



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, May 11, 2020

WORKSESSION 6:15 PM EXECUTIVE CONFERENCE ROOM THIRD FLOOR

CALL TO ORDER

- WS-1** Presentation and discussion of a request for a Special Use Permit for an Accessory Building to exceed the 4% lot coverage allowance and a reduction in setbacks to property lines on Lot 1, Block 1, of the G&R Addition, located at 2313 Hall Johnson Road, Case ZC20-007
- WS-2** Presentation and discussion of a request for a Special Use Permit for a 'Day Care Center' on Lots 9R and 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Blvd, Case ZC20-008

1. 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.**

**INVOCATION: COMMISSIONER MATHISEN
PLEDGE OF ALLEGIANCE**

**2. CITIZEN COMMENTS
3. APPROVAL OF MINUTES**

September 23, 2019 Planning and Zoning Commission Minutes
October 14, 2019 Planning and Zoning Commission Minutes
October 28, 2019 Planning and Zoning Commission Minutes
November 12, 2019 Planning and Zoning Commission Minutes

4. PUBLIC HEARING AGENDA ITEMS

- 4a** Consideration 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
- 4b** Consideration 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
- 4c** Consideration 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
- 4d** Consideration 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
- 4e** Consideration 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
- 4f** Consideration 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

- 4g** Consideration of a Special Use Permit for an Accessory Dwelling on Lot 7, Block 2, of the Wescoat Place Addition, located at 6009 Westcoat Drive, Case ZC20-006
- 4h** Consideration of a request for a Special Use Permit for an Accessory Building to exceed the 4% lot coverage allowance and a reduction in setbacks to property lines on Lot 1, Block 1, of the G&R Addition, located at 2313 Hall Johnson Road, Case ZC20-007
- 4i** Consideration of a request for a Special Use Permit for a 'Day Care Center' on Lots 9R and 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Blvd, Case ZC20-008
- 4j** Consideration 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
- 4k** Consideration of amendments to Chapter 9, Section 9.21 – Sidewalks of the Land Development Code

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards May 8, 2020 by 5:00 p.m.



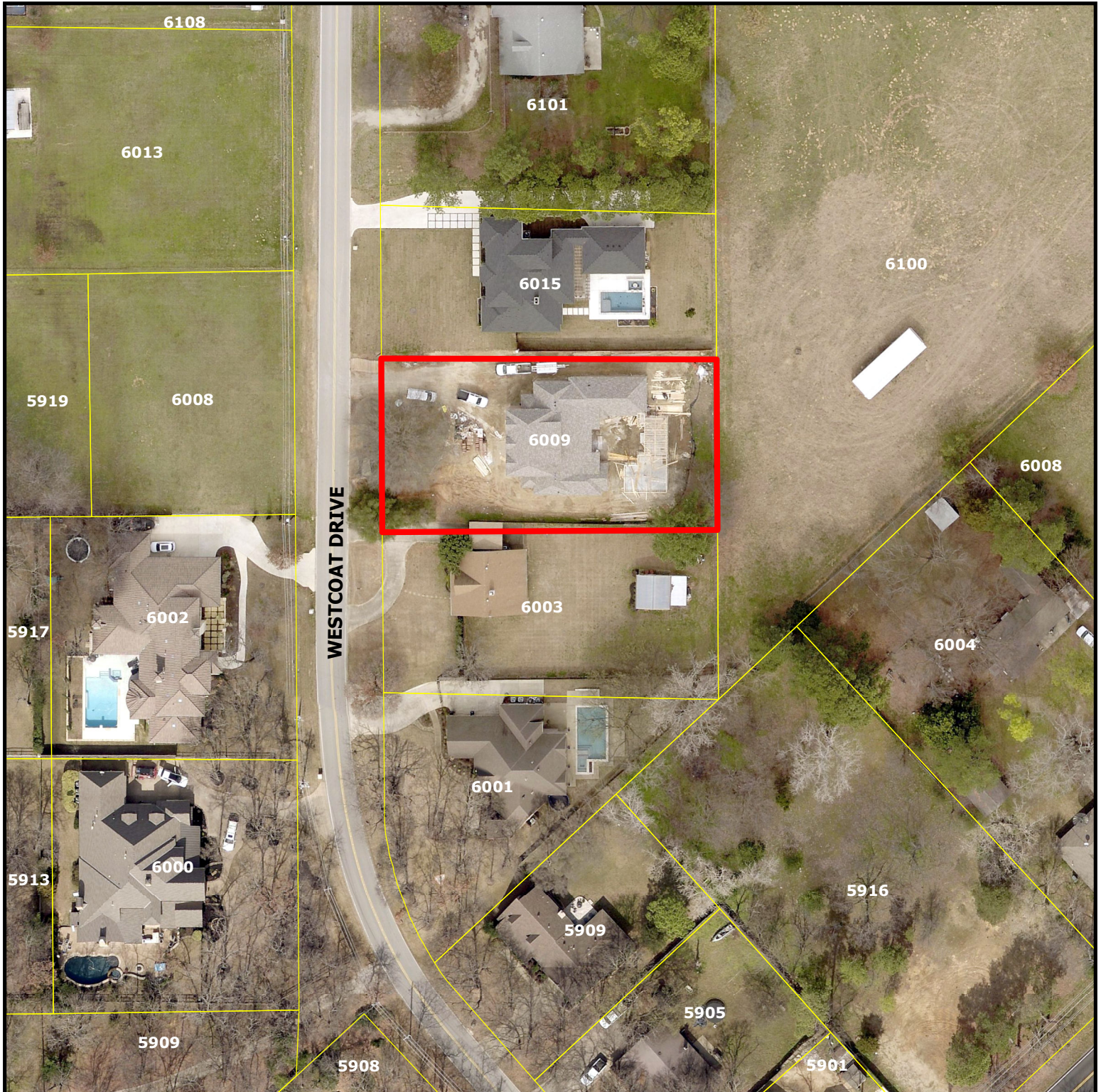
Araceli Botello
Planning Technician

A quorum of the Colleyville City Council or any 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

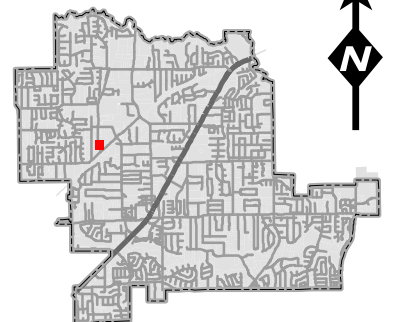


ZC20-006
6009 Westcoat Drive

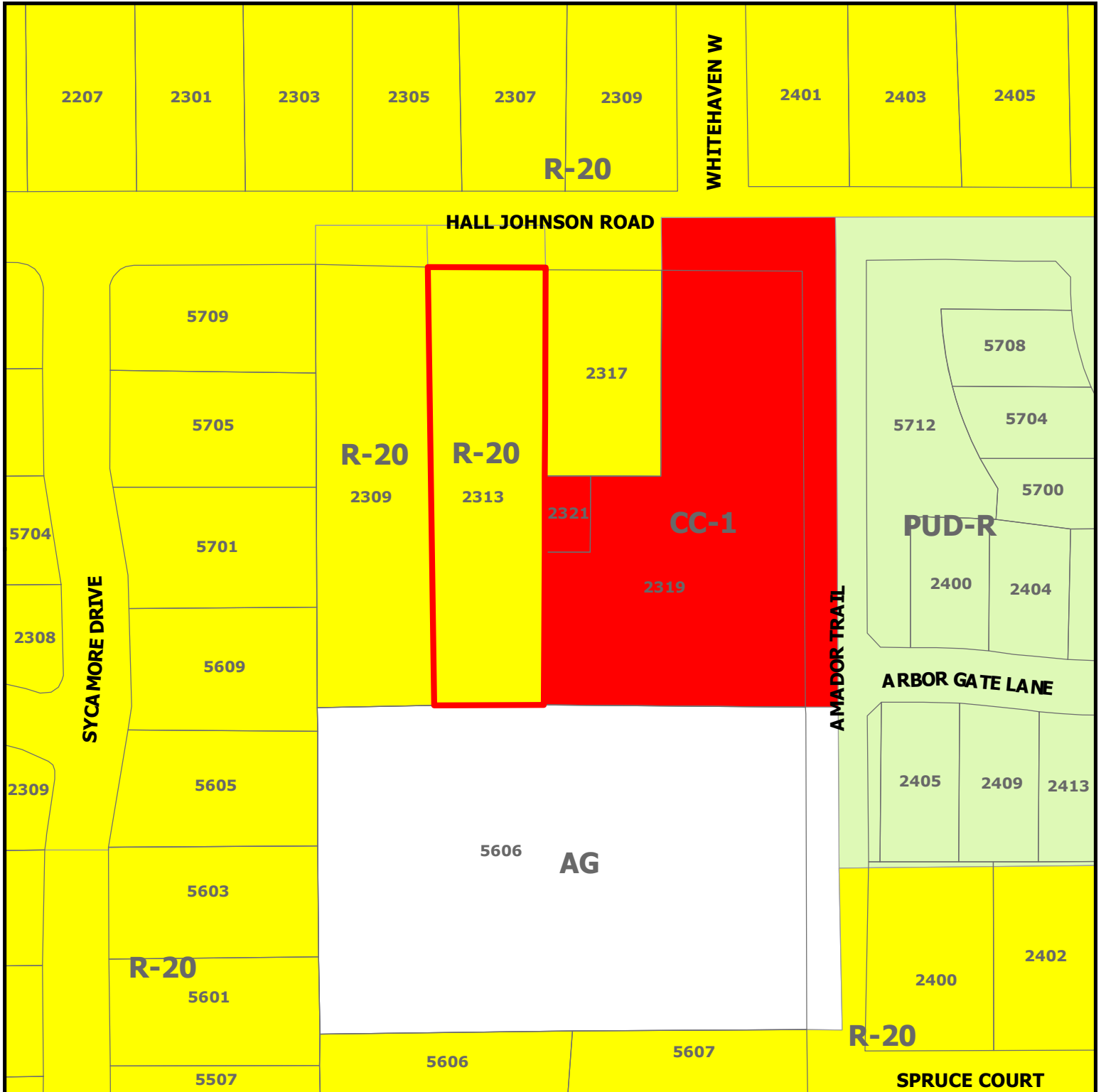
DISCLAIMER:
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Subject Property



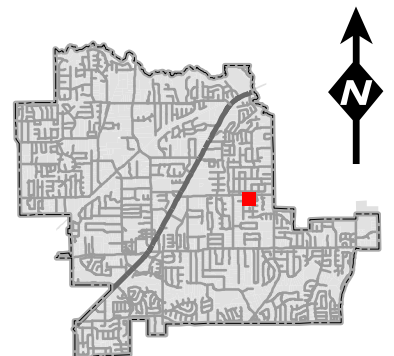
Zoning Map



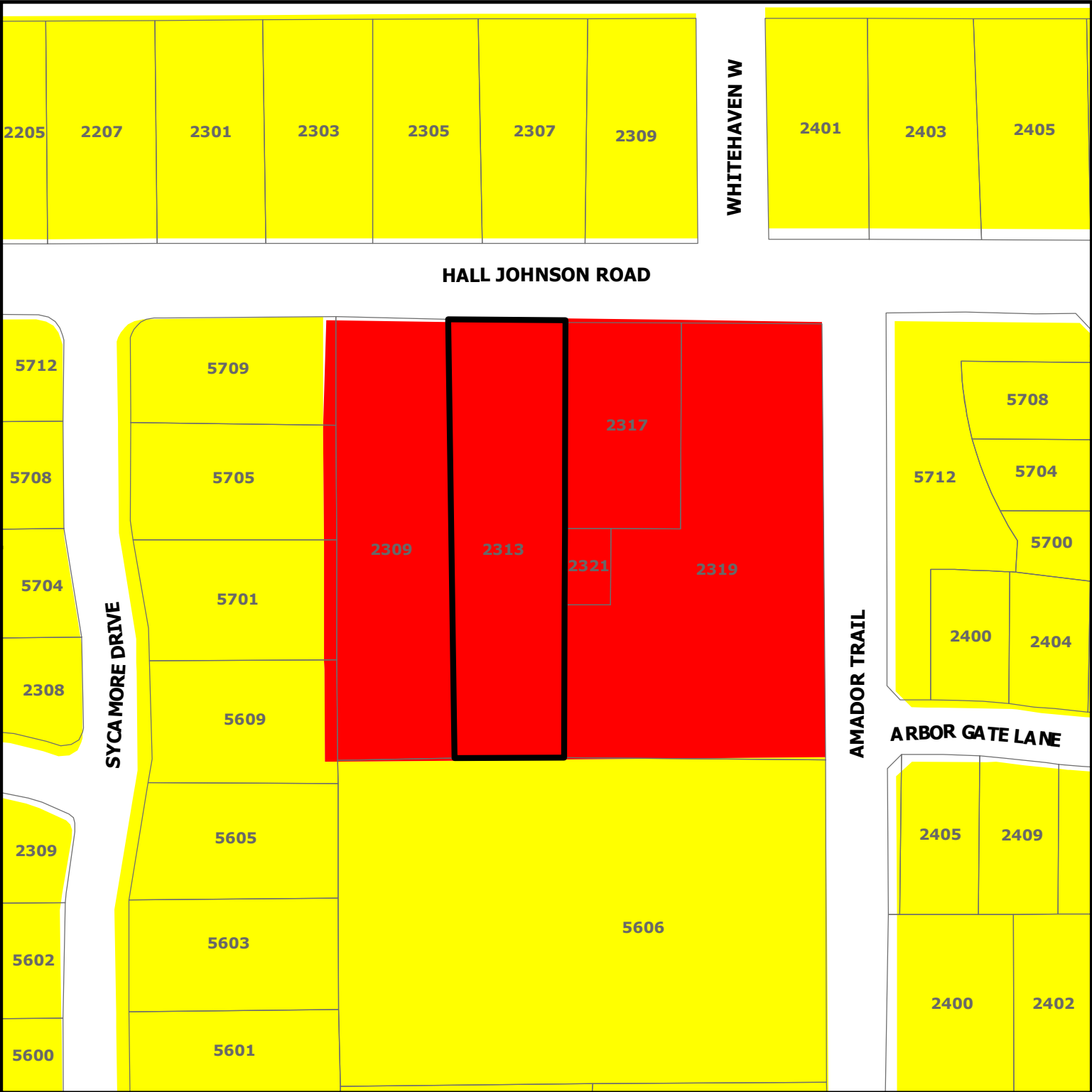
ZC20-007
2313 Hall Johnson Road

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 Subject Property



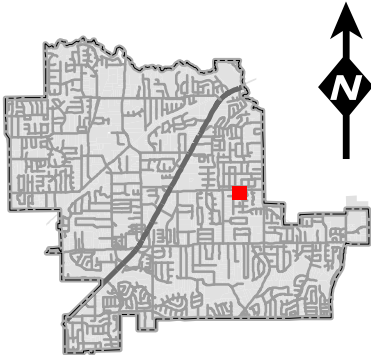
Future Land Use Map



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ZC20-007
2313 Hall Johnson Road

-  Subject Property
-  Residential
-  Commercial



Statement of Planning Objectives

February 12, 2018

City of Colleyville
100 Main Street
Colleyville, TX 76034
817.503.1050

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

To Whom It May Concern:

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

Sincerely,

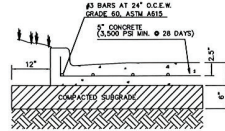
A handwritten signature in black ink that reads "Randy Primrose". The signature is written in a cursive, flowing style.

Randy Primrose
5506 Sycamore Drive
Colleyville, TX 76034
214.500.6763

Site Plan

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

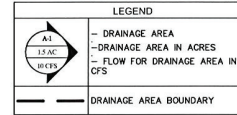
- NOTES:**
1. ALL SLOPE ELEVATIONS ARE TO TOP OF PAVING UNLESS OTHERWISE NOTED.
 2. EXISTING UTILITIES WERE OBTAINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCY WITH THIS PLAN.
 3. ALL CURB HEIGHTS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



LIGHT DUTY
CONCRETE PAVING

GENERAL PAVING NOTES

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

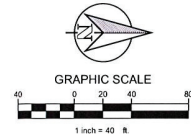
PAVING DETAILS
SCALE: NONE

FLOODPLAIN NOTE

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

LEGEND

CONCRETE PAVEMENT PER DETAIL THIS SHEET



LEGEND

100 — EXISTING CONTOUR

100— PROPOSED CONTOUR

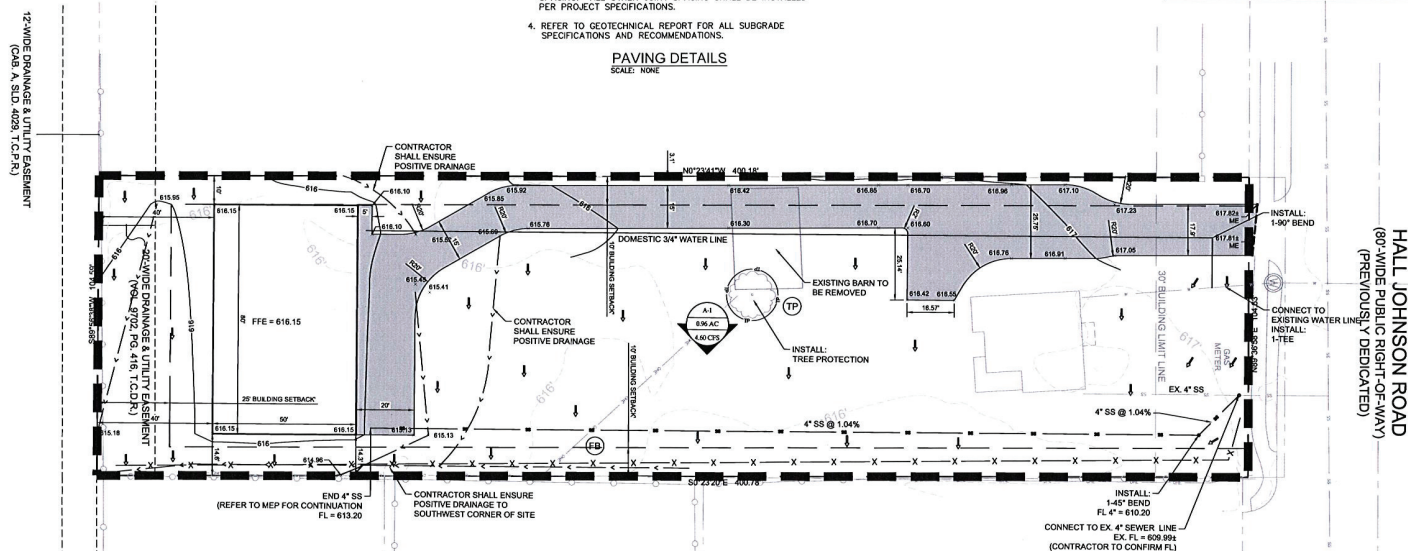
-----	FILE DEPTH CAUGHT
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	PROPOSED GRADE
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	(TOP OF PAVEMENT)

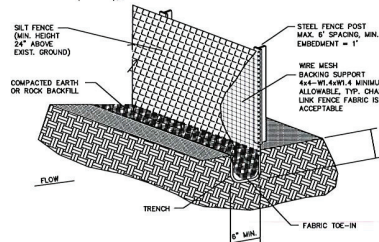
HYDROLOGIC CALCULATIONS - DEVELOPED CONDITIONS

DRAINAGE AREA	AREA (AC.)	C	Tc (min)	i_{100} (IN/HR)	Q_{100} (CFS)	REMARKS
A-1	0.96	0.60	15.0	7.98	4.60	
TOTAL ONSITE DRAINAGE	0.96				4.60	

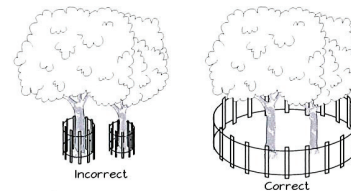


SILT FENCE GENERAL NOTES

3. STEEL POSTS WHICH SUPPORT THE SLICE SILLAGE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SURFACE. POST MUST BE EMBEDDED AT LEAST 12 INCHES.
4. THE TOP OF THE SLICE SILLAGE SHALL BE TRENCHED IN WITH A SPACE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND THE TRENCH IS 1/2" DEEP. THE TRENCH SHALL BE 1/2" WIDE AT THE TOP (E.G. PAVEMENT), WEIGHT BARS FLAP WITH RUN OFF UP SLOPE TO PREVENT EROSION.
5. THE TRENCH MUST BE A MINIMUM OF 8 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SLICE SILLAGE FACE TO BE LAID IN THE GROUND AND BACKFILLED WITH SOIL.
6. SLICE SILLAGE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOODEN NAIL, WHICH IS THEN ATTACHED TO THE STEEL SUPPORT POST. THERE MUST BE A MINIMUM OF 2 INCHES OF OVERLAP BETWEEN EACH SILLAGE.
7. INSPECTION SHALL BE MADE EVERY WEEK AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
8. SLICE SILLAGE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO CAUSE OBSTRUCTION TO TRAFFIC OR STORM DRAINAGE.
9. ACCUMULATED SLICE SILLAGE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE SILLAGE. SILLAGE SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AND SUCH REMOVAL SHALL BE NOTED ON THE ADDITIONAL STABILIZATION SHEET.



CONSTRUCTION OF A FILTER BARRIER



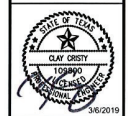
BARRIER SHOULD BE IN
LINE OF TREE BRANCHES

TREE PROTECTION GENERAL NOTES

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

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

TREE PROTECTION DETAILS



**PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS**

DEVELOPMENT CONSTRUCTION PLAN

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	CLC
DATE:	8/31/2016
SHEET	
C-1	
File No.	

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

Building Plans

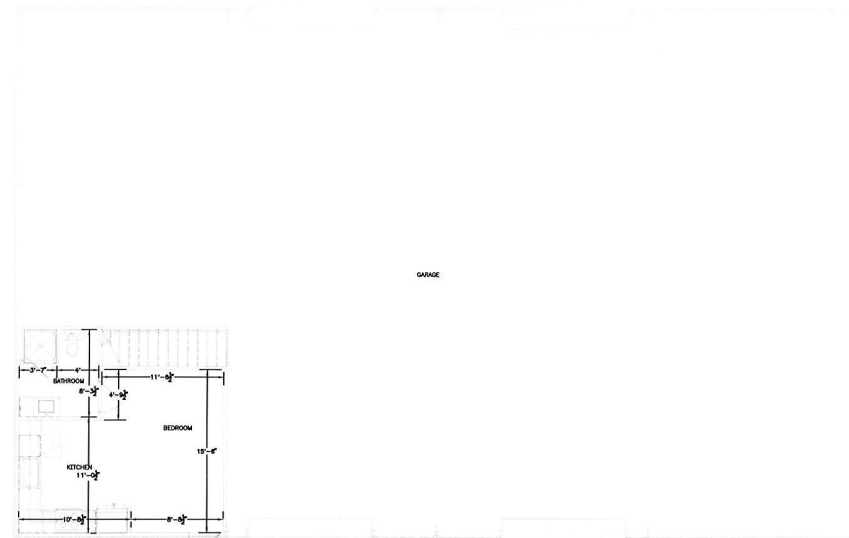


TRASH ENCLOSURES
AND
TOILET FACILITIES
REQUIRED ON JOB SITE

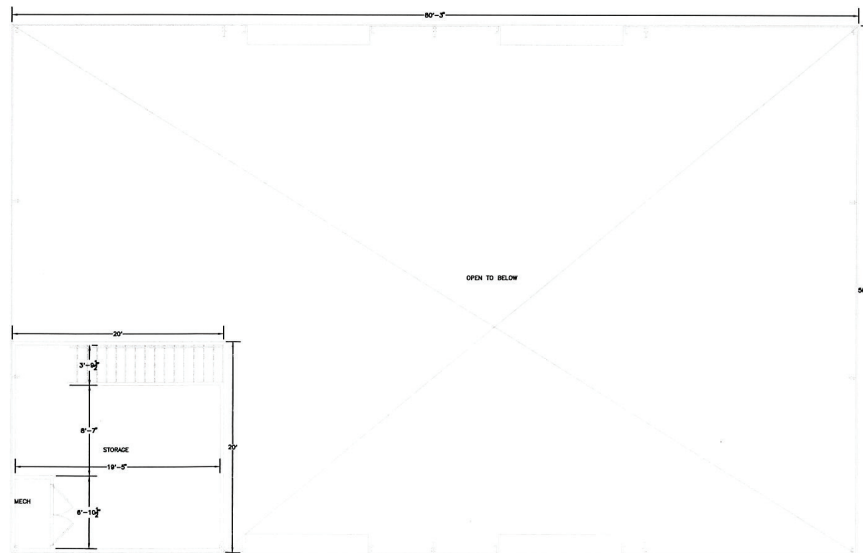
CONSTRUCTION WORKING HOURS
7:00 a.m. to 6:00 p.m.
MONDAY thru SATURDAY
NO SUNDAYS

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

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



① 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



② MEZZANINE PLAN
SCALE: 1/4"=1'-0"



PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

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

Drawing Title:
FLOOR PLAN
GENERAL

Sheet:
1G-1

Building Plans

ELECTRICAL ABBREVIATIONS, SYMBOLS, AND NOTES

ABBREVIATIONS	LIGHT FIXTURES	SWITCHES & MISC.	GENERAL NOTES
A AC AD AF AF AFS C C/C/BK BRK CCTV CL DB DC DE EL ELC EP EW EX FA FACU F			

Building Plans

REVIEWED

FEB 26 2019

**CITY OF COLLEYVILLE
BY BUILDING DEPARTMENT**

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

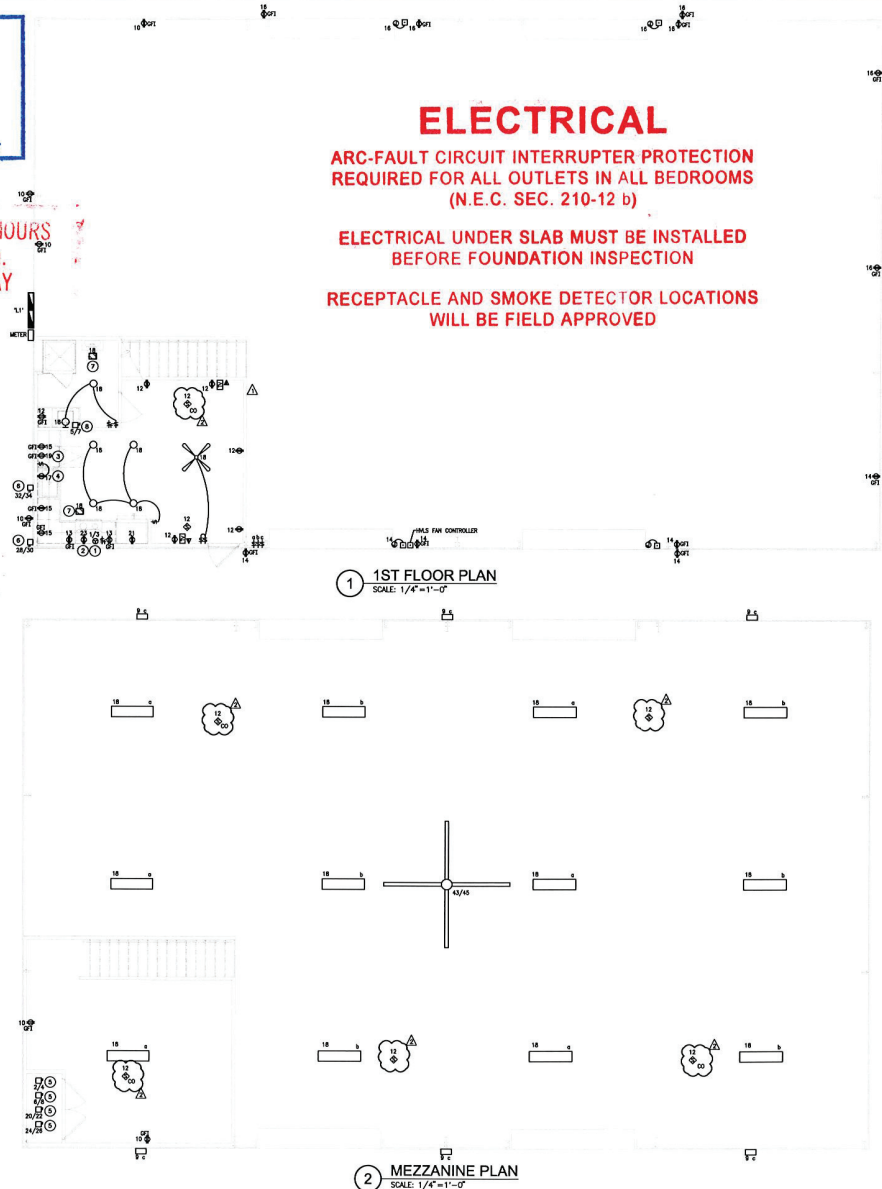
**REFER TO PLAN REVIEW COMMENTS
FOR ADDITIONAL REQUIREMENTS
CITY OF COLLEYVILLE
BUILDING INSPECTIONS**

ELECTRICAL

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

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

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



GENERAL NOTES

- ELECTRICAL DEVICES SHALL BE PLACED AS FOLLOWS UNLESS CONTRACTOR TO VERIFY MOUNTING HEIGHTS WITH ARCHITECT/INTERIOR DESIGNER.
LIGHTING SWITCHES & THERMOSTATS 4'-6" AFF
RECEPTACLES 1'-6" AFF
COUNTER TOP DEVICES (KITCHENS) 4'-6" AFF
COUNTER TOP DEVICES (BATHS) 4'-6" AFF
REFRIGERATOR 6'-0" AFF
- DEVICE PLACEMENT/SPACING MUST MEET THE REQUIREMENTS OF THE NEC, ALL STATE AND LOCAL ORDINANCES AND THE FAN HANDLING ACT.
- SMOKE DETECTOR ALARMS INTERLOCKED TOGETHER. ONE DETECTOR TO BE COORDINATION SHARED AND CO DETECTOR.
- ALL SMOKE DETECTORS IN VAULTED AREAS SHALL BE WITHIN 12" OF HIGHEST POINT.
- REFER TO MECHANICAL / PLUMBING DRAWINGS FOR EXACT LOCATION OF ALL PUMP EQUIPMENT.
- REFER TO INTERIOR DESIGN/ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION/REQUIREMENTS.
- USE NM CABLE TO BRANCH CIRCUITS WITHIN THE PERIMETER WALLS OF EACH APARTMENT FROM THAT UNIT'S INDIVIDUAL PANEL WHERE ALLOWED BY CODE.
- ALL BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS PER NEC-210.15 BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
- PROVIDE TAMPER RESISTANT RECEPTACLES FOR NEC 406.12.
- ALL 15A AND 20A, 120V RECEPTACLES WITHIN 8' OF A SINK OR ANY OTHER WET LOCATION SHALL BE GFCI PROTECTED.
- WHENEVER RECEPTACLES LABELED "GFI" ARE NOT READILY ACCESSIBLE, GFCI PROTECTION SHALL BE PROVIDED THROUGH GFCI BREAKER.
- VERIFY EXACT LOCATION OF ALL EQUIPMENT AND DEVICES WITH OWNER PRIOR TO ROUGH-IN.

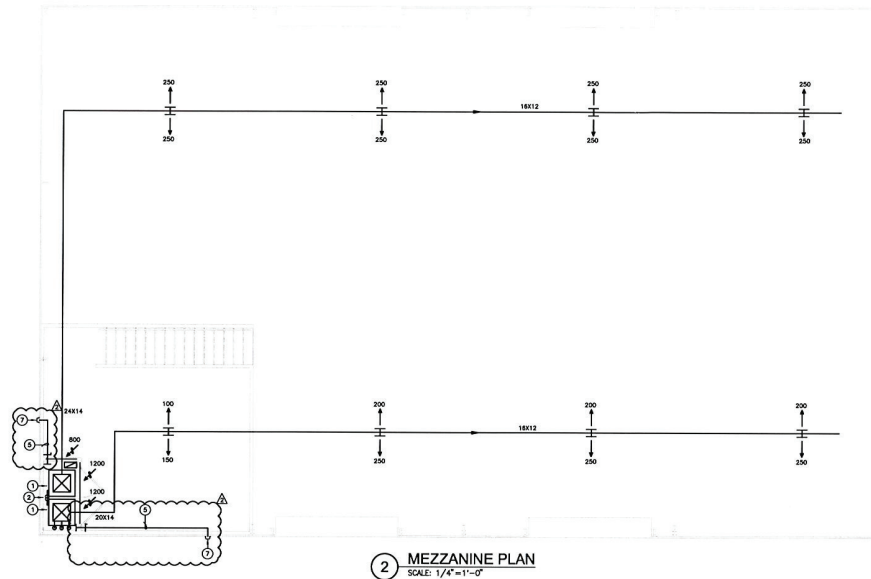
NOTES BY SYMBOL:

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

MAIN BUS	40A	MULTI-TYPE BUS	SECTION 1	PANEL NAME	LY	DESCRIPTION
DESCRIPTION	AMP	TYPE	SECTION 1	SECTION 2	SECTION 3	SECTION 4
1. RANGE	400	40A	1	1	1	1
2. MICROWAVE	150	15A	1	1	1	1
3. DISHWASHER	150	15A	1	1	1	1
4. EXHAUST FAN	150	15A	1	1	1	1
5. AIR HANDLING UNIT	150	15A	1	1	1	1
6. WATER HEATER	150	15A	1	1	1	1
7. SINK	150	15A	1	1	1	1
8. SINK	150	15A	1	1	1	1
9. SINK	150	15A	1	1	1	1
10. SINK	150	15A	1	1	1	1
11. SINK	150	15A	1	1	1	1
12. SINK	150	15A	1	1	1	1
13. SINK	150	15A	1	1	1	1
14. SINK	150	15A	1	1	1	1
15. SINK	150	15A	1	1	1	1
16. SINK	150	15A	1	1	1	1
17. SINK	150	15A	1	1	1	1
18. SINK	150	15A	1	1	1	1
19. SINK	150	15A	1	1	1	1
20. SINK	150	15A	1	1	1	1
21. SINK	150	15A	1	1	1	1
22. SINK	150	15A	1	1	1	1
23. SINK	150	15A	1	1	1	1
24. SINK	150	15A	1	1	1	1
25. SINK	150	15A	1	1	1	1
26. SINK	150	15A	1	1	1	1
27. SINK	150	15A	1	1	1	1
28. SINK	150	15A	1	1	1	1
29. SINK	150	15A	1	1	1	1
30. SINK	150	15A	1	1	1	1
31. SINK	150	15A	1	1	1	1
32. SINK	150	15A	1	1	1	1
33. SINK	150	15A	1	1	1	1
34. SINK	150	15A	1	1	1	1
35. SINK	150	15A	1	1	1	1
36. SINK	150	15A	1	1	1	1
37. SINK	150	15A	1	1	1	1
38. SINK	150	15A	1	1	1	1
39. SINK	150	15A	1	1	1	1
40. SINK	150	15A	1	1	1	1
41. SINK	150	15A	1	1	1	1
42. SINK	150	15A	1	1	1	1
43. SINK	150	15A	1	1	1	1
44. SINK	150	15A	1	1	1	1
45. SINK	150	15A	1	1	1	1
46. SINK	150	15A	1	1	1	1
47. SINK	150	15A	1	1	1	1
48. SINK	150	15A	1	1	1	1
49. SINK	150	15A	1	1	1	1
50. SINK	150	15A	1	1	1	1
51. SINK	150	15A	1	1	1	1
52. SINK	150	15A	1	1	1	1
53. SINK	150	15A	1	1	1	1
54. SINK	150	15A	1	1	1	1
55. SINK	150	15A	1	1	1	1
56. SINK	150	15A	1	1	1	1
57. SINK	150	15A	1	1	1	1
58. SINK	150	15A	1	1	1	1
59. SINK	150	15A	1	1	1	1
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63. SINK	150	15A	1	1	1	1
64. SINK	150	15A	1	1	1	1
65. SINK	150	15A	1	1	1	1
66. SINK	150	15A	1	1	1	1
67. SINK	150	15A	1	1	1	1
68. SINK	150	15A	1	1	1	1
69. SINK	150	15A	1	1	1	1
70. SINK	150	15A	1	1	1	1
71. SINK	150	15A	1	1	1	1
72. SINK	150	15A	1	1	1	1
73. SINK	150	15A	1	1	1	1
74. SINK	150	15A	1	1	1	1
75. SINK	150	15A	1	1	1	1
76. SINK	150	15A	1	1	1	1
77. SINK	150	15A	1	1	1	1
78. SINK	150	15A	1	1	1	1
79. SINK	150	15A	1	1	1	1
80. SINK	150	15A	1	1	1	1
81. SINK	150	15A	1	1	1	1
82. SINK	150	15A	1	1	1	1
83. SINK	150	15A	1	1	1	1
84. SINK	150	15A	1	1	1	1
85. SINK	150	15A	1	1	1	1
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87. SINK	150	15A	1	1	1	1
88. SINK	150	15A	1	1	1	1
89. SINK	150	15A	1	1	1	1
90. SINK	150	15A	1	1	1	1
91. SINK	150	15A	1	1	1	1
92. SINK	150	15A	1	1	1	1
93. SINK	150	15A	1	1	1	1
94. SINK	150	15A	1	1	1	1
95. SINK	150	15A	1	1	1	1
96. SINK	150	15A	1	1	1	1
97. SINK	150	15A	1	1	1	1
98. SINK	150	15A	1	1	1	1
99. SINK	150	15A	1	1	1	1
100. SINK	150	15A	1	1	1	1

PANELBOARD SCHEDULE									
MAIN BUS		40A		MULTI-TYPE BUS		SECTION 1		PANEL NAME 17	
NO. RATING		RANGE		MOUNTING		MOUNTING		1700A 1700A 1700A	
DESCRIPTION	AMP	TYPE	SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7
1. RANGE	400	40A	1	1	1	1	1	1	1
2. MICROWAVE	150	15A	1	1	1	1	1	1	1
3. DISHWASHER	150	15A	1	1	1	1	1	1	1
4. EXHAUST FAN	150	15A	1	1	1	1	1	1	1
5. AIR HANDLING UNIT	150	15A	1	1	1	1	1	1	1
6. WATER HEATER	150	15A	1	1	1	1	1	1	1
7. SINK	150	15A	1	1	1	1	1	1	1
8. SINK	150	15A	1	1	1	1	1	1	1
9. SINK	150	15A	1	1	1	1	1	1	1
10. SINK	150	15A	1	1	1	1	1	1	1
11. SINK	150	15A	1	1	1	1	1	1	1
12. SINK	150	15A	1	1	1	1	1	1	1
13. SINK	150	15A	1	1	1	1	1	1	1
14. SINK	150	15A	1	1	1	1	1	1	1
15. SINK	150	15A	1	1	1	1	1	1	1
16. SINK	150	15A	1	1	1	1	1	1	1
17. SINK	150	15A	1	1	1	1	1	1	1
18. SINK	150	15A	1	1	1	1	1	1	1
19. SINK	150	15A	1	1	1	1	1	1	1
20. SINK	150	15A	1	1	1	1	1	1	1
21. SINK	150	15A	1	1	1	1	1	1	1
22. SINK	150	15A	1	1	1	1	1	1	1
23. SINK	150	15A	1	1	1	1	1	1	1
24. SINK	150	15A	1	1	1	1	1	1	1
25. SINK	150	15A	1	1	1	1	1	1	1
26. SINK	150	15A	1	1	1	1	1	1	1
27. SINK	150	15A	1	1	1	1	1	1	1
28. SINK	150	15A	1	1	1	1	1	1	1
29. SINK	150	15A	1	1	1	1	1	1	1
30. SINK	150	15A	1	1	1	1	1	1	1
31. SINK	150	15A	1	1	1	1	1	1	1
32. SINK	150	15A	1	1	1	1	1	1	1
33. SINK	150	15A	1	1	1	1	1	1	1
34. SINK	150	15A	1	1	1	1	1	1	1
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38. SINK	150	15A	1	1	1	1	1	1	1
39. SINK	150	15A	1	1	1	1	1	1	1
40. SINK	150	15A	1	1	1	1	1	1	1
41. SINK	150	15A	1	1	1	1	1	1	1
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44. SINK	150	15A	1	1	1	1	1	1	1
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46. SINK	150	15A	1	1	1	1	1	1	1
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54. SINK	150	15A	1	1	1	1	1	1	1
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66. SINK	150	15A	1	1	1	1	1	1	1
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71. SINK	150	15A	1	1	1	1	1	1	1
72. SINK	150	15A	1	1	1	1	1	1	1
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74. SINK	150	15A	1	1	1	1	1	1	1
75. SINK	150	15A	1	1	1	1	1	1	1
76. SINK	150	15A	1	1	1	1	1	1	1
77. SINK	150	15A	1	1	1	1	1	1	1
78. SINK	150	15A	1	1	1	1	1	1	1
79. SINK	150	15A	1	1	1	1	1	1	1
80. SINK	150	15A	1	1	1	1	1	1	1
81. SINK	150	15A	1	1	1	1	1	1	1
82. SINK	150	15A	1	1	1	1	1	1	1
83. SINK	150	15A	1	1	1	1	1	1	1
84. SINK	150	15A	1	1	1	1	1	1	1
85. SINK	150	15A	1	1	1	1	1	1	1
86. SINK	150	15A	1	1	1	1	1	1	1
87. SINK	150	15A	1	1	1	1	1	1	1
88. SINK	150	15A	1	1	1	1	1	1	1
89. SINK	150	15A	1	1	1	1	1	1	1
90. SINK	150	15A	1	1	1	1	1	1	1
91. SINK	150	15A	1	1	1	1	1	1	1
92. SINK	150	15A	1	1	1	1	1	1	1
93. SINK	150	15A	1	1	1	1	1	1	1
94. SINK	150	15A	1	1	1	1	1	1	1
95. SINK	150	15A	1	1	1	1	1	1	1
96. SINK	150	15A	1	1	1	1	1	1	1
97. SINK	150	15A	1	1	1	1	1	1	1
98. SINK	150	15A	1	1	1	1	1	1	1
99. SINK	150	15A	1	1	1	1	1	1	1
100. SINK	150	15A	1	1	1	1	1	1	1
TOTALS	1500	150	150	150	150	150	150	150	150

Building Plans



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

FAN SCHEDULE

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

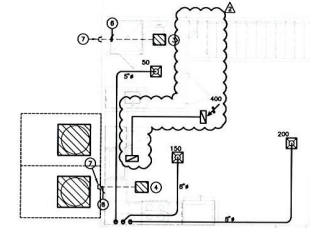
OPTIONAL ACCESSORIES
 1) BACKDRAFT DAMPER
 2) BREDSCREEN
 3) WALL COLLAR
NOTES
 A. ROOF CURB SHALL BE COMPATIBLE WITH ROOF SYSTEM AND ROOF SLOPE.
 B. INCREASE FAN MOTOR HP AND DRIVE ASSEMBLY TO PROVIDE CHG AND STATIC PRESSURE SCHEDULED.
 C. WALL HOUSING COMPATIBLE WITH WALL SYSTEM, MOTOR AND BLADE GUARDS.
 D. MULTIPLE QUANTITIES, REFER TO DRAWINGS.

CONTROL/INTERLOCK
 1) LIGHT SWITCH
 2) WALL TIMER SWITCH SHALL BE TO GS 1008

SPLIT SYSTEM AIR CONDITIONER SCHEDULE

ROOMS UNIT MARK	AC-1	AC-2
ROOMS UNIT MARK	62-1	62-2
MANUFACTURER	1604E	1604E
ROOMS UNIT MODEL	1604E	1604E
ROOMS UNIT MODEL	47181	47181
NOMINAL COOLING CAPACITY (BTU/H)	9	9
EVAPORATOR AMPLIFY (CFM)	2000	2000
ENTERING AIR DRY-BULB TEMP. (°F)	87	87
ENTERING AIR WET-BULB TEMP. (°F)	100	100
EFFICIENCY (SEER)	14	14
ELECTRIC HEAT (W)	30.8	30.8
ELECTRICAL CHARACTERISTICS		
ROOMS UNIT VOLTAGE	240V	240V
ROOMS UNIT AMP	5.190	5.190
ROOMS UNIT AMP	22.0	22.0
ROOMS UNIT AMP	24.0	24.0
ROOMS UNIT AMP	16.00	16.00
ROOMS UNIT COMPRESSOR	VERTICAL	VERTICAL
ROOMS UNIT WEIGHT (LB)	123.616	123.616

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



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

GENERAL MECHANICAL NOTES

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

MECHANICAL NOTES BY SYMBOL

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



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

3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS



PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue:	Date:
Permit:	2018.12.21
Permit Comments:	2018.01.10
Permit Comments:	2018.01.26
Drawing Title:	FLOOR PLAN
Sheet:	MECHANICAL
Sheet:	1M-1

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

FEB 26 2019

CITY OF COLLEYVILLE
BY BUILDING DEPARTMENT

(NOTE: ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS)

[illegible]

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

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

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



**3 CONSULTING
ENGINEERS**



2018.12.

PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue:	Date:
PERMIT	2018.12.21

Drawing Title:
COVER SHEET

Sheet
1P-0

Building Plans

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

GENERAL NOTES:

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

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

PLUMBING

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

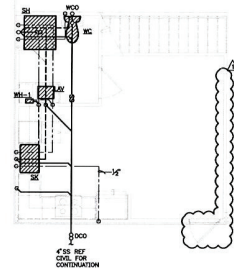
EROSION CONTROL SYSTEM MUST BE IN PLACE PRIOR TO PLUMBING ROUGH

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



PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

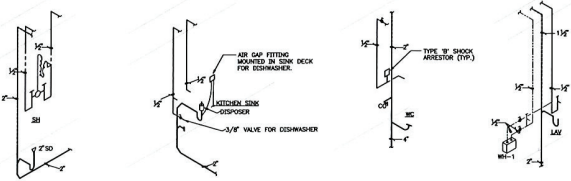
Drawn	Date
Permit	2019.12.21
Permit Comments	2019.01.10
Drawing Title FLOOR PLAN PLUMBING	
Sheet 1P-1	



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



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



3 RISERS - PLUMBING
SCALE: NONE

















Aerial Map



ZC20-008

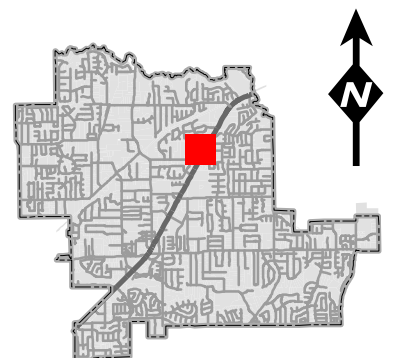
6412-6416 Colleyville Blvd

DISCLAIMER:

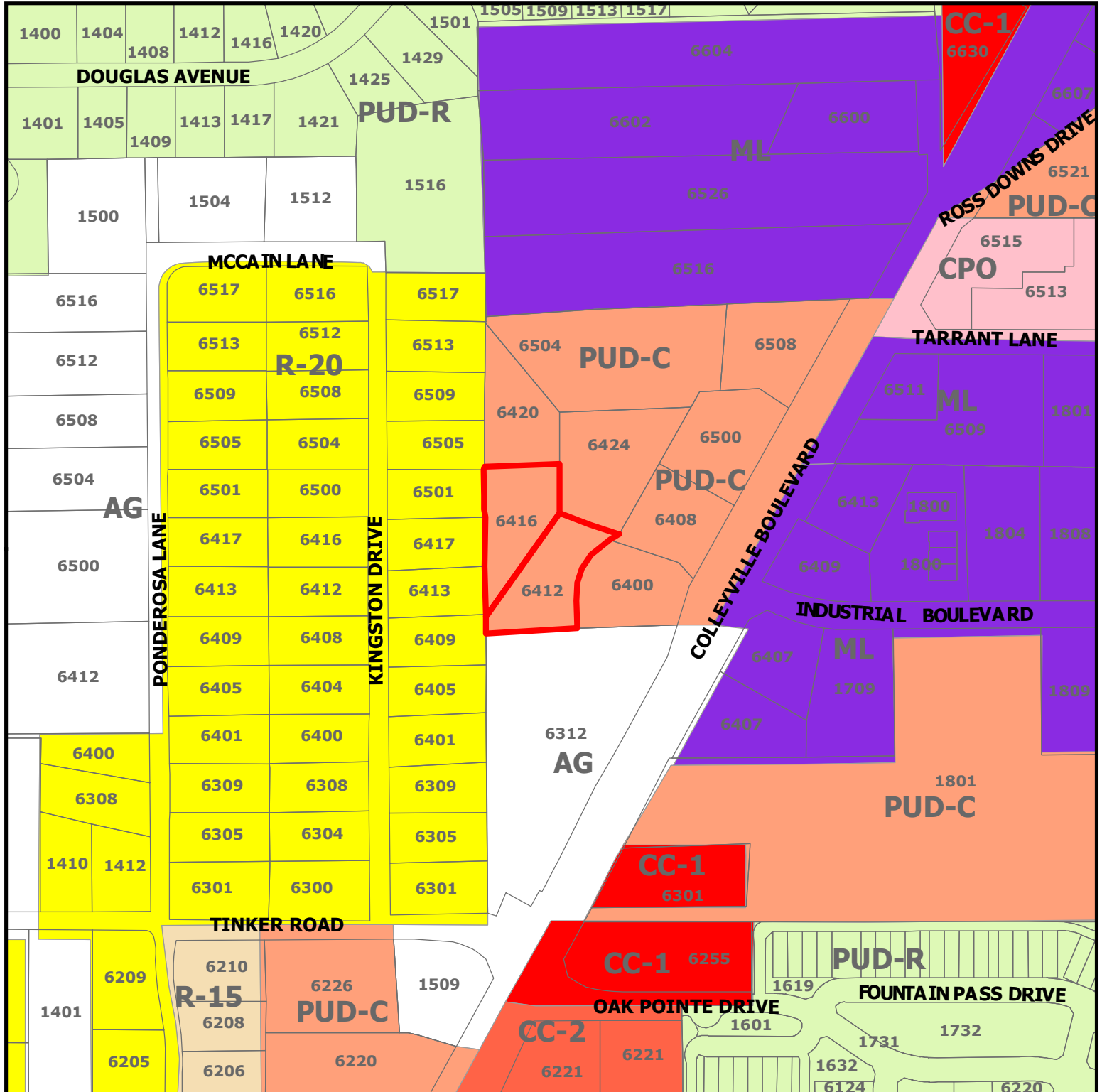
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Subject Property



Zoning Map



ZC20-008

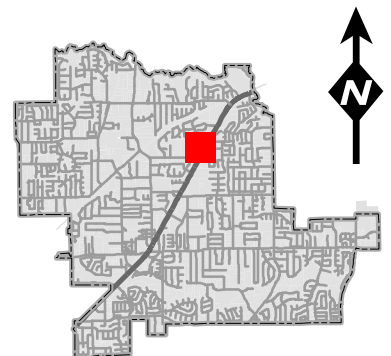
6412-6416 Colleyville Blvd

DISCLAIMER:

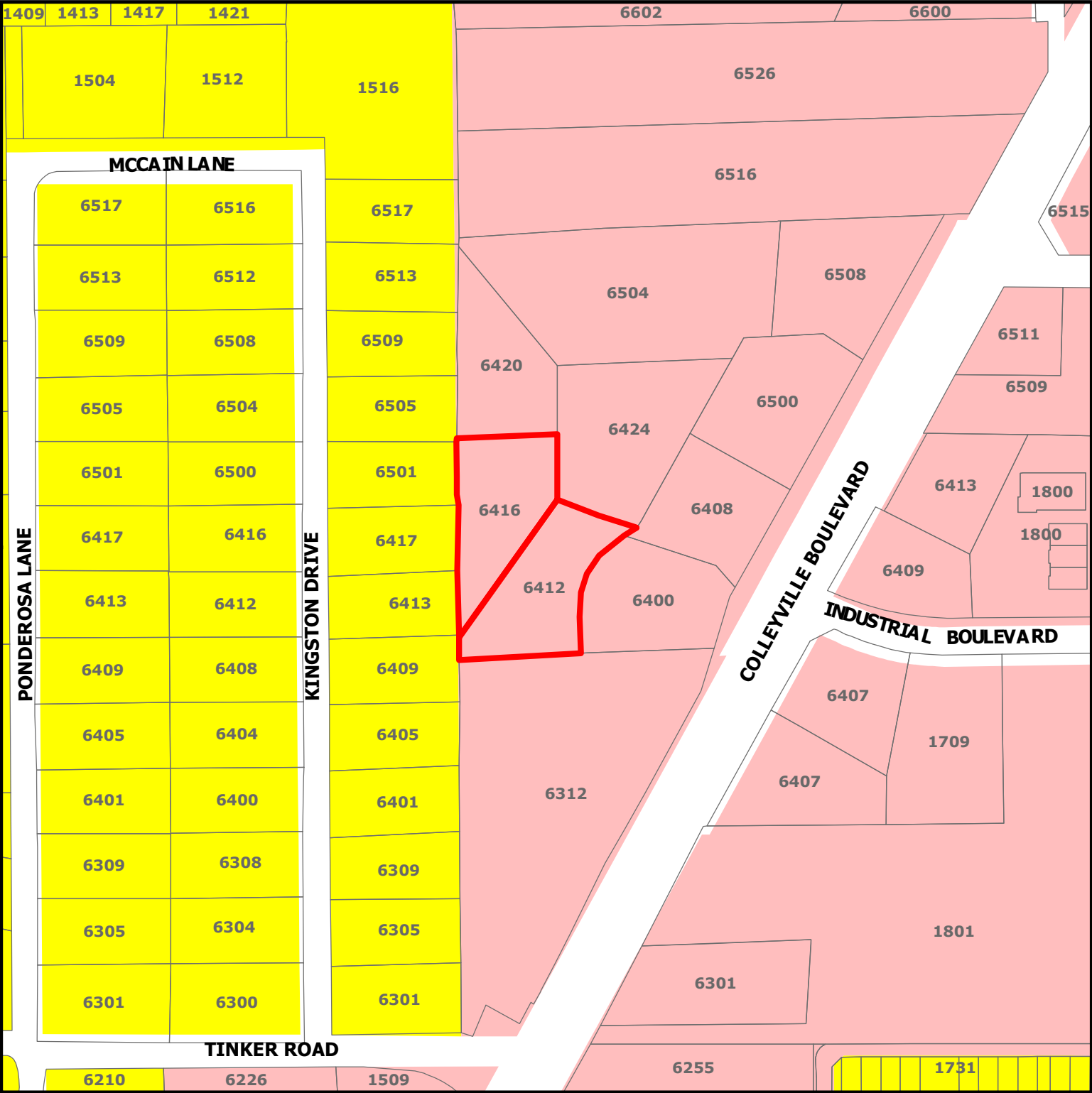
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Subject Property



Future Land Use Map

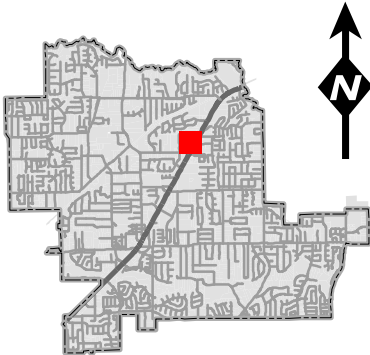


ZC20-008

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- Subject Property
- Residential
- Colleyville Blvd Corridor



Statement of Planning Objectives



T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W McDermott Drive, Suite 110, Allen, TX 75013

State of Planning Objectives

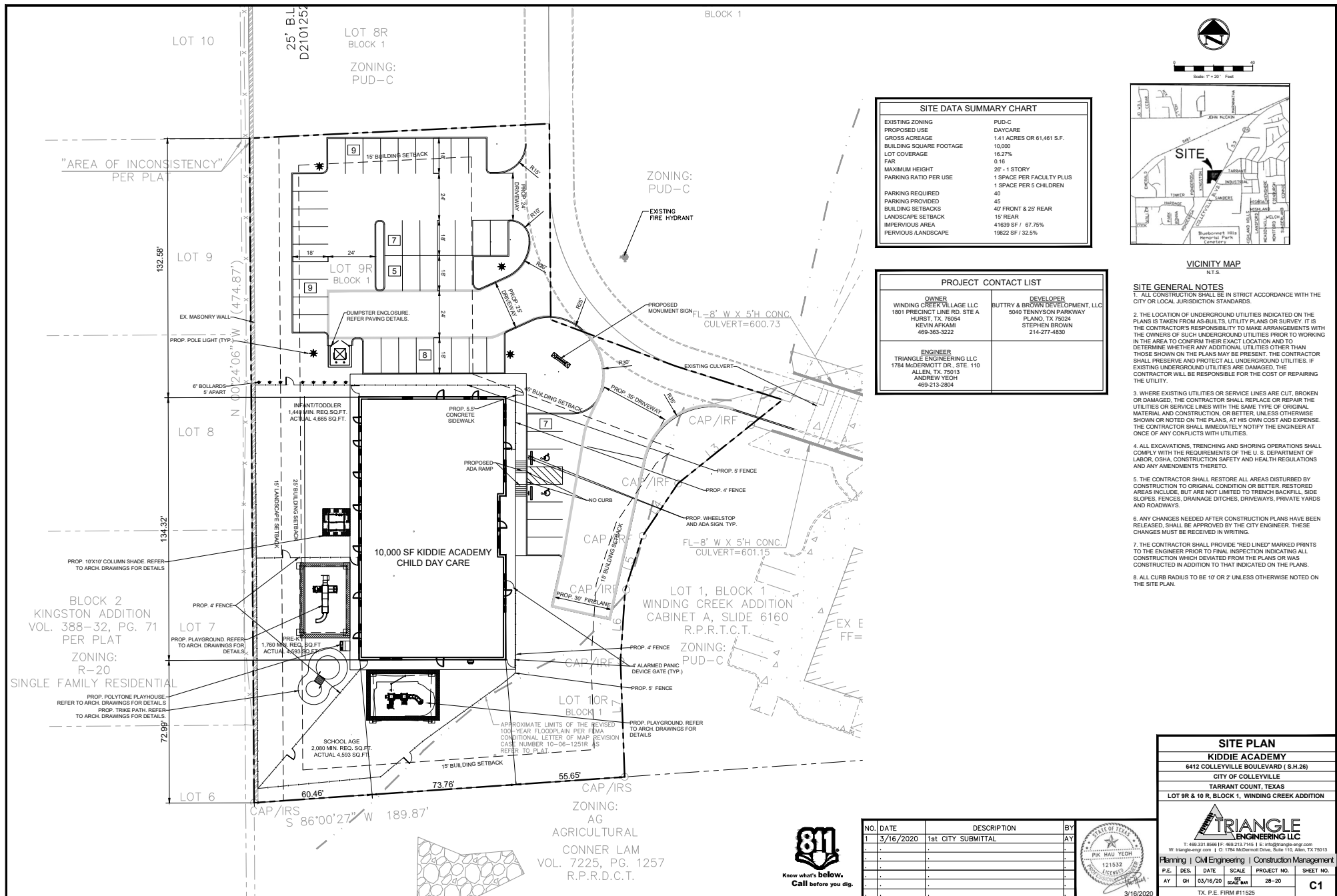
The purpose of the special use permit application is to request for Kiddle Academy Day Care service on Lot 9R & 10R, Block 1, WindingCreek Addition. Kiddle Academy is an educational child care provider that focuses on learning, creativity, compassion, and character. Shaping and inspiring children for the future always have been a critical part of the Kiddle Academy vision. The Kiddle Academy cares for, educates, and encourages its children to do more and be more.

The provided site plan complies with the city of Colleyville ordinance. The proposed use is compatible with the surrounding zoning because it will add a convenient and aesthetically pleasing mix of neighborhood services. Adequate vehicular and pedestrian circulation has been providing throughout the site. Proper fire safety accommodations have been provided. Off-street parking for the Kiddle Academy has presented at one space per faculty plus one space per 5 children. Stacking will not be an issue as parents will be required to park in a parking space and enter the building to sign children in and out. The proposed landscape has been shown to meet screening requirements and enhance the overall site aesthetics.

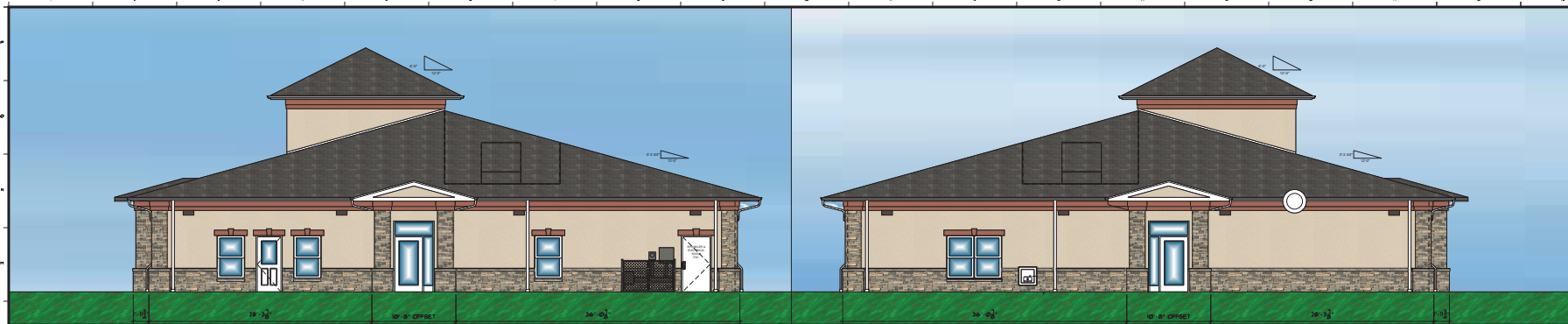
Development Schedule

The Kiddle Academy anticipates estimated to start construction on August 2020. The grand opening day projected on August 2021.

Site Plan



Building Elevations



LI RIGHT ELEVATION

SCALE 3/16" = 1'-0"

L9 LEFT ELEVATION

SCALE 3/16" = 1'-0"



GI REAR ELEVATION (NOT SEEN FROM ROAD)

SCALE 3/16" = 1'-0"



CI FRONT ELEVATION

SCALE 3/16" = 1'-0"

DARK BRONZE FINISH WALL PACKS	PRE-CAST STONE SILL	STUCCO #1 - DRYVIT #13 AMARILLO WHITE, SANDPEBBLE FINE FINISH	STUCCO #2 - DRYVIT #365A IRISH COFFEE, SANDPEBBLE FINE FINISH	ASPHALT SHINGLE ROOFING GAF - WEATHERED WOOD	GUTTERS & DOWNSPOUTS WHITE	STONE WAINSCOTING BORAL STONE DRYSTACK - CHARDONNAY	DOORS & WINDOWS - WHITE
-------------------------------------	------------------------	--	--	--	----------------------------------	--	----------------------------

AI LEGEND

SCALE NTS

DEVELOPER
BUTTRY & BROWN
DEVELOPMENT, LLC
5801 TENNYSON PARKWAY
SUITE 150
PLANO, TX 75074
214.296.4383
FRANCHISEE

MEP ENGINEER

STRUCTURAL ENGINEER

ALL CONTRACTORS SHALL REVIEW ALL
CONTRACTS AND SPECIFICATIONS
THOROUGHLY FOR COMPLETION OF THE
PROJECT. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR OBTAINING ALL
NECESSARY PERMITS AND APPROVALS
FROM THE APPROPRIATE AGENCIES.
THE CONTRACTOR SHALL BE RESPONSIBLE
FOR OBTAINING ALL NECESSARY
INSURANCE COVERAGE AND
MAINTAINING IT THROUGHOUT THE
PROJECT. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR OBTAINING
ALL NECESSARY APPROVALS FROM
THE APPROPRIATE AGENCIES.
THE CONTRACTOR SHALL BE
RESPONSIBLE FOR OBTAINING
ALL NECESSARY APPROVALS FROM
THE APPROPRIATE AGENCIES.

DATE: 10/10/2024
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

PROJECT: KIDDIE ACADEMY
6412 E 64th Colleyville Boulevard
Colleyville, TX 76034

HAROLD C. BAKER, AIA
AIA No. 123456789
1234 Main Street
Dallas, TX 75201
214.123.4567
hcbaker@aia.org

A200

EXTERIOR ELEVATIONS
RENDERING

Drainage Plan



PROPOSED DRAINAGE AREA MAP

DEVELOPED FLOW FROM OFF-SITE DRAINAGE AREAS ASSUMED TO NOT INCREASE

LEGEND	
	DRAINAGE AREA NUMBER Q100 PROPOSED
	DRAINAGE AREA LIMITS
	EXISTING CONTOURS
	PROPOSED CONTOURS
	DIRECTION OF STORMWATER FLOW

BENCHMARK INFORMATION	
TBM #1 - ELEVATION: 608.88	"X" CUT ON CONCRETE APPROXIMATELY 65 FEET NORTH AND 51 WEST OF THE SOUTHERN MOST PROPERTY CORNER OF LOT 2R.
TBM #2 - ELEVATION: 606.29	(BM TO BE REMOVED DURING CONSTRUCTION)
"X" CUT ON CONCRETE APPROXIMATELY 281 FEET SOUTH AND 198 WEST OF THE EASTERN MOST PROPERTY CORNER OF LOT 3R.	

PROPOSED DRAINAGE CALCULATIONS						
DRAINAGE AREA	AREA ACRES	"c"	Tc (min)	"I-100" (in/hr)	"Q-100" (cfs)	COMMENTS
P1	1.11	0.85	10	9.24	8.69	TO PECAN CREEK
P2	0.15	0.85	10	9.24	1.16	TO OFF-SITE NORTH
P3	0.61	0.85	10	9.24	4.76	TO WYE INLET
P4	0.20	0.85	10	9.24	1.58	TO WYE INLET
P5	0.43	0.85	10	9.24	3.40	TO CURB INLET
P6	0.41	0.85	10	9.24	3.25	TO CURB INLET
P7	0.33	0.85	10	9.24	2.61	TO WYE INLET
P8	0.44	0.85	10	9.24	3.43	TO PECAN CREEK
P9	0.25	0.85	10	9.24	1.99	TO OFF-SITE SOUTH
P10	2.20	0.85	10	9.24	17.30	TO PECAN CREEK
P11	0.42	0.85	10	9.24	3.26	TO CURB INLET
P12	0.14	0.85	10	9.24	1.12	TO OS-10
OS1	0.14	0.60	15	7.98	0.68	TO P3
OS2	1.75	0.60	15	7.98	8.36	TO P4
OS3	0.60	0.60	15	7.98	2.87	TO P11
OS4	0.33	0.60	15	7.98	1.56	TO P5
OS5	0.98	0.60	15	7.98	4.67	TO P6
OS6	0.83	0.60	15	7.98	3.97	TO P7
OS7	0.04	0.60	15	7.98	0.20	TO P9
OS8	0.38	0.85	15	7.98	2.56	TO P10
OS9	0.04	0.85	10	9.24	0.31	TO P11
OS10	0.86	0.85	10	9.24	6.77	TO P1
TOTAL	12.63				84.49	

RESULTS:

PROPOSED CONDITIONS DO NOT INCREASE PEAK FLOWS. THE OFFSITE FLOW OF 1,500 CFS ARRIVES 22 MINUTES PAST OUR ONSITE FLOW DISCHARGE, AS SUCH, WATER SURFACE ELEVATIONS AND VELOCITIES DO NOT CHANGE. THUS WE ARE NOT ADVERSELY AFFECTING DOWN STREAM FLOWS. DETENTION IS NOT REQUIRED.

RECORD DRAWING

The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.

Matthew Haskin, P.E. #120889
Date: 1/11/19



HOMMEYER ENGINEERING, INC.
1000 E. 10TH STREET
SUITE 100
FARMERSVILLE, TEXAS 77936
P.O. BOX 294527 • LEWISVILLE, TEXAS 76049
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM



WINDING CREEK OFFICE PARK
LOTS 2R-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.717 ACRES
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PROPOSED DRAINAGE
AREA MAP

REVISIONS:
10/27/17 BRIDGE Replaced
Culverts with Bridge

DRAWN: JDH

DATE: 03/04/2016

HEI #: 16-114

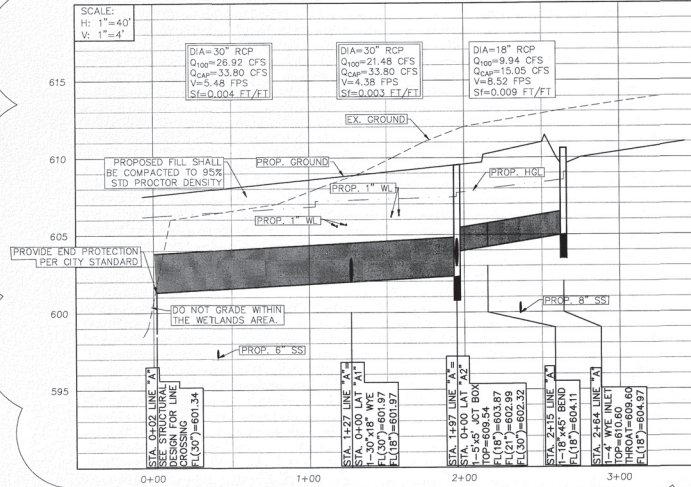
SHEET NO:

C7

Drainage Plan

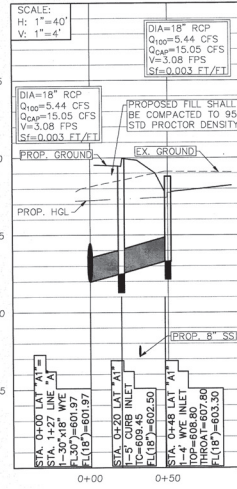
10/27/17

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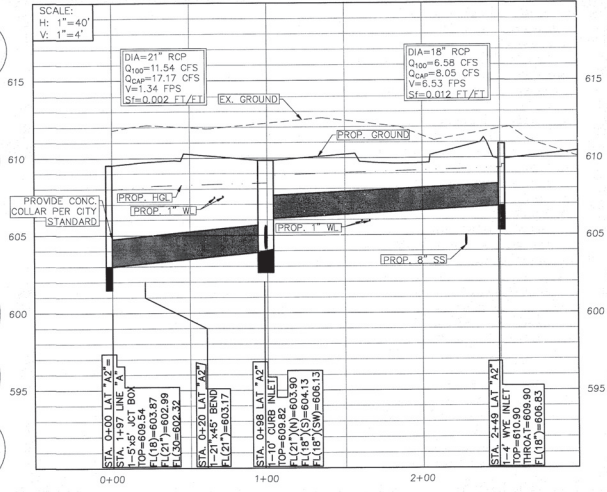


10/27/17

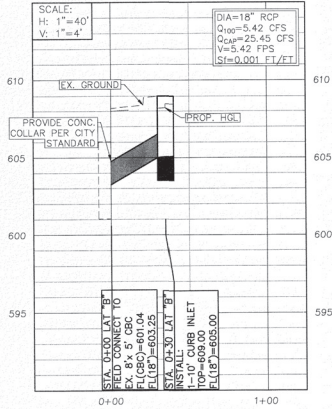
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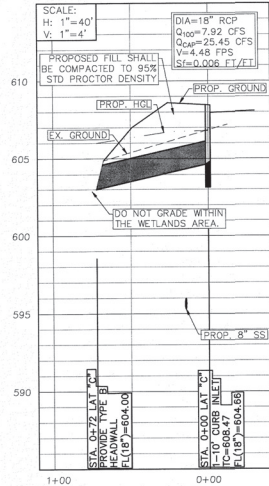
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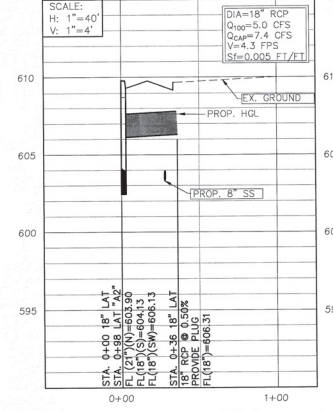
STORM LAT "B"



STORM LAT "C"



18" STORM LAT



THE CONTRACTOR SHALL CONTACT
DIG-TESS AT 1-800-344-8377 A
MINIMUM OF 48 HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION ACTIVITIES.
FOR CITY UTILITIES CONTACT
817-503-1366

RECORD DRAWING

The record drawing herein reflects
to the best of the design engineer's
knowledge, the approximate location
of the constructed improvements
using information provided by the
contractor.

Matthew Haskin, P.E. #120889
Date: 11/1/17



HOMMEYER
ENGINEERING, INC.
P.O. BOX 294527 • LEWISVILLE, TEXAS 75029
972-906-9989 • PHONE 972-998-5259
WWW.HOMMEYER.COM

WINDING CREEK OFFICE PARK
LOTS 2R-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.71 ACRES
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

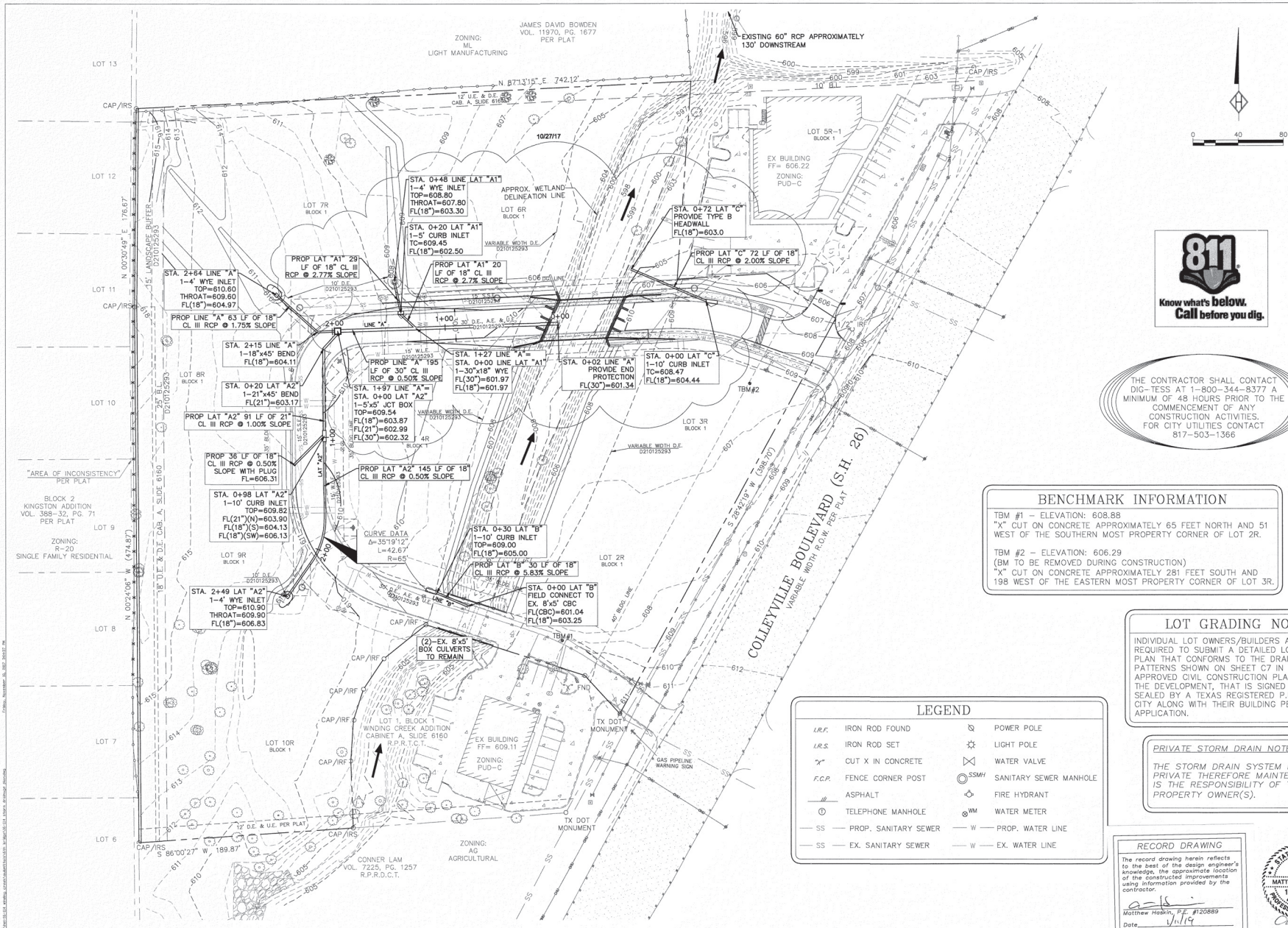
STORM
DRAINAGE
PROFILE

REVISION:
03/21/17 RAISED STORM
04/06/17 ADD SD PROFILE
10/27/17 BROKE
Added Bridge Changed Storm

DRAWN: JDH
DATE: 03/04/2016
HEI #: 16-114

SHEET NO:
C10

Drainage Plan



THE CONTRACTOR SHALL CONTACT DIG-TESS AT 1-800-344-8377 A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. FOR CITY UTILITIES CONTACT 817-503-1366

BENCHMARK INFORMATION

TBM #1 - ELEVATION: 608.88
 "X" CUT ON CONCRETE APPROXIMATELY 65 FEET NORTH AND 51 WEST OF THE SOUTHERN MOST PROPERTY CORNER OF LOT 2R.

TBM #2 - ELEVATION: 606.29
 (BM TO BE REMOVED DURING CONSTRUCTION)
 "X" CUT ON CONCRETE APPROXIMATELY 281 FEET SOUTH AND 198 WEST OF THE EASTERN MOST PROPERTY CORNER OF LOT 3R.

LOT GRADING NOTE

INDIVIDUAL LOT OWNERS/BUILDERS ARE REQUIRED TO SUBMIT A DETAILED LOT GRADING PLAN THAT CONFORMS TO THE DRAINAGE PATTERNS SHOWN ON SHEET C7 IN THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE DEVELOPMENT. THAT IS SIGNED AND SEALED BY A TEXAS REGISTERED P.E. TO THE CITY ALONG WITH THEIR BUILDING PERMIT APPLICATION.

PRIVATE STORM DRAIN NOTE

THE STORM DRAIN SYSTEM IS PRIVATE THEREFORE MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S).

LEGEND

I.R.F.	IRON ROD FOUND	☼	POWER POLE
I.R.S.	IRON ROD SET	☆	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⊙	FIRE HYDRANT
⊙	TELEPHONE MANHOLE	⊙ WM	WATER METER
— SS —	PROP. SANITARY SEWER	— W —	PROP. WATER LINE
— SS —	EX. SANITARY SEWER	— W —	EX. WATER LINE

RECORD DRAWING

The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.

Matthew Haskin, P.E. #120889
 Date: 1/1/19



HOMEYER ENGINEERING, INC.
 P.O. BOX 995
 972-906-9985 PHONE • 972-906-9987 FAX
 WWW.HEI.US.COM

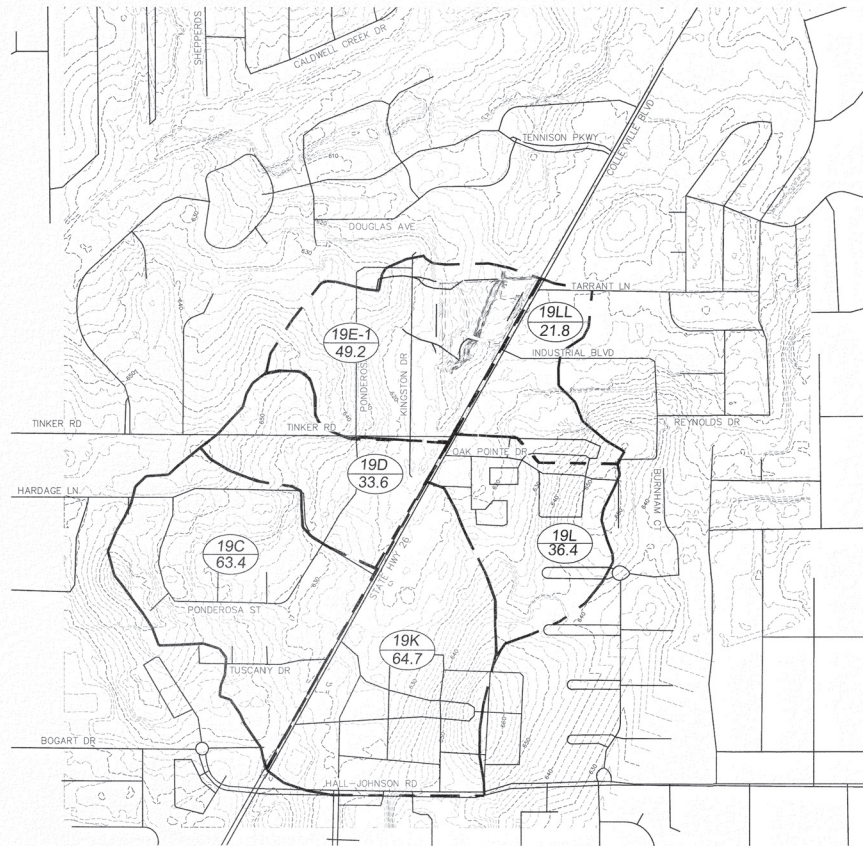
WINDING CREEK OFFICE PARK
 LOTS 2R-4R & 6R-10R, BLOCK 1
 WINDING CREEK ADDITION
 6.717 ACRES
 CITY OF COLLEYVILLE
 TARRANT COUNTY, TEXAS

STORM DRAINAGE PLAN

REVISION:
 03/21/17 RAISED STORM
 10/27/17 BRIDGE
 Added Bridge, Revised Storm

DRAWN: JDH
 DATE: 03/04/2016
 HEI #: 16-114
 SHEET NO: C9

Drainage Plan

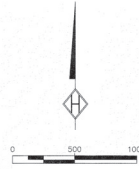


EXISTING DRAINAGE AREA MAP

THE OFF-SITE TOPOGRAPHIC INFORMATION FOR THE DRAINAGE AREA MAP WAS OBTAINED FROM THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS WEBSITE.

LEGEND

- 21
XXX DRAINAGE AREA NUMBER
- DRAINAGE AREA LIMITS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- DIRECTION OF STORMWATER FLOW



HYDROLOGIC PARAMETERS AND RESULTS

CURRENT OFFSITE CONDITIONS WERE USED FOR THE ANALYSIS. THE FOLLOWING IS THE GENERAL INPUT CRITERIA FOR THE HEC-HMS RESULT.

AREA: BASED UPON THE 2007, 2-FOOT CONTOURS, BASIN AREAS WERE DETERMINED. AREAS WERE BROKEN UP INTO POINTS OF INTEREST AND SIMILAR LAND USES.

TIME OF CONCENTRATION: TIME OF CONCENTRATION (TC) WAS DETERMINED USING THE NCTOG ISWM EQUATION (1.4). THE LAG TIME (LT) IS A FUNCTION OF THE TC (LT=0.6TC). HOWEVER, THE TC WAS CHECKED USING A MINIMUM TIME FOR EACH BASIN OF 25 MINUTES. SINCE THE DISTANCE WAS ONE AND ONE HALF BASINS, THE CONSERVATIVE SMALLER TIME OF 37 MINUTES WAS USED.

RUNOFF: CURVE NUMBERS (CN) ARE BASED UPON THE LAND USE AND REVIEW OF THE CURRENT 2015 AERIALS. CURVE NUMBER VALUES WERE TAKEN FROM ISWM TABLE 1.9 (RUNOFF CURVE NUMBERS). NUMBERS REFLECT A CONSERVATIVE ASSUMPTION THAT ALL OFFSITE LAND USE IS BUILT OUT PER THEIR LAND USE.

ABSTRACTION: INITIAL ABSTRACTION (IA) VALUES ARE BASED UPON THE FINAL WEIGHTED CN. ABSTRACTION VALUES ARE PROVIDED ON TABLE 1.11 OF THE ISWM MANUAL.

PRECIPITATION: RAINFALL USED THE SCS TYPE II DISTRIBUTION WITH A TOTAL DEPTH OF 9.12-INCHES (0.38 *24) PER ISWM TABLE 5.15. AN INTENSITY OF 0.38 (IN/HR) IS GIVEN FOR THE 100-YEAR 24-HOUR EVENT.

RESULTS: A FLOW OF 1,487 CFS WAS DETERMINED. HOWEVER, A FLOW OF 1,500 CFS WAS USED FOR HYDRAULIC ANALYSIS.

RAINFALL DISTRIBUTION

Basin Models

- ☒ Basin whole
 - ☒ whole
 - ☐ No Canopy
 - ☐ No Surface
 - ☐ SCS Curve Number
 - ☐ SCS Unit Hydrograph
 - ☐ No Baseflow
- ☒ Meteorologic Models
 - ☒ Met 1
 - ☐ Met 2
- ☒ Control Specifications
 - ☒ Control 1

Components

Precipitation

Met Name: Met 1

Method: Type 2

Depth (IN) 9.12

Subbasin

Basin Name: Basin whole

Element Name: whole

Initial Abstraction (IN) 0.273

Curve Number: 88

Impervious (%) 0.0

Subbasin

Basin Name: Basin whole

Element Name: whole

Graph Type: Standard

Lag Time (MIN) 22.2

HYDRAULIC ANALYSIS AND RESULTS

HEC-RAS WAS USED TO DETERMINE THE EXISTING AND PROPOSED HYDRAULIC CONDITIONS. PLEASE REFER TO THE HYDRAULIC REPORT SEPARATE OF THESE PLANS.

PROPOSED FLOW CONDITIONS ARE BASED UPON TWO EXISTING CULVERTS. THE FIRST CULVERT TWO (2) 8'X8' RCB'S AT THE SOUTHERN UPSTREAM END OF THE PROJECT. THE SECOND CULVERT IS A 60-INCH RCP JUST UPSTREAM OF THE SITE. EACH CULVERT CAUSES A SIGNIFICANT HYDRAULIC JUMP SINCE THEY ARE BOTH UNDERSIZED. PROPOSED (6) 6'X6' RCB'S ARE USED DUE TO THE BACK WATER EFFECT TO KEEP THE ROADWAY ABOVE THE 100-YEAR WATER SURFACE ELEVATION.

CONCLUSION

- ALL FLOWS WILL CONTINUE IN THEIR CURRENT AND HISTORICAL FLOW PATHS.
- WATER SURFACE ELEVATIONS BOTH UPSTREAM AND DOWNSTREAM ARE NOT AFFECTED AND DO NOT CHANGE.
- THE 100-YEAR FLOW IS CONTAINED WITHIN THE PROPOSED CHANNEL BETWEEN THE EXISTING AND PROPOSED CULVERTS WITH AT LEAST 1-FOOT OF FREEBOARD.
- THE SITE WILL HAVE VEHICLE ACCESS DURING THE 100-YEAR EVENT.
- FINISHED FLOOR ELEVATIONS HAVE BEEN SET TO AT LEAST 2-FEET ABOVE THE WATER SURFACE ELEVATION.

HYDROLOGY CALCULATIONS

BASIN NAME	AREA ACRES	SOIL D 80	Tc (MIN)	WEIGHTED CN
19E-1	49.2	100	25	91.67
19LL	21.8	100	25	94.53
19L	36.4	100	25	87.24
19D	33.6	100	25	87.51
19C	63.4	100	25	87.22
19K	64.7	100	25	86.76
TOTAL	269.10			

HYDROLOGIC INPUT

AREA (MI ²)	WEIGHTED CN	LAG TIME (LT)	ABSTRACTION (Ia)	100-YEAR (cfs)
0.4203	88	22.2	0.273	1,487*

* A 100-YR FLOW OF 1,500 CFS WAS USED.

RESULTS

Summary Results for Subbasin "whole"

Project: 16-114 Simulation Run: Run 1

Subbasin: whole

Start of Run: 01Jan2016, 00:00 Basin Model: Basin whole

End of Run: 02Jan2016, 01:00 Meteorologic Model: Met 1

Compute Time: 10Mar2016, 14:15:22 Control Specifications: Control 1

Volume Units: ☒ IN ☐ AC-FI

Computed Results

Peak Discharge: 1,487.0 (CFS) Date/Time of Peak Discharge: 01Jan2016, 12:15

Precipitation Volume: 9.12 (IN) Direct Runoff Volume: 7.66 (IN)

Loss Volume: 1.45 (IN) Baseflow Volume: 0.00 (IN)

Excess Volume: 7.67 (IN) Discharge Volume: 7.66 (IN)

RECORD DRAWING

The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.

Matthew Haskin, P.E. #120889
Date: 1/11/19



HOMEYER ENGINEERING, INC.
TYPE FIRM REGISTRATION NO. F-8440
10000 WINDING CREEK OFFICE PARK
LOT 20-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.717 ACRES
CITY OF COLLEVILLE
TARRANT COUNTY, TEXAS
P 972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM



WINDING CREEK OFFICE PARK
LOTS 20-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.717 ACRES
CITY OF COLLEVILLE
TARRANT COUNTY, TEXAS

OVERALL DRAINAGE
AREA MAP

DRAWN: JDH

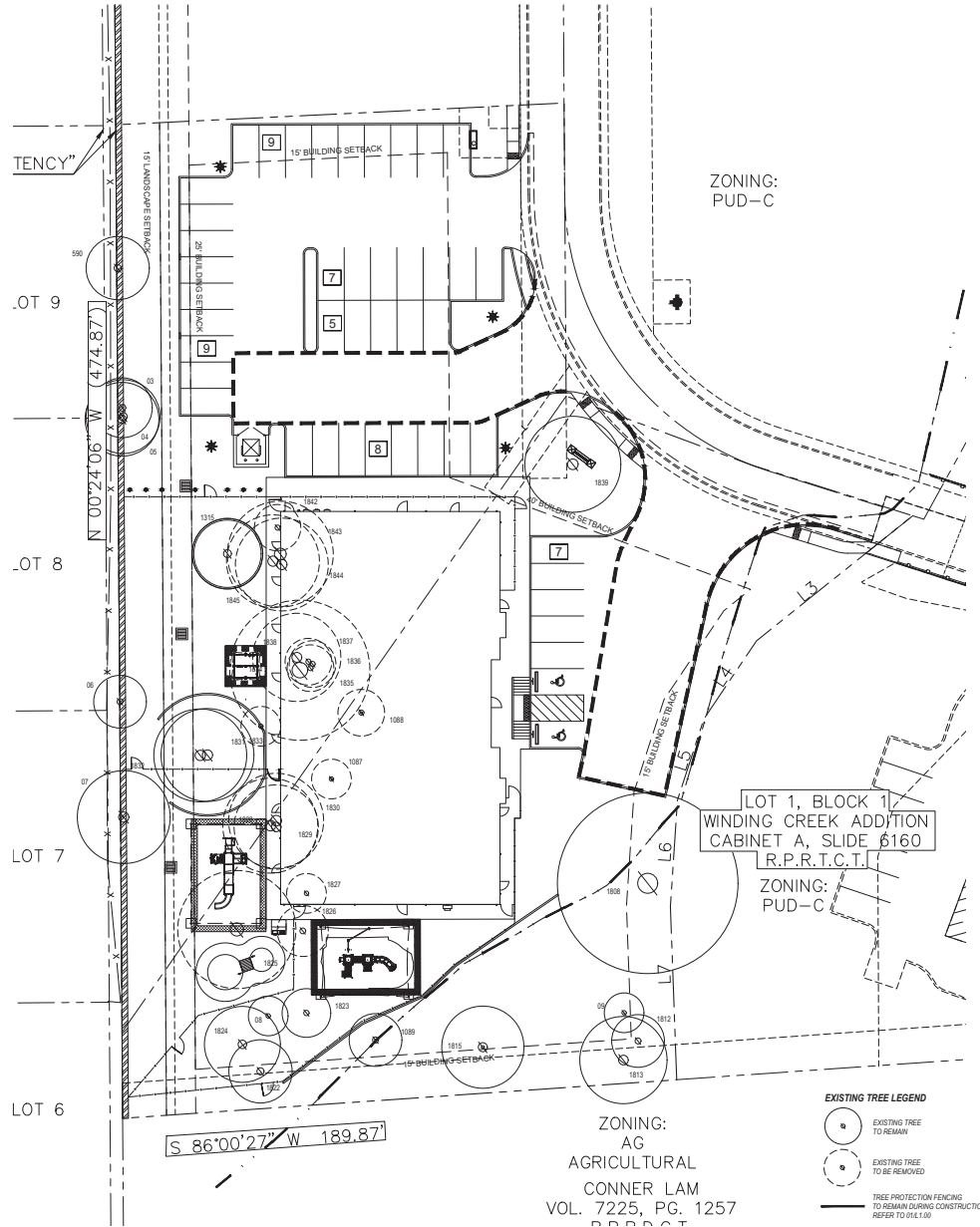
DATE: 03/04/2016

HEI #: 16-114

SHEET NO:

C8

Tree Preservation Plan



EXISTING TREE CHART

NO.	DLA (INCHES)	MITIGATION REQUIRED	SPECIES (COMMON NAME)	CANOPY COVERAGE	REMARKS
03	10	0	GM BUMBLEE	334	TO REMAIN
05	10	0	POST OAK	514	TO REMAIN
06	13	0	POST OAK	331	TO REMAIN
07	10	0	POST OAK	331	TO REMAIN
07	10	0	BLACKOAK	804	TO REMAIN
08	10	0	AMERICAN ELM	103	TO REMAIN
09	6	0	ORANGE ORANGE (NON-PROTECTED)	113	TO REMAIN
590	10	0	AMERICAN ELM	804	TO REMAIN
1087	10	0	SLASH PINE	264	TO BE REMOVED (BUILDING PAD)
1088	8	0	BLACKOAK	104	TO BE REMOVED (BUILDING PAD)
1089	8	0	AMERICAN ELM	113	TO REMAIN
1315	12	0	GM BUMBLEE	452	TO REMAIN
1808	10	0	POST OAK	267	TO REMAIN
1812	9	0	POST OAK	254	TO REMAIN
1813	10	0	POST OAK	267	TO REMAIN
1815	10	0	BLACKOAK	816	TO REMAIN
1822	9	0	POST OAK	260	TO REMAIN
1823	16	0	AMERICAN ELM	264	TO REMAIN
1824	13	0	AMERICAN ELM	331	TO REMAIN
1825	10	0	POST OAK	257	TO REMAIN
1826	9	254	POST OAK	254	TO REMAIN
1827	8	0	POST OAK	267	TO BE REMOVED (BUILDING PAD)
1828	16	420	BLACKOAK	816	TO BE REMOVED (S.F. FROM BUILDING PAD)
1829	14	0	POST OAK	804	TO REMAIN
1830	10	0	POST OAK	804	TO BE REMOVED (S.F. FROM BUILDING PAD)
1831	21	0	POST OAK	1385	TO REMAIN
1832	21	0	POST OAK	1385	TO REMAIN
1833	7	0	HACKBERRY (NON-PROTECTED)	804	TO BE REMOVED
1834	14	9004	BLACKOAK	804	TO BE REMOVED (BUILDING PAD)
1836	8	0	POST OAK	201	TO BE REMOVED (BUILDING PAD)
1837	8	0	POST OAK	201	TO BE REMOVED (BUILDING PAD)
1838	8	0	POST OAK	201	TO BE REMOVED (BUILDING PAD)
1839	10	3038	BLACKOAK	804	TO BE REMOVED (BUILDING PAD)
1840	21	0	ORANGE ORANGE (NON-PROTECTED)	1385	TO BE REMOVED
1842	10	0	EASTERN CEDAR	804	TO REMAIN
1843	18, 14	8270	POST OAK	1834	TO BE REMOVED (BUILDING PAD)
1844	14	8004	POST OAK	1038	TO BE REMOVED (BUILDING PAD)
1945	10	4110	POST OAK	804	TO BE REMOVED (S.F. FROM BUILDING PAD)

8.510' S.F. OF TREE CANOPY TO BE REMOVED

8.510' S.F. OF TREE CANOPY TO BE REMOVED ARE LOCATED DOWNTOWNS S.F. OF THE BUILDING PAD

0.5 S.F. OF TREE CANOPY TO BE REMOVED FROM THE REMAINDER OF THE SITE

50% OF THE EXISTING TREE CANOPY THAT IS NOT LOCATED WITHIN THE BUILDING PAD MUST BE PRESERVED (12.919' S.F. OF CANOPY X .50 = 6.45985 S.F. OF TREE CANOPY PRESERVATION)

12.919' S.F. OF TREE CANOPY TO BE PRESERVED

2.389 S.F. OF TREE CANOPY NOT WITHIN THE BUILDING PAD ARE TO BE REMOVED AND REQUIRE TREE MITIGATION

37.905 S.F. OF HERITAGE TREE CANOPY IS WITH IN THE BUILDING PAD AND REQUIRE MITIGATION

19' CALIPER LARGE CANOPY TREES = 38.000 S.F. OF TREE CANOPY

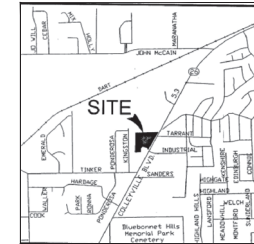
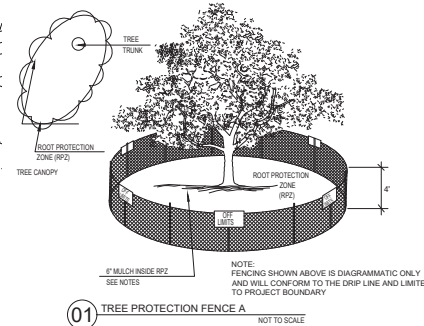
32 CALIPER INCHES OF MITIGATION IS REQUIRED ON LOT 9K PER DEVELOPER AGREEMENTS

33 CALIPER INCHES OF MITIGATION IS REQUIRED ON LOT 10R PER DEVELOPER AGREEMENTS

34 CALIPER INCHES OF MITIGATION IS REQUIRED

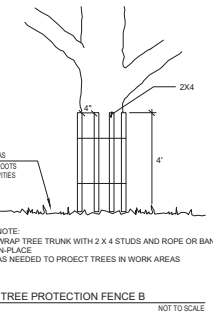
(20' 4" CALIPER - 16 CALIPER INCHES ARE AND PROPOSED IN ADDITION TO THE TREES REQUIRED PER THE LANDSCAPE ORDINANCE.

161 CALIPER INCHES OF MITIGATION REQUIRED - 80 CALIPER INCHES OF PROPOSED TREES+ 81 CALIPER INCHES OF TREE MITIGATION TO BE PAID INTO THE CITY TREED FUND.



EXISTING TREE NOTES

- 1. Existing trees to remain shall be protected during construction from tree staking damage and compaction soil above and around dipole (snappy) of trees.
- 2. If any root structure is damaged during adjacent construction/contraction, notify the Architect immediately. It is recommended that a Licensed Arborist be contacted for the treatment of any possible tree issues.
- 3. No disturbance of the soil greater than 4" shall be located closer to the tree than the root mass of the dipole. The dipole shall be placed at a minimum of 75% of the dipole and root zone shall be preserved at all practical times.
- 4. Any fine grading done within the critical root zone of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- 5. Material Storage: No materials intended for use in construction or materials accumulated due to excavation or demolition shall be placed within the critical root zone of any trees.
- 6. Equipment Churning/Log/Log Disposal: No equipment with chains, steel, equipment or other log churning shall be applied within the limits of the dipole of a tree. This would include but not be limited to planer, oil, solvents, sawdust, mulch, plastic, gravel, etc.
- 7. Tree Attraction: No signs, billboards or other attractions, other than those of a protective nature shall be attached to any trees.
- 8. Vehicular Traffic: No vehicular and construction equipment traffic passing within the limits of the dipole of trees.
- 9. Barriers of Utilities: May be permitted under protected trees in a sagittal manner. The minimum length of the same shall be the width of the tree canopy and shall be a minimum of 10' in length.
- 10. Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the same in a sagittal manner.
- 11. Tree Flagging: Any trees to be removed from the site as noted by the Contractor with bright orange (or "peach") wrapped around the main trunk of the tree and a red flag attached to the trunk. The protective flagging is comprised of strong orange vinyl or plastic flagging, chain link fence or other similar flagging with a 4" hole approximately high. The protective flagging shall be attached as indicated on the attached drawing (see attached).
- 12. Protective Flagging: All trees to remain, as noted on drawings, shall have a minimum 4" diameter of the trunk of the tree wrapped in protective flagging as comprised of strong orange vinyl or plastic flagging, chain link fence or other similar flagging with a 4" hole approximately high. The protective flagging shall be attached as indicated on the attached drawing (see attached).
- 13. Bank Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree with a wire mesh and/or erosion control blankets and other construction of the tree with lumber encased in broken or crushed stone.
- 14. Contractor Fencing: In a case where a tree hanging limb is broken during the course of construction, the Contractor shall notify the Architect immediately. It is not allowed that the Contractor place any portion of the damaged limb or the tree against any structure.



01 TREE PRESERVATION PLAN
SCALE 1"=20'-0"

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
HRIS@STUDIOGREENSPOT.COM



4.16.2020

KIDDIE ACADEMY
COLLEYVILLE BLVD.
CITY OF COLLEYVILLE, TEXAS

ISSUE:
FOR APPROVAL 03.16.2020
SOCIETY COMMENTS 04.16.2020

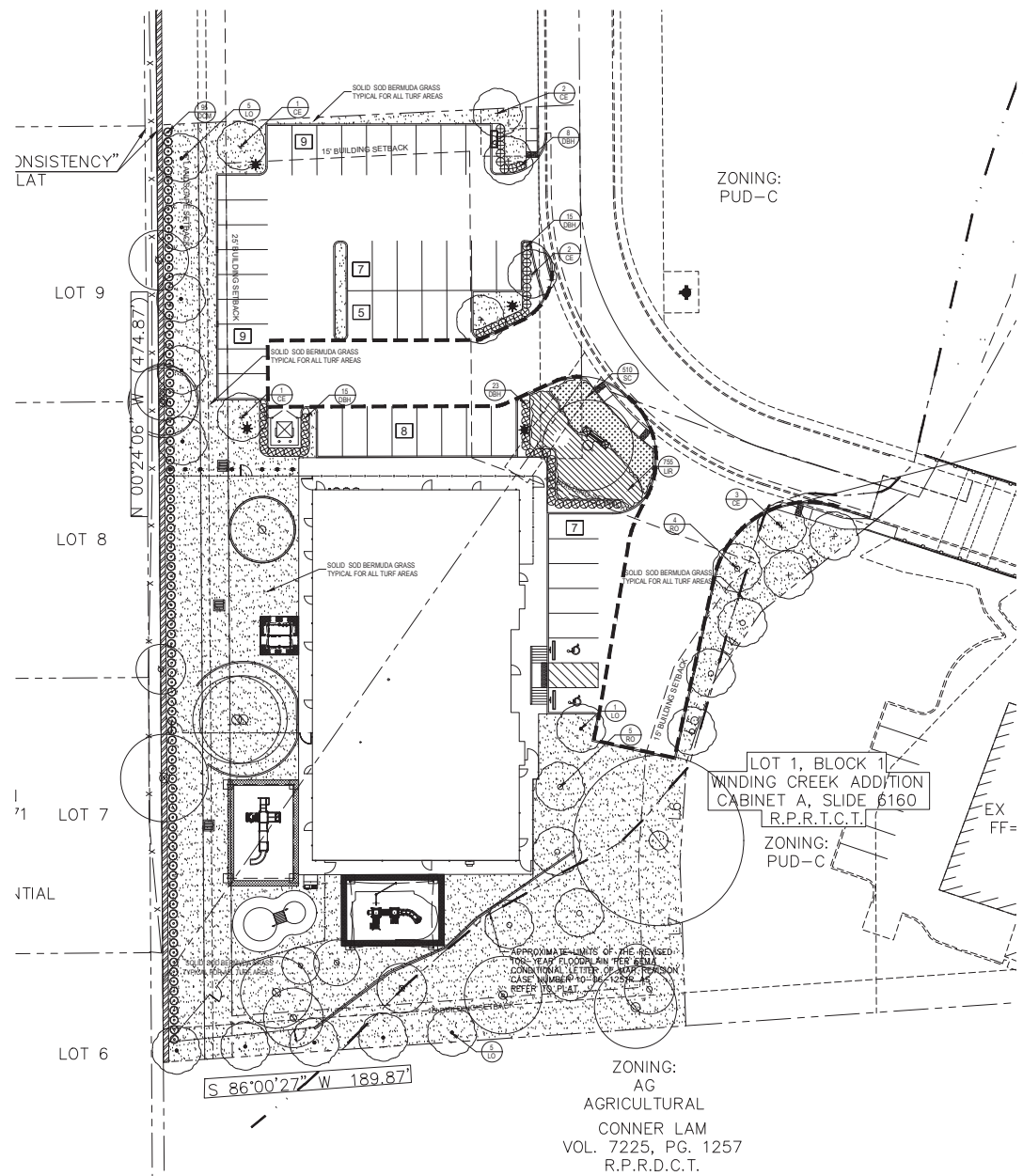
DATE: 4.16.2020

SHEET NAME:
FREE PRESERVATION PLAN

SHEET NUMBER:

1.

Landscape Plan



GENERAL LAWN NOTES

- 1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- 4. IMPORTED TOPSOIL SHALL BE NATURAL, FRAMBLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SHAFT AND BLACK TO BROWN IN COLOR.
- 5. ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED. AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- 6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOS, STICKS, CONCRETE SPILLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- 7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- 4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- 6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- 7. ALL LAWN AREAS TO BE SOLID SOD BERMOUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SOLID SOD NOTES

- 1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- 4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- 5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- 6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- 9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- 10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER SEEDED WITH WINTER WHEATGRASS AT A RATE OF 4# POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

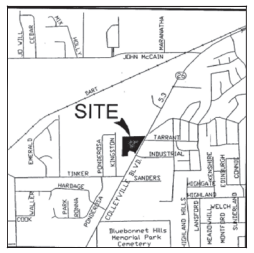
LANDSCAPE TABULATIONS

SITE AREA - 64,162 s.f.	
Requirement:	
20% of the total site area to be landscape area.	
50% of the required landscape area to be located in the front yard.	
Required	Provided
12,832 s.f. (20%)	26,788 s.f. (42%)
6,416 s.f. (10%)	10,230 s.f. (16%)
STREET FRONTAGE - 228 f.t.	
Requirement:	
(1) shrub, 5 gal. min., per 5 f.t. of street frontage	
(1) tree per 40 f.t. of street frontage	
150 s.f. of ground cover plus 5% of the area over 1,500 s.f.	
Required	Provided
(48) shrubs, 5 gal. min.	(48) shrubs, 5 gal. min.
(6) canopy trees, 3" cal.	(6) proposed trees, 3 cal., (1) existing tree
PARKING LOTS - 45 spaces	
Requirement:	
(1) tree per 18 parking spaces	
All parking spaces to be within 90 f.t. of canopy tree	
Required	Provided
(3) canopy trees, 3" cal.	(3) canopy trees, 3" cal.
All spaces within 90 f.t. of tree	
RESIDENTIAL ADJACENCY	
Requirement:	
Required	Provided
20' wide landscape buffer	20' wide landscape buffer
36" H. shrub screen, 5' o.c.	36" H. shrub screen planted 5' o.c.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	9	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 13' H., 5' spread min., 5' clear trunk
LO	11	Live Oak	Quercus virginiana	4" cal.	container, 14' H., 5' spread, 5' clear straight trunk
RO	9	Red Oak	Quercus shumardii	4" cal.	4" cal.
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	61	Dwarf Burford Holly	Ilex cornuta burfordii 'Nana'	5 gal.	container, 24" H., 20" spread
DCM	95	Dwarf Crepe Myrtle	Lagerstroemia indica 'Nana'	5 gal.	container, 24" H., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	657	Seasonal Color	Liriodendron muscari	4" pots	selection by owner, 12" o.c.
LIR	756	Liriope	Liriope muscari	4" pots	container, 3-12" runners min., 12" o.c.
		'419' Bermudagrass	Cynodon dactylon '419'		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



ORDINANCE O-09-1736

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY REPEALING ORDINANCES O-00-1211 AND O-08-1675; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 8.8 ACRES ON LOTS 1, 2R, 3R AND 5R, BLOCK 1, WINDING CREEK ADDITION FROM THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT TO THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case No. ZC09-008; and

WHEREAS, Ordinances O-00-1211 and O-08-1675 are hereby repealed in their entirety; and

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 8.8 acres on Lots 1, 2R, 3R and 5R, Block 1, Winding Creek Addition from the PUDC-Planned Unit Development Commercial zoning district to the PUDC-Planned Unit Development Commercial zoning district, as depicted in Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT Ordinances O-00-1211 and O-08-1675 are hereby repealed in their entirety.
- Sec. 5. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUDC is for office and retail uses.
- b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. SITE PLAN AND PLATTING

- a. The development of this property shall be generally consistent with the site plan attached as Exhibit "B".
- b. Prior to the issuance of any building permit, a replat of the subject properties must be submitted and approved. No building permit may be

issued until said plat is filed with the County Clerk.

3. PERMITTED AND PROHIBITED USES

- a. The following land uses shall be permitted within the Planned Unit Development:
 - 1. All office uses allowed in the Land Development Code.
 - 2. For buildings with frontage along State Highway 26, all uses allowed in the CC2-Shopping Center district shall be permitted.

4. BUILDINGS AND SITE PLAN APPROVAL

- a. The total square footage of all office buildings constructed within this development be allowed as follows:
 - 1. General Office: Maximum Square Footage: 34,515
 - 2. Medical Office: Maximum Square Footage: 13,565
- b. All office buildings shall contain no more than one-story unless mixed with retail uses.
- c. All buildings constructed as part of this development that do not have frontage along State Highway 26 shall be generally consistent with the building elevation designs, attached as Exhibit "C".
- d. All buildings constructed as part of this development shall meet the minimum building design score of 30 as described in Chapter 6-Building Design in the Land Development Code.

5. PARKING

- a. All off-street parking required as part of this development shall meet the requirements of the Land Development Code.

6. LIGHTING

- a. All lighting including parking lot, building and security lighting shall be directed away from residential areas and shall provide a maximum candle illumination of 0.5 foot candles as measured from the property line.

7. LANDSCAPING, BUFFERING AND OPEN SPACE

- a. The development shall provide a minimum of 30 percent of open space.

- b. A 15 foot landscape buffer shall be maintained along the western boundary of the development where it is adjacent to residential properties. Additionally, the landscape buffer shall contain 43 wax myrtles planted on 15 foot centers. The required buffer shall be installed prior to the issuance of the certificate of occupancy for any new structures.
- c. A 25 foot building setback shall be maintained along the entire western property line where it is adjacent to residential properties.

8. SIDEWALKS

- a. A minimum five (5) foot sidewalk shall be constructed along State Highway 26 when any new structures are built.
- b. A minimum four (4) foot sidewalk shall be constructed along all fire lines and in front of each building when any new structures are built.

9. FENCES AND SCREENING

- a. A minimum eight (8) foot masonry screening fence shall be constructed along the entire western property line adjacent to residential properties prior to the issuance of the certificate of occupancy for any new structures.

10. OTHER

- a. A minimum of 221 caliper inches of new trees shall be planted on the subject property per the requirements of Chapter 5-Tree Preservation in the Land Development Code prior to the issuance of the certificate of occupancy for the fifth structure built on the subject properties.
- b. For any building not fronting on State Highway 26, the hours of operation shall not exceed 7:00 a.m. to 8:00 p.m.
- c. All driveway approaches on State Highway 26 shall receive approval from the Texas Department of Transportation.

Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of November 2009.

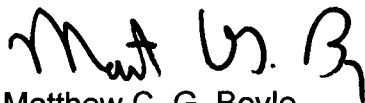
The second reading and public hearing being conducted on the 17th day of November 2009.

ATTEST:

Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

The map displays a portion of the City of San Diego, showing various zoning districts and property lots. The central area, outlined in black, is labeled "Subject Properties" and is zoned PUD-C. Surrounding areas include ML (Medium Density Residential), PUD (Planned Unit Development), R-20 (Single-Family Residential), AG (Agriculture), and CC-1 (Community Center). Major roads shown include Kingston Dr, Industrial Blvd, and Colville Blvd. Lot numbers are visible throughout the map.

PROJECT LOCATION

LEGEND

- LOT
- SHOP BUILD FOUND
- FENCE
- LOT # & CORNER
- FENCE CORNER POST
- ASPHALT
- TELEPHONE MANHOLE
- POWER POLE
- LOT POLE
- WATER POLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER

LOT	PROPOSED BUILDING	SQ. FT.	PARKING SPACES	PARKING SPACES
1	RETAIL	1,200	10	10
2	RETAIL	1,200	10	10
3	RETAIL	1,200	10	10
4	RETAIL	1,200	10	10
5	RETAIL	1,200	10	10
6	RETAIL	1,200	10	10
7	RETAIL	1,200	10	10
8	RETAIL	1,200	10	10
9	RETAIL	1,200	10	10
10	RETAIL	1,200	10	10

SITE DATA TABLE

EXISTING ZONING: PUD-C
PROPOSED ZONING: PUD-C
EXISTING USE: OFFICE, RETAIL, AND NIGHT
PROPOSED USE: GENERAL OFFICE, OFFICE, OFFICE
PROJECT AREA: 8.728 ACRES

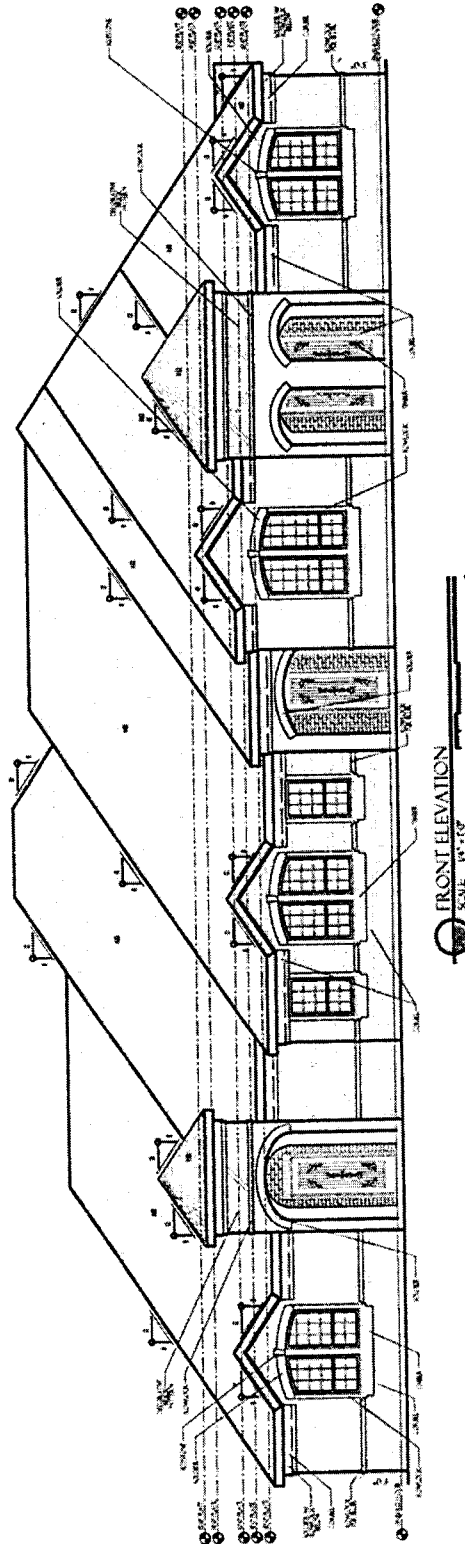
BUILDING SUMMARY

LOT: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
PROPOSED BUILDING: RETAIL
SQ. FT.: 1,200
PARKING SPACES: 10

CONTACT INFORMATION

HOMER ENGINEERING, INC.
P.O. BOX 1000
DALLAS, TEXAS 75201
PHONE: 817-351-0000

Exhibit "C" – Building Elevations





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 5/11/2020**Type** Approval of Minutes**Department** Community Development

Title

September 23, 2019 Planning and Zoning Commission Minutes

October 14, 2019 Planning and Zoning Commission Minutes

October 28, 2019 Planning and Zoning Commission Minutes

November 12, 2019 Planning and Zoning Commission Minutes

Attachments

1. September 23, 2019 PZ WK Minutes
2. October 14, 2019 PZ Minutes
3. October 28, 2019 PZ WK Minutes
4. November 12, 2019 PZ Minutes



City of Colleyville Planning and Zoning Commission Worksession Minutes

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

Monday, September 23, 2019

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession was called to order by Chair Mathisen on September 23, 2019, at 6:35 p.m.

Roll Call

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

Absent: Jason Elms

Staff Present: Jacquelyn Reyff, Robert McKeown, and Araceli Botello

1. PRESENTATION AND DISCUSSION

- 1a** Presentation and discussion of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial in Tract 2C03, Abstract 206, in the BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC19-012

Jackie Reyff presented the case and briefed the Commission.

There was general discussion regarding the type of building materials, location of the carwash, the parking location, and type of rental vehicles, the intention of the expansion, if applicant will be serving the airport clientele, landscaping, and drainage.

- 1b** Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 2, Block 1, of the Hodgkiss Place II Addition, located at 2608 Highland Meadow Drive, Case ZC19-013

Jackie Reyff presented the case and briefed the Commission.

There was general discussion regarding the location of the pool, the visibility triangle, location of the old fence and proposed fence, and building materials.

- 1c** 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

Jackie Reyff presented the case and briefed the Commission.

There was general discussion regarding the drive-thru, landscaping, the location of the dumpster, detention ponds, the screening and size of the dumpster, screening, and date business is opening.

- 1d** 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

Jackie Reyff presented the case and briefed the Commission.

There was general discussion regarding the permit for the fence, recent changes in fencing regulations, and drop-off regulations by the Texas Department of Transportation.

2. ADJOURNMENT

The meeting adjourned at 6:54 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, October 14, 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 October 14, 2019, at 7:06 p.m.

Roll Call

Present: Ryan Moore, Sayeda Syed, Kimberly Holt, Matt Koch, and Claudia Bevill

Absent: Susan Mathisen and Jason Elms

Staff Present: Ben Bryner, Araceli Botello, Rob McKeown, and Eddie Tangadunrat

1. SWEARING IN OF NEWLY APPOINTED MEMBERS

Planning Technician Araceli Botello administered the oath of office to Sayeda Syed

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

There were no citizens wishing to speak.

3. APPROVAL OF MINUTES

- 3a** September 10, 2018 Minutes (Regular Meeting)
 September 24, 2018 Minutes (Worksession)
 September 24, 2018 Minutes (Regular Meeting)
 October 8, 2018 Minutes (Regular Meeting)

Commissioner Koch made a motion to approve the September 10, 2018 minutes, the September 24, 2018 worksession and regular minutes, and the October 8, 2018 minutes. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Moore, Syed, Holt, Koch, and Bevill

Nay: 0

4. PUBLIC HEARING AGENDA ITEMS

4a Consideration of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development-Commercial in Tract 2C03, Abstract 206, in the BBB & C RY Survey, located at 4917 Colleyville Blvd, Case ZC19-012

Ben Bryner presented the item and briefed the Commission. Mr. Bryner answered questions of the Commission regarding landscaping, entrance to the building, potential service extended to airport customers, and shared parking.

The applicants, Brendon Hollier, 6342 Lakeshore Drive, Dallas and Eric Seles, 1313 Kittery Drive, Plano, came forward and briefed the Commission. The applicant addressed questions of the Commission regarding the car cleaning station, the intended use of the property and clientele, and car canopy.

The public hearing was opened at 7:34 p.m. With no citizens wishing to speak, the public hearing was closed at 7:34 p.m.

There was general discussion amongst the Commission regarding the proposed used and best use of the property, vacancy of the property, setback variance, and landscaping.

The applicant, Brendon Hollier, 6342 Lakeshore Drive, came forward and addressed the Commission. Mr. Hollier spoke regarding the best use of the property, proposal of other uses, the size of the lot, and interest of businesses on the property, and request for a setback variance.

There was general discussion amongst staff and the Commission regarding parking and handicap parking requirements.

Commissioner Koch made a motion to approve Case ZC19-012. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Moore, Syed, Holt, Koch, and Bevill

Nay: 0

- 4b** Consideration of a Special Use Permit for a Fence to extend into the required street side yard on Lot 2, Block 1, of the Hodgkiss Place II Addition, located at 2608 Highland Meadow Drive, Case ZC19-013

Ben Bryner presented the item and briefed the Commission.

The applicant, Jacob Stone, 2608 Highland Meadow Drive, came forward and briefed the Commission. Mr. Stone addressed the questions of the Commission regarding the fence building materials, trees, setbacks, and fence lines.

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

Mary Nicholson, 2101 High Gate Drive, came forward and spoke in opposition to the case. Ms. Nicholson addressed concerns of visibility, safety, tree removal, and wood fencing.

The applicant, Jacob Stone, 2608 Highland Meadow Drive, came forward and addressed the concerns of brought forth by Ms. Nicholson. Mr. Stone addressed that his property is not a part of an HOA, visibility, and material of the fence.

The public hearing was closed at 7:54 p.m.

The following did not wish to speak, but would like their support for the case recorded:

Chris and Amy Putnam, 6230 Pool Road

There was general discussion regarding the corner lot fence regulations, the location and material of the fence, visibility, traffic concerns, and privacy.

Commissioner Holt made a motion to approve Case ZC19-017 with the condition that the fence be no closer than 5 feet from the property line. Commissioner Koch seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Moore, Holt, Koch, and Bevill

Nay: 1 - Syed

- 4c** Consideration of zoning change from CC-1 Village Retail to PUD-C Planned Unit Development-Commercial on Lot 1A, Block 1, of the Applebee's Addition, located at 5150 Colleyville Blvd, Case ZC19-014

Ben Bryner presented the item and briefed the Commission. Mr. Bryner

answered question of the Commission regarding hedges, drive-thru, screening, and the location of the dumpster.

The applicant, Bryan Burger, 17103 Preston Road, Dallas, Texas, came forward and briefed the Commission. Mr. Burger answered questions of the Commission regarding location of the dumpster, the material surrounding the dumpster, trash, screening, and landscaping.

The public hearing was opened at 8:26 p.m.

Donald Frusher, 35 Piazza Lane, came forward and spoke in opposition to the case. Mr. Frusher addressed concerns regarding noise, lights, and traffic.

Anthony McNosky, 5108 Pleasant Run Road, came forward and spoke in opposition to the case. Mr. McNosky addressed concerns regarding traffic, lighting, and hours of operation.

Evan Garcia, 616 Eudaly Drive, came forward and spoke in opposition to the case. Mr. Garcia addressed concerns regarding the traffic, non-walkable environment, and car dependent business.

There being no one else wishing to speak, the public hearing was closed at 8:40 p.m.

The applicant, Bryan Burger, came forward and addressed concerns brought forth by the citizen regarding traffic, drive-approach location, the lighting, the speed of drive-thru service, the hours of operation, sidewalk, and screening.

The Getra Sanders, came forward and briefed the Commission. Ms. Sanders addressed the concerns brought forth by the Commission regarding, screening, drive-approach, noise,

The public hearing was opened again at 9:03 p.m.

Anthony McNosky, 5108 Pleasant Run Road, came forward and addressed the Commission. Mr. McNosky spoke to the history of previous restaurants, traffic, screening, and placing the drive-approach on Pleasant Run Road to further to the south.

There being no one else wishing to speak, the public hearing was closed at 9:05 p.m.

There was general discussion amongst the Commission regarding screening, review of the drive-approach along Pleasant Run Road by City's engineering.

Commissioner Koch made a motion to approve Case ZC19-014 as presented with the condition that the screening along Pleasant Run Road be of solid material with live screening and for a propose relocation of the Pleasant Run entrance/drive to the south and align with the Chase Bank entrance be presented to the City Council. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Moore, Syed, Holt, Koch, and Bevill

Nay: 0 –

4d Consideration 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

Ben Bryner presented the item and briefed the Commission.

The applicant, Donald Miller, 4708 Latour Lane, came forward and briefed the Commission.

The public hearing was opened at 9:22 p.m. With no one present wishing to speak, the public hearing was closed at 9:22 p.m.

There was general discussion amongst the Commission regarding the fence, the retaining wall, the drop-off, safety, and the Land Development Code.

Commissioner Koch made a motion to approve Case ZC19-016. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Moore, Syed, Holt, Koch, and Bevill

Nay: 0 -

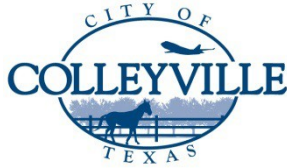
5. ADJOURNMENT

The meeting adjourned at 9:26 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

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



City of Colleyville Planning and Zoning Commission Worksession Minutes

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

Monday, October 28, 2019

City Council Chambers

CALL MEETING TO ORDER

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

Roll Call

Present: Ryan Moore, Syeda Syed, Susan Mathisen, and Claudia Bevil

Absent: Kimberly Holt, Matt Koch, and Jason Elms

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, Araceli Botello

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit for an Accessory Building to exceed the 4% lot coverage allowance on Lot 18, Block 2, of the Woodbriar Addition, located at 3405 Cliffwood Drive, Case ZC19-008

Jacquelyn Reyff presented the case and briefed the Commission.

Applicants Trisha and Arlen Evans were present and answered questions of the Commission.

There was general discussion regarding the purpose of the accessory building, the driveway, and accessory dwelling regulations.

- 2b** Presentation and discussion of a Special Use Permit for an Accessory Dwelling on Tract 3K & 3Y, Abstract 211, in the BBB & C RY Survey, located at 509 W LD Lockett Road, Case ZC19-017

Jacquelyn Reyff presented the case and briefed the Commission.

There was general discussion regarding the applicant's intentions with the accessory dwelling, rental restrictions, and accessory dwelling regulations.

- 2c** Presentation and discussion of a Special Use Permit for a Fence to extend beyond the front façade of the primary residential structure on Lot 2, Block 1, of the Van Oaks Phase II Addition, located at 208 Van Oaks Drive, Case ZC19-018

Jacquelyn Reyff presented the case and briefed the Commission.

There was general discussion regarding fence material, the request, and the property.

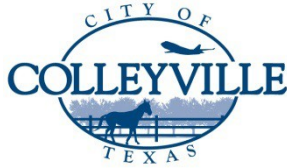
3. ADJOURNMENT

The meeting adjourned at 6:54 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, November 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 November 12, 2019, at 7:00 p.m.

Roll Call

Present: Ryan Moore, Sayeda Syed, Susan Mathisen, and Matt Koch

Absent: Kimberly Holt, Claudia Bevill, and Jason Elms

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

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

There were no citizens wishing to speak.

2. APPROVAL OF MINUTES

- 3a** October 22, 2018 Minutes (Worksession)
 October 22, 2018 Minutes (Regular Meeting)
 November 13, 2018 Minutes (Regular Meeting)
 November 26, 2018 Minutes (Worksession)

Commissioner Moore made a motion to approve the October 22, 2018 worksession minutes, the October 22, 2018 regular meeting minutes, the November 13, 2018 regular meeting minutes and the November 26, 2018 worksession minutes. Commissioner Syed seconded the motion.

The motion to approve carried with the following vote:

Aye: 4 – Moore, Syed, Mathisen, Koch

Nay: 0

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Special Use Permit for an Accessory Building to exceed the 4% lot coverage allowance on Lot 18, Block 2, of the Woodbriar Addition, located at 3405 Cliffwood Drive, Case ZC19-008

Jacquelyn Reyff presented the item and briefed the Commission.

Applicants Trisha and Arlen Evans, 3405 Cliffwood Drive, briefed the Commission. The Commission and the applicants discussed the proposed accessory building specifications and the purpose for the accessory building.

The public hearing was opened at 7:19 p.m. With no citizens wishing to speak, the public hearing was closed at 7:20 p.m.

There was general discussion regarding the garage doors and lot coverage allowance regulations.

Commissioner Koch made a motion to approve Case ZC19-008 with the conditions that the building is clad with stucco to match the house, the metal roof is designed to match that of the house, and the garage doors are located on the interior 30 foot wall facing west. Commissioner Syed seconded the motion.

The motion to approve carried with the following vote:

Aye: 4 – Moore, Syed, Mathisen, Koch

Nay: 0

- 3b** Consideration of a Special Use Permit for an Accessory Dwelling on Tracts 3K & 3Y, Abstract 211, in the BBB & C RY Survey, located at 509 W LD Lockett Road, Case ZC19-017

Jacquelyn Reyff presented the item and briefed the Commission.

Applicants Cory and Andrea Watson, 509 West LD Lockett Road, briefed and answered questions of the Commission.

The public hearing was opened at 7:49 p.m.

Scott and Diana Gibson, 5600 Reagan Road, spoke in opposition to the Case. Mr. and Mrs. Gibson questioned what the long term use of the structure will be.

Tim Delgado, 501 W LD Lockett Road, spoke in support of the Case.

The public hearing was closed at 7:56 p.m.

There was general discussion regarding the letters of opposition and the concerns stated therein.

**Commissioner Moore made a motion to approve Case ZC19-017.
Commissioner Koch seconded the motion.**

The motion to approve carried with the following vote:

**Aye: 4 – Moore, Syed, Mathisen, Koch
Nay: 0**

3c Consideration of a Special Use Permit for a Fence to extend beyond the front façade of the primary residential structure on Lot 2, Block 1, of the Van Oaks Phase II Addition, located at 208 Van Oaks Drive, Case ZC19-018

Jacquelyn Reyff presented the item and briefed the Commission.

Applicant Michelle Sherman, 208 Van Oaks Drive, briefed the Commission.

The public hearing was opened at 8:15 p.m. With no one present wishing to speak, the public hearing was closed at 8:15 p.m.

Commissioner Moore made a motion to approve Case ZC19-018.

The motion to approve failed due to a lack of a second.

Applicant Michelle Sherman addressed the concerns of the Commission.

**Commissioner Moore made a motion to approve Case ZC19-018.
Commissioner Syed seconded the motion.**

The motion to approve failed with the following vote:

**Aye: 3 – Moore, Syed, Mathisen
Nay: 1 - Koch**

4. ADJOURNMENT

The meeting adjourned at 8:27 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 4a	Agenda Date 5/11/2020	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration 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

Explanation

Grayson Ceballos, the applicant, has submitted a request for a zoning change on 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, being approximately 5.546 acres, and zoned R-40 Single Family Residential and AG Agricultural. The purpose is to rezone 7204 John McCain Road and 108 John McCain Road as RE Single Family 'Estate' Residential zoning. No additional lots are proposed.

Existing Conditions/Background: The subject properties, 108 and 7204 John McCain Road, reside on the north and east side of John McCain Road west of the intersection of Westcoat Drive and John McCain Road. The subject properties have AG and R-40 zoning and are currently developed with single family homes and accessory buildings.

Proposed Zoning:

Request – The applicant requests to rezone the properties from AG and R-40 to RE zoning. The applicant desires to keep the existing homes and structures. The minimum standards for the RE zoning district are as follows:

		<u>108</u>	<u>7204</u>
Minimum Lot Size	80,000 sf.	143,595 sf.	97,991 sf.
Minimum Lot Width	150 feet	200 feet	270 feet
Minimum Lot Depth	150 feet	598 feet	412 feet
Front Building Line	40 feet		
Side Building Line	15 feet		

Rear Building Line 25 feet

Max. Lot Coverage 20%

Max. Impervious Coverage 50%

Analysis: The applicant is requesting the zoning change to maintain the single-family residential lots. They are also working through the platting process for these properties. The current size of the properties comply with all the minimum standards of the RE Single Family 'Estate' Residential zoning.

Surrounding Development: The surrounding area consists of properties zoned AG Agricultural and R-40 Single Family Residential district to the north east, and west and are improved with single family residential homes. The properties to the south are zoned AG Agricultural and PUD-R Planned Unit Development Residential and are improved with single family homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject properties for single-family residential development. The proposed RE zoning does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date staff has not received any formal responses.

Staff Recommendation: Staff recommends approval of the request. The proposed zoning meets the intent of the residential designation assigned in the Destination Colleyville comprehensive plan.

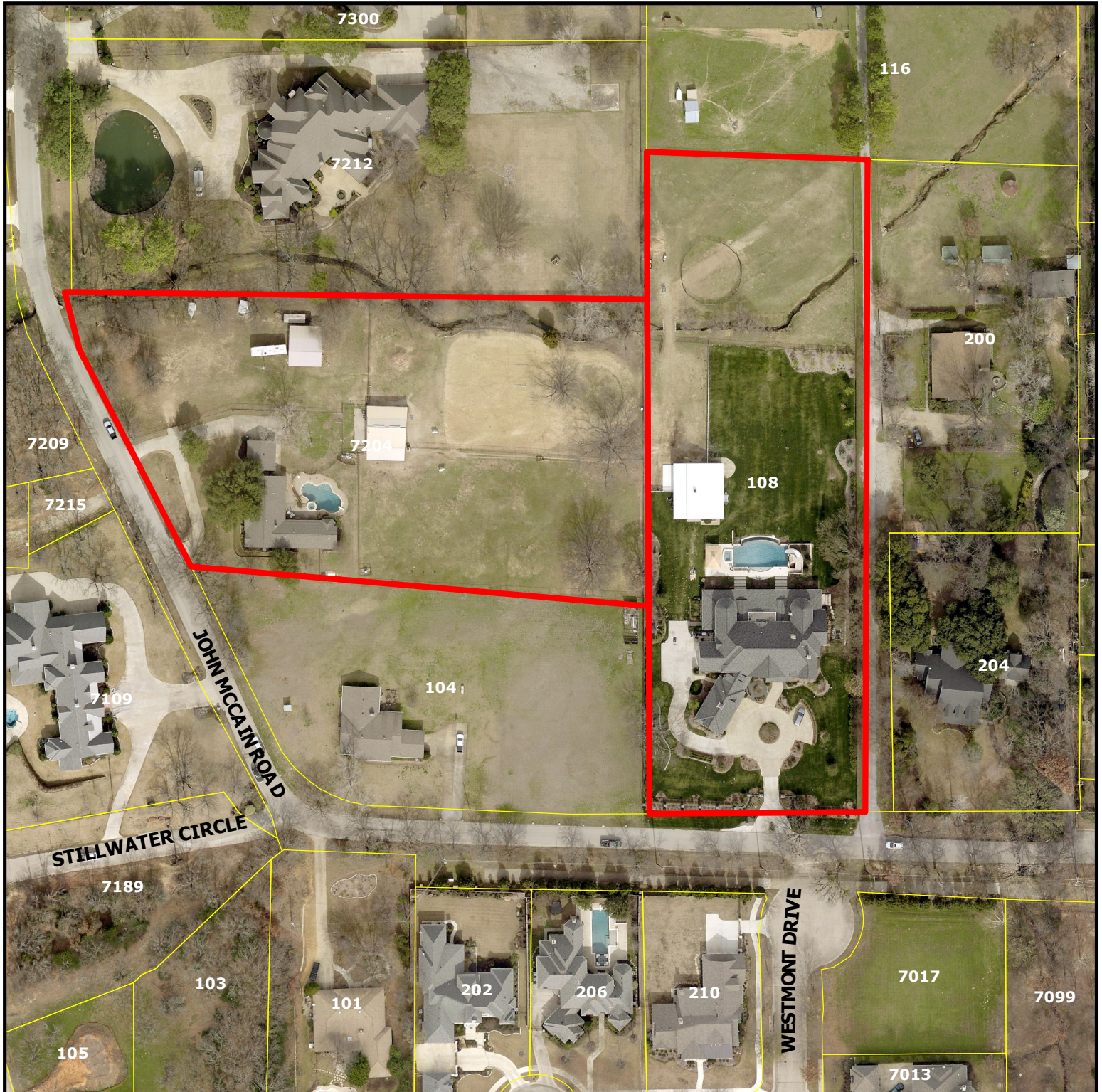
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification Letter
8. Draft Ordinance

Aerial Map



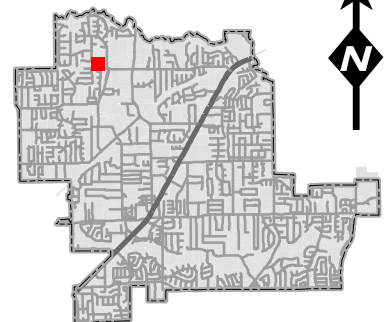
ZC20-003

108 and 7204 John McCain Road

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



Subject Property



Zoning Map



ZC20-003

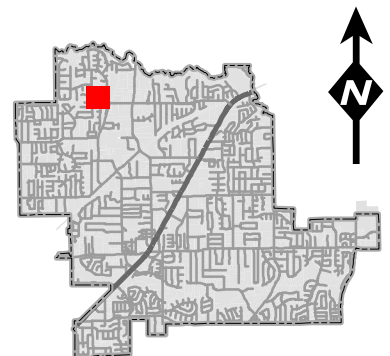
108 and 7204 John McCain Road

DISCLAIMER:

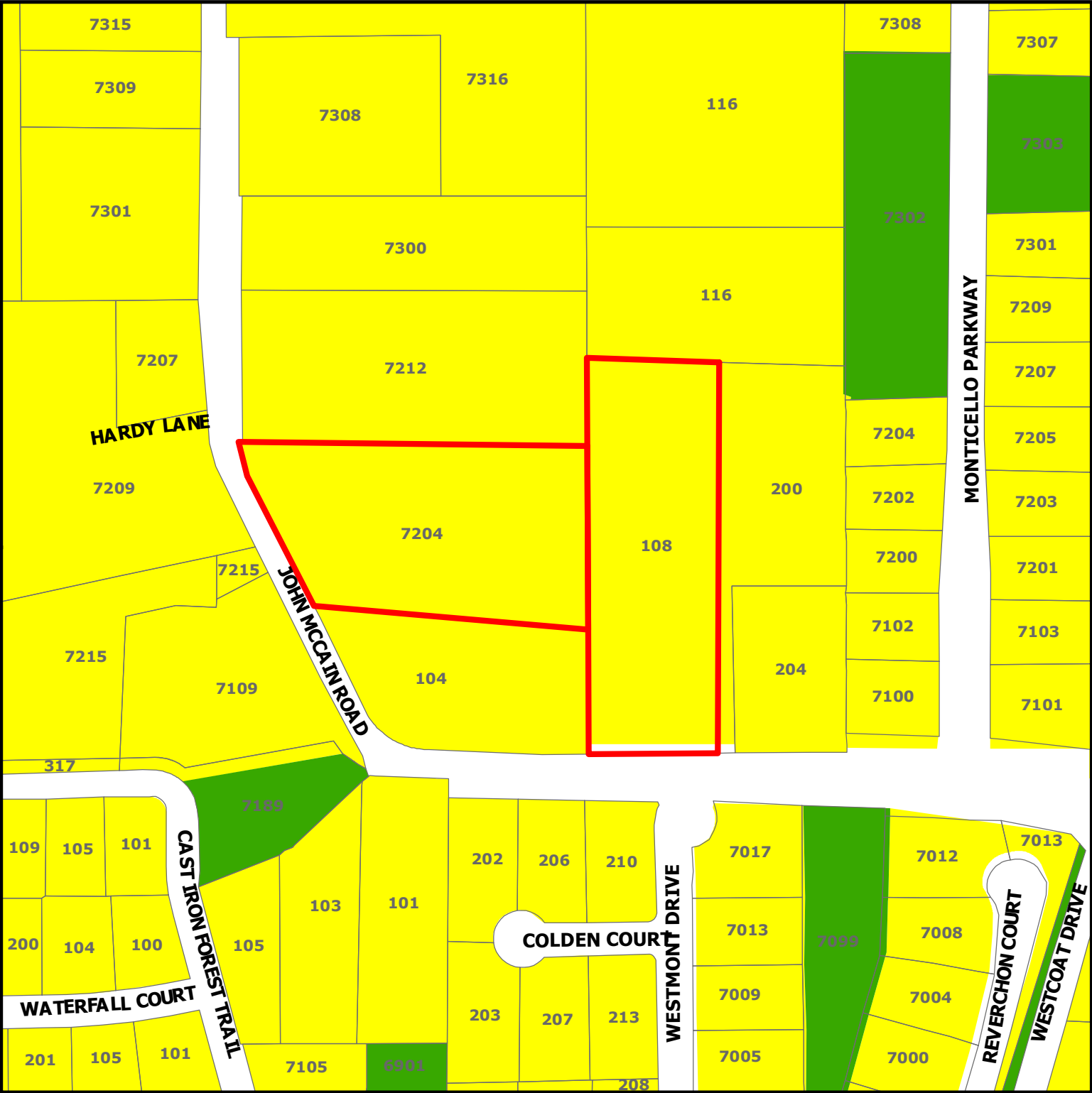
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Subject Property



Future Land Use Map

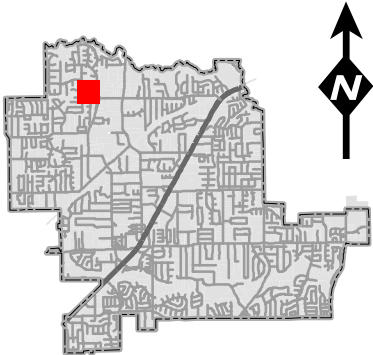


ZC20-003

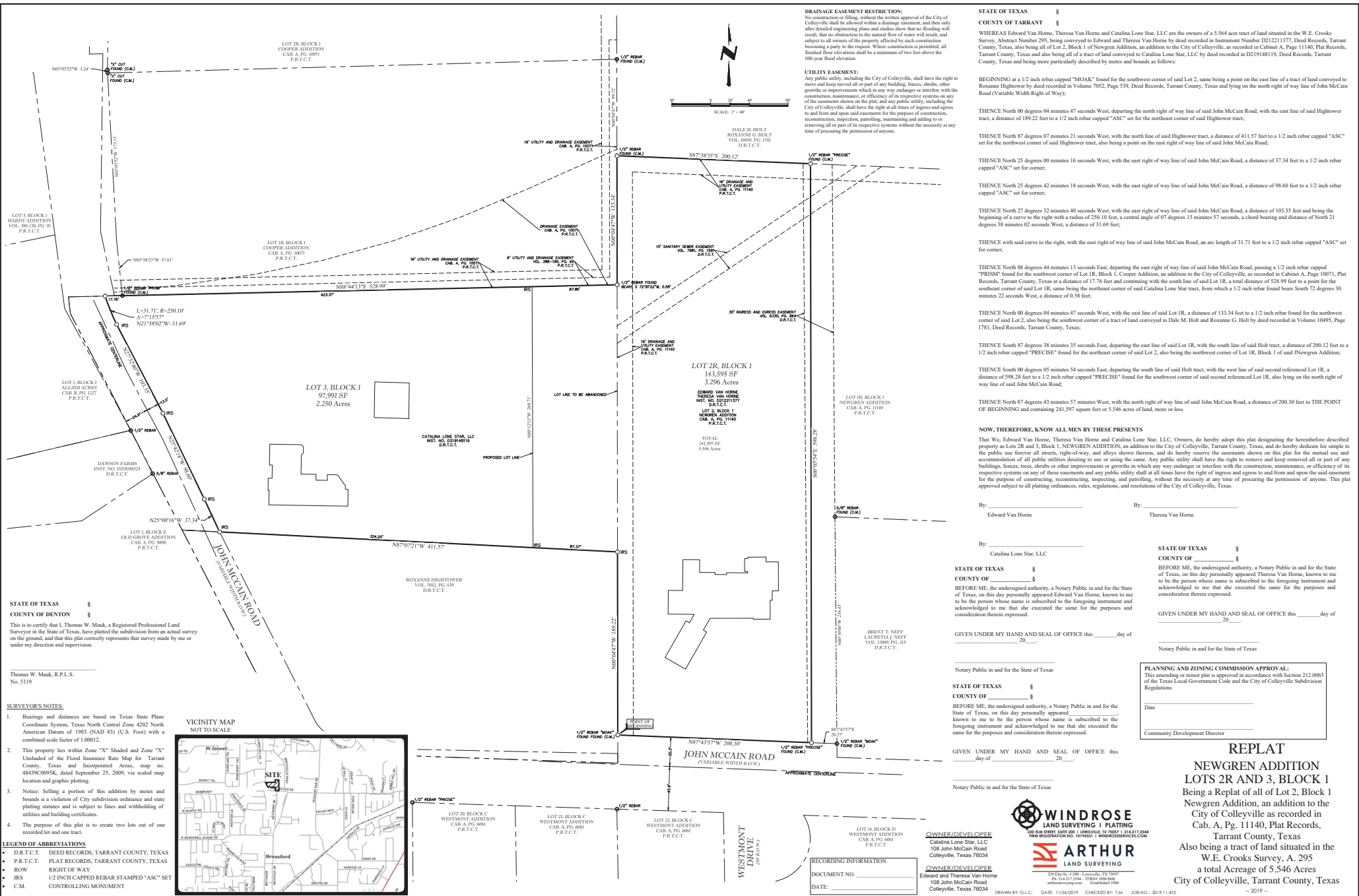
108 and 7204 John McCain Road

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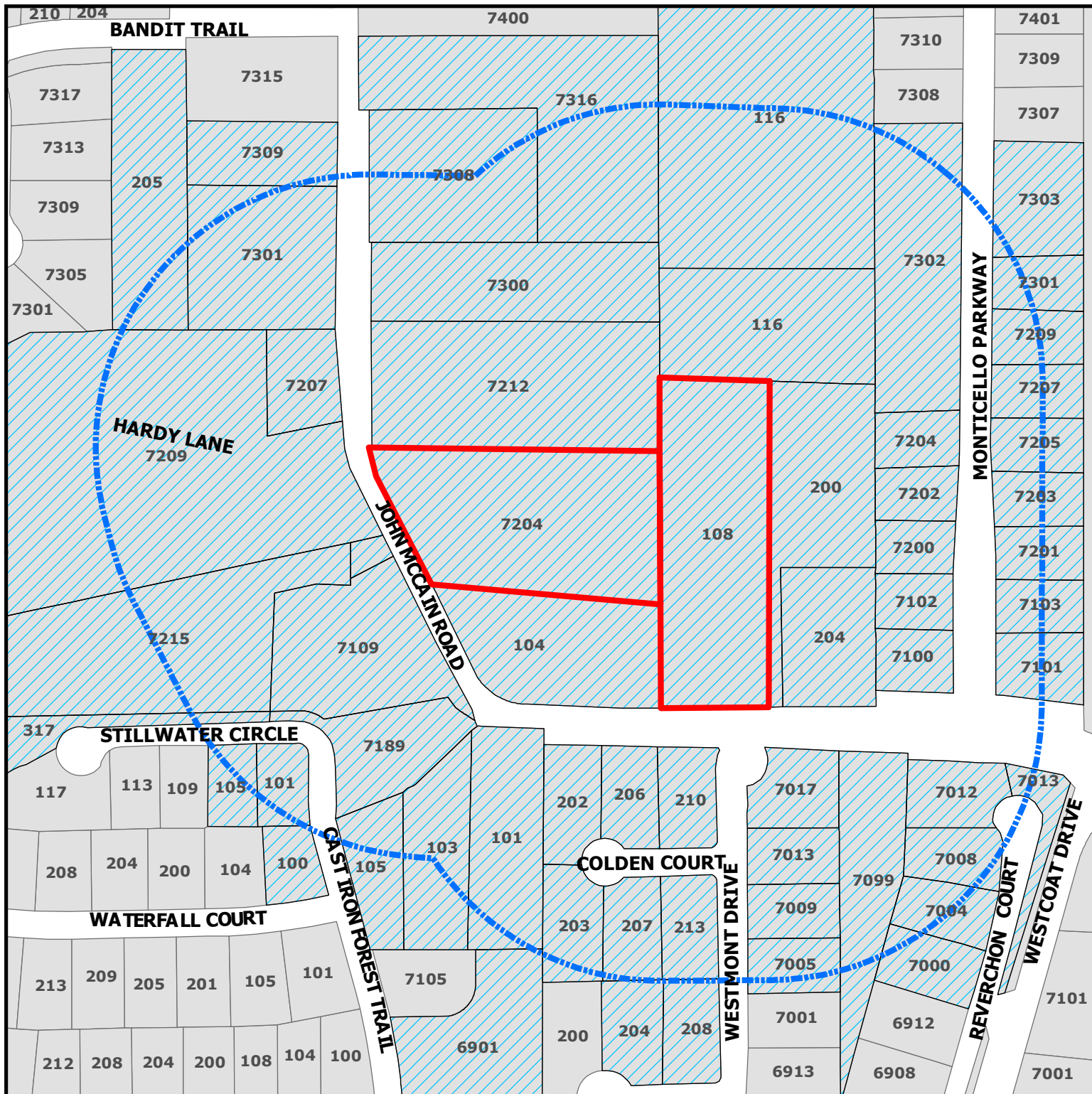
-  Subject Property
-  Residential
-  Open Space; Parks



Zoning Exhibit



Notification Map



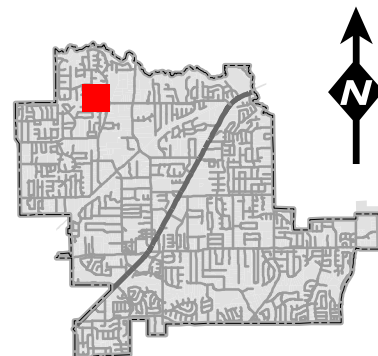
ZC20-003

108 and 7204 John McCain Road

DISCLAIMER:

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-  Subject Property
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
BILLINGS, FLORENCE L	PO BOX 1228	COLLEYVILLE, TX	76034	7301 JOHN MCCAIN RD
TOWSLEY, RYAN	3 JUNIPER DR	SAN RAMON, CA	94583	7004 REVERCHON CT
JOHNSON, MARK	203 COLDEN CT	COLLEYVILLE, TX	76034	203 COLDEN CT
BATTLES, BRANDON	101 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	101 JOHN MCCAIN RD
HOLT, DALE M	116 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	116 JOHN MCCAIN RD
CATALINA LONE STAR LLC	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7204 JOHN MCCAIN RD
BUCKMASTER, GARY	7102 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7102 MONTICELLO PKWY
EPPERSON, LARRY D	7308 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7316 JOHN MCCAIN RD
COX, CLYDE	105 STILLWATER CIR	COLLEYVILLE, TX	76034	105 STILLWATER CIR
ALLEN, LEROY	101 STILLWATER CIR	COLLEYVILLE, TX	76034	101 STILLWATER CIR
RIVERA, ARSENIO	7101 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7101 MONTICELLO PKWY
BOYD, RICHARD	7009 WESTMONT DR	COLLEYVILLE, TX	76034	7009 WESTMONT DR
EPPERSON, LARRY ETAL ANN R	7308 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7308 JOHN MCCAIN RD
CUCCI, MARTHA W	7201 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7201 MONTICELLO PKWY
DRAPER, JAMES	7212 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7212 JOHN MCCAIN RD
ELLISON, ISAAC	7005 WESTMONT DR	COLLEYVILLE, TX	76034	7005 WESTMONT DR
BROOKS, STEPHEN	7008 REVERCHON CT	COLLEYVILLE, TX	76034	7008 REVERCHON CT
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	105 JOHN MCCAIN RD
PELTIER, ANGELA	205 BANDIT TRL	COLLEYVILLE, TX	76034	205 BANDIT TR
WHEAT, CARROL	206 COLDEN CT	COLLEYVILLE, TX	76034	206 COLDEN CT
CARDONA, GLORIA J	213 COLDEN CT	COLLEYVILLE, TX	76034	213 COLDEN CT
AZBELL, MICHAEL	7207 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7207 MONTICELLO PKWY
MCKINNON JAMES S & VICKIE S MC	207 COLDEN CT	COLLEYVILLE, TX	76034	207 COLDEN CT
ROBERTS, ROBERT	7209 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7209 MONTICELLO PKWY
DAVIS, JOHN ROGER	7203 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7203 MONTICELLO PKWY
FLETCHER, CRISTI	7202 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7202 MONTICELLO PKWY
MONTICELLO HOMEOWNERS ASSN	PO BOX 254	COLLEYVILLE, TX	76034	7303 MONTICELLO PKWY
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
VAN HORNE, EDWARD	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	108 JOHN MCCAIN RD
BOLTON, JONATHON	202 COLDEN CT	COLLEYVILLE, TX	76034	202 COLDEN CT
HUANG, SHU-MING	7204 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7204 MONTICELLO PKWY
SCHEFFE, SCOTT A	7103 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7103 MONTICELLO PKWY
ATHERTON, JAY W	7207 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7207 JOHN MCCAIN RD
ONEILL, LIAM	7100 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7100 MONTICELLO PKWY
DREILING PROPERTIES LP	125 CALVERLEY PL	KELLER, TX	76248	7017 WESTMONT DR
WESTMONT MAINTENANCE ASSOC INC	5751 KROGER DR STE 203	KELLER, TX	76244	7099 WESTMONT DR
SANTEE, GREGORY N	208 COMPTON CT	COLLEYVILLE, TX	76034	208 COMPTON CT
WALKER, GRADY M	PO BOX 1905	COLLEYVILLE, TX	76034	7309 JOHN MCCAIN RD
MONTICELLO HOMEOWNERS ASSN	PO BOX 254	COLLEYVILLE, TX	76034	7302 MONTICELLO PKWY
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	103 JOHN MCCAIN RD
DRAPER, JAMES T	7300 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7300 JOHN MCCAIN RD
RIEWE, KEITH	204 COMPTON CT	COLLEYVILLE, TX	76034	204 COMPTON CT
DENNY AND JUDY NEWGREN REVOCAB	200 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	200 JOHN MCCAIN RD
NEFF, T BRENT	204 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	204 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	7189 CAST IRON FOREST TR
HANNA, MICHAEL	7000 REVERCHON CT	COLLEYVILLE, TX	76034	7000 REVERCHON CT
BEAMAN, TED A	7200 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7200 MONTICELLO PKWY
TAYLOR, ROGER	210 COLDEN CT	COLLEYVILLE, TX	76034	210 COLDEN CT
KNOX, LARRY	7205 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7205 MONTICELLO PKWY
SATTLER, DAVID	7301 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7301 MONTICELLO PKWY
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	104 JOHN MCCAIN RD
HOLT, DALE M	116 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	116 JOHN MCCAIN RD
WESTMONT MAINTENANCE ASSOC INC	5751 KROGER DR STE 203	KELLER, TX	76244	7013 WESTCOAT DR
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	6901 CAST IRON FOREST TR
RIACH, STEVEN E	7109 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7109 JOHN MCCAIN RD
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
RAHMAN, EDWARD A	100 WATERFALL CT	COLLEYVILLE, TX	76034	100 WATERFALL CT
DAWSON FARMS LLC	3421 S BRIERY	IRVING, TX	75060	7209 JOHN MCCAIN RD
ARSEMENT, PRESTON	7013 WESTMONT DR	COLLEYVILLE, TX	76034	7013 WESTMONT DR
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	317 OLD GROVE RD
HARDEMAN, THOMAS	7012 REVERCHON CT	COLLEYVILLE, TX	76034	7012 REVERCHON CT
CHANEL COURT	7300 CHANEL COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVLE	P.O. BOX 254	COLLEYVILLE, TX	76034	COURTESY NOTICE
OLD GROVE ADDITION	P.O. BOX 1481	COLLEYVILLE, TX	76034	COURTESY NOTICE
VANGUARD ESTATES ADDITION	7105 VANGUARD COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
WESTMONT ADDITION	5751 KROGER DRIVE	KELLER, TX	76244	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
CEBALLOS, GRAYSON	220 ELM STREET, SUITE 200	LEWISVILLE, TX	75057	APPLICANT

Public hearing notices were mailed on March 6, 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, March 23, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, April 2, 2020 & Tuesday, April 16, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration 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. The purpose is to rezone 7204 John McCain Road and 108 John McCain Road as RE Residential Estate in order to continue development as single family residential lots.

Zoning Case: ZC20-003

Applicant: Grayson Ceballos

Owner: Edward Van Horne

Location: 108 and 7204 John McCain Road

Property Description: Lot 2, Block 1, of the Newgren Addition and Tract 4, Abstract 295, in the William E Crooks Survey

Present Zoning: R-40 Single Family Residential District and AG Agricultural District

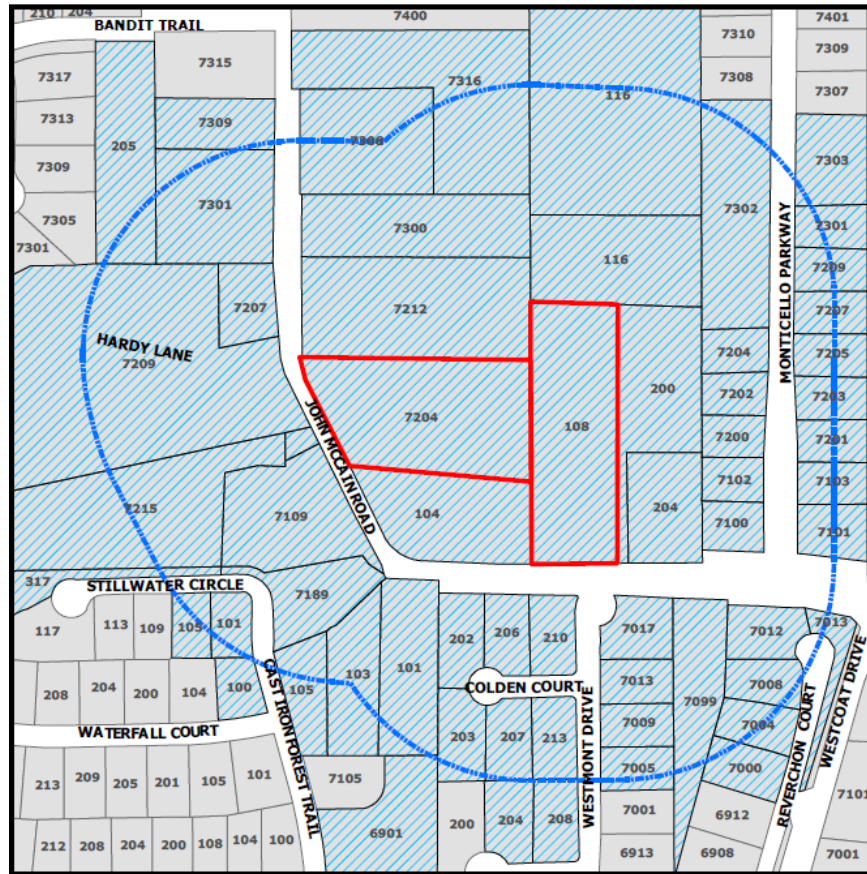
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 5.55 ACRES, FOR LOTS 2R AND 3 BLOCK 1, OF THE NEWGREN ADDITION AND TRACT 4, ABSTRACT 295, IN THE WILLIAM E CROOKS SURVEY, FROM THE AG AGRICULTURAL DISTRICT AND R-40 SINGLE FAMILY RESIDENTIAL DISTRICT TO THE RE SINGLE FAMILY 'ESTATE' RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case ZC20-003; and

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance

Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 5.55 acres, 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 from the AG Agricultural district and R-40 Single Family Residential district to the RE Single Family 'Estate' Residential district, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein, and subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of June 2020.

The second reading and public hearing being conducted on the 16th day of June 2020.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 16TH DAY OF JUNE 2020.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map

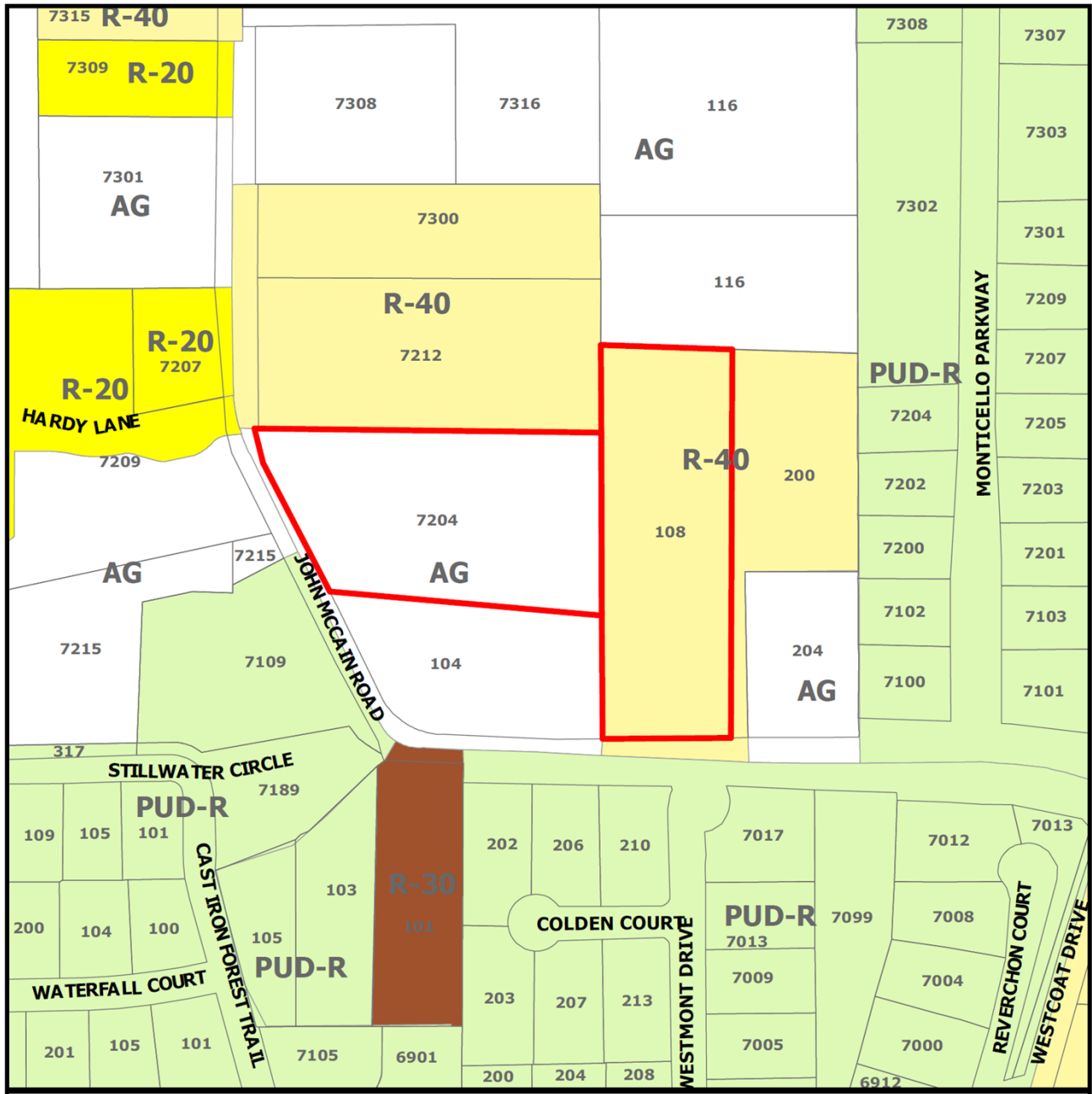


Exhibit “B”- Zoning Exhibit

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4b	Agenda Date 5/11/2020	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration 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

Explanation

Grayson Ceballos, the applicant, has submitted a request for a replat of 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, being approximately 5.546 acres, and zoned AG Agricultural zoning and R-40 Single Family Residential district. Both properties are being rezoned to RE Single Family Estate Residential zoning. The purpose is to adjust the shared lot line in order to form two single-family residential lots from a recorded lot and a tract. There are no new lots proposed.

Existing Conditions/Background: The subject properties, 108 and 7204 John McCain Road, reside on the north side of John McCain Road south of the intersection with Bandit Trail. The subject properties have AG and R-40 zoning, which is requested to be rezoned to RE Single Family 'Estate' Residential zoning.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the RE zoning regulations require the following standards:

		<u>108</u>	<u>7204</u>
Minimum Lot Size	80,000 sf.	143,595 sf.	97,991 sf.
Minimum Lot Width	150 feet	200 feet	270 feet
Minimum Lot Depth	150 feet	598 feet	412 feet
Front Building Line	40 feet		
Side Building Line	15 feet		
Rear Building Line	25 feet		

Max. Lot Coverage 20%

Max. Impervious Coverage 50%

As submitted, the proposed plat meets the requirements of the RE zoning as described in the Land Development Code.

Surrounding Development: The surrounding area consists of properties zoned AG Agricultural and R-40 Single Family Residential district to the north east, and west and are improved with single family residential homes. The properties to the south are zoned AG Agricultural and PUD-R Planned Unit Development Residential and are improved with single family homes.

Analysis: The proposed lot layouts are compatible with the RE Single Family 'Estate' Residential zoning and meets the intent of the City's Comprehensive Master Plan.

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

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

Staff Recommendation: Staff recommends approval of the replat.

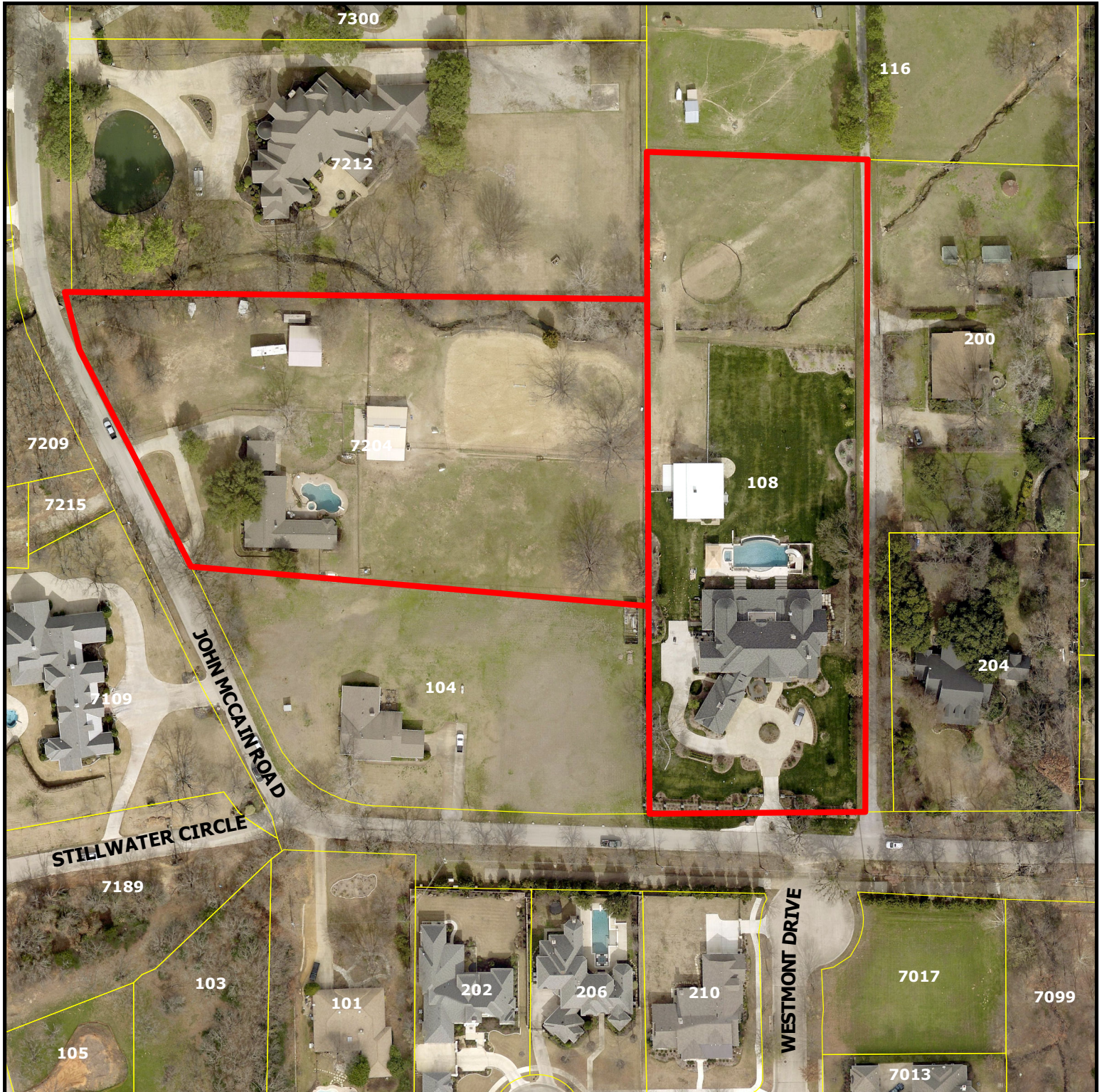
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification Letter
8. Draft Resolution

Aerial Map



PC20-002

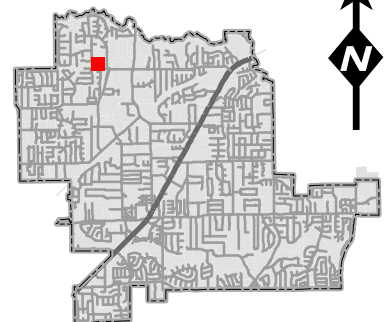
108 and 7204 John McCain Road

DISCLAIMER:

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



Subject Property



Zoning Map

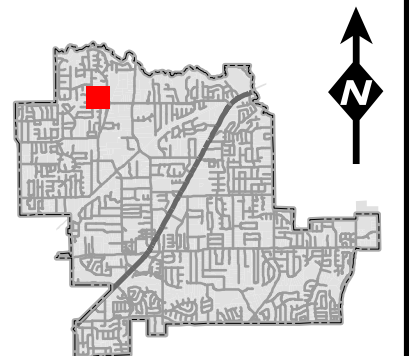


PC20-002

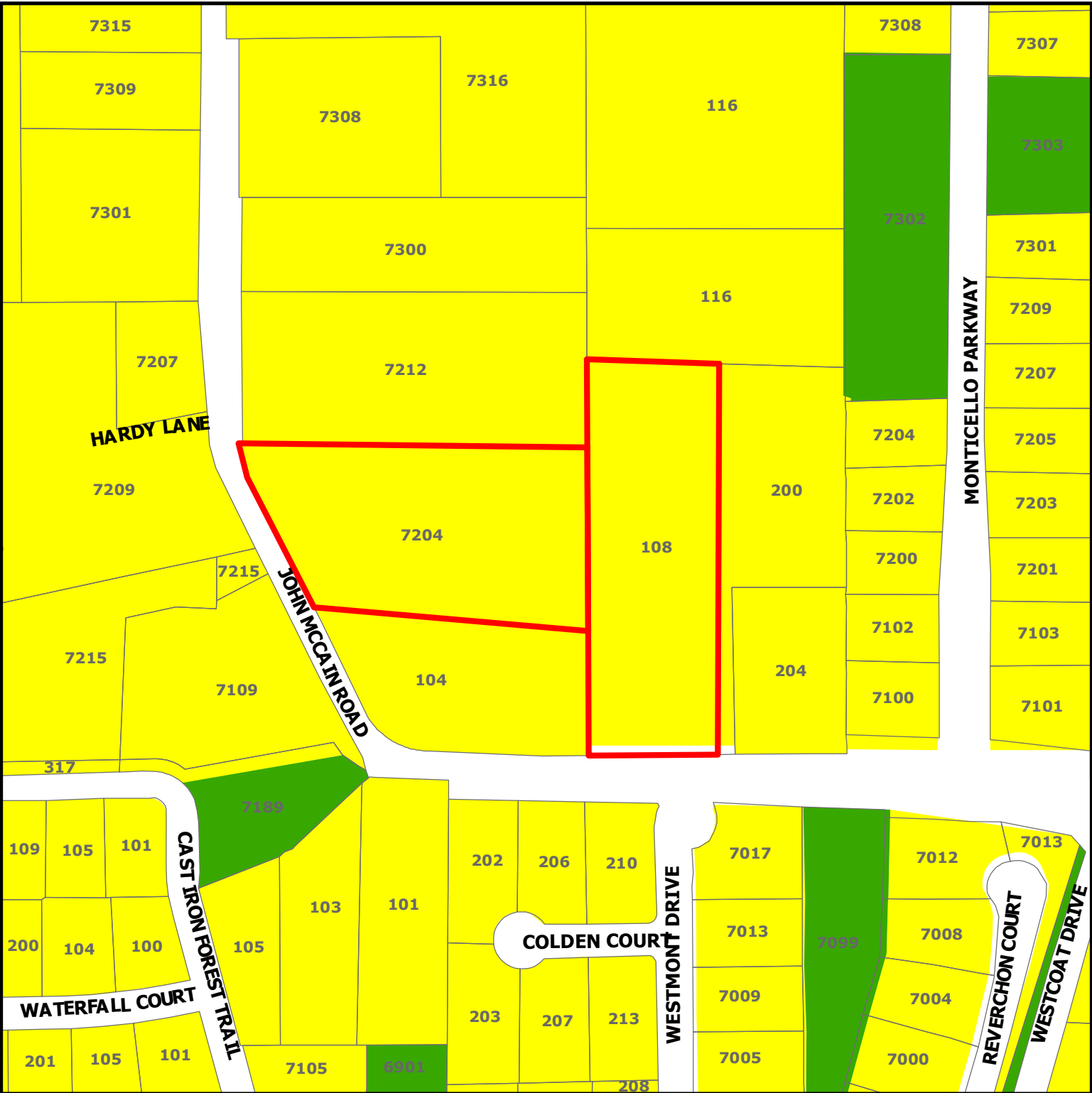
108 and 7204 John McCain Road

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 Subject Property



Future Land Use Map

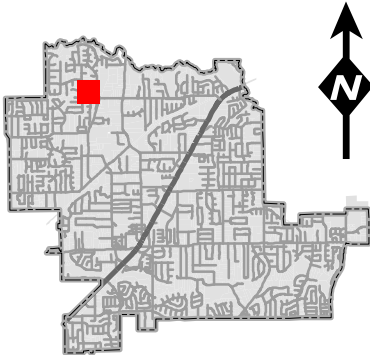


PC20-002

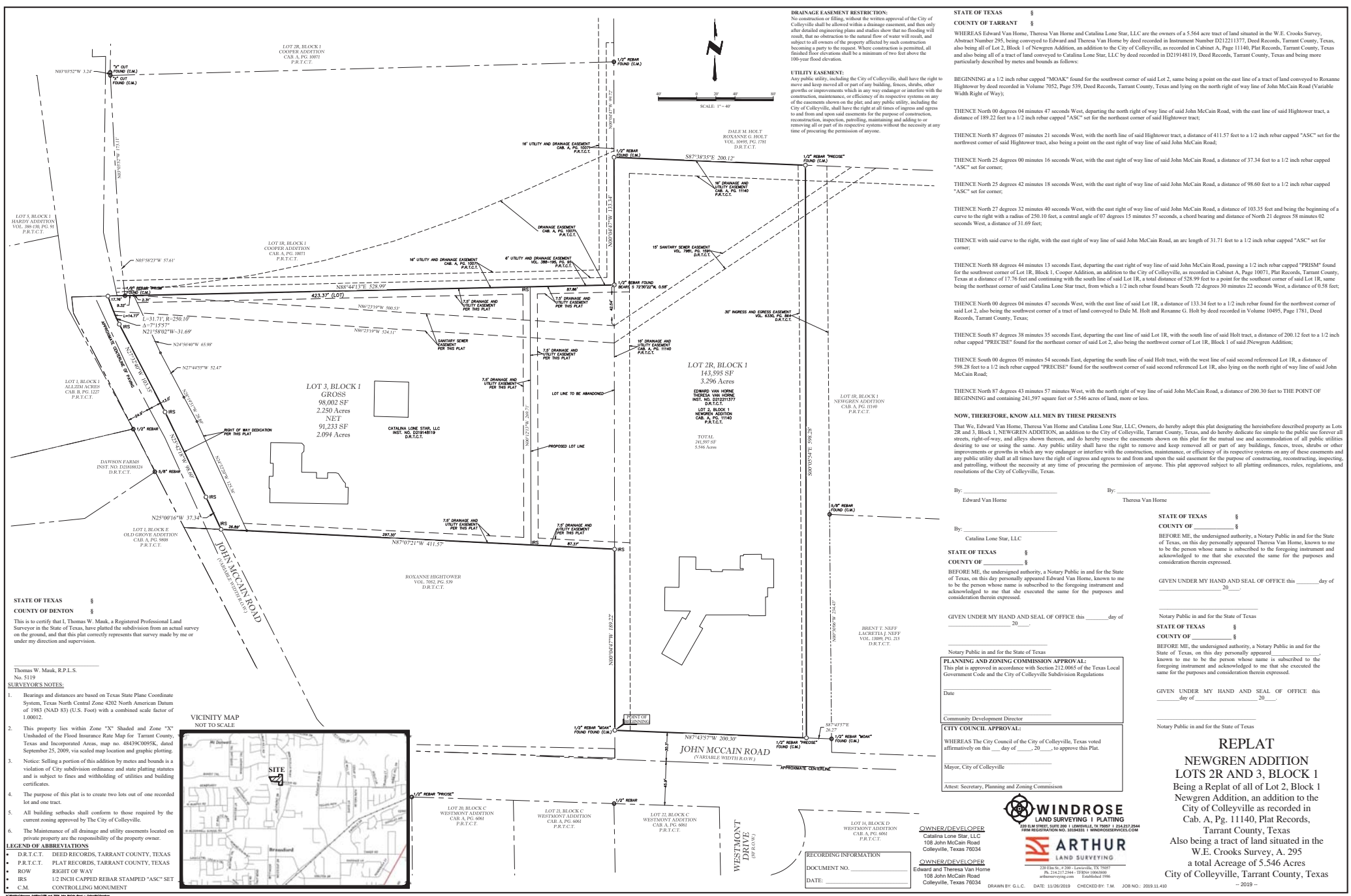
108 and 7204 John McCain Road

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-  Subject Property
-  Residential
-  Open Space; Parks



Plat Exhibit



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Edward Van Home, Theresa Van Home 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 Home by deed recorded in Instrument Number 121211377, 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 1219148119, Deed Records, Tarrant County, Texas and being more particularly described by meters and bounds as follows:

BE 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 Hightower 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 Hightower tract, a distance of 189.22 feet to a 1/2 inch rebar capped "ASC" set for the northeast corner of said Hightower tract;

THENCE North 87 degrees 07 minutes 21 seconds West, with the north line of said Hightower tract, a distance of 411.57 feet to a 1/2 inch rebar capped "ASC" set for the northwest corner of said Hightower 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 "PRISM" 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 at a distance of 17.76 feet 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 1R, also being the southwest corner of a tract of land conveyed to Dale M. Holt and Roxanne G. Holt by deed recorded in Volume 10045, 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 said Lot 2, also being the northeast 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 Home, Theresa Van Home and Catalina Lone Star, LLC, Owners, do hereby adopt this plat designating the hereinbefore 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 fee 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 way enlarger 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.

By: _____
Edward Van Home

By: _____
Theresa Van Home

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 Home, 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 plat is approved in accordance with Section 212.006 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations

Date: _____

Community Development Director: _____

CITY COUNCIL APPROVAL:

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

Mayor, City of Colleyville _____

Attest: Secretary, Planning and Zoning Commission _____

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

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

RECORDING INFORMATION
DOCUMENT NO. _____
DATE: _____

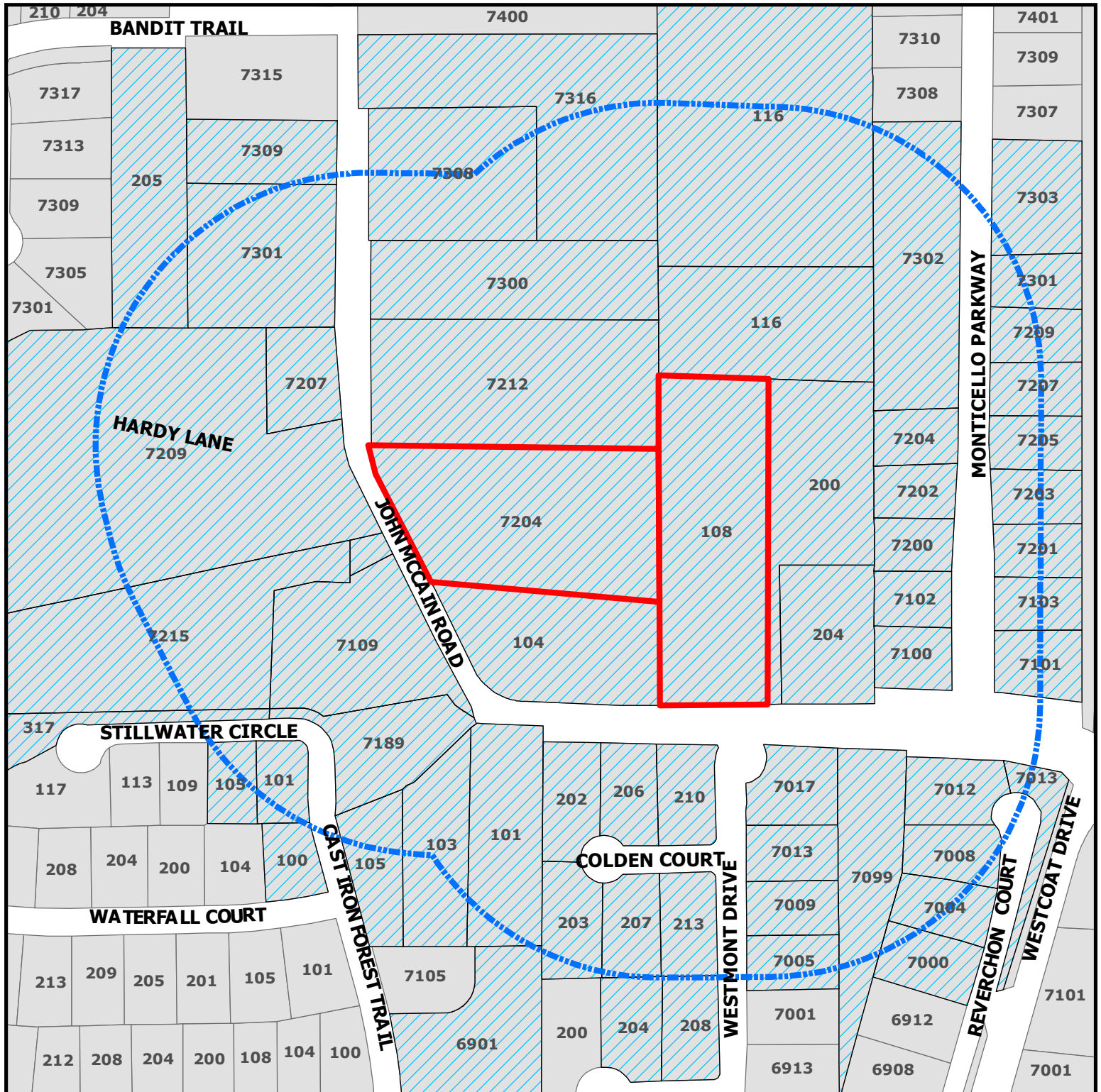
WINDROSE LAND SURVEYING & PLATTING
2500 W. STREET, SUITE 200 | COLLEYVILLE, TX 76034 | 214.242.8844
FAX: 214.242.8844 | WWW.WINDROSELANDSURVEYING.COM

ARTHUR LAND SURVEYING
2500 W. STREET, SUITE 200 | COLLEYVILLE, TX 76034
P.O. BOX 121246 | DALLAS, TEXAS 75212

DRAWN BY: G.L.C. DATE: 11/26/2019 CHECKED BY: T.M. JOB NO.: 2019.11.450

© 2019

Notification Map

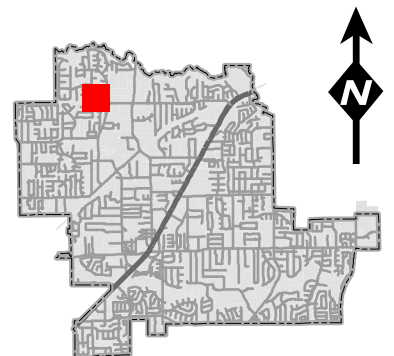


PC20-002

108 and 7204 John McCain Road

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-  Subject Property
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
BILLINGS, FLORENCE L	PO BOX 1228	COLLEYVILLE, TX	76034	7301 JOHN MCCAIN RD
TOWSLEY, RYAN	3 JUNIPER DR	SAN RAMON, CA	94583	7004 REVERCHON CT
JOHNSON, MARK	203 COLDEN CT	COLLEYVILLE, TX	76034	203 COLDEN CT
BATTLES, BRANDON	101 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	101 JOHN MCCAIN RD
HOLT, DALE M	116 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	116 JOHN MCCAIN RD
CATALINA LONE STAR LLC	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7204 JOHN MCCAIN RD
BUCKMASTER, GARY	7102 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7102 MONTICELLO PKWY
EPPERSON, LARRY D	7308 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7316 JOHN MCCAIN RD
COX, CLYDE	105 STILLWATER CIR	COLLEYVILLE, TX	76034	105 STILLWATER CIR
ALLEN, LEROY	101 STILLWATER CIR	COLLEYVILLE, TX	76034	101 STILLWATER CIR
RIVERA, ARSENIO	7101 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7101 MONTICELLO PKWY
BOYD, RICHARD	7009 WESTMONT DR	COLLEYVILLE, TX	76034	7009 WESTMONT DR
EPPERSON, LARRY ETAL ANN R	7308 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7308 JOHN MCCAIN RD
CUCCI, MARTHA W	7201 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7201 MONTICELLO PKWY
DRAPER, JAMES	7212 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7212 JOHN MCCAIN RD
ELLISON, ISAAC	7005 WESTMONT DR	COLLEYVILLE, TX	76034	7005 WESTMONT DR
BROOKS, STEPHEN	7008 REVERCHON CT	COLLEYVILLE, TX	76034	7008 REVERCHON CT
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	105 JOHN MCCAIN RD
PELTIER, ANGELA	205 BANDIT TRL	COLLEYVILLE, TX	76034	205 BANDIT TR
WHEAT, CARROL	206 COLDEN CT	COLLEYVILLE, TX	76034	206 COLDEN CT
CARDONA, GLORIA J	213 COLDEN CT	COLLEYVILLE, TX	76034	213 COLDEN CT
AZBELL, MICHAEL	7207 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7207 MONTICELLO PKWY
MCKINNON JAMES S & VICKIE S MC	207 COLDEN CT	COLLEYVILLE, TX	76034	207 COLDEN CT
ROBERTS, ROBERT	7209 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7209 MONTICELLO PKWY
DAVIS, JOHN ROGER	7203 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7203 MONTICELLO PKWY
FLETCHER, CRISTI	7202 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7202 MONTICELLO PKWY
MONTICELLO HOMEOWNERS ASSN	PO BOX 254	COLLEYVILLE, TX	76034	7303 MONTICELLO PKWY
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
VAN HORNE, EDWARD	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	108 JOHN MCCAIN RD
BOLTON, JONATHON	202 COLDEN CT	COLLEYVILLE, TX	76034	202 COLDEN CT
HUANG, SHU-MING	7204 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7204 MONTICELLO PKWY
SCHEFFE, SCOTT A	7103 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7103 MONTICELLO PKWY
ATHERTON, JAY W	7207 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7207 JOHN MCCAIN RD
ONEILL, LIAM	7100 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7100 MONTICELLO PKWY
DREILING PROPERTIES LP	125 CALVERLEY PL	KELLER, TX	76248	7017 WESTMONT DR
WESTMONT MAINTENANCE ASSOC INC	5751 KROGER DR STE 203	KELLER, TX	76244	7099 WESTMONT DR
SANTEE, GREGORY N	208 COMPTON CT	COLLEYVILLE, TX	76034	208 COMPTON CT
WALKER, GRADY M	PO BOX 1905	COLLEYVILLE, TX	76034	7309 JOHN MCCAIN RD
MONTICELLO HOMEOWNERS ASSN	PO BOX 254	COLLEYVILLE, TX	76034	7302 MONTICELLO PKWY
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	103 JOHN MCCAIN RD
DRAPER, JAMES T	7300 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7300 JOHN MCCAIN RD
RIEWE, KEITH	204 COMPTON CT	COLLEYVILLE, TX	76034	204 COMPTON CT
DENNY AND JUDY NEWGREN REVOCAB	200 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	200 JOHN MCCAIN RD
NEFF, T BRENT	204 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	204 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	7189 CAST IRON FOREST TR
HANNA, MICHAEL	7000 REVERCHON CT	COLLEYVILLE, TX	76034	7000 REVERCHON CT
BEAMAN, TED A	7200 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7200 MONTICELLO PKWY
TAYLOR, ROGER	210 COLDEN CT	COLLEYVILLE, TX	76034	210 COLDEN CT
KNOX, LARRY	7205 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7205 MONTICELLO PKWY
SATTLER, DAVID	7301 MONTICELLO PKWY	COLLEYVILLE, TX	76034	7301 MONTICELLO PKWY
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	104 JOHN MCCAIN RD
HOLT, DALE M	116 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	116 JOHN MCCAIN RD
WESTMONT MAINTENANCE ASSOC INC	5751 KROGER DR STE 203	KELLER, TX	76244	7013 WESTCOAT DR
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	6901 CAST IRON FOREST TR
RIACH, STEVEN E	7109 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7109 JOHN MCCAIN RD
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
RAHMAN, EDWARD A	100 WATERFALL CT	COLLEYVILLE, TX	76034	100 WATERFALL CT
DAWSON FARMS LLC	3421 S BRIERY	IRVING, TX	75060	7209 JOHN MCCAIN RD
ARSEMENT, PRESTON	7013 WESTMONT DR	COLLEYVILLE, TX	76034	7013 WESTMONT DR
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	317 OLD GROVE RD
HARDEMAN, THOMAS	7012 REVERCHON CT	COLLEYVILLE, TX	76034	7012 REVERCHON CT
CHANEL COURT	7300 CHANEL COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVLE	P.O. BOX 254	COLLEYVILLE, TX	76034	COURTESY NOTICE
OLD GROVE ADDITION	P.O. BOX 1481	COLLEYVILLE, TX	76034	COURTESY NOTICE
VANGUARD ESTATES ADDITION	7105 VANGUARD COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
WESTMONT ADDITION	5751 KROGER DRIVE	KELLER, TX	76244	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
CEBALLOS, GRAYSON	220 ELM STREET, SUITE 200	LEWISVILLE, TX	75057	APPLICANT

Public hearing notices were mailed on March 6, 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, March 23, 2020 at 7:00 p.m.

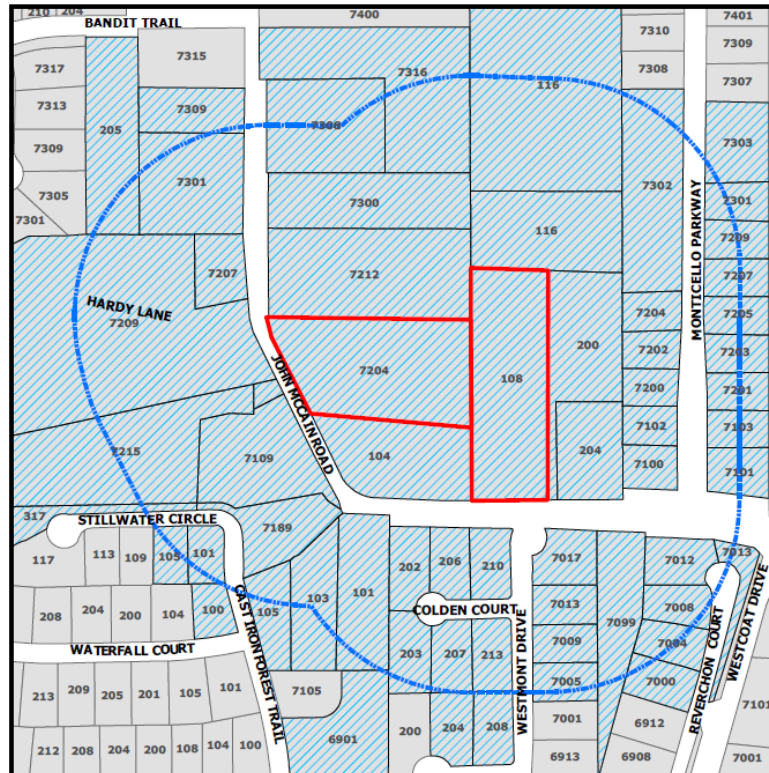
City Council Meetings: Tuesday, April 2, 2020 at 7:30 p.m.

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

Request:	Consideration 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. The Purpose is to plat the properties into two single-family residential lots.
Zoning Case:	PC20-002
Applicant:	Grayson Ceballos
Owner:	Edward Van Horne
Location:	108 and 7204 John McCain Road
Property Description:	Lot 2, Block 1, of the Newgren Addition and Tract 4, Abstract 295, in the William E Crooks Survey
Present Zoning:	R-40 Single Family Residential District and AG Agricultural District

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 REPLAT FOR LOTS 2R AND 3, BLOCK 1,
OF THE NEWGREN ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lots 2R and 3, Block 1, of the Newgren Addition, on May 11, 2020.

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

Sec. 1. THAT the Replat, for Lots 2R and 3, Block 1, Newgren Addition on approximately 5.546 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 2nd DAY OF JUNE 2020.

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

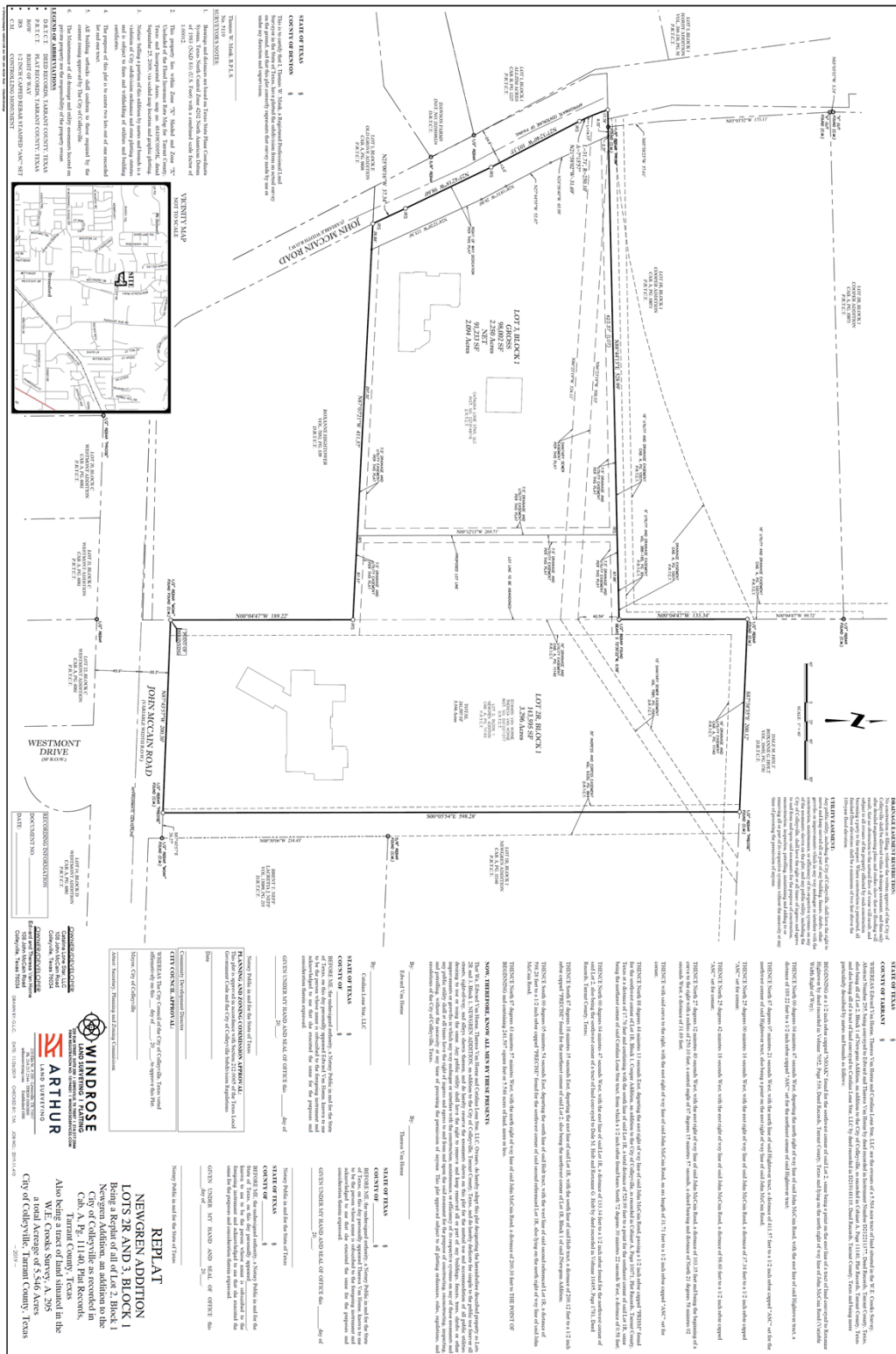
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

Exhibit "A" - Plat Exhibit





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4c	Agenda Date 5/11/2020	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration 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

Explanation

Grayson Ceballos, the applicant, has submitted a request for a zoning change on the Parvin Wilkerson Addition, being approximately 1.00 acre, and zoned AG Agricultural district. The purpose is to rezone from the AG Agricultural district to the R-40 Single Family Residential district to allow for construction of a new single-family residential dwelling in the future.

Existing Conditions/Background: The subject property, 218 W. Glade Road, resides on the north side of Glade Road west of the intersection of Glade Road and Bills Lane. The subject property has AG zoning and is currently undeveloped with an accessory building at the rear of the property.

Proposed Zoning:

Request – The applicant requests to rezone the property from AG to R-40 zoning. The applicant desires to keep the existing building for now. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 square feet	40,740 square feet
Minimum Lot Width	150 feet	105.85 feet
Minimum Lot Depth	150 feet	390 feet
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	

Max. Impervious Coverage 50%

Analysis: The applicant is requesting the zoning change to allow for a single-family residential lot. They are also working through the platting process for this property. The current size of the property does not comply with all the minimum standards of the R-40 Single-Family Residential zoning. The lot width of the property falls below the minimum 150 feet with 105.85 feet and a plat waiver for lot width is also being requested.

Surrounding Development: The properties to the north are zoned AG Agricultural zoning. The properties to the south are zoned PUD-R Planned Unit Residential zoning. The property to the east is zoned R-40 Single Family residential. The property to the west is zoned AG Agricultural zoning. The surrounding lots have developed with single family residences.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for single-family residential development. The proposed R-40 zoning does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date staff has not received any formal responses.

Staff Recommendation: Staff recommends approval of the request. The proposed zoning meets the intent of the residential designation assigned in the Destination Colleyville comprehensive plan.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification Letter
8. Draft Ordinance

Aerial Map



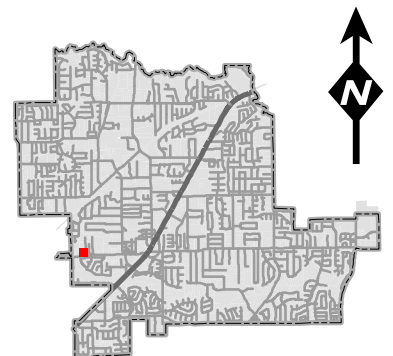
ZC20-004
218 W Glade Rd

DISCLAIMER:

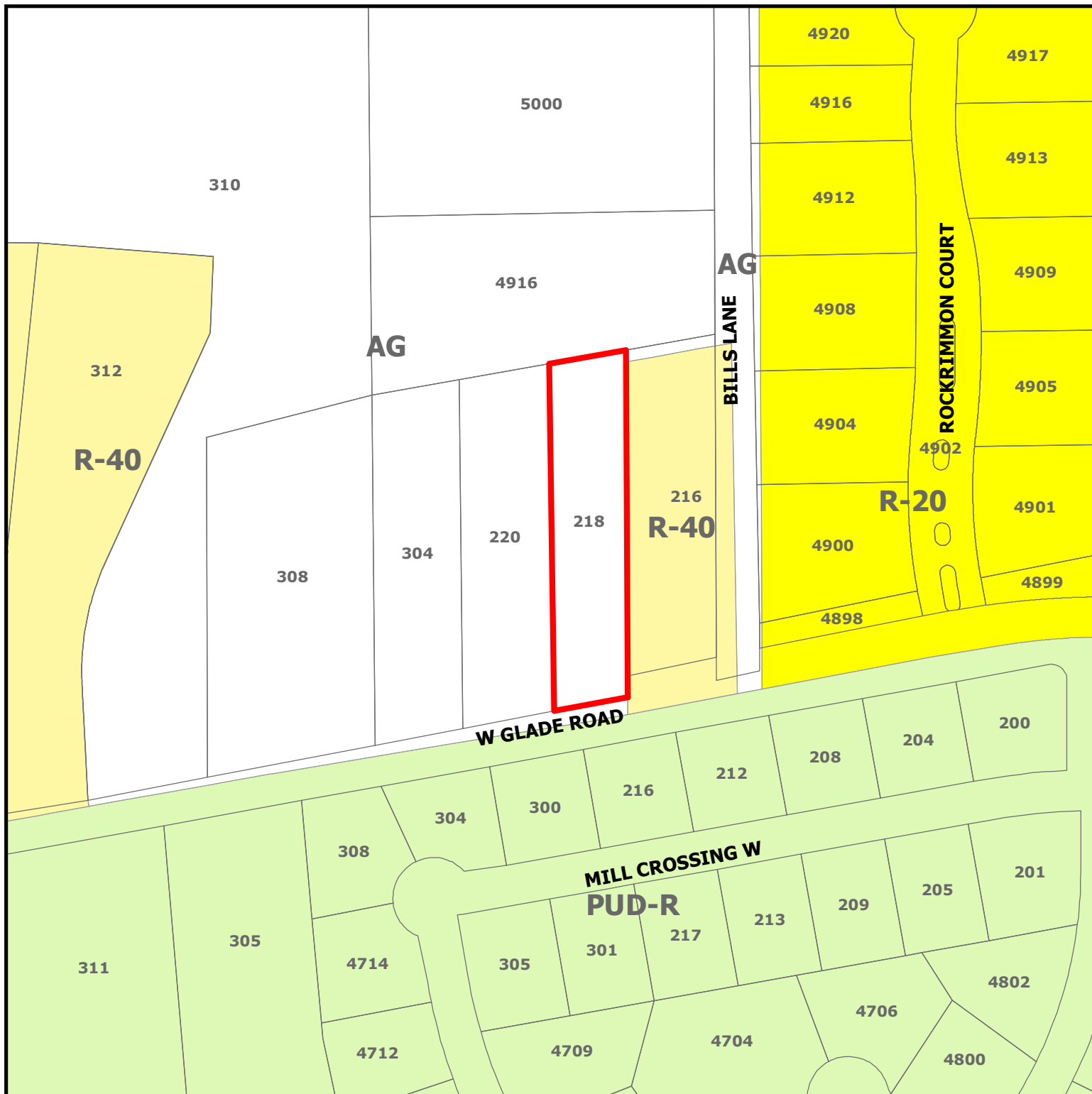
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



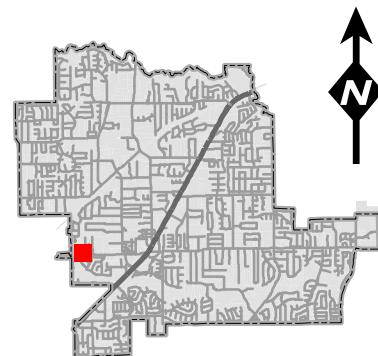
ZC20-004
218 W Glade Rd

DISCLAIMER:

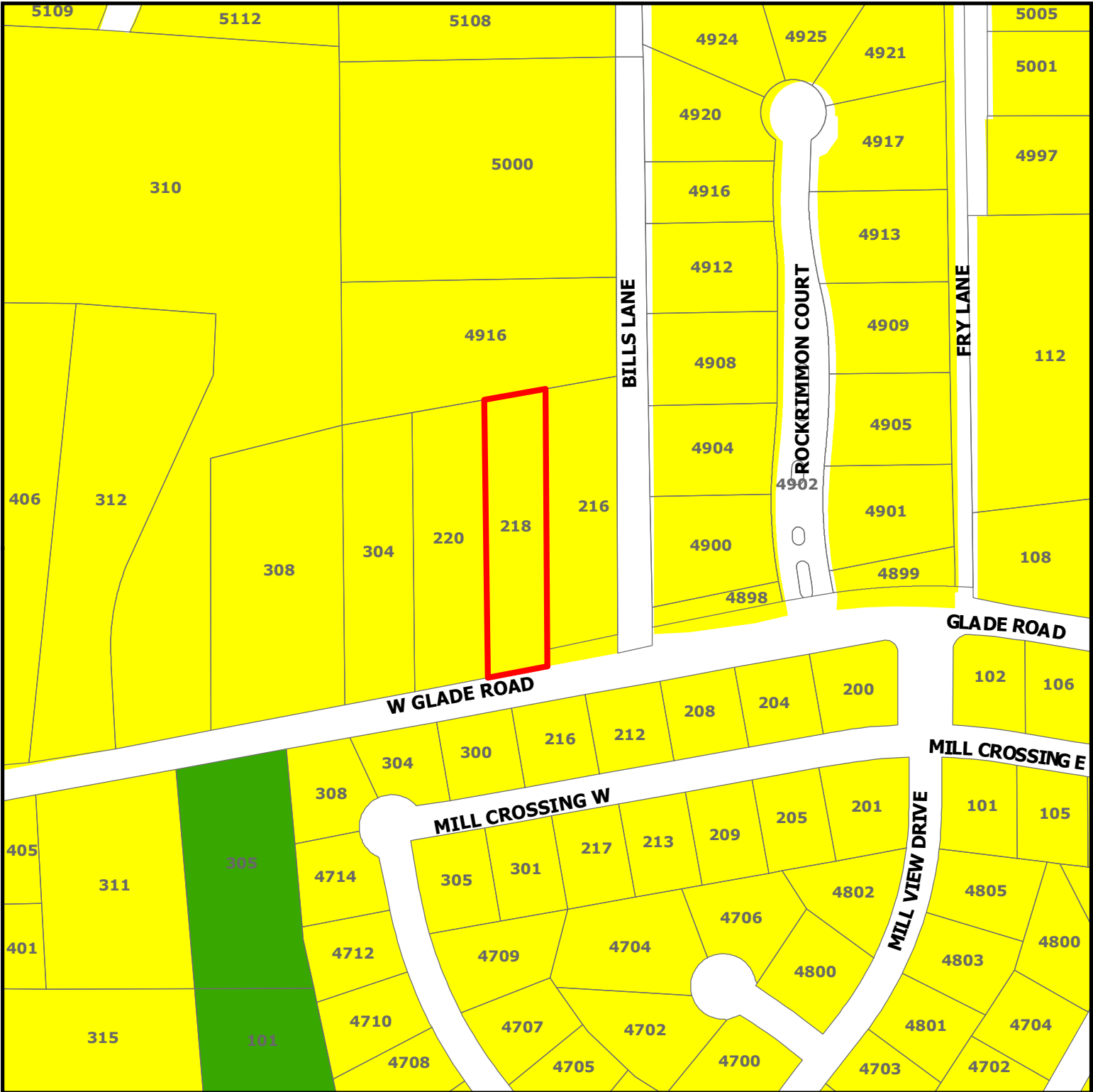
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Subject Property



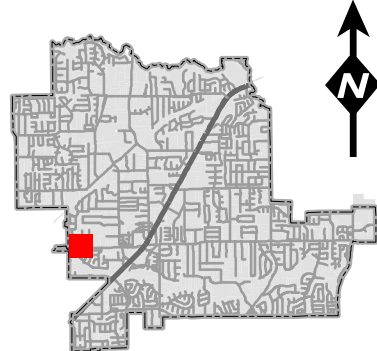
Future Land Use Map



ZC20-004
218 W Glade Rd

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- Subject Property
- Residential
- Open Space; Parks

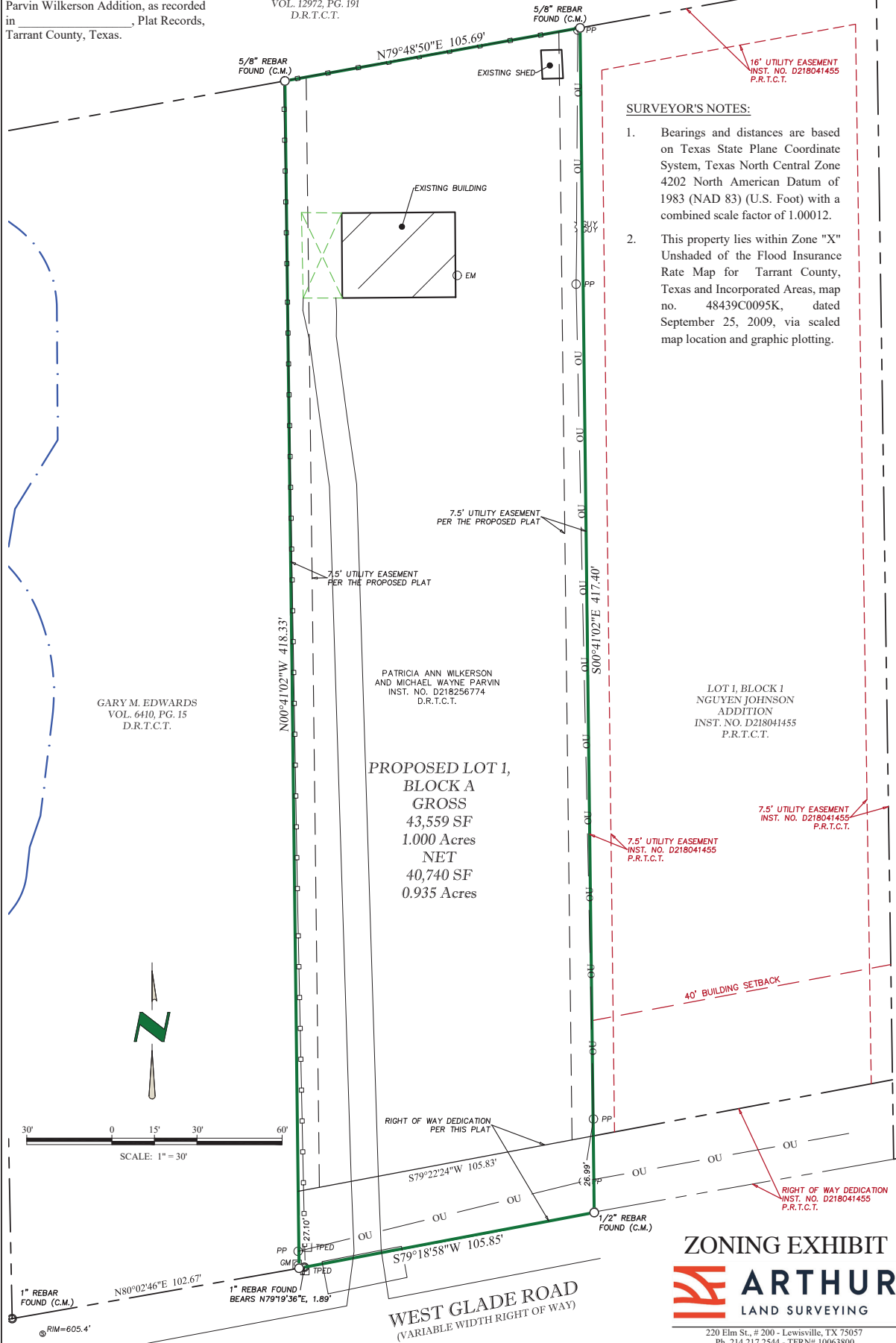


Zoning Exhibit

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:

- 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 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.

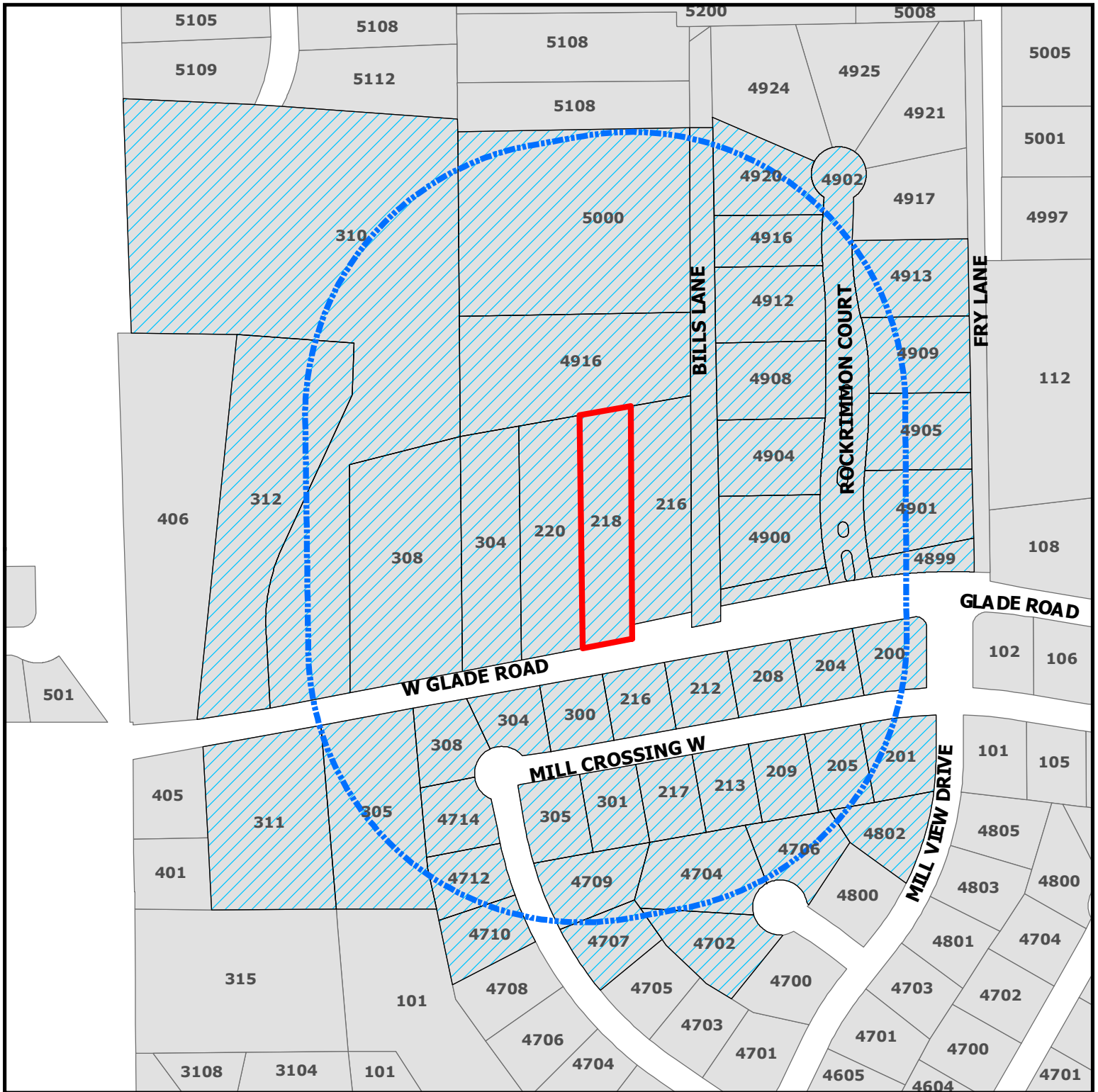
LOT 1, BLOCK 1
NGUYEN JOHNSON
ADDITION
INST. NO. D218041455
P.R.T.C.T.

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

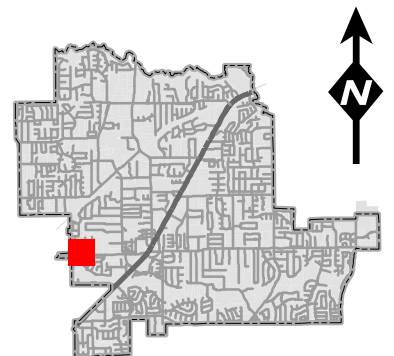
Notification Map



ZC20-004
218 W Glade Rd

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-  Subject Property
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
RAETZMAN, STUART	4901 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4901 ROCKRIMMON CT
WILLIS, JOELLYN	4913 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4913 ROCKRIMMON CT
GARCIA, TIMOTHY D	4920 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4920 ROCKRIMMON CT
BAENISCH, DEREK	4909 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4909 ROCKRIMMON CT
XIONG, HENRY	5000 BILLS LN	COLLEYVILLE, TX	76034	5000 BILLS LN
BROWN, HERBERT C	4905 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4905 ROCKRIMMON CT
REED, AARON J	216 MILL CROSSING W	COLLEYVILLE, TX	76034	216 MILL CROSSING W
BRYSON, TONY	4904 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4904 ROCKRIMMON CT
ROCKRIMMON HOMEOWNERS ASSOC	110 W GLADE RD	COLLEYVILLE, TX	76034	4902 ROCKRIMMON CT
BORDOVSKY, JARED	300 MILL XING W	COLLEYVILLE, TX	76034	300 MILL CROSSING W
COCKERHAM, JOHN T	301 MILL XING W	COLLEYVILLE, TX	76034	301 MILL CROSSING W
ROCKRIMMON HOMEOWNERS ASSOC	110 W GLADE RD	COLLEYVILLE, TX	76034	4916 ROCKRIMMON CT
ROSE, CHRISTOPHER B	205 MILL CROSSING W	COLLEYVILLE, TX	76034	205 MILL CROSSING W
EUBANK, RUSSELL	311 W GLADE RD	COLLEYVILLE, TX	76034	311 W GLADE RD
ROCKRIMMON HOMEOWNERS ASSOC	110 W GLADE RD	COLLEYVILLE, TX	76034	4899 ROCKRIMMON CT
TORRI, LARRY	213 MILL CROSSING W	COLLEYVILLE, TX	76034	213 MILL CROSSING W
ROCKRIMMON HOMEOWNERS ASSOC	110 W GLADE RD	COLLEYVILLE, TX	76034	4898 ROCKRIMMON CT
PROENZA, X WILLIAM	204 MILL CROSSING W	COLLEYVILLE, TX	76034	204 MILL CROSSING W
UNDERWOOD, MAX B	4712 MILL XING W	COLLEYVILLE, TX	76034	4712 MILL CROSSING W
KARELS, JERRY D	4709 MILL CROSSING W	COLLEYVILLE, TX	76034	4709 MILL CROSSING W
EDWARDS, GARY M	220 W GLADE RD	COLLEYVILLE, TX	76034	220 W GLADE RD
ROCKRIMMON HOMEOWNERS ASSOC	110 W GLADE RD	COLLEYVILLE, TX	76034	4902 ROCKRIMMON CT
ROCKRIMMON HOMEOWNERS ASSOC	110 W GLADE RD	COLLEYVILLE, TX	76034	4902 ROCKRIMMON CT
MILLER, BETH	4912 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4912 ROCKRIMMON CT
ROCKRIMMON HOMEOWNERS ASSOC	110 W GLADE RD	COLLEYVILLE, TX	76034	4902 ROCKRIMMON CT
WESTPHAL, FRED W	PO BOX 53	COLLEYVILLE, TX	76034	4916 BILLS LN
CARROLL, PEYTON	308 W GLADE RD	COLLEYVILLE, TX	76034	308 W GLADE RD
WALSH, BRIAN J	4710 MILL CROSSING W	COLLEYVILLE, TX	76034	4710 MILL CROSSING W
RUSSELL E LENZ AND MARY E LENZ	212 MILL CROSSING W	COLLEYVILLE, TX	76034	212 MILL CROSSING W
RAWLS, JENNIFER L	209 MILL XING W	COLLEYVILLE, TX	76034	209 MILL CROSSING W
WILKERSON, PATRICIA	26 SHADOWBROOK LN	HURST, TX	76053	304 W GLADE RD
WILKERSON, PATRICIA	26 SHADOWBROOK LN	HURST, TX	76053	218 W GLADE RD
ALLISON, L STEWART	305 MILL XING W	COLLEYVILLE, TX	76034	305 MILL CROSSING W
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	305 W GLADE RD
HARRIS, BRIAN P	208 MILL CROSSING W	COLLEYVILLE, TX	76034	208 MILL CROSSING W
MISHRA, CHANDER	217 MILL XING W	COLLEYVILLE, TX	76034	217 MILL CROSSING W
PARIKH, MAULIK	4900 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4900 ROCKRIMMON CT
LI, HAOCHUAN	4908 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4908 ROCKRIMMON CT
WESTPHAL, FRED WILLIAM	PO BOX 53	COLLEYVILLE, TX	76034	4928 BILLS LN
SHEILS, MICHAEL	4706 MILL VIEW CT	COLLEYVILLE, TX	76034	4706 MILL VIEW CT
ROCKRIMMON HOMEOWNERS ASSOC	110 W GLADE RD	COLLEYVILLE, TX	76034	4902 ROCKRIMMON CT
MORRIS, JEFFREY D	1122 SMITH RD	ROCKWALL, TX	75032	310 GLADE RD
				216 W GLADE RD
ALVIS, GREGORY W	4714 MILL XING W	COLLEYVILLE, TX	76034	4714 MILL CROSSING W
PEARSON, JOHN W	4802 MILL VIEW DR	COLLEYVILLE, TX	76034	4802 MILL VIEW DR
HOOPER, RANDALL	4707 MILL XING W	COLLEYVILLE, TX	76034	4707 MILL CROSSING W
SCHILLER, RICHARD G	4702 MILL VIEW CT	COLLEYVILLE, TX	76034	4702 MILL VIEW CT
WILSON, SUSAN	304 MILL CROSSING W	COLLEYVILLE, TX	76034	304 MILL CROSSING W
ZACHERY, HARVEY	4704 MILL VIEW CT	COLLEYVILLE, TX	76034	4704 MILL VIEW CT
ERBEN, HENRY R	312 W GLADE RD	COLLEYVILLE, TX	76034	312 W GLADE RD
GONZALEZ, ANGEL D	201 MILL XING W	COLLEYVILLE, TX	76034	201 MILL CROSSING W
STAATS, GARY	308 MILL XING W	COLLEYVILLE, TX	76034	308 MILL CROSSING W
FLEMING, JOHN	200 MILL CROSSING W	COLLEYVILLE, TX	76034	200 MILL CROSSING W
BRAEMAR ADDITION	2909 CLAIREMONT LANE	COLLEYVILLE, TX	76034	COURTESY NOTICE
MILL CREEK ADDN-COLLEYVILLE	213 MILL CROSSING WEST	COLLEYVILLE, TX	76034	COURTESY NOTICE
ROCKRIMMON	4925 ROCKRIMMON	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
CEBALLOS, GRAYSON	220 ELM STREE, SUITE 200	LEWISVILLE, TX	75057	APPLICANT

Public hearing notices were mailed on March 6, 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, March 23, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, April 2, 2020 & Tuesday, April 16, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change request from AG Agricultural district to the R-40 Single Family Residential district. The purpose is to rezone the property from AG to R-40 in order to develop into a single family residential lot.

Zoning Case: ZC20-004

Applicant: Grayson Ceballos

Owner: Patricia Wilkerson and Michael Parvin

Location: 218 W Glade Road

Property Description: Tract 1A01B1, Abstract 1756, in the A T Young Survey

Present Zoning: AG Agricultural District

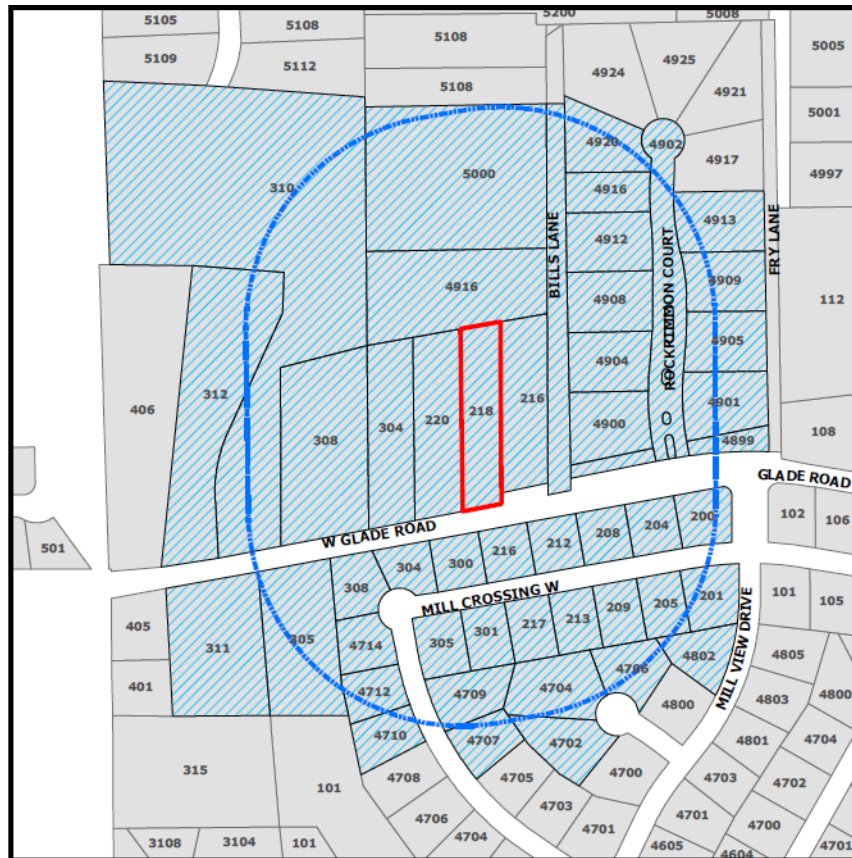
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.0 ACRES, TRACT 1A01B1, ABSTRACT 1756, IN THE A T YOUNG SURVEY, FROM THE AG AGRICULTURAL DISTRICT TO THE R-40 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case ZC20-004; and

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and

affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 1.0 acres, being Tract 1A01B1, Abstract 1756, in the A T Young Survey from the AG Agricultural district to the R-40 Single Family Residential district, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein, and subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of June 2020.

The second reading and public hearing being conducted on the 16th day of June 2020.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 16TH DAY OF JUNE 2020.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map

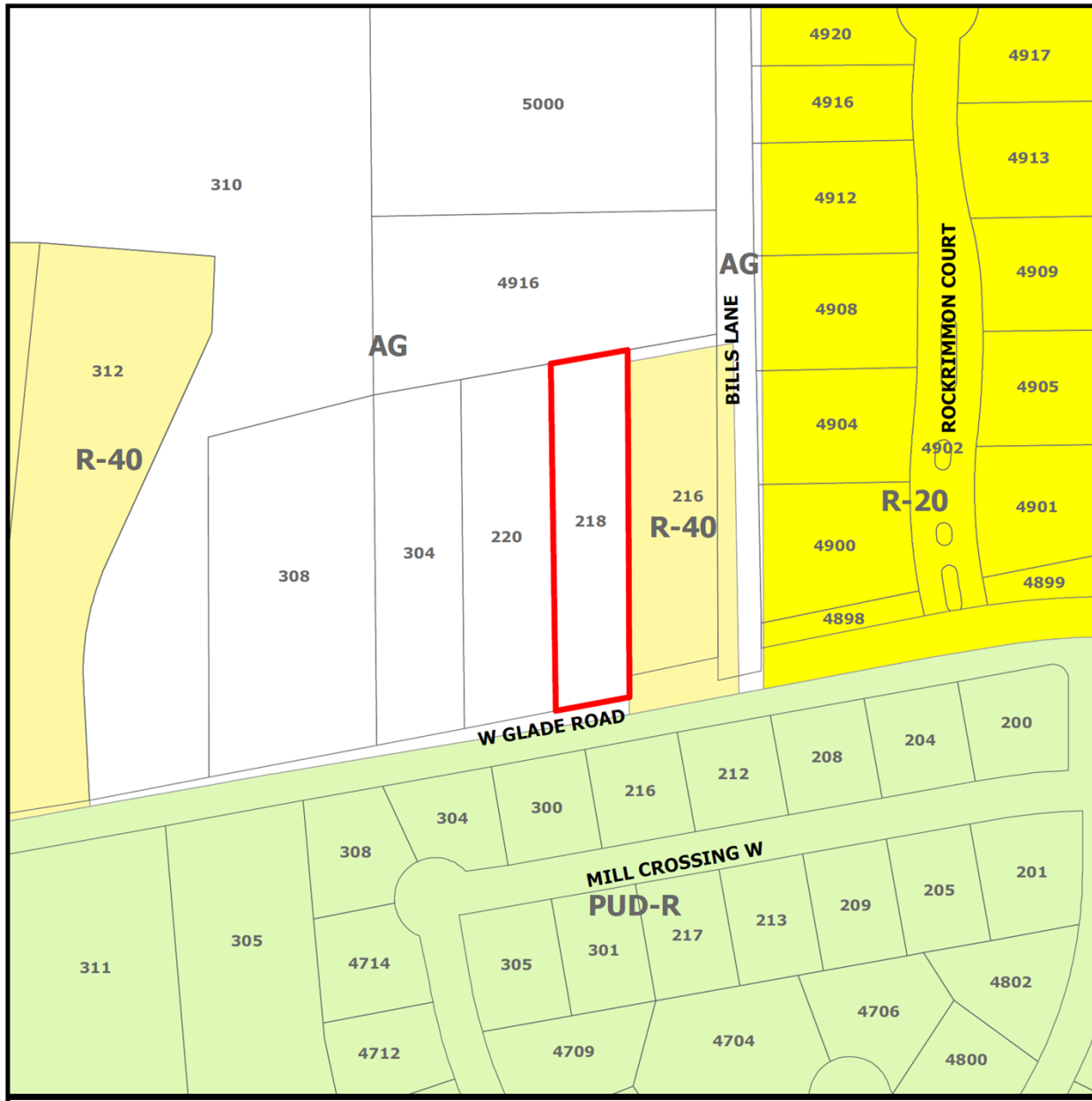
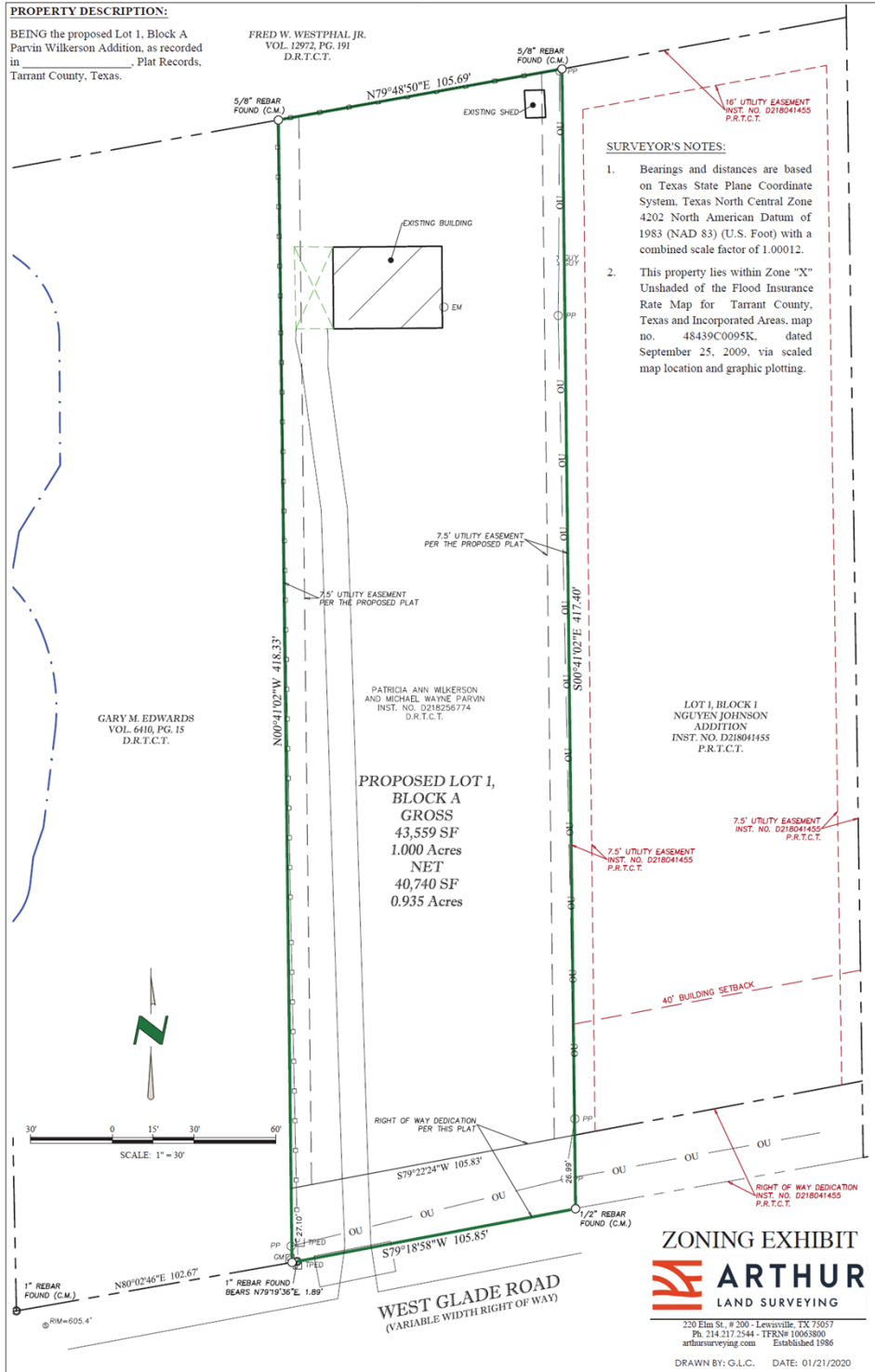


Exhibit “B”- Zoning Exhibit





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
4d	5/11/2020	
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration 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

Explanation

Grayson Ceballos, the applicant, has submitted a request for a minor plat with a plat waiver for Lot 1, Block A, of the Parvin Wilkerson Addition, being approximately 1.00 acres being Tract 1A01B1, Abstract 1756, in the AT Young Survey, and zoned AG Agricultural. The purpose is to plat the property into one single-family residential lot. There are no new lots proposed.

Existing Conditions/Background: The subject property, 218 W. Glade Road, resides on the north side of Glade Road west of the intersection of Glade Road and Bills Lane. The subject property has requested R-40 zoning and is currently undeveloped with an existing accessory building located in the rear of the property.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-40 zoning regulations require the following standards:

Minimum Lot Size	40,000 square feet	43,559 square feet
Minimum Lot Width	150 feet	105.85 feet
Minimum Lot Depth	150 feet	417 feet
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

As submitted, the proposed plat meets most of the requirements of the R-40 zoning as

described in the Land Development Code. The lot width is 105.85 feet, which requires a plat waiver.

Surrounding Development: The surrounding area consists of properties zoned AG Agricultural and R-40 Single Family Residential district to the north east, and west and are improved with single family residential homes. The properties to the south are zoned AG Agricultural and PUD-R Planned Unit Development Residential and are improved with single family homes.

Analysis: The lot is compatible with the R-40 Single Family Residential zoning upon receiving a plat waiver for the lot width and meets the intent of the City's Comprehensive Master Plan.

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

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

Staff Recommendation: Staff recommends approval of the minor plat with the plat waiver for lot width.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification Letter
8. Draft Resolution

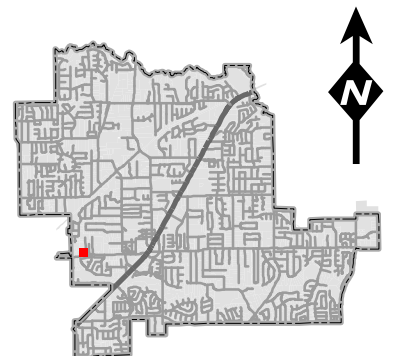
Aerial Map



PC20-003
218 W Glade Rd

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 Subject Property



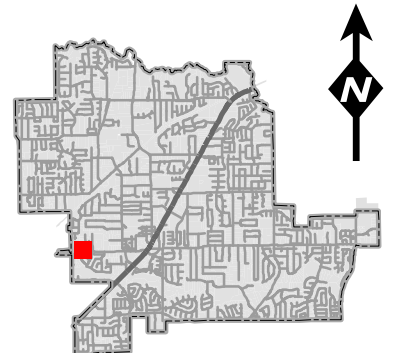
Zoning Map



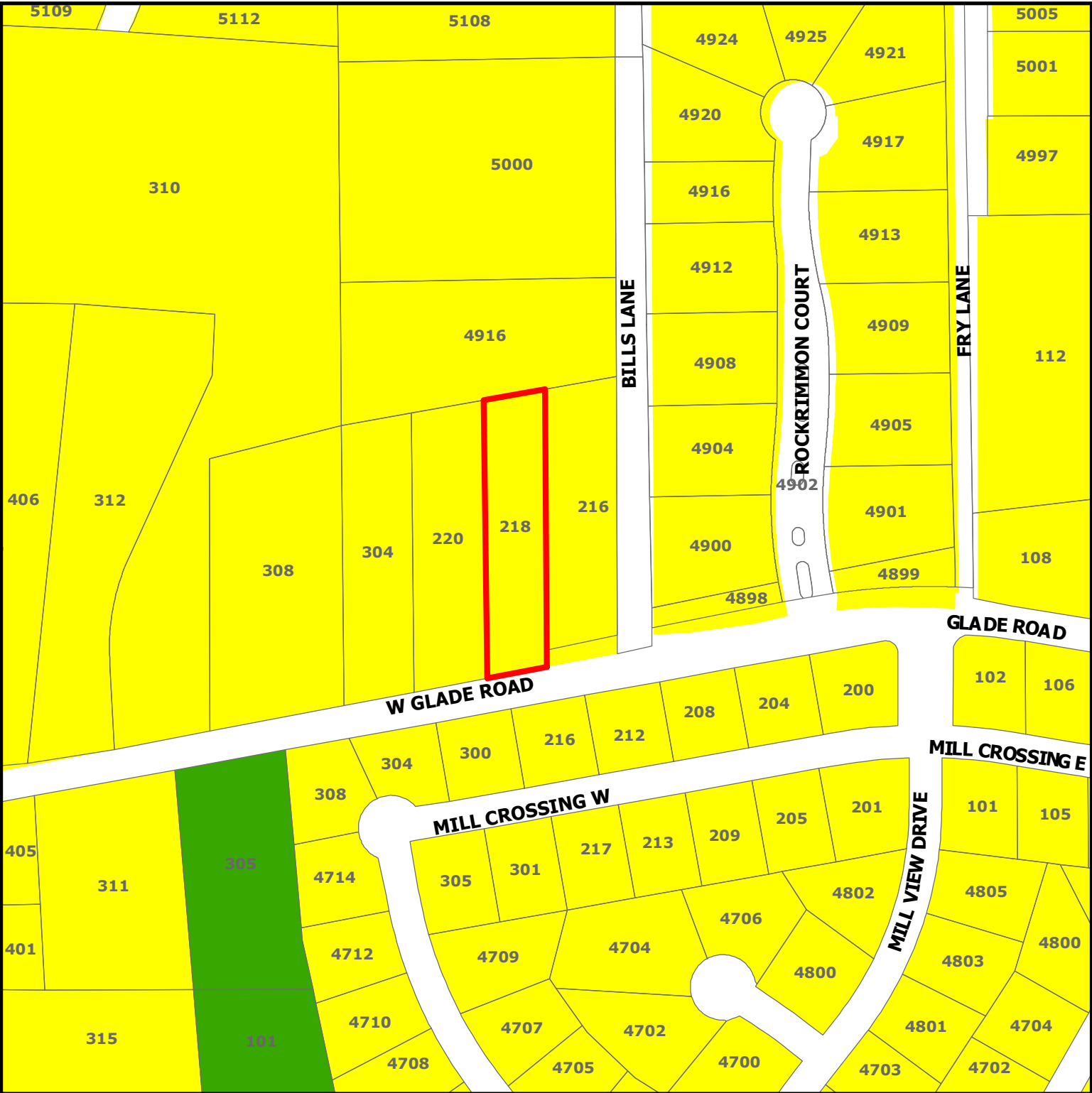
PC20-003
218 W Glade Rd

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 Subject Property



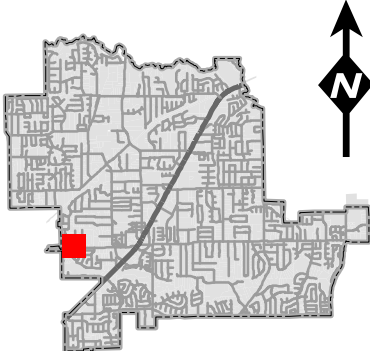
Future Land Use Map



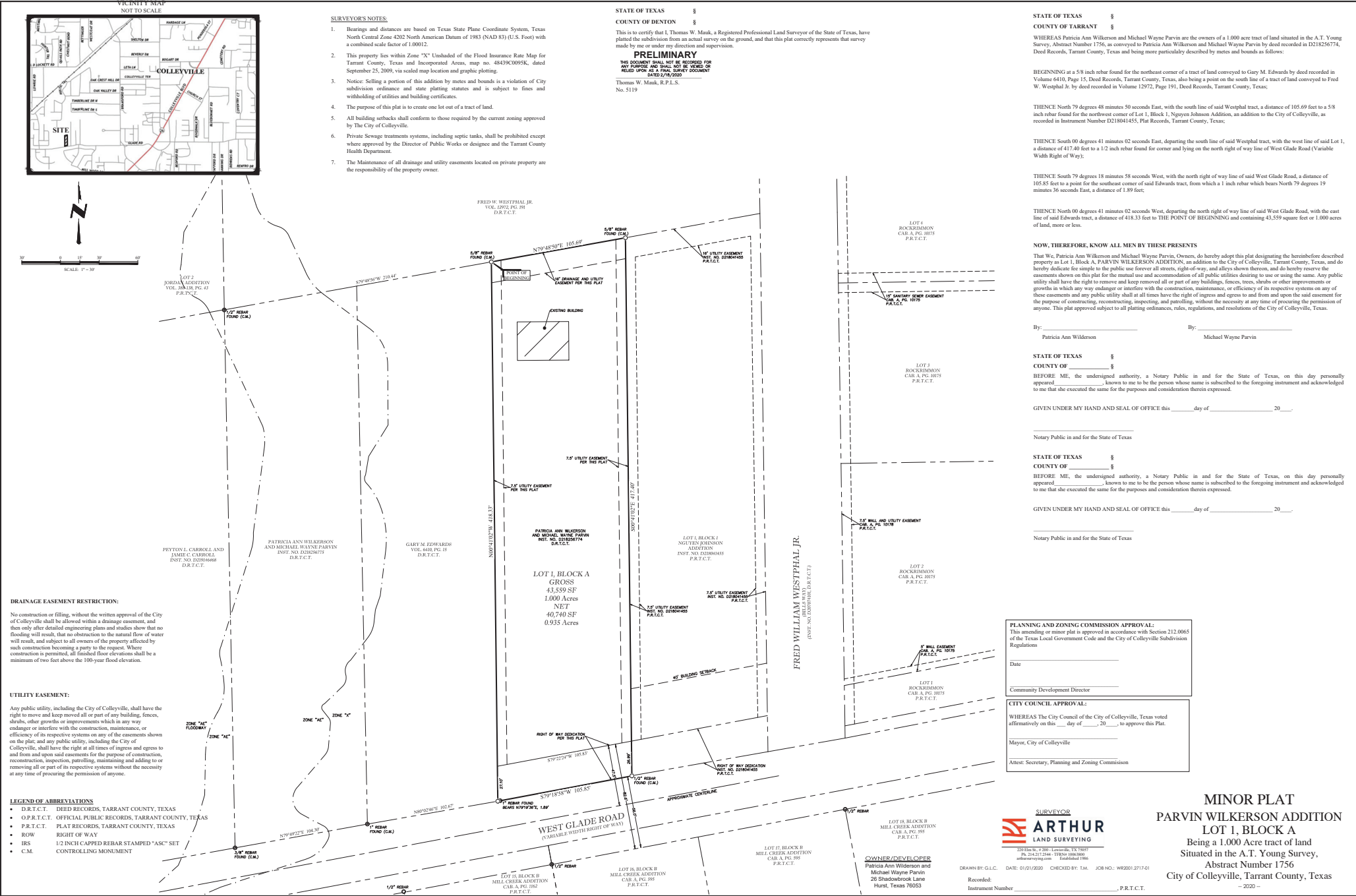
PC20-003
218 W Glade Rd

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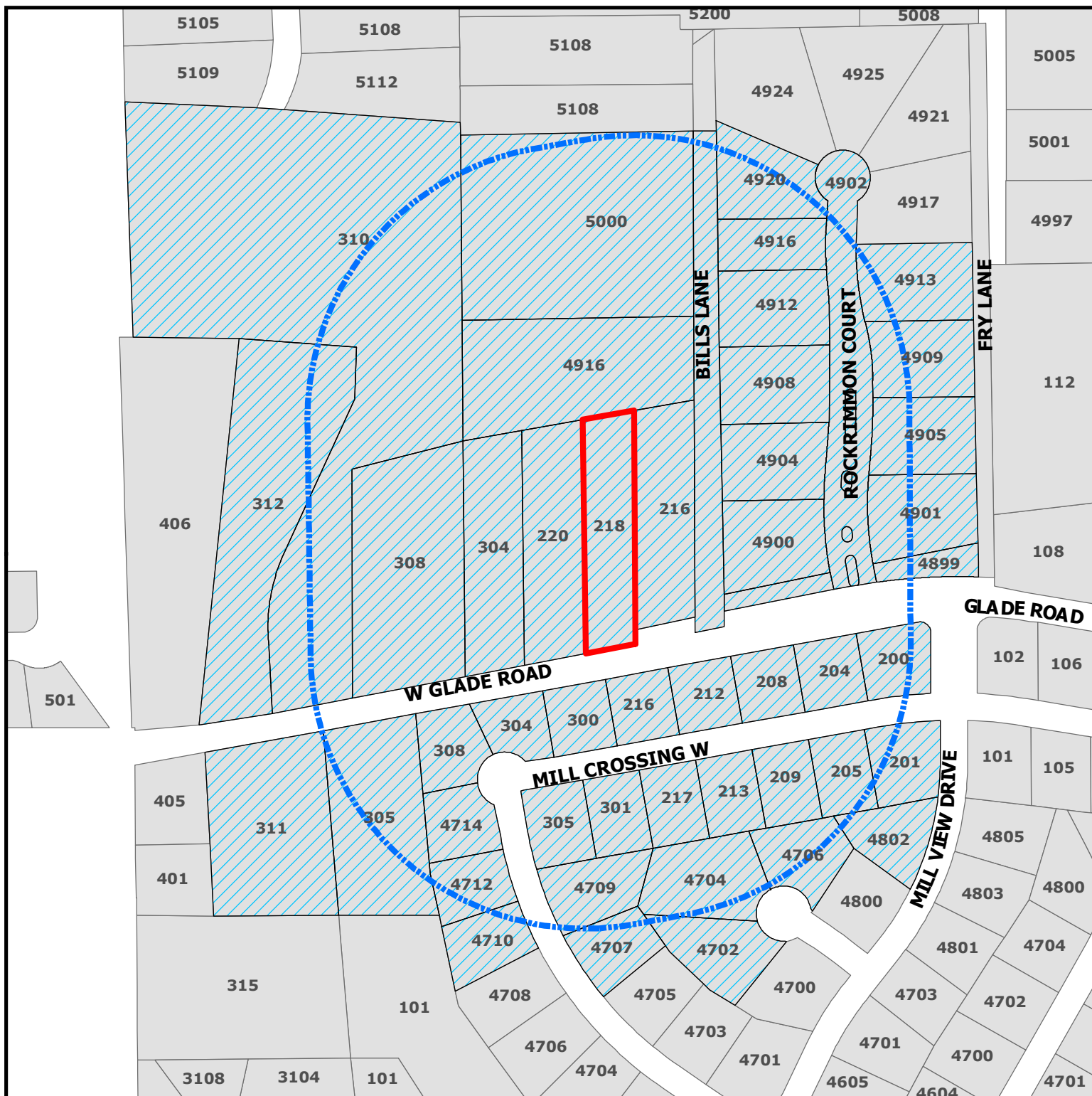
-  Subject Property
-  Residential
-  Open Space; Parks



Plat Exhibit



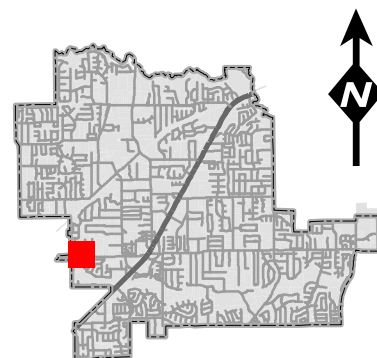
Notification Map



PC20-003
218 W Glade Rd

DISCLAIMER:
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- Subject Property
- 500ft Buffer
- Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
RAETZMAN, STUART	4901 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4901 ROCKRIMMON CT
WILLIS, JOELLYN	4913 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4913 ROCKRIMMON CT
GARCIA, TIMOTHY D	4920 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4920 ROCKRIMMON CT
BAENISCH, DEREK	4909 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4909 ROCKRIMMON CT
XIONG, HENRY	5000 BILLS LN	COLLEYVILLE, TX	76034	5000 BILLS LN
BROWN, HERBERT C	4905 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4905 ROCKRIMMON CT
REED, AARON J	216 MILL CROSSING W	COLLEYVILLE, TX	76034	216 MILL CROSSING W
BRYSON, TONY	4904 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4904 ROCKRIMMON CT
ROCKRIMMON HOMEOWNERS ASSOC	110 W GLADE RD	COLLEYVILLE, TX	76034	4902 ROCKRIMMON CT
BORDOVSKY, JARED	300 MILL XING W	COLLEYVILLE, TX	76034	300 MILL CROSSING W
COCKERHAM, JOHN T	301 MILL XING W	COLLEYVILLE, TX	76034	301 MILL CROSSING W
ROCKRIMMON HOMEOWNERS ASSOC	110 W GLADE RD	COLLEYVILLE, TX	76034	4916 ROCKRIMMON CT
ROSE, CHRISTOPHER B	205 MILL CROSSING W	COLLEYVILLE, TX	76034	205 MILL CROSSING W
EUBANK, RUSSELL	311 W GLADE RD	COLLEYVILLE, TX	76034	311 W GLADE RD
ROCKRIMMON HOMEOWNERS ASSOC	110 W GLADE RD	COLLEYVILLE, TX	76034	4899 ROCKRIMMON CT
TORRI, LARRY	213 MILL CROSSING W	COLLEYVILLE, TX	76034	213 MILL CROSSING W
ROCKRIMMON HOMEOWNERS ASSOC	110 W GLADE RD	COLLEYVILLE, TX	76034	4898 ROCKRIMMON CT
PROENZA, X WILLIAM	204 MILL CROSSING W	COLLEYVILLE, TX	76034	204 MILL CROSSING W
UNDERWOOD, MAX B	4712 MILL XING W	COLLEYVILLE, TX	76034	4712 MILL CROSSING W
KARELS, JERRY D	4709 MILL CROSSING W	COLLEYVILLE, TX	76034	4709 MILL CROSSING W
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CARROLL, PEYTON	308 W GLADE RD	COLLEYVILLE, TX	76034	308 W GLADE RD
WALSH, BRIAN J	4710 MILL CROSSING W	COLLEYVILLE, TX	76034	4710 MILL CROSSING W
RUSSELL E LENZ AND MARY E LENZ	212 MILL CROSSING W	COLLEYVILLE, TX	76034	212 MILL CROSSING W
RAWLS, JENNIFER L	209 MILL XING W	COLLEYVILLE, TX	76034	209 MILL CROSSING W
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PARIKH, MAULIK	4900 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4900 ROCKRIMMON CT
LI, HAOCHUAN	4908 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4908 ROCKRIMMON CT
WESTPHAL, FRED WILLIAM	PO BOX 53	COLLEYVILLE, TX	76034	4928 BILLS LN
SHEILS, MICHAEL	4706 MILL VIEW CT	COLLEYVILLE, TX	76034	4706 MILL VIEW CT
ROCKRIMMON HOMEOWNERS ASSOC	110 W GLADE RD	COLLEYVILLE, TX	76034	4902 ROCKRIMMON CT
MORRIS, JEFFREY D	1122 SMITH RD	ROCKWALL, TX	75032	310 GLADE RD
				216 W GLADE RD
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PEARSON, JOHN W	4802 MILL VIEW DR	COLLEYVILLE, TX	76034	4802 MILL VIEW DR
HOOPER, RANDALL	4707 MILL XING W	COLLEYVILLE, TX	76034	4707 MILL CROSSING W
SCHILLER, RICHARD G	4702 MILL VIEW CT	COLLEYVILLE, TX	76034	4702 MILL VIEW CT
WILSON, SUSAN	304 MILL CROSSING W	COLLEYVILLE, TX	76034	304 MILL CROSSING W
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CEBALLOS, GRAYSON	220 ELM STREE, SUITE 200	LEWISVILLE, TX	75057	APPLICANT

Public hearing notices were mailed on March 6, 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, March 23, 2020 at 7:00 p.m.

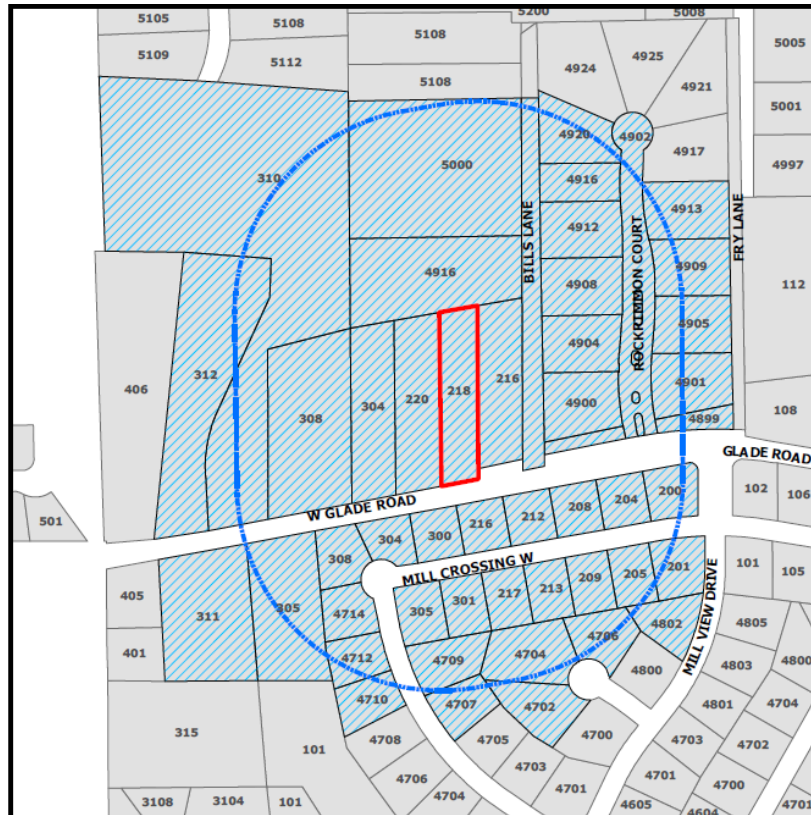
City Council Meetings: Tuesday, April 2, 2020 at 7:30 p.m.

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

Request:	Consideration 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. The Purpose is to plat the property into a single-family residential lot.
Zoning Case:	PC20-003
Applicant:	Grayson Ceballos
Owner:	Patricia Wilkerson and Michael Parvin
Location:	218 W. Glade Road
Property Description:	Tract 1A01B1, Abstract 1756, in the A T Young Survey
Present Zoning:	AG Agricultural District

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 MINOR PLAT FOR LOT 1, BLOCK A, OF
THE PARVIN WILKERSON ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Minor Plat for Lot 1, Block A, of the Parvin Wilkerson Addition on May 11, 2020.

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

Sec. 1. THAT the Minor Plat for Lot 1, Block A, of the Parvin Wilkerson Addition on approximately 1.0 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved with the following plat waiver:

1. For the lot width to be 105.85 feet.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 2nd DAY OF JUNE 2020.

Mayor Richard Newton _____
Place 1, Tammy Nakamura _____
Place 3, Kathy Wheat _____
Place 4, George Dodson _____

Mayor Pro Tem Bobby Lindamood _____
Place 5, Chuck Kelley _____
Place 6, Callie Rigney _____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4e	Agenda Date 5/11/2020	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration 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

Explanation

Grayson Ceballos, the applicant, has submitted a request for a zoning change on the Patricia and Michael Addition, being approximately 1.00 acre, and zoned AG Agricultural district. The purpose is to rezone from the AG Agricultural district to the R-40 Single Family Residential district to allow for construction of a new single-family residential dwelling in the future.

Existing Conditions/Background: The subject property, 304 W. Glade Road, resides on the north side of Glade Road west of the intersection of Glade Road and Bills Lane. The subject property has AG zoning and is currently developed with an older single family home.

Proposed Zoning:

Request – The applicant requests to rezone the property from AG to R-40 zoning. The applicant desires to keep the existing home for now. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 square feet	40,372 square feet
Minimum Lot Width	150 feet	104 feet
Minimum Lot Depth	150 feet	391 feet
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	

Max. Impervious Coverage 50%

Analysis: The applicant is requesting the zoning to change to allow for a single-family residential lot. They are also working through the platting process for this property. The current size of the property does not comply with all the minimum standards of the R-40 Single-Family Residential zoning. The lot width of the property falls below the minimum 150 feet with 104 feet and a plat waiver for lot width is also being requested.

Surrounding Development: The properties to the north are zoned AG Agricultural zoning. The properties to the south are zoned PUD-R Planned Unit Residential zoning. The properties to the east and west are zoned AG Agricultural zoning. The surrounding lots have developed with single family residences.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for single-family residential development. The proposed R-40 zoning does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date staff has not received any formal responses.

Staff Recommendation: Staff recommends approval of the request. The proposed zoning meets the intent of the residential designation assigned in the Destination Colleyville comprehensive plan.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification Letter
8. Draft Ordinance

Aerial Map



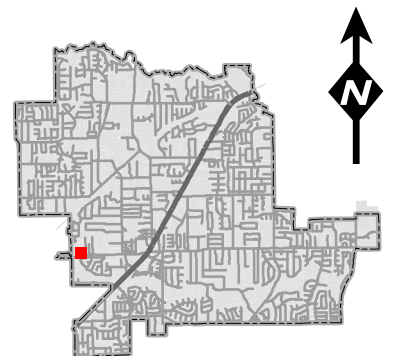
ZC20-005
304 W Glade Rd

DISCLAIMER:

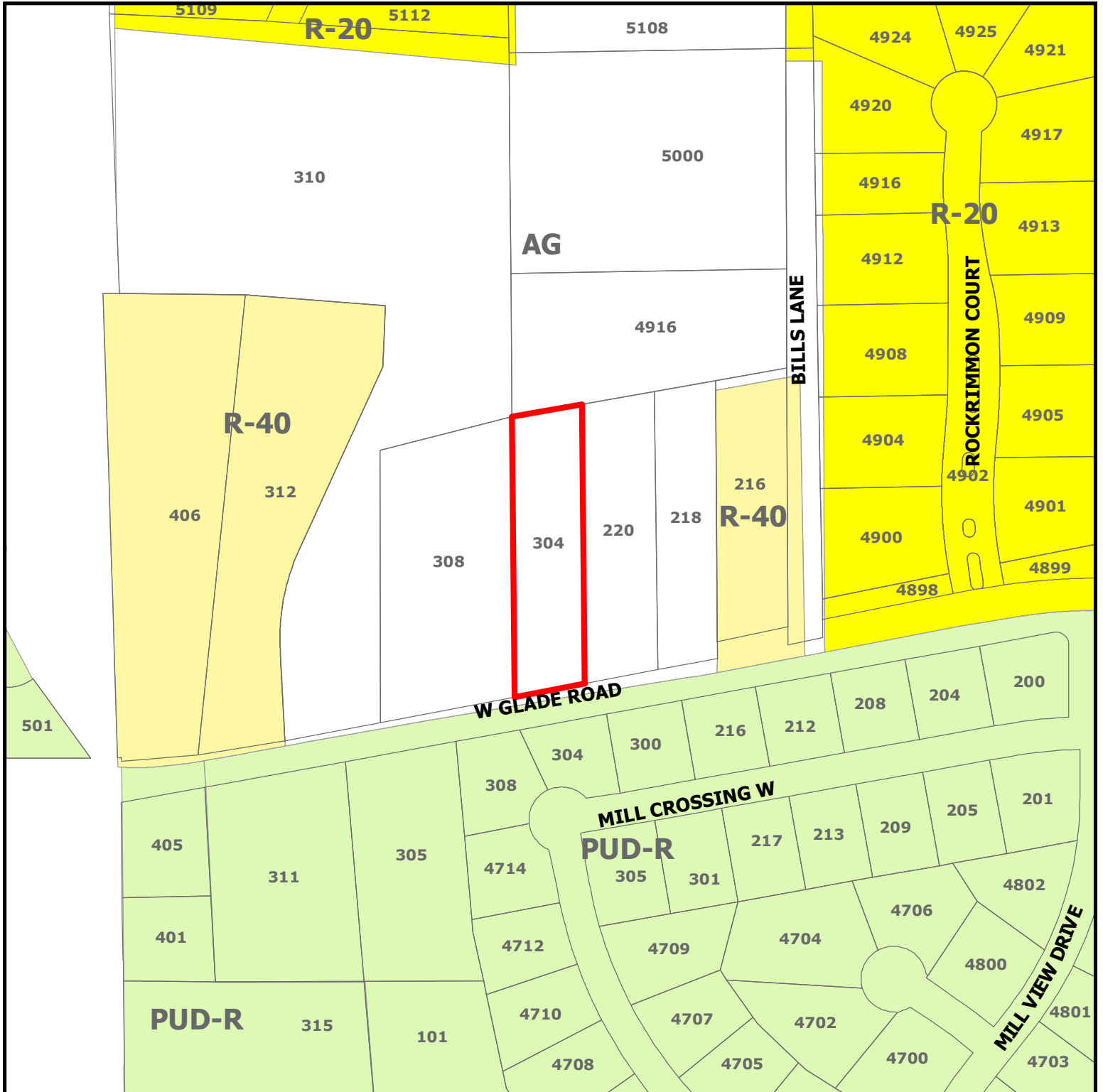
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Subject Property



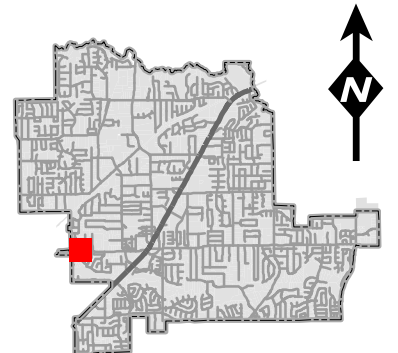
Zoning Map



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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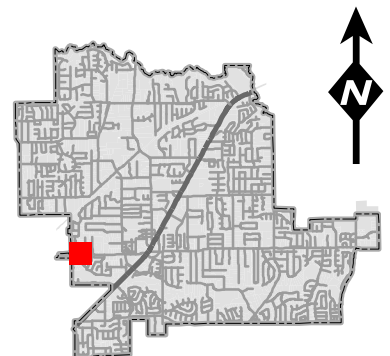


Subject Property

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"

ZONE "A"

S79°20'24"W 104.43'

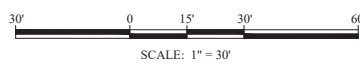
RIGHT OF WAY
DEDICATION
PER THE
PROPOSED PLAT

S79°49'22"W 104.30'

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

1" REBAR
FOUND (C.M.)

© RIM=605.4'

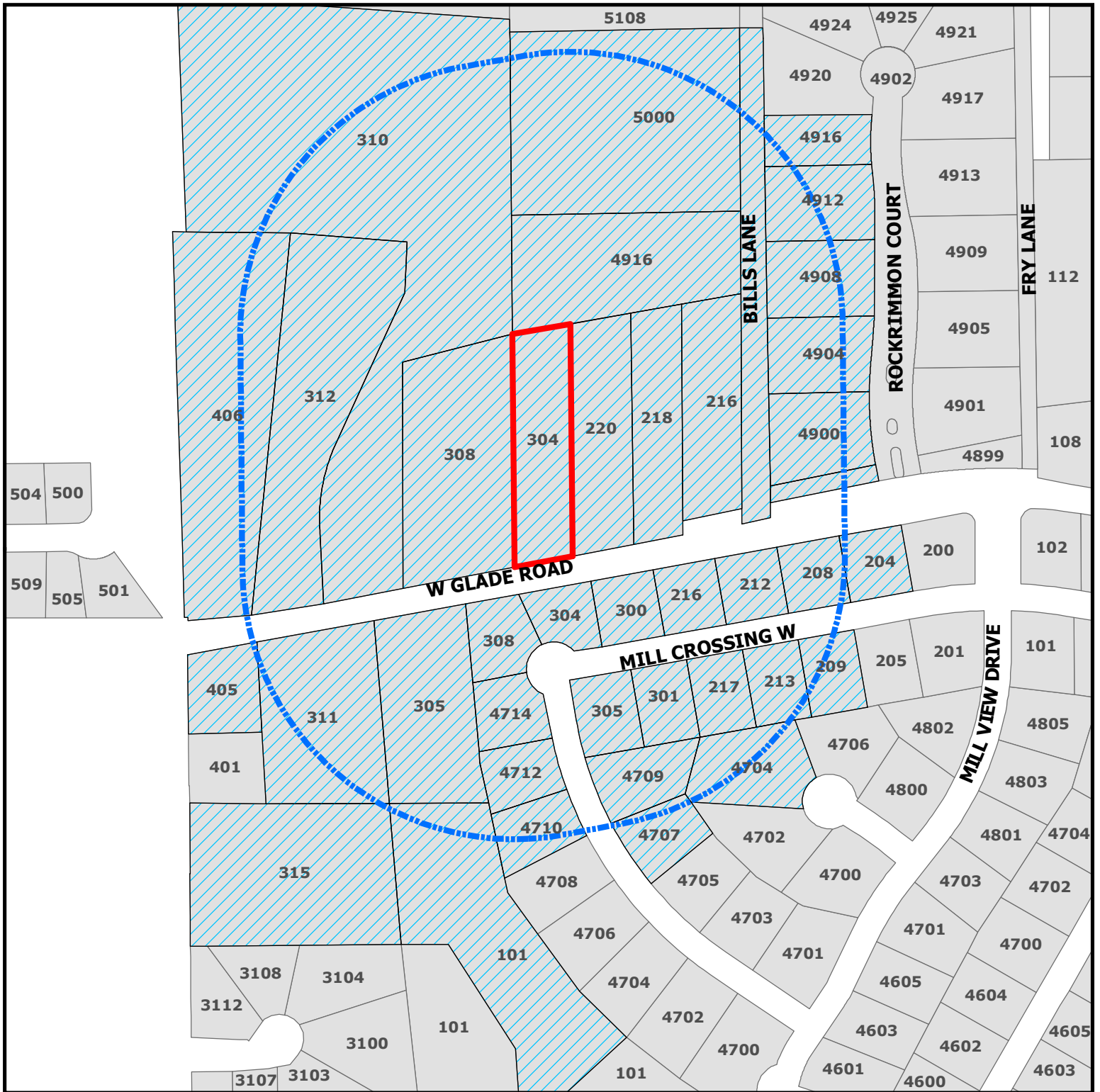


ZONING EXHIBIT
ARTHUR
LAND SURVEYING

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

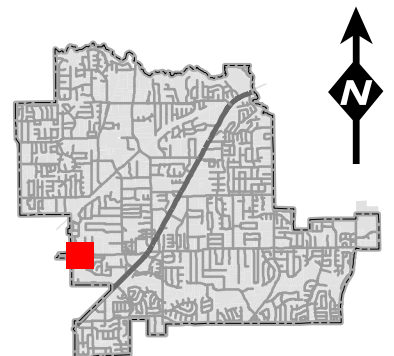
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ZC20-005
304 W Glade Rd

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-  Subject Property
-  500ft Buffer
-  Properties within 500ft



Notification List

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EUBANK, RUSSELL	311 W GLADE RD	COLLEYVILLE, TX	76034	405 W GLADE RD
REED, AARON J	216 MILL CROSSING W	COLLEYVILLE, TX	76034	216 MILL CROSSING W
BRYSON, TONY	4904 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4904 ROCKRIMMON CT
				315 W GLADE RD
BORDOVSKY, JARED	300 MILL XING W	COLLEYVILLE, TX	76034	300 MILL CROSSING W
COCKERHAM, JOHN T	301 MILL XING W	COLLEYVILLE, TX	76034	301 MILL CROSSING W
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EUBANK, RUSSELL	311 W GLADE RD	COLLEYVILLE, TX	76034	311 W GLADE RD
ZAFAR, KHALID	PO BOX 1171	COLLEYVILLE, TX	76034	406 W GLADE RD
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CEBALLOS, GRAYSON	220 ELM STREET, SUITE 200	LEWISVILLE, TX	75057	APPLICANT

Public hearing notices were mailed on March 6, 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, March 23, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, April 2, 2020 & Tuesday, April 16, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change request from AG Agricultural district to the R-40 Single Family Residential district. The purpose is to rezone the property from AG to R-40 in order to develop into a single family residential lot.

Zoning Case: ZC20-005

Applicant: Grayson Ceballos

Owner: Patricia Wilkerson and Michael Parvin

Location: 304 W Glade Road

Property Description: Tract 1A01C1, Abstract 1756, in the A T Young Survey

Present Zoning: AG Agricultural District

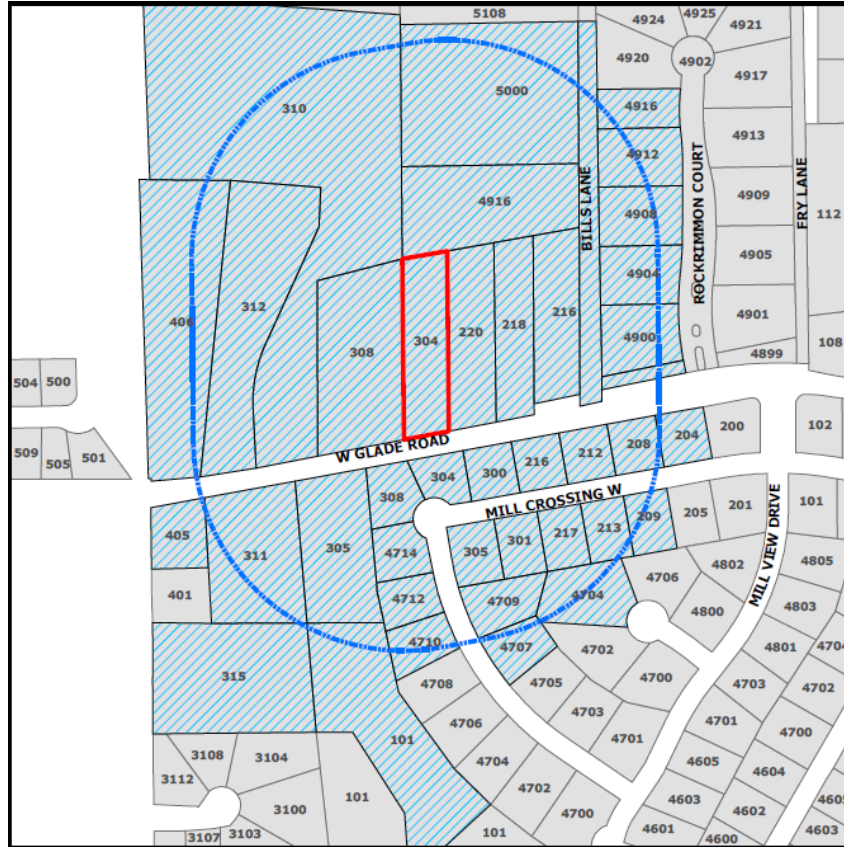
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyst

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.0 ACRES, TRACT 1A01C1, ABSTRACT 1756, IN THE A T YOUNG SURVEY, FROM THE AG AGRICULTURAL DISTRICT TO THE R-40 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case ZC20-005; and

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices

by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 1.0 acres on Tract 1A01C1, Abstract 1756 from the AG Agricultural district to the R-40 Single Family Residential district, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein, and subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations

of this ordinance.

Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of June 2020.

The second reading and public hearing being conducted on the 16th day of June 2020.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 16TH DAY OF JUNE 2020.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map

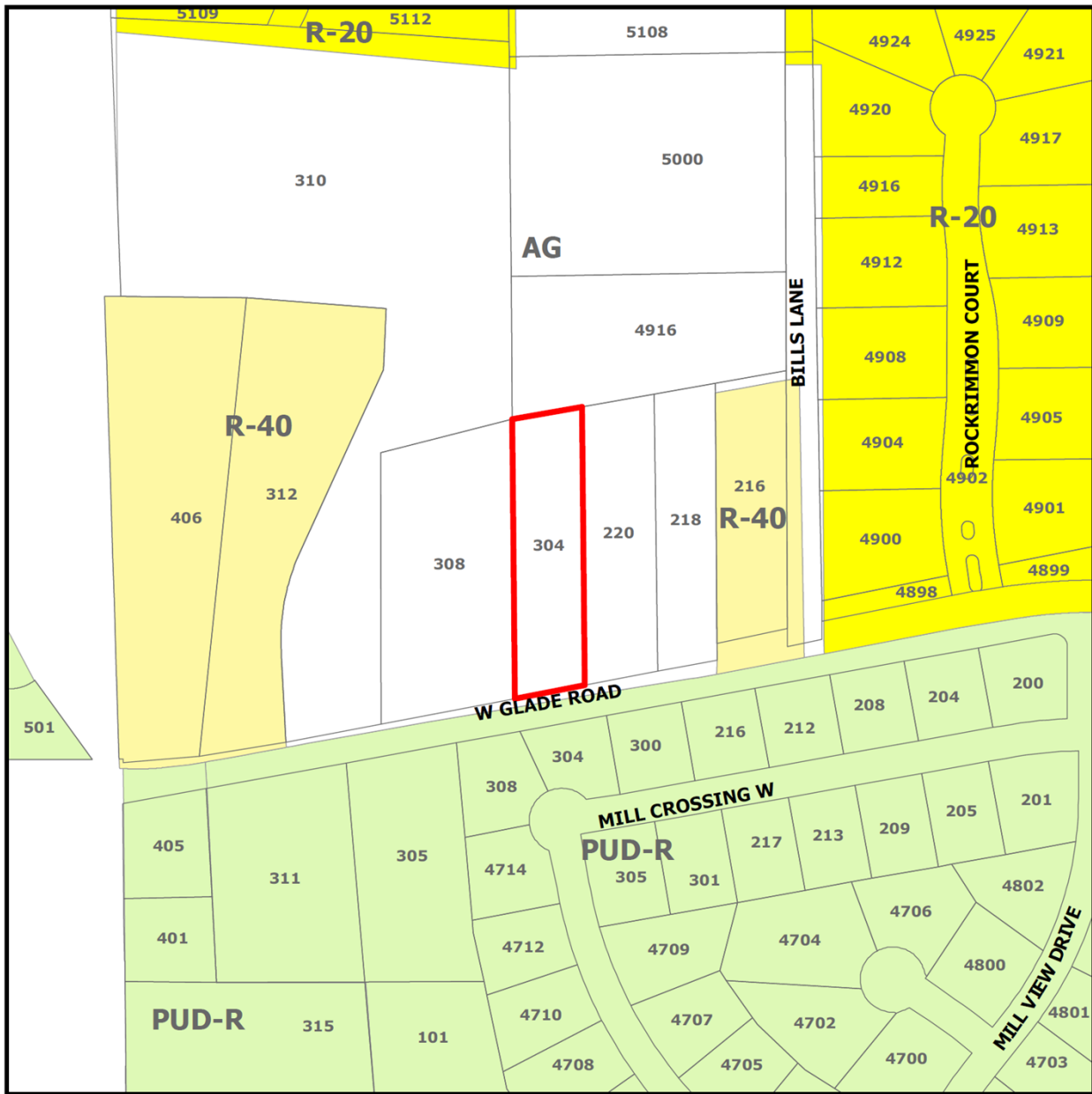
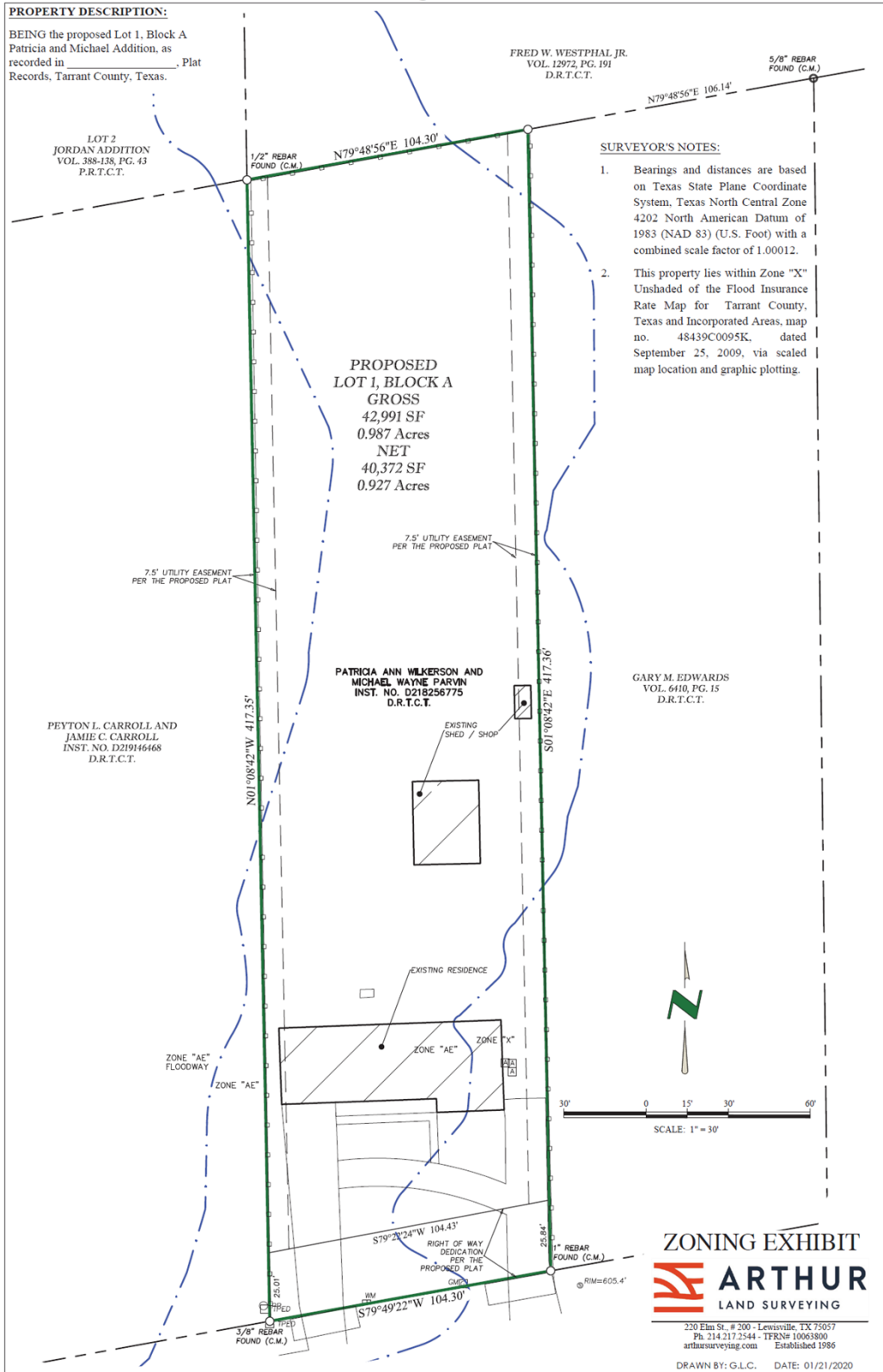


Exhibit “B”- Zoning Exhibit





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4f	Agenda Date 5/11/2020	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration 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

Explanation

Grayson Ceballos, the applicant, has submitted a request for a Minor Plat with a plat waiver for Lot 1, Block A, of the Patricia and Michael Addition, being Tract 1A01C1, Abstract 1756, in the A T Young Survey, being approximately 1.0 acres, and zoned AG Agricultural. The purpose is to plat the property into one single-family residential lot. There are no new lots proposed.

Existing Conditions/Background: The subject property, 304 W. Glade Road, resides on the north side of Glade Road west of the intersection of Glade Road and Bills Lane. The subject property has requested R-40 Zoning and is currently developed with an older single family home.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-40 zoning regulations require the following standards:

Minimum Lot Size	40,000 square feet	40,372 square feet
Minimum Lot Width	150 feet	104 feet
Minimum Lot Depth	150 feet	391 feet
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

As submitted, the proposed plat meets most of the requirements of the R-40 zoning

as described in the Land Development Code. The lot width is 104 feet, which requires a plat waiver.

Surrounding Development: The surrounding area consists of properties zoned AG Agricultural and R-40 Single Family Residential district to the north east, and west and are improved with single family residential homes. The properties to the south are zoned AG Agricultural and PUD-R Planned Unit Development Residential and are improved with single family homes.

Analysis: The lot is compatible with the R-40 Single Family Residential zoning upon receiving a plat waiver for the lot width and meets the intent of the City's Comprehensive Master Plan.

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

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

Staff Recommendation: Staff recommends approval of the minor plat with the plat waiver for lot width.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification Letter
8. Draft Resolution

Aerial Map

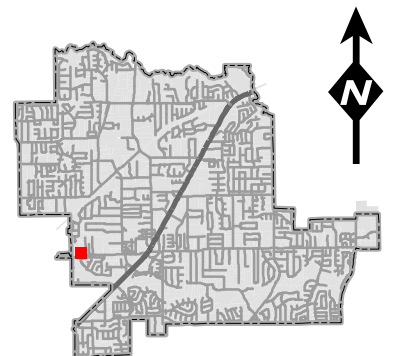


PC20-004
304 W Glade Rd

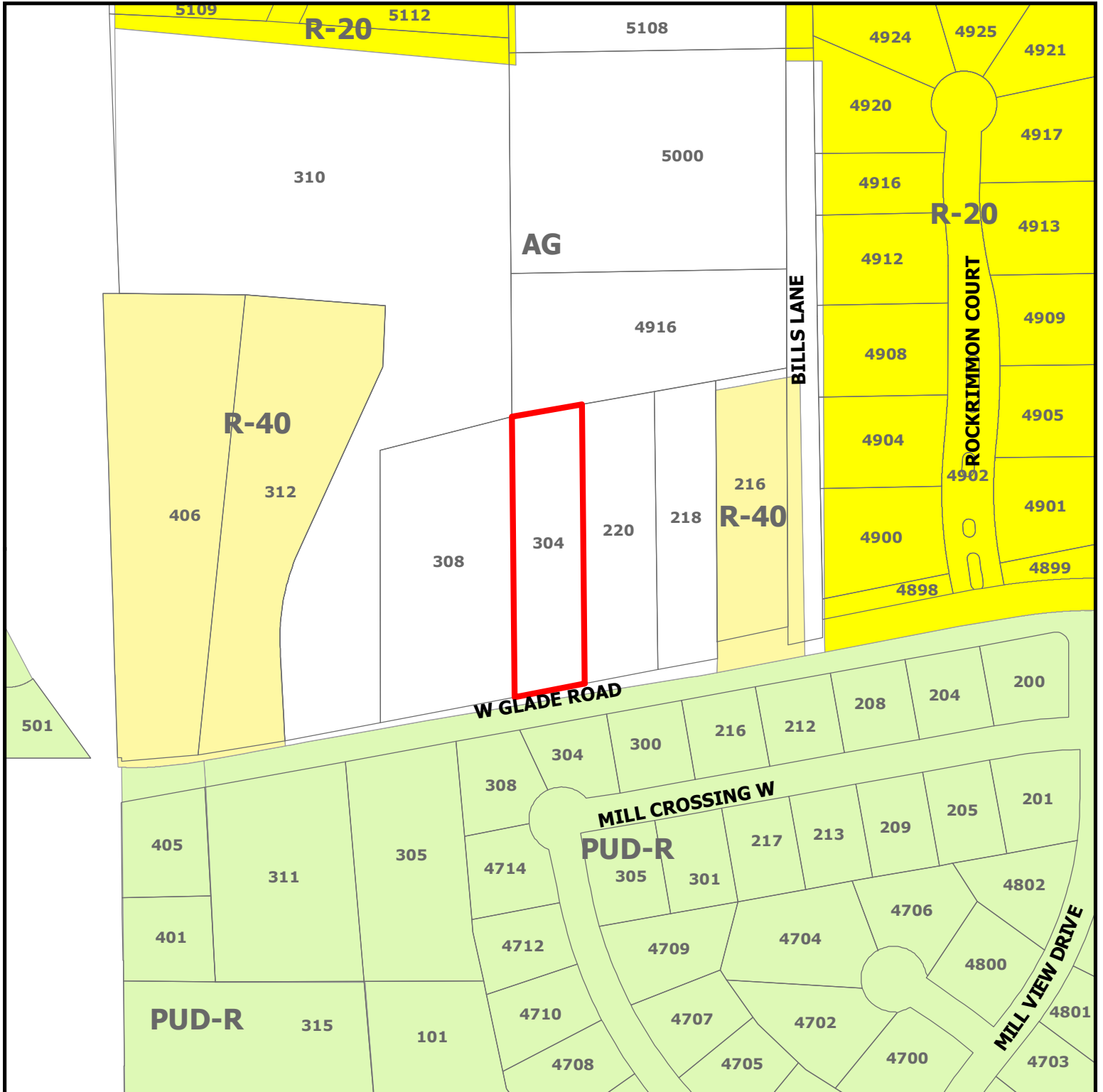
DISCLAIMER:
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Subject Property



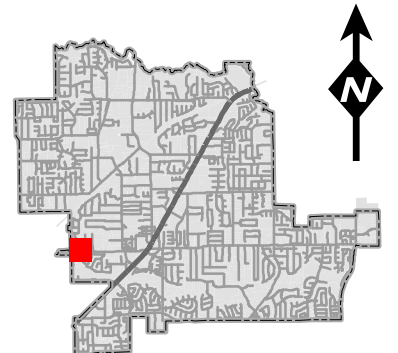
Zoning Map



PC20-004
304 W Glade Rd

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 Subject Property



Future Land Use Map



PC20-004
304 W Glade Rd

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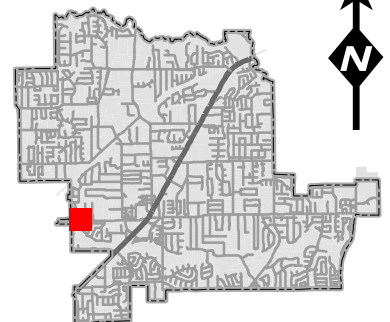


Subject Property

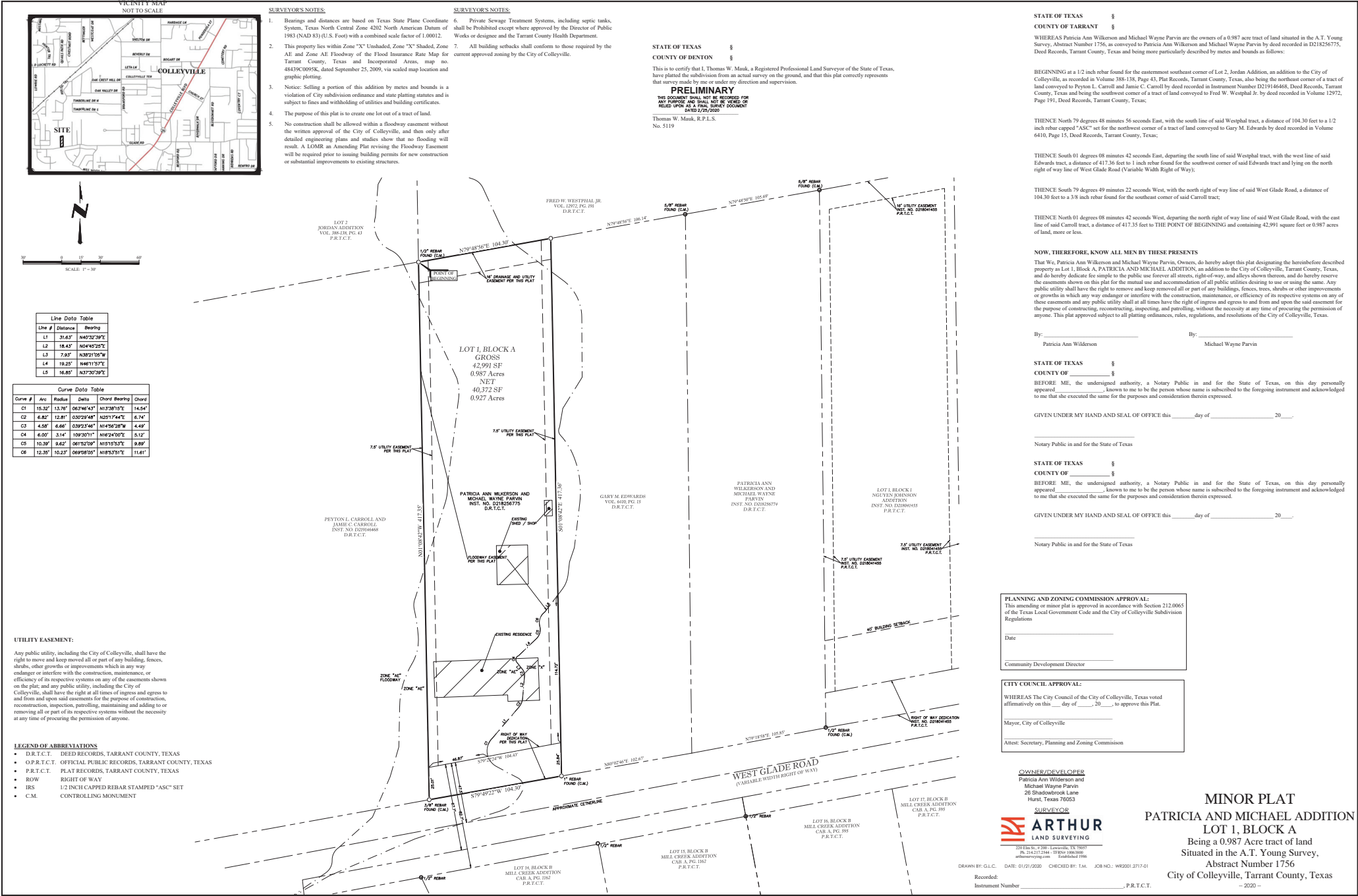
Residential



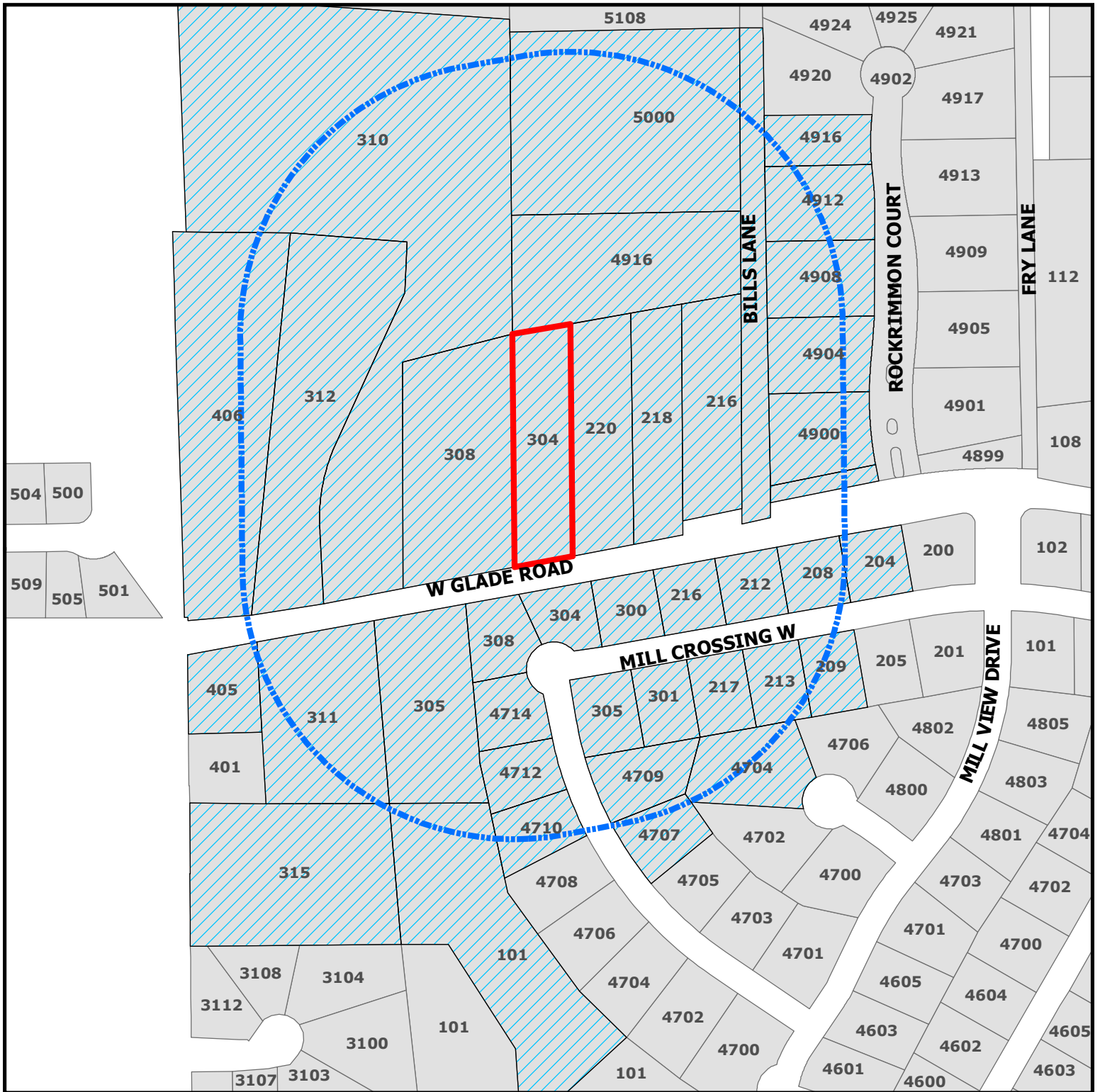
Open Space; Parks



Plat Exhibit



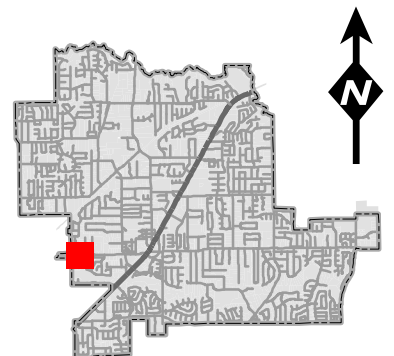
Notification Map



PC20-004
304 W Glade Rd

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-  Subject Property
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	101 MILL WOOD DR
XIONG, HENRY	5000 BILLS LN	COLLEYVILLE, TX	76034	5000 BILLS LN
EUBANK, RUSSELL	311 W GLADE RD	COLLEYVILLE, TX	76034	405 W GLADE RD
REED, AARON J	216 MILL CROSSING W	COLLEYVILLE, TX	76034	216 MILL CROSSING W
BRYSON, TONY	4904 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4904 ROCKRIMMON CT
				315 W GLADE RD
BORDOVSKY, JARED	300 MILL XING W	COLLEYVILLE, TX	76034	300 MILL CROSSING W
COCKERHAM, JOHN T	301 MILL XING W	COLLEYVILLE, TX	76034	301 MILL CROSSING W
ROCKRIMMON HOMEOWNERS ASSOC	110 W GLADE RD	COLLEYVILLE, TX	76034	4916 ROCKRIMMON CT
EUBANK, RUSSELL	311 W GLADE RD	COLLEYVILLE, TX	76034	311 W GLADE RD
ZAFAR, KHALID	PO BOX 1171	COLLEYVILLE, TX	76034	406 W GLADE RD
TORRI, LARRY	213 MILL CROSSING W	COLLEYVILLE, TX	76034	213 MILL CROSSING W
ROCKRIMMON HOMEOWNERS ASSOC	110 W GLADE RD	COLLEYVILLE, TX	76034	4898 ROCKRIMMON CT
PROENZA, X WILLIAM	204 MILL CROSSING W	COLLEYVILLE, TX	76034	204 MILL CROSSING W
UNDERWOOD, MAX B	4712 MILL XING W	COLLEYVILLE, TX	76034	4712 MILL CROSSING W
KARELS, JERRY D	4709 MILL CROSSING W	COLLEYVILLE, TX	76034	4709 MILL CROSSING W
EDWARDS, GARY M	220 W GLADE RD	COLLEYVILLE, TX	76034	220 W GLADE RD
MILLER, BETH	4912 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4912 ROCKRIMMON CT
WESTPHAL, FRED W	PO BOX 53	COLLEYVILLE, TX	76034	4916 BILLS LN
CARROLL, PEYTON	308 W GLADE RD	COLLEYVILLE, TX	76034	308 W GLADE RD
WALSH, BRIAN J	4710 MILL CROSSING W	COLLEYVILLE, TX	76034	4710 MILL CROSSING W
RUSSELL E LENZ AND MARY E LENZ	212 MILL CROSSING W	COLLEYVILLE, TX	76034	212 MILL CROSSING W
RAWLS, JENNIFER L	209 MILL XING W	COLLEYVILLE, TX	76034	209 MILL CROSSING W
WILKERSON, PATRICIA	26 SHADOWBROOK LN	HURST, TX	76053	304 W GLADE RD
WILKERSON, PATRICIA	26 SHADOWBROOK LN	HURST, TX	76053	218 W GLADE RD
ALLISON, L STEWART	305 MILL XING W	COLLEYVILLE, TX	76034	305 MILL CROSSING W
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	305 W GLADE RD
HARRIS, BRIAN P	208 MILL CROSSING W	COLLEYVILLE, TX	76034	208 MILL CROSSING W
MISHRA, CHANDER	217 MILL XING W	COLLEYVILLE, TX	76034	217 MILL CROSSING W
PARIKH, MAULIK	4900 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4900 ROCKRIMMON CT
LI, HAOCHUAN	4908 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4908 ROCKRIMMON CT
WESTPHAL, FRED WILLIAM	PO BOX 53	COLLEYVILLE, TX	76034	4928 BILLS LN
MORRIS, JEFFREY D	1122 SMITH RD	ROCKWALL, TX	75032	310 GLADE RD
				216 W GLADE RD
ALVIS, GREGORY W	4714 MILL XING W	COLLEYVILLE, TX	76034	4714 MILL CROSSING W
HOOPER, RANDALL	4707 MILL XING W	COLLEYVILLE, TX	76034	4707 MILL CROSSING W
WILSON, SUSAN	304 MILL CROSSING W	COLLEYVILLE, TX	76034	304 MILL CROSSING W
ZACHERY, HARVEY	4704 MILL VIEW CT	COLLEYVILLE, TX	76034	4704 MILL VIEW CT
ERBEN, HENRY R	312 W GLADE RD	COLLEYVILLE, TX	76034	312 W GLADE RD
STAATS, GARY	308 MILL XING W	COLLEYVILLE, TX	76034	308 MILL CROSSING W
BRAEMAR ADDITION	2909 CLAIREMONT LANE	COLLEYVILLE, TX	76034	COURTESY NOTICE
MILL CREEK ADDN-COLLEYVILLE	213 MILL CROSSING WEST	COLLEYVILLE, TX	76034	COURTESY NOTICE
ROCKRIMMON	4925 ROCKRIMMON	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
CEBALLOS, GRAYSON	220 ELM STREET, SUITE 200	LEWISVILLE, TX	75057	APPLICANT

Public hearing notices were mailed on March 6, 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, March 23, 2020 at 7:00 p.m.

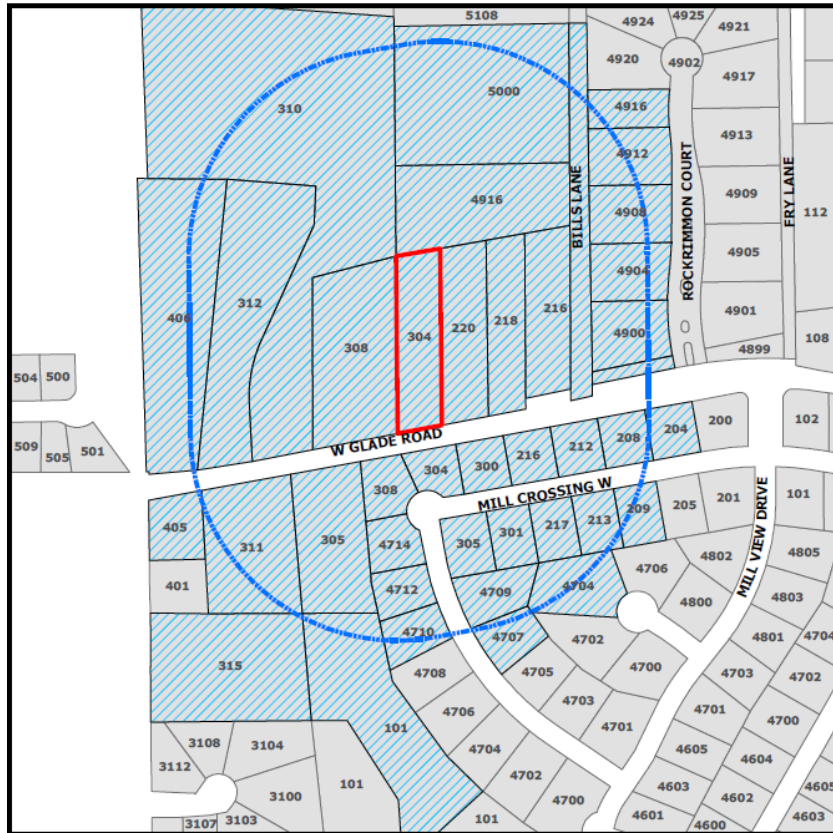
City Council Meetings: Tuesday, April 2, 2020 at 7:30 p.m.

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

Request:	Consideration 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. The Purpose is to plat the property into a single-family residential lot.
Zoning Case:	PC20-004
Applicant:	Grayson Ceballos
Owner:	Patricia Wilkerson and Michael Parvin
Location:	304 W. Glade Road
Property Description:	Tract 1A01C1, Abstract 1756, in the A T Young Survey
Present Zoning:	AG Agricultural District

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 MINOR PLAT FOR LOT 1, BLOCK A, OF
THE PATRICIA AND MICHAEL ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Minor Plat for Lot 1, Block A, of the Patricia and Michael Addition on May 11, 2020.

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

Sec. 1. THAT the Minor Plat for Lot 1, Block A, of the Patricia and Michael Addition on approximately 1.0 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved with the following plat waiver:

1. For the lot width to be 104.43 feet.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 2nd DAY OF JUNE 2020.

Mayor Richard Newton _____
Place 1, Tammy Nakamura _____
Place 3, Kathy Wheat _____
Place 4, George Dodson _____

Mayor Pro Tem Bobby Lindamood _____
Place 5, Chuck Kelley _____
Place 6, Callie Rigney _____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4g	Agenda Date 5/11/2020	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration 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

Explanation

Jeff Polk, the applicant, has submitted a request for a Special Use Permit (SUP) for an Accessory Dwelling on Lot 8, Block 2, of the Westcoat Place Addition, being approximately 0.46 acres, and zoned R-40 Single Family Residential district.

Existing Conditions/Background: The subject property, 6009 Westcoat Drive, has R-40 zoning and is located on the east side of Westcoat Drive north of the intersection with L.D. Lockett Road. The subject property has a single family residence and has an area planned for a 534 s.f. Accessory Dwelling. In 2018, a variance was approved for the property to exceed the required 20% lot coverage by 5% for a total lot coverage of 25% in anticipation of applying for an SUP for an accessory dwelling in the future.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 534 s.f. attached accessory dwelling unit.

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

"2. Maximum Size and Number of Buildings:

- b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:
 - 1. Fifty percent (50%) of the primary structure;
 - 2. The maximum allowed square footage for accessory buildings on the lot; or
 - 3. No more than twelve hundred (1,200) square feet

Accessory dwellings may be housed within the principal residential dwelling, above a residential garage, or be part of an accessory building on the same premises, and shall

comply with minimum standards for light, health, safety, and occupancy in conformance with other applicable City codes and ordinances.

The applicant is requesting an accessory dwelling to allow for a caretakers suite in order to have in-home assistance due to health reasons. At this time, the family desires to complete the build out for a 534 s.f. attached accessory dwelling. The total lot area is 0.46 acres and 4 percent of the total lot area is 801 s.f. The requested accessory dwelling along with a new 387 s.f garage and the new home places the lot coverage to 24.6%. A Special Use Permit is required to allow for an accessory dwelling.

Analysis: Any request for a building permit for an accessory dwelling shall only be authorized after approval of a Special Use Permit by the City Council per the Schedule of Permitted Principal Uses for the R-40 zoning district.

The proposed accessory dwelling complies with all other requirements of Section 3.27. The site plan and floor plan have been included as attachments for review.

Surrounding Development: The property to the north, south and east are zoned R-40 and contain single family residential homes. Property to the west is zoned R-30 Single Family Residential, R-20 Single Family Residential and R-40 Single Family Residential development and contains single family residential homes.

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

Staff Recommendation: Staff recommends approval of the requested SUP because it meets the standards for accessory dwellings per the requirements of the Land Development Code.

Recommendation

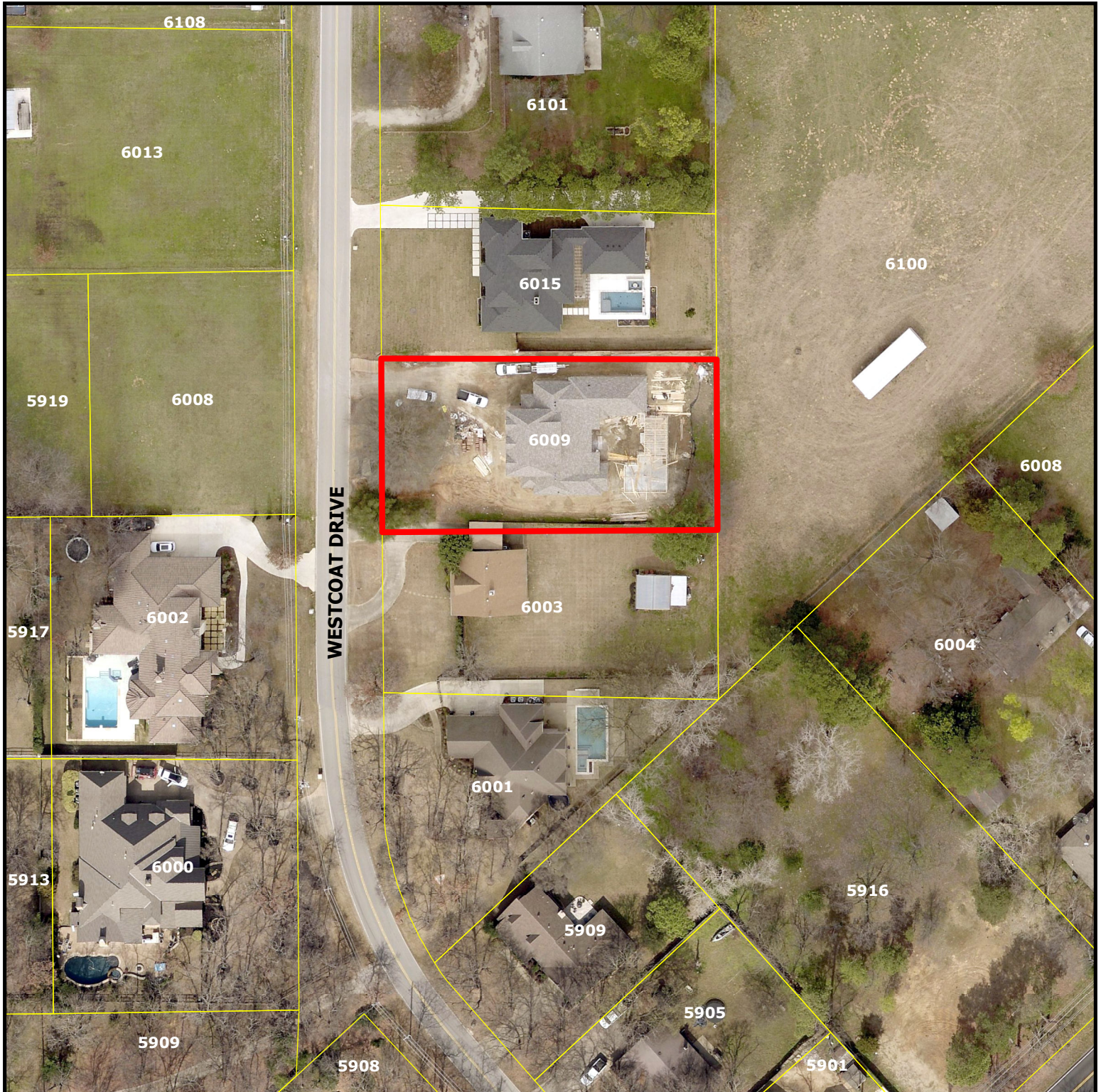
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan 2018 Variance
6. Floor Plan 2018 Variance

7. Floor Plan
8. Notification Map
9. Notification List
10. Property Owner Notification Letter
11. Draft Ordinance

Aerial Map

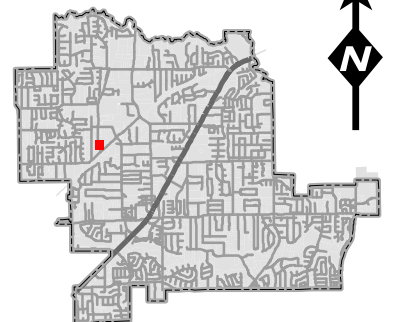


ZC20-006
6009 Westcoat Drive

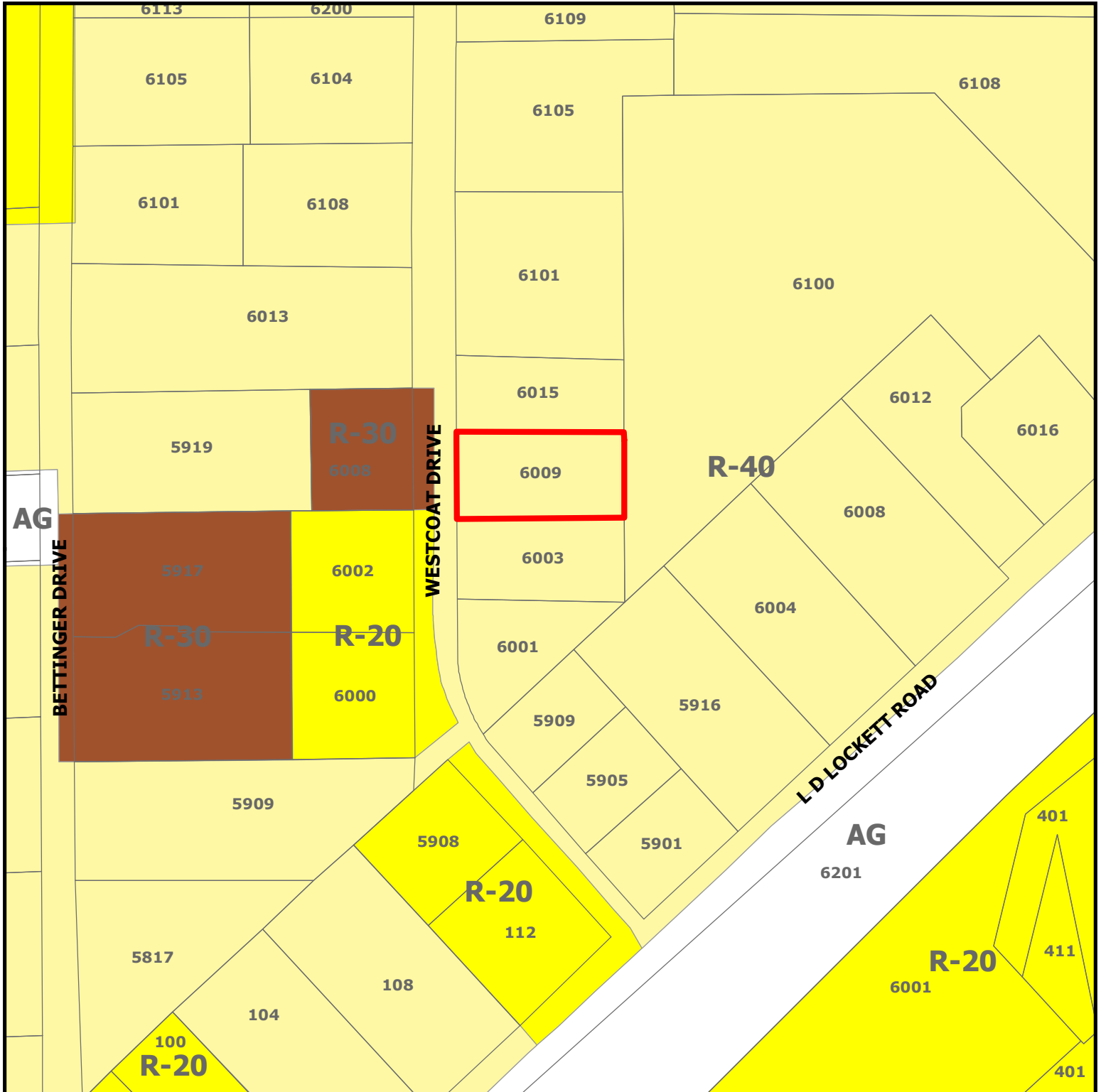
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Subject Property



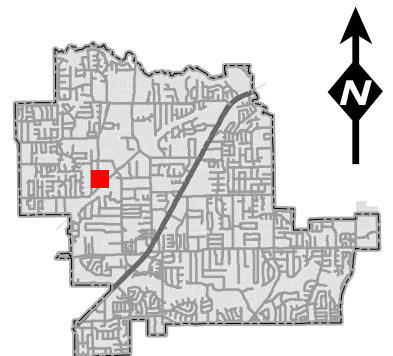
Zoning Map



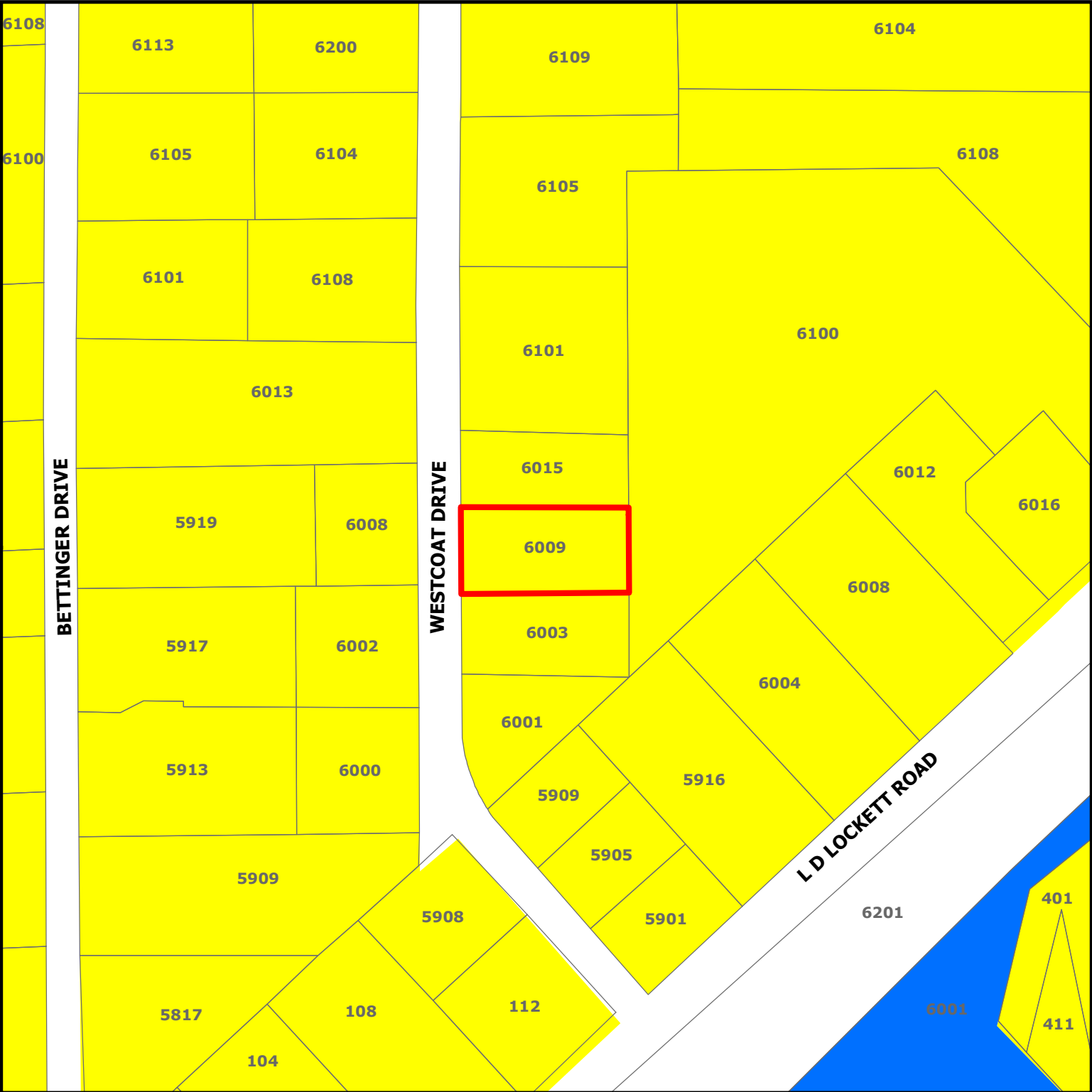
ZC20-006
6009 Westcoat Drive

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 Subject Property



Future Land Use Map

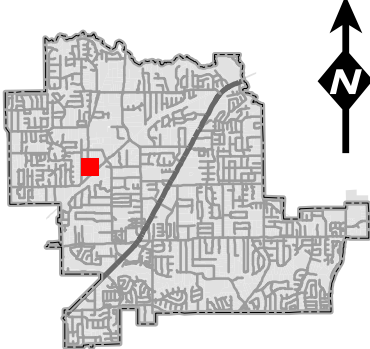


ZC20-006

6009 Westcoat Drive

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-  Subject Property
-  Residential
-  Institutional



Statement of Planning Objectives

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.

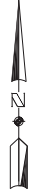
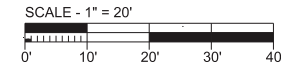
Respectfully,

Jeff Polk
Polk Design Build

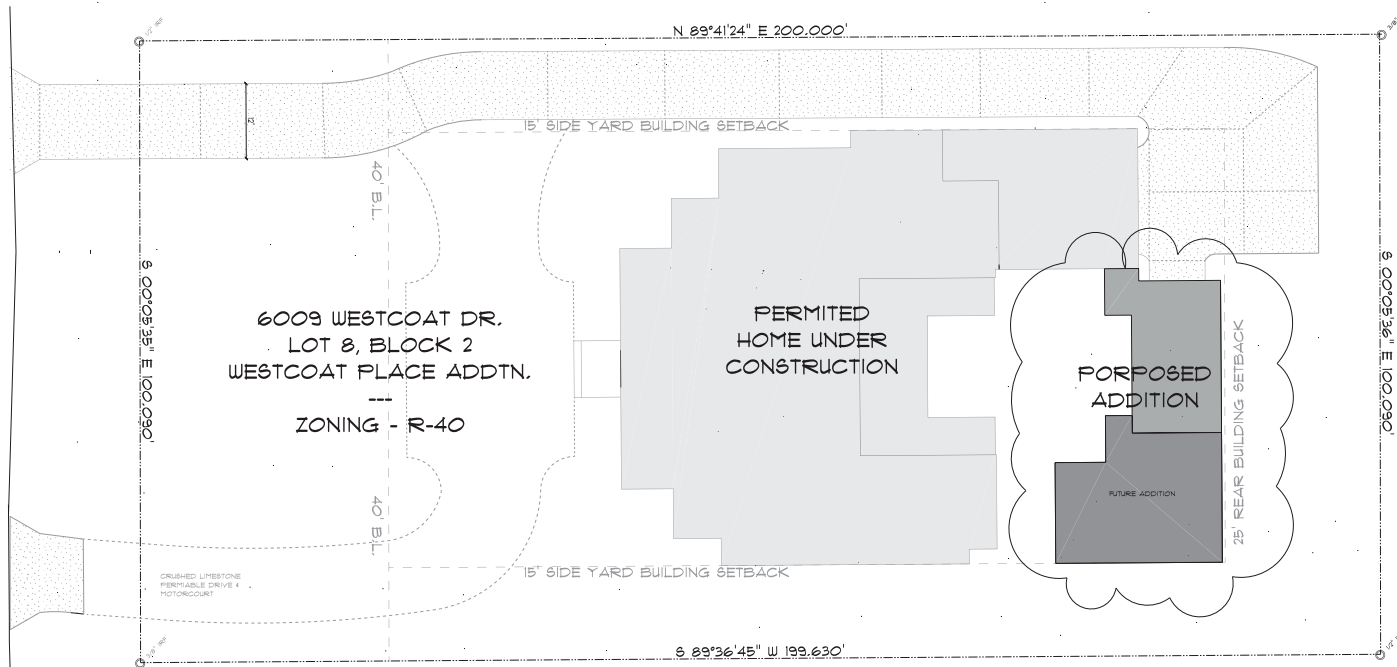
Site Plan

ZONING VARIANCE SITE EXHIBIT

SCALE: 1" = 20'



WESTCOAT DRIVE



LOT AREA = 19,956.8 SF
 20% MAX LOT COVERAGE = 3,992 S.F.
 EXISTING HOME = 3,992 S.F.
 REQUESTED VARIANCE TO 25% LOT COVERAGE = 4,989 S.F.
 PROPOSED 3RD CAR AGARGE = 387 S.F.
 PROPOSED CARETAKER SUITE = 534 S.F.
 TOTAL PROPOSED ADDED AREA = 921 S.F.
 TOTAL LOT COVERAGE WITH PROPOSED = 4,913 S.F. (24.6%)

Designer Approval: x _____ date _____
 Owner Approval: x _____ date _____

SHEET:

C.1.01

MS-MED-20
A
BD
 PROFESSIONAL SEAL
 STATE OF TEXAS
 ARCHITECT
 NO. 0000000000

THIS PLAN AND ANY OTHER INFORMATION HEREON IS THE PROPERTY OF WARDLAW POLK DESIGN BUILD, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WARDLAW POLK DESIGN BUILD, LLC. THE RIGHT OF WARDLAW POLK DESIGN BUILD, LLC IS RESERVED EXCLUSIVELY TO THE ORIGINAL AUTHOR.

WARDLAW POLK

Wardlaw Polk Design Build, LLC
 1904 Industrial Blvd. Suite 104 - Colleyville, TX 76034
 wardlawpolk.com - jef@wardlawpolk.com - 817-899-0040

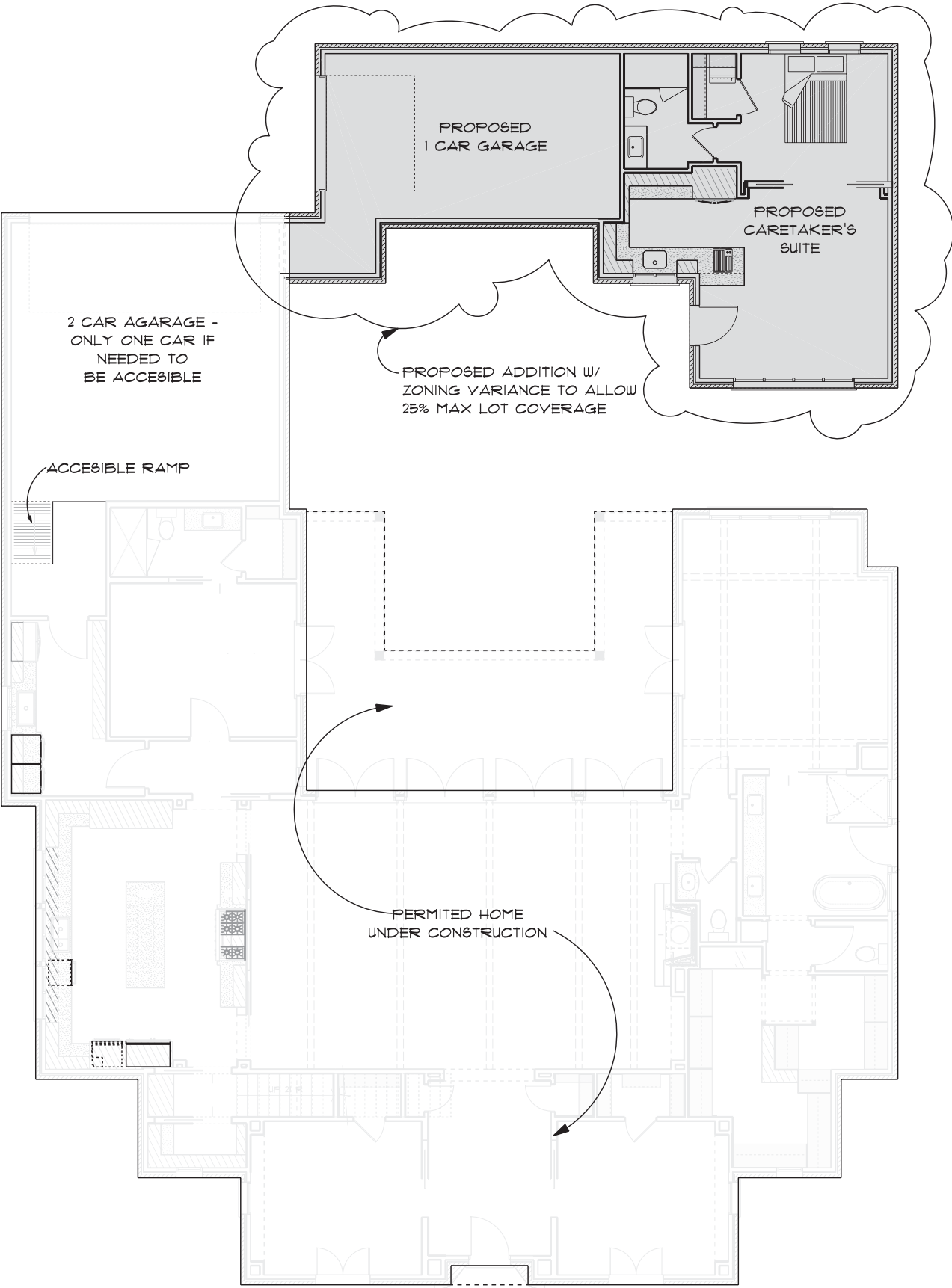
DRAWN BY:
 Jeff A. Polk

DATE:
 04.01.18

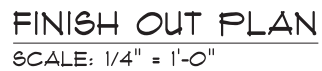
OWNER: Jeff & Pam Thoreson
PROJECT: 6009 Westcoat
ADDRESS: Colleyville, TX 76034

Floor Plan

ZONING VARIANCE EXHIBIT - FLOOR PLAN



Polk
DESIGN
+ BUILD



1 of 1

POLK
DESIGN + BUILD

MEMBER



A.1.01

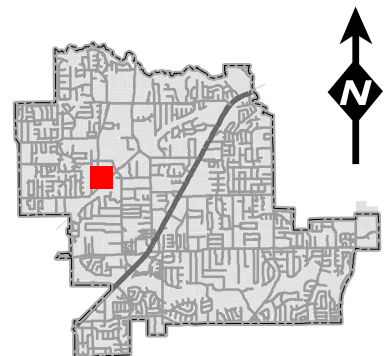
Notification Map



ZC20-006
6009 Westcoat 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
HARBIN, GARY D	5913 BETTINGER DR	COLLEYVILLE, TX	76034	5913 BETTINGER DR
JOHN & WANDA BENNETT TRUST	6013 BETTINGER DR	COLLEYVILLE, TX	76034	6013 BETTINGER DR
COLTART, TIMOTHY	6000 WESTCOAT DR	COLLEYVILLE, TX	76034	6000 WESTCOAT DR
ONDARZA, GEORGE	500 EVERGREEN DR	HURST, TX	76054	6108 WESTCOAT DR
WALKER, RUSSELL W	5909 WESTCOAT DR	COLLEYVILLE, TX	76034	5909 WESTCOAT DR
GRAVES, JERRY W	5901 WESTCOAT DR	COLLEYVILLE, TX	76034	5901 WESTCOAT DR
BRAY, JESSE K	6108 LD LOCKETT RD	COLLEYVILLE, TX	76034	6108 L D LOCKETT RD
SCHAEFERS, DEAN W	6104 WESTCOAT DR	COLLEYVILLE, TX	76034	6104 WESTCOAT DR
PACE, JOHN C	6004 LD LOCKETT RD	COLLEYVILLE, TX	76034	6004 L D LOCKETT RD
KIDD, WALTER EST	304 AZALEA DR	GRAPEVINE, TX	76051	6008 WESTCOAT DR
VAN TREASE CONSTRUCTORS LLC	611 S MAIN ST STE 400	GRAPEVINE, TX	76051	5916 L D LOCKETT RD
HALL, ANN-NITA PEARL	5905 WESTCOAT DR	COLLEYVILLE, TX	76034	5905 WESTCOAT DR
HICKERSON, JOHN T	2504 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	6105 BETTINGER DR
SOLIDAY, JON P	5917 BETTINGER DR	COLLEYVILLE, TX	76034	5917 BETTINGER DR
ADAMS, MARY	6003 WESTCOAT DR	COLLEYVILLE, TX	76034	6003 WESTCOAT DR
BRABON, TERRY W	6101 BETTINGER DR	COLLEYVILLE, TX	76034	6101 BETTINGER DR
CAMERON, MARK J	6002 WESTCOAT DR	COLLEYVILLE, TX	76034	6002 WESTCOAT DR
THRASHER, MARSHALL	5919 BETTINGER DR	COLLEYVILLE, TX	76034	5919 BETTINGER DR
CARMACK, TED R	6109 WESTCOAT DR	COLLEYVILLE, TX	76034	6109 WESTCOAT DR
VENNER, WILLIAM	6105 WESTCOAT DR	COLLEYVILLE, TX	76034	6105 WESTCOAT DR
HUDSON, LESLEY	6015 WESTCOAT DR	COLLEYVILLE, TX	76034	6015 WESTCOAT DR
STOUT, JONATHAN	6101 WESTCOAT DR	COLLEYVILLE, TX	76034	6101 WESTCOAT DR
GORMAN, FRANK M	6001 WESTCOAT DR	COLLEYVILLE, TX	76034	6001 WESTCOAT DR
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266	6201 L D LOCKETT RD
2 HORSE LTD	6105 WESTCOAT DR	COLLEYVILLE, TX	76034	6100 L D LOCKETT RD
YOUNGREEN, ROBERT M	108 W LD LOCKETT RD	COLLEYVILLE, TX	76034	108 W L D LOCKETT RD
CHILDERS, RICKY	5909 BETTINGER DR	COLLEYVILLE, TX	76034	5909 BETTINGER DR
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
PRICE, G	5817 BETTINGER DR	COLLEYVILLE, TX	76034	5817 BETTINGER DR
BRANUM, MARY ANN	5816 ARBOR RD	FORT WORTH, TX	76180	6008 L D LOCKETT RD
KAMERMAN, DELORIS	6016 LD LOCKETT RD	COLLEYVILLE, TX	76034	6016 L D LOCKETT RD
PANNO, RYAN M	6012 LD LOCKETT	COLLEYVILLE, TX	76034	6012 L D LOCKETT RD
HUDSON, LESLEY	6015 WESTCOAT DR	COLLEYVILLE, TX	76034	6009 WESTCOAT DR
REMINGTON PARK ADDITION	5751 KROGER DRIVE	KELLER, TX	76244	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
POLK, JEFF	1904 INDUSTRIAL BLVD, SUITE 104	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on March 6, 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, March 23, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, April 2, 2020 & Tuesday, April 16, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Accessory Dwelling. The purpose is to allow for an accessory building to remain and operate as an accessory dwelling.

Zoning Case: ZC20-006

Applicant: Jeff Polk

Owner: Jeff and Pam Thoreson

Location: 6009 Westcoat Drive

Property Description: Lot 8, Block 2, of the Wescoat Place Addition

Present Zoning: AG Agricultural District

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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyst

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.46 ACRES, BEING LOT 8, BLOCK 2 OF THE WESTCOAT PLACE ADDITION, LOCATED AT 6009 WESTCOAT DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for an accessory dwelling under Case No. ZC20-006; and

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance

Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for an accessory dwelling on the lot on 0.46 acres, on Lot 8, Block 2, of the Westcoat Place Addition, located at 6009 Westcoat Drive, as depicted on the attached as Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the construction of a new attached accessory dwelling.
- b. The accessory dwelling shall be generally consistent with the, site plan and building floorplan as depicted on the attached Exhibits "B" and "C".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of June 2020.

The second reading and public hearing being conducted on the 16th day of June 2020.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 16th day of June 2020.

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

ATTEST:

CITY OF COLLEYVILLE

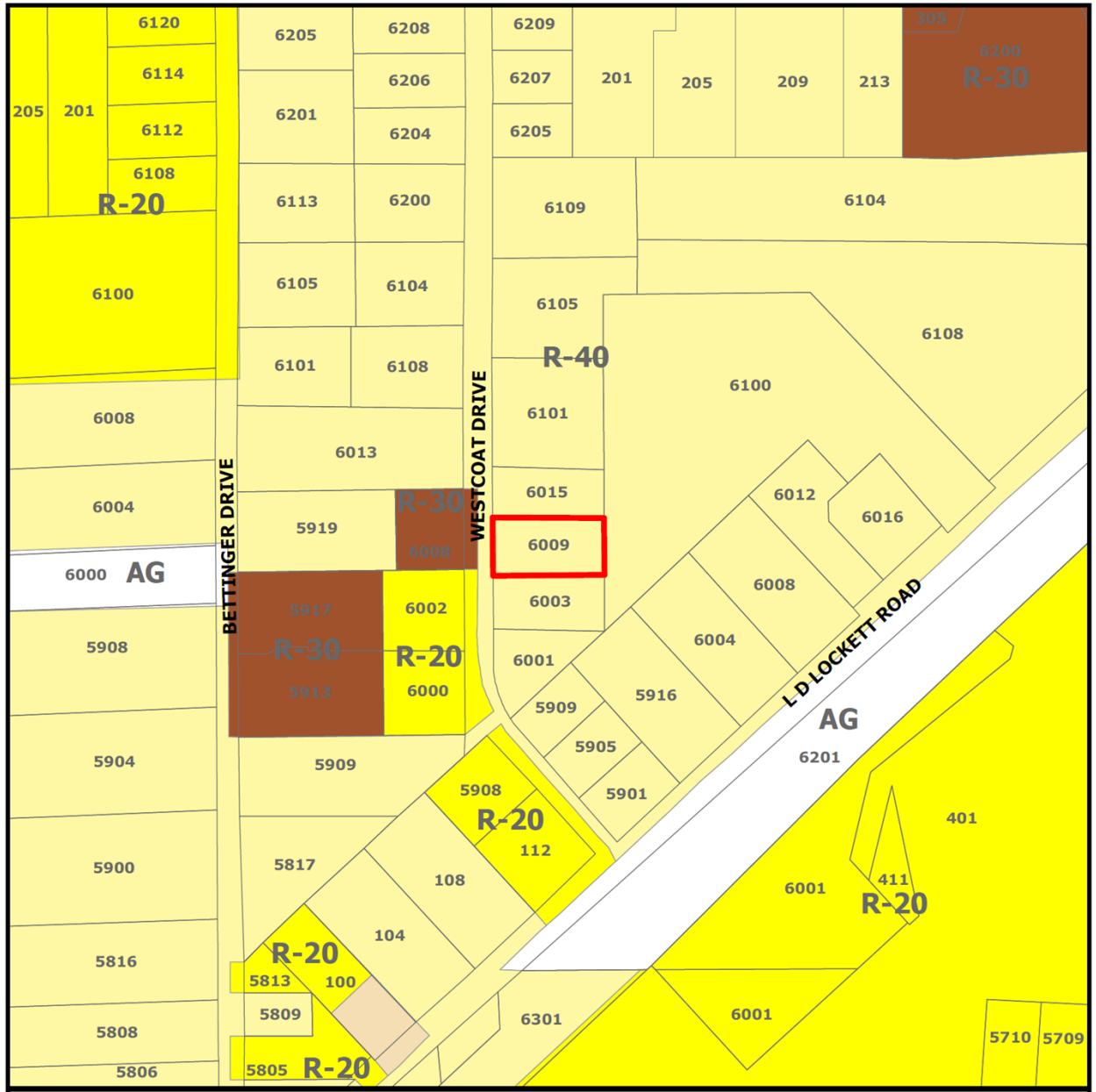
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

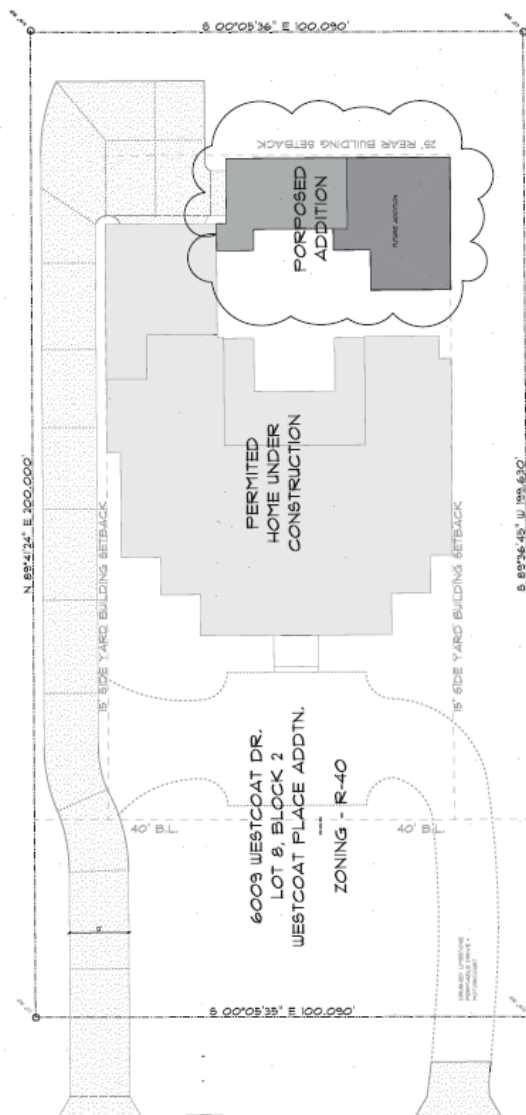
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Zoning Map



ZONING VARIANCE SITE EXHIBIT



LOT AREA = 19,956.8 SF
20% MAX LOT COVERAGE = 3,992 S.F.
EXISTING HOME = 3,992 S.F.
REQUESTED VARIANCE TO 25% LOT COVERAGE = 4,990 S.F.
PROPOSED 3RD CAR GARAGE = 387 S.F.
PROPOSED CARETAKER SUITE = 534 S.F.
TOTAL PROPOSED ADDED AREA = 921 S.F.
TOTAL LOT COVERAGE WITH PROPOSED = 4,913 S.F. (24.6%)

[illegible]

FINISH OUT PLAN
SCALE: 1/4" = 1'-0"

FINISH OUT PLAN - ELECTRICAL
SCALE: 1/8" = 1'-0"

ELECTRICAL SYMBOLS	
1	2
3	4
5	6
7	8
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99	100



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4h	Agenda Date 5/11/2020	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a request for a Special Use Permit for an Accessory Building to exceed the 4% lot coverage allowance and a reduction in setbacks to property lines on Lot 1, Block 1, of the G&R Addition, located at 2313 Hall Johnson Road, Case ZC20-007

Explanation

Randy Primrose, the owner, has submitted a request for a Special Use Permit (SUP) for an accessory building to exceed the 4% lot coverage allowance and a reduction in side yard setbacks to property lines on Lot 1, Block 1, of the G&R Addition, being approximately 0.96 acres, and zoned R-20 Single Family Residential district. The purpose is to allow for an oversized garage to exceed the 4% lot coverage allowance and be closer to the side property lines than permitted by right.

Existing Conditions/Background: The subject property, 2313 Hall Johnson Road, has R-20 zoning and is located on the south side of Hall Johnson Road west of the intersection with Amador Trail. The subject property has an existing 820 square foot (s.f.) home and a new 4,033 s.f. accessory building/garage. The request is for the home to remain and to allow for the new garage to remain.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 4,033 s.f. garage.

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

"2. Maximum Size and Number of Buildings:

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

"3. *Setbacks:*

d. Detached accessory buildings – A detached accessory building shall comply with the setback lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line.

"4. *Maximum Height:* No accessory building shall penetrate a vertical height envelope defined as being a point five feet from a side or rear lot line and extending vertically 8 feet to a point, then extending at a 45° angle to the allowed height of the zoning district. For clarification, structures shall be measured at grade and shall not exceed the maximum height of the zoning district.

"6. *Special Use Permit Provision:* Any request for a building permit for an accessory building which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

The applicant is requesting to allow for the use of a new 4,033 s.f. detached garage. The total lot area is 0.96 acres, or 41,894 square feet. The 4 percent allowance of the total lot area for accessory buildings is 1,676 s.f. The 4,033 s.f. garage is a total of 9.6% of lot coverage. Therefore, the requested accessory building amounts for an additional 6% above the 4% of lot coverage area allowed. The existing home is an additional 820 s.f. for a total lot coverage of 11.5%. The R-20 zoning allows for a total lot coverage of 30%, which is 12,568 s.f.

The new 4,033 s.f. garage is located behind the primary structure. The location of the garage places it along the western property line with a 10 ft. side yard setback and the eastern property line with a 14.3 ft. side yard setback. A primary structure having R-20 zoning is allowed to have internal side yards of 10 ft. An accessory building may be located as close as 5 ft. to any side yard when it is 8 ft. in height. This structure has 20 ft. wall heights along the western and eastern setbacks. Therefore, the required side yard setbacks to meet the Land Development Code requirements should be 17 ft. The SUP allows for the ability of the City Council to approve setbacks that do not meet the criteria for an accessory building.

Analysis: A building permit was issued for the garage as a primary structure. This allowed for the large size. In order to be considered as a primary structure, the garage

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

During construction of the garage structure, the application of the regulations for accessory dwellings was broadened and clarified to include the actual use of any accessory building for dwelling purposes. The impact is that the existing home cannot be occupied and allow for the new garage.

The existing house on the front portion of the property would continue to function as the primary residence. The applicant's desire is for the new garage to be compliant with Colleyville's Land Development Code. To do so requires approval of a Special Use Permit. The new garage will not be used as a dwelling or for dwelling purposes.

Any request for an accessory building exceeding the 4% lot coverage allowance shall only be authorized after approval of a Special Use Permit by the City Council. Additionally, approval of the side setbacks is needed.

Definitions:

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

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

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

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

contains a single family home.

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

Staff Recommendation: Staff recommends approval contingent on screening of the accessory building from adjacent properties. The requested SUP is to exceed the 4% allowable lot area and for the western side yard to be 10 ft. and the eastern side yard to be 14.3 ft. for a 4,033 s.f. garage accessory building. The Land Development Code allows for an accessory building which does not meet the Land Development Code criteria to seek an SUP approval.

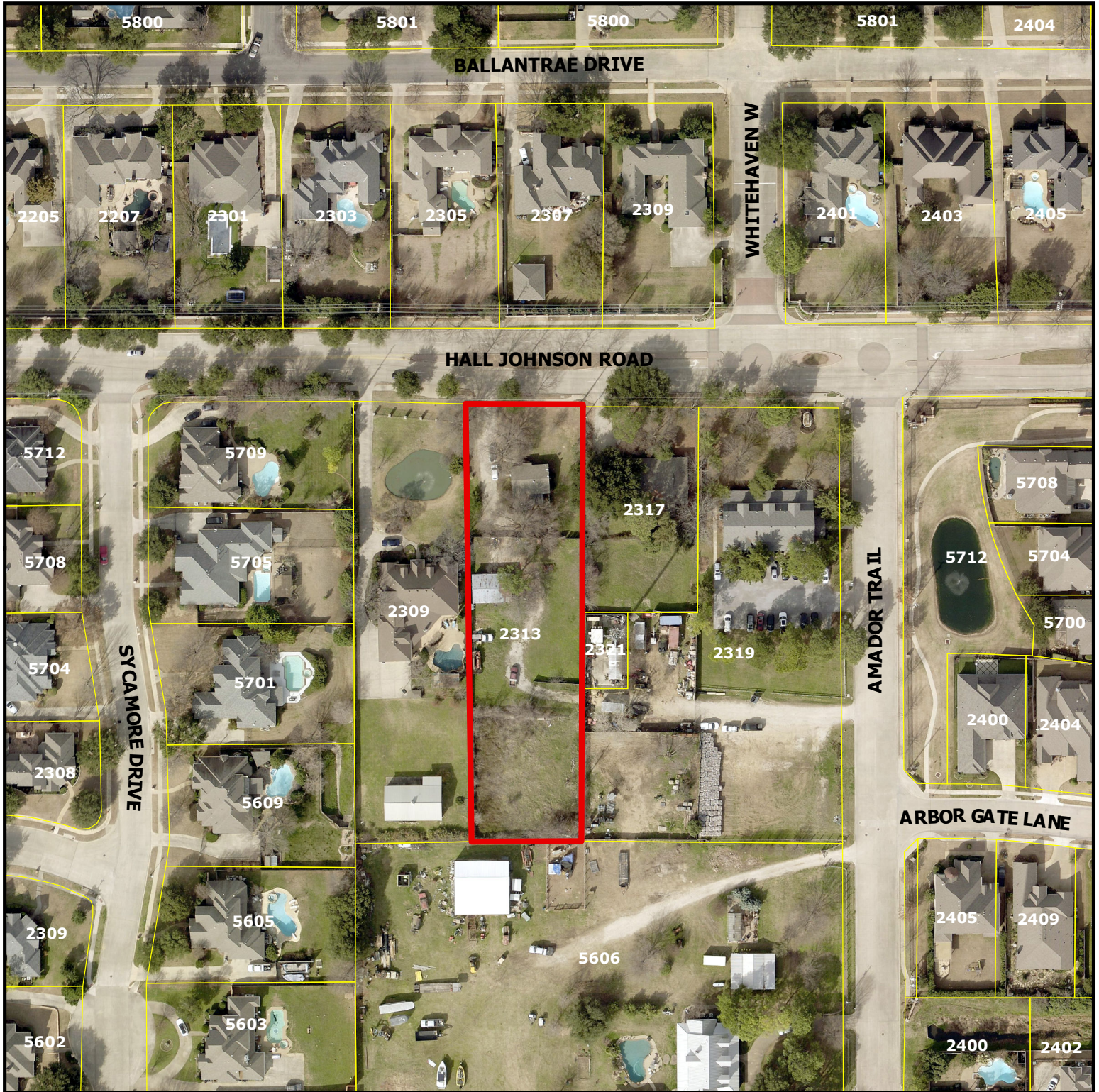
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Building Plans
7. Site Photos
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Draft Ordinance O-20-XXXX

Aerial Map



ZC20-007

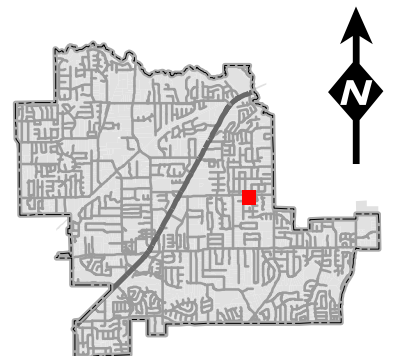
2313 Hall Johnson Road

DISCLAIMER:

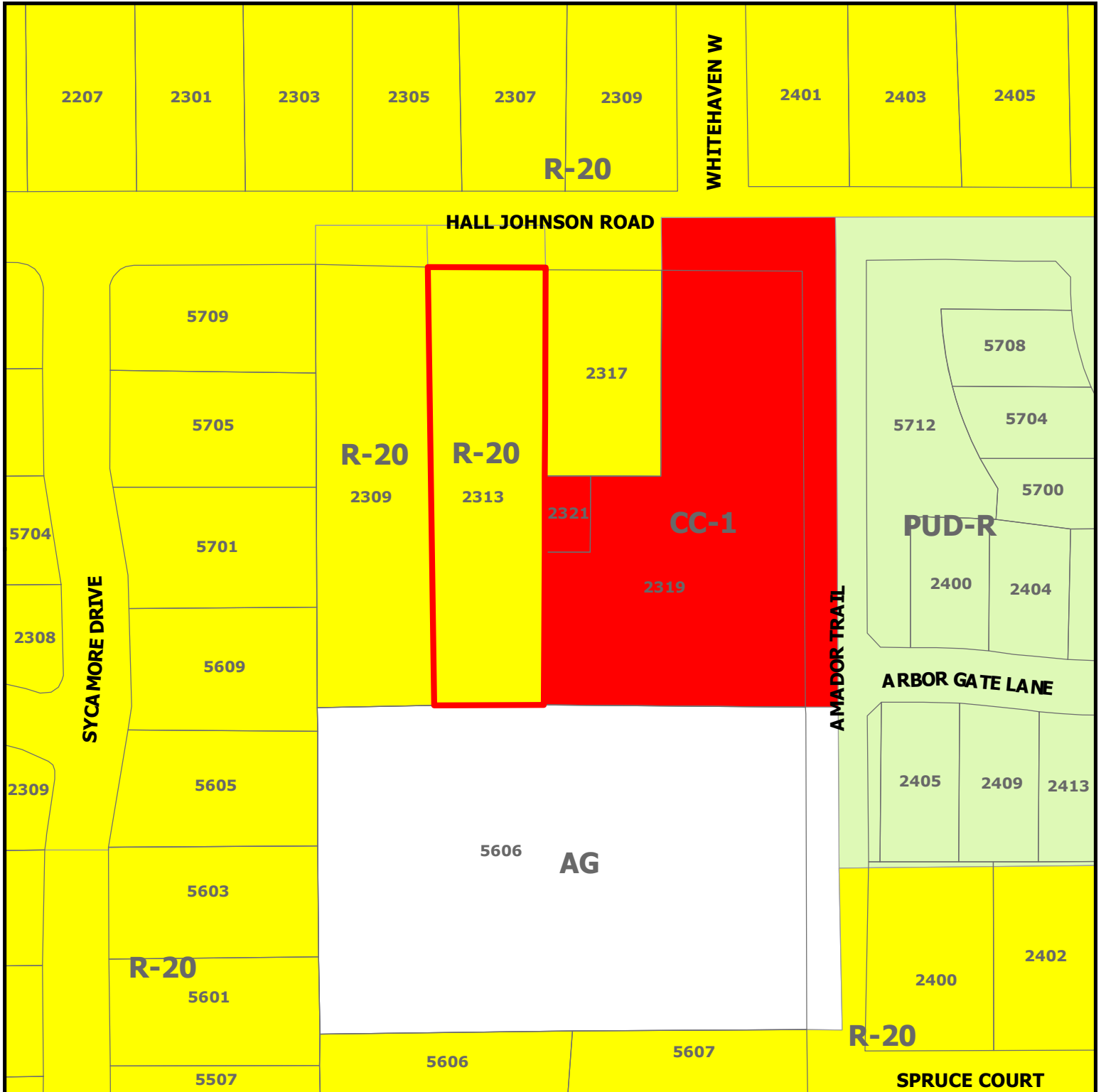
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Subject Property



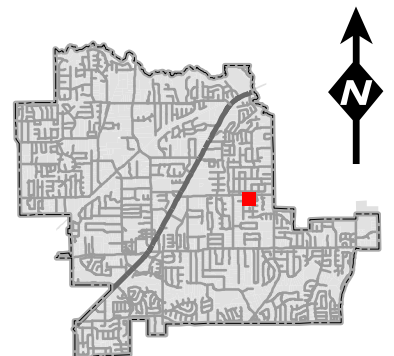
Zoning Map



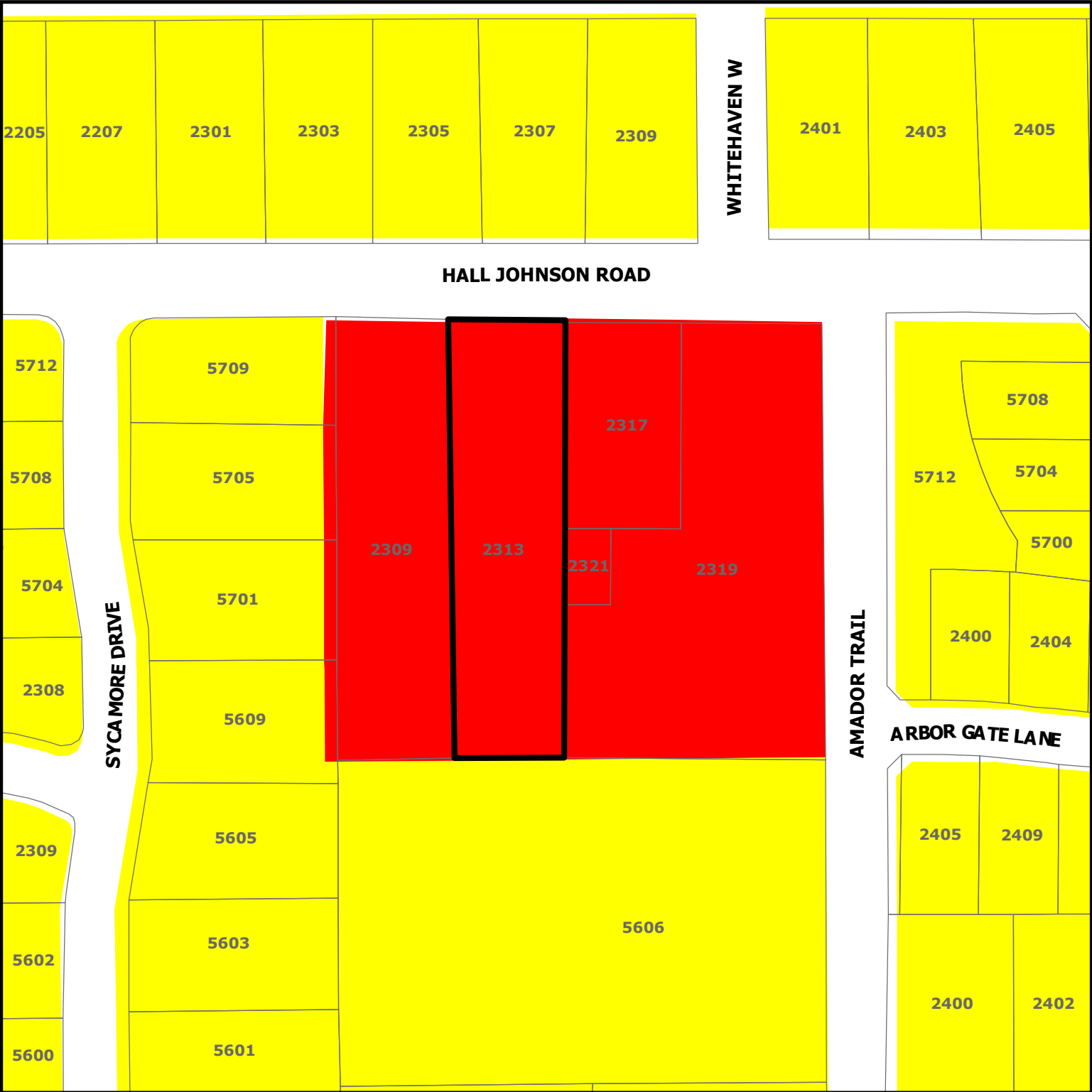
ZC20-007
2313 Hall Johnson Road

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 Subject Property



Future Land Use Map

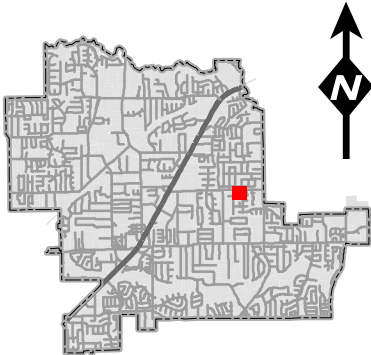


ZC20-007

2313 Hall Johnson Road

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- Subject Property
- Residential
- Commercial



Statement of Planning Objectives

February 12, 2018

City of Colleyville
100 Main Street
Colleyville, TX 76034
817.503.1050

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

To Whom It May Concern:

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

Sincerely,

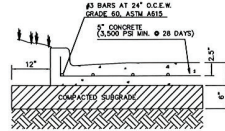
A handwritten signature in black ink that reads "Randy Primrose". The signature is written in a cursive, flowing style.

Randy Primrose
5506 Sycamore Drive
Colleyville, TX 76034
214.500.6763

Site Plan

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

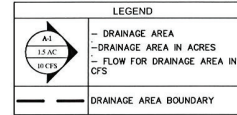
- NOTES:**
1. ALL SLOPE ELEVATIONS ARE TO TOP OF PAVING UNLESS OTHERWISE NOTED.
 2. EXISTING UTILITIES WERE OBTAINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCY WITH THIS PLAN.
 3. ALL CURB HEIGHTS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



LIGHT DUTY
CONCRETE PAVING

GENERAL PAVING NOTES

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

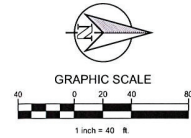
PAVING DETAILS
SCALE: NONE

FLOODPLAIN NOTE

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

LEGEND

CONCRETE PAVEMENT PER DETAIL THIS SHEET



LEGEND

100 — EXISTING CONTOUR

100— PROPOSED CONTOUR

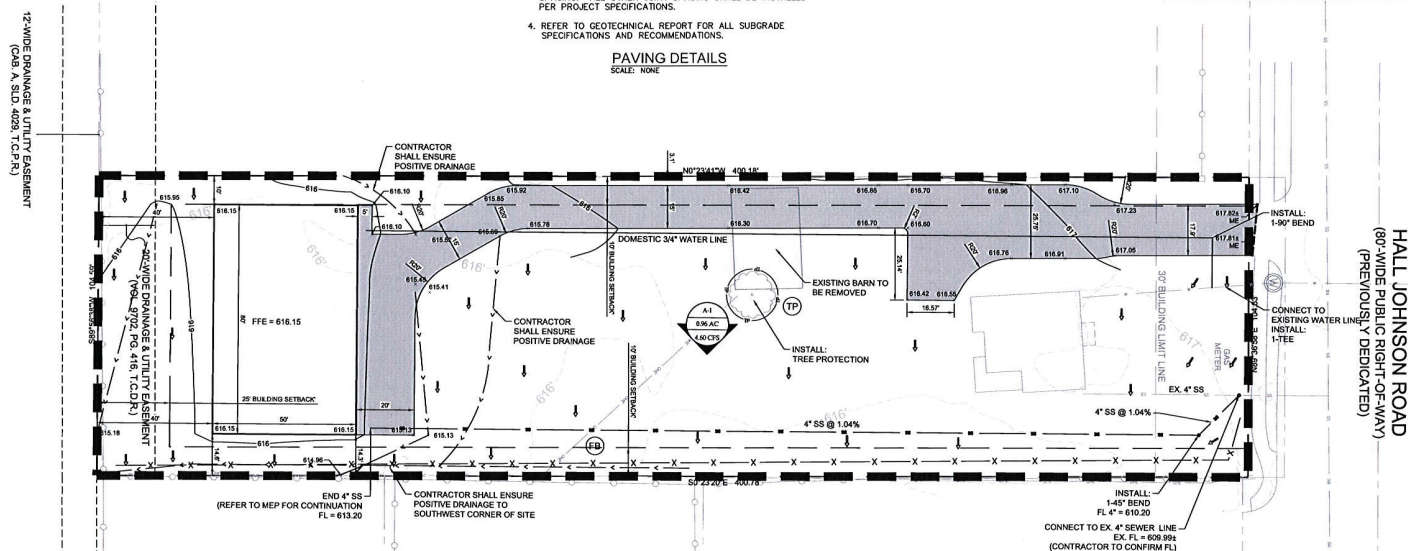
	FILE DEPTH CAUGHT
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	PROPOSED GRADE
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	(TOP OF PAVEMENT)

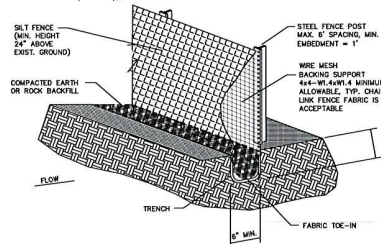
ME	MATCH EXISTING
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HYDROLOGIC CALCULATIONS - DEVELOPED CONDITIONS						
DRAINAGE AREA	AREA (AC.)	C	Tc (min)	t ₁₀₀ (HHR)	Q ₁₀₀ (CFS)	REMARKS
A-1	0.96	0.60	15.0	7.98	4.60	
TOTAL ONSITE DRAINAGE		0.96			4.60	

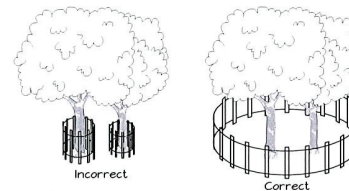


SILT FENCE GENERAL NOTES

3. STEEL POSTS WHICH SUPPORT THE SLICE SILLAGE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SURFACE. POST MUST BE EMBEDDED AT LEAST 12 INCHES.
4. THE TOP OF THE SLICE SILLAGE SHALL BE TRENCHED IN WITH A SPACE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND THE TRENCH IS 1/2" DEEP. THE TRENCH SHALL BE 1/2" WIDE AT THE TOP (E.G. PAVEMENT), WEIGHT BARS FLAP WITH RUN OFF UP SLOPE TO PREVENT EROSION.
5. THE TRENCH MUST BE A MINIMUM OF 8 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SLICE SILLAGE FACE TO BE LAID IN THE GROUND AND BACKFILLED WITH SOIL.
6. SILLAGE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOODEN NAIL, WHICH IS THEN ATTACHED TO THE SLICE SILLAGE POST. THERE MUST BE A MINIMUM OF 2 INCHES OF THE SILLAGE POST EXPOSED ABOVE THE TRENCH.
7. INSPECTION SHALL BE MADE EVERY WEEK AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
8. SILLAGE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO CAUSE EROSION OR STORM DAMAGE.
9. ACCUMULATED SLICE SILLAGE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE TRENCH. SILLAGE SHALL BE DISPOSED IN AN APPROPRIATELY STABILIZED SITE AND SUCH REMOVAL SHALL BE DONE AT THE ADDITIONAL COST OF THE CONTRACTOR.



CONSTRUCTION OF A FILTER BARRIER



BARRIER SHOULD BE IN
LINE OF TREE BRANCHES

TREE PROTECTION GENERAL NOTES

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

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

TREE PROTECTION DETAILS

N.T.S.

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

TEXAS REGISTRATION #14199

CLAY MOORE

ENGINEERING



**PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS**

DEVELOPMENT CONSTRUCTION PLAN

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

Building Plans

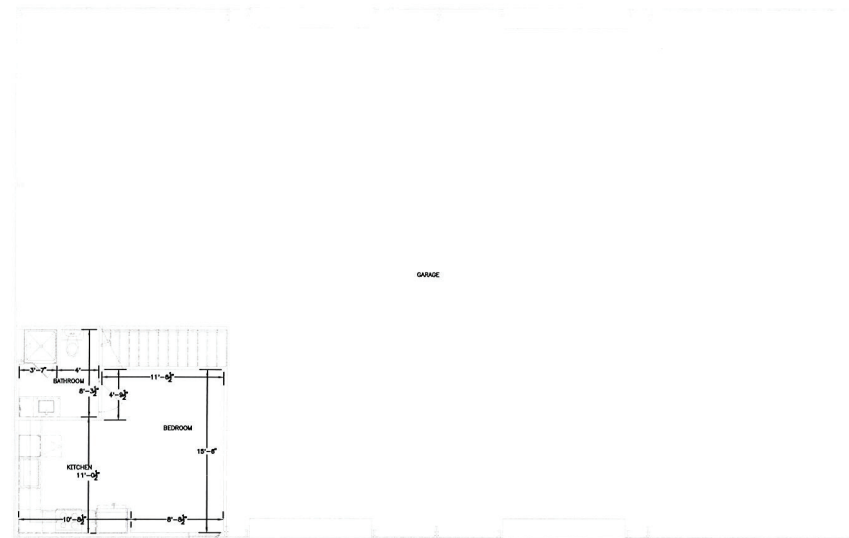


TRASH ENCLOSURES
AND
TOILET FACILITIES
REQUIRED ON JOB SITE

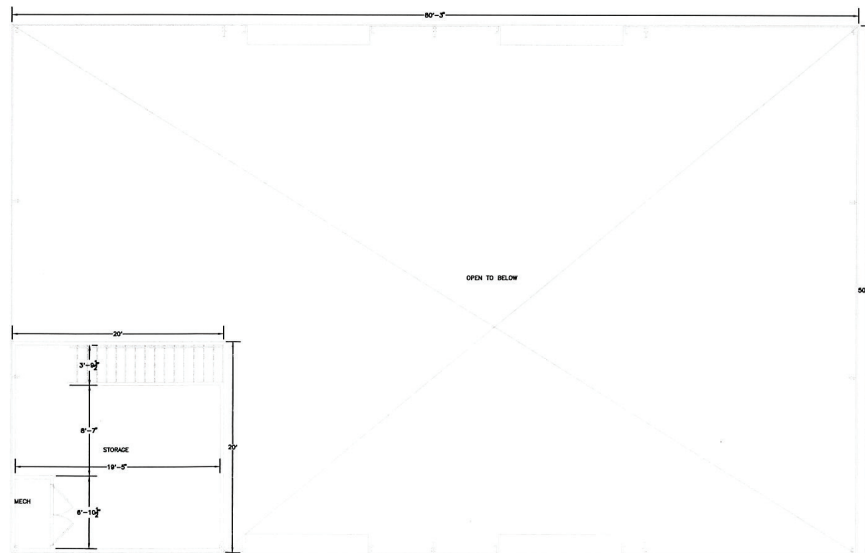
CONSTRUCTION WORKING HOURS
7:00 a.m. to 6:00 p.m.
MONDAY thru SATURDAY
NO SUNDAYS

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

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



① 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



② MEZZANINE PLAN
SCALE: 1/4"=1'-0"



PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

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

Drawing Title:
FLOOR PLAN
GENERAL

Sheet:
1G-1

Building Plans

ELECTRICAL ABBREVIATIONS, SYMBOLS, AND NOTES

ABBREVIATIONS	LIGHT FIXTURES	SWITCHES & MISC.	GENERAL NOTES
A ABOVE COUNTER AC ALTERNATING CURRENT AD AUTOMATIC DOOR OPENER AF AMPERE FRAME AF AMPERE FRAME ATS AT AUTOMATIC TRANSFER SWITCH C CIRCUIT BREAKER C/C/BK BRK CIRCUIT BREAKER CCTV CLOSED CIRCUIT TV CL CEILING DB DIRECT BURIAL DC DIRECT CURRENT DE DESTRUCTIVE PANEL EL ELECTRIC ELC EMERGENCY LIGHT EP EXPOSED PIPING EW ELECTRIC WATER COOLER EX EXISTING F FIRE ALARM ANNUNCIATOR PANEL FACU FIRE ALARM CONTROL PANEL			

Building Plans

REVIEWED

FEB 26 2019

**CITY OF COLLEYVILLE
BY BUILDING DEPARTMENT**

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

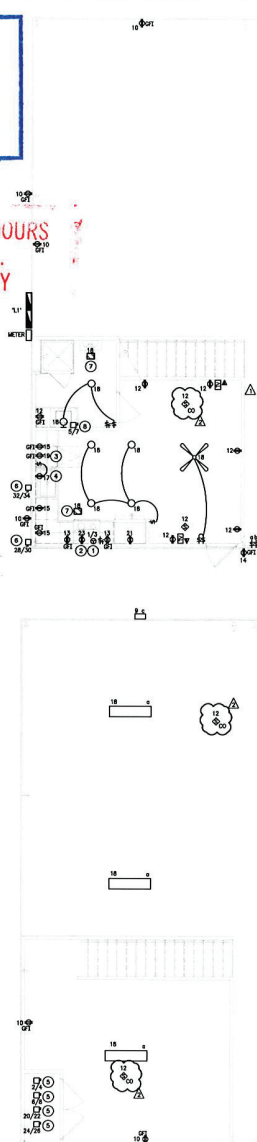
REFER TO PLAN REVIEW COMMENTS
FOR ADDITIONAL REQUIREMENTS
CITY OF COLLEYVILLE
BUILDING INSPECTIONS

ELECTRICAL

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

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

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



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

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

GENERAL NOTES

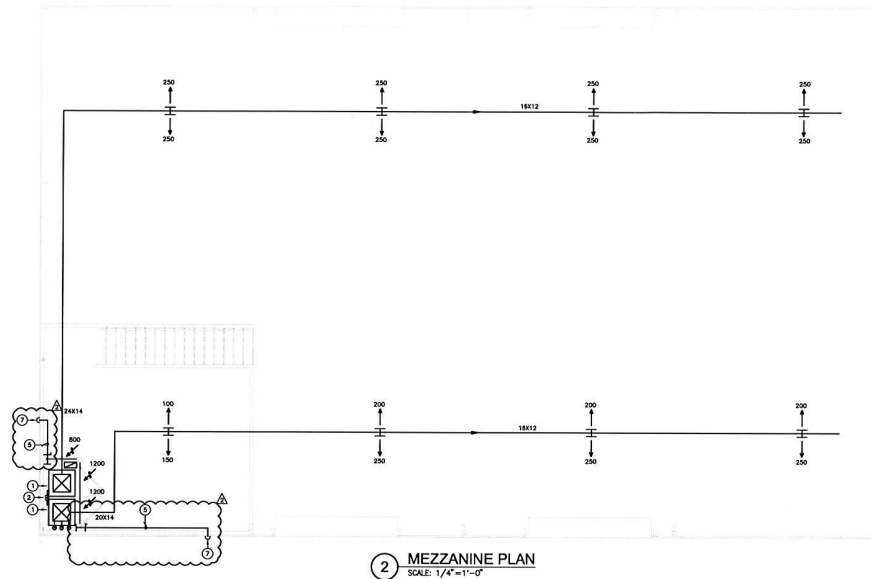
- ELECTRICAL DEVICES SHALL BE PLACED AS FOLLOWS UNLESS CONTRACTOR TO VERIFY MOUNTING HEIGHTS WITH ARCHITECT/INTERIOR DESIGNER.
LIGHTING SWITCHES & THERMOSTATS 4'-6" AFF
RECEPTACLES 1'-6" AFF
COUNTER TOP DEVICES (KITCHENS) 4'-6" AFF
COUNTER TOP DEVICES (BATHS) 4'-6" AFF
REFRIGERATOR 6'-0" AFF
- DEVICE PLACEMENT/SPACING MUST MEET THE REQUIREMENTS OF THE NEC, ALL STATE AND LOCAL ORDINANCES AND THE FAN HANDLING ACT.
- SMOKE DETECTOR ALARMS INTERLOCKED TOGETHER. ONE DETECTOR TO BE COORDINATION SHARK AND CO DETECTOR.
- ALL SMOKE DETECTORS IN VAULTED AREAS SHALL BE WITHIN 12" OF HIGHEST POINT.
- REFER TO MECHANICAL / PLUMBING DRAWINGS FOR EXACT LOCATION OF ALL PUMP EQUIPMENT.
- REFER TO INTERIOR DESIGN/ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION/REQUIREMENTS.
- USE NM CABLE TO BRANCH CIRCUITS WITHIN THE PERIMETER WALLS OF EACH APARTMENT FROM THAT UNIT'S INDIVIDUAL PANEL WHERE ALLOWED BY CODE.
- ALL BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS PER NEC-210.15 BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
- PROVIDE TAMPER RESISTANT RECEPTACLES FOR NEC 406.12.
- ALL 15A AND 20A, 120V RECEPTACLES WITHIN 8' OF A SINK OR ANY OTHER WET LOCATION SHALL BE GFCI PROTECTED.
- WHENEVER RECEPTACLES LABELED "GFI" ARE NOT READILY ACCESSIBLE, GFCI PROTECTION SHALL BE PROVIDED THROUGH GFCI BREAKER.
- VERIFY EXACT LOCATION OF ALL EQUIPMENT AND DEVICES WITH OWNER PRIOR TO ROUGH-IN.

NOTES BY SYMBOL:

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

PANELBOARD SCHEDULE									
MAIN BUS		40A	240V	200A	200A	PANEL NAME		PANEL NAME	
AC RATING	DESCRIPTION	AMP	120V	120V	120V	SECTION 1	SECTION 2	SECTION 3	SECTION 4
1	RANGE	40A	1	1	1	1	1	1	1
2	DISHWASHER	20A	1	1	1	2	2	2	2
3	SINK	20A	1	1	1	3	3	3	3
4	COUNTER	20A	1	1	1	4	4	4	4
5	INTERIOR LIT	20A	1	1	1	5	5	5	5
6	EXTERIOR LIT	20A	1	1	1	6	6	6	6
7	WALL SW	20A	1	1	1	7	7	7	7
8	WALL SW	20A	1	1	1	8	8	8	8
9	WALL SW	20A	1	1	1	9	9	9	9
10	WALL SW	20A	1	1	1	10	10	10	10
11	WALL SW	20A	1	1	1	11	11	11	11
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28	WALL SW	20A	1	1	1	28	28	28	28
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144	WALL SW	20A	1	1	1	144	144	144	144
145	WALL SW	20A	1	1	1	145	145	145	145
146	WALL SW	20A	1	1	1	146	146	146	146
147	WALL SW	20A	1	1	1	147	147	147	147
148	WALL SW	20A	1	1	1	148	148	148	148
149	WALL SW	20A	1	1	1	149	149	149	149
150	WALL SW	20A	1	1	1	150	150	150	150
151	WALL SW	20A	1	1	1	151	151	151	151
152	WALL SW	20A	1	1	1	152	152	152	152
153	WALL SW	20A	1	1	1	153	153	153	153
154	WALL SW	20A	1	1	1	154	154	154	154
155	WALL SW	20A	1	1	1	155	155	155	155
156	WALL SW	20A	1	1	1	156	156	156	156
157	WALL SW	20A	1	1	1	157	157	157	157
158	WALL SW	20A	1	1	1	158	158	158	158
159	WALL SW	20A	1	1	1	159	159	159	159
160	WALL SW	20A	1	1	1	160	160	160	160
161	WALL SW	20A	1	1	1	161	161	161	161
162	WALL SW	20A	1	1	1	162	162	162	162
163	WALL SW	20A	1	1	1	163	163	163	163
164	WALL SW	20A	1	1					

Building Plans



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

FAN SCHEDULE

DESIGNATION	SERIES	TYPE	DRIVE	CFM	HP	MAX. S.P.	MOTOR	MAX. S.P.	MANUFACTURER	MODEL	OPTIONS	CONTROL
EF-A	RESTROOMS	INLINE	DIRECT	30	0.25	750	1/2-1/2	0.8	COOK	ON-128	1	1
EF-B	KITCHENS	INLINE	DIRECT	100	0.75	1075	1/2-1/2	1.5	COOK	ON-148	1	1

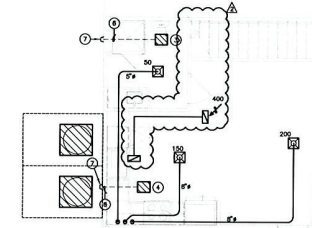
OPTIONAL ACCESSORIES
 1. BACKDRAFT DAMPER
 2. BREDSCREEN
 3. WALL COLLAR
NOTES
 A. ROOF CURB SHALL BE COMPATIBLE WITH ROOF SYSTEM AND ROOF SLOPE.
 B. INCREASE FAN MOTOR HP AND DRIVE ASSEMBLY TO PROVIDE CHG AND STATIC PRESSURE SCHEDULED.
 C. WALL HOUSING COMPATIBLE WITH WALL SYSTEM, MOTOR AND BLADE GUARDS.
 D. MULTIPLE QUANTITIES, REFER TO DRAWINGS.

CONTROL/INTERLOCK
 1. LIGHT SWITCH
 2. WALL TIMER SWITCH SHALL BE TO GS 1008

SPLIT SYSTEM AIR CONDITIONER SCHEDULE

ROOMS UNIT MARK	AC-1	AC-2
OUTDOOR UNIT MARK	62-1	62-2
MANUFACTURER	1646E	1646E
INDOOR UNIT MODEL	13103	13103
OUTDOOR UNIT MODEL	47183	47183
NOMINAL COOLING CAPACITY (TONS)	9	9
EVAPORATOR AMPLIFY (CFM)	2600	2600
ENTERING AIR DRY-BULB TEMP. (°F)	87	87
ENTERING AIR WET-BULB TEMP. (°F)	100	100
EFFICIENCY (SEER)	14	14
ELECTRIC HEAT (KW)	30.8	30.8
ELECTRICAL CHARACTERISTICS		
INDOOR UNIT VOLTAGE	240V	240V
INDOOR UNIT PHASE	1/2	1/2
INDOOR UNIT AMP	22.0	22.0
OUTDOOR UNIT VOLTAGE	240V	240V
OUTDOOR UNIT PHASE	1/2	1/2
OUTDOOR UNIT AMP	24.0	24.0
INDOOR UNIT COMPARTMENT	VERTICAL	VERTICAL
OUTDOOR UNIT WEIGHT (LB)	1,234.6	1,234.6

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



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

GENERAL MECHANICAL NOTES

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

MECHANICAL NOTES BY SYMBOL

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



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

3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS



PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue:	Date:
Permit:	2018.12.21
Permit Comments:	2018.01.10
Permit Comments:	2018.01.26
Drawing Title:	FLOOR PLAN
Sheet:	MECHANICAL
Sheet:	1M-1

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

FEB 26 2019

CITY OF COLLEYVILLE
BY BUILDING DEPARTMENT

(NOTE: ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS)

[illegible]

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

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

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



**3 CONSULTING
ENGINEERS**



2018.12.

PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue:	Date:
PERMIT	2018.12.21

Drawing Title:
COVER SHEET

Sheet
1P-0

Building Plans

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

GENERAL NOTES:

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

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

PLUMBING

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

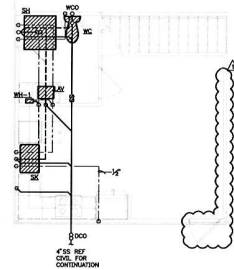
EROSION CONTROL SYSTEM MUST BE IN PLACE PRIOR TO PLUMBING ROUGH

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



PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

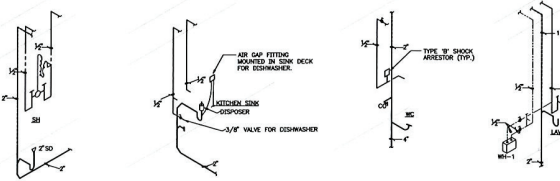
Drawn	Date
Permit	2019.12.21
Permit Comments	2019.01.10
Drawing Title FLOOR PLAN PLUMBING	
Sheet 1P-1	



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



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



3 RISERS - PLUMBING
SCALE: NONE

Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



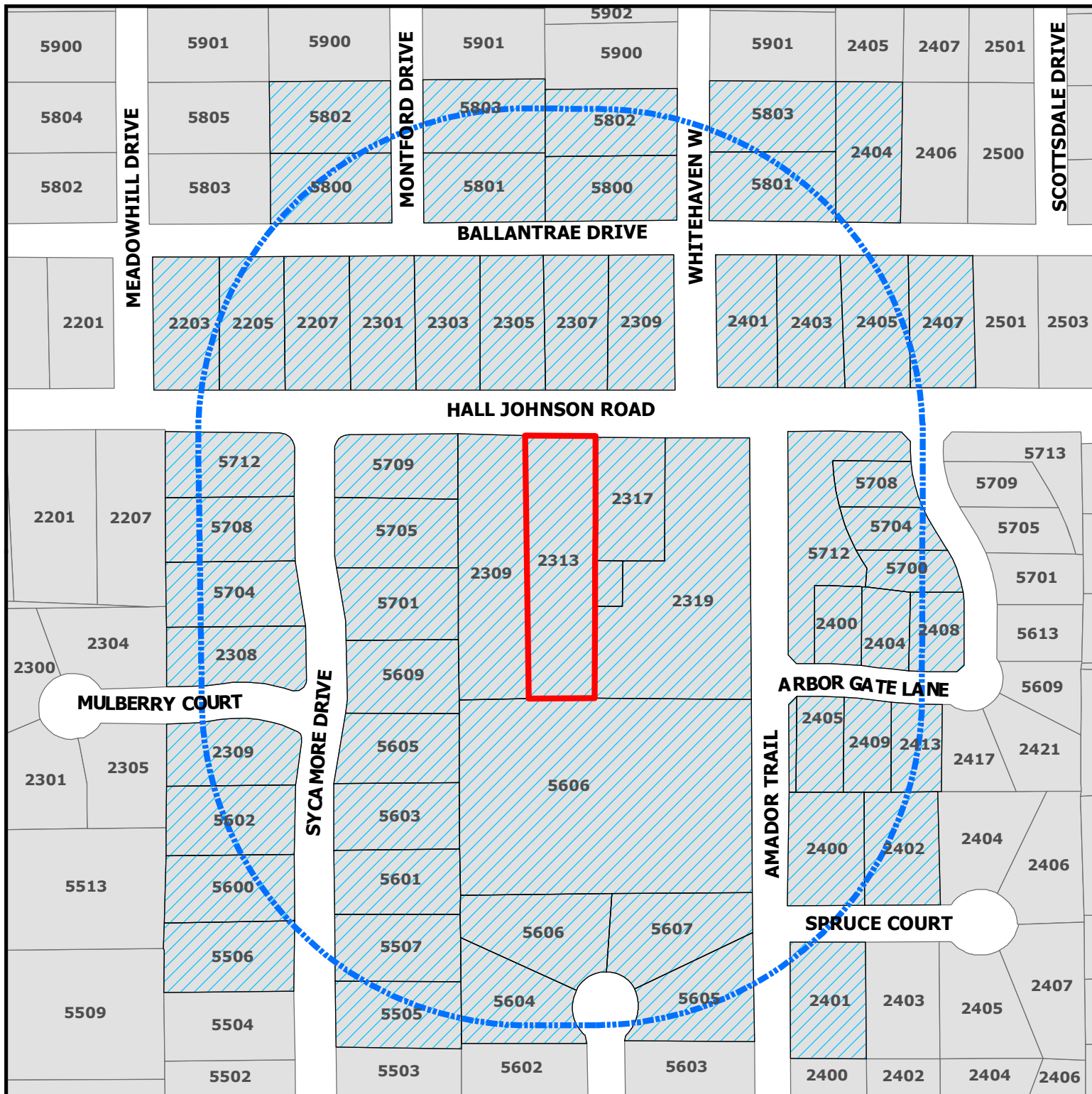
Site Photos



Site Photos



Notification Map

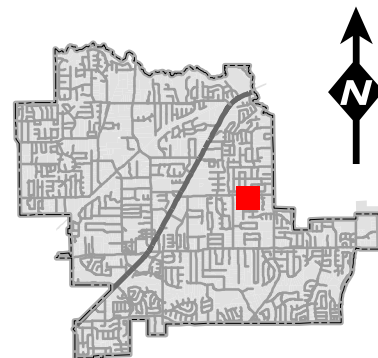


ZC20-007

2313 Hall Johnson Road

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

-  Subject_Property
-  Buffer
-  Notify_Parcel



Notification List

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



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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, May 11, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, June 2, 2020 & Tuesday, June 16, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a request for a Special Use Permit for an Accessory Building to exceed the 4% lot coverage allowance. The purpose is to allow for a detached garage of $\pm 4,033$ square feet to remain.

Zoning Case: ZC20-007

Applicant: Randy Primrose

Owner: Randy Primrose

Location: 2313 Hall Johnson Road

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

Present Zoning: R-20 Single Family Residential

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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-2114

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

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for an accessory building to exceed the 4% lot coverage allowance and a reduction in setbacks to property lines under Case No. ZC20-007; and

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for an accessory building to exceed the 4% allowable lot coverage and a reduction in setbacks to property lines on the lot on 0.96 acres, being Lot 1, Block 1, of the G&R Addition, located at 2313 Hall Johnson Road, as depicted on the attached as Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the new 4,033 s.f. accessory building and that the accessory building may exceed the 4% allowable lot coverage.
- b. The Special Use Permit shall also allow for a 10 ft. side yard setback from the western property line and a 14.3 ft. side yard setback from the eastern property line.

- c. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".
- d. All requirements of the Land Development Code shall be met, except where amended herein.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of June 2020.

The second reading and public hearing being conducted on the 16th day of June 2020.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 16th DAY OF JUNE 2020.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

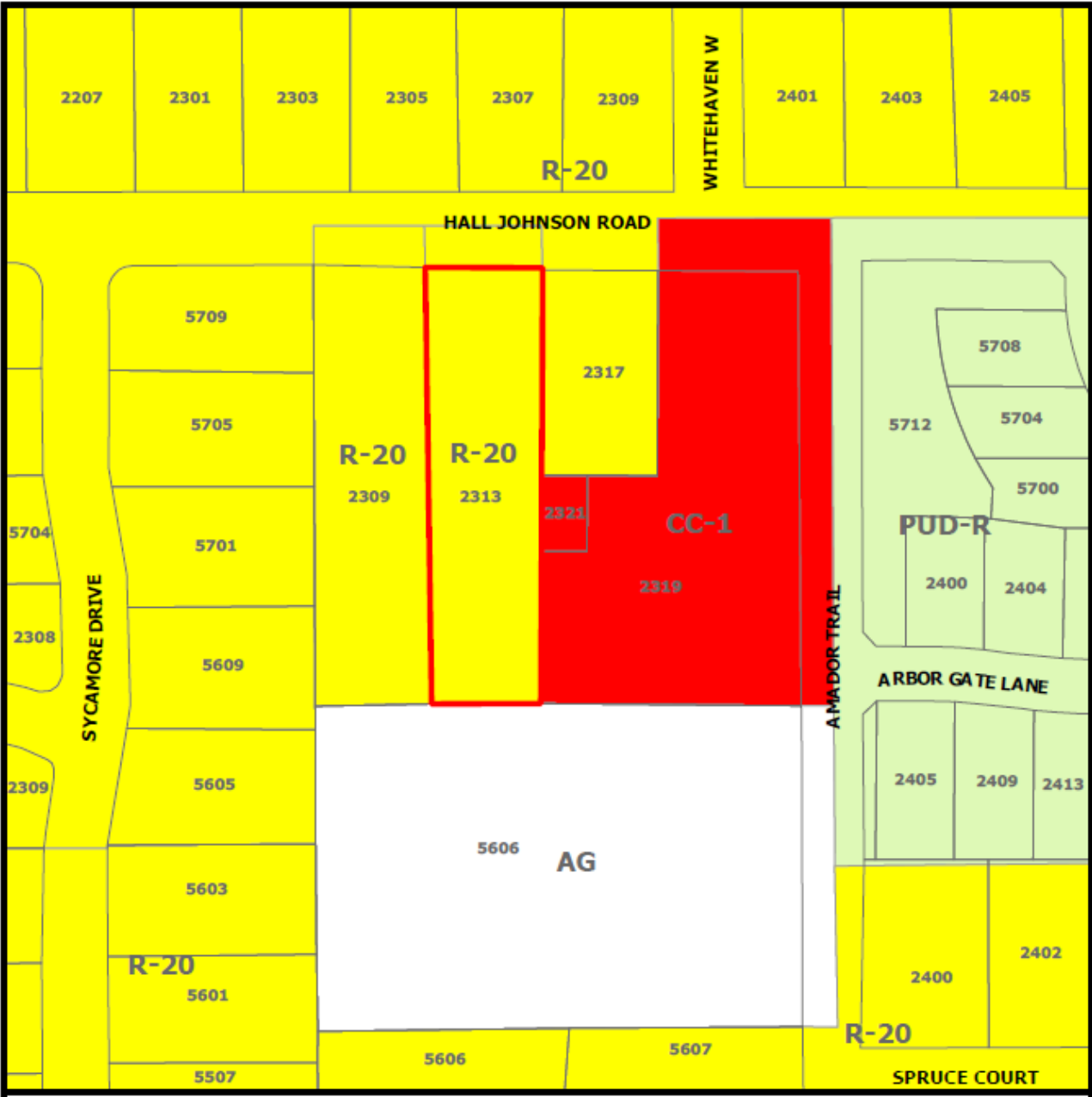


Exhibit "B" – Site Plan

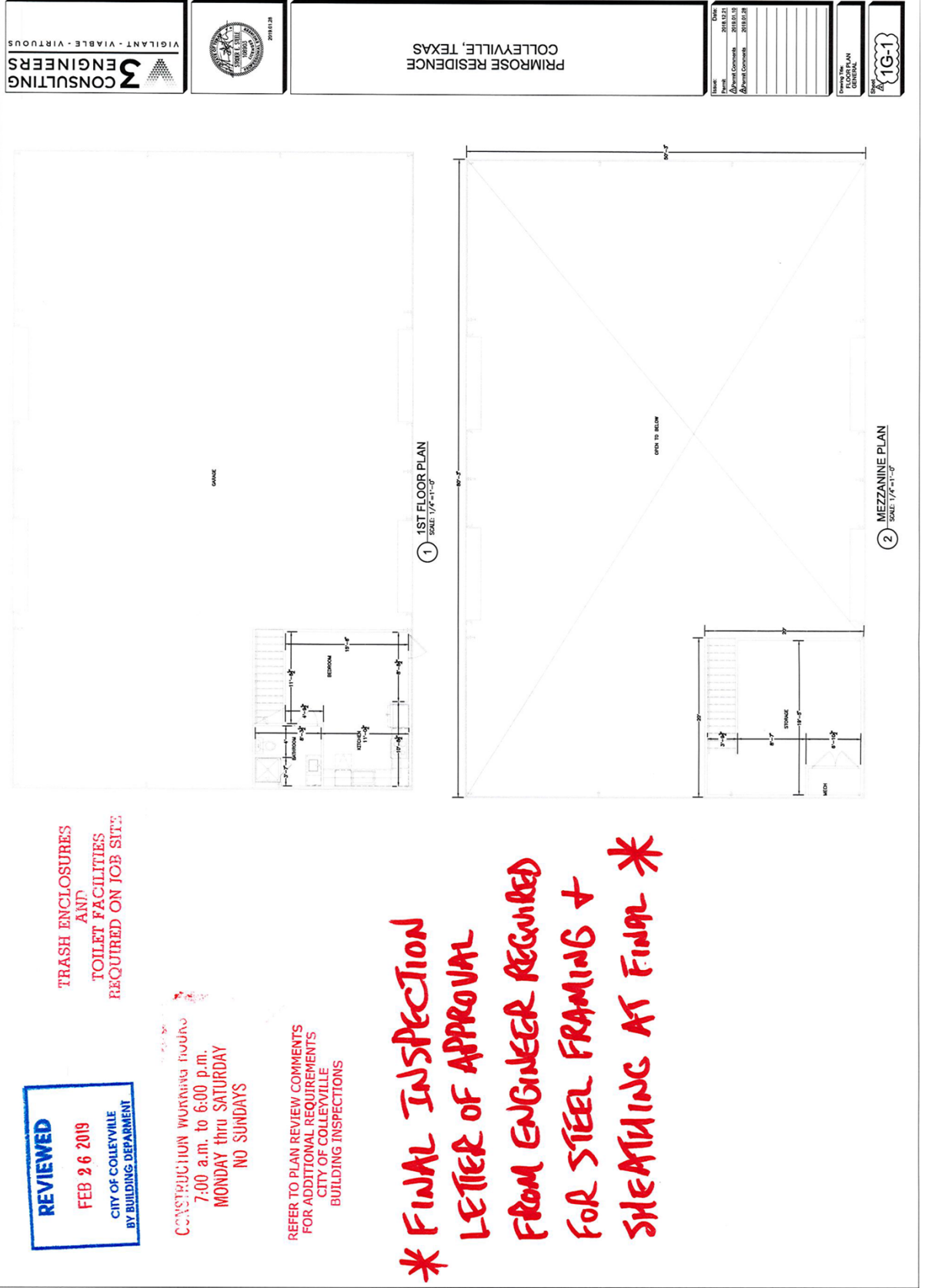
REVIEWED
FEB 26 2019
 CITY OF COLLEYVILLE
 BY BUILDING DEPARTMENT

TRASH ENCLOSURES
 AND
 TOILET FACILITIES
 REQUIRED ON JOB SITE

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

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

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





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4i	Agenda Date 5/11/2020	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a request for a Special Use Permit for a 'Day Care Center' on Lots 9R and 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Blvd, Case ZC20-008

Explanation

Stephen Brown, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for a Day Care Center at 6412 and 6416 Colleyville Boulevard. The subject property is zoned PUD-C Planned Unit Development- Commercial district. A Day Care Center is only allowed in the office and commercial districts with the approval of an SUP.

Existing Conditions/Background: The subject property is currently known as the Winding Creek Development and is developed as an office park to include the Montclair Wedding Venue. Commercial retail uses are permitted on properties adjacent to Colleyville Boulevard. Per the attached site plan, landscaping, and elevation exhibits, the applicant proposes to construct a 10,000 s.f. day care center.

Proposed Zoning Change:

Request – The applicant requests an SUP for a Day Care in the PUD-C Planned Unit Development-Commercial zoning district.

The minimum standards for the PUD-C zoning district, which are applicable to this request are as follows:

1. General

- a. The purpose of this PUD-C is for office and retail uses.
- b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

3. Permitted and Prohibited Uses

- a. The following land uses shall be permitted within the Planned Unit Development:

1. All office used allowed in the Land Development Code.

4. Buildings and Site Plan Approval

a. The total square footage of all office buildings constructed within this development be allowed as follows:

1. General Office: Maximum Square Footage: 34,515

b. All office buildings shall contain no more than one-story unless mixed with retail uses.

c. All buildings constructed as part of this development that do not have frontage along State Highway 26 shall be generally consistent with the building elevation designs, attached as Exhibit "C".

6. Lighting

a. All lighting including parking lot, building and security lighting shall be directed away from residential areas and shall provide a maximum candle illumination of 0.5 foot candles as measured from the property line.

7. Landscaping, buffering and open space

b. A 15 foot landscape buffer shall be maintained along the western boundary of the development where it is adjacent to residential properties. Additionally, the landscape buffer shall contain 43 wax myrtles planted on 15 foot centers. The required buffer shall be installed prior to the issuance of the certificate of occupancy for any new structures.

c. A 25 foot building setback shall be maintained along the entire western property line where it is adjacent to residential properties.

9. Fences and Screening

a. A minimum eight (8) foot masonry screening fence shall be constructed along the entire western property line adjacent to residential properties prior to the issuance of the certificate of occupancy for any new structures.

10. Other

b. For any building not fronting on State Highway 26, the hours of operation shall not exceed 7:00 a.m. to 8:00 p.m.

Surrounding Development: The property to the north and east are zoned PUD-C

Planned Unit Development - Commercial and is unimproved lots within the Winding Creek development. The property to the south is zoned AG Agricultural and is unimproved. Properties to the west are zoned R-20 Single Family Residential and are improved with single family homes.

Proposed Business: Per the attached Statement of Planning Objectives the proposed name of the business is "Kiddie Academy Day Care". The business is expected to have 30 staff and 190 students at full capacity. The business will operate a "Kiddie Academy Day Care" that focuses on learning, creativity, compassion, and character. The proposed use is compatible with the surrounding zoning because it will add a convenient and aesthetically pleasing mix of neighborhood services.

Ordinance – Chapter 3 (Land Use) of the Land Development Code identifies the purpose of a Special Use Permit as:

"The purpose of a Special Use Permit is to allow a use not normally allowed in a zoning district, which could be of benefit in a particular case to the general welfare, provided adequate development standards and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood."

Analysis Existing and Proposed – The Special Use Permit request up for consideration is consistent with the land uses located on the subject property and the governing zoning district. Although residential adjacency exists to the west (Kingston Subdivision), the proposal does not appear to be of a nature anticipated to adversely impact the adjacent residential properties.

Hours of Operation: According to the approved PUD-C Ordinance, the hours of operation of the business shall not exceed:

- 7:00 am to 8:00 pm daily

Parking: The attached site plan identifies 45 parking spaces provided for the day care. The Land Development Code does prescribe a specific number of parking spaces for the proposed land use of 1 per 5 pupils plus drop-off and pick up area. Utilizing this ratio, 38 parking spaces will be required for the proposed. Sufficient parking is proposed for the site.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development as part of the Colleyville Boulevard Corridor. The proposed SUP does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding

this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no correspondence has been received.

Staff Recommendation: Staff recommends approval of the Special Use Permit. The proposed zoning change is generally consistent with the City's comprehensive plan. Additionally the request is consistent with the land uses located on the subject property and the governing zoning district.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Building Elevations
7. Drainage Plan
8. Grading Plan
9. Tree Preservation Plan
10. Landscape Plan
11. Notification Map
12. Notification List
13. Property Owner Notification
14. Draft Ordinance

Aerial Map



ZC20-008

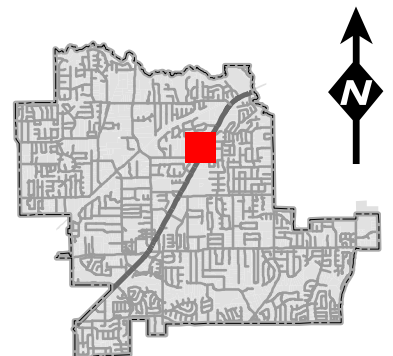
6412-6416 Colleyville Blvd

DISCLAIMER:

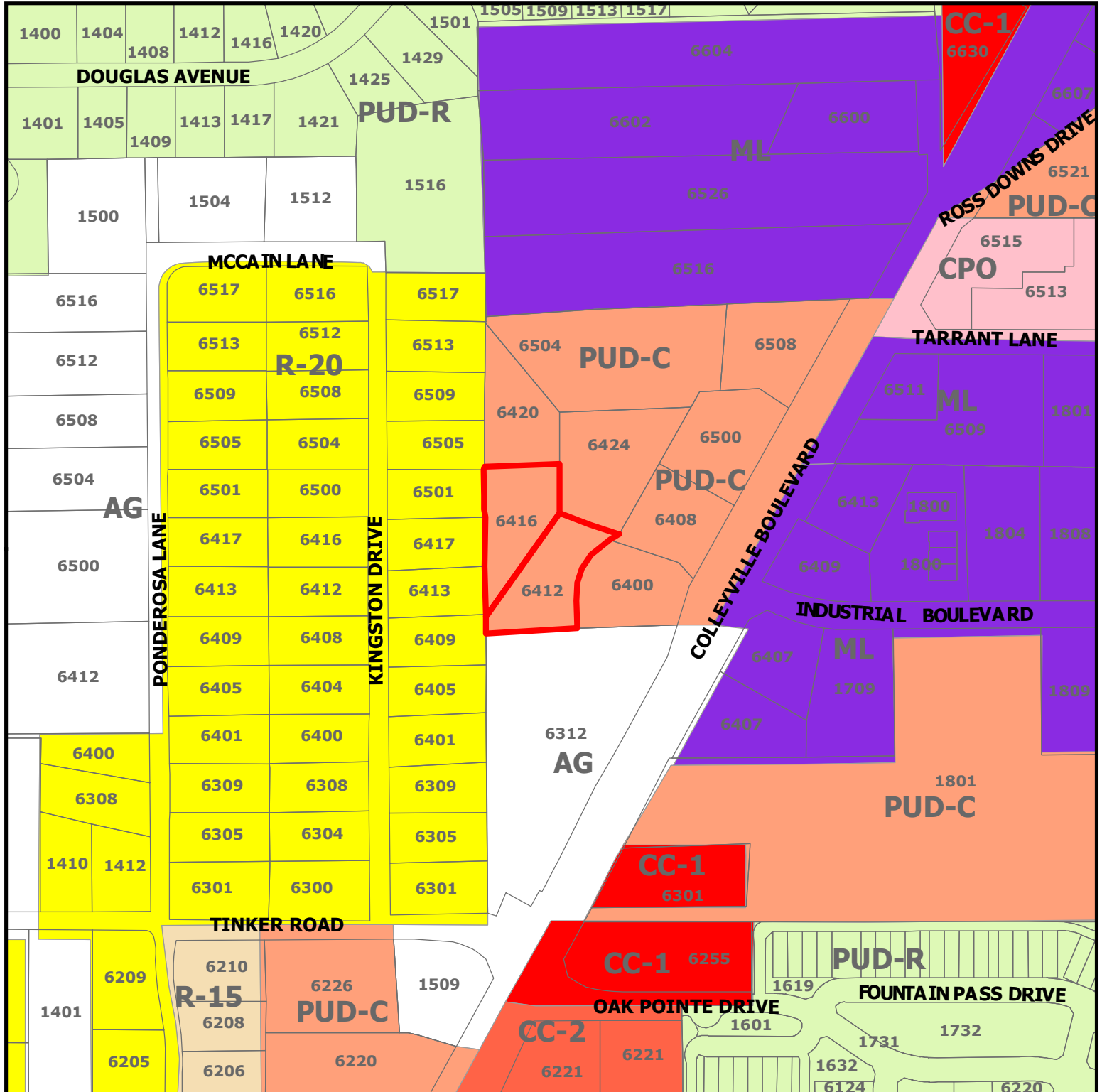
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map

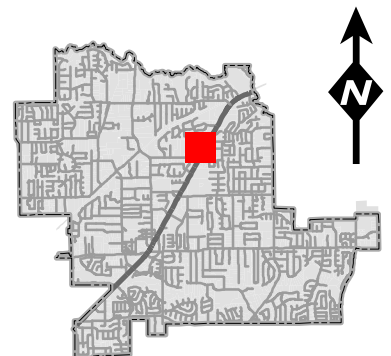


ZC20-008

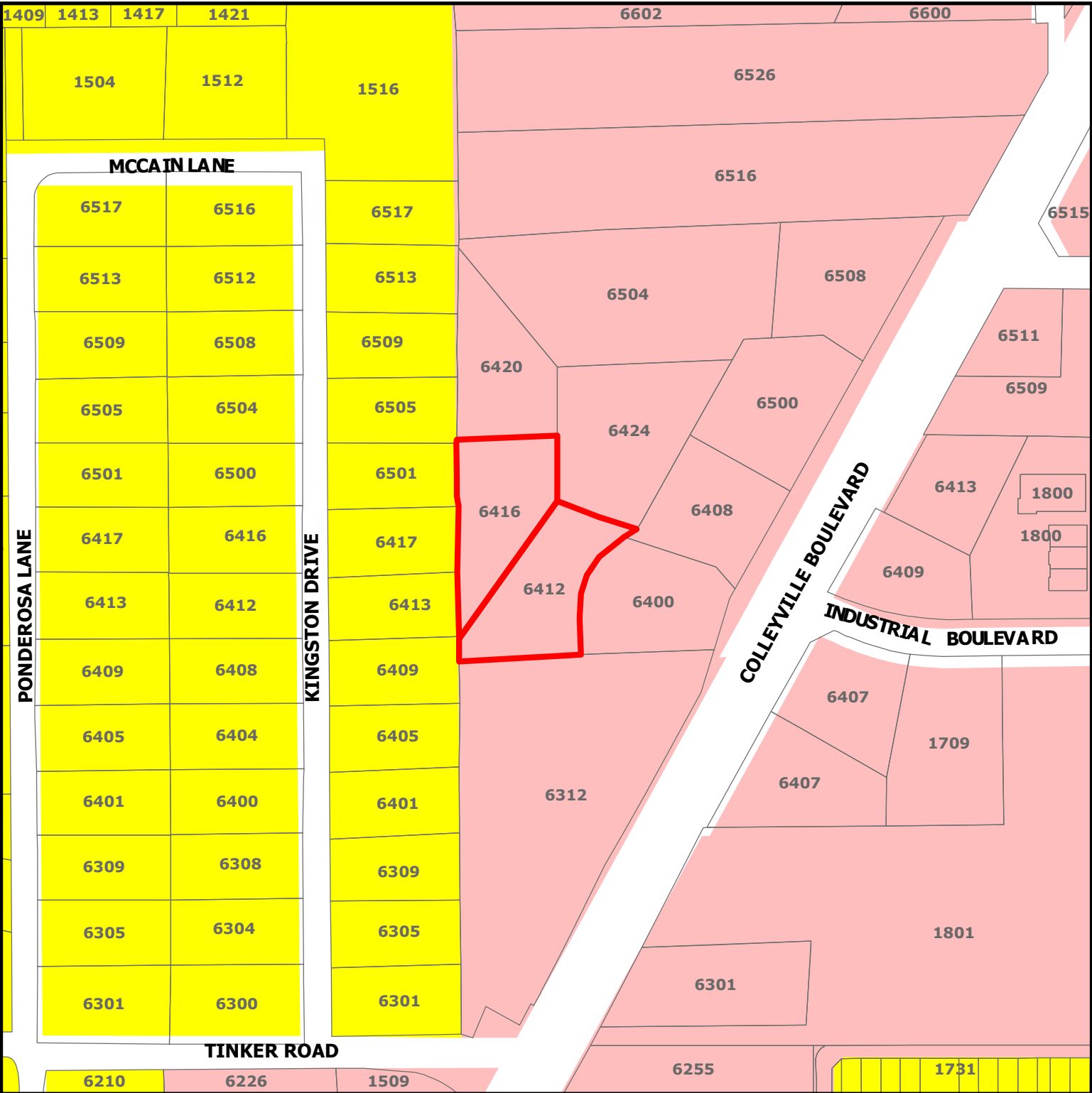
6412-6416 Colleyville Blvd

DISCLAIMER:
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 Subject Property



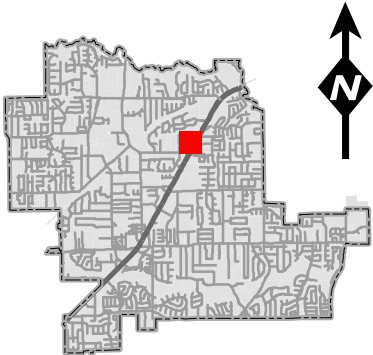
Future Land Use Map



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ZC20-008
6412-6416 Colleyville Blvd

-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



Statement of Planning Objectives



T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W McDermott Drive, Suite 110, Allen, TX 75013

State of Planning Objectives

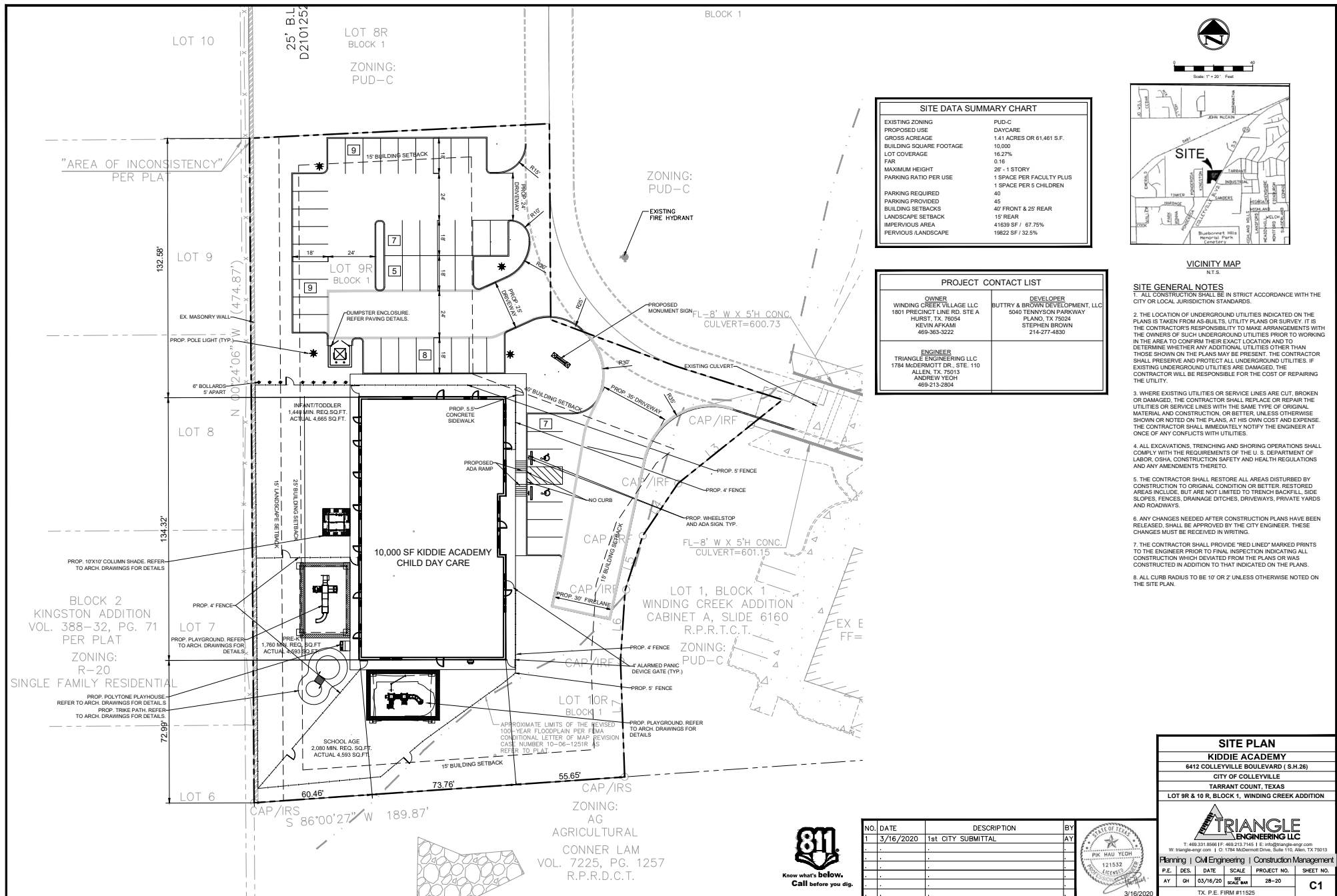
The purpose of the special use permit application is to request for Kiddle Academy Day Care service on Lot 9R & 10R, Block 1, WindingCreek Addition. Kiddle Academy is an educational child care provider that focuses on learning, creativity, compassion, and character. Shaping and inspiring children for the future always have been a critical part of the Kiddle Academy vision. The Kiddle Academy cares for, educates, and encourages its children to do more and be more.

The provided site plan complies with the city of Colleyville ordinance. The proposed use is compatible with the surrounding zoning because it will add a convenient and aesthetically pleasing mix of neighborhood services. Adequate vehicular and pedestrian circulation has been providing throughout the site. Proper fire safety accommodations have been provided. Off-street parking for the Kiddle Academy has presented at one space per faculty plus one space per 5 children. Stacking will not be an issue as parents will be required to park in a parking space and enter the building to sign children in and out. The proposed landscape has been shown to meet screening requirements and enhance the overall site aesthetics.

Development Schedule

The Kiddle Academy anticipates estimated to start construction on August 2020. The grand opening day projected on August 2021.

Site Plan



Building Elevations



DEVELOPER

BUTTRY & BROWN

DEVELOPMENT, LLC

5801 TENNYSON PARKWAY

SUITE 150

PLANO, TX 75024

714.236.4889

FRANCHISEE

MEP ENGINEER

STRUCTURAL ENGINEER

ELECTRICIAN: PROVIDE ALL NECESSARY ELECTRICAL MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

ALL CONTRACTORS SHALL REVIEW ALL EXISTING RECORDS AND FIELD SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

THIS DOCUMENT IS ISSUED FOR THE SOLE PURPOSE OF PROVIDING A GENERAL IDEA OF THE PROJECT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

HAROLD C. BAKER, AIA
 ARCHITECT
 10101 LBJ FRY DRIVE
 SUITE 100
 DALLAS, TX 75243
 214.444.4444
 hcbaker@aia.com

KIDDIE ACADEMY
 EDUCATIONAL CHILD CARE
 COLLEGEVILLE, TX

A200
 EXTERIOR ELEVATIONS
 RENDERING



L1 RIGHT ELEVATION

A101 SCALE 3/16" = 1'-0"



L9 LEFT ELEVATION

A101 SCALE 3/16" = 1'-0"



G1 REAR ELEVATION

A101 SCALE 3/16" = 1'-0"



C1 FRONT ELEVATION

A101 SCALE 3/16" = 1'-0"

DARK BRONZE FINISH WALL PACKS	PRE-CAST STONE SILL	STUCCO #1 - DRYVIT #113 AMARILLO WHITE, SANDPEBBLE FINE FINISH	STUCCO #2 - DRYVIT #365A IRISH COFFEE, SANDPEBBLE FINE FINISH	ASPHALT SHINGLE ROOFING GAF - WEATHERED WOOD	GUTTERS & DOWNSPOUTS WHITE	STONE WAINSCOTING BORAL STONE - DRYSTACK - CHARDONNAY	DOORS & WINDOWS - WHITE
-------------------------------------	------------------------	---	--	--	----------------------------------	--	----------------------------

A1 LEGEND

A101 SCALE NTS

Drainage Plan



PROPOSED DRAINAGE AREA MAP

DEVELOPED FLOW FROM OFF-SITE DRAINAGE AREAS ASSUMED TO NOT INCREASE

LEGEND	
	DRAINAGE AREA NUMBER Q100 PROPOSED
	DRAINAGE AREA LIMITS
	EXISTING CONTOURS
	PROPOSED CONTOURS
	DIRECTION OF STORMWATER FLOW

BENCHMARK INFORMATION	
TBM #1 - ELEVATION: 608.88	"X" CUT ON CONCRETE APPROXIMATELY 65 FEET NORTH AND 51 WEST OF THE SOUTHERN MOST PROPERTY CORNER OF LOT 2R.
TBM #2 - ELEVATION: 606.29	(BM TO BE REMOVED DURING CONSTRUCTION)
"X" CUT ON CONCRETE APPROXIMATELY 281 FEET SOUTH AND 198 WEST OF THE EASTERN MOST PROPERTY CORNER OF LOT 3R.	

PROPOSED DRAINAGE CALCULATIONS						
DRAINAGE AREA	AREA ACRES	"c"	Tc (min)	"1-100" (in/hr)	"Q-100" (cfs)	COMMENTS
P1	1.11	0.85	10	9.24	8.69	TO PECAN CREEK
P2	0.15	0.85	10	9.24	1.16	TO OFF-SITE NORTH
P3	0.61	0.85	10	9.24	4.76	TO WYE INLET
P4	0.20	0.85	10	9.24	1.58	TO WYE INLET
P5	0.43	0.85	10	9.24	3.40	TO CURB INLET
P6	0.41	0.85	10	9.24	3.25	TO CURB INLET
P7	0.33	0.85	10	9.24	2.61	TO WYE INLET
P8	0.44	0.85	10	9.24	3.43	TO PECAN CREEK
P9	0.25	0.85	10	9.24	1.99	TO OFF-SITE SOUTH
P10	2.20	0.85	10	9.24	17.30	TO PECAN CREEK
P11	0.42	0.85	10	9.24	3.26	TO CURB INLET
P12	0.14	0.85	10	9.24	1.12	TO OS-10
OS1	0.14	0.60	15	7.98	0.68	TO P3
OS2	1.75	0.60	15	7.98	8.36	TO P4
OS3	0.60	0.60	15	7.98	2.87	TO P11
OS4	0.33	0.60	15	7.98	1.56	TO P5
OS5	0.98	0.60	15	7.98	4.67	TO P6
OS6	0.83	0.60	15	7.98	3.97	TO P7
OS7	0.04	0.60	15	7.98	0.20	TO P9
OS8	0.38	0.85	15	7.98	2.56	TO P10
OS9	0.04	0.85	10	9.24	0.31	TO P11
OS10	0.86	0.85	10	9.24	6.77	TO P1
TOTAL	12.63				84.49	

RESULTS:

PROPOSED CONDITIONS DO NOT INCREASE PEAK FLOWS. THE OFFSITE FLOW OF 1,500 CFS ARRIVES 22 MINUTES PAST OUR ONSITE FLOW DISCHARGE, AS SUCH, WATER SURFACE ELEVATIONS AND VELOCITIES DO NOT CHANGE. THUS WE ARE NOT ADVERSELY AFFECTING DOWN STREAM FLOWS. DETENTION IS NOT REQUIRED.

RECORD DRAWING
The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.
Matthew Haskin, P.E. #120889
Date: 1/11/19



HOMMEYER ENGINEERING, INC.
1000 E. BAY STREET
SUITE 200
P.O. BOX 294527 • LEWISVILLE, TEXAS 75059
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM



WINDING CREEK OFFICE PARK
LOTS 2R-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.717 ACRES
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PROPOSED DRAINAGE
AREA MAP

REVISIONS:
10/27/17 BRIDGE Replaced
Culverts with Bridge

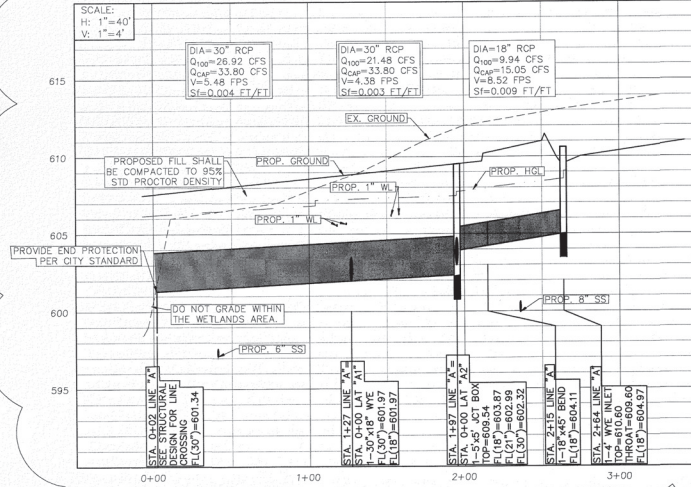
DRAWN: JDH
DATE: 03/04/2016
HEI #: 16-114

SHEET NO:
C7

Drainage Plan

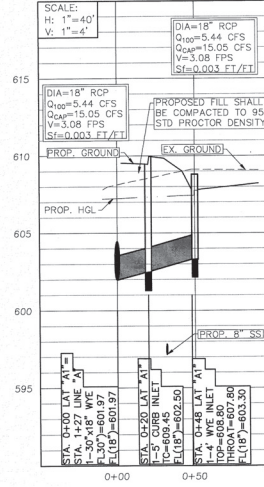
10/27/17

STORM LINE "A"

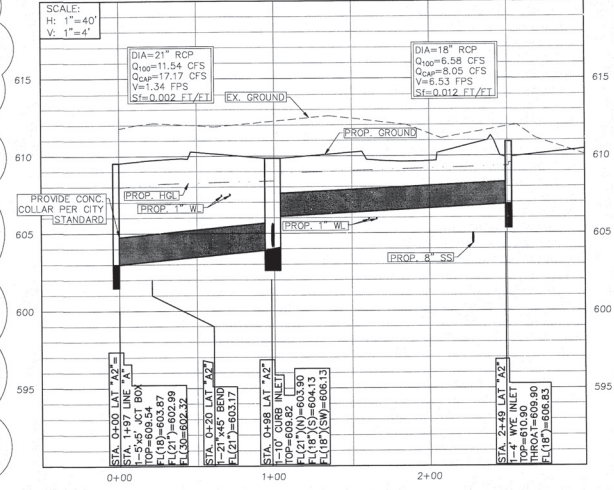


10/27/17

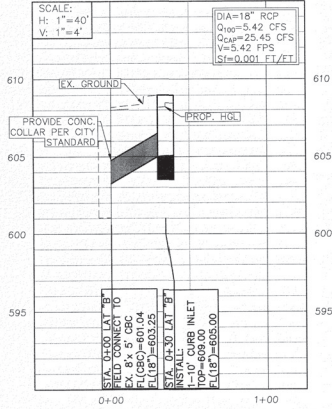
STORM LAT "A1"



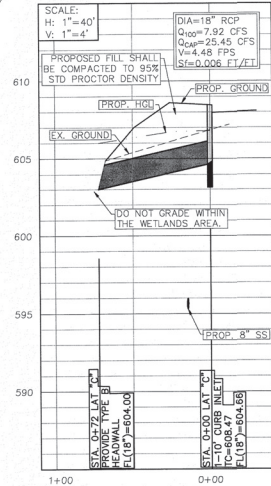
STORM LAT "A2"



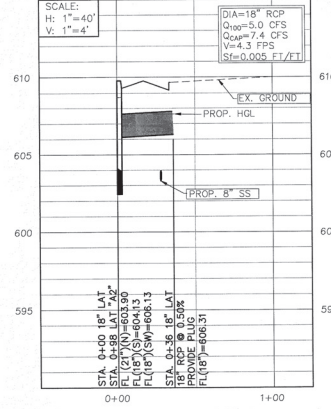
STORM LAT "B"



STORM LAT "C"



18" STORM LAT



THE CONTRACTOR SHALL CONTACT
DIG-TESS AT 1-800-344-8377 A
MINIMUM OF 48 HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION ACTIVITIES.
FOR CITY UTILITIES CONTACT
817-503-1366

RECORD DRAWING

The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.

Matthew Haskin, P.E. #120889
Date: 1/11/19



HOMMEYER ENGINEERING, INC.
P.O. BOX 294527 • LEWISVILLE, TEXAS 75029
972-906-9989 • PHONE 972-998-5259
WWW.HOMMEYER.COM

WINDING CREEK OFFICE PARK
LOTS 2R-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.71 ACRES
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

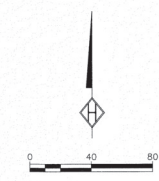
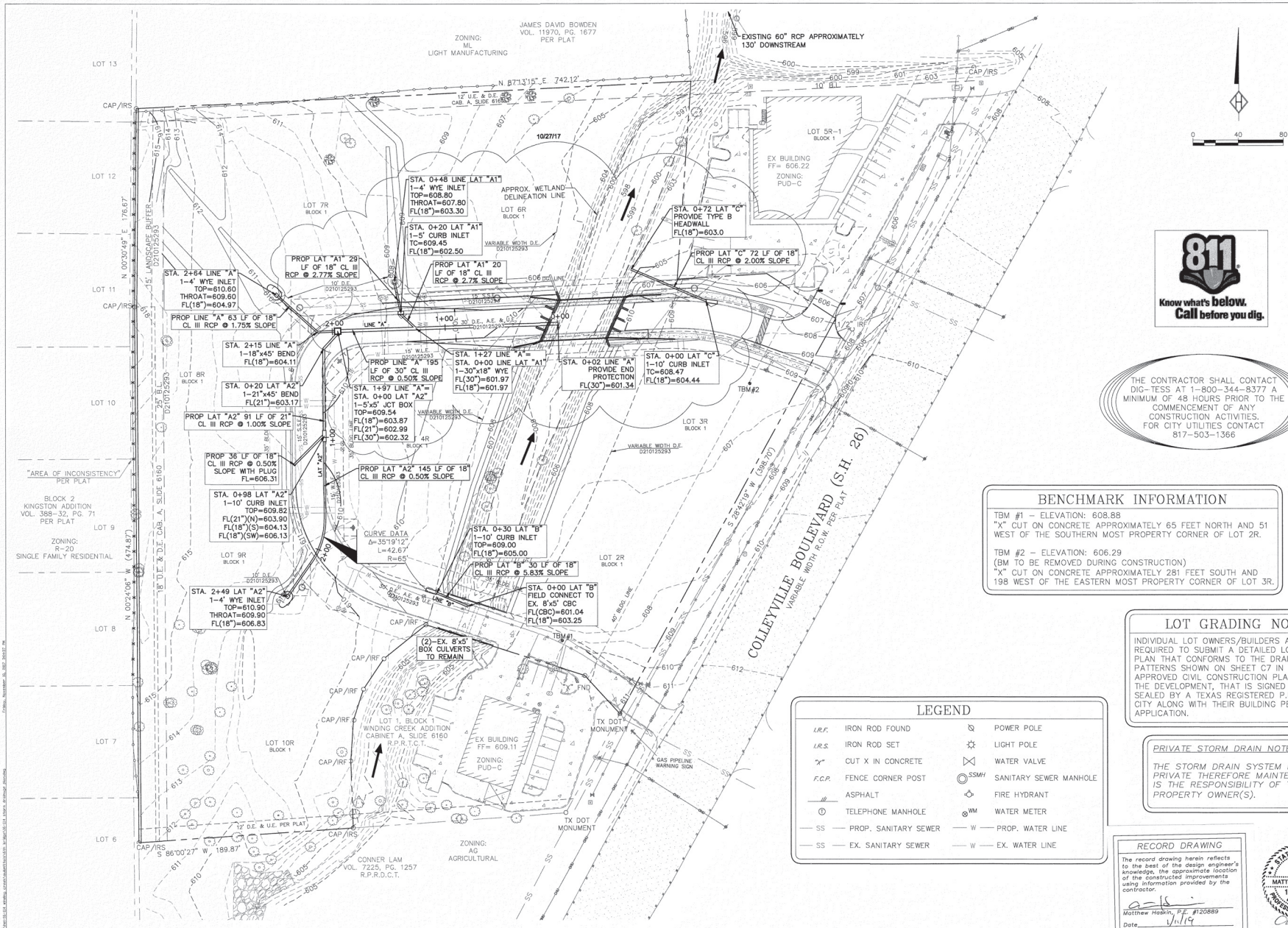
STORM
DRAINAGE
PROFILE

REVISION:
03/21/17 RAISED STORM
04/06/17 ADD SD PROFILE
10/27/17 BROKE
Added Bridge Changed Storm

DRAWN: JDH
DATE: 03/04/2016
HEI #: 16-114

SHEET NO:
C10

Drainage Plan



THE CONTRACTOR SHALL CONTACT DIG-TESS AT 1-800-344-8377 A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. FOR CITY UTILITIES CONTACT 817-503-1366

BENCHMARK INFORMATION

TBM #1 - ELEVATION: 608.88
 "X" CUT ON CONCRETE APPROXIMATELY 65 FEET NORTH AND 51 WEST OF THE SOUTHERN MOST PROPERTY CORNER OF LOT 2R.

TBM #2 - ELEVATION: 606.29
 (BM TO BE REMOVED DURING CONSTRUCTION)
 "X" CUT ON CONCRETE APPROXIMATELY 281 FEET SOUTH AND 198 WEST OF THE EASTERN MOST PROPERTY CORNER OF LOT 3R.

LOT GRADING NOTE

INDIVIDUAL LOT OWNERS/BUILDERS ARE REQUIRED TO SUBMIT A DETAILED LOT GRADING PLAN THAT CONFORMS TO THE DRAINAGE PATTERNS SHOWN ON SHEET C7 IN THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE DEVELOPMENT. THAT IS SIGNED AND SEALED BY A TEXAS REGISTERED P.E. TO THE CITY ALONG WITH THEIR BUILDING PERMIT APPLICATION.

PRIVATE STORM DRAIN NOTE

THE STORM DRAIN SYSTEM IS PRIVATE THEREFORE MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S).

LEGEND

I.R.F.	IRON ROD FOUND	☼	POWER POLE
I.R.S.	IRON ROD SET	☆	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⊙	FIRE HYDRANT
⊙	TELEPHONE MANHOLE	⊙ WM	WATER METER
— SS —	PROP. SANITARY SEWER	— W —	PROP. WATER LINE
— SS —	EX. SANITARY SEWER	— W —	EX. WATER LINE

RECORD DRAWING

The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.

Matthew Haskin, P.E. #120889
 Date: 1/1/19



HOMEYER ENGINEERING, INC.
 P.O. BOX 995
 972-906-9985 PHONE • 972-906-9987 FAX
 WWW.HEI.US.COM

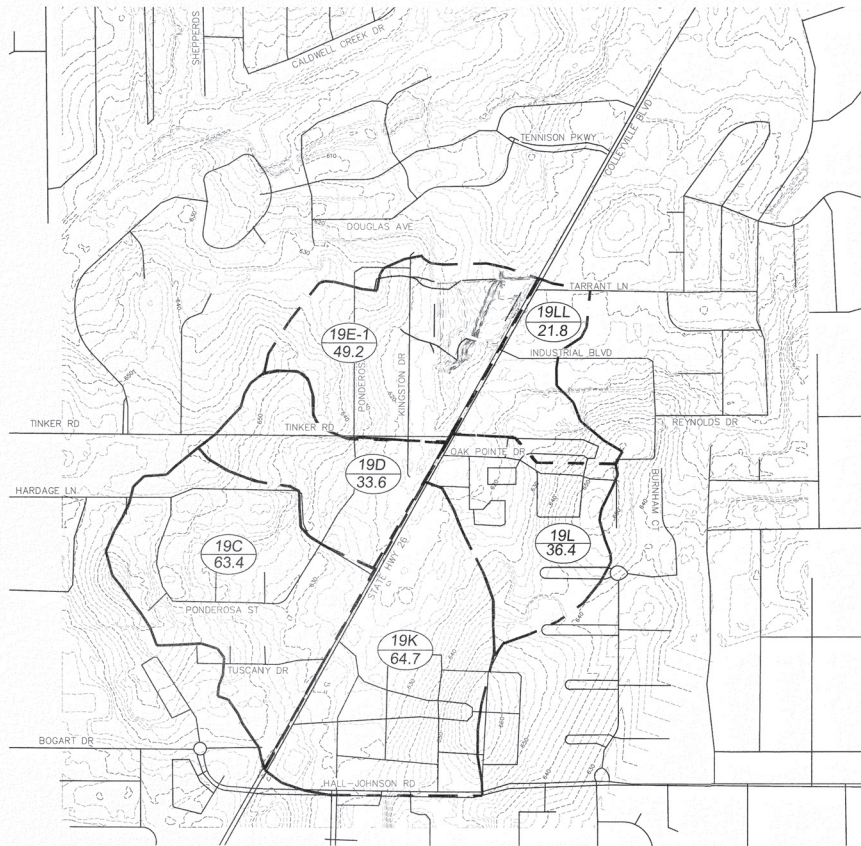
WINDING CREEK OFFICE PARK
 LOTS 2R-4R & 6R-10R, BLOCK 1
 WINDING CREEK ADDITION
 6.717 ACRES
 CITY OF COLLEYVILLE
 TARRANT COUNTY, TEXAS

STORM DRAINAGE PLAN

REVISION:
 03/21/17 RAISED STORM
 10/27/17 BRIDGE
 Added Bridge, Revised Storm

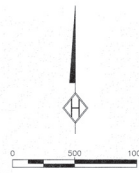
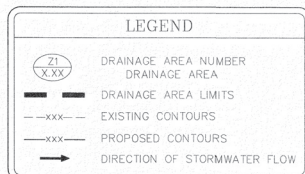
DRAWN: JDH
 DATE: 03/04/2016
 HEI #: 16-114
SHEET NO:
 C9

Drainage Plan



EXISTING DRAINAGE AREA MAP

THE OFF-SITE TOPOGRAPHIC INFORMATION FOR THE DRAINAGE AREA MAP WAS OBTAINED FROM THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS WEBSITE.



HYDROLOGIC PARAMETERS AND RESULTS

CURRENT OFFSITE CONDITIONS WERE USED FOR THE ANALYSIS. THE FOLLOWING IS THE GENERAL INPUT CRITERIA FOR THE HEC-HMS RESULT.

AREA: BASED UPON THE 2007, 2-FOOT CONTOURS, BASIN AREAS WERE DETERMINED. AREAS WERE BROKEN UP INTO POINTS OF INTEREST AND SIMILAR LAND USES.

TIME OF CONCENTRATION: TIME OF CONCENTRATION (TC) WAS DETERMINED USING THE NCTOG ISWM EQUATION (1.4). THE LAG TIME (LT) IS A FUNCTION OF THE TC (LT=0.6TC). HOWEVER, THE TC WAS CHECKED USING A MINIMUM TIME FOR EACH BASIN OF 25 MINUTES. SINCE THE DISTANCE WAS ONE AND ONE HALF BASINS, THE CONSERVATIVE SMALLER TIME OF 37 MINUTES WAS USED.

RUNOFF: CURVE NUMBERS (CN) ARE BASED UPON THE LAND USE AND REVIEW OF THE CURRENT 2015 AERIALS. CURVE NUMBER VALUES WERE TAKEN FROM ISWM TABLE 1.9 (RUNOFF CURVE NUMBERS). NUMBERS REFLECT A CONSERVATIVE ASSUMPTION THAT ALL OFFSITE LAND USE IS BUILT OUT PER THEIR LAND USE.

ABSTRACTION: INITIAL ABSTRACTION (IA) VALUES ARE BASED UPON THE FINAL WEIGHTED CN. ABSTRACTION VALUES ARE PROVIDED ON TABLE 1.11 OF THE ISWM MANUAL.

PRECIPITATION: RAINFALL USED THE SCS TYPE II DISTRIBUTION WITH A TOTAL DEPTH OF 9.12-INCHES (0.38 *24) PER ISWM TABLE 5.15. AN INTENSITY OF 0.38 (IN/HR) IS GIVEN FOR THE 100-YEAR 24-HOUR EVENT.

RESULTS: A FLOW OF 1,487 CFS WAS DETERMINED. HOWEVER, A FLOW OF 1,500 CFS WAS USED FOR HYDRAULIC ANALYSIS.

RAINFALL DISTRIBUTION

16-114

Basin Models

- Basin whole
 - No Canopy
 - No Surface
 - SCS Curve Number
 - SCS Unit Hydrograph
 - No Baseflow
- Meteorologic Models
 - Met 1
 - Control Specifications
 - Control 1

Components Compute Results

Precipitation

Met Name: Met 1

Method: Type 2

Depth (IN) 9.12

Subbasin Loss Transform Options

Basin Name: Basin whole

Element Name: whole

Initial Abstraction (IN) 0.273

Curve Number: 88

Impervious (%) 0.0

Subbasin Loss Transform Options

Basin Name: Basin whole

Element Name: whole

Graph Type: Standard

Lag Time (MIN) 22.2

HYDRAULIC ANALYSIS AND RESULTS

HEC-RAS WAS USED TO DETERMINE THE EXISTING AND PROPOSED HYDRAULIC CONDITIONS. PLEASE REFER TO THE HYDRAULIC REPORT SEPARATE OF THESE PLANS.

PROPOSED FLOW CONDITIONS ARE BASED UPON TWO EXISTING CULVERTS. THE FIRST CULVERT TWO (2) 8'X8' RCB'S AT THE SOUTHERN UPSTREAM END OF THE PROJECT. THE SECOND CULVERT IS A 60-INCH RCP JUST UPSTREAM OF THE SITE. EACH CULVERT CAUSES A SIGNIFICANT HYDRAULIC JUMP SINCE THEY ARE BOTH UNDERSIZED. PROPOSED (6) 6'X6' RCB'S ARE USED DUE TO THE BACK WATER EFFECT TO KEEP THE ROADWAY ABOVE THE 100-YEAR WATER SURFACE ELEVATION.

CONCLUSION

-ALL FLOWS WILL CONTINUE IN THEIR CURRENT AND HISTORICAL FLOW PATHS.
 -WATER SURFACE ELEVATIONS BOTH UPSTREAM AND DOWNSTREAM ARE NOT AFFECTED AND DO NOT CHANGE.
 -THE 100-YEAR FLOW IS CONTAINED WITHIN THE PROPOSED CHANNEL BETWEEN THE EXISTING AND PROPOSED CULVERTS WITH AT LEAST 1-FOOT OF FREEBOARD.
 -THE SITE WILL HAVE VEHICLE ACCESS DURING THE 100-YEAR EVENT.
 -FINISHED FLOOR ELEVATIONS HAVE BEEN SET TO AT LEAST 2-FEET ABOVE THE WATER SURFACE ELEVATION.

HYDROLOGY CALCULATIONS

BASIN NAME	AREA ACRES	SOIL D 80	Tc (MIN)	WEIGHTED CN
19E-1	49.2	100	25	91.67
19LL	21.8	100	25	94.53
19L	36.4	100	25	87.24
19D	33.6	100	25	87.51
19C	63.4	100	25	87.22
19K	64.7	100	25	86.76
TOTAL	269.10			

HYDROLOGIC INPUT

AREA (MI ²)	WEIGHTED CN	LAG TIME (LT)	ABSTRACTION (Ia)	100-YEAR (cfs)
0.4203	88	22.2	0.273	1,487*

* A 100-YR FLOW OF 1,500 CFS WAS USED.

RESULTS

Summary Results for Subbasin "whole"

Project: 16-114 Simulation Run: Run 1

Subbasin: whole

Start of Run: 01Jan2016, 00:00 Basin Model: Basin whole

End of Run: 02Jan2016, 01:00 Meteorologic Model: Met 1

Compute Time: 10Mar2016, 14:15:22 Control Specifications: Control 1

Volume Units: ☒ IN ☐ AC-FT

Computed Results

Peak Discharge: 1,487.0 (CFS) Date/Time of Peak Discharge: 01Jan2016, 12:15

Precipitation Volume: 9.12 (IN) Direct Runoff Volume: 7.66 (IN)

Loss Volume: 1.45 (IN) Baseflow Volume: 0.00 (IN)

Excess Volume: 7.67 (IN) Discharge Volume: 7.66 (IN)

RECORD DRAWING

The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.

Matthew Haskin, P.E. #120889
 Date: 1/11/19



HOMEYER ENGINEERING, INC.
 TYPE FIRM REGISTRATION NO. F-8440
 972-906-9985 PHONE • 972-906-9987 FAX
 WWW.HEI.US.COM



WINDING CREEK OFFICE PARK
 LOTS 2R-4R & 6R-10R, BLOCK 1
 WINDING CREEK ADDITION
 6.717 ACRES
 CITY OF COLLEVILLE
 TARRANT COUNTY, TEXAS

OVERALL DRAINAGE
 AREA MAP

DRAWN: JDH

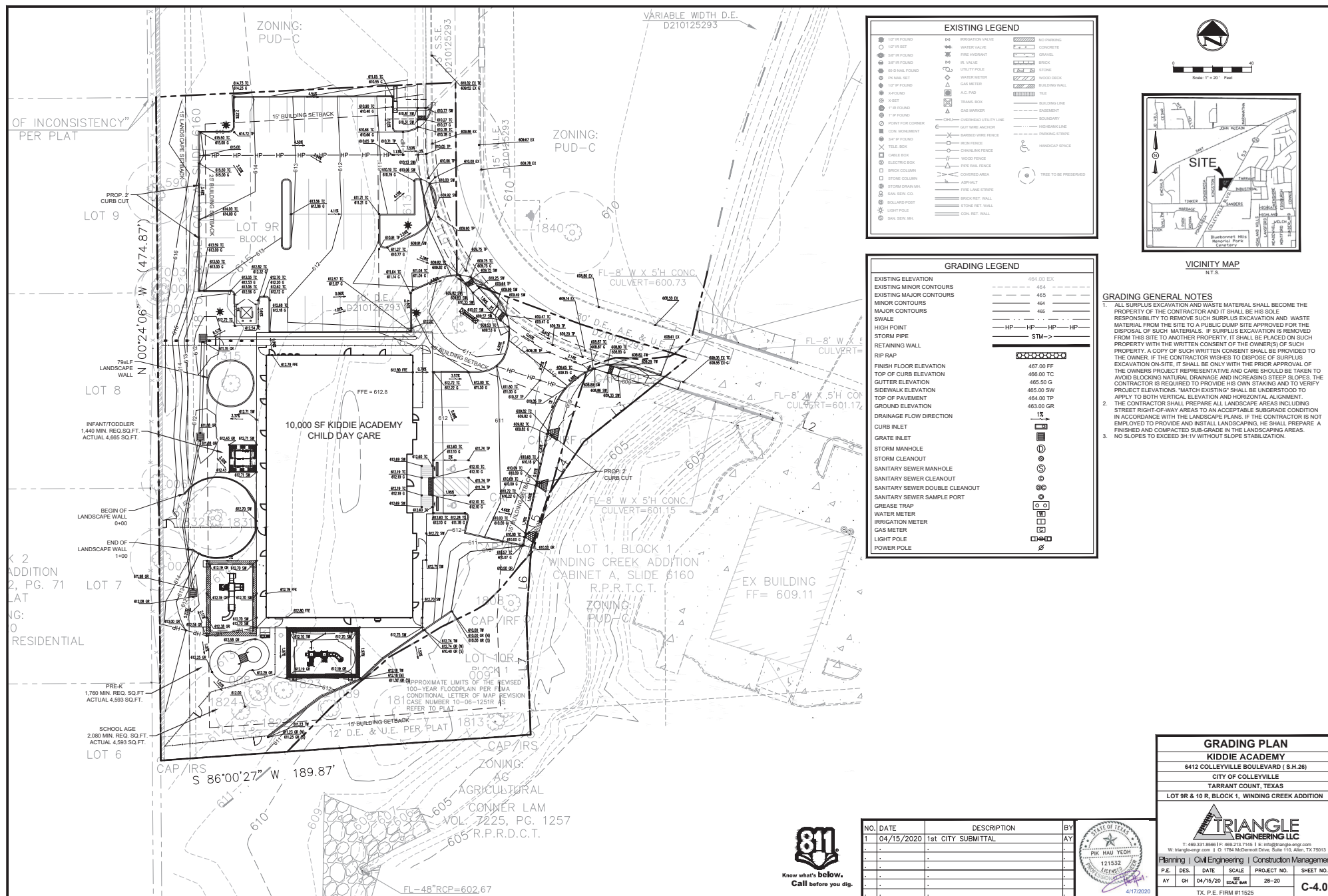
DATE: 03/04/2016

HEI #: 16-114

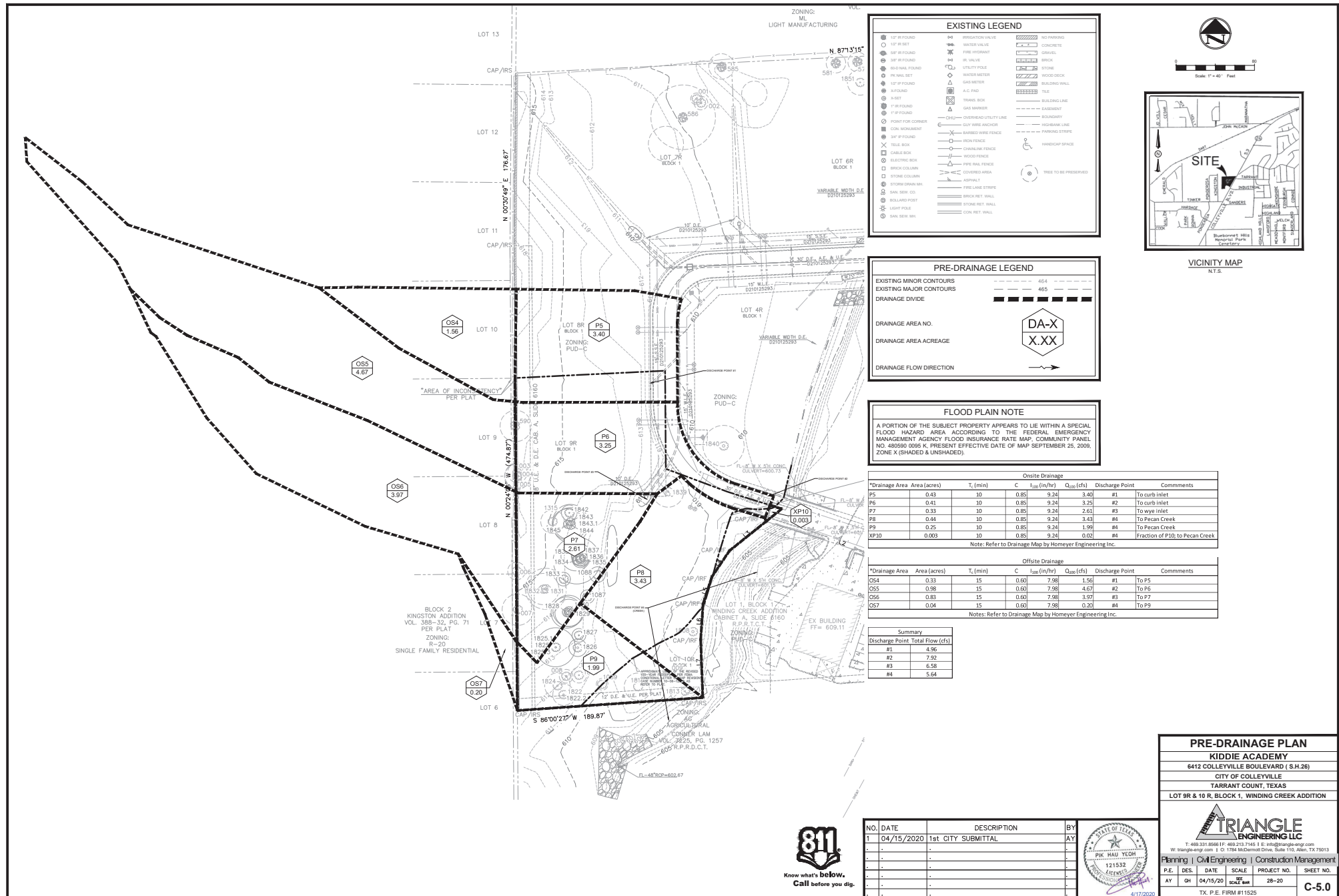
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C8

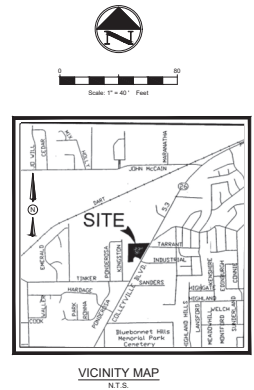
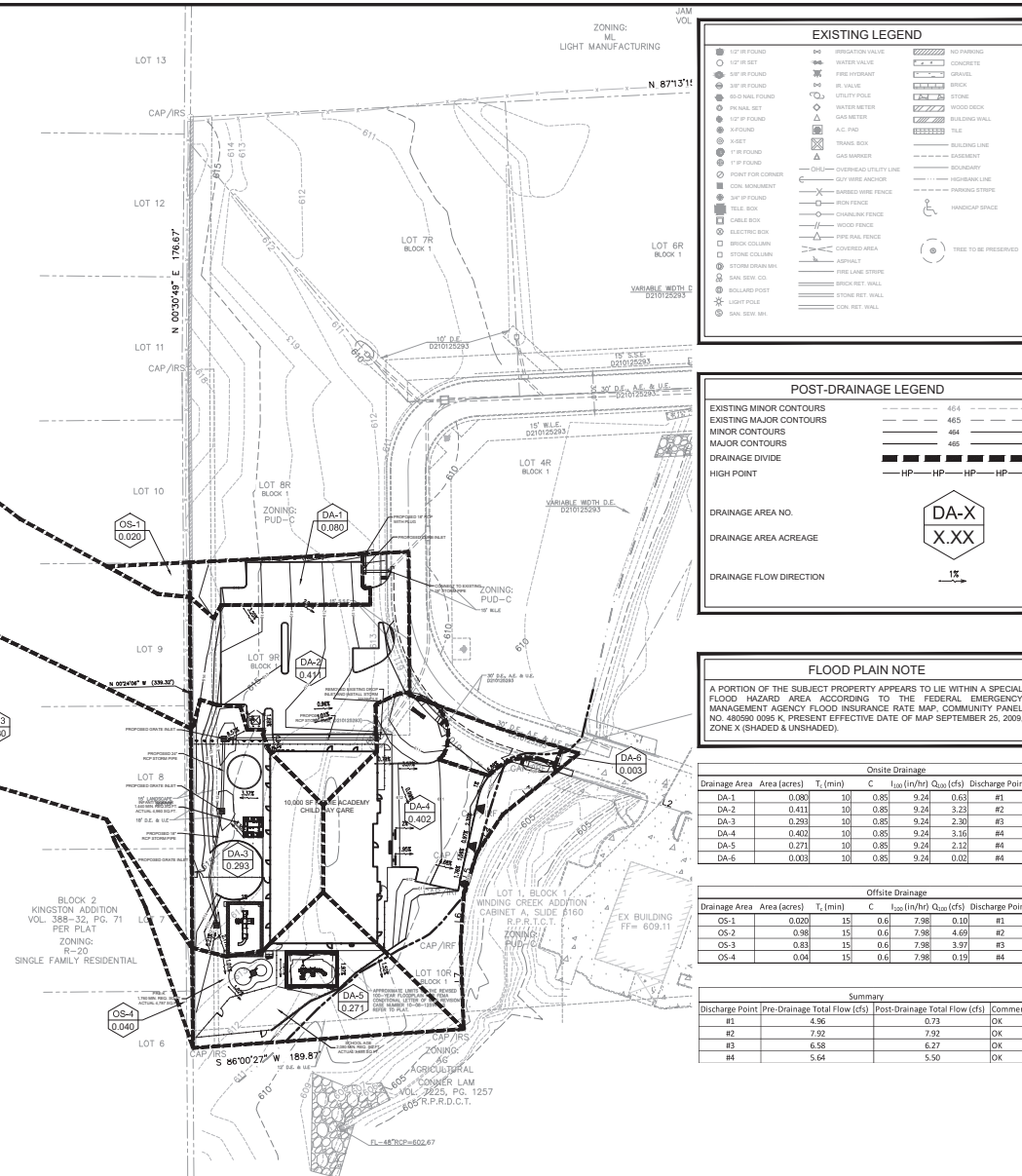
Grading Plan



Grading Plan



Grading Plan



Drainage Area		Onsite Drainage				Comments
Area (acres)	T _r (min)	Q ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	Discharge Point		
DA-1	0.080	10	0.85	9.24	0.63	#1 To curb inlet
DA-2	0.411	10	0.85	9.24	3.23	#2 To curb inlet
DA-3	0.293	10	0.85	9.24	2.30	#3 To weye inlet
DA-4	0.402	10	0.85	9.24	3.16	#4 To Pecan Cree
DA-5	0.271	10	0.85	9.24	2.12	#4 To Pecan Cree
DA-6	0.003	10	0.85	9.24	0.02	#4 To Pecan Cree

Offsite Drainage							
Drainage Area	Area (acres)	T _c (min)	C	I ₃₀₀ (ln/hr)	Q ₁₀₀ (cfs)	Discharge Point	Comments
OS-1	0.020	15	0.6	7.98	0.10	#1	To DA-1
OS-2	0.98	15	0.6	7.98	4.69	#2	To DA-2
OS-3	0.83	15	0.6	7.98	3.97	#3	To DA-3
OS-4	0.04	15	0.6	7.98	0.19	#4	To DA-5

Summary			
Discharge Point	Pre-Drainage Total Flow (cfs)	Post-Drainage Total Flow (cfs)	Comments
#1	4.96	0.73	OK
#2	7.92	7.92	OK
#3	6.58	6.27	OK
#4	5.64	5.50	OK



Know what's **below**.
Call before you dig.



POST-DRAINAGE PLAN			
KIDDIE ACADEMY			
6412 COLLEVILLE BOULEVARD (S.H.26)			
CITY OF COLLEVILLE			
TARRANT COUNTY, TEXAS			
LOT 9R & 10 R, BLOCK 1, WINDING CREEK ADDITION			
 TRIANGLE ENGINEERING LLC			
T. 469.333.6666 F. 469.273.7453 E. info@triangle-eng.com W. www.triangle-eng.com C. 1788 McCormick Drive, Suite 110, Allen, TX 75013			
Planning Civil Engineering Construction Management			
P.L.	DES.	DATE	SHEET NO.
AY	GH	04/15/20	28-20
TX P. 52 FORM #1552S			
			C-6.0

Grading Plan



PROPOSED DRAINAGE AREA MAP

DEVELOPED FLOW FROM OFF-SITE DRAINAGE AREAS ASSUMED TO NOT INCREASE

LEGEND	
	DRAINAGE AREA NUMBER Q100 PROPOSED
	DRAINAGE AREA LIMITS
	EXISTING CONTOURS
	PROPOSED CONTOURS
	DIRECTION OF STORMWATER FLOW

BENCHMARK INFORMATION	
TBM #1 - ELEVATION: 608.88	"X" CUT ON CONCRETE APPROXIMATELY 65 FEET NORTH AND 51 WEST OF THE SOUTHERN MOST PROPERTY CORNER OF LOT 2R.
TBM #2 - ELEVATION: 606.29	(BM TO BE REMOVED DURING CONSTRUCTION)
"X" CUT ON CONCRETE APPROXIMATELY 281 FEET SOUTH AND 198 WEST OF THE EASTERN MOST PROPERTY CORNER OF LOT 3R.	

PROPOSED DRAINAGE CALCULATIONS						
DRAINAGE AREA	AREA ACRES	"c"	Tc (min)	"1-100" (in/hr)	"Q-100" (cfs)	COMMENTS
P1	1.11	0.85	10	9.24	8.69	TO PECAN CREEK
P2	0.15	0.85	10	9.24	1.16	TO OFF-SITE NORTH
P3	0.61	0.85	10	9.24	4.76	TO WYE INLET
P4	0.20	0.85	10	9.24	1.58	TO WYE INLET
P5	0.43	0.85	10	9.24	3.40	TO CURB INLET
P6	0.41	0.85	10	9.24	3.25	TO CURB INLET
P7	0.33	0.85	10	9.24	2.61	TO WYE INLET
P8	0.44	0.85	10	9.24	3.43	TO PECAN CREEK
P9	0.25	0.85	10	9.24	1.99	TO OFF-SITE SOUTH
P10	2.20	0.85	10	9.24	17.30	TO PECAN CREEK
P11	0.42	0.85	10	9.24	3.26	TO CURB INLET
P12	0.14	0.85	10	9.24	1.12	TO OS-10
OS1	0.14	0.60	15	7.98	0.68	TO P3
OS2	1.75	0.60	15	7.98	8.36	TO P4
OS3	0.60	0.60	15	7.98	2.87	TO P11
OS4	0.33	0.60	15	7.98	1.56	TO P5
OS5	0.98	0.60	15	7.98	4.67	TO P6
OS6	0.83	0.60	15	7.98	3.97	TO P7
OS7	0.04	0.60	15	7.98	0.20	TO P9
OS8	0.38	0.85	15	7.98	2.56	TO P10
OS9	0.04	0.85	10	9.24	0.31	TO P11
OS10	0.86	0.85	10	9.24	6.77	TO P1
TOTAL	12.63				84.49	

RESULTS:

PROPOSED CONDITIONS DO NOT INCREASE PEAK FLOWS. THE OFFSITE FLOW OF 1,500 CFS ARRIVES 22 MINUTES PAST OUR ONSITE FLOW DISCHARGE, AS SUCH, WATER SURFACE ELEVATIONS AND VELOCITIES DO NOT CHANGE. THUS WE ARE NOT ADVERSELY AFFECTING DOWN STREAM FLOWS. DETENTION IS NOT REQUIRED.

RECORD DRAWING
The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.
Matthew Haskin, P.E. #120889
Date: 1/11/19



HOMMEYER ENGINEERING, INC.
1000 E. 10TH STREET
DALLAS, TEXAS 75202
P.O. BOX 294527 • LEWISVILLE, TEXAS 75059
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM



WINDING CREEK OFFICE PARK
LOTS 2R-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.717 ACRES
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

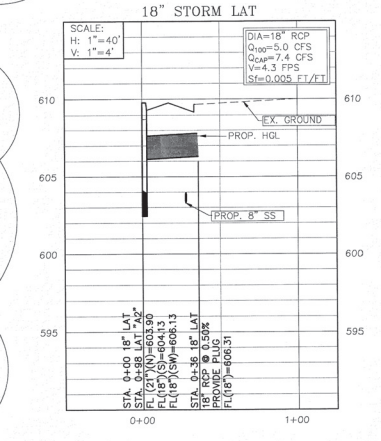
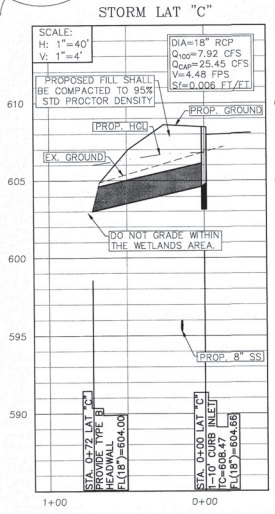
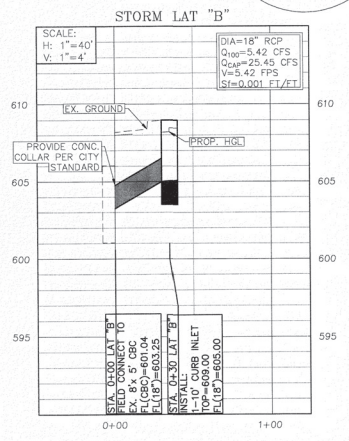
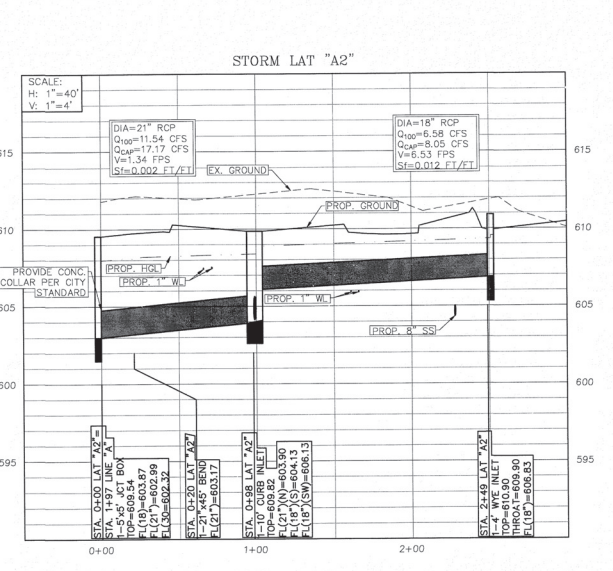
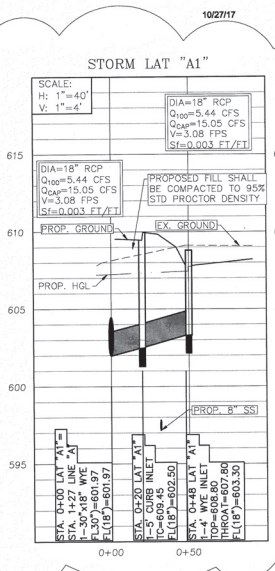
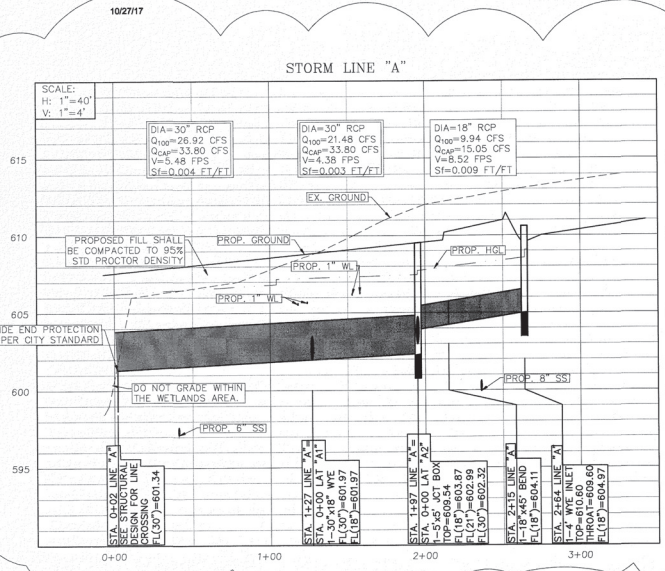
PROPOSED DRAINAGE
AREA MAP

REVISIONS:
10/27/17 BRIDGE REPLACED
CULVERTS WITH BRIDGE

DRAWN: JDH
DATE: 03/04/2016
HEI #: 16-114

SHEET NO:
C7

Grading Plan



THE CONTRACTOR SHALL CONTACT DIG-TESS AT 1-800-344-8377 A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. FOR CITY UTILITIES CONTACT 817-503-1366

RECORD DRAWING

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Matthew Haskin, P.E. #120889

Date: 1/11/19



HOMEYER ENGINEERING, INC.
P.O. BOX 294527 • LEWISVILLE, TEXAS 75029
972-906-9989 • PHONE 972-906-9987 FAX
WWW.HOMEYER-INC.COM



WINDING CREEK OFFICE PARK
LOTS 2R-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.717 ACRES
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

STORM DRAINAGE PROFILE

REVISION:
03/21/17 RAISED STORM
04/06/17 ADD SD PROFILE
10/27/17 BROKE
Added Bridge Changed Storm

DRAWN: JDH
DATE: 03/04/2016
HEI #: 16-114

SHEET NO:
C10

LEGEND

IR.F.	IRON ROD FOUND	☼	POWER POLE
IR.S.	IRON ROD SET	☼	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊗	SANITARY SEWER MANHOLE
///	ASPHALT	⊗	FIRE HYDRANT
⊗	TELEPHONE MANHOLE	⊗	WATER METER
SS	PROP. SANITARY SEWER	W	PROP. WATER LINE
SS	EX. SANITARY SEWER	W	EX. WATER LINE

BENCHMARK INFORMATION

TBM #1 - ELEVATION: 608.88
 "X" CUT ON CONCRETE APPROXIMATELY 85 FEET NORTH AND 51 WEST OF THE SOUTHERN MOST PROPERTY CORNER OF LOT 2R.

TBM #2 - ELEVATION: 606.29
 (BM TO BE REMOVED DURING CONSTRUCTION)
 "X" CUT ON CONCRETE APPROXIMATELY 281 FEET SOUTH AND 198 WEST OF THE EASTERN MOST PROPERTY CORNER OF LOT 3R.

LOT GRADING NOTES

INDIVIDUAL LOT OWNERS/BUILDERS ARE REQUIRED TO SUBMIT A DETAILED LOT PLAN THAT CONFORMS TO THE DRAINAGE PATTERNS SHOWN ON SHEET C7 IN THE APPROVED CIVIL CONSTRUCTION PLAN. THE DEVELOPMENT, THAT IS SIGNED AND SEALED BY A TEXAS REGISTERED PROFESSIONAL ENGINEER, SHALL BE CITY ALONG WITH THEIR BUILDING PERMIT APPLICATION.

PRIVATE STORM DRAIN NOTES

THE STORM DRAIN SYSTEM IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S).

RECORD DRAWING

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Matthew Hahn, P.E. #120889
 Date: 11/19

WINDING CREEK OFFICE PARK
LOTS 2R-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.717 ACRES
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

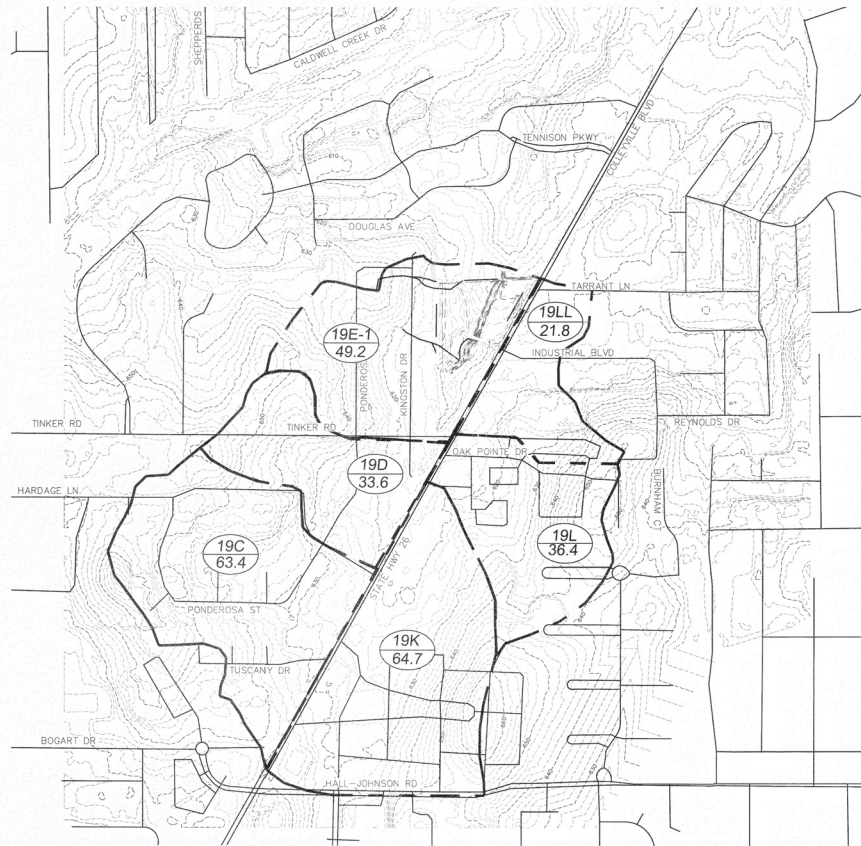
STORM DRAINAGE PLAN

REVISION:
03/21/17 RAISED STORM
10/27/17 BRIDGE
Added Bridge, Revised Storm

DRAWN: JDH
DATE: 03/04/2016
HEI #: 16-114

SHEET NO:
C9

Grading Plan

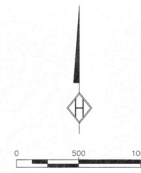


EXISTING DRAINAGE AREA MAP

THE OFF-SITE TOPOGRAPHIC INFORMATION FOR THE DRAINAGE AREA MAP WAS OBTAINED FROM THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS WEBSITE.

LEGEND

- 21
XXX DRAINAGE AREA NUMBER
- DRAINAGE AREA LIMITS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- DIRECTION OF STORMWATER FLOW



HYDROLOGIC PARAMETERS AND RESULTS

CURRENT OFFSITE CONDITIONS WERE USED FOR THE ANALYSIS. THE FOLLOWING IS THE GENERAL INPUT CRITERIA FOR THE HEC-HMS RESULT.

AREA: BASED UPON THE 2007, 2-FOOT CONTOURS, BASIN AREAS WERE DETERMINED. AREAS WERE BROKEN UP INTO POINTS OF INTEREST AND SIMILAR LAND USES.

TIME OF CONCENTRATION: TIME OF CONCENTRATION (TC) WAS DETERMINED USING THE NCTOG ISWM EQUATION (1.4). THE LAG TIME (LT) IS A FUNCTION OF THE TC (LT=0.6TC). HOWEVER, THE TC WAS CHECKED USING A MINIMUM TIME FOR EACH BASIN OF 25 MINUTES. SINCE THE DISTANCE WAS ONE AND ONE HALF BASINS, THE CONSERVATIVE SMALLER TIME OF 37 MINUTES WAS USED.

RUNOFF: CURVE NUMBERS (CN) ARE BASED UPON THE LAND USE AND REVIEW OF THE CURRENT 2015 AERIALS. CURVE NUMBER VALUES WERE TAKEN FROM ISWM TABLE 1.9 (RUNOFF CURVE NUMBERS). NUMBERS REFLECT A CONSERVATIVE ASSUMPTION THAT ALL OFFSITE LAND USE IS BUILT OUT PER THEIR LAND USE.

ABSTRACTION: INITIAL ABSTRACTION (IA) VALUES ARE BASED UPON THE FINAL WEIGHTED CN. ABSTRACTION VALUES ARE PROVIDED ON TABLE 1.11 OF THE ISWM MANUAL.

PRECIPITATION: RAINFALL USED THE SCS TYPE II DISTRIBUTION WITH A TOTAL DEPTH OF 9.12-INCHES (0.38 *24) PER ISWM TABLE 5.15. AN INTENSITY OF 0.38 (IN/HR) IS GIVEN FOR THE 100-YEAR 24-HOUR EVENT.

RESULTS: A FLOW OF 1,487 CFS WAS DETERMINED. HOWEVER, A FLOW OF 1,500 CFS WAS USED FOR HYDRAULIC ANALYSIS.

RAINFALL DISTRIBUTION

16-114

Basin Models

- ☒ Basin whole
 - ☒ whole
 - ☐ No Canopy
 - ☐ No Surface
 - ☐ SCS Curve Number
 - ☐ SCS Unit Hydrograph
 - ☐ No Baseflow
- Meteorologic Models**
 - ☒ Met 1
 - ☐ Met 2
 - ☐ Met 3
- Control Specifications**
 - ☒ Control 1

Components Compute Results

Precipitation

Met Name: Met 1

Method: Type 2

Depth (IN) 9.12

Subbasin Loss Transform Options

Basin Name: Basin whole

Element Name: whole

Initial Abstraction (IN) 0.273

Curve Number: 88

Impervious (%) 0.0

Subbasin Loss Transform Options

Basin Name: Basin whole

Element Name: whole

Graph Type: Standard

Lag Time (MIN) 22.2

HYDRAULIC ANALYSIS AND RESULTS

HEC-RAS WAS USED TO DETERMINE THE EXISTING AND PROPOSED HYDRAULIC CONDITIONS. PLEASE REFER TO THE HYDRAULIC REPORT SEPARATE OF THESE PLANS.

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CONCLUSION

- ALL FLOWS WILL CONTINUE IN THEIR CURRENT AND HISTORICAL FLOW PATHS.
- WATER SURFACE ELEVATIONS BOTH UPSTREAM AND DOWNSTREAM ARE NOT AFFECTED AND DO NOT CHANGE.
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* A 100-YR FLOW OF 1,500 CFS WAS USED.

RESULTS

Summary Results for Subbasin "whole"

Project: 16-114 Simulation Run: Run 1

Subbasin: whole

Start of Run: 01Jan2016, 00:00 Basin Model: Basin whole

End of Run: 02Jan2016, 01:00 Meteorologic Model: Met 1

Compute Time: 10Mar2016, 14:15:22 Control Specifications: Control 1

Volume Units: ☒ IN ☐ AC-FT

Computed Results

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Precipitation Volume: 9.12 (IN) Direct Runoff Volume: 7.66 (IN)

Loss Volume: 1.45 (IN) Baseflow Volume: 0.00 (IN)

Excess Volume: 7.67 (IN) Discharge Volume: 7.66 (IN)

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Matthew Haskin, P.E. #120889
Date: 1/11/19



HOMEYER ENGINEERING, INC.
TYPE FIRM REGISTRATION NO. F-8440
10000 WINDING CREEK ADDITION
P.O. BOX 9985 TARRANT COUNTY, TEXAS 76199
P 972-906-9985 PHONE F 972-906-9987 FAX



WINDING CREEK OFFICE PARK
LOTS 2R-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.717 ACRES
CITY OF COLLEVILLE
TARRANT COUNTY, TEXAS

OVERALL DRAINAGE
AREA MAP

DRAWN: JDH

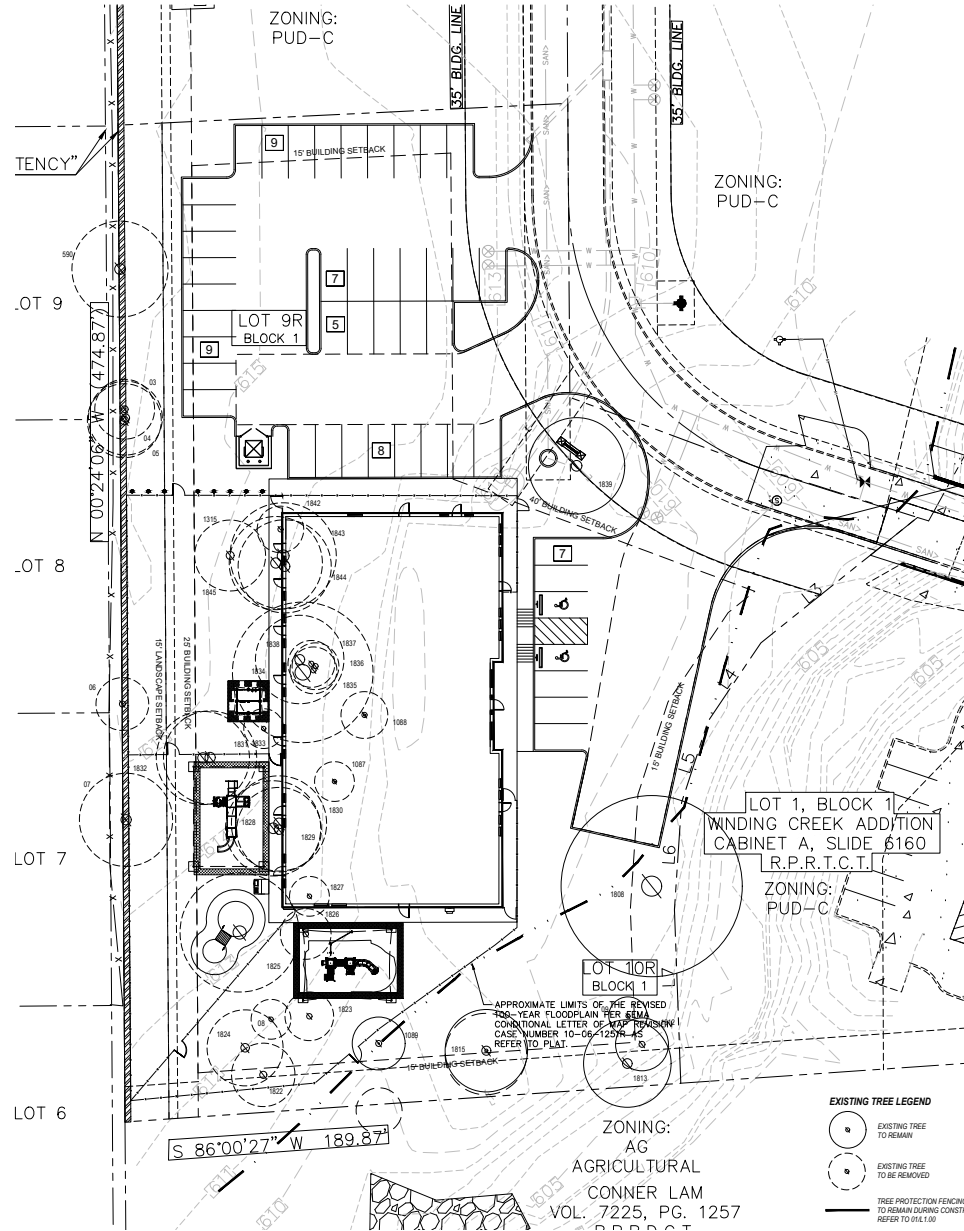
DATE: 03/04/2016

HEI #: 16-114

SHEET NO:

C8

Tree Preservation Plan



EXISTING TREE CHART					
NO.	DATA (INCHES)	MITIGATION REQUIRED	SPECIES (COMMON NAME)	CANOPY COVERAGE	REMARKS
03	10	0	GUM BELLAMA	314	TO BE REMOVED
04	13	0	POST OAK	251	TO BE REMOVED
06	9	0	POST OAK	531	TO BE REMOVED
08	9	0	POST OAK	531	TO BE REMOVED
07	16	4020	BLACKGALN OAK	604	TO BE REMOVED
590	9	0	AMERICAN ELM	113	TO REMAIN
590	9	0	BLACKGALN OAK	604	TO BE REMOVED
1087	7	0	SLASH PINE	154	TO BE REMOVED (BUILDING PA)
1087	9	0	BLACKGALN OAK	604	TO BE REMOVED (BUILDING PA)
1089	6	0	AMERICAN ELM	113	TO REMAIN
1089	9	0	BLACKGALN OAK	604	TO BE REMOVED
1088	30	0	GUM BELLAMA	2527	TO BE REMOVED
1912	9	0	POST OAK	281	TO REMAIN
1912	9	0	POST OAK	281	TO REMAIN
1915	14	0	BLACKGALN OAK	616	TO REMAIN
1915	14	0	BLACKGALN OAK	616	TO BE REMOVED
1923	8.6	0	AMERICAN ELM	254	TO BE REMOVED
1923	10.8	0	AMERICAN ELM	254	TO BE REMOVED
1926	9	0	POST OAK	427	TO BE REMOVED
1926	9	0	POST OAK	427	TO BE REMOVED
1928	16	4020	BLACKGALN OAK	604	TO BE REMOVED (BUILDING PA)
1928	16	4020	POST OAK	604	TO BE REMOVED (BUILDING PA)
1930	16	4020	POST OAK	604	TO BE REMOVED (BUILDING PA)
1930	16	4020	POST OAK	604	TO BE REMOVED (BUILDING PA)
1932	17	8020	POST OAK	656	TO BE REMOVED
1932	17	8020	POST OAK	656	TO BE REMOVED
1933	7	0	HACKBERRY	604	TO BE REMOVED
1933	9	8020	POST OAK	810	TO BE REMOVED (BUILDING PA)
1935	8	0	POST OAK	201	TO BE REMOVED (BUILDING PA)
1935	8	0	POST OAK	201	TO BE REMOVED (BUILDING PA)
1937	8	0	POST OAK	201	TO BE REMOVED (BUILDING PA)
1937	8	2028	POST OAK	201	TO BE REMOVED (BUILDING PA)
1939	16	0	POST OAK	104	TO BE REMOVED (BUILDING PA)
1941	0	242	CRANE ORANGE	1385	TO BE REMOVED
1942	18	8170	SLASH PINE	1024	TO BE REMOVED (BUILDING PA)
1944	18	8170	SLASH PINE	1024	TO BE REMOVED (BUILDING PA)
1945	16	0	POST OAK	104	TO BE REMOVED (BUILDING PA)

18,575 SF. OF TREE CANOPY TO BE REMOVED
9,510 SF. OF TREE CANOPY TO BE REMOVED ARE LOCATED ON WITHIN THE BUILDING PAD
10,065 SF. OF TREE CANOPY TO BE REMOVED FROM THE EXISTANCE OF THE SITE

50% OF THE EXISTING TREE CANOPY THAT IS NOT LOCATED WITHIN THE BUILDING PAD MUST BE PRESERVED (10,065 SF. OF CANOPY x .50= 5,033 SF. OF TREE CANOPY PRESERVATION)
5,043 SF. OF TREE CANOPY TO BE PRESERVED

222 CALIPER INCHES OF TREES NOT WITHIN THE BUILDING PAD ARE TO BE REMOVED AND REQUIRE TREE MITIGATION

129 CALIPER INCHES OF HERITAGE TREES ARE WITH IN THE BUILDING PAD AND REQUIRE MITIGATION

33 CALIPER INCHES OF MITIGATION IS REQUIRED ON LOT 98 PER DEVELOPER AGREEMENTS

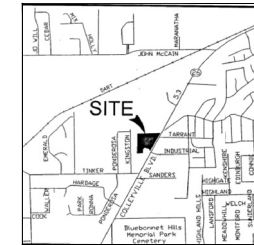
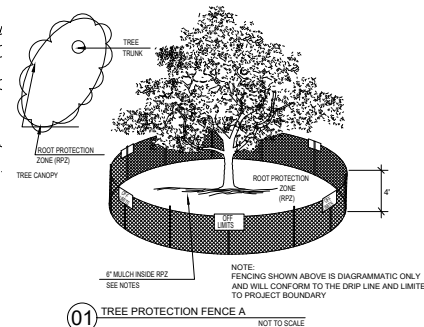
33 CALIPER INCHES OF MITIGATION IS REQUIRED ON LOT 108 PER DEVELOPER AGREEMENTS

417 CALIPER INCHES OF TREE MITIGATION REQUIRED

(20" > CALIPER= 80 CALIPER INCHES ARE ARE PROPOSED IN ADDITION TO THE TREES REQUIRED PER THE LANDSCAPE ORDINANCE

417 CALIPER INCHES OF MITIGATION REQUIRED= 80 CALIPER INCHES OF PROPOSED TREES= 337 CALIPER INCHES OF TREE MITIGATION

337 CALIPER INCHES OF TREES ARE TO BE PAID INTO THE CITY TREE FUND.



EXISTING TREE NOTES

1. **Existing trees to remain shall be protected** during construction from tree staking damage and compaction of soil under and around disposal (canopy of tree).
2. **If any root system is damaged** during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed arborist be secured for the treatment of any possible tree wounds.
3. **No disturbance of the soil greater than 4" shall be located** closer to the tree trunk than 1/8 the distance of the dip in the soil to the tree trunk. A minimum of 24" of soil shall be replaced and compacted.
4. **Any fine grading** done within the critical root zone of the tree's projections must be done with light machinery such as a bobcat or loader back. No earth-moving equipment shall be placed or allowed within the critical root zone of the tree's.
5. **Material Storage:** No materials including but not in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the driveway of any trees.
6. **Equipment (Excavator/Light Digger):** The equipment may be chained, braked, 24" of soil shall be placed underneath the equipment. The equipment shall be placed at an angle. This would include but not be limited to pile on, solvents, asphalt, concrete, motor, pumps, etc.
7. **Tree Attachments:** No signs, vehicles and construction equipment, other than those of the contractor, shall be attached to any tree.
8. **Vehicle Traffic:** No sign, sign carrier or construction equipment, traffic or parking is allowed within the limits of the driveway of trees.
9. **Boring of Utilities:** May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of four feet (48") in length.
10. **Trimming:** Any tree pruning which must be done within the critical root zone of the tree shall be by hand.
11. **Tree Flagging:** All trees to be removed from the site shall be flagged by the Contractor with bright yellow flags (2'x4") wrapped around the main trunk at a height of 4' to 6' above ground plane. Flagging shall be approved by the Architect prior to any tree removal. The Tree Protection Architectural Worksheet Attached with #12 notes to schedule on drawings.
12. **Protective Fencing:** All trees to remain, as noted on said drawings, shall have protective fencing located at the tree's drip line. The protective fencing may be constructed of any fencing, except chain link fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing shall be constructed as indicated on the Tree Protection Architectural Worksheet.
13. **Bank Protection:** In situations where a tree remains in the immediate area of an intended construction, the Contractor shall be responsible for enclosing the entire circumference of the tree trunk with lumber encased in wire or other material to protect the tree from damage due to construction activities.
14. **Construction Flagging:** In cases where a tree having the same or similar characteristics of the tree to be removed is located within the same area of the site, the Contractor shall notify the Architect in writing of the location of the tree, in no instance shall the Contractor place any portion of the tree within the critical root zone of the tree to be removed.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
HRIS@STUDIOGREENSPOT.COM



03.16.2019

KIDDIE ACADEMY
COLLEYVILLE BLVD.
CITY OF COLLEYVILLE, TEXAS

ISSUE:
FOR APPROVAL 03.16.2020

DATE:
03.16.2020

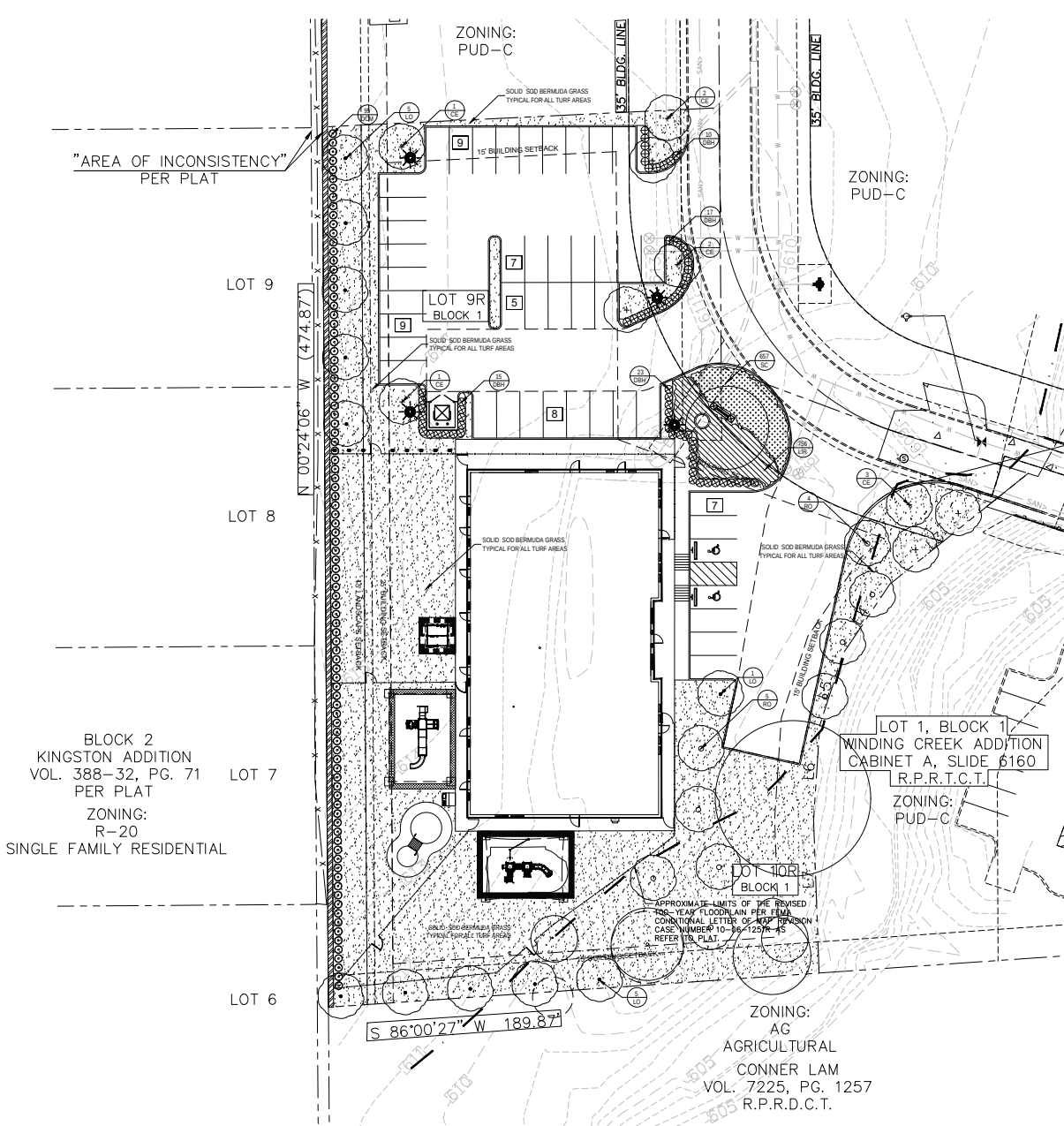
SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:

L.1

01 TREE PRESERVATION PLAN
SCALE 1"=20'-0"

Landscape Plan



- SOLID SOD NOTES**
1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 7" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
 5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
 6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
 7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
 8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
 9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
 10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SOAKED WITH WINTER RIVERSIDE, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS
SITE AREA - 64,162 s.f.
Requirement:
20% of the total site area to be landscape area.
50% of the required landscape area to be located in the front yard.

Required	Provided
12,832 s.f. (20%)	26,993 s.f. (42%)
6,416 s.f. (10%)	10,230 s.f. (38%)

STREET FRONTAGE - 226 L.F.
Requirement:
(1) shrub, 5 gal. min., per 5 L.F. of street frontage
(1) tree per 40 L.F. of street frontage
150 s.f. of ground cover plus 5% of the area over 1,500 s.f.

Required	Provided
(45) shrubs, 5 gal. min.	(50) shrubs, 5 gal. min.
(6) canopy trees, 3" cal.	(6) proposed trees, 3 cal. (1) existing tree

PARKING LOTS - 45 spaces
Requirement:
(1) tree per 18 parking spaces
All parking spaces to be within 90 L.F. of canopy tree

Required	Provided
(3) canopy trees, 3" cal.	(6) canopy trees, 3" cal.
All spaces within 90 L.F. of tree	All spaces within 90 L.F. of a tree

RESIDENTIAL ADJACENCY
Requirement:
Required
20' wide landscape buffer
36" Ht. shrub screen, 5' o.c.

Required	Provided
20' wide landscape buffer	20' wide landscape buffer
36" Ht. shrub screen, 5' o.c.	36" Ht. shrub screen planted 5' o.c.



- GENERAL LAWN NOTES**
1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, SEEDS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
 5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
 6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOOLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
 7. CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

- LANDSCAPE NOTES**
1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
 4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
 6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
 7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PLANT MATERIAL SCHEDULE					
TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	9	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 13' Ht., 5' spread min., 5' clear trunk
LO	11	Live Oak	Quercus virginiana	4" cal.	container, 14" Ht., 6' spread, 5' clear straight trunk
RO	9	Red Oak	Quercus shumardii	4" cal.	container, 14" Ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	65	Dwarf Burford Holly	Ilex cornuta 'burfordi' Nana'	5 gal.	container, 24" Ht., 20" spread
DCM	95	Dwarf Crepe Myrtle	Lagerstromia indica 'Nana'	5 gal.	container, 24" Ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	657	Seasonal Color		4" pots	selection by owner, 12" o.c.
LIR	756	Liriope	Liriope muscari sp.	4" pots	container, 3-12" runners min., 12" o.c.
		419' Bermudagrass	Cynodon dactylon 429'		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. MACDENBOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(409) 369-4448
CHRIS@STUDIOGREENSPOT.COM



KIDDIE ACADEMY
COLLEYSVILLE BLVD.
CITY OF COLLEYSVILLE, TEXAS

ISSUE:
FOR APPROVAL 03.16.2020

DATE:
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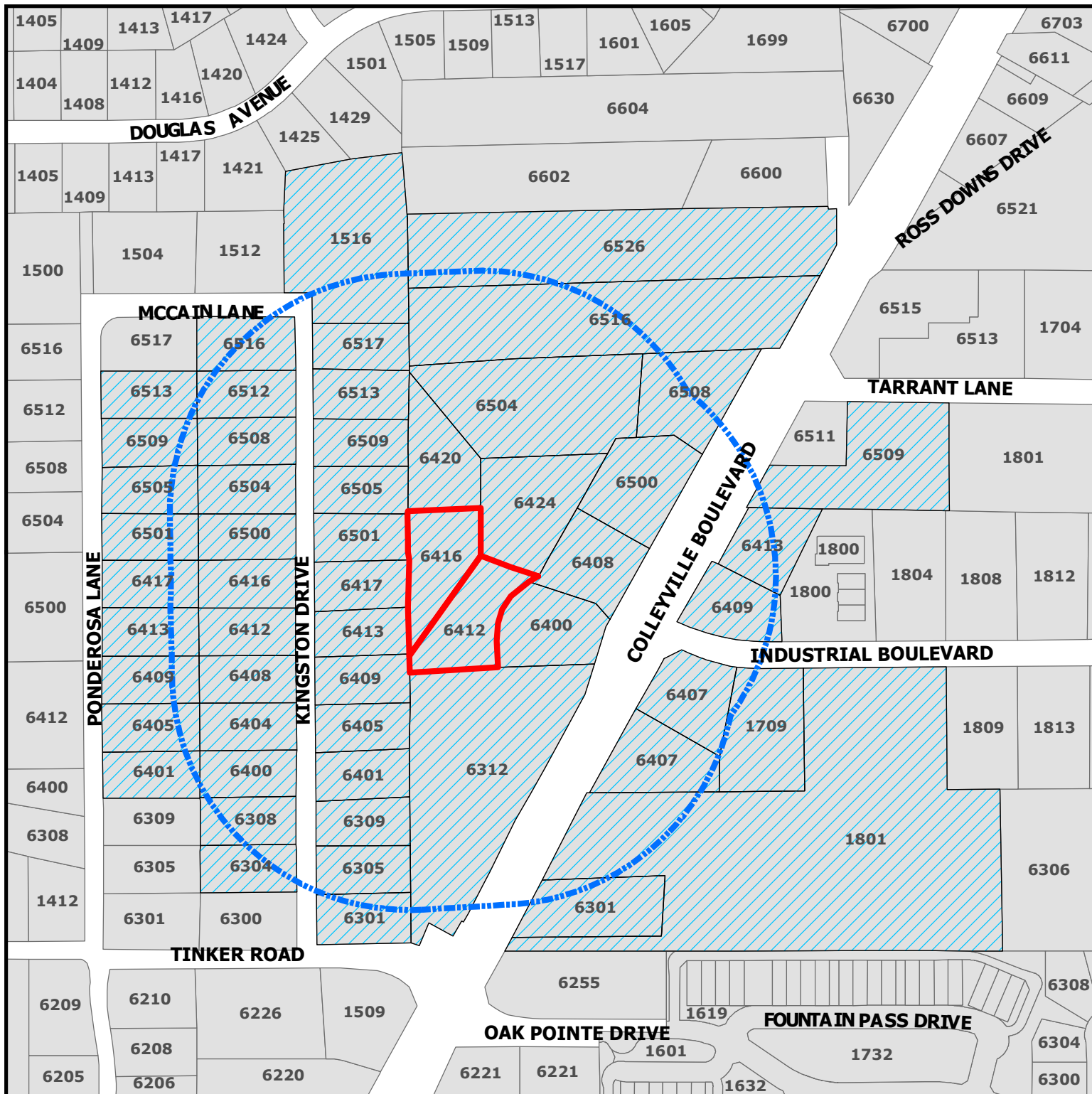
SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:



L.2

Notification Map



ZC20-008

6412-6416 Colleyville Blvd

DISCLAIMER:

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



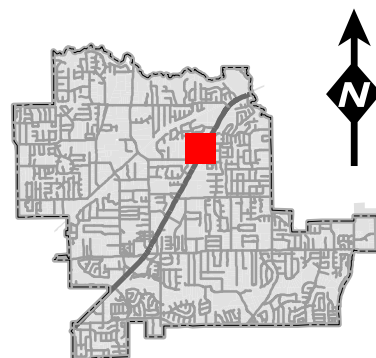
Subject Property



500ft Buffer



Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6500 COLLEYVILLE BLVD
MOELLER, KARLA S	6501 PONDEROSA LN	COLLEYVILLE, TX	76034	6501 PONDEROSA LN
SNEED, FRANK	6309 KINGSTON	COLLEYVILLE, TX	76034	6309 KINGSTON DR
TIERNEY, TOM	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	6400 COLLEYVILLE BLVD
RICHARDSON, BOBANNE	6409 PONDEROSA LN	COLLEYVILLE, TX	76034	6409 PONDEROSA LN
FLIPPIN, LINDA M	6405 PONDEROSA LN	COLLEYVILLE, TX	76034	6405 PONDEROSA LN
CANNADAY, JOHN W EST	6413 KINGSTON	COLLEYVILLE, TX	76034	6413 KINGSTON DR
TIERNEY, THOMAS A	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1709 INDUSTRIAL BLVD
SMITH, CHARLES L	6417 PONDEROSA LN	COLLEYVILLE, TX	76034	6417 PONDEROSA LN
SIMS, REX A	6505 KINGSTON	COLLEYVILLE, TX	76034	6505 KINGSTON DR
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6420 COLLEYVILLE BLVD
RICHFIELD PROPERTIES INC	2140 E SOUTHLAKE BLVD SUITE L-	SOUTHLAKE, TX	76092	6407 COLLEYVILLE BLVD
DIMITROV, LACHEZAR P	6509 KINGSTON	COLLEYVILLE, TX	76034	6509 KINGSTON DR
FENNEMA, SEAN	6513 KINGSTON DR	COLLEYVILLE, TX	76034	6513 KINGSTON DR
BOULEVARD ANIMAL HOSPITAL PC	6413 COLLYVILLE BLVD	COLLEYVILLE, TX	76034	6413 COLLEYVILLE BLVD
PHETTEPLACE, NATHAN	6404 KINGSTON	COLLEYVILLE, TX	76034	6404 KINGSTON DR
CAVINS, ANDREW	6513 PONDEROSA LN	COLLEYVILLE, TX	76034	6513 PONDEROSA LN
FISH, ROBERT	6401 KINGSTON	COLLEYVILLE, TX	76034	6401 KINGSTON DR
3 J GREEN LIMITED PARTNERSHIP	6620 COLLEYVILLE BLVD STE 100	COLLEYVILLE, TX	76034	6508 COLLEYVILLE BLVD
FRANKLIN, THOMAS C	6413 PONDEROSA LN	COLLEYVILLE, TX	76034	6413 PONDEROSA LN
TRES ROSAS LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6526 COLLEYVILLE BLVD
LORD, M'LINDA	6301 KINGSTON DR	COLLEYVILLE, TX	76034	6301 KINGSTON DR
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6416 COLLEYVILLE BLVD
BRASHEAR, H C	5616 BELFAST LN	NORTH RICHLAND HILLS, TX	76180	6400 KINGSTON DR
7 MOON INVESTMENT INC	7009 COLE CT	COLLEYVILLE, TX	76034	6312 COLLEYVILLE BLVD
LACZNY, WILLIAM G	6408 KINGSTON	COLLEYVILLE, TX	76034	6408 KINGSTON DR
GARRETT, KENNETH	6517 KINGSTON	COLLEYVILLE, TX	76034	6517 KINGSTON DR
BOWDEN, GERALD W	850 AVENIDA SERENA	MARBLE FALLS, TX	78654	6516 COLLEYVILLE BLVD
HILDRETH, BRADLEY E	6409 KINGSTON	COLLEYVILLE, TX	76034	6409 KINGSTON DR
PULLEN, TIMOTHY B	6501 KINGSTON	COLLEYVILLE, TX	76034	6501 KINGSTON DR
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6424 COLLEYVILLE BLVD
MCCAIN, NORMA	PO BOX 92185	SOUTHLAKE, TX	76092	1516 MCCAIN LN
RYAN, GERALD CASEY	6509 PONDEROSA LN	COLLEYVILLE, TX	76034	6509 PONDEROSA LN
REYNOLDS, DOUGLAS	6417 KINGSTON	COLLEYVILLE, TX	76034	6417 KINGSTON DR
GABLE, STEPHAN D	6412 KINGSTON	COLLEYVILLE, TX	76034	6412 KINGSTON DR
HANZELKA, JOSEPH R	6508 KINGSTON	COLLEYVILLE, TX	76034	6508 KINGSTON DR
SHEARS, THOMAS T TR EST	PO BOX 33349	FORT WORTH, TX	76162	6504 KINGSTON DR
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6412 COLLEYVILLE BLVD
GLASS, THOMAS	6304 KINGSTON	COLLEYVILLE, TX	76034	6304 KINGSTON DR
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6408 COLLEYVILLE BLVD
BOYLES, MARTIN	6505 PONDEROSA LN	COLLEYVILLE, TX	76034	6505 PONDEROSA LN
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	6509 COLLEYVILLE BLVD
TONDRE, ZACHARY	6512 KINGSTON DR	COLLEYVILLE, TX	76034	6512 KINGSTON DR
JOHNSON, WHITNEY	6401 PONDEROSA LN	COLLEYVILLE, TX	76034	6401 PONDEROSA LN
DOUGLAS, SCOTT E	6308 KINGSTON	COLLEYVILLE, TX	76034	6308 KINGSTON DR
DACY, TIMOTHY LANCE	5705 MORLAIX CT	COLLEYVILLE, TX	76034	6516 KINGSTON DR
THOMAS, MATHEW	6416 KINGSTON ST	COLLEYVILLE, TX	76034	6416 KINGSTON DR
ADDITIONAL SELF STORAGE LP	2964 LBJ FRWY STE 400	DALLAS, TX	75234	1801 INDUSTRIAL BLVD
INGRAM, BEVERLY	212 STRATFORD CT	HURST, TX	76054	6409 COLLEYVILLE BLVD
BITTICK, EDWARD D	6405 KINGSTON	COLLEYVILLE, TX	76034	6405 KINGSTON DR
CROCKER, RHONDA	6500 KINGSTON	COLLEYVILLE, TX	76034	6500 KINGSTON DR
SANDERS, BAILEY	6305 KINGSTON	COLLEYVILLE, TX	76034	6305 KINGSTON DR
MALONE, DERRICK L	6115 GARCIA LN	FORT WORTH, TX	76140	6301 COLLEYVILLE BLVD
YARD ART P&F LTD	1223 CRESTSIDE DR STE 100	COPPELL, TX	75019	6407 COLLEYVILLE BLVD
				6504 COLLEYVILLE BLVD
MONTERA ADDITION	6811 MILTON DR	COLLEYVILLE, TX	76034	COURTESY NOTICE
VILLAS AT OAK POINTE, THE	2555 SW GRAPEVINE PARKWAY, SUITE 300	GRAPEVINE, TX	76051	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
BROWN, STEPHEN	5801 TENNYSON PARKWAY, SUITE 150	PLANO, TX	75024	APPLICANT

Public hearing notices were mailed on April 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, May 11, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, June 2, 2020 & Tuesday, June 16, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a request for a Special Use Permit for a Child Daycare Facility. The purpose is to allow for operation of the child daycare facility, Kiddie Academy Day Care.

Zoning Case: ZC20-008

Applicant: Stephen Brown

Owner: Kevin Afkami

Location: 6412 and 6416 Colleyville Blvd

Property Description: Lot 9R and 10R, Block 1, of the Winding Creek Addition

Present Zoning: PUD-R Planned Unit Development-Residential

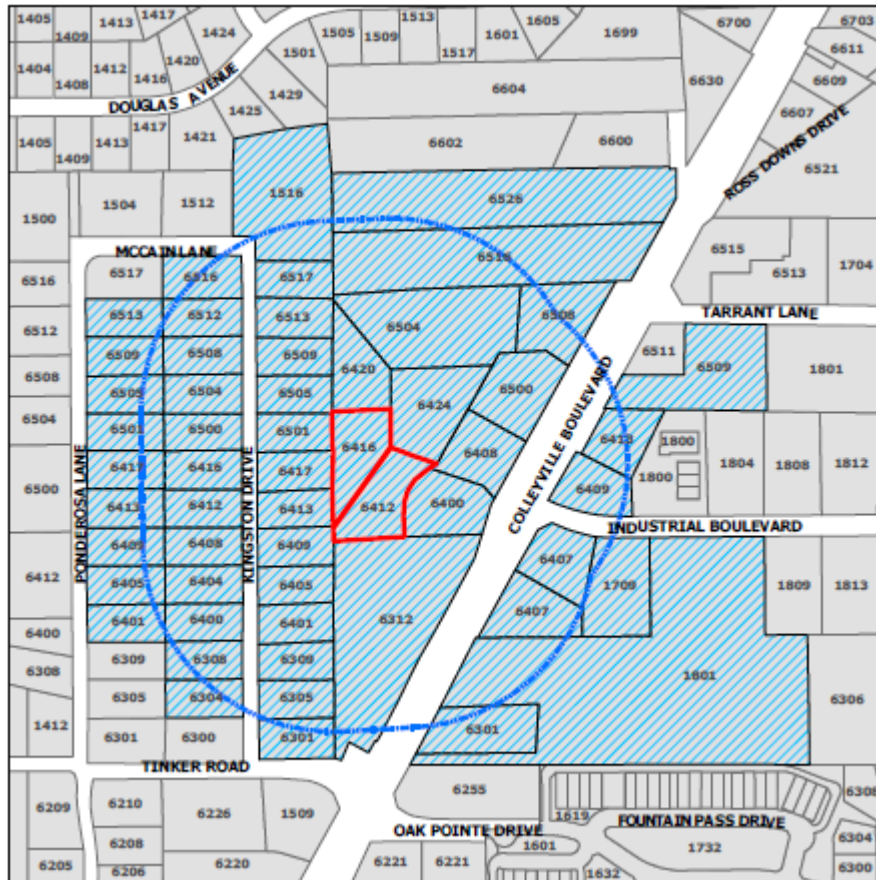
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

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

NOTICE OF PUBLIC HEARING



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOTS 9R & 10R, BLOCK 1, OF THE WINDING CREEK ADDITION, LOCATED AT 6412 AND 6416 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR A DAY CARE CENTER; A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a special use permit for a Day Care Center under Case No. ZC20-008; and

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and

affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lots 9R & 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Boulevard, by authorizing a Special Use Permit for a Day Care Center, as depicted on Exhibit "A", Exhibit "B", and Exhibit "C".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. This Special Use Permit shall apply only to "Exhibit "B" and Exhibit "C" as shown on the Zoning Exhibit and Elevations Exhibit as attached.
- b. The hours of operation shall be from 7:00 a.m. to 8:00 p.m.
- c. A minimum of 45 parking spaces shall be required for this use.
- d. This Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.

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

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

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

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

Sec. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of June 2020.

The second reading and public hearing being conducted on the 16th day of June 2020.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 16th day of June 2020.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Map

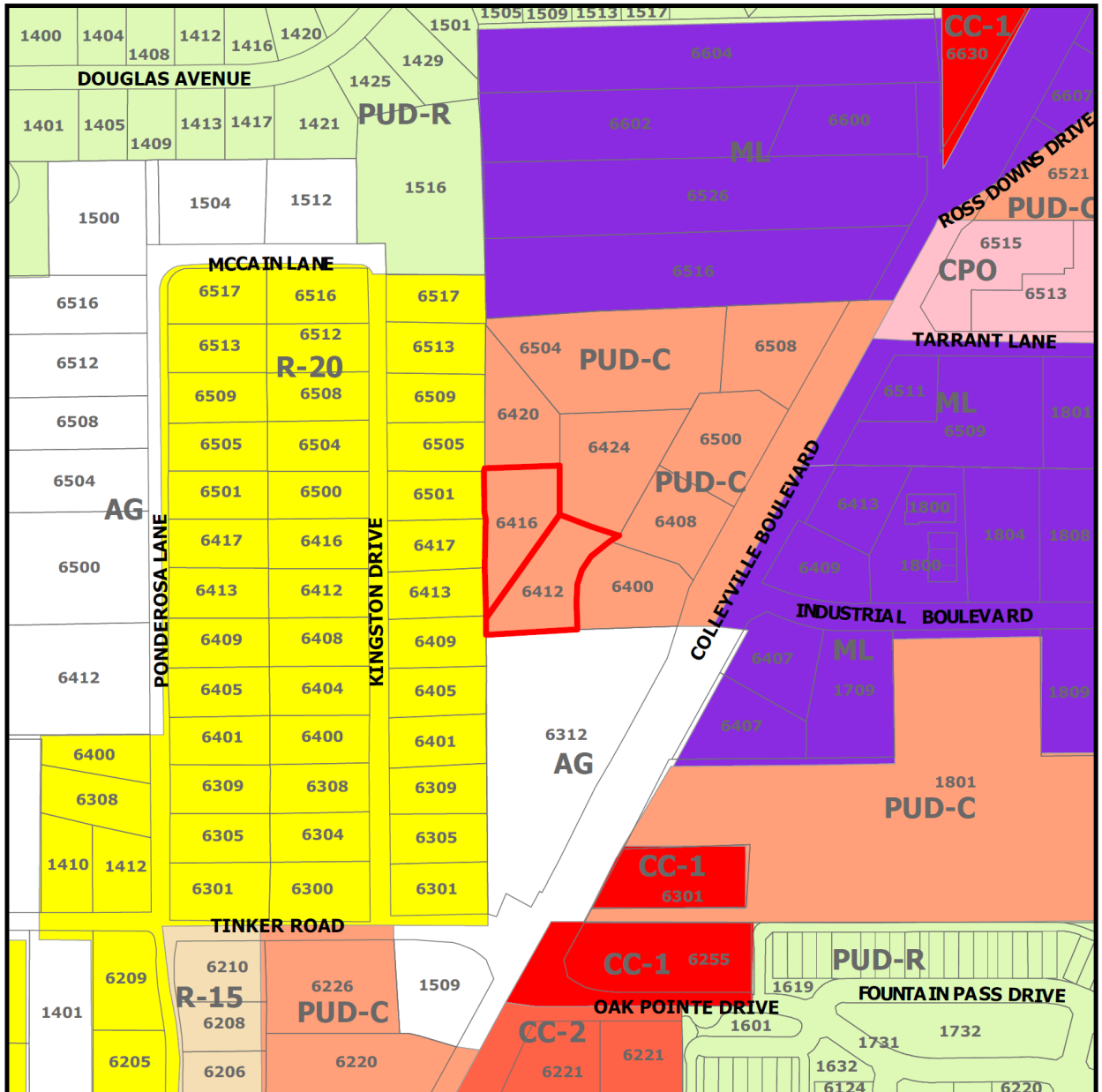


Exhibit "B" – Statement of Planning Objectives and Site Plan Exhibit



T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W McDermott Drive, Suite 110, Allen, TX 75013

State of Planning Objectives

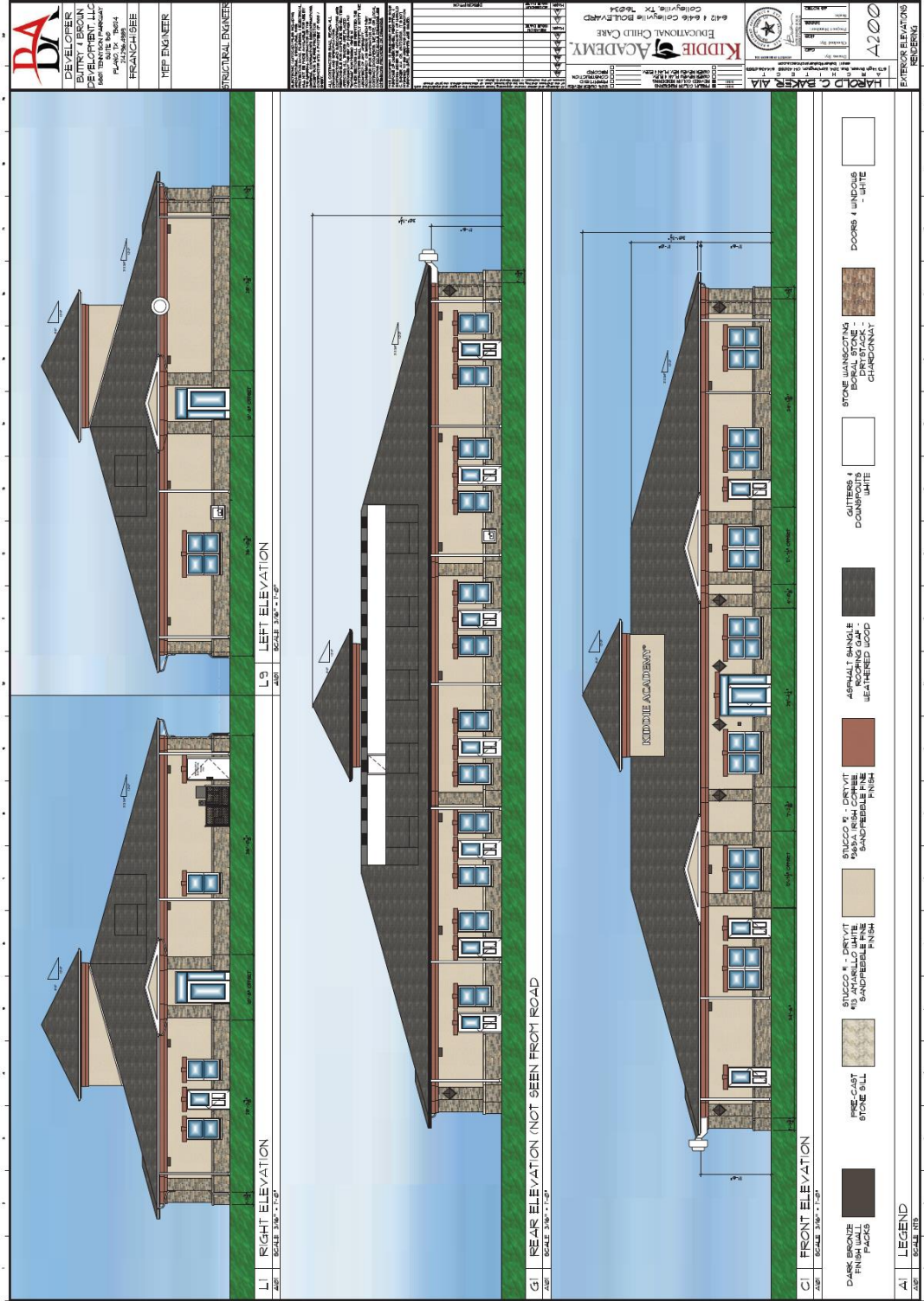
The purpose of the special use permit application is to request for Kiddle Academy Day Care service on Lot 9R & 10R, Block 1, WindingCreek Addition. Kiddle Academy is an educational child care provider that focuses on learning, creativity, compassion, and character. Shaping and inspiring children for the future always have been a critical part of the Kiddle Academy vision. The Kiddle Academy cares for, educates, and encourages its children to do more and be more.

The provided site plan complies with the city of Colleyville ordinance. The proposed use is compatible with the surrounding zoning because it will add a convenient and aesthetically pleasing mix of neighborhood services. Adequate vehicular and pedestrian circulation has been providing throughout the site. Proper fire safety accommodations have been provided. Off-street parking for the Kiddle Academy has presented at one space per faculty plus one space per 5 children. Stacking will not be an issue as parents will be required to park in a parking space and enter the building to sign children in and out. The proposed landscape has been shown to meet screening requirements and enhance the overall site aesthetics.

Development Schedule

The Kiddle Academy anticipates estimated to start construction on August 2020. The grand opening day projected on August 2021.

Exhibit "C" – Elevations Exhibit





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4j	Agenda Date 5/11/2020	Number
Type Worksession		
Department Community Development		

Title

Consideration 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

Explanation

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."

Recommendation

Approve

Attachments

1. Ch. 03 Land Use - CBD Stores
2. Draft Ordinance - O-20-xxxx Amendments to Chapters 2 & 3 - CBD Stores

Table 3.24.B- - Schedule of Permitted Principal Uses

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

ORDINANCE O-20-xxxx

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 2 – DEFINITIONS, CHAPTER 3, SECTION 3.24.B – SCHEDULE OF PERMITTED PRINCIPAL USES AND SECTION 3.24.C – SPECIAL LAND USE STANDARDS OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

WHEREAS, the City of Colleyville desires to amend Chapter 2 – Definitions, Chapter 3, Section 3.24.B – Schedule Of Permitted Principal Uses and Section 3.24.C – Special Land Use Standards of the Land Development Code; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing.

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

- Sec. 1. THAT *Chapter 2 – Definitions, Chapter 3, Section 3.24.B – Schedule Of Permitted Principal Uses and Section 3.24.C – Special Land Use Standards* of the Land Development Code are hereby amended to read as depicted in the attached Exhibit "A".
- Sec. 2. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 3. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion

so decided to be invalid or unconstitutional.

- Sec. 4. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 5. THAT this ordinance shall take effect immediately from and after its passage.
- Sec. 6. THAT all other provisions of the Land Development Code shall remain in full force and effect, except as amended herein.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of June 2020.

The second reading and public hearing being conducted on the 16th day of June 2020.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 16TH DAY OF JUNE 2020.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City

Attorney

Exhibit “A”

{Chapter 2 & 3 amendments}



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4k	Agenda Date 5/11/2020	Number
Type Worksession		
Department Community Development		

Title

Consideration of amendments to Chapter 9, Section 9.21 – Sidewalks of the Land Development Code

Explanation

The City Council adopted a new sidewalk policy in July of 2019. An Ad-Hoc committee was then formed to review and make updates to the 2008 Supplemental Sidewalk System Map. The recommendations were presented to the City Council and approved as the 2019 Sidewalks and Trails Map on December 3, 2019.

The proposed amendments to the Land Development Code are to codify the Council's policy and to reference the updated map.

Recommendation

Approve

Attachments

1. Chapter 9 Section 9.21 Update
2. Sidewalk Policy
3. 2019 Sidewalk Trail Map
4. Draft Ordinance - O-20-xxxx Amendments to Chapter 9, Section 9.21 - Sidewalks

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.

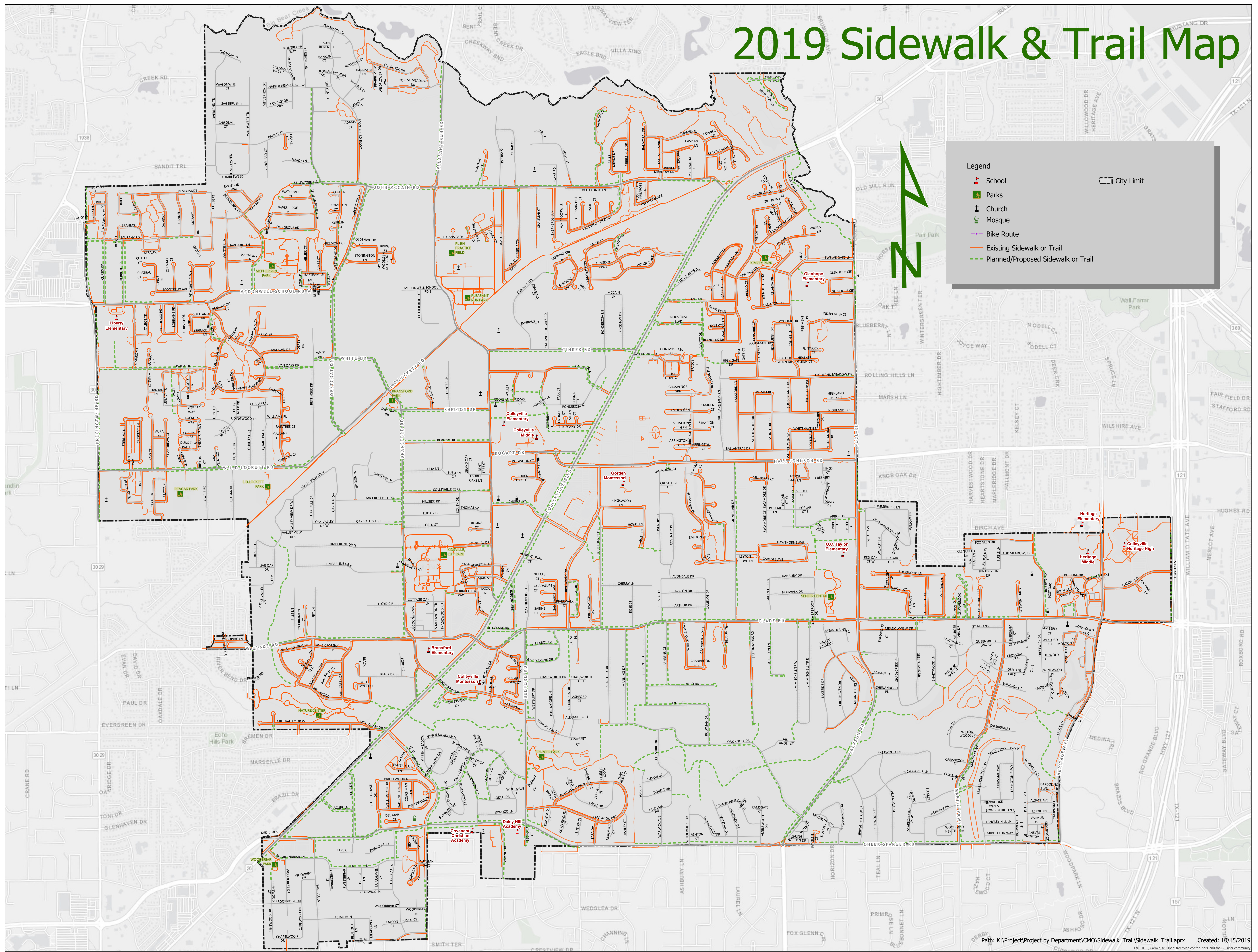
Funding

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



ORDINANCE O-20-xxxx

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 9, SECTION 9.21 – SIDEWALKS OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

WHEREAS, the City of Colleyville desires to amend Chapter 9, Section 9.21 – Sidewalks of the Land Development Code; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing.

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

- Sec. 1. THAT *Chapter 3, Section 9.21 – Sidewalks* of the Land Development Code are hereby amended to read as depicted in the attached Exhibit "A".
- Sec. 2. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 3. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 4. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 5. THAT this ordinance shall take effect immediately from and after its passage.

Sec. 6. THAT all other provisions of the Land Development Code shall remain in full force and effect, except as amended herein.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of June 2020.

The second reading and public hearing being conducted on the 16th day of June 2020.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 16TH DAY OF JUNE 2020.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City

Attorney

Exhibit “A”

{Chapter 9, Section 9.21 amendments}