



# City of Colleyville Planning and Zoning Commission Agenda

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

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Tuesday, May 26, 2020

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## **WORKSESSION 6:15 PM CITY COUNCIL CHAMBERS THIRD FLOOR**

### **CALL TO ORDER**

- WS-1** Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 1, Block 1, of the Stowe Addition, located at 816 Shelton Drive, Case ZC20-009
- WS-2** Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 1, Block 8, Creekside at Colleyville, Phase 3, located at 3501 LeJoie Lane, Case ZC20-010
- WS-3** Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lots 9 & 10, Block 8, Creekside at Colleyville, Phase 3, located at 3609 LeJoie Lane and 3608 Valmur Avenue, Case ZC20-011
- WS-4** Presentation and discussion of an amendment to the PUD-C Planned Unit Development-Commercial district for the Winding Creek development, specifically for hours of operation on Lot 9R and 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Boulevard, Case ZC20-012
- WS-5** Presentation and discussion of amendments to Chapter 1, Section 1.17 of the Land Development Code, specifically for the permitting of expiration of vested project rights
- 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. OR IMMEDIATELY AFTER THE WORKSESSION MEETING  
CITY COUNCIL CHAMBERS**

**INVOCATION: COMMISSIONER MOORE  
PLEDGE OF ALLEGIANCE**

**2. CITIZEN COMMENTS**

**3. PUBLIC HEARING AGENDA ITEMS**

- 3a** 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, TABLED FROM THE MAY 11, 2020 PLANNING AND ZONING COMMISSION MEETING
- 3b** 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, TABLED FROM THE MAY 11, 2020 PLANNING AND ZONING COMMISSION MEETING
- 3c** Consideration of amendments to Chapter 9, Section 9.21 – Sidewalks of the Land Development Code, TABLED FROM THE MAY 11, 2020 PLANNING AND ZONING COMMISSION MEETING

**4. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards May 22, 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

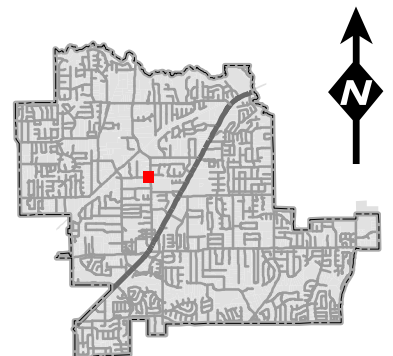


**ZC20-009**  
**816 Shelton Drive**

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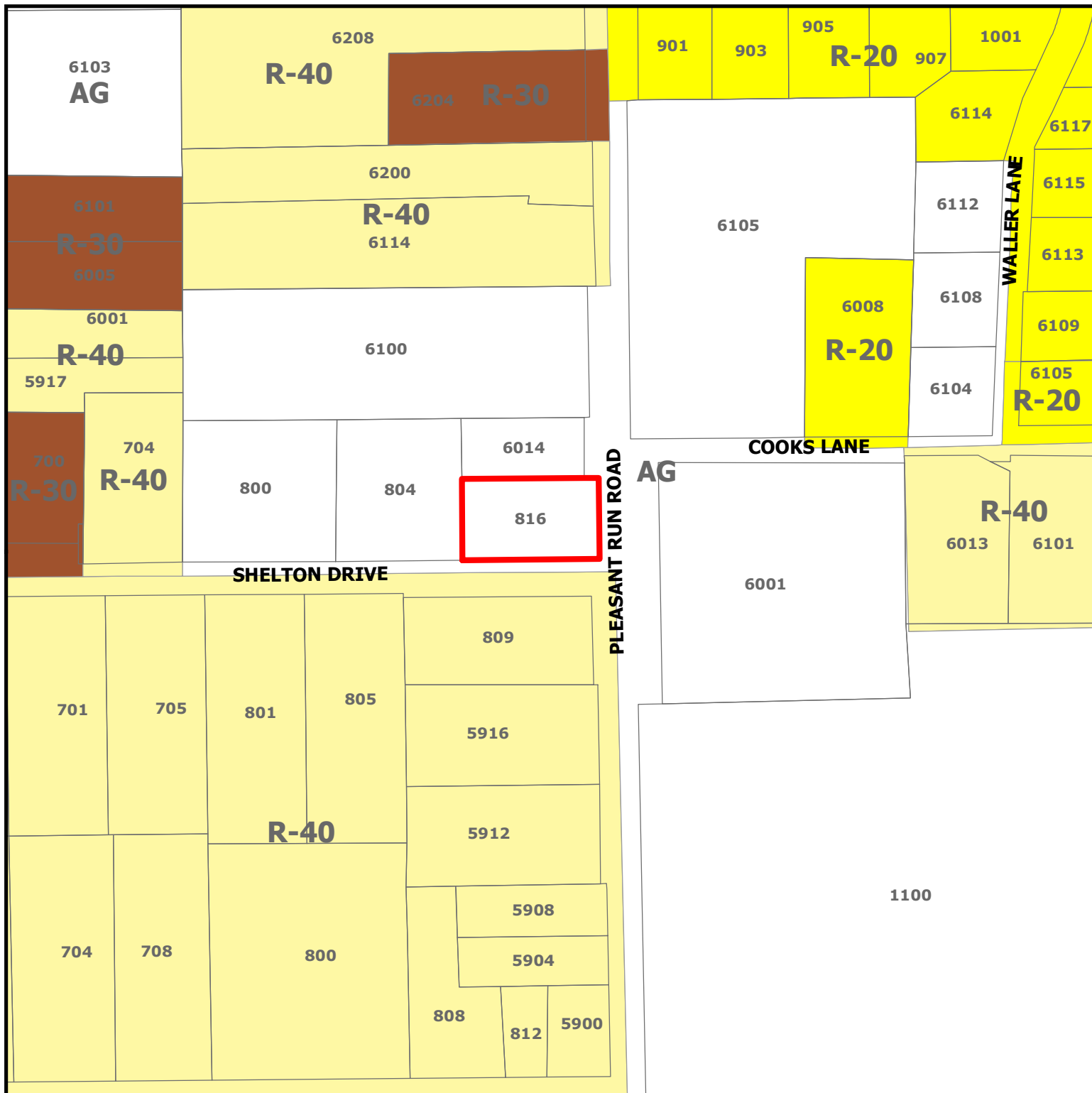


Subject Property





# Zoning Map



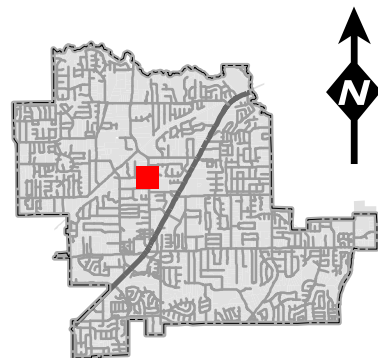
**ZC20-009**  
**816 Shelton Drive**

DISCLAIMER:

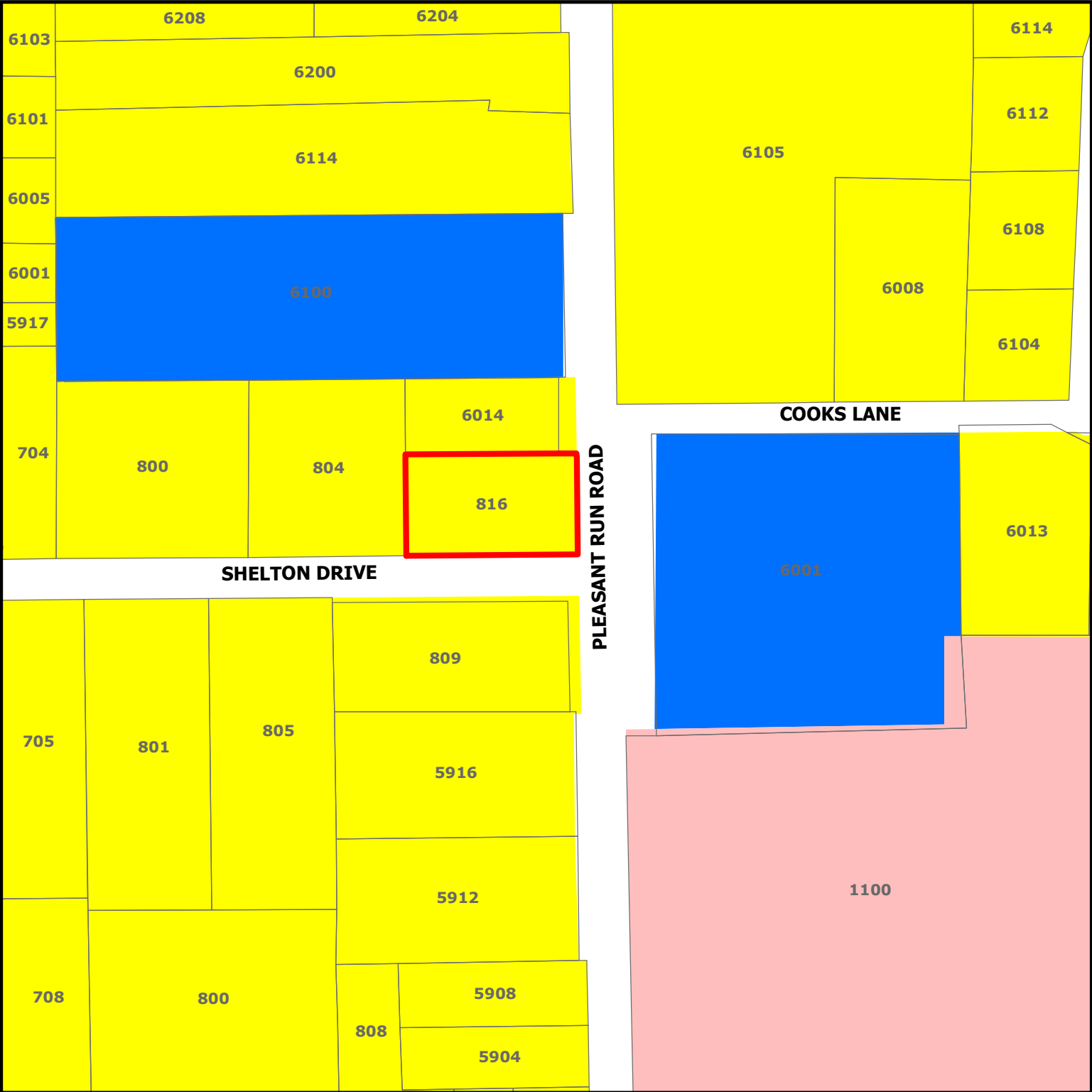
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Subject Property



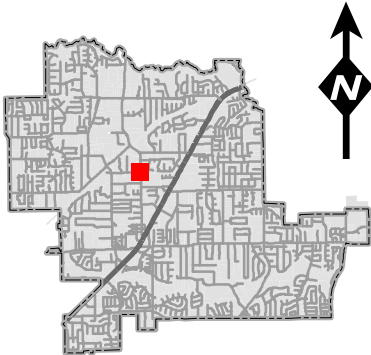
# Future Land Use Map



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**ZC20-009**  
**816 Shelton Drive**

-  Subject Property
-  Residential
-  Institutional
-  Colleyville Blvd Corridor



# Statement of Planning Objectives

## 816 Shelton Dr. Application for Special Use Permit

Applicant, Mark Cooper of Copper Street homes, is proposing to construct a 5' high steel fence with a double arched gate at the driveway entrance to the garage at the stated location. The gate will be powered by electricity with a solar backup and will be operated by remote control. The main purpose for the fence and the gate is to ensure security for the Rick's family as they enter in and out of their garage. They are concerned that others could easily approach them as they enter and exit their garage if not shielded by a fence to give them protection. Their house is on the corner of Pleasant Run Dr. and Shelton Dr. Pleasant Run Dr. is a busy road and carries traffic from City Hall to as far north as Grapevine as it transitions into White Chapel Rd. There is a church located directly across the street with a large parking lot and there is also a middle school. During school opening and closing there is a considerable amount of traffic and School children that are walking and riding their bikes to and from school. The end of the driveway that they are proposing to fence is approximately 11' away from the City sidewalk on Pleasant Run Dr. This is not a safe situation for the Rick's or for the school children in the area when the school is in operation. A child could easily veer off the sidewalk as the Ricks are existing their garage and become injured. With the church parking lot directly across the street they are also concerned that someone could easily park there at night and enter through their garage as they are coming in or leaving their house.

We applied for a fence permit in February of this year as we were completing the construction of their home and were denied because the Land Development Code passed last year prohibits a metal fence over 30" to be built on a corner lot over the building setback line. See Land Development Code, Section 3.26 Fences, Free Standing Walls, and Screening Materials, Section 7, d, 2

*a. The primary fencing material shall be of wrought iron, pre-formed concrete, poured in place concrete, concrete masonry unit (CMU), brick, approved wood rail construction, a combination thereof or other similar material approved by the City Building Official. All poured in place concrete and CMU shall contain an architectural finish.*

*b. On a corner lot, a house shall be deemed to face on that street on which it has its least dimension unless otherwise determined by the Building Official.*

*c. Vehicle Gate setback: Any vehicle gate shall be set back a sufficient distance from the property line to allow vehicle queuing space in order to maintain safety and to prevent backup along the street pavement. Sufficient distance shall be determined by the Building Official.*

*d. Exceptions to front yard requirement: Lots containing a minimum of 40,000 square feet, and subdivisions, shall be allowed to construct a perimeter fence within the front yard setback. Said fencing shall be no greater than eight (8) feet in height and shall have no greater than twenty five (25) percent opaque construction within the front yard. Allowed construction materials shall be the same as paragraph "1.a" above. **This exception shall not apply to properties zoned as a PUD district.***

**2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. The regulations of 1.a through 1.d above shall apply.**



## Statement of Planning Objectives

We started the Rick's Home back in December of 2018 and included the fence locations as part of the site plan. The intention from day one was always to build this fence around the drive. At the time we applied for the Building Permit we did not, unfortunately, apply for the Fence Permit as well. Had we done so it would have been approved under the Codes at that time. We were also not aware that the Codes were going to change when we were building their house, so we were obviously surprised when the metal fence was not allowed to be permitted in February. Especially since there are so many homes on Shelton Dr., Pleasant Run Rd., and on corner lots at Shelton Dr. and Bransford Rd. with large entrances and fences located at the property lines. Included in the application are pictures of existing fences and entrances on Shelton Dr. within walking distances to their house. It is obvious when you look at these homes that the residences of the houses are also concerned about their security and safety as well. It is surprising that these structures are now so restricted. This has been a practice that has been in place for a long time in Colleyville and it makes sense to allow a fence to protect a garage drive on corner lots especially when the streets carry a lot of traffic or have public uses directly across the street. I hope you share my concern and understand the necessity of the request for a Special Use Permit for the Ricks home. Jerome Ricks grew up in Colleyville and is very excited to have a new home back in Colleyville with his wife. They like many Colleyville residence want to be able to live and enjoy their home without having to worry about the concerns I stated above. Please approve this request and allow them to live with security and peace of mind in their new home.

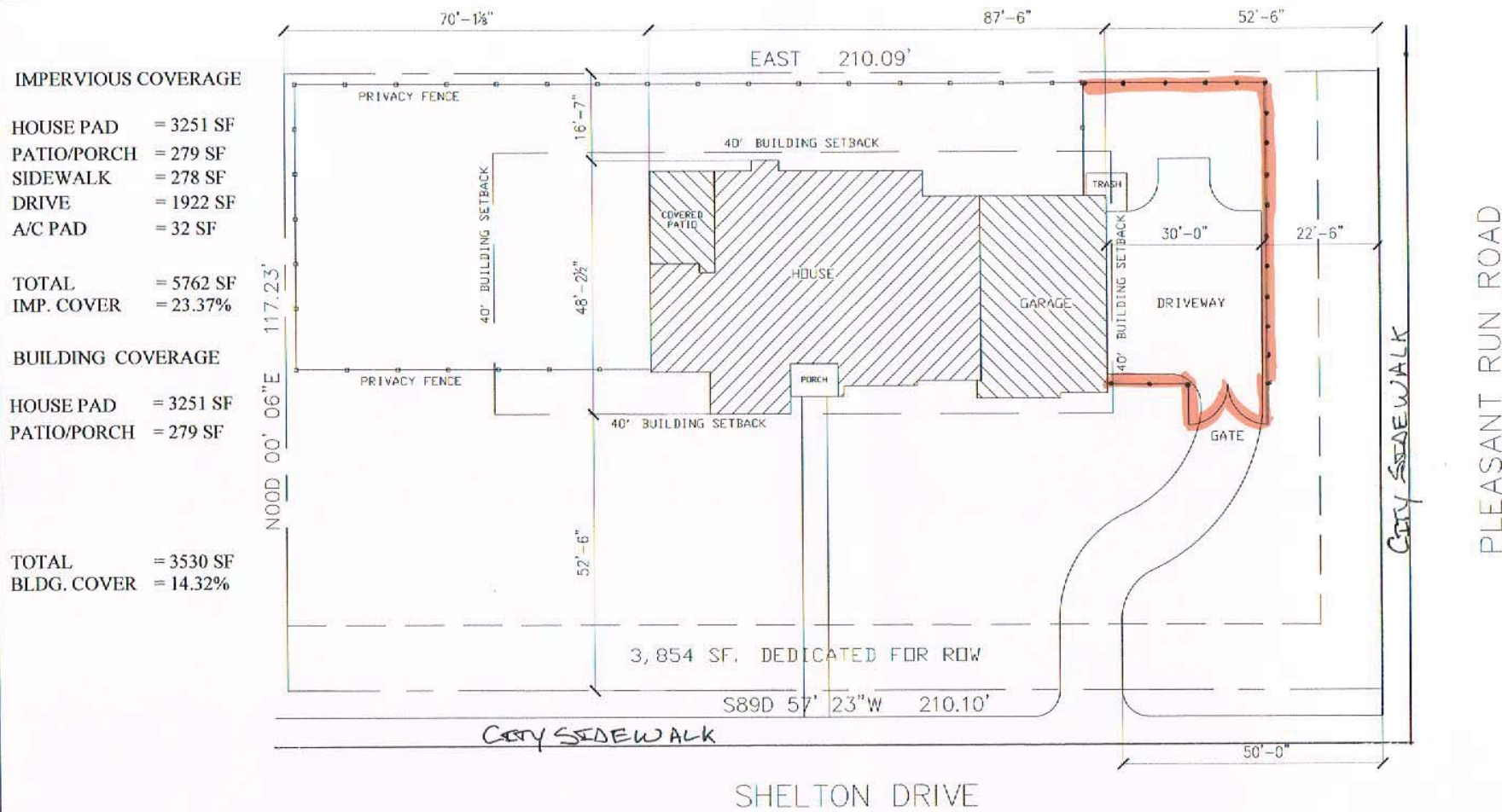
Regards



Mark Cooper

Copper Street Homes LLC

## Site Plan



## SITE PLAN

LOT SQUARE FOOTAGE = 24646 SF

SCALE: 1' = 20'-0"

816 SHELTON DRIVE  
BLOCK 1, LOT 1  
COLLEYVILLE, TEXAS



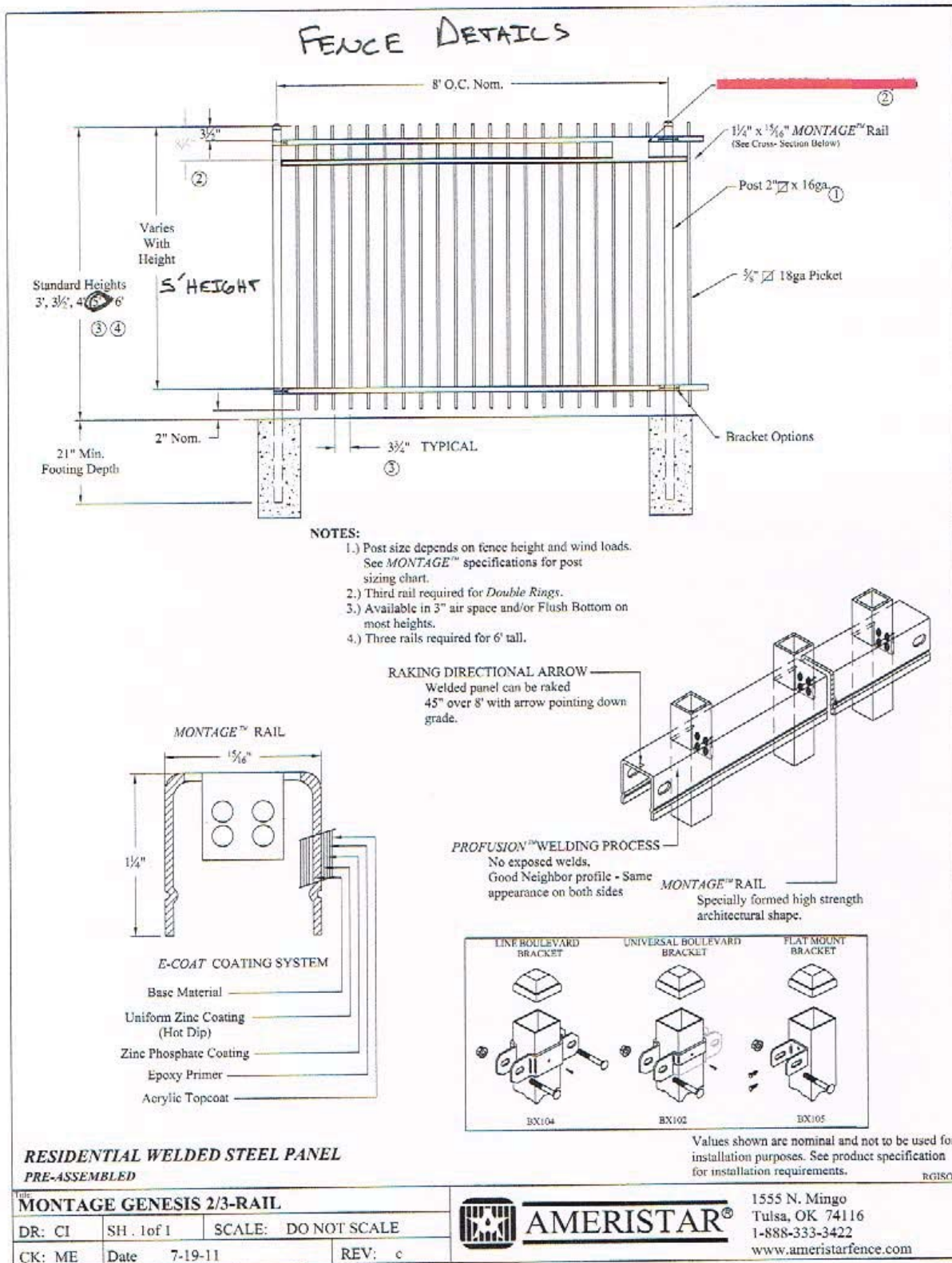
 LOCATION OF 5' FLAT TOP STEEL FENCE  
W/ DOUBLE GATE ARCHED

[illegible]

## Site Plan

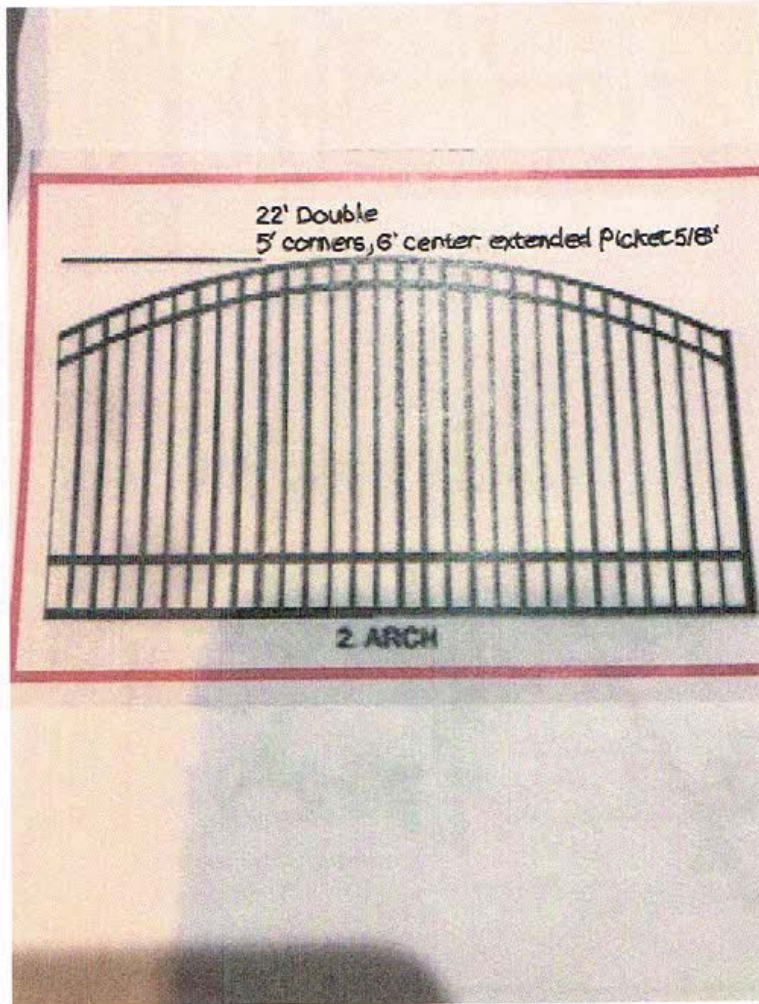


# Fence Details





## Fence Details



# Fence Details

Colleyville, Texas, Land Development Code

## E. Fence and Free Standing Wall Setback Requirements

1. *Front Yards:* No fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall be located beyond the front façade of the primary residential structure.
  - a. The primary fencing material shall be of wrought iron, pre-formed concrete, poured in place concrete, concrete masonry unit (CMU), brick, approved wood rail construction, a combination thereof or other similar material approved by the City Building Official. All poured in place concrete and CMU shall contain an architectural finish.
  - b. On a corner lot, a house shall be deemed to face on that street on which it has its least dimension unless otherwise determined by the Building Official.
  - c. *Vehicle Gate setback:* Any vehicle gate shall be set back a sufficient distance from the property line to allow vehicle queuing space in order to maintain safety and to prevent backup along the street pavement. Sufficient distance shall be determined by the Building Official.
  - d. *Exceptions to front yard requirement:* Lots containing a minimum of 40,000 square feet, and subdivisions, shall be allowed to construct a perimeter fence within the front yard setback. Said fencing shall be no greater than eight (8) feet in height and shall have no greater than twenty-five (25) percent opaque construction within the front yard. Allowed construction materials shall be the same as paragraph "1.a" above. ~~This exception shall not apply to properties zoned as a PUD district.~~
2. *Corner Side Yards:* Except where allowed elsewhere in this chapter, no fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. The regulations of 1.a through 1.d above shall apply.

A decorative wall or fence (which is defined as any wall or fence not greater than thirty inches in height and not greater than twenty-five percent opaque construction) within a required street side yard shall not be placed less than three feet (3') from the side property line, and shall not be subject to the provisions of the preceding paragraph.

3. *Adjacent to Undeveloped Property:* Except for perimeter subdivision fencing meeting the requirements above, no fence or wall greater than thirty (30) inches in height that is greater than twenty-five (25) percent opaque construction, shall be located less than fifteen (15) feet from the side property line adjacent to the street which leads into undeveloped property. See Exhibit "3-4".
4. *Rear Fence and Free Standing Wall Setbacks:* Fences and walls meeting all of the construction requirements of paragraph "1.a" above and other adopted standards may be erected on the rear property line except; however, lots whose rear property line abuts a public street on which one of the immediate adjacent lots maintains its required front yard, then no fence nor wall greater than thirty (30) inches in height shall be located within fifteen (15) feet of the subject lots rear property line. See Exhibit "3-4".



**Photos Provided By Applicant**





**Photos Provided By Applicant**

816 SHELTON - FRONT VIEW





**Photos Provided By Applicant**





**Photos Provided By Applicant**



6001 BRANSFORD RD  
AND CORNER OF SHELDON DR.



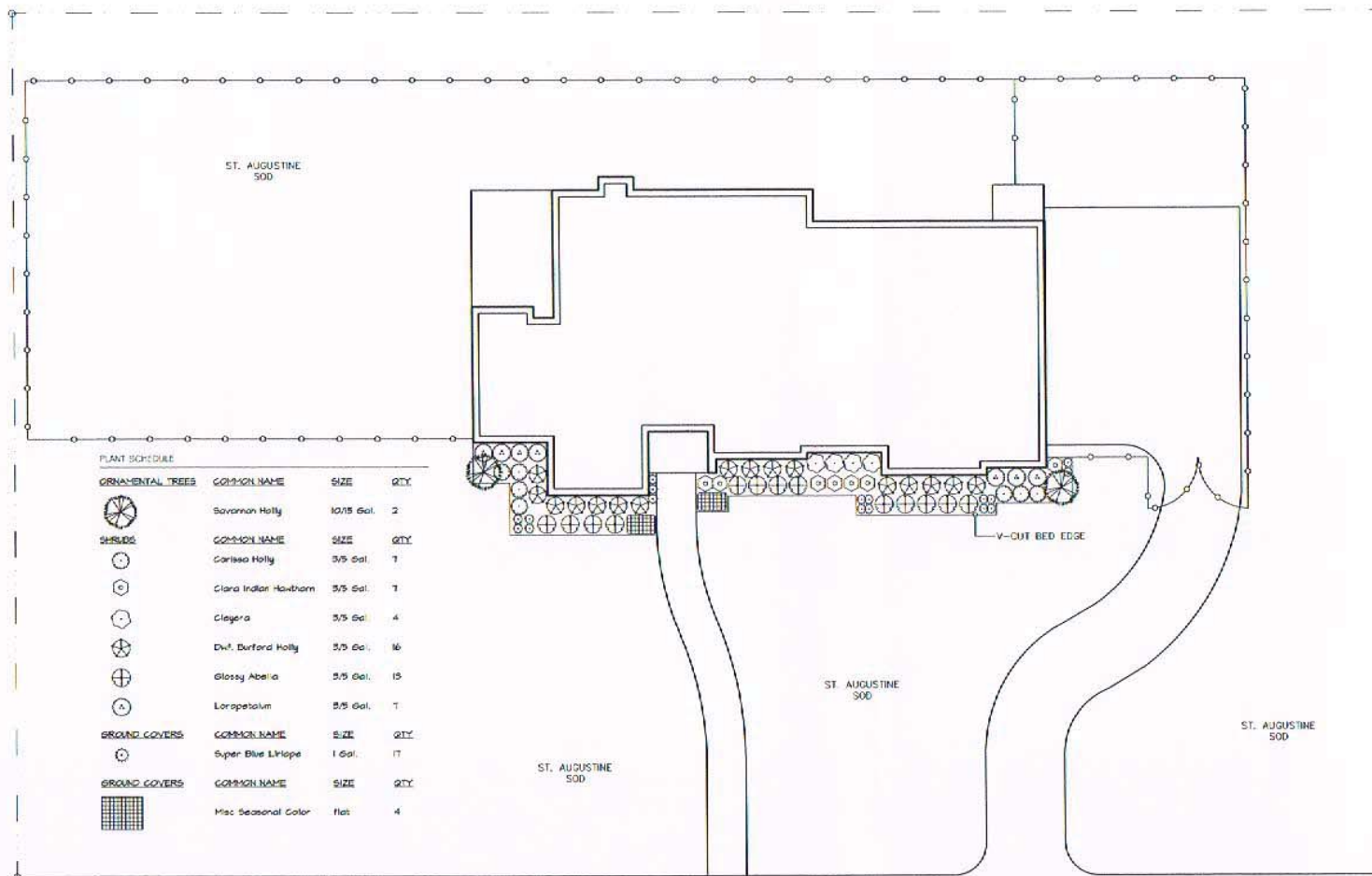
**Photos Provided By Applicant**

6204 REASNET RUN ROAD





# Landscape Plan



CONTRACTOR NOTE:  
INDICATION OF PLANTING AREAS ARE TO BE  
INSTALLED ON THE HOUSE EXTERIOR, UNLESS  
OTHERWISE NOTED OR PROVIDED



NOTE: PREPARED TO PROVIDE  
DETAILED AND SPECIFIC IN ANY  
AREA MARKED AS SEASONAL COLOR

1 Planting Plan  
1/8" = 1'-0"  
(SEE PLAN FOR S. 100)

NOTE:  
THIS DESIGN IS A WATER PLAN AND ONLY  
ITEMS ON THE SCENE CONTRACT WILL BE  
INSTALLED

MEASUREMENTS AND LOCATIONS OF  
MATERIALS ON PLANS ARE APPROXIMATE.  
EXACT PLACEMENT TO BE DETERMINED AT  
TIME OF INSTALLATION AND MAY VARY  
BASED UPON ACTUAL SITE CONDITIONS

ALL PLANTS AND SPECIFICATIONS ARE  
PROPERTY OF GARDEN DESIGN, LLC.  
ANY USE FOR ANY OTHER PROJECT IS  
PROHIBITED UNLESS A DESIGN FEE HAS BEEN  
PAID TO GARDEN DESIGN, LLC

Copyright © 2013 GARDEN DESIGN, LLC

PLAN APPROVAL, DATE:

SIGNATURE:



RICKS RESIDENCE  
816 Shelton Drive  
Colleyville, Texas

DATE/PERSON  
2.7.20 JRP

DESIGNED BY

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

DATE

SCALE

SCALE

SCALE

SCALE

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SCALE

SCALE

SCALE

SCALE

GARDEN  
DESIGN



214.350.2525

SHEET 1 OF 1

L1



# Grading Plan

2/28/2020



ERIC L. DAVIS ENGINEERING, INC.  
F-3987  
120 EAST MAIN STREET  
Ferry, Texas 75125  
972/564-0592 Fax: 972/564-6523  
E-Mail: eric.davis@eldengineering.com

GRADING PLAN  
ENGINEERED FOR  
COPPER STREET HOMES

PLAN: GRADING  
ELD JOB NO. DIF18-1197  
DRAWN BY: BW  
CHECKED BY: ML  
LOT: 1 BLOCK: 1  
CITY: COLLETTVILLE, TX

SCALE: 1" = 30'

SHEET 01

- NOTE:
1. SITE PREPARATION MUST COMPLY WITH PROJECT GEOTECHNICAL REPORT SPECIFICATIONS.
  2. REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED.
  3. SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 1.25%. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE.
  4. BACKFILL AROUND THE FOUNDATION SHALL BE WITH COHESIVE SOIL.
  5. ROOF DOWNSPOUTS AND DRAINS SHALL BE EXTENDED AND DRAIN AWAY FROM FOUNDATION.
  6. PAVING AND STRUCTURAL DESIGN BY OTHERS.

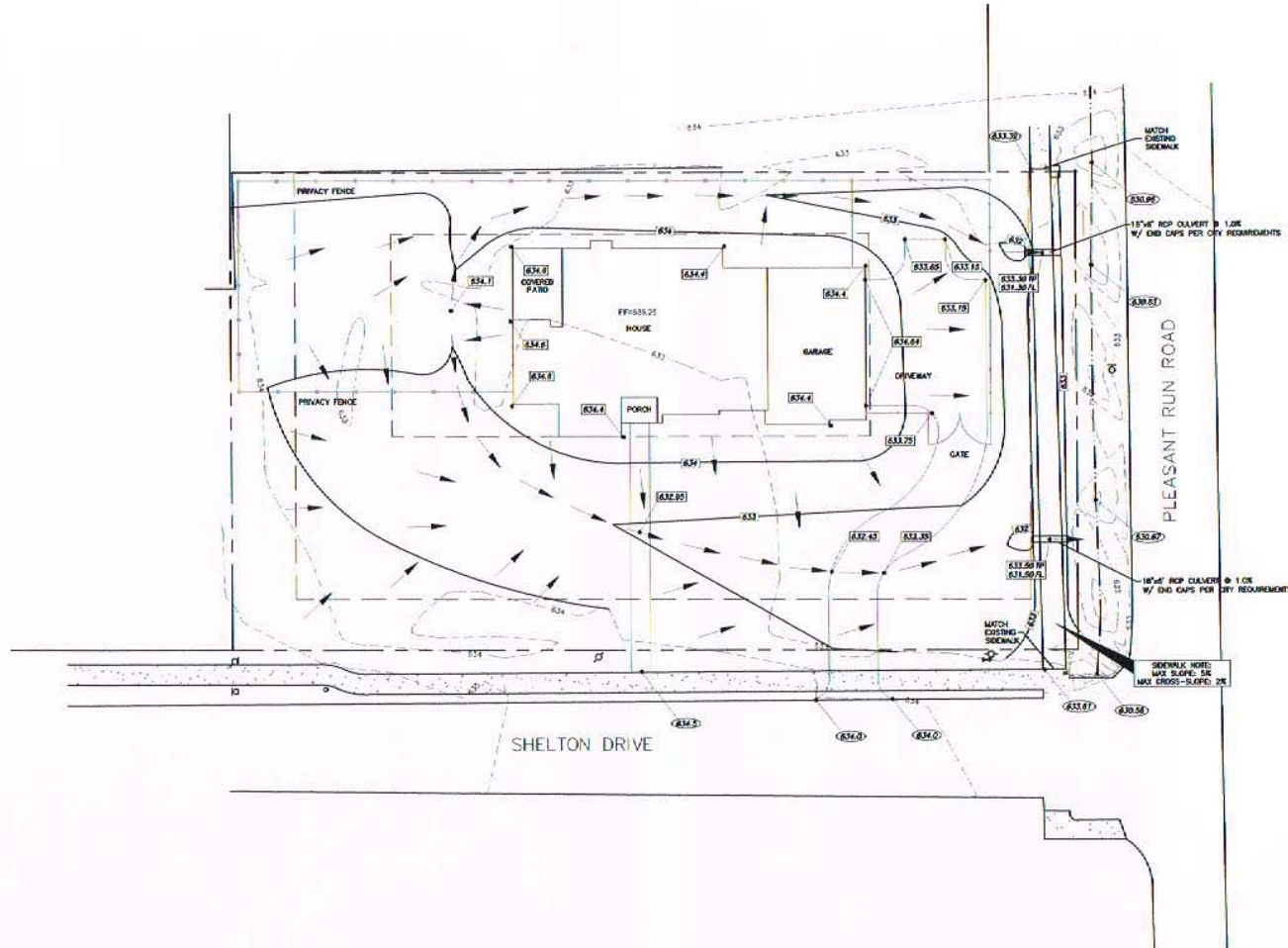
ALL ELEVATIONS ARE BASED ON SURVEY DATA PROVIDED BY THE OWNER AND/OR SURVEYOR. DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR DISCREPANCIES RESULTING FROM SURVEY DATA.

**CAUTION!!**  
CALL TEXAS ONE CALL @  
1-800-245-4545  
48 HRS PRIOR TO CONSTRUCTION

**(U) CAUTION (U)**  
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.

## LEGEND

|     |                         |
|-----|-------------------------|
| --- | EASEMENT                |
| XXX | EXISTING SPOT ELEVATION |
| XXX | PROPOSED SPOT ELEVATION |
| --- | PROPERTY LINE           |
| XXX | PROPOSED CONTOURS       |
| XXX | EXISTING CONTOURS       |
| --- | PROPOSED FLOW DIRECTION |
| --- | FLOW LINE               |
| TP  | TOP OF PAVEMENT         |
| FL  | FLOWLINE                |



THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY MITCHELL K. LENHARDT, P.E. 92714 ON  
2/28/2020



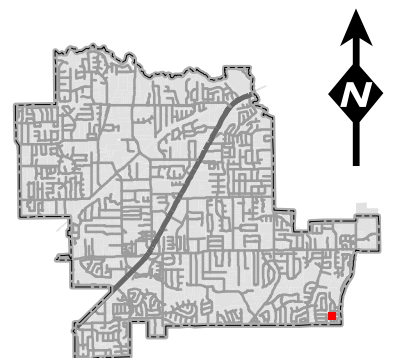
# Aerial Map



**ZC20-010**  
**3501 LeJoie Lane**

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 Subject Property





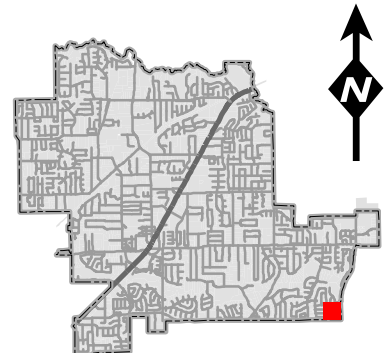
# Zoning Map



**ZC20-010**  
**3501 LeJoie Lane**

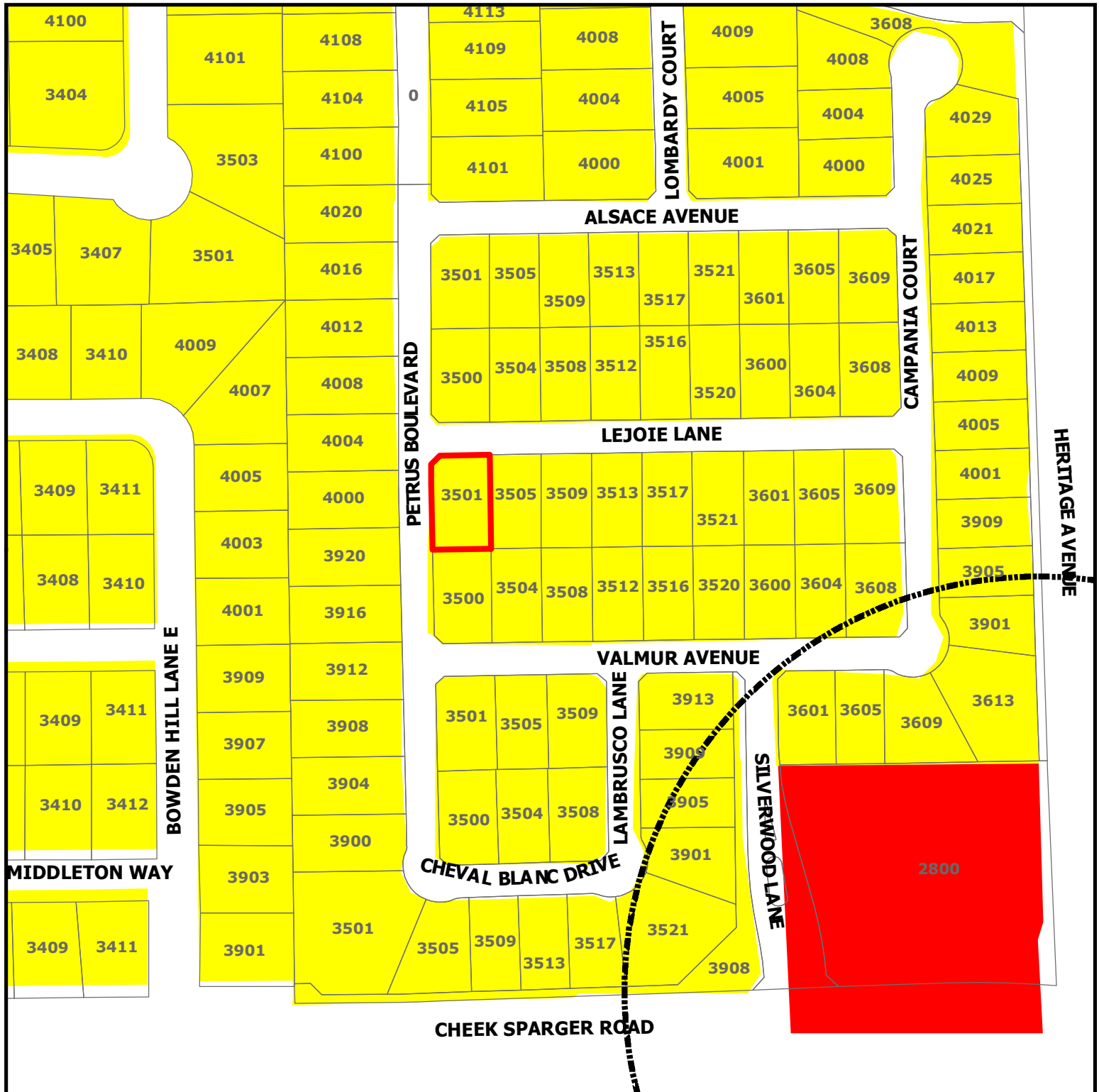
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 Subject Property





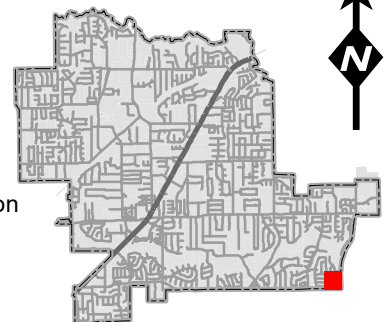
# Future Land Use Map



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**ZC20-010**  
**3501 LeJoie Lane**

- Subject Property
- Sales Tax Preferred Intersection
- Residential
- Commercial



# **Statement of Planning Objectives**

## **EXHIBIT TO APPLICATION FOR SPECIAL USE PERMIT**

### **FOR A RESIDENTIAL FENCE AT 3501 LEJOIE LANE**

**REQUEST:** This SUP is sought to allow a rod iron fence at 3501 LeJoie Lane to terminate 18" from the sidewalk and to tie into the adjacent fence at 3500 Valmur. This fence will be of the same, 5' black rod iron material as all the existing rod iron fences in Creekside at Colleyville. The fence will not exceed 25% opacity.

#### **BACKGROUND:**

Applicant MainVue Homes is the builder of 41 single family luxury homes in the gated community of Creekside at Colleyville, Phase 3. Creekside is a very unique community for Colleyville, with smaller (approximately 60' x 115') lot sizes and minimal (5') side yards. Because of the smaller lots, fence locations differing only by a few feet can have a dramatic impact on the amount of a homeowner's usable, private yard.

The subject property is a home under construction on a corner lot. The adjacent property to south (3500 Valmur) of the subject is an occupied residence.

The property lines for the homes in Creekside at Colleyville Phase 3 terminate at the street, meaning that sidewalks and parkways are within the property boundary for each lot. In early 2018, some confusion arose over allowable locations for fencing. After some discussion, the City of Colleyville issued a letter on November 18, 2018 clarifying that corner lot fences constructed of iron with no more than 25% opacity could extend to 18" from the sidewalk. The letter is attached to this application.

In reliance of the November 18, 2018 letter, the builders in Creekside at Colleyville constructed several homes with rod iron fencing terminating 18" from the sidewalk. One such home is located at 3500 Valmur and is adjacent to the subject property. Photographs of the existing fence at 3500 Valmur and the proposed fence at subject property are attached to this application.

In August of 2019, Council adopted O-19-2089, limiting side yard fences to 30" in height and no more than 25% opacity.

#### **BASIS FOR REQUEST:**

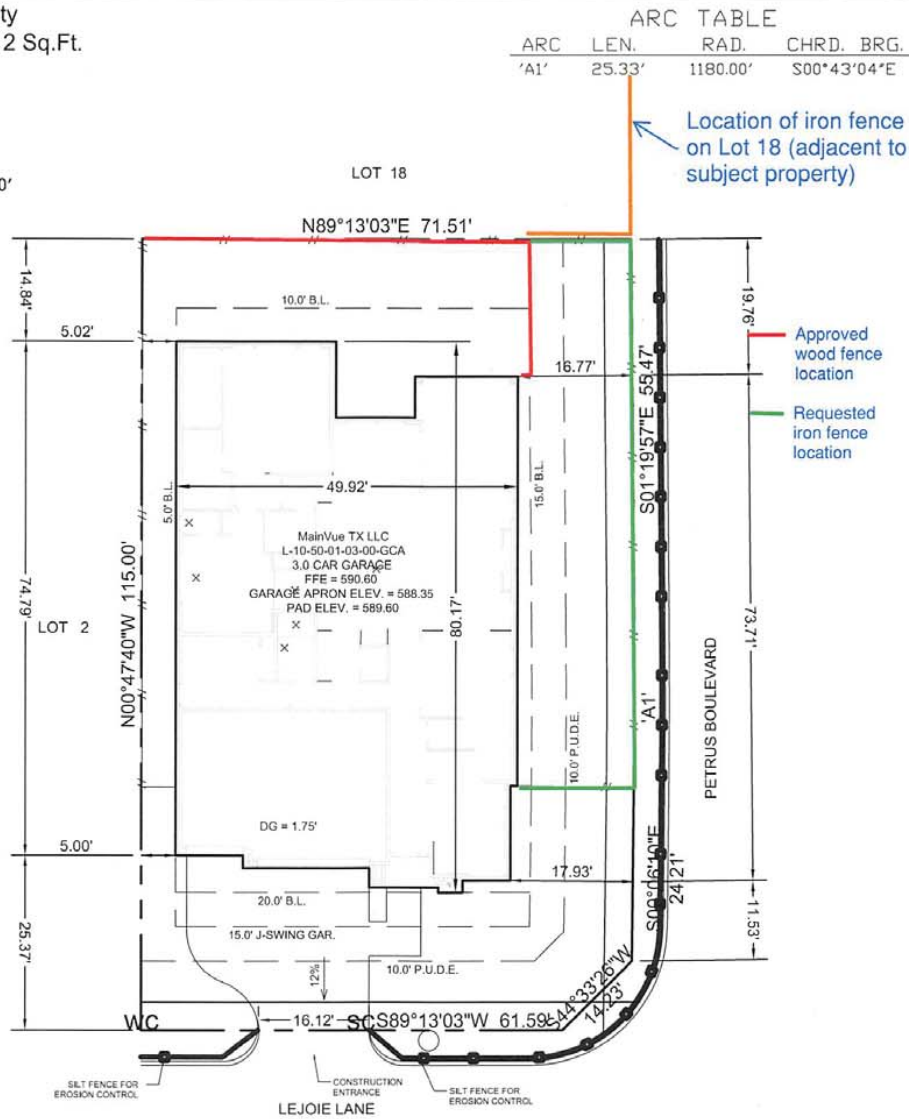
Over 75% of the homes in Creekside at Colleyville are occupied residences. Many of the occupied homes were allowed to construct fences in various locations beyond the build line, setting the precedent for property owners in this unique, small-lot, gated community to expect the ability to expand their fenced yard. In the case of the subject property, requiring the fence to be placed at the build line only yields a 1055sf private yard. Allowing a rod iron fence as previously allowed in Creekside increases the usable fenced yard to 2301sf. While such a move may be insignificant on a large lot community, in a small lot community, the difference is very significant. The request further allows for consistency by placing the subject fence in the same location as the adjacent existing fence.



# Site Plan

Tarrant County  
Lot Area: 8212 Sq.Ft.

SCALE: 1" = 20'



## LEGEND:

- - BOUNDARY CORNER
- - FIRE HYDRANT
- ⊕ - WATER VALVE
- ⊖ - WATER METER
- ⊗ - IRRIGATION CONTROL VALVE
- ⊙ - STORM DRAIN
- ⊠ - TRANSFORMER
- ⊡ - ELECTRIC JUNCTION BOX
- ⊢ - ELECTRICAL METER
- ⊣ - AIR CONDITIONER
- ⊤ - GAS METER
- ⊥ - COMMUNICATION PEDESTAL
- ⊦ - COMMUNICATION JUNCTION BOX
- - CLEAN OUT
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - SIGN
- ⊙ - MAILBOX
- ⊙ - MISC. VAULT
- ⊙ - ZERO LOT LINE

## ABBREVIATIONS:

- IRF - IRON ROD FOUND
- FFE - FINISHED FLOOR ELEVATION
- WC - WATER CONNECTION
- SC - SEWER CONNECTION
- G - GAS CONNECTION
- DG - DROP GARAGE W/ DISTANCE
- FG - FINISHED GRADE
- TW - TOP OF WALL
- BW - BOTTOM OF WALL
- BL - BUILD LINE
- UE - UTILITY EASEMENT
- DE - DRAINAGE EASEMENT
- CONC. - CONCRETE
- NG - NATURAL GROUND
- XXX.X - NG ELEVATION
- XXX.XX - PAVING ELEVATION

## LINETYPES:

- WOOD FENCE
- WROUGHT IRON FENCE
- FENCE LINE

NOTE: This plot plan does not represent an on the ground survey. All improvements shown hereon are for illustration purposes only. Builder to verify ALL information and actual improvement locations on this plot plan before construction. Refer to city and/or county approved subdivision construction documents for minimum slab elevation and drainage requirements. Improvements and elevations shown hereon are based on construction plans provided by Builder. Driveway slopes are calculated from garage apron to right-of-way line.

| FLATWORK  | SQ.FT.  | AREAS                |            |
|-----------|---------|----------------------|------------|
| Driveway: | 565     | Lot Area:            | 8212 s.f.  |
| Citywalk: | 725     | House & Garage:      | 3644 s.f.  |
| Approach: | 92      | House & Driveway:    | 4209 s.f.  |
| TOTAL:    | 1382    | Total Impervious:    | 5026 s.f.  |
| SOD       | SQ.YDS. |                      |            |
| Front:    | 110     | House & Garage:      | 44.37 %    |
| Left:     | 6       | House & Driveway:    | 51.25 %    |
| Back:     | 303     | Impervious Coverage: | 61.20 %    |
| Right:    | 28      |                      |            |
| TOTAL:    | 447     | Fence:               | 252.0 l.f. |

| REV. | DATE      | DESCRIPTION                 |
|------|-----------|-----------------------------|
| 1.   | 4/29/2019 | Final, L-10-50-01-03-00-GCA |
| 2.   |           |                             |
| 3.   |           |                             |
| 4.   |           |                             |
| 5.   |           |                             |

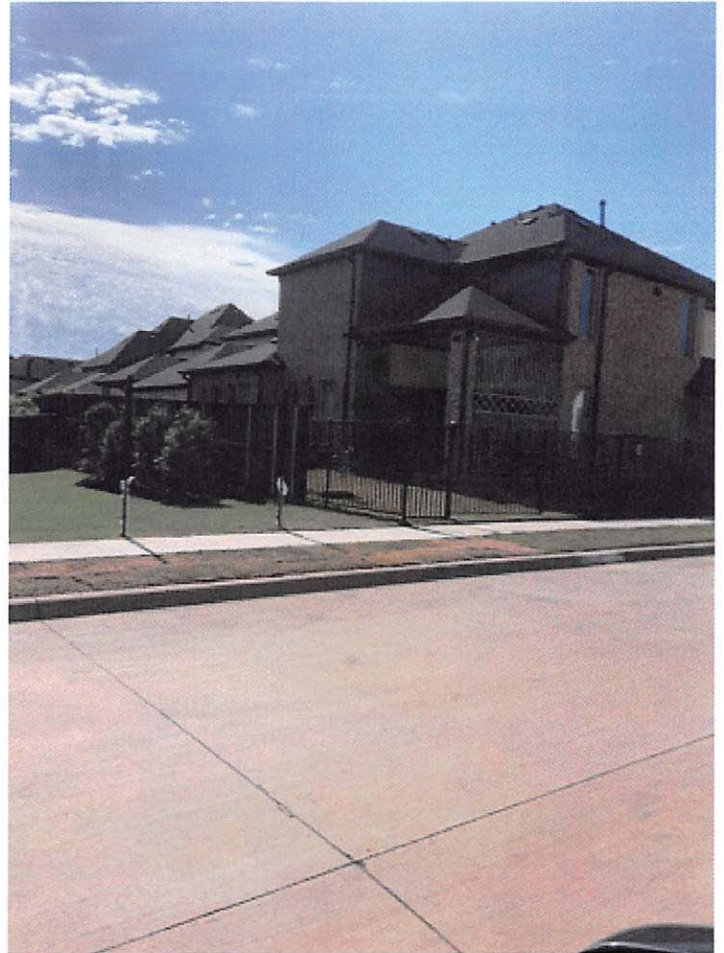
**SPRY SURVEYORS**  
8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182  
PH: 817.776.4049 • [sp@sprysurveyors.com](mailto:sp@sprysurveyors.com) • [www.sprysurveyors.com](http://www.sprysurveyors.com)  
Firm Reg. No. 10112000

|                                                |                                     |                                |  |
|------------------------------------------------|-------------------------------------|--------------------------------|--|
| builder<br><b>MainVue TX LLC</b>               |                                     |                                |  |
| subdivision<br><b>Creekside at Colleyville</b> |                                     |                                |  |
| lot<br><b>1</b>                                | blk<br><b>8</b>                     | phase / section<br><b>3</b>    |  |
| address<br><b>3501 Lejoie Lane</b>             |                                     | city<br><b>Colleyville, TX</b> |  |
| date<br><b>4/29/2019</b>                       | plan<br><b>L-10-50-01-03-00-GCA</b> |                                |  |

## Photos Provided By Applicant



SUBJECT SHOWING PROPOSED  
FENCE LOCATION



ADJACENT PROPERTY TO SUBJECT  
SHOWING EXISTING FENCE LOCATION.  
PROPOSED FENCE TO BE OF SAME  
HEIGHT AND STYLE.



## Letter Provided By Applicant



November 16, 2018

RE: Corner Side Street Fencing – Creekside at Colleyville

To Whom It May Concern:

In regard to the type of fencing allowed along/within the exterior side (corner side street) setback, a wrought-iron fence is a permitted fence type under the fencing regulations found within Chapter 3 of the Land Development Code (LDC).

A privacy fence (solid wood or masonry) along the exterior side property is allowed but must be setback from the property line a minimum of 15 feet to the required building setback line. However, a non-privacy fence (wrought iron, no more than 25% opaque) is allowed along the exterior side property and may be located on the property line.

Due to the existence of easements adjacent to the right-of-way that allow for utilities and sidewalks to be located on private property, a minimum 'shy' distance (buffer distance) of 18 inches will be required from the edge of the sidewalk. This will allow for appropriate maintenance of the sidewalk and maneuverability for those using the sidewalks.

Please contact me for questions or comments.

Sincerely,

A handwritten signature in cursive script that reads "Benjamin L. Bryner".

Ben Bryner, AICP  
Director, Community Development Department  
(817) 503-1052  
bbryner@colleyville.com



# Aerial Map



**ZC20-011**



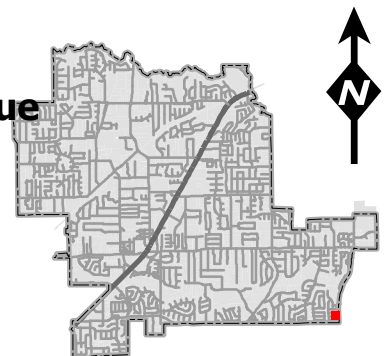
**3609 LeJoie Lane and 3608 Valmur Avenue**

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Subject Property





# Zoning Map



## ZC20-011

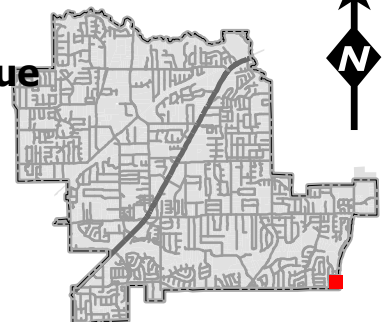
### 3609 LeJoie Lane and 3608 Valmur Avenue

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Subject Property



# Future Land Use Map



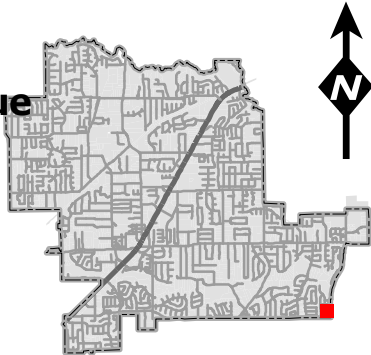
## ZC20-011



### 3609 LeJoie Lane and 3608 Valmur Avenue

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-  Subject Property
-  Residential
-  Commercial





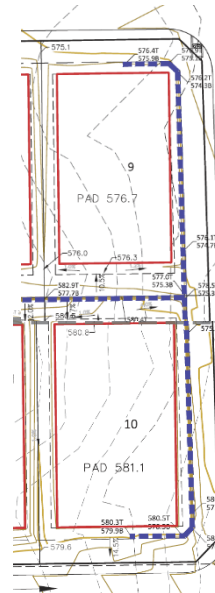
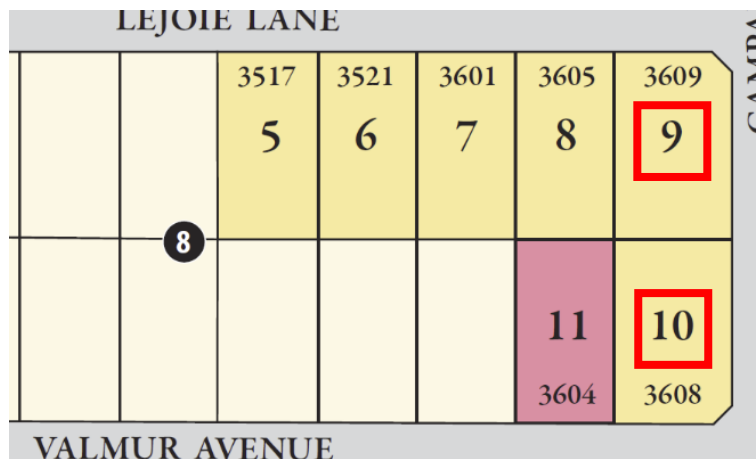
## Statement of Planning Objectives

The purpose of this Special Use Permit (SUP) is to request the City of Colleyville's approval to construct a pre-sealed cedar fence on top of the existing retaining wall in Creekside Phase 3 on a corner lot.

By constructing the fence on top of the wall, Tradition Homes will be addressing safety concerns and adhering to continuity already established in Creekside at Colleyville.

The lots located at 3608 Valmur Ave and 3609 Lejoie Lane are adjacent to one another. Both lots have an existing retaining wall located along the eastern side of the lots (along Campania Court).

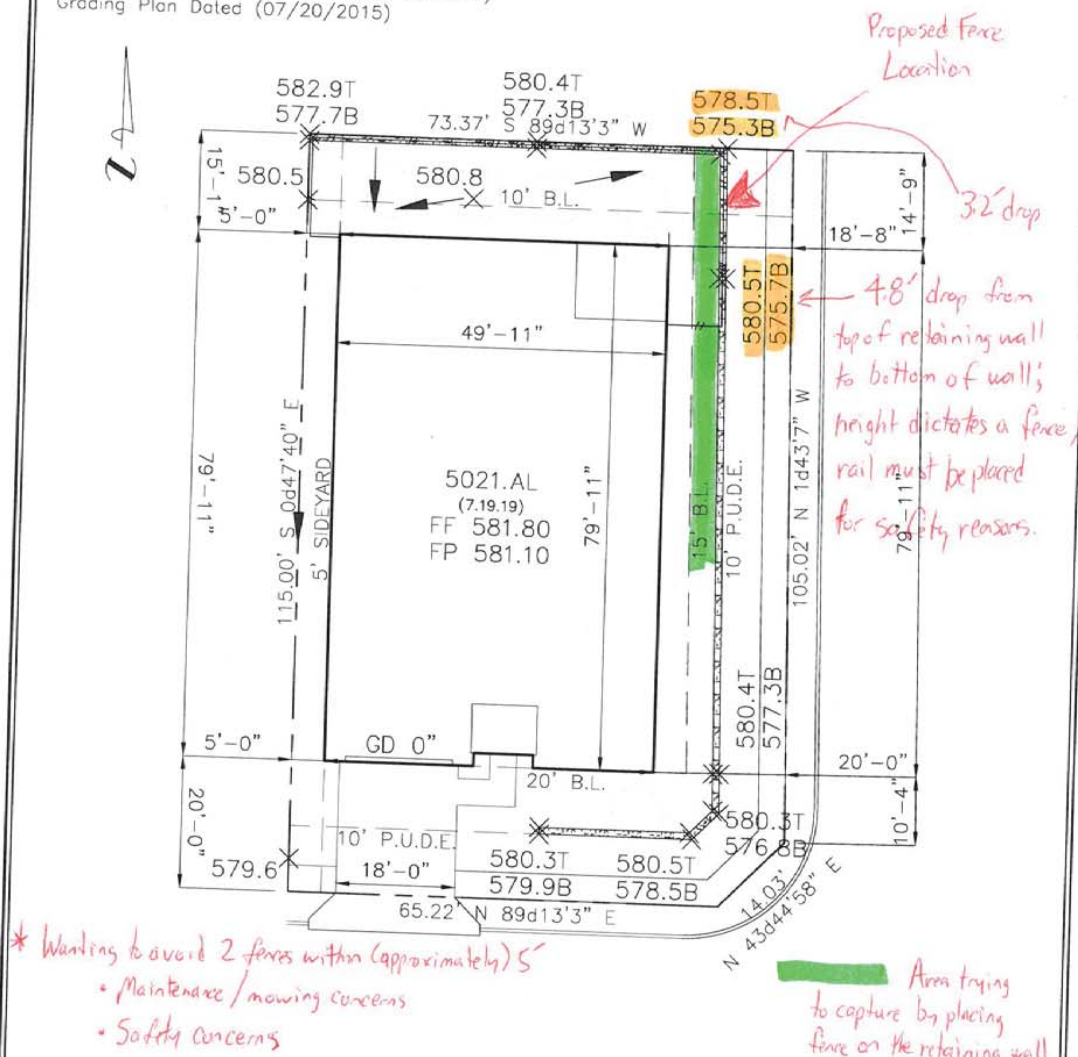
- The retaining wall was constructed during development operations and is located in between the build line and property line.
- The retaining wall was “cored” during development operations in order for the fence to be installed on top of the wall.
- By placing this fence on the build line in situations where there is an existing retaining wall, the future homeowner would be subject to safety issues because there would be a “gap” between the fence and the retaining wall. *Efforts to maintain this area would be challenging and unsafe given the height and location of the wall.*
- In an effort to adhere to the continuity already established in this gated community, the Applicant believes installing the fence on top of the retaining wall would be appropriate and aesthetically pleasing to the overall neighborhood. This proposed fence location would also allow the future homeowner to enjoy a much more usable backyard.
- The schematic below shows the two lots in question. A cut out of the approved and stamped grading plans are show below on the right. The blue dashed line represents the existing retaining wall.



Tradition Homes, LLC is the applicant. Tradition Homes has thirty-nine (39) lots under contract in Creekside at Colleyville Phase 3. Tradition's model home is located at 3604 Valmur Avenue, Colleyville, TX 76034. Our model lot is identified in pink in the schematic above (Lot 11/Block 8). Our first home closing is anticipated to occur in June 2020. Attached to this SUP application you will find the stamped/approved Grading Plans for the community. The Grading Plans identify the location of the retaining wall. As previously stated, the retaining wall was built by the Developer (Terra Manna). It was designed and cored in anticipation of the fence posts/fence installation.

# Site Plan

Lot created from following plans;  
Second Amended Plot Dated (June 2, 2017)  
Grading Plan Dated (07/20/2015)



- \* Wanting to avoid 2 fences within (approximately) 5'
- Maintenance/mowing concerns
- Safety concerns

| PLOT PLAN LEGEND |                  |
|------------------|------------------|
| SYMBOL           | DESCRIPTION      |
|                  | Retaining Wall   |
|                  | Top of Wall      |
|                  | Bottom of Wall   |
|                  | Top of Curb      |
|                  | Back of Curb     |
|                  | Finished Pad     |
|                  | Finished Floor   |
|                  | Existing Grade   |
|                  | Storm Inlet      |
|                  | Water Connection |

Note: 4-3" col. min.  
Buffer Trees @ rear.  
1-4" col. min. @ front.

## Sod & Flatwork Calculations

|                 |         |          |
|-----------------|---------|----------|
| Total Sod       | 467     | SQ. YDS. |
| Description     | SQ. FT. | CU. YDS. |
| Drive/Lead Walk | 411.17  | 5.08     |
| Approach        | 131.32  | 2.43     |
| City Walk       | 651.79  | 8.05     |
| Total Flatwork  | 1194.28 | 15.55    |

\*\*field verify dimensions & grading prior to starting construction

|                    |        |                                                  |    |                                                                                                                                                                            |   |
|--------------------|--------|--------------------------------------------------|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| <b>LOT SUMMARY</b> |        | job. no.<br><b>101_026</b>                       |    | <b>GENERAL NOTES:</b><br>DRIVEWAY & GARAGE: MIN. 18' WIDE<br>DRIVEWAY @ STREET APPROACH: MIN. 18' WIDE<br>PUBLIC SIDEWALK: MIN. 4' WIDE<br>LEAD WALK TO HOME: MIN. 4' WIDE |   |
| LOT AREA           | 8494   | subdiv.<br><b>Creekside at Colleyville PH. 3</b> |    |                                                                                                                                                                            |   |
| SLAB AREA          | 3971   | lot                                              | 10 | blk                                                                                                                                                                        | 8 |
| COVERAGE           | 46.75% | address<br><b>3608 Valmur Avenue</b>             |    | Drawn By: <b>JRD</b> Description:    Date:                                                                                                                                 |   |
| FENCE              | 117'   | city<br><b>Colleyville, TX</b>                   |    | <br><b>TRADITION HOMES</b><br>WWW.TRADITIONHOMES.COM                                                                                                                       |   |
| SCALE:<br>1" = 20' |        | date<br><b>4/28/20</b>                           |    |                                                                                                                                                                            |   |



## Photos Provided By Applicant

The applicant's desire is to install the fence on top of the retaining wall. The Customer under Contract to purchase the home located at 3608 Valmur would like us to locate the fence on the wall also.



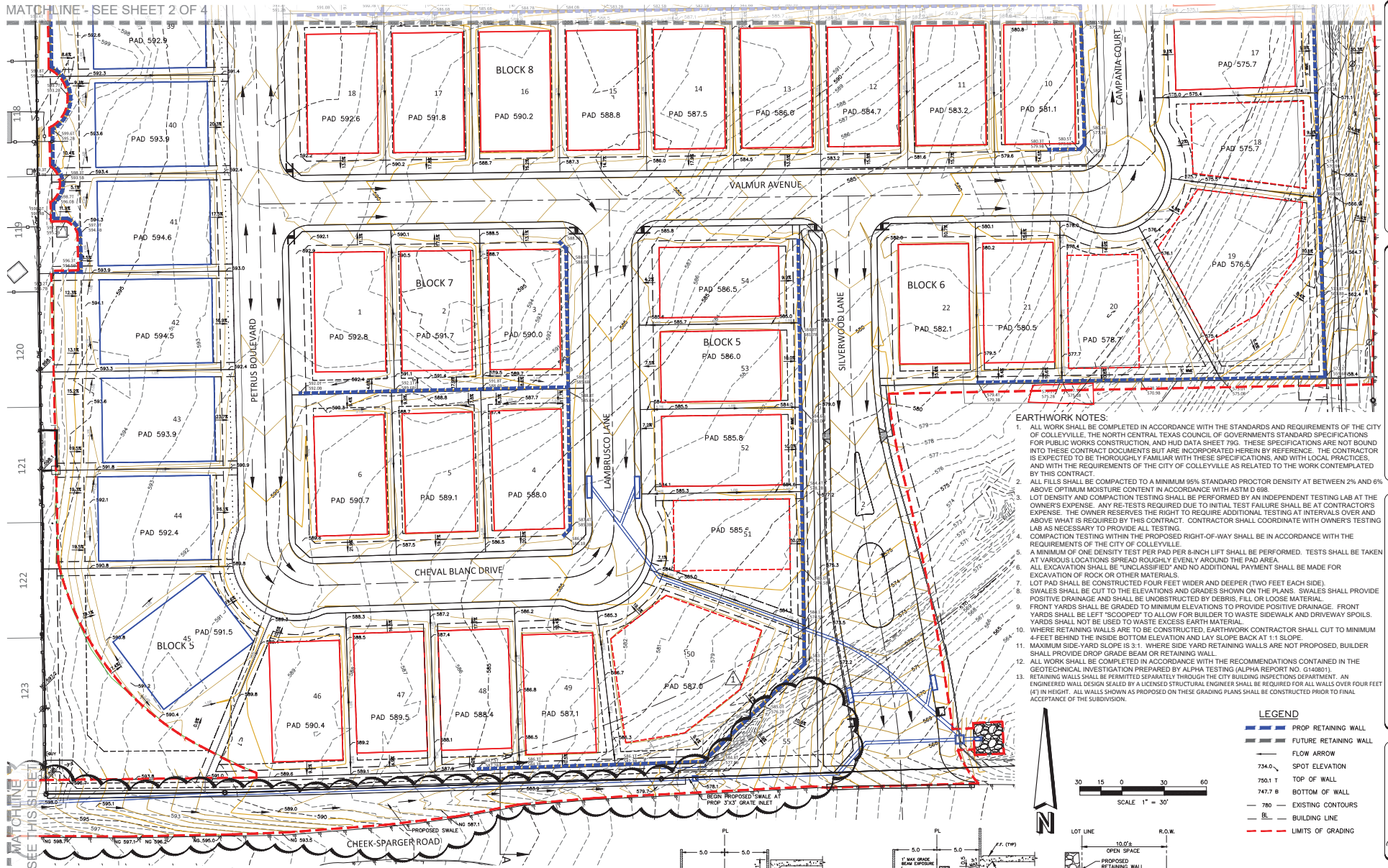
The above picture of an existing home in Creekside at Colleyville @ Bardolino Blvd Entrance. This is a great example of what we are proposing to do in Phase 3. The picture below is a step and level example as we fence to grade. The rear fence will look like this, and along the street the height will be no higher than 8' in order to comply with the City of Colleyville height requirements.



The next page shows the plot plan for 3608 Valmur. Please note how close the Build Line (B.L.) is located to the existing retaining wall.

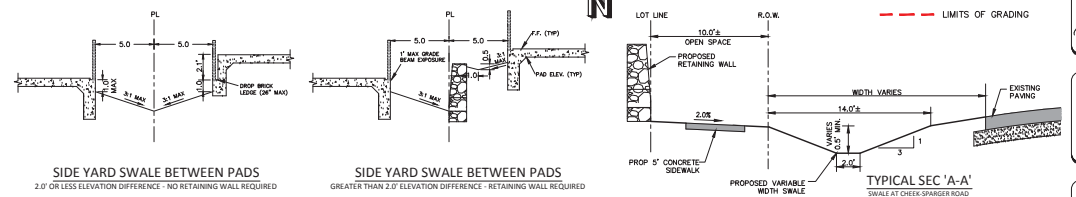
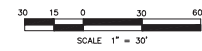
# Grading Plan

MATCHLINE - SEE SHEET 2 OF 4



- EARTHWORK NOTES:**
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF COLLEVILLE, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND HUD DATA SHEET 799. THESE SPECIFICATIONS ARE NOT BOUND INTO THESE CONTRACT DOCUMENTS BUT ARE INCORPORATED HEREIN BY REFERENCE. THE CONTRACTOR IS EXPECTED TO BE THOROUGHLY FAMILIAR WITH THESE SPECIFICATIONS, AND WITH LOCAL PRACTICES, AND WITH THE REQUIREMENTS OF THE CITY OF COLLEVILLE AS RELATED TO THE WORK CONTEMPLATED BY THIS CONTRACT.
  2. ALL FILLS SHALL BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT BETWEEN 2% AND 6% ABOVE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698.
  3. LOT DENSITY AND COMPACTION TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB AT THE OWNER'S EXPENSE. ANY RE-TESTS REQUIRED DUE TO INITIAL TEST FAILURE SHALL BE AT CONTRACTOR'S EXPENSE. THE OWNER RESERVES THE RIGHT TO REQUIRE ADDITIONAL TESTING AT INTERVALS OVER AND ABOVE WHAT IS REQUIRED BY THIS CONTRACT. CONTRACTOR SHALL COORDINATE WITH OWNER'S TESTING LAB AS NECESSARY TO PROVIDE ALL TESTING.
  4. COMPACTION TESTING WITHIN THE PROPOSED RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF COLLEVILLE.
  5. A MINIMUM OF ONE DENSITY TEST PER PAD PER 8-INCH LIFT SHALL BE PERFORMED. TESTS SHALL BE TAKEN AT VARIOUS LOCATIONS SPREAD ROUGHLY EVENLY AROUND THE PAD AREA.
  6. ALL EXCAVATION SHALL BE "UNCLASSIFIED" AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR EXCAVATION OF ROCK OR OTHER MATERIALS.
  7. LOT PAD SHALL BE CONSTRUCTED FOUR FEET WIDER AND DEEPER (TWO FEET EACH SIDE). SWALES SHALL BE CUT TO THE ELEVATIONS AND GRADERS SHOWN ON THE PLANS. SWALES SHALL PROVIDE POSITIVE DRAINAGE AND SHALL BE UNOBTSTRUCTED BY DEBRIS, FILL, OR LOOSE MATERIAL.
  8. FRONT YARDS SHALL BE GRADDED TO MINIMUM ELEVATIONS TO PROVIDE POSITIVE DRAINAGE. FRONT YARDS SHALL BE LEFT "SCOOPED" TO ALLOW FOR BUILDER TO WASTE SIDEWALK AND DRIVEWAY SPOILS. YARDS SHALL NOT BE USED TO WASTE EXCESS EARTH MATERIAL.
  9. WHERE RETAINING WALLS ARE TO BE CONSTRUCTED, EARTHWORK CONTRACTOR SHALL CUT TO MINIMUM 4 FEET BEHIND THE INSIDE BOTTOM ELEVATION AND LAY SLOPE BACK AT 1:1 SLOPE.
  10. MAXIMUM SIDE-YARD SLOPE IS 3:1. WHERE SIDE YARD RETAINING WALLS ARE NOT PROPOSED, BUILDER SHALL PROVIDE DROP GRADE BEAM OR RETAINING WALL.
  11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY ALPHA TESTING ALPHA REPORT NO. G1408011.
  12. RETAINING WALLS SHALL BE PERMITTED SEPARATELY THROUGH THE CITY BUILDING INSPECTIONS DEPARTMENT. AN ENGINEER WALL DESIGN SEALED BY A LICENSED STRUCTURAL ENGINEER SHALL BE REQUIRED FOR ALL WALLS OVER FOUR FEET (4') IN HEIGHT. ALL WALLS SHOWN AS PROPOSED ON THESE GRADING PLANS SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.

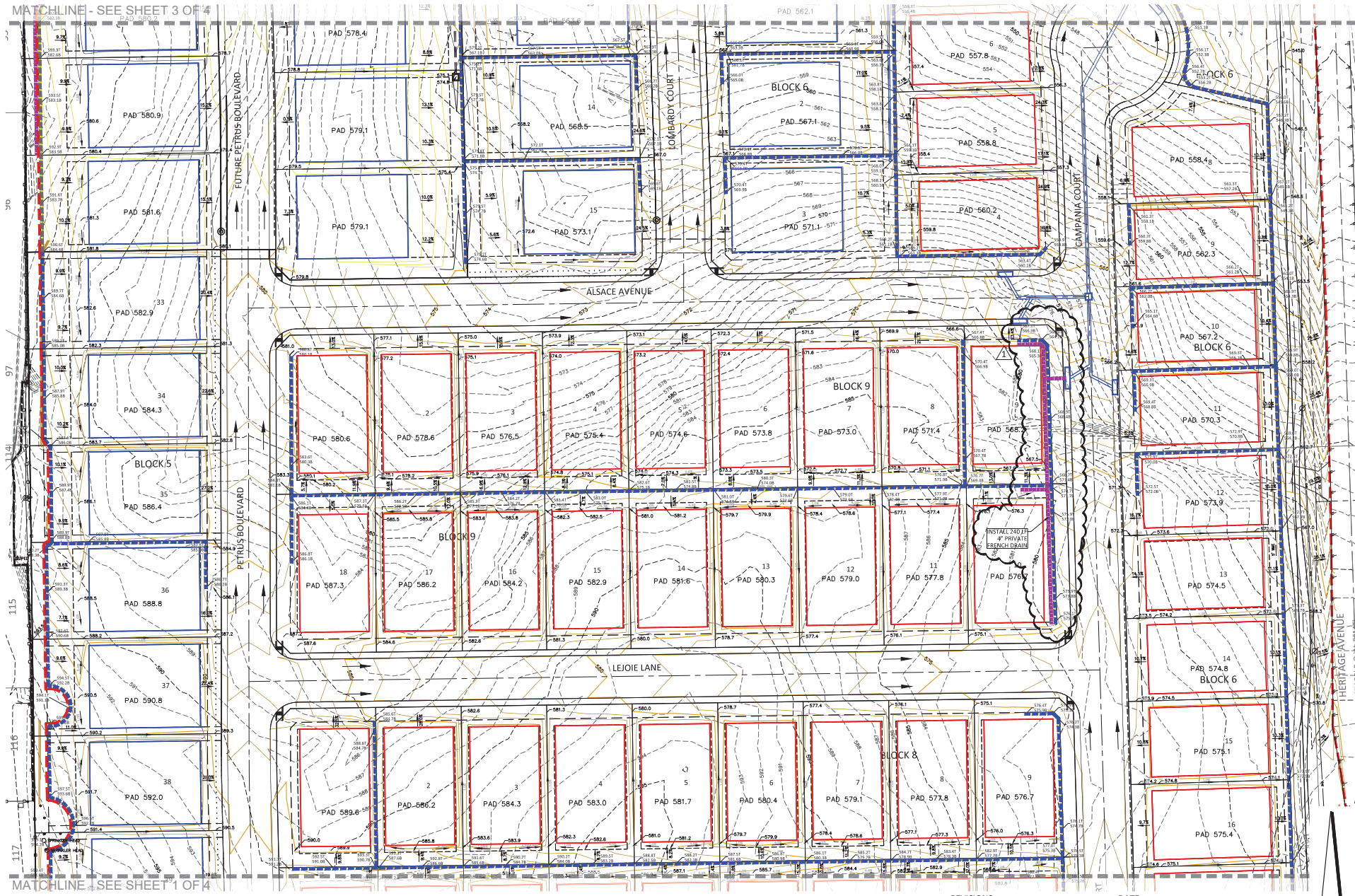
- LEGEND**
- PROP RETAINING WALL
  - FUTURE RETAINING WALL
  - FLOW ARROW
  - SPOT ELEVATION
  - 734.0 T TOP OF WALL
  - 747.7 B BOTTOM OF WALL
  - 780 EXISTING CONTOURS
  - BL BUILDING LINE
  - LIMITS OF GRADING



| REVISIONS                  | DATE      |
|----------------------------|-----------|
| REVISED OPEN SPACE GRADING | JUNE-2015 |



# Grading Plan



REVISIONS  
 1. ADDED PRIVATE FRENCH DRAIN  
 ALONG RETAINING WALL FOOTING

DATE  
 JUNE-2015

30 15 0 30 60  
 SCALE 1" = 30'



## Aerial Map



# ZC20-012

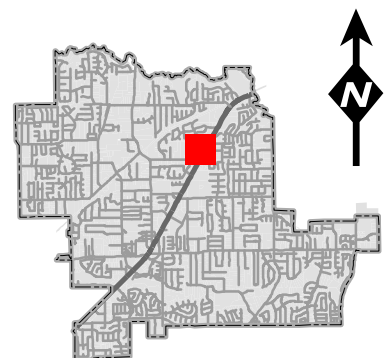
## 6412-6416 Colleyville Blvd

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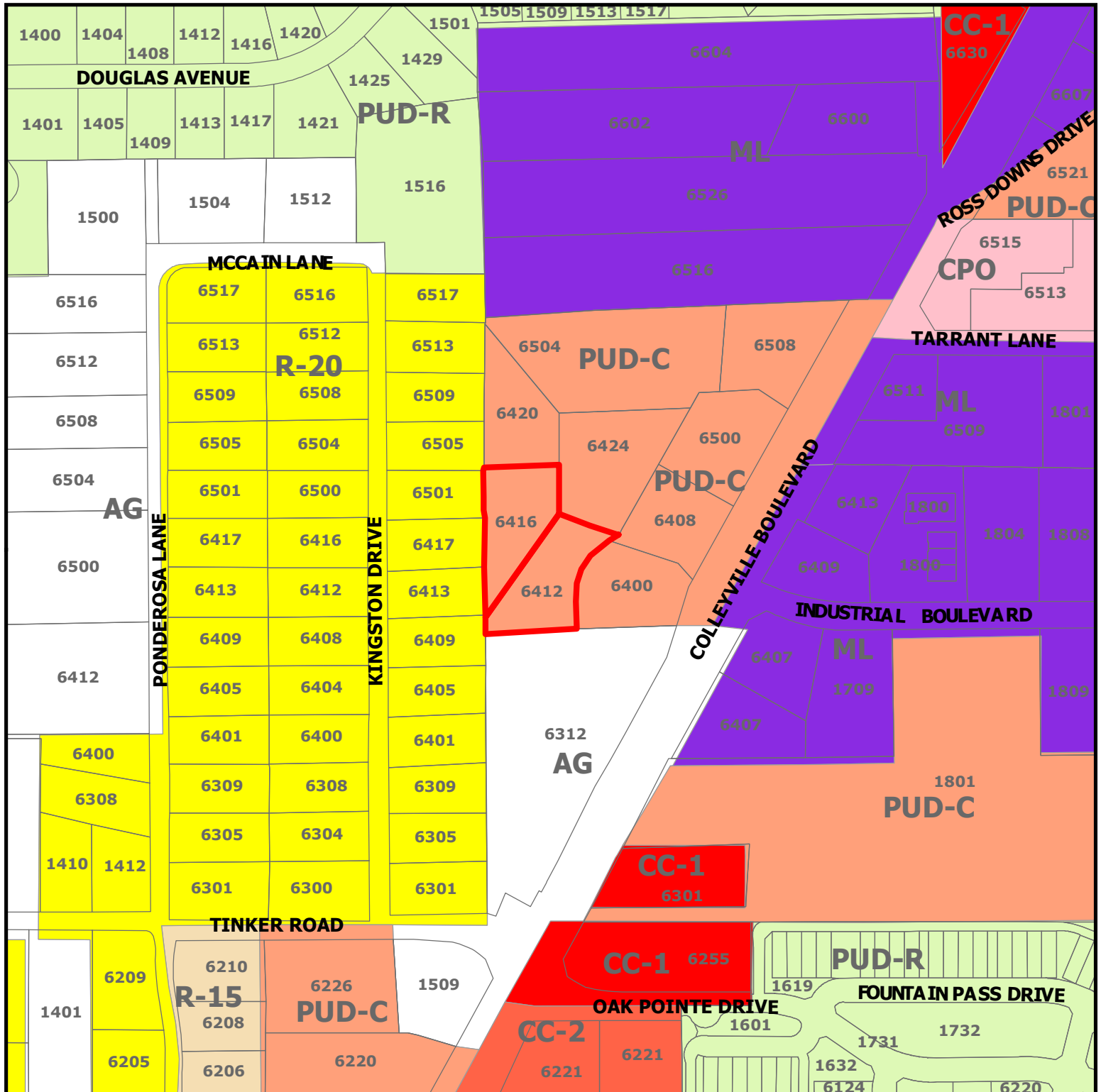


Subject Property





# Zoning Map



## ZC20-012

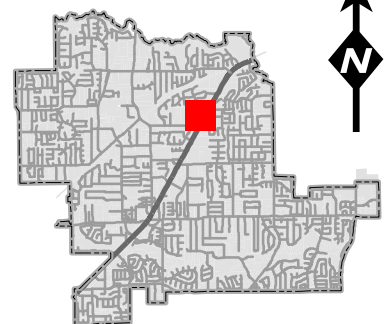
6412-6416 Colleyville Blvd

### DISCLAIMER:

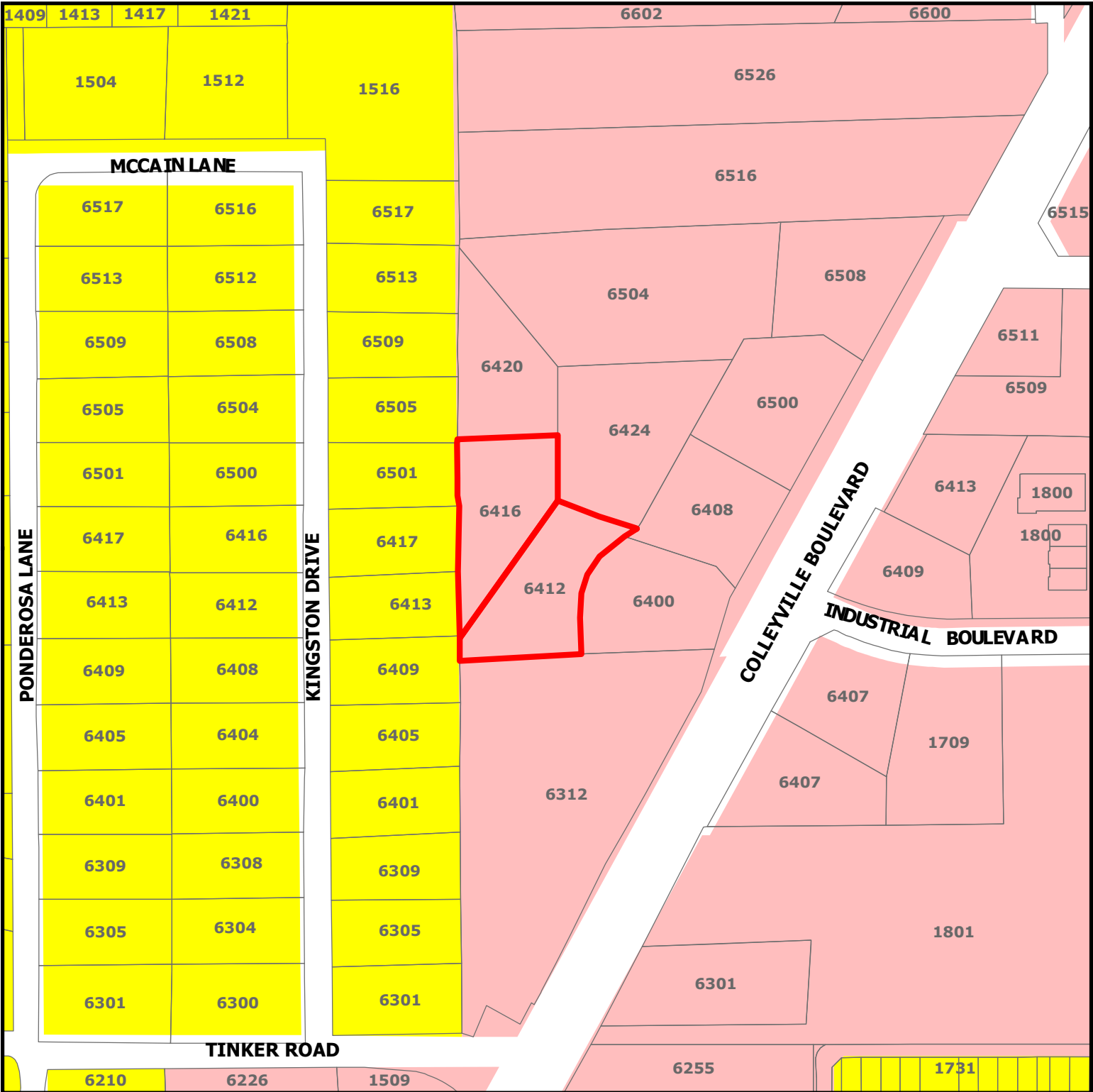
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Subject Property



# Future Land Use Map

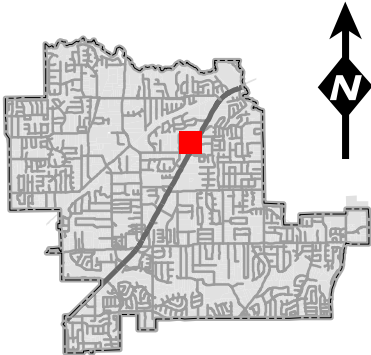


## ZC20-012

### 6412-6416 Colleyville Blvd

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor





## **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.

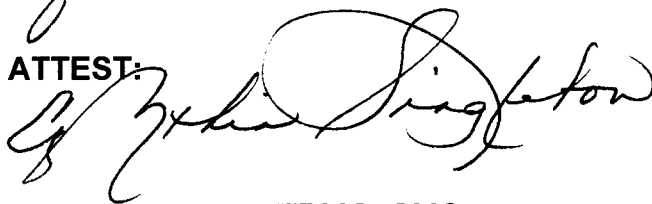


- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- 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 4<sup>th</sup> day of November 2009.

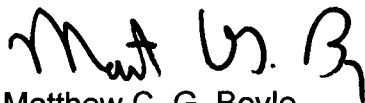
The second reading and public hearing being conducted on the 17<sup>th</sup> day of November 2009.

**ATTEST:**

Cynthia Singleton, TRMC, CMC  
City Secretary

**CITY OF COLLEYVILLE**

David Kelly  
Mayor

**APPROVED AS TO FORM AND LEGALITY:**

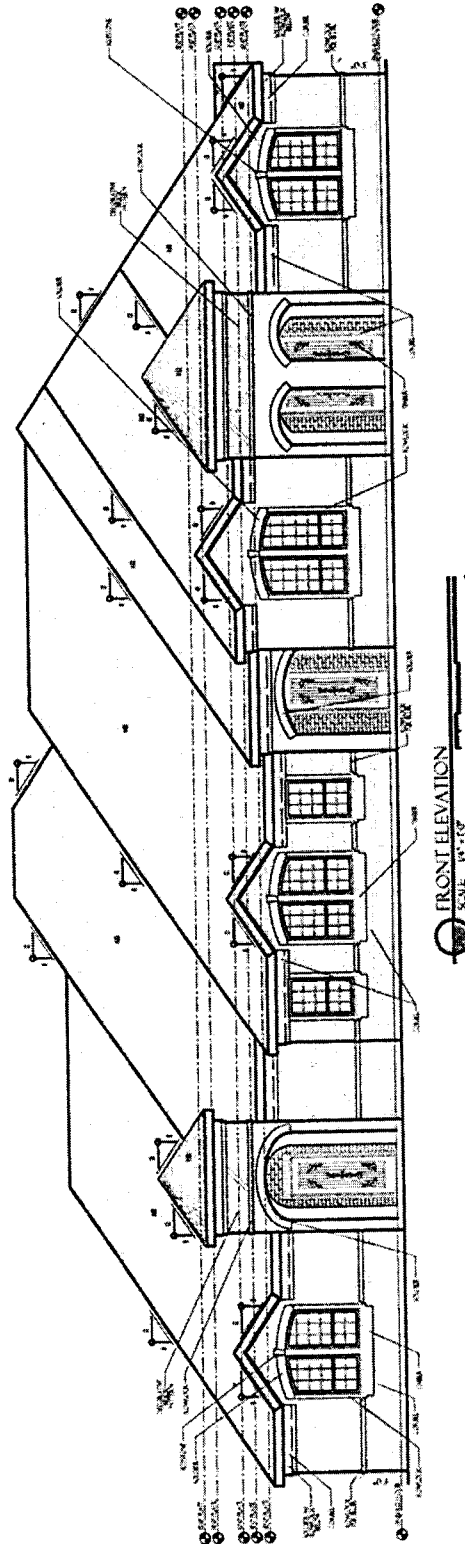
Matthew C. G. Boyle  
City Attorney

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 Collegeville Blvd. Lot numbers are visible throughout the map.



[illegible]

## Exhibit "C" – Building Elevations





## **ORDINANCE O-20-xxxx**

**AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 1, SECTION 1.17 - RESERVED 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 1, Section 1.17 - Reserved 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 1, Section 1.17 - Reserved* of the Land Development Code is 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 2<sup>nd</sup> day of June 2020.

The second reading and public hearing being conducted on the 16<sup>th</sup> 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"**

### **Section 1.17 ~~Reserved~~ Development Expiration Dates**

The City is authorized under the Texas Local Government Code, Section 245.005 to adopt an ordinance providing for expiration of both building permits and development projects within the City.

#### **1.17 A. Definitions**

The following words, terms and phrases, when used in this Division, shall have the meanings ascribed to them in this section, except where the content clearly indicates a different meaning:

*Development.* Means the subdivision of land and/or the construction, reconstruction, conversion, or the structural alteration, relocation or enlargement of any buildings or structures; and any use or extension of the use of land.

*Dormant.* With regard to an individual permit for a project, shall mean that no progress has been made towards completion of the project for a period of two years. With regard to a project in general, shall mean that no progress has been made towards completion of the project for a period of five years.

*Permit and/or Series of Permits.* Permit means a license, certificate, approval, registration, consent, permit, contract or other agreement for construction or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain from the City to perform an action or initiate, continue, or complete a project for which the permit is sought. All permits required for a project are considered to be a single series of permits. Preliminary plans and related subdivision plats, site plans, and all other development permits for land covered by the preliminary plans or subdivision plats are considered collectively to be one series of permits for a project.

*Person.* An individual, corporation, business trust, estate, trust, partnership or association, two or more persons having a joint interest, or any other legal or community entity.

*Progress.* Towards completion of a project shall include any one of the following:

- (1) an application for a final plat or plan is submitted to the City;

(2) a good-faith attempt is made to file with the City an application for a permit necessary to begin or continue towards completion of the project;

(3) costs have been incurred for developing the project including, without limitation, costs associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (but exclusive of land acquisition) in the aggregate amount of five percent of the most recent appraised market value of the real property on which the project is located;

(4) fiscal security is posted with the City to ensure performance of an obligation required by the City; or

(5) utility connection fees or impact fees for the project have been paid to a regulatory agency.

*Project.* Means an endeavor over which the City exerts its jurisdiction and for which one or more permits are required to initiate, continue, or complete the endeavor.

#### **1.17.B Development Permit Expiration**

An individual permit for a development project shall become dormant and expire if, for a period of two years subsequent to the original permit application being filed with the City, no progress is made towards completion of the project. Should any other provision of this Code or applicable law provide a shorter expiration period for a particular permit, the law providing for the shorter expiration period shall apply notwithstanding this Section 1.17.B.

#### **1.17.C. Development Project Expiration**

A development project shall become dormant and expire if, for a period of five years subsequent to the first application for a permit being filed with the City, no progress has been made towards completion of the project.

#### **1.17.D. New Permit Application Required**

Upon a permit expiring pursuant to this Article, any person seeking to initiate, continue, or complete a project for which an expired permit is required, shall be required to file a new permit application with the City and shall be subject to all policies, rules, ordinances and laws in effect at the time the new permit application is filed."



## **ORDINANCE NO. O-\_\_-15**

**AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING CHAPTER 10, ARTICLE 10.01 OF THE GLENN HEIGHTS CODE OF ORDINANCES TO ADD DIVISION 1 “DEVELOPMENT EXPIRATION DATES”, CONTAINING SECTIONS 10.01.001.-10.01.004; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00); AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, The City Council of the City of Glenn Heights, has determined that there exists within the City development projects where no action toward completion of the project has occurred for several years;

**WHEREAS**, The City Council periodically amends the City’s development regulations and permit requirements to ensure compliance with the current local, state, federal and international building and development codes;

**WHEREAS**, The City Council finds that adopting development permit and project expiration dates will minimize potential negative impacts to the safety, health and welfare of the citizens residing within dormant development projects as well as the surrounding neighborhoods by ensuring that future development will be conducted in accordance with the most recent building and development codes adopted by the City; and

**WHEREAS**, There is hereby created a two year expiration date on all building and development permits and a five year expiration date on all projects where no action toward completion has taken place.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:**

**SECTION 1.** The Chapter 10, Article 10.01 of the Glenn Heights Code of Ordinances be, and the same is, hereby amended by adding Division 1 “Development Expiration Dates”, Sections 10.01.001-10.01.004, providing for permit and project expiration which shall read as follows:

### **“ARTICLE 10.01 GENERAL PROVISIONS**

**{Reserved}**

### **Division 1. Development Expiration Dates**

#### **Sec. 10.01.001 Definitions**

The following words, terms and phrases, when used in this Division, shall have the meanings ascribed to them in this section, except where the content clearly indicates a different meaning:

*Development.* Means the subdivision of land and/or the construction, reconstruction, conversion, or the structural alteration, relocation or enlargement of any buildings or structures; and any use or extension of the use of land.

*Dormant.* With regard to an individual permit for a project, shall mean that no progress has been made towards completion of the project for a period of two years. With regard to a project in general, shall mean that no progress has been made towards completion of the project for a period of five years.

*Permit and/or Series of Permits.* Permit means a license, certificate, approval, registration, consent, permit, contract or other agreement for construction or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain from the City to perform an action or initiate, continue, or complete a project for which the permit is sought. All permits required for a project are considered to be a single series of permits. Preliminary plans and related subdivision plats, site plans, and all other development permits for land covered by the preliminary plans or subdivision plats are considered collectively to be one series of permits for a project.

*Person.* An individual, corporation, business trust, estate, trust, partnership or association, two or more persons having a joint interest, or any other legal or community entity.

*Progress.* Towards completion of a project shall include any one of the following:

- (a) an application for a final plat or plan is submitted to the City;
- (b) a good-faith attempt is made to file with the City an application for a permit necessary to begin or continue towards completion of the project;
- (c) costs have been incurred for developing the project including, without limitation, costs associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (but exclusive of land acquisition) in the aggregate amount of five percent of the most recent appraised market value of the real property on which the project is located;
- (d) fiscal security is posted with the City to ensure performance of an obligation required by the City; or
- (e) utility connection fees or impact fees for the project have been paid to a regulatory agency.



Project. Means an endeavor over which the City exerts its jurisdiction and for which one or more permits are required to initiate, continue, or complete the endeavor.

#### **Sec. 10.01.002      Development Permit Expiration**

An individual permit for a development project shall become dormant and expire if, for a period of two years subsequent to the original permit application being filed with the City, no progress is made towards completion of the project. Should any other provision of this Code or applicable law provide a shorter expiration period for a particular permit, the law providing for the shorter expiration period shall apply notwithstanding this Section 10.01.002.

#### **Sec. 10.01.003      Development Project Expiration**

A development project shall become dormant and expire if, for a period of five years subsequent to the first application for a permit being filed with the City, no progress has been made towards completion of the project.

#### **Sec. 10.01.004      New Permit Application Required**

Upon a permit expiring pursuant to this Article, any person seeking to initiate, continue, or complete a project for which an expired permit is required, shall be required to file a new permit application with the City and shall be subject to all policies, rules, ordinances and laws in effect at the time the new permit application is filed.”

**SECTION 2.** That all provisions of the Ordinances of the City of Glenn Heights, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby amended, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 3.** If any article, paragraph or subdivision, clause or provision of this shall be judged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so decided to be valid or unconstitutional.

**SECTION 4.** Any person, firm, corporation or corporation violating any of the provisions or terms of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Glenn Heights, Texas, shall be punished by a fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense. Every day a violation occurs shall constitute a separate offence.

**SECTION 5.** This ordinance shall take effect immediately from and after the publication of its caption, as the law in such cases provides.

**DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS ON THIS THE 14<sup>th</sup> DAY OF JULY, 2015.**

**APPROVED:**

\_\_\_\_\_  
Leon P. Tate, Mayor

**ATTEST:**

\_\_\_\_\_  
Othel Murphee, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Whitt L. Wyatt, City Attorney  
(ww: 7-15-15: TM 72291)





# City of Colleyville Planning and Zoning Commission Agenda Briefing

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

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|                                         |                              |               |
|-----------------------------------------|------------------------------|---------------|
| <b>Agenda Number</b> 3a                 | <b>Agenda Date</b> 5/26/2020 | <b>Number</b> |
| <b>Type</b> Public Hearing Agenda Items |                              |               |
| <b>Department</b> 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, TABLED FROM THE MAY 11, 2020 PLANNING AND ZONING COMMISSION MEETING

## 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 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 elevations 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
15. Letters of Opposition



# Aerial Map

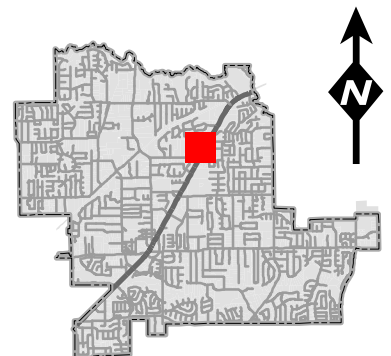


**ZC20-008**

**6412-6416 Colleyville Blvd**

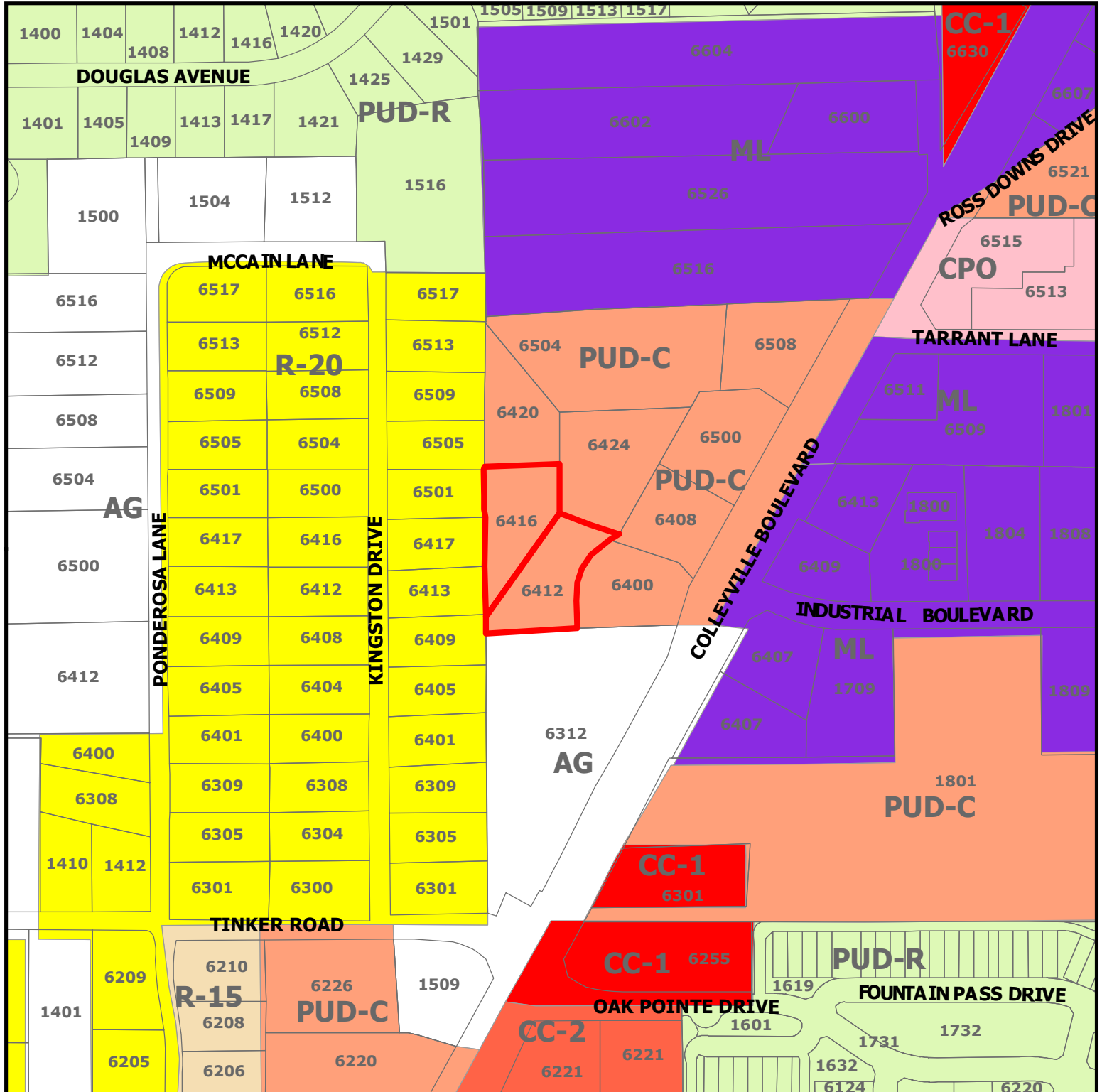
**DISCLAIMER:**  
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors,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

 Subject Property





# Zoning Map



**ZC20-008**

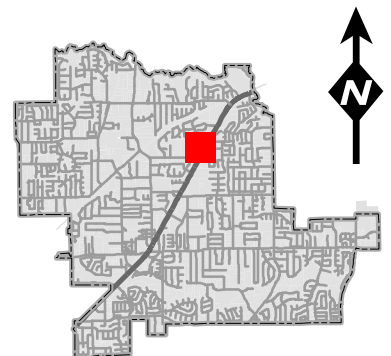
**6412-6416 Colleyville Blvd**

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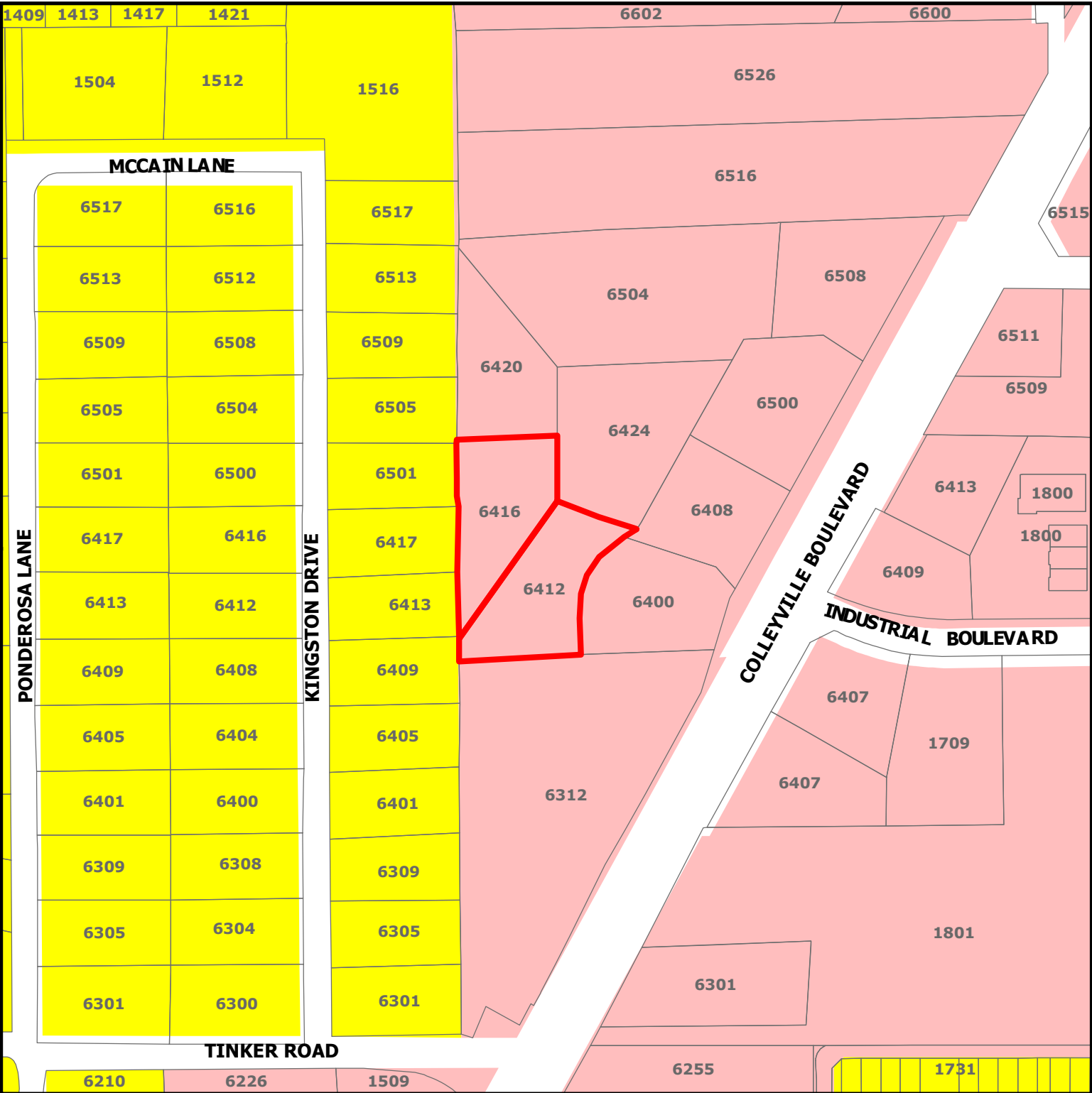


Subject Property





# Future Land Use Map

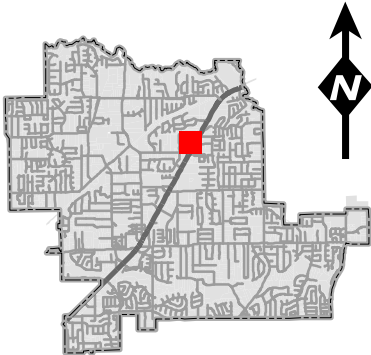


**ZC20-008**

**6412-6416 Colleyville Blvd**

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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**

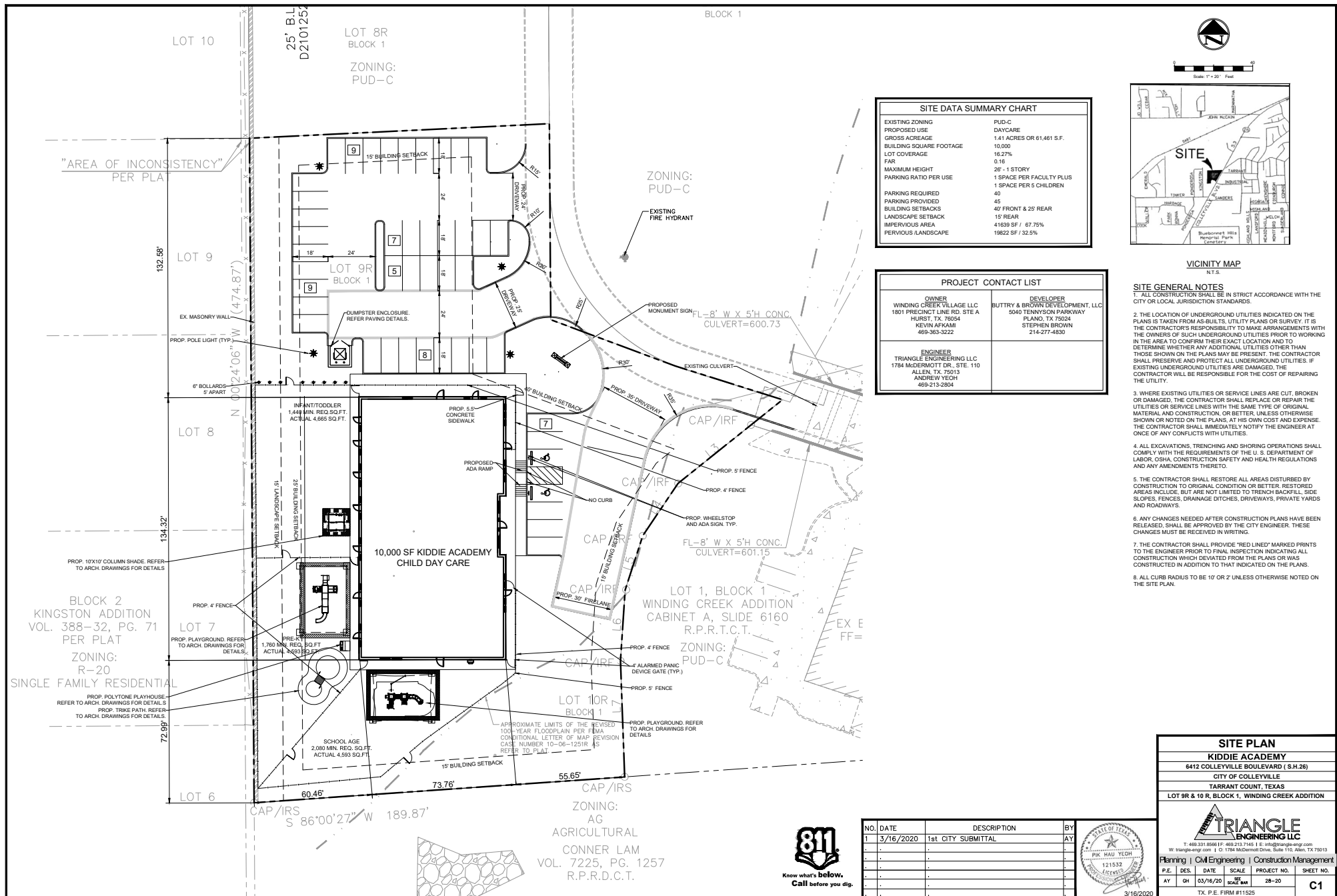
The purpose of the special use permit application is to request for Kiddle Academy Day Care service on Lot 9R & 10R, Block 1, WindingCreek Addition. Kiddle Academy is an educational child care provider that focuses on learning, creativity, compassion, and character. Shaping and inspiring children for 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







# Drainage Plan



PROPOSED DRAINAGE AREA MAP

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

| LEGEND |                                       |
|--------|---------------------------------------|
|        | DRAINAGE AREA NUMBER<br>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  
SUITE 100  
FARMERSVILLE, TEXAS 77936  
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:

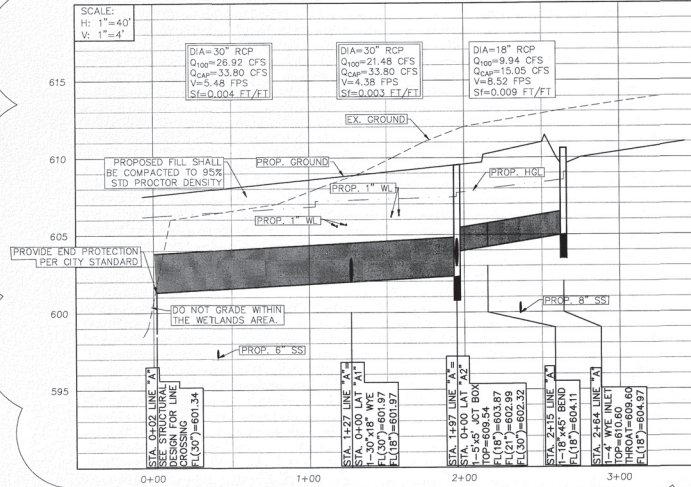
C7



# Drainage Plan

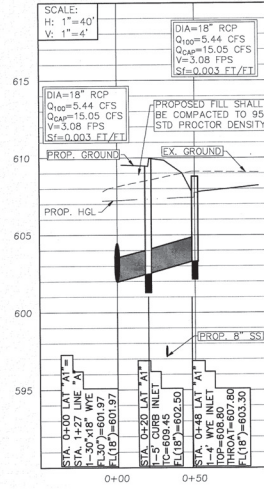
10/27/17

STORM LINE "A"

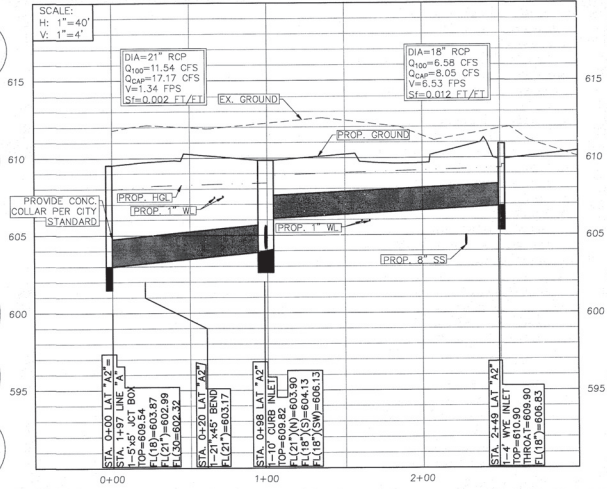


10/27/17

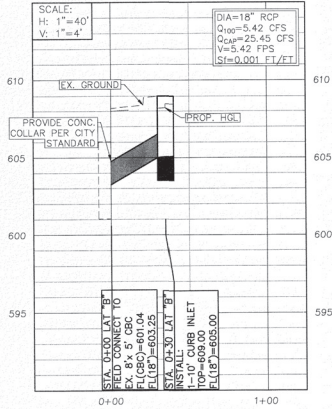
STORM LAT "A1"



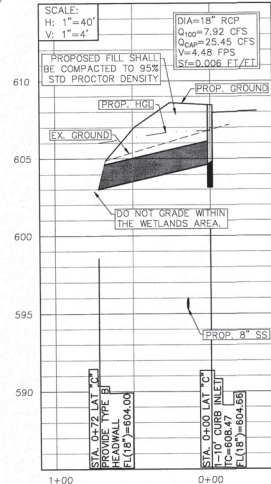
STORM LAT "A2"



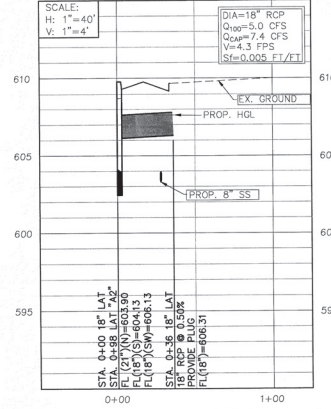
STORM LAT "B"



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



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

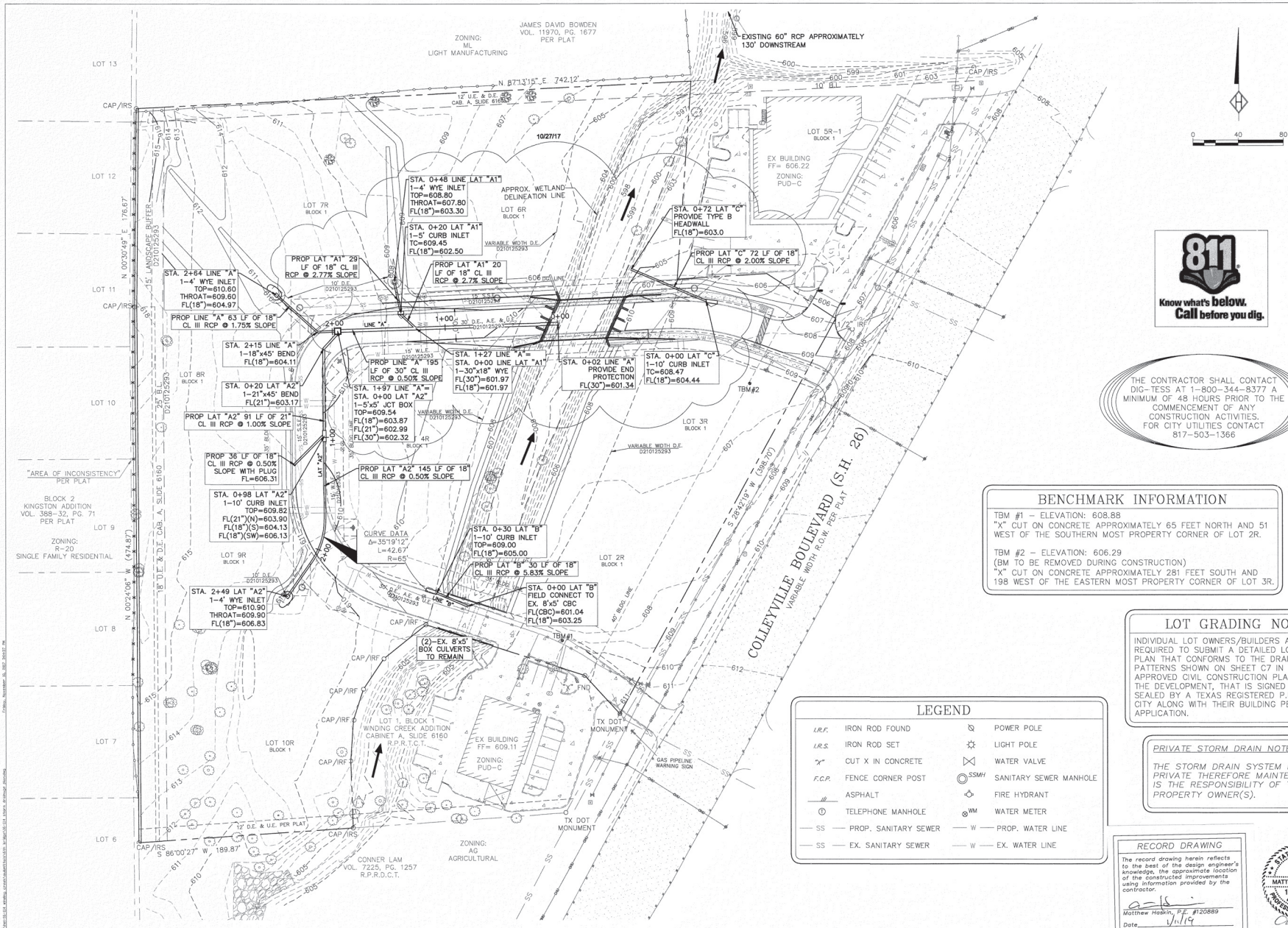
REVISION:  
03/21/17 RAISED STORM  
04/06/17 ADD SD PROFILE  
10/27/17 BROKE  
Added Bridge Changed Storm

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

SHEET NO:  
C10



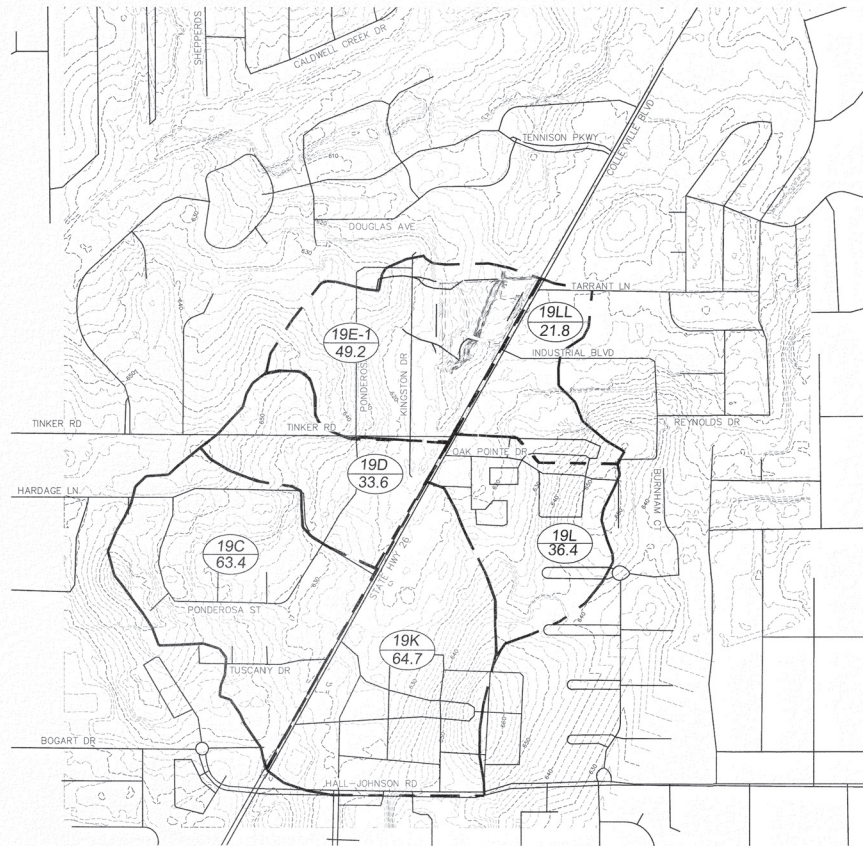
# Drainage Plan



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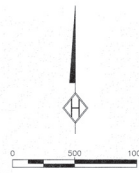
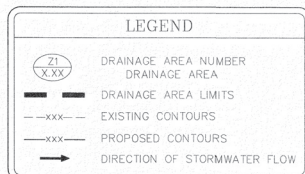


# Drainage Plan



## 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-FOET 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 <sup>2</sup> ) | 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: 1487.0 (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

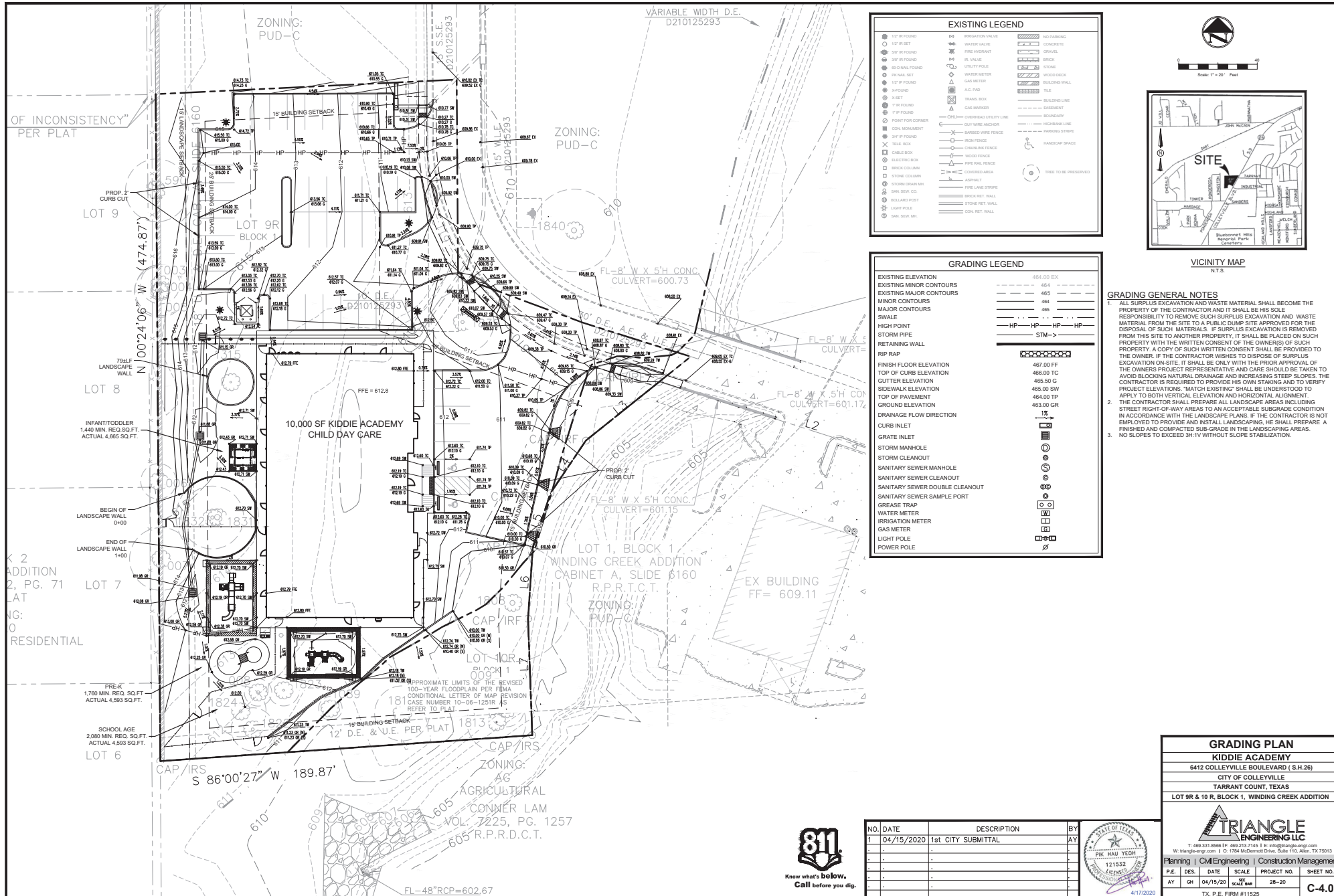
HEI #: 16-114

SHEET NO:

C8



# Grading Plan



| NO. | DATE       | DESCRIPTION        | BY |
|-----|------------|--------------------|----|
| 1   | 04/15/2020 | 1st CITY SUBMITTAL | AY |
|     |            |                    |    |
|     |            |                    |    |
|     |            |                    |    |
|     |            |                    |    |
|     |            |                    |    |
|     |            |                    |    |
|     |            |                    |    |



**GRADING PLAN**  
**KIDDIE ACADEMY**  
 6412 COLLEYVILLE BOULEVARD ( S.H.26)  
 CITY OF COLLEYVILLE  
 TARRANT COUNTY, TEXAS  
 LOT 9R & 10 R, BLOCK 1, WINDING CREEK ADDITION

**TRIANGLE ENGINEERS LLC**  
 T: 469.331.8556 F: 469.331.7461 E: info@triangleeng.com  
 W: triangle-eng.com | C: 1784 McDermott Drive, Suite 110, Allen, TX 75013

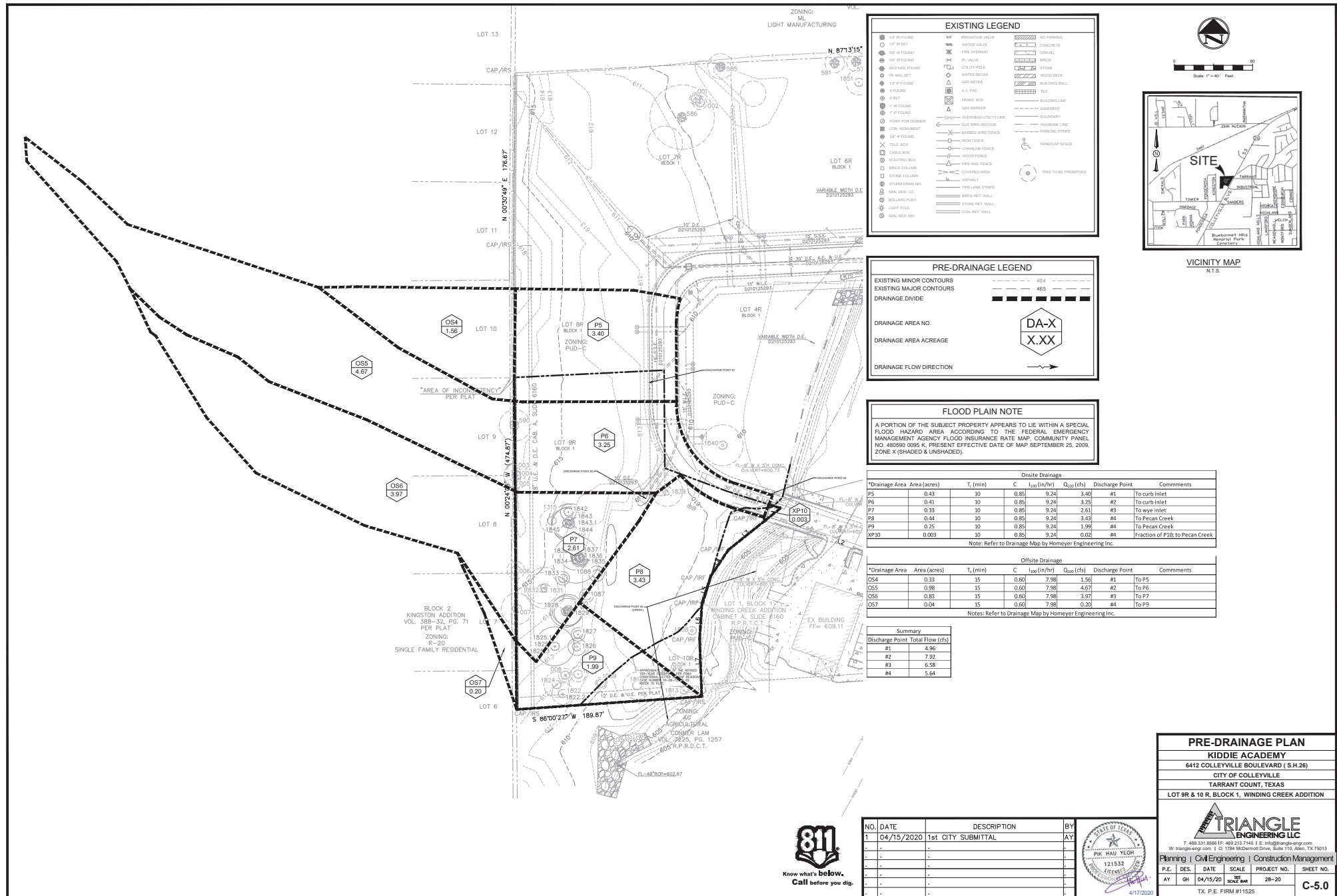
Planning | Civil Engineering | Construction Management

| P.E. | DES. | DATE     | SCALE   | PROJECT NO. | SHEET NO. |
|------|------|----------|---------|-------------|-----------|
| AY   | GH   | 04/15/20 | 28'-20" | 28-20       | C-4.0     |

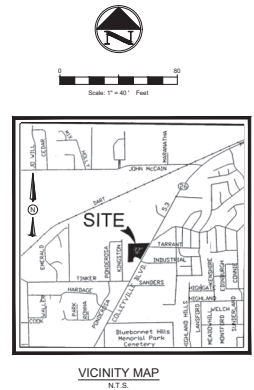
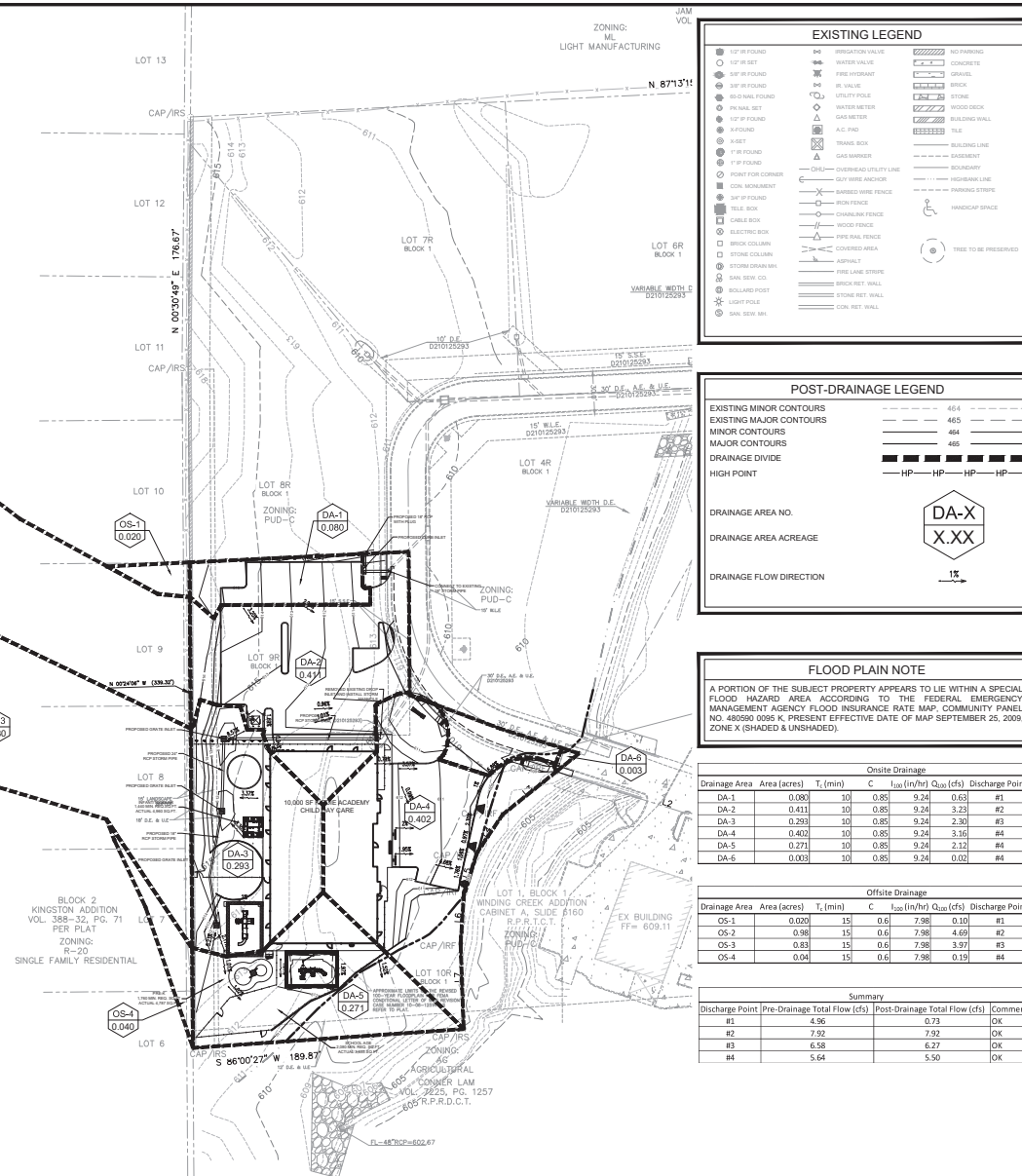
TX, P.E. FIRM #11525



## Grading Plan



## Grading Plan



| Drainage Area | Area (acres) | T <sub>c</sub> (min) | Onsite Drainage |                          |                        |                 |               |
|---------------|--------------|----------------------|-----------------|--------------------------|------------------------|-----------------|---------------|
|               |              |                      | C               | I <sub>100</sub> (in/hr) | Q <sub>100</sub> (cfs) | Discharge Point | Comments      |
| 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 wyre 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 <sub>c</sub> (min) | C   | I <sub>300</sub> (in/hr) | Q <sub>100</sub> (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.



|                                                                                                                                               |             |             |                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|------------------|
| <b>POST-DRAINAGE PLAN</b>                                                                                                                     |             |             |                  |
| <b>KIDDIE ACADEMY</b>                                                                                                                         |             |             |                  |
| 6412 COLLEVILLE BOULEVARD (S.H.26)                                                                                                            |             |             |                  |
| CITY OF COLLEVILLE                                                                                                                            |             |             |                  |
| TARRANT COUNTY, TEXAS                                                                                                                         |             |             |                  |
| LOT 9R & 10 R, BLOCK 1, WINDING CREEK ADDITION                                                                                                |             |             |                  |
|  <b>TRIANGLE</b><br>ENGINEERING LLC                      |             |             |                  |
| T. 469.333.6666   F. 469.273.7453   E. info@triangle-eng.com<br>W. www.triangle-eng.com   C. 1788 McCormick Drive, Suite 110, Allen, TX 75013 |             |             |                  |
| <b>Planning   Civil Engineering   Construction Management</b>                                                                                 |             |             |                  |
| <b>P.L.</b>                                                                                                                                   | <b>DES.</b> | <b>DATE</b> | <b>SHEET NO.</b> |
| AY                                                                                                                                            | GH          | 04/15/20    | 28-20            |
| TX P. 52 FORM #15525                                                                                                                          |             |             |                  |
|                                                                                                                                               |             |             | <b>C-6.0</b>     |



# Grading Plan



PROPOSED DRAINAGE AREA MAP

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

| LEGEND |                                       |
|--------|---------------------------------------|
|        | DRAINAGE AREA NUMBER<br>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  
SUITE 100  
FARMERSVILLE, TEXAS 77936  
P.O. BOX 294527 • LEWISVILLE, TEXAS 76059  
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

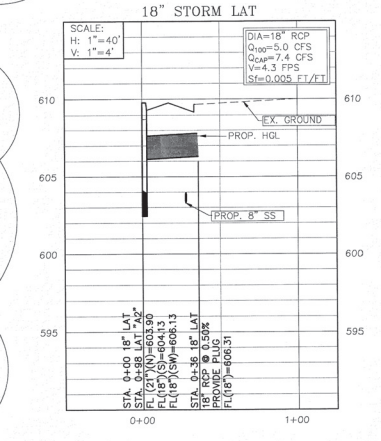
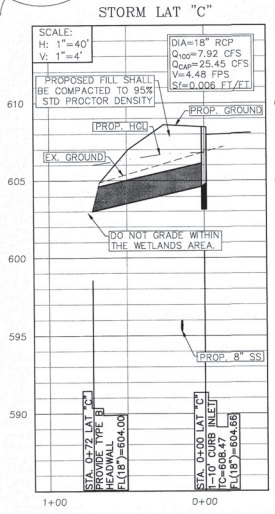
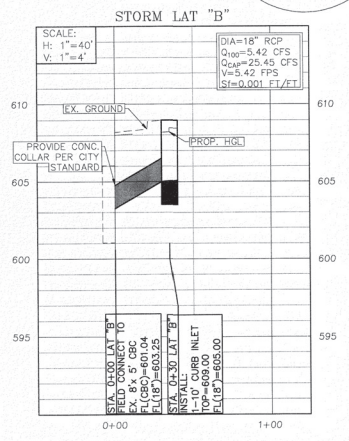
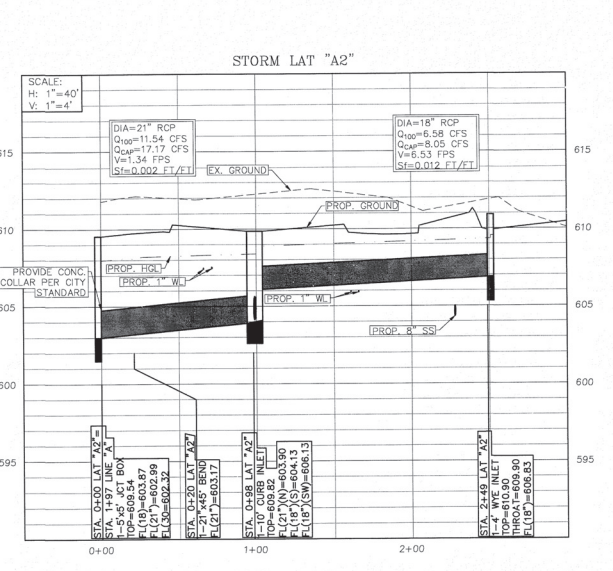
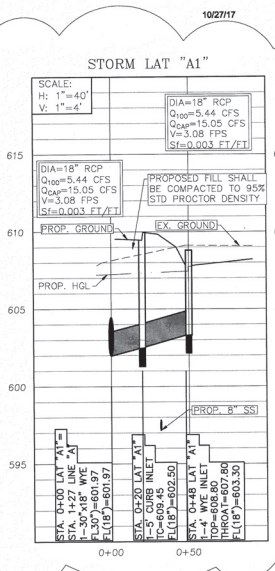
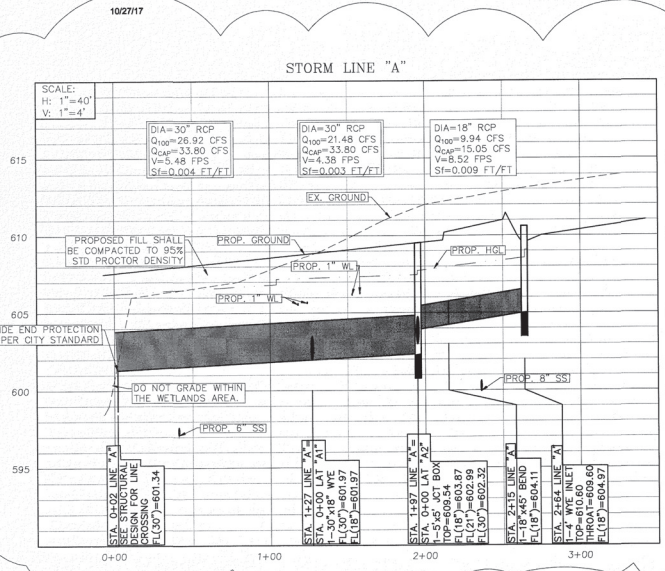
REVISIONS:  
10/27/17 BRIDGE Replaced  
Culverts with Bridge

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

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.**  
P.O. BOX 294527 • LEWISVILLE, TEXAS 75029  
972-906-9989 • PHONE 972-998-5200  
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

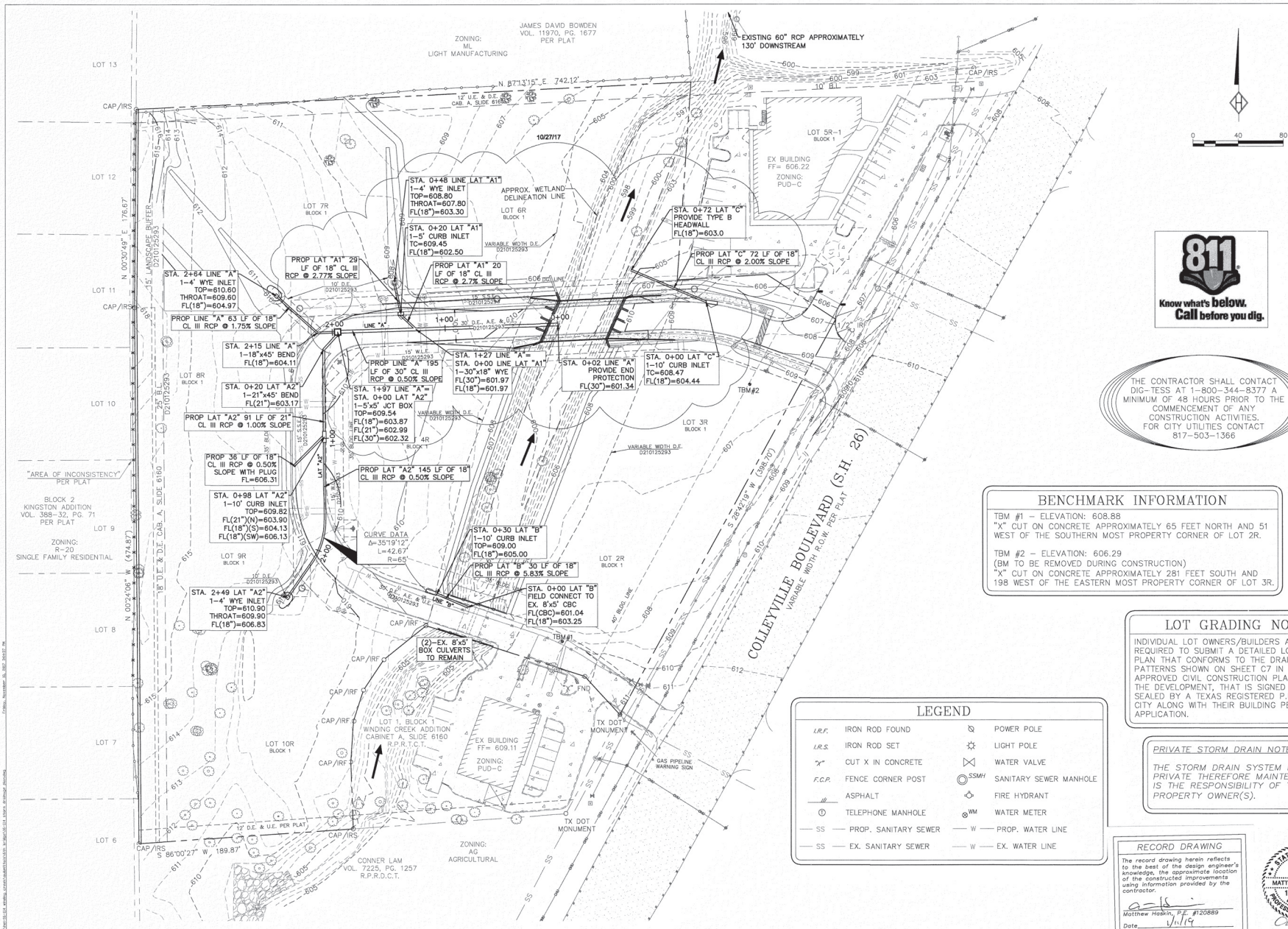
REVISION:  
03/21/17 RAISED STORM  
04/06/17 ADD SD PROFILE  
10/27/17 BROKE  
Added Bridge Changed Storm

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

SHEET NO: C10



# Grading Plan



**HOMEYER ENGINEERING, INC.**  
 P.O. BOX 1000  
 FARMERSVILLE, TEXAS 77936  
 PHONE: 972-906-9985  
 FAX: 972-906-9987  
 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

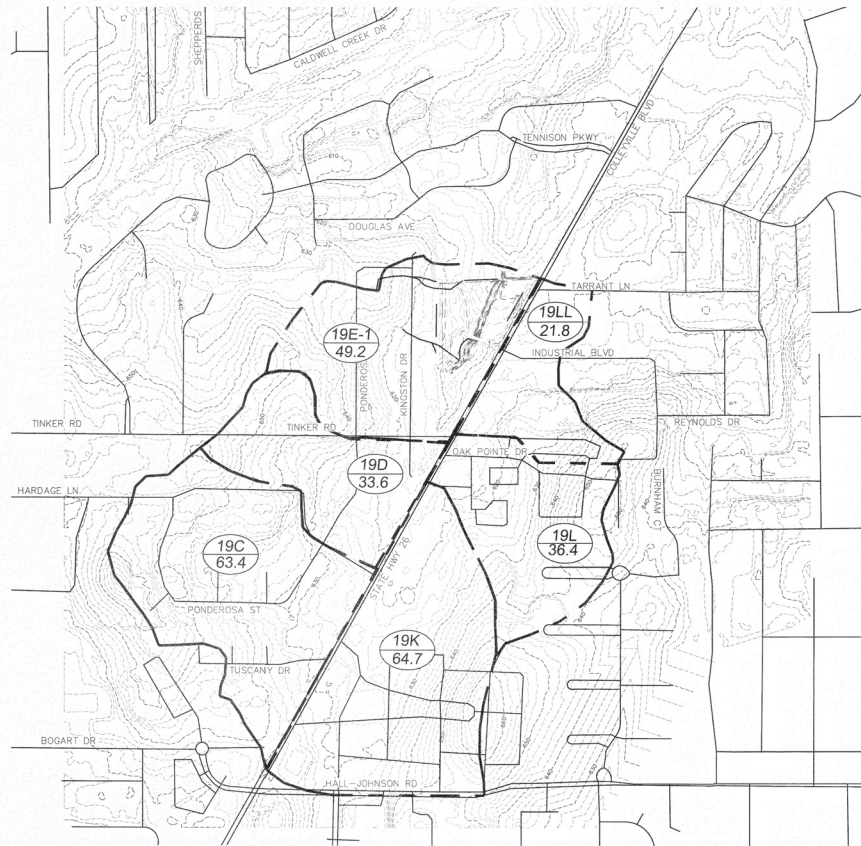
**STORM DRAINAGE PLAN**

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



# Grading Plan

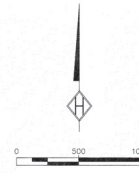


## EXISTING DRAINAGE AREA MAP

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

**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 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-FOET 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       |
| <b>TOTAL</b> | <b>269.10</b> |           |          |             |

### HYDROLOGIC INPUT

| AREA (MI <sup>2</sup> ) | 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  
10000 WINDING CREEK ADDITION  
P.O. BOX 9985 TARRANT COUNTY, TEXAS 76177  
972-906-9985 PHONE 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

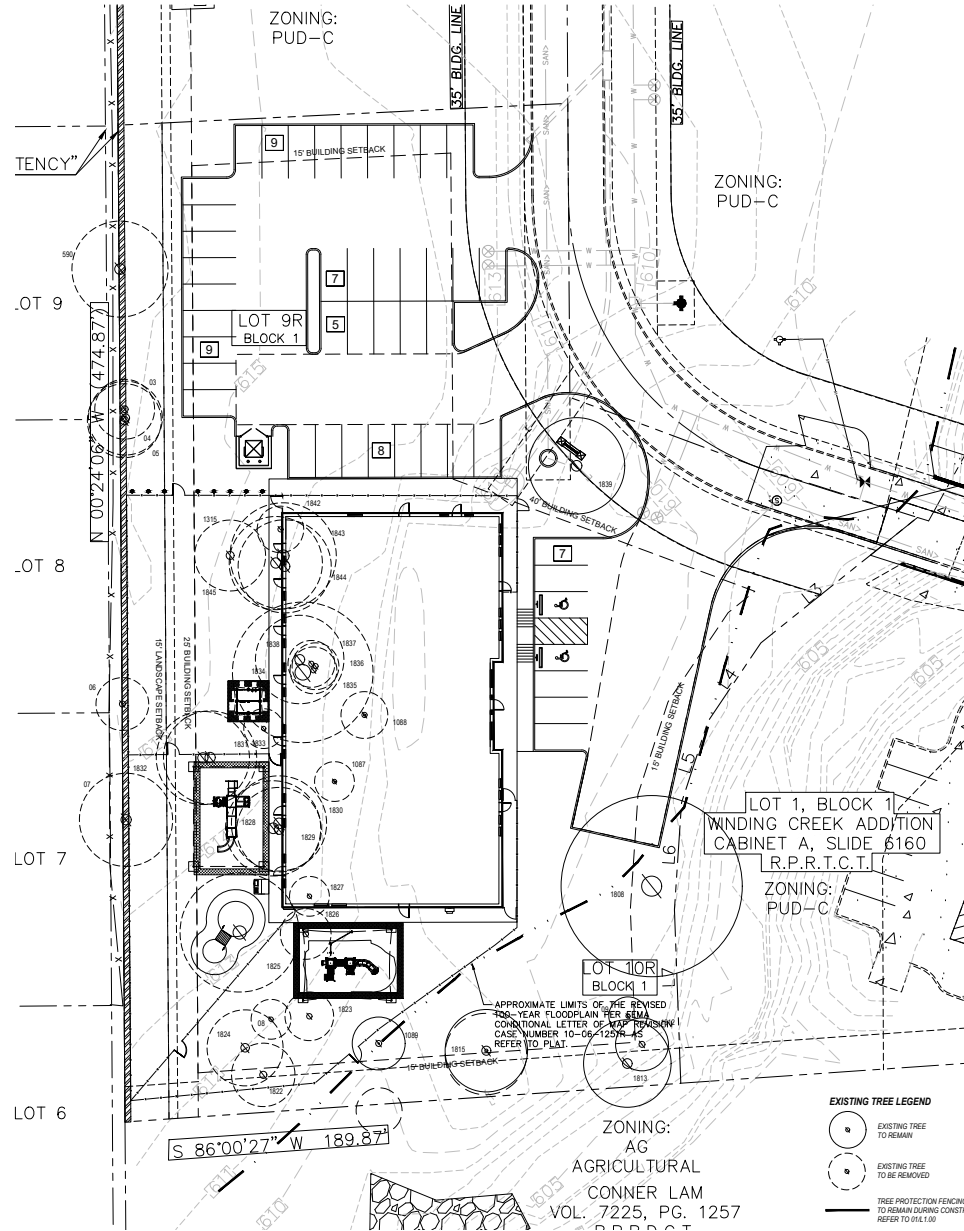
DATE: 03/04/2016

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 BELLARUA          | 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              | 534             | TO BE REMOVED               |
| 07                  | 16            | 4020                | BLACKGUM OAK          | 604             | TO BE REMOVED               |
| 590                 | 9             | 0                   | AMERICAN ELM          | 113             | TO REMAIN                   |
| 590                 | 9             | 0                   | AMERICAN ELM          | 614             | TO BE REMOVED               |
| 1087                | 7             | 0                   | SLASH PINE            | 154             | TO BE REMOVED (BUILDING PA) |
| 1087                | 9             | 0                   | BLACKGUM OAK          | 614             | TO BE REMOVED (BUILDING PA) |
| 1089                | 6             | 0                   | AMERICAN ELM          | 113             | TO REMAIN                   |
| 1089                | 6             | 0                   | AMERICAN ELM          | 154             | TO REMAIN                   |
| 1088                | 30            | 0                   | GUM BELLARUA          | 2527            | TO BE REMOVED               |
| 1088                | 30            | 0                   | POST OAK              | 2627            | TO REMAIN                   |
| 1912                | 9             | 0                   | POST OAK              | 201             | TO REMAIN                   |
| 1912                | 9             | 0                   | POST OAK              | 201             | TO REMAIN                   |
| 1915                | 14            | 0                   | BLACKGUM OAK          | 616             | TO REMAIN                   |
| 1915                | 14            | 0                   | BLACKGUM OAK          | 616             | TO BE REMOVED               |
| 1923                | 8.6           | 0                   | AMERICAN ELM          | 254             | 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                | BLACKGUM 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 (BUILDING PA) |
| 1932                | 17            | 8020                | POST OAK              | 656             | TO BE REMOVED               |
| 1933                | 7             | 0                   | HACKBERRY             | 604             | TO BE REMOVED               |
| 1933                | 7             | 0                   | 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             | 0                   | POST OAK              | 201             | TO BE REMOVED (BUILDING PA) |
| 1939                | 16            | 0                   | POST OAK              | 107             | TO BE REMOVED (BUILDING PA) |
| 1939                | 16            | 0                   | BLACKGUM OAK          | 604             | TO BE REMOVED (BUILDING PA) |
| 1941                | 0             | 242                 | CRACK ORANGE          | 1385            | TO BE REMOVED               |
| 1941                | 0             | 242                 | CRACK ORANGE          | 1385            | TO BE REMOVED (BUILDING PA) |
| 1943                | 18.14         | 8170                | SLASH RED CEDAR       | 1024            | TO BE REMOVED (BUILDING PA) |
| 1944                | 0             | 2583                | POST OAK              | 1024            | TO BE REMOVED (BUILDING PA) |
| 1945                | 16            | 0                   | POST OAK              | 1024            | 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 REMAINDER 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)  
5,424 SF. OF TREE CANOPY TO BE PRESERVED

222 CALIPER INCHES OF TREES NOT WITHIN THE BUILDING PAD AREA TO BE REMOVED AND REQUIRE TREE MITIGATION

129 CALIPER INCHES OF HERITAGE TREES ARE WITHIN THE BUILDING PAD AND REQUIRE MITIGATION

32 CALIPER INCHES OF MITIGATION IS REQUIRED ON LOT 98 PER DEVELOPER AGREEMENTS

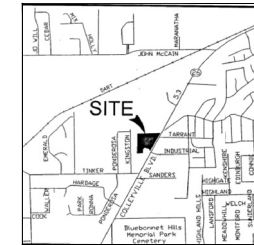
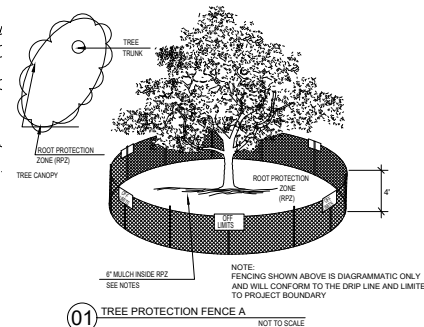
32 CALIPER INCHES OF MITIGATION IS REQUIRED ON LOT 108 PER DEVELOPER AGREEMENTS

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 around and under drip 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 1/2 the distance of the drip line to the tree trunk. A minimum of 24" of soil shall be removed from the tree trunk.
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 backhoe. No earth-moving equipment shall be placed or allowed within the critical root zone of the tree.
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 drip line of any tree.
6. **Equipment (Excavator/Light Digger):** The equipment may be chained, braked, 24" of soil shall be removed from the tree trunk. The equipment shall be placed, driven, or towed 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 drip line 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 flag (4'x6") wrapped around the main trunk at a height of 4' to 4'6" above ground. Flagging shall be approved by the Architect prior to any tree removal. (See Tree Protection Architectural sheet Landscaped with 1/2" lines 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 sheet.
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 trunk from damage from construction equipment.
14. **Construction Flagging:** In cases where a tree having the same or similar characteristics of the tree trunk with lumber encased in wire or other material to protect the trunk from damage from construction equipment.

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

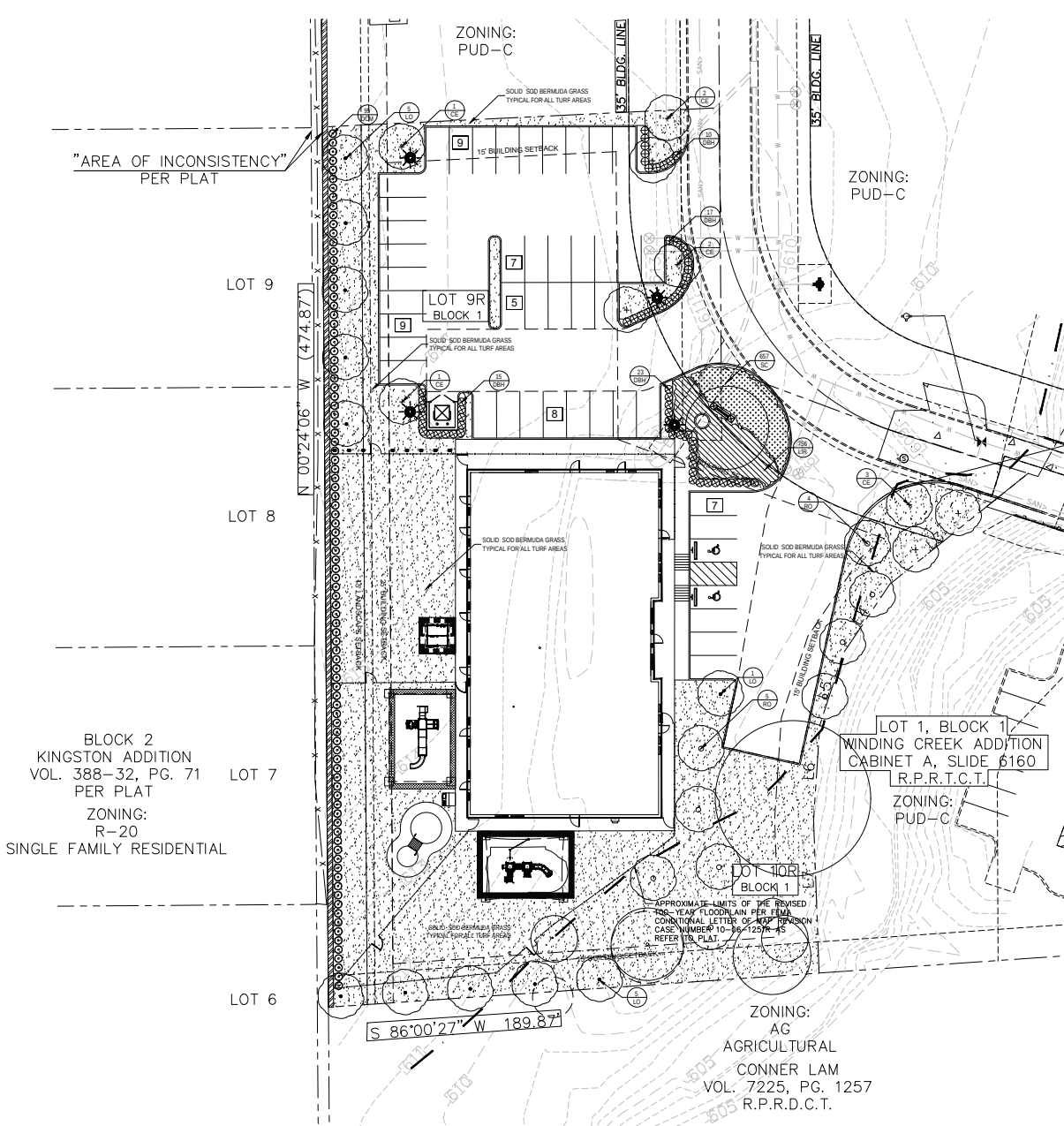
**SHEET NUMBER:**

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-SEEDING WITH WINTER RYEGRASS 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: 20' wide landscape buffer
- 30" Ht. shrub screen, 5' o.c.
- 20' wide landscape buffer
- 30" Ht. shrub screen planted 5' o.c.

| PLANT MATERIAL SCHEDULE |     |                     |                               |         |
|-------------------------|-----|---------------------|-------------------------------|---------|
| TREES                   |     |                     |                               |         |
| TYPE                    | QTY | COMMON NAME         | BOTANICAL NAME                | REMARKS |
| CE                      | 9   | Cedar Elm           | Ulmus crassifolia             | 4" cal. |
| LO                      | 11  | Live Oak            | Quercus virginiana            | 4" cal. |
| RO                      | 9   | Red Oak             | Quercus shumardii             | 4" cal. |
| SHRUBS                  |     |                     |                               |         |
| TYPE                    | QTY | COMMON NAME         | BOTANICAL NAME                | REMARKS |
| DBH                     | 65  | Dwarf Burford Holly | Ilex cornuta 'burfordi' Nana' | 5 gal.  |
| DCM                     | 95  | Dwarf Crepe Myrtle  | Lagerstromia indica 'Nana'    | 5 gal.  |
| GROUNDCOVERS            |     |                     |                               |         |
| TYPE                    | QTY | COMMON NAME         | BOTANICAL NAME                | REMARKS |
| SC                      | 657 | Seasonal Color      |                               | 4" pots |
| LIR                     | 756 | Liriope             | Liriope muscari               | 4" pots |
|                         |     | 419' Bermudagrass   | Cynodon dactylon 429'         | 4" pots |

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.



- 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.

LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1784 W. MACDONALD 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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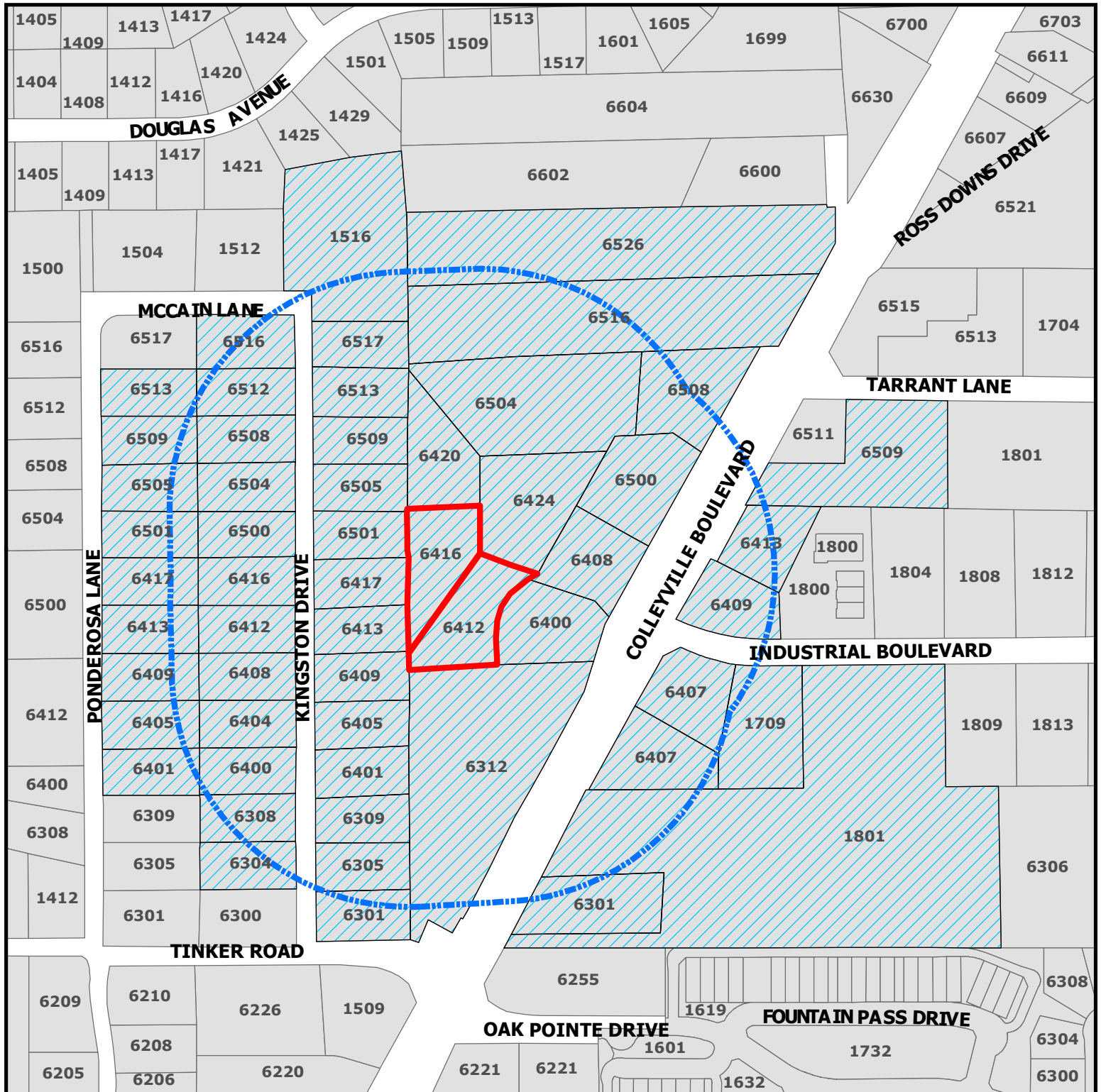
SHEET NAME:  
LANDSCAPE PLAN

SHEET NUMBER:



L.2

# Notification Map

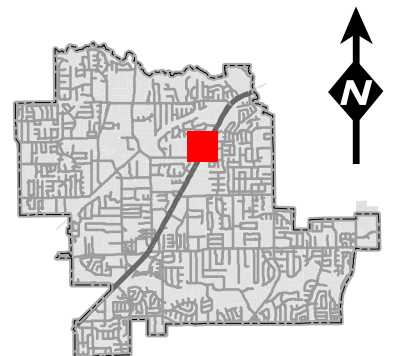


**ZC20-008**

**6412-6416 Colleyville Blvd**

**DISCLAIMER:**  
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-  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.

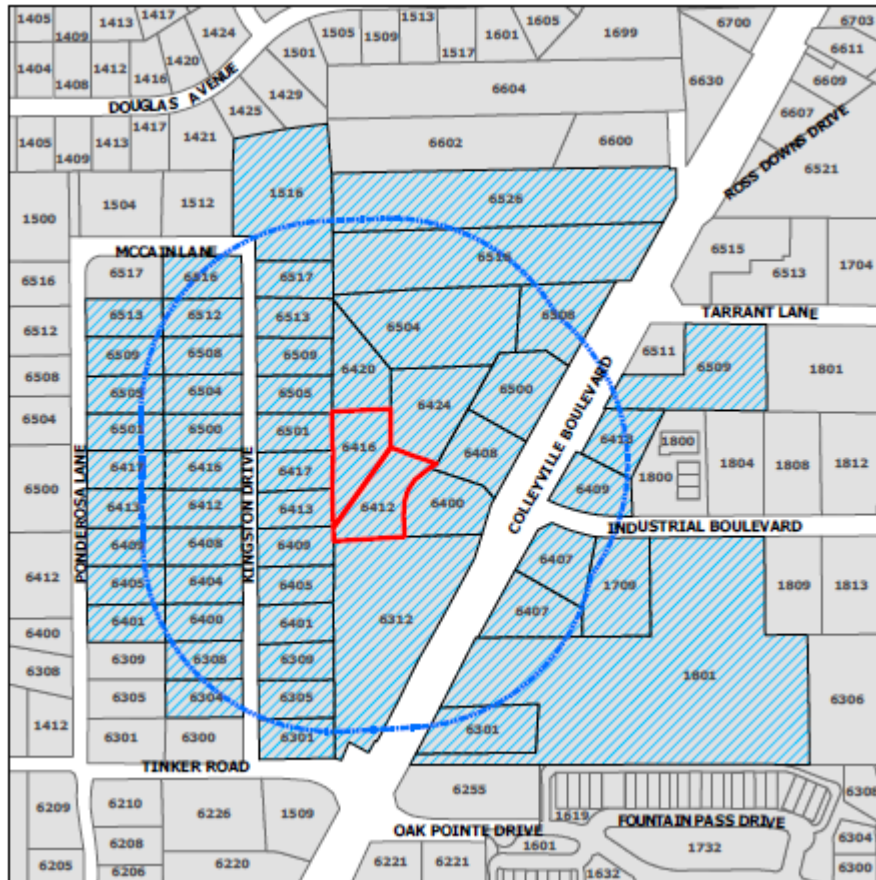
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**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](mailto: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 2<sup>nd</sup> day of June 2020.

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

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 16<sup>th</sup> 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

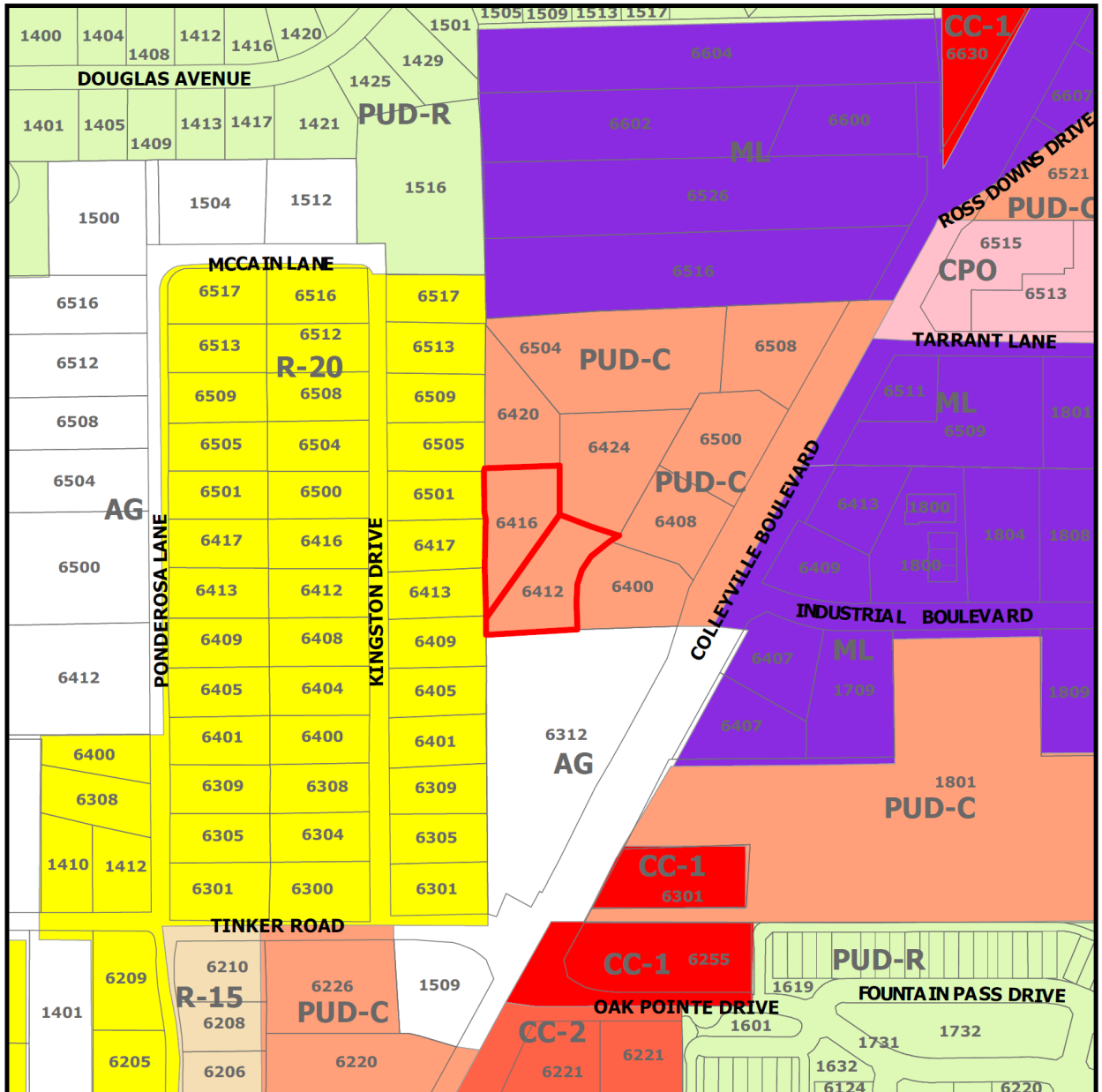
Richard Newton  
Mayor

**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.





| AI | LEGEND                                      |
|----|---------------------------------------------|
| 1  | DARK BRONZE FINISH WALL PANELS              |
| 2  | WINE-COAST STONE WALL                       |
| 3  | STUCCO #1 - DRYVIT SANDPAPER FINE FINISH    |
| 4  | STUCCO #2 - DRYVIT SANDPAPER FINE FINISH    |
| 5  | ASPHALT SHINGLE ROOFING GAF - SEAMERED GOOD |
| 6  | GUTTERS & DOWNSPOUTS WHITE                  |
| 7  | STONE WAINSCOTING BACKSPLASH - CHANDONAY    |
| 8  | DOORS & WINDOWS - WHITE                     |

# Letter of Opposition

**Jackie Reyff**

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**From:** Susan Reynolds  
**Sent:** Thursday, April 30, 2020 4:40 PM  
**To:** Jackie Reyff  
**Subject:** ZC20-008

Hi Jacquelyn,

We are Colleyville residents and live at 6417 Kingston. Our back fence is at ground zero to the proposed development at 6412 & 6416 Colleyville Blvd. We are sending a written protest in regards to the request for a permit to build the daycare center. We always understood that there would be some type of business going in behind us. We were told it was zoned for Professional Office Buildings. Not a daycare center with over 190 children being dropped off/ picked up twice a day, or maybe more often than that. The homes this school will impact are retired/almost retired couples. If we wanted to live by a school, we would have bought a home by one. Now with this proposal and looking at the design of this daycare, the playgrounds are right along our fence lines. We understand the 25' distance from our wall, but sound doesn't respect that. We will basically have children in our backyard ( so to speak) every week day, all day when they are out on those playgrounds. Have you sat and listen to children on playgrounds? Laughing, screaming, and yelling, as it should be, they are having fun. But we don't want to live by a school, nor should a school and its playgrounds be this close to homes.

Sincerely,  
Doug & Susan Reynolds  
Sent from my iPhone

# Letter of Opposition

**Araceli Botello**

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**Subject:** FW: day care 6504 and 6502 Colleyville blvd.

**From:** tim <>

**Sent:** Sunday, May 10, 2020 3:57 PM

**To:** Ben Bryner <[BBryner@colleyville.com](mailto:BBryner@colleyville.com)>

**Subject:** day care 6504 and 6502 Colleyville blvd.

We live at 6501 Kingston, that is behind the lots in question. At this time we are against the construction of this day care. There is already a wedding building behind us. We are not against a daycare in Colleyville, but not in our backyard. It's really too close. There must be a better location we can find. Most of the people on this street are retired or close to it. Can we move it closer to 26? We have five kids and 11 grandkids, this is our day care. With the wedding building and a day care in our back yard is a little much. Those that have older parents would feel the same way. Thank you. Tim and Gaylene Pullen.

Sent from [Mail](#) for Windows 10





# City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall  
100 Main Street  
Colleyville, Texas 76034  
[www.colleyville.com](http://www.colleyville.com)

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|                                         |                              |               |
|-----------------------------------------|------------------------------|---------------|
| <b>Agenda Number</b> 3b                 | <b>Agenda Date</b> 5/26/2020 | <b>Number</b> |
| <b>Type</b> Worksession                 |                              |               |
| <b>Department</b> Community Development |                              |               |

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## 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, TABLED FROM THE MAY 11, 2020 PLANNING AND ZONING COMMISSION MEETING

## 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 2<sup>nd</sup> day of June 2020.

The second reading and public hearing being conducted on the 16<sup>th</sup> 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](http://www.colleyville.com)

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|                                         |                              |               |
|-----------------------------------------|------------------------------|---------------|
| <b>Agenda Number</b> 3c                 | <b>Agenda Date</b> 5/26/2020 | <b>Number</b> |
| <b>Type</b> Worksession                 |                              |               |
| <b>Department</b> Community Development |                              |               |

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## Title

Consideration of amendments to Chapter 9, Section 9.21 – Sidewalks of the Land Development Code, TABLED FROM THE MAY 11, 2020 PLANNING AND ZONING COMMISSION MEETING

## 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**

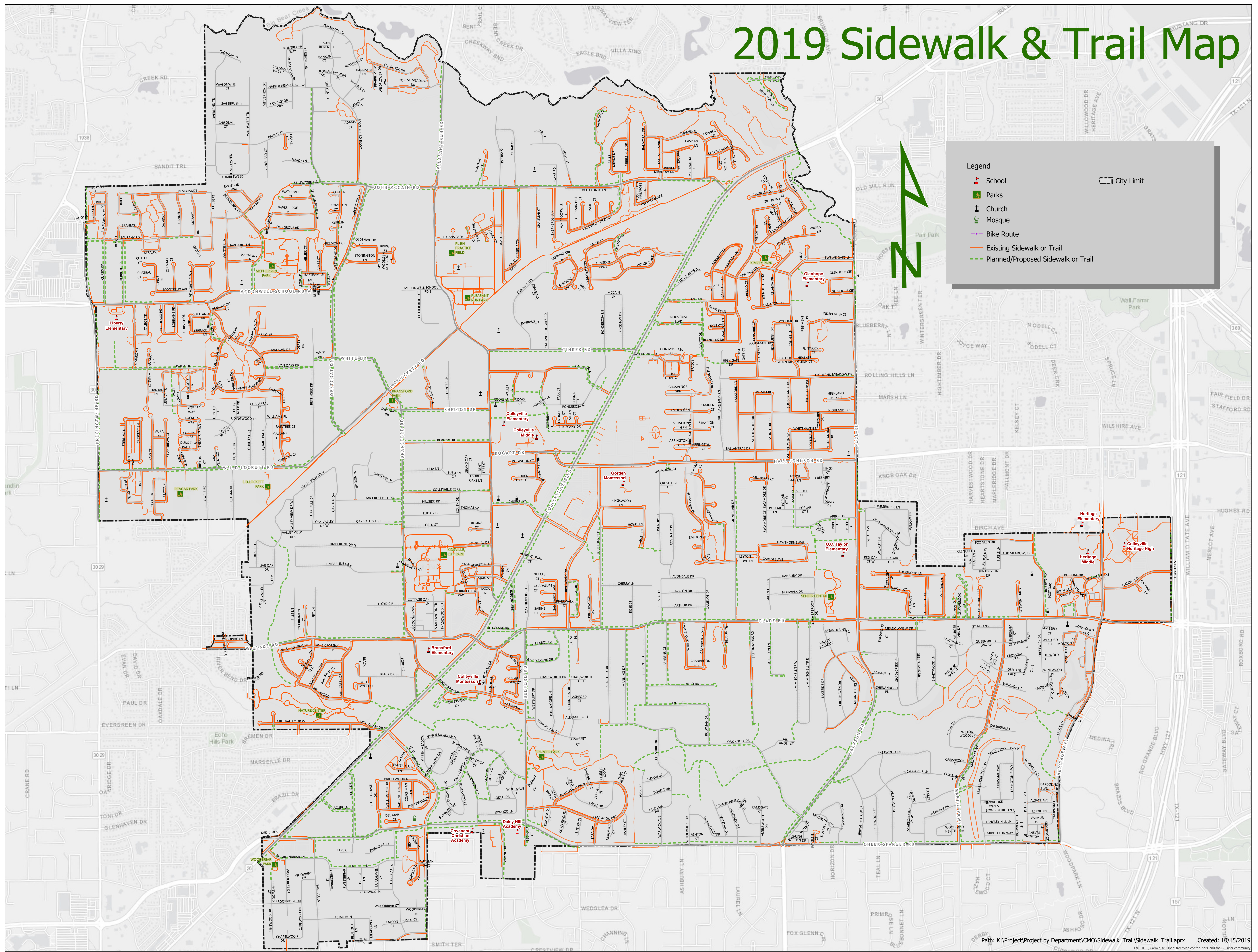
The City Council should develop a multi-year plan for the installation of sidewalks in compliance with the ~~Supplemental Sidewalk System Map (2008)~~ 2019 Sidewalks and Trails Map. Such plans should include a funding source and annual allocation to specific projects.

#### **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 2<sup>nd</sup> day of June 2020.

The second reading and public hearing being conducted on the 16<sup>th</sup> 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}*