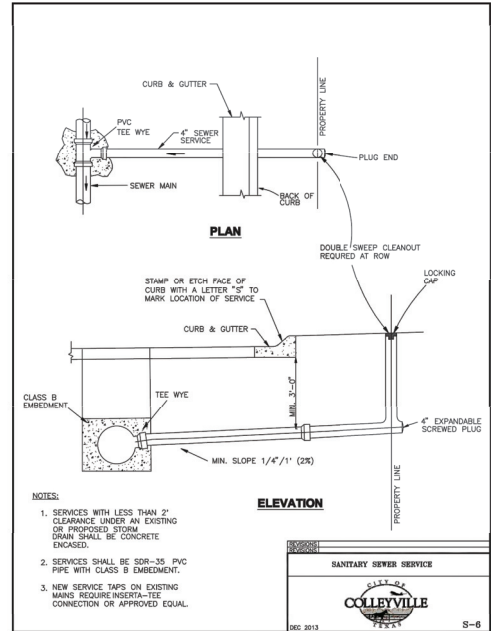
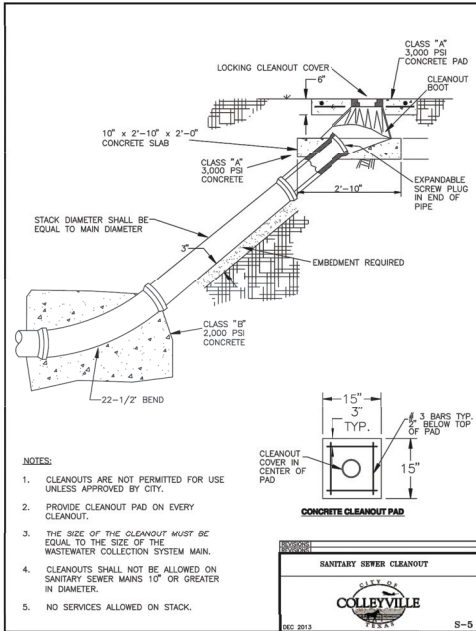
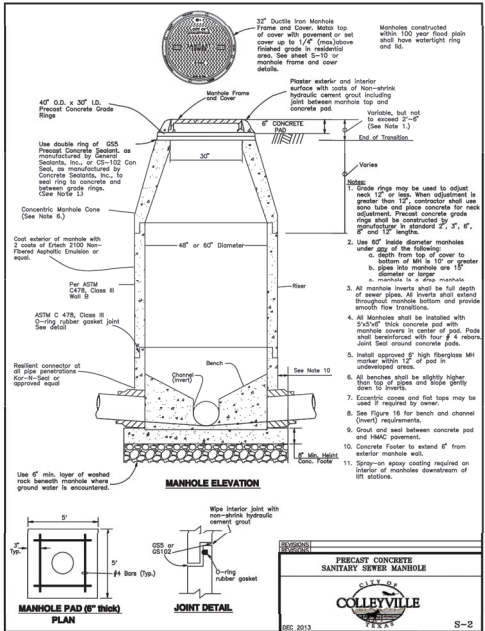
PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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A.N.A. PROJECT NO.: 19-0200
SHEET NO.: 20

Utility and Drainage Plan



A.N.A. CONSULTANTS, L.L.C.
ENGINEERS AND SURVEYORS
5000 Thompson Terrace, Colleyville, TX
76034
Tel.: 817.335.9900 Fax: 817.335.9955
TBPB Firm No.: 20
TBPB Firm No.: 10090980

[illegible]

SEWER DETAILS

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

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

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.

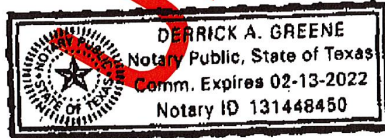


[Signature]
Notary Public, State of Texas

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 Waguhi 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;

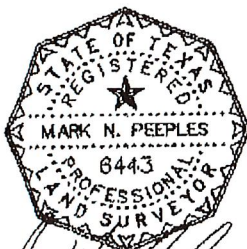
THENCE South 58°39'37" West, departing the northeast line of said Lot 7 and the southernmost southwest line of said G&H Group, LLC tract, over, across, and upon said Lot 7, a distance of 102.73 feet to a point for corner;

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;

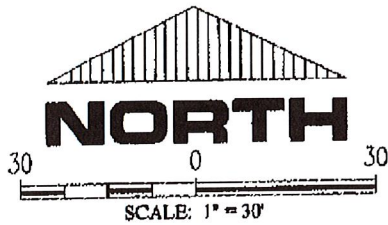
THENCE North 02°04'50" West, departing the north right-of-way line of said Oak Top Drive and with the west line of said Lot 7, a distance of 257.69 feet to a point for corner;

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 -

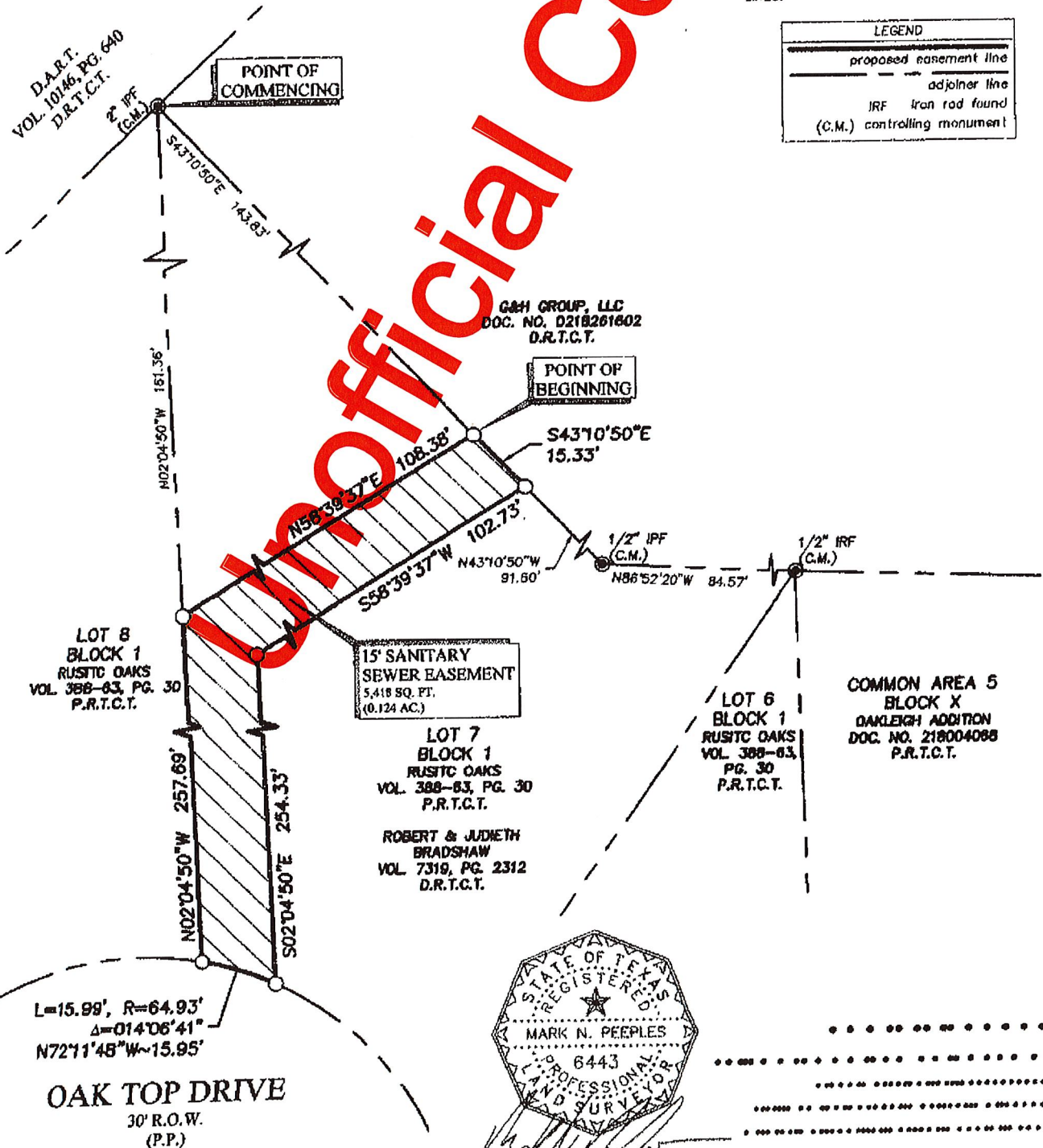
Page 1 of 2



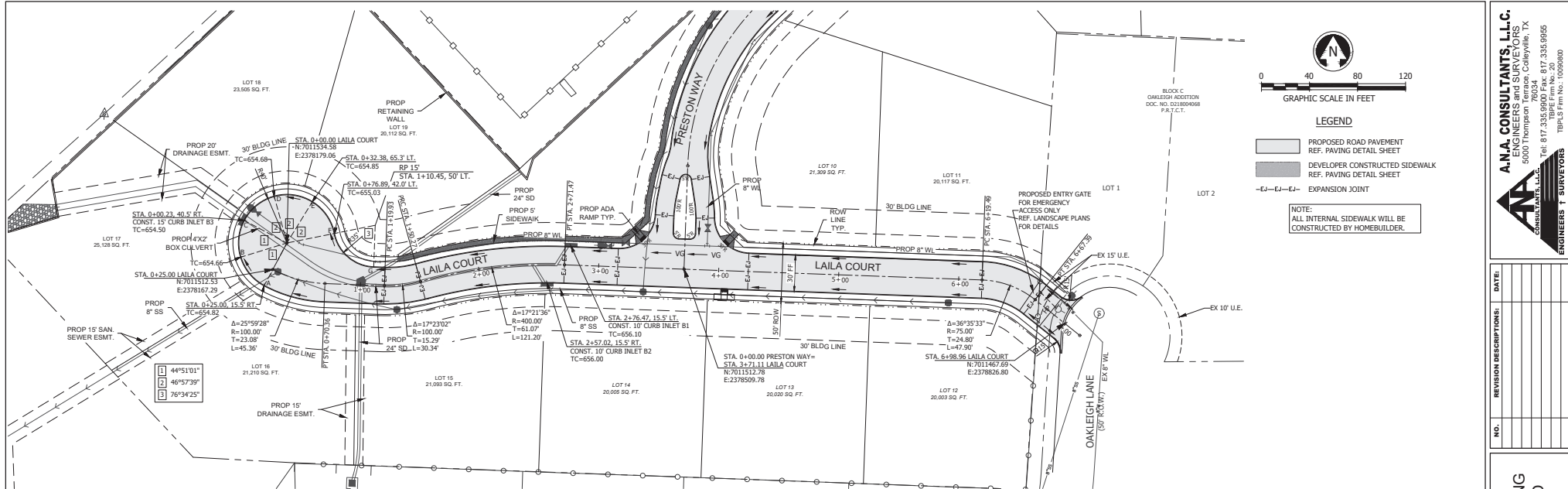
SURVEYOR'S NOTES:

- 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.

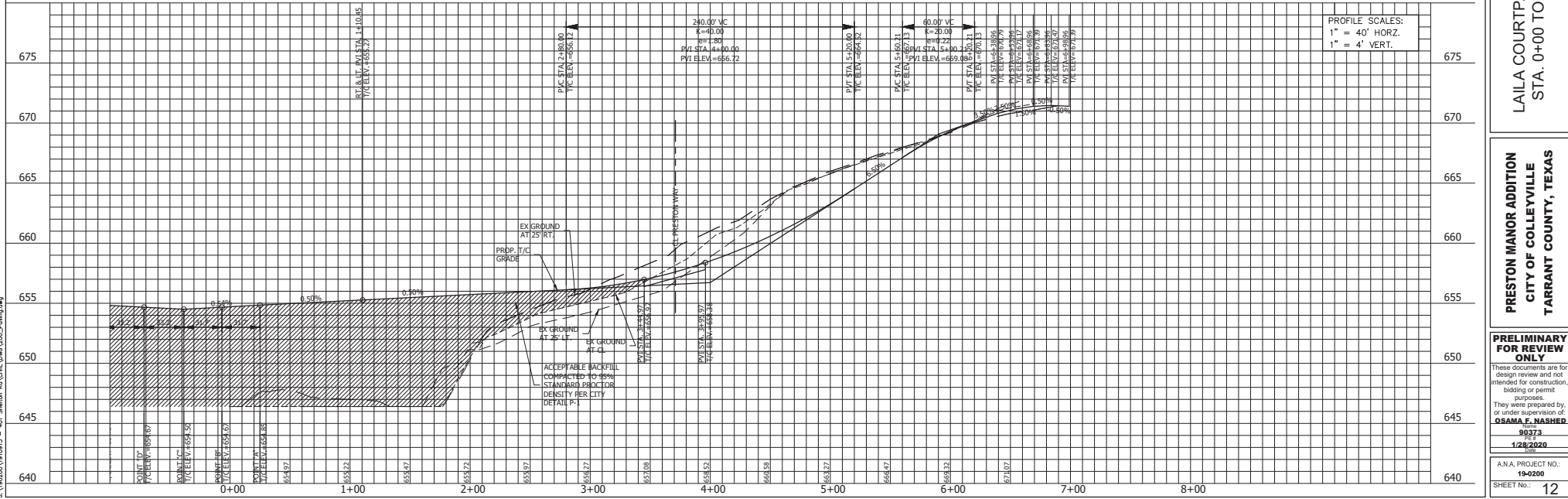
LEGEND	
	proposed easement line
	adjoiner line
	IRF Iron rod found
	(C.M.) controlling monument



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/LS Firm No.: 1009800

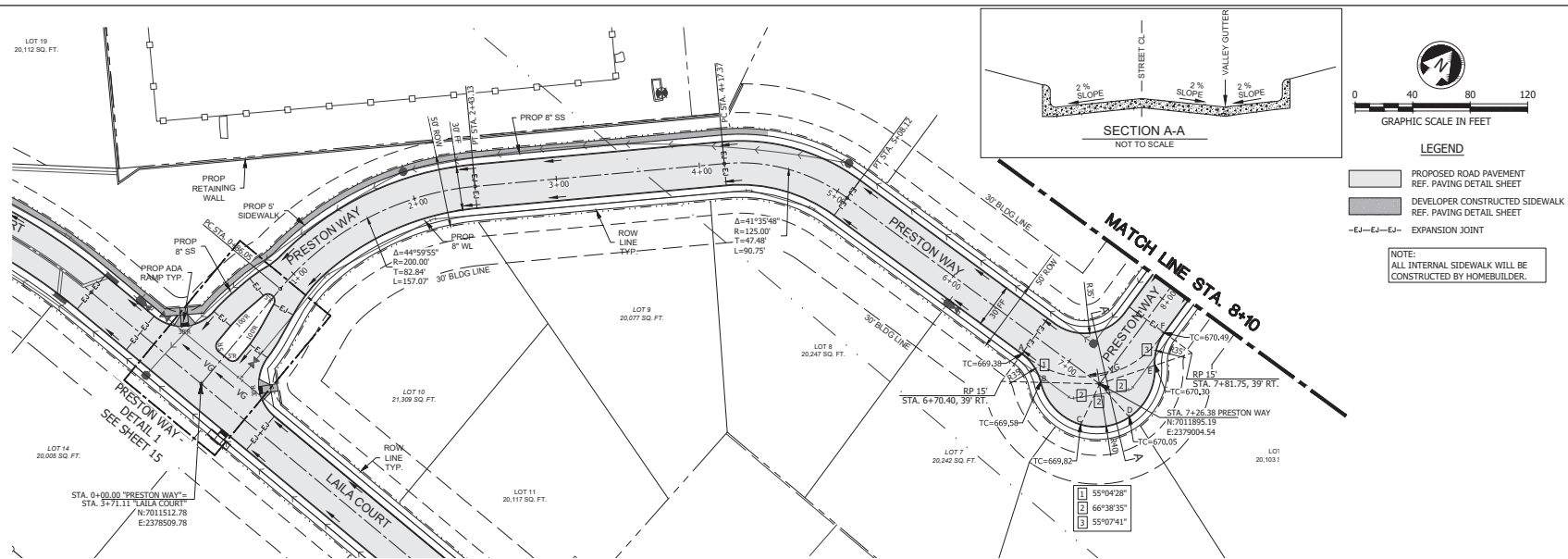
NO.	REVISION DESCRIPTIONS:	DATE:

LAILA COURT PAVING
STA. 0+00 TO END

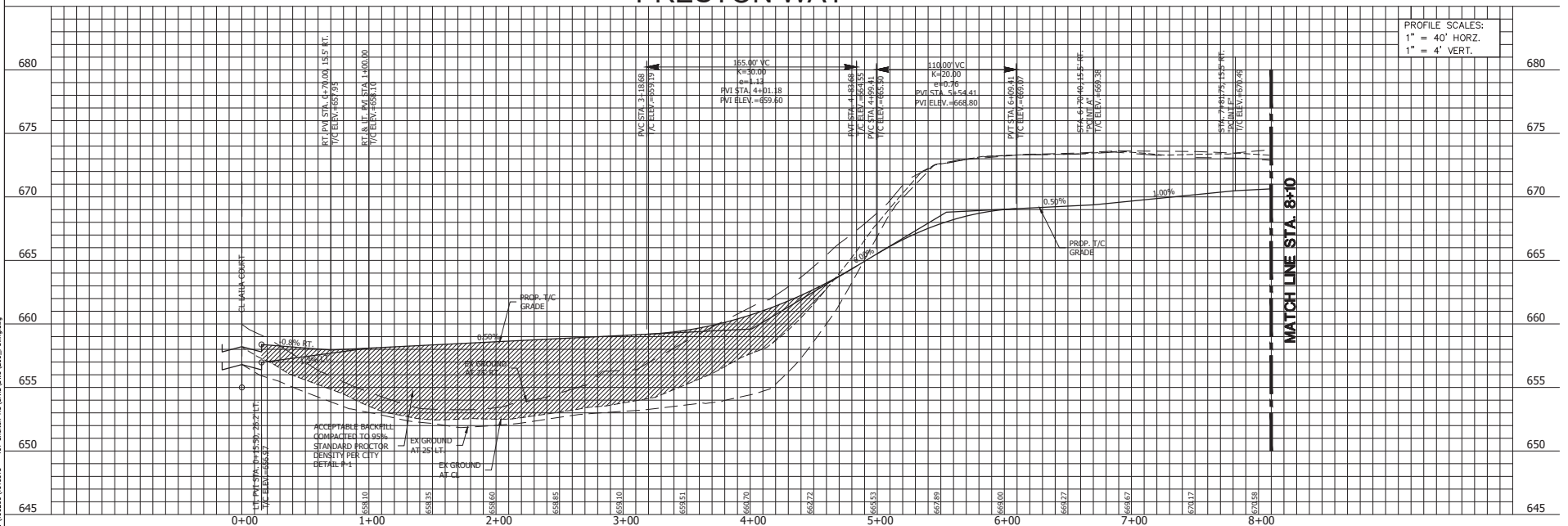
PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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.: 12

Paving Plan



PRESTON WAY



A.N.A. CONSULTANTS, L.L.C.
ENGINEERS AND SURVEYORS
5000 Thompson Terrace, Coleville, TX
76034
Tel: 817.335.9900 Fax: 817.335.9955
TYPE Firm No. 20
TBLTS Firm No. 10096000

[illegible]

PRESTON WAY PAVING
STA. 0+00 TO 8+00

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

**PRELIMINARY
FOR REVIEW
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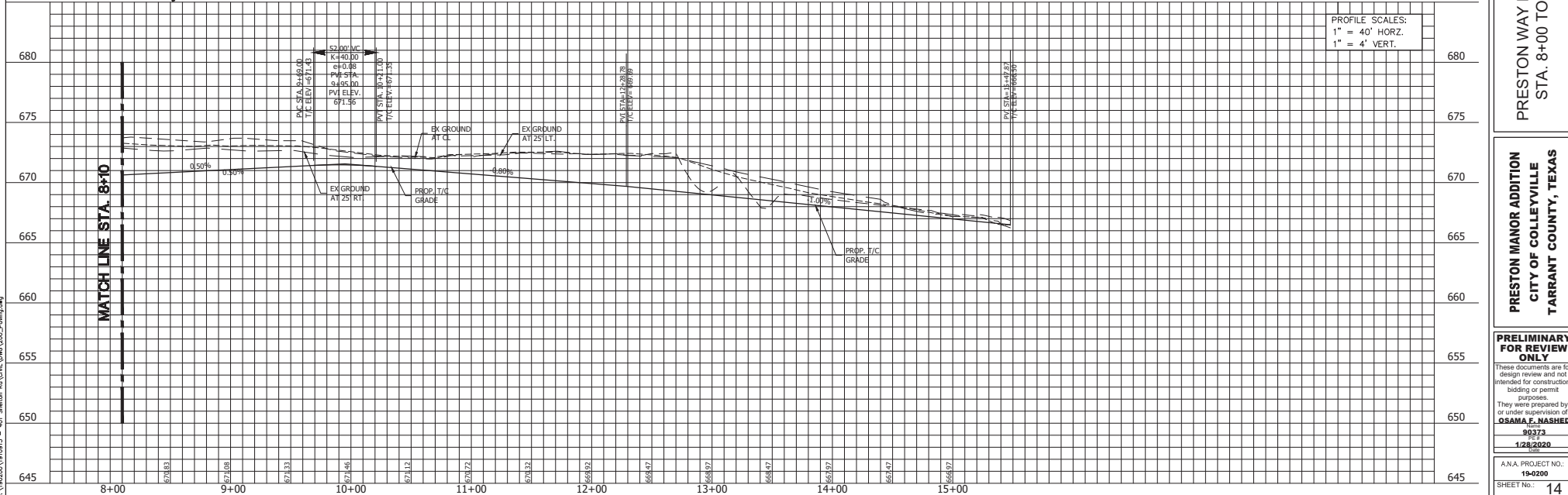
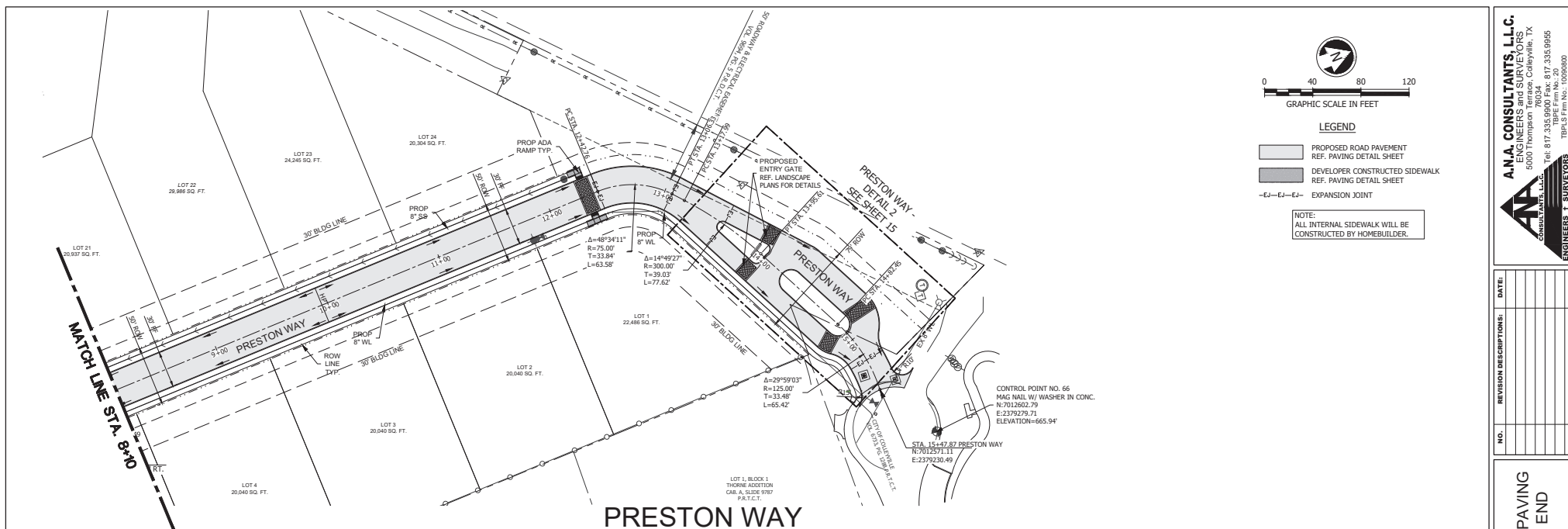
They were prepared by,
or under supervision of:
QSAMA F. NASHED

Name	90373
PE #	1/28/2020

A.N.A. PROJECT NO.:
10 0300

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**

**PRELIMINARY
FOR REVIEW
ONLY**

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

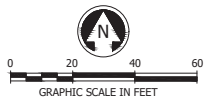
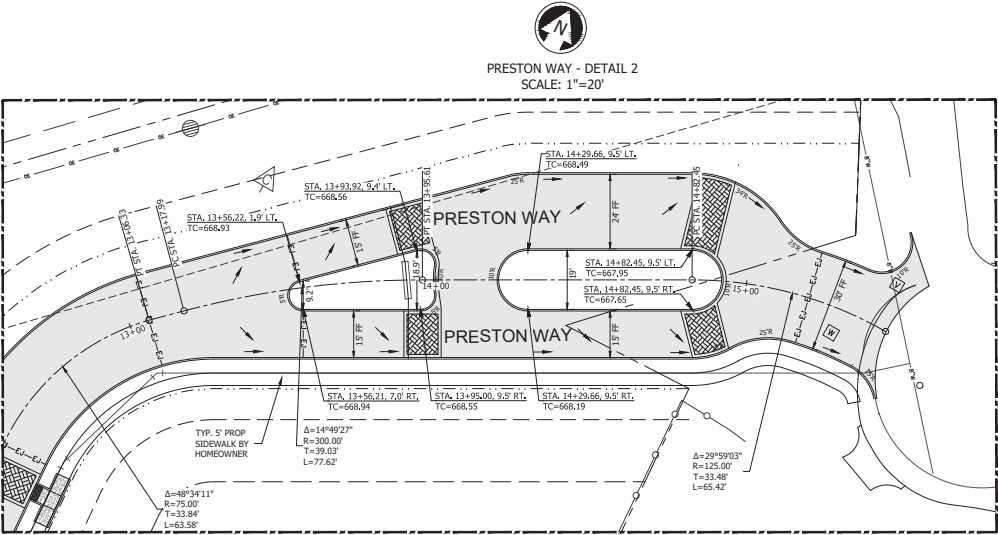
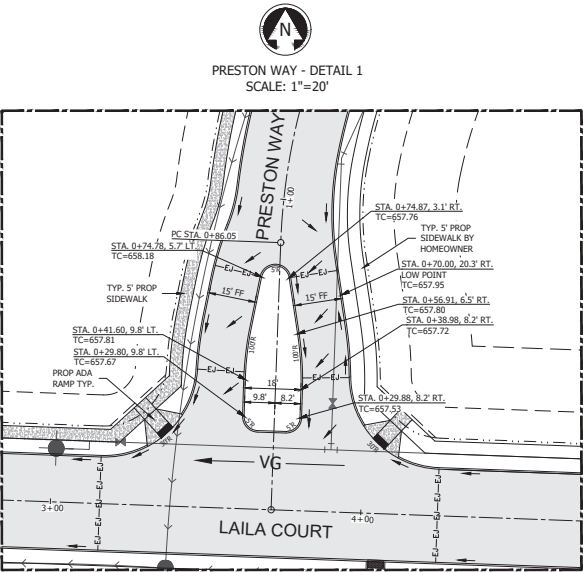
They were prepared by
or under supervision of
OSAMA F. NASHED

90373
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

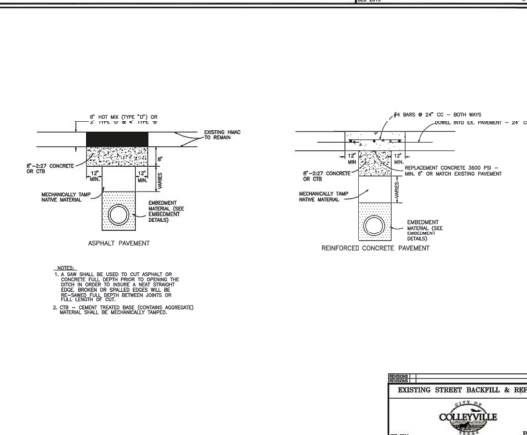
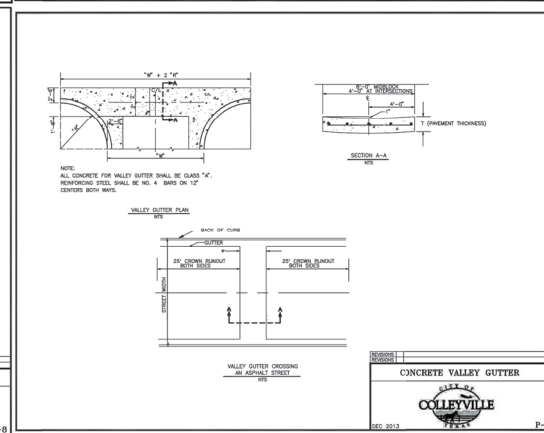
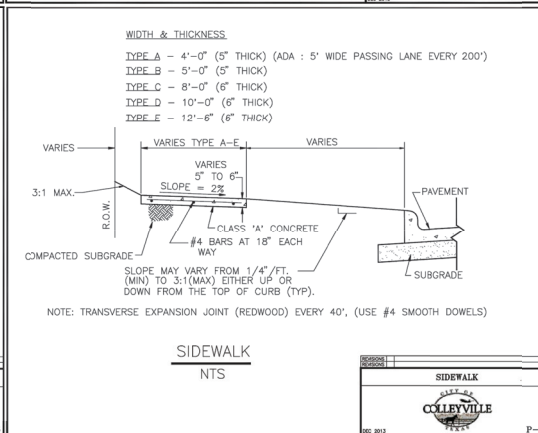
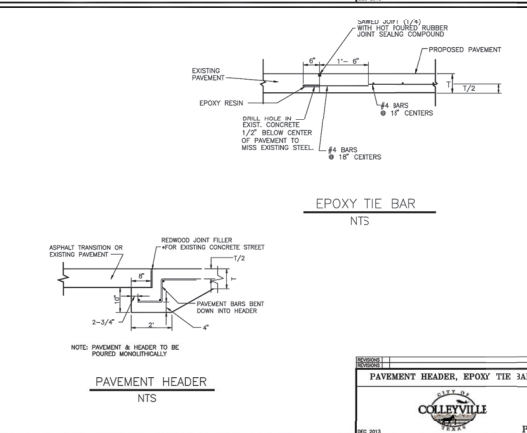
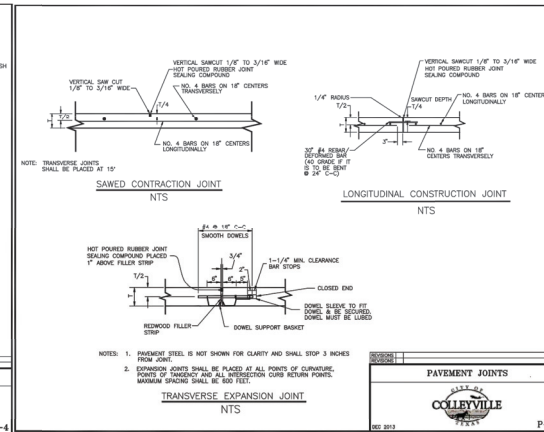
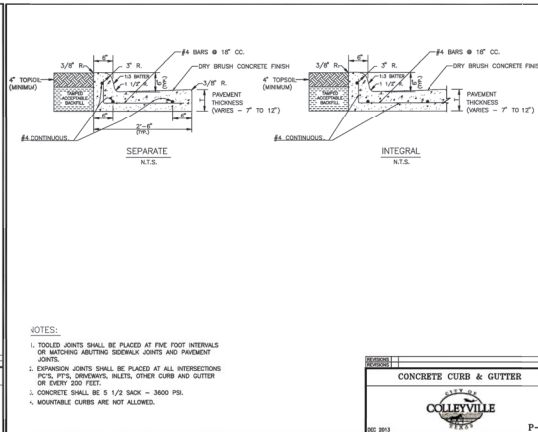
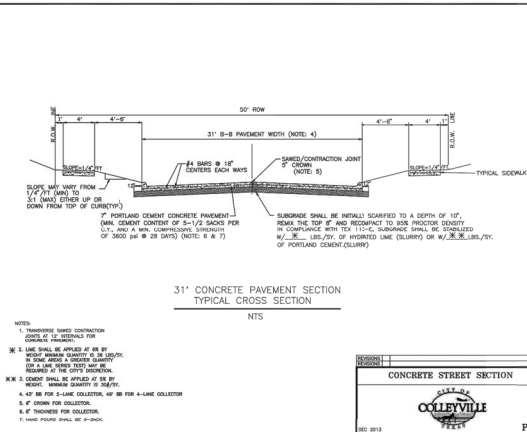
PRELIMINARY FOR REVIEW ONLY

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.: 15

Paving Plan

[illegible]

PAVING DETAILS 1

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

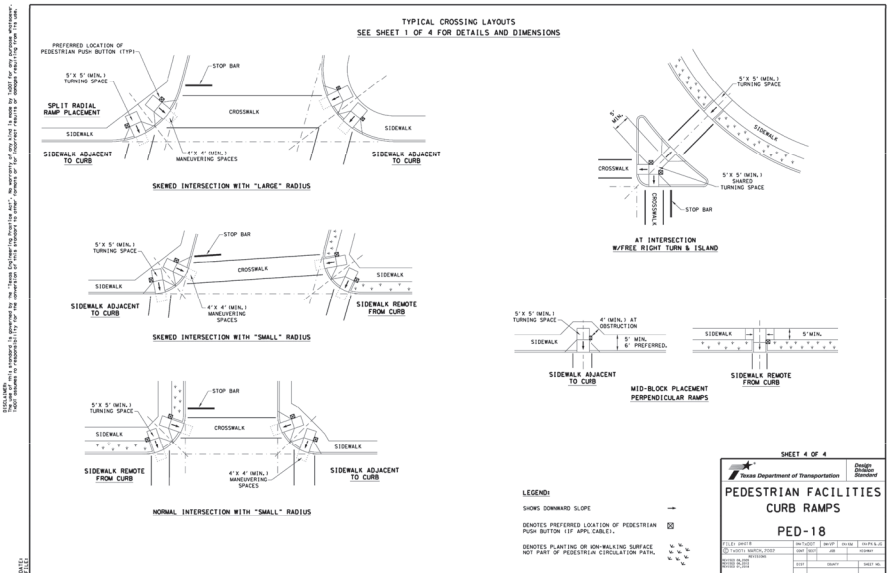
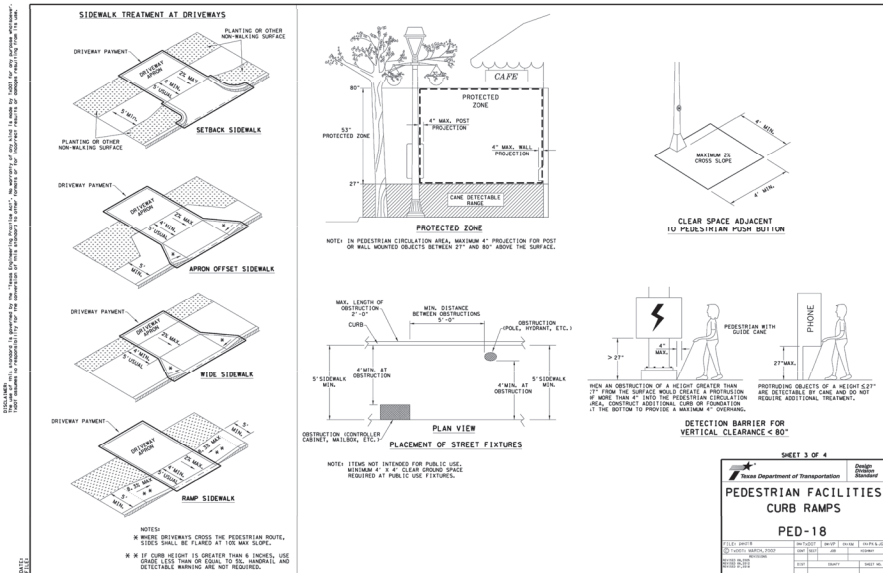
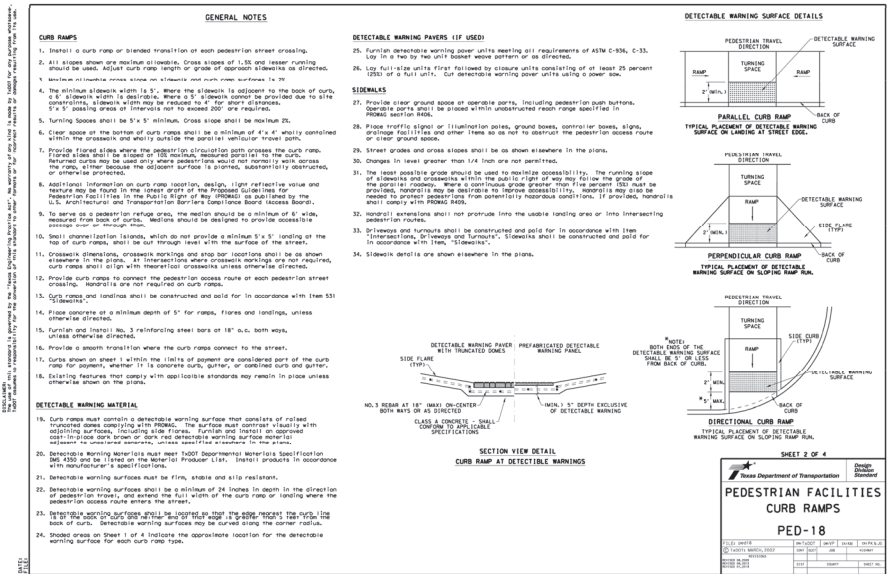
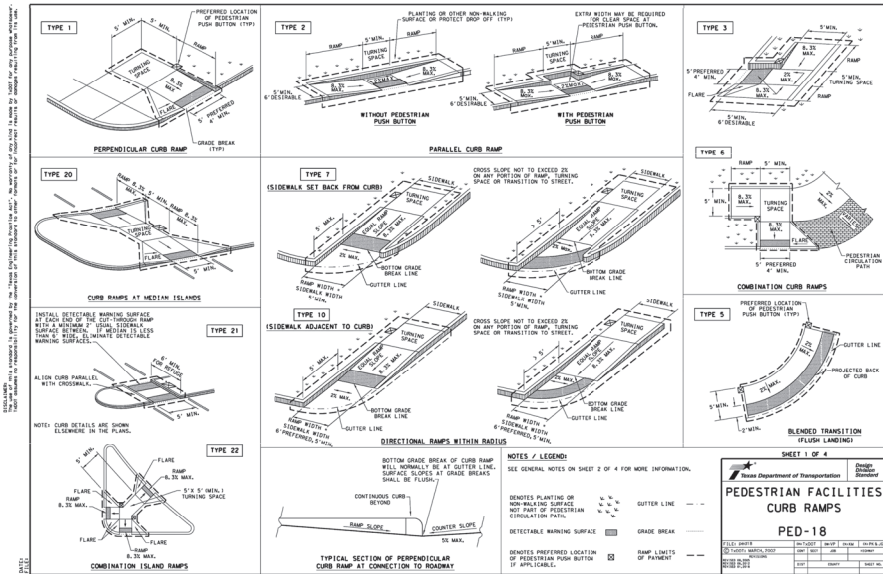
**PRELIMINARY
FOR REVIEW
ONLY**

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

ANA PROJECT NO :

SHEET No.: 23

Paving Plan



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.

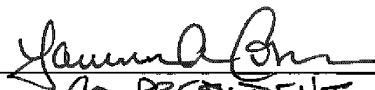
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Access Easement Agreement

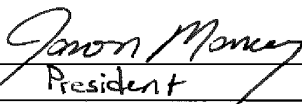
SIGNED AND AGREED this 27th day of January, 2020 WOC
~~20th~~ day of ~~November~~, 2019.

GRANTOR:

WILBOW-OAKLEIGH DEVELOPMENT
CORPORATION

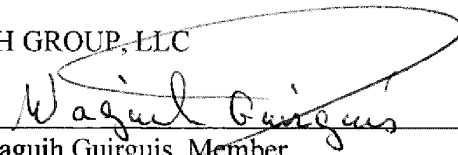
By 
Its CO-PRESIDENT

OAKLEIGH RESIDENTIAL COMMUNITY, INC.

By 
Its PRESIDENT

GRANTEE:

G & H GROUP, LLC

By 
Waguhi Guirguis, Member

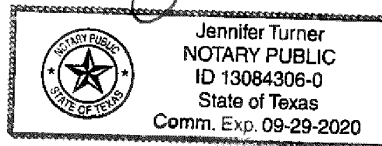
Access Easement Agreement

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

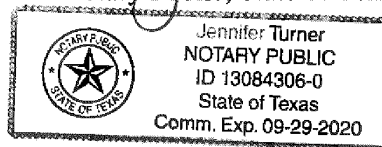
STATE OF TEXAS §
 §
COUNTY OF DALLAS §



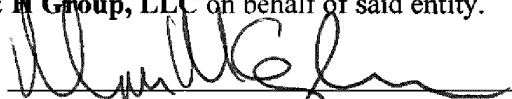
This instrument was acknowledged before me on the 21st day of November, 2019 by Jason Massey of Oakleigh Residential Community, Inc. on behalf of said entity.


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;

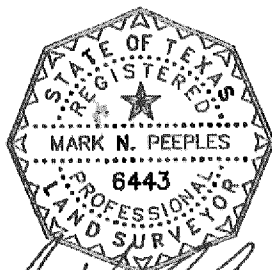
THENCE South 44 degrees 44 minutes 43 seconds East, departing the southernmost east line of said G&H Group, LLC. tract, with the southwest line of said Lot 1 and the northeast line of said Common Area 6, a distance of 30.00 feet to a point for the southernmost southwest corner of said Lot 1, the northernmost 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

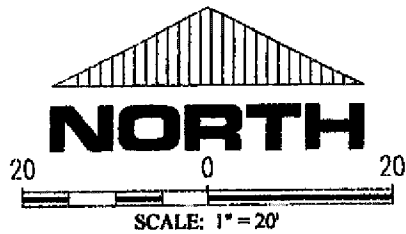
Part of Lot Common Area 6, Block X
Oakleigh Addition

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

- 2019 -

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Access Easement Agreement



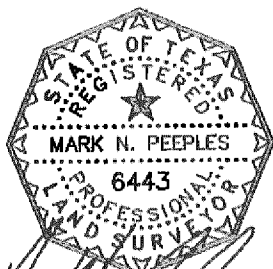
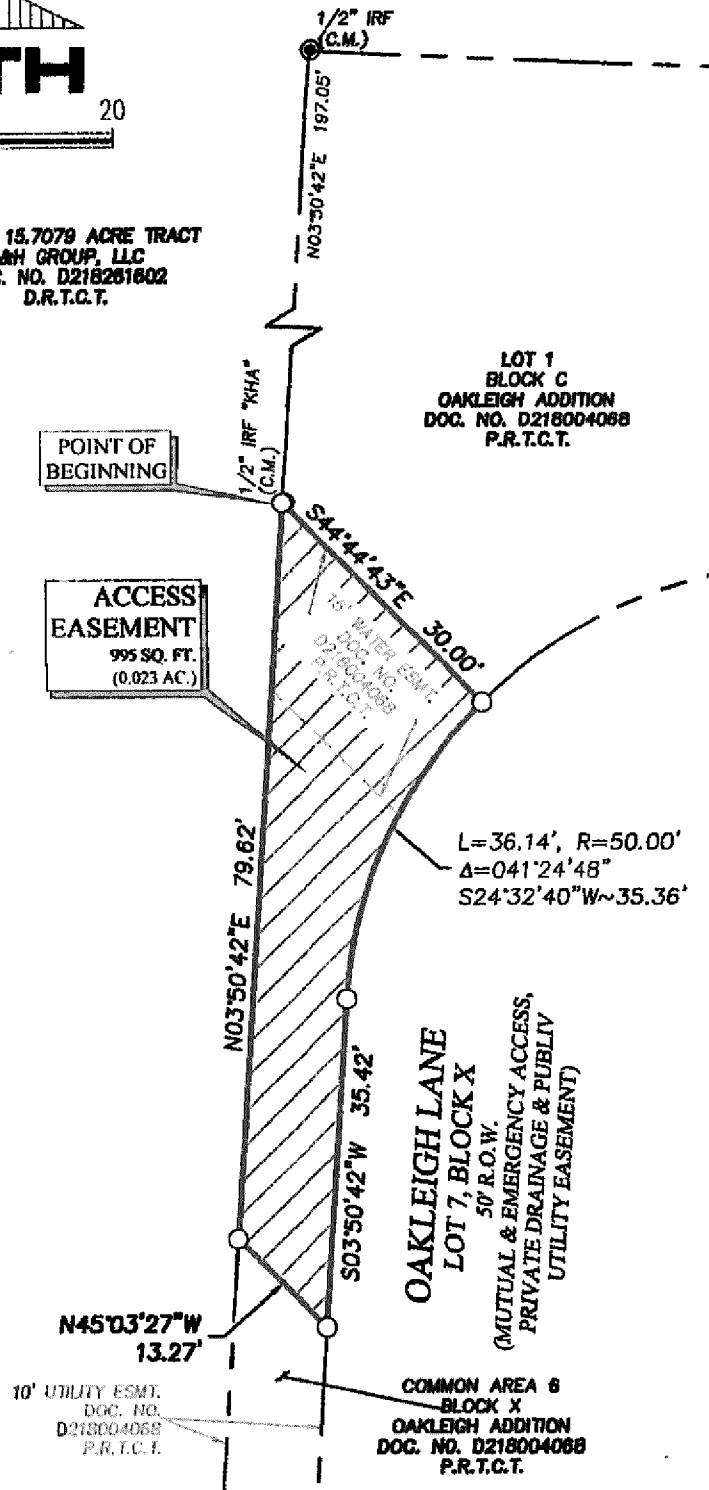
CALLLED 15.7079 ACRE TRACT
GAMH GROUP, LLC
DOC. NO. D218281802
D.R.T.C.T.

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

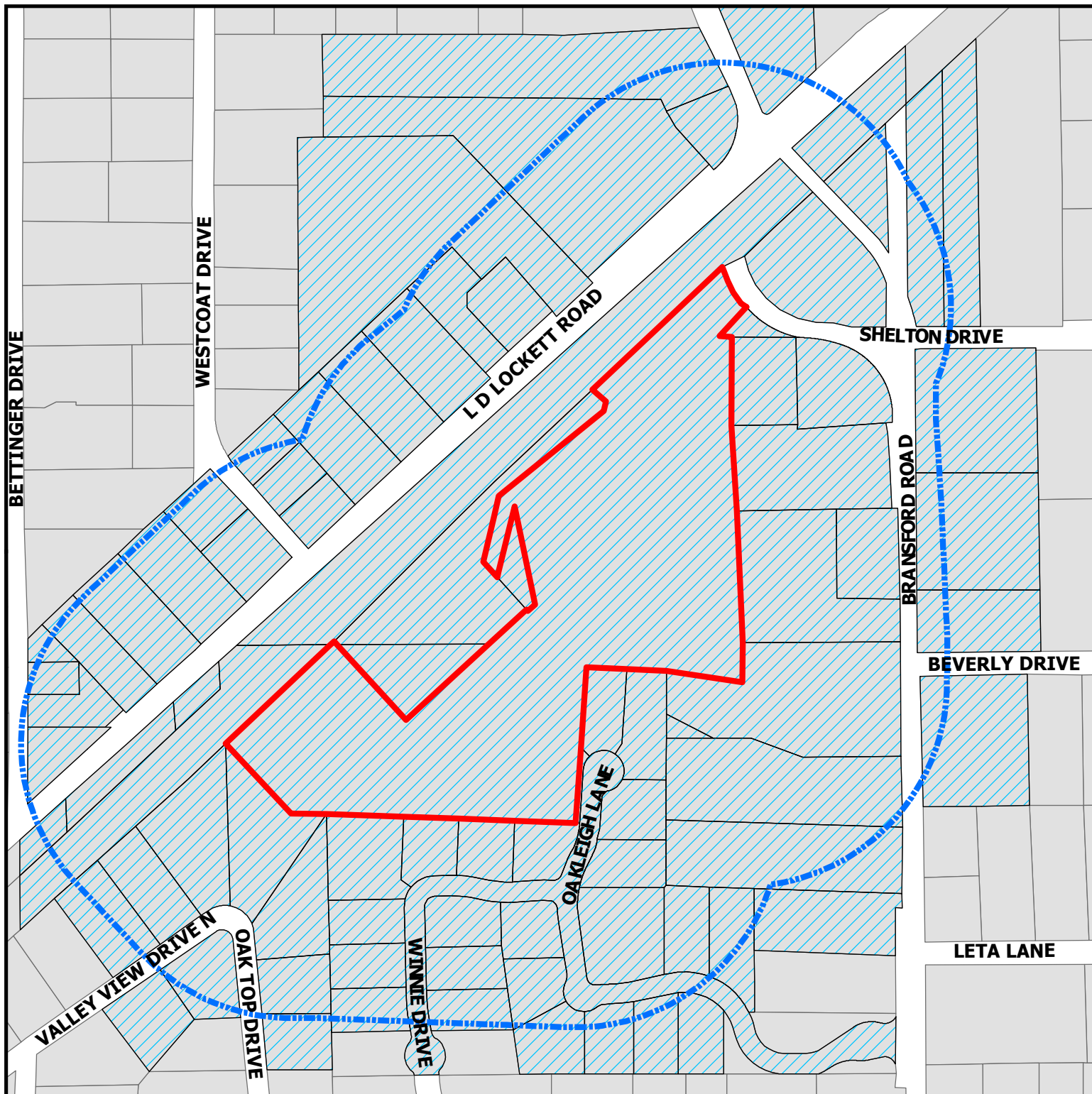
Part of Lot Common Area 6, Block X
Oakleigh Addition

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

- 2019 -

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Notification Map

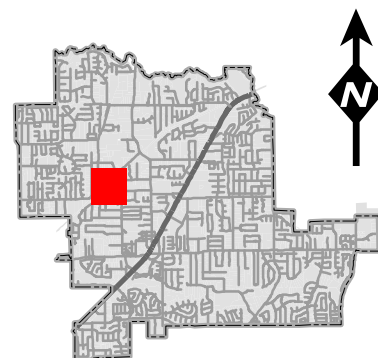


Zoning Map

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

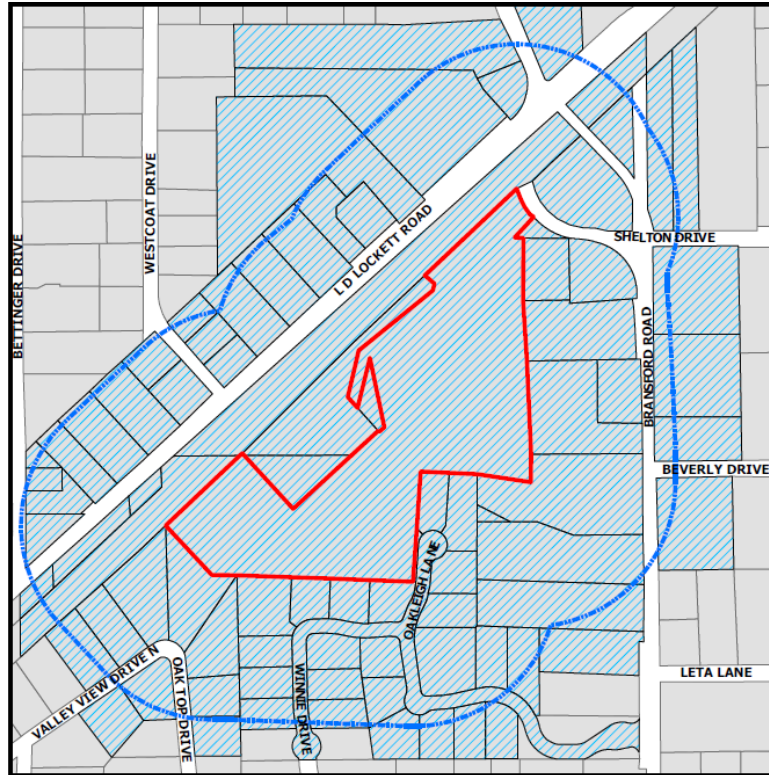
Location: 401 Shelton Drive

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

[illegible]