City of Colleyville
City Council
Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817.503.1000
www.colleyville.com

Tuesday, June 2, 2020

CITY HALL DOORS ARE OPEN TO THE PUBLIC
HAND SANITIZER IS AVAILABLE AT THE ENTRY DOORS
SIX FOOT SOCIAL DISTANCING IS REQUIRED TO BE MAINTAINED

WORKSESSION
4:30 PM
CITY COUNCIL CHAMBERS - THIRD FLOOR

UPON ADJOURNMENT OF THE WORKSESSION, CITY COUNCIL WILL RETIRE TO THE EXECUTIVE CONFERENCE ROOM FOR EXECUTIVE SESSION

CALL TO ORDER

WS-1 Budget 101 - Process Overview

WS-2 Discussion of the Drainage Utility System Rate Study

WS-3 Discussion of Stars and Guitars 2020

WS-4 Discussion of North Central Texas Council of Governments Regional Transportation Council member representative

WS-5 Discussion of the June 2, 2020 City Council regular agenda items

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 items on the agenda

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including:

- Glade Road eminent domain case for Parcel 150

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including:

- Acquisition of real property along Main Street
- Acquisition of real property along SH26
- Acquisition of right-of-way for Roberts Road

Section 551.074 - Personnel - Deliberate the appointment, employment, evaluation, and duties of the City Manager

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

REGULAR MEETING
7:30 P.M.
CITY COUNCIL CHAMBER

INVOCATION: Associate Pastor Patrick Webb, Colleyville Presbyterian

PLEDGE OF ALLEGIANCE: Mayor Richard Newton

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-20-4502

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-20-4503

4a Approval of the minutes of the regular City Council meeting of May 19, 2020

4b Approval of an Interlocal Cooperation Agreement to accept CARES Act Funding in the amount of $1,395,350

4c Approval of a proposal for the purchase and installation of license plate readers on SH26, in coordination with the installation of the decorative light poles, in an amount not to exceed $225,025, and authorizing the City Manager to execute the documents

4d Amending Resolution R-20-4464 by approving the revised City of Colleyville City Hall Polling Place Electioneering Regulations (Exhibit B) and Electioneering Designation Map (Exhibit A)

5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING

5a Ordinance O-20-2115

Consideration of a zoning change request from the R-40 Single Family Residential district and AG Agricultural district to the RE Single Family 'Estate' Residential district on Lot 2, Block 1, of the Newgren Addition and Tract 4, Abstract 295, in the William E Crooks Survey, located at 108 and 7204 John McCain Road, Case ZC20-003

5b Ordinance O-20-2116

Consideration of a zoning change request from AG Agricultural district to the R-40 Single Family Residential district on Tract 1A01B1, Abstract 1756, in the A T Young Survey, located at 218 W Glade Road, Case ZC20-004

5c Ordinance O-20-2117

Consideration of a zoning change request from the AG Agricultural district to the R-40 Single Family Residential district on Tract 1A01C1, Abstract 1756, in the A T Young Survey, located at 304 W Glade Road, Case ZC20-005

5d Ordinance O-20-2118

Consideration of a Special Use Permit for an Accessory Dwelling on Lot 8, Block 2, of the Westcoat Place Addition, located at 6009 Westcoat Drive, Case ZC20-006

5e Ordinance O-20-2119

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

5f Ordinance O-20-2120

Consideration of amendments to Chapter 9, Section 9.21 – Sidewalks of the Land Development Code

5g Ordinance O-20-2121

Request to appeal the decision of the Planning and Zoning Commission for consideration of a request for a Special Use Permit for an accessory building to exceed the 4% lot coverage allowance and a reduction in setbacks to property lines on Lot 1, Block 1, of the G&R Addition, located at 2313 Hall-Johnson Road, Case ZC20-007

6. TABLED: ORDINANCE(S) READING AND PUBLIC HEARING

6a Ordinance O-20-2111

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

6b Ordinance O-20-2112

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

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-20-4504

A resolution providing for the City of Colleyville to participate in the Tarrant County Community Development Block Grant, Home Investment Partnership and Emergency Solutions Grant Consortium

7b Resolution R-20-4505

Approving support of the City of Colleyville Active Transportation and Safe Routes to School Projects and requests for funding through the Regional Transportation Council 2020 Transportation Alternatives Call for Projects program and authorizing staff to proceed with the grant application submission

8. TABLED: RESOLUTION(S) READING AND PUBLIC HEARING

8a Resolution R-20-4478

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

8b Resolution R-20-4499

A resolution designating a person to fulfill the duties imposed by Tax Code Chapter 26

9. CITIZEN COMMENTS

10. REPORTS

10a Quarterly Performance Management Report

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JUNE 2, 2020 - READING AND PUBLIC HEARING - RESOLUTION R-4506

12. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, May 29, 2020* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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

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

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

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-1
Agenda Date 6/2/2020
Type Worksession
Department Finance

Title
Budget 101 - Process Overview

Explanation
This is the first worksession item for the FY21 budget. This item provides an overview of the FY21 budget process.

Attachments
1. June 2 Budget Process Overview

Budget Process Overview

City Council Worksession
June 2, 2020

Presentation Overview

- Budget background information
- Budget process and components
- Tax rate background and process

Background: Major Funds

Operating Funds: an annual expenditure budget is adopted for these funds in a single ordinance

- General Fund
- Utility Fund
- Drainage Fund
- Debt Service Fund

Funds with an annually adopted budget that have other approval and governing requirements:

- Colleyville Crime Control and Prevention District (CCCPD)
- Colleyville Economic Development Corporation (CEDC)

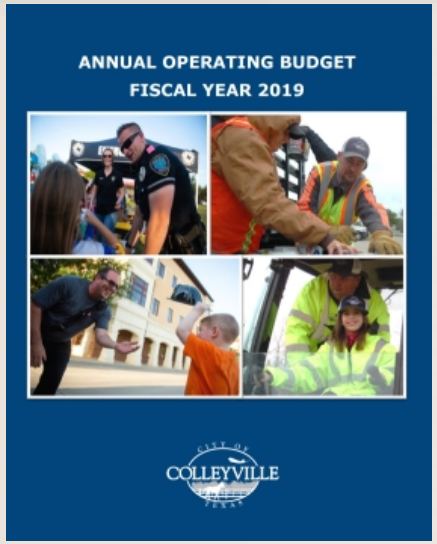
Funds without an annually adopted budget, that serve as internal savings accounts or maintain funds for multi-year/capital projects:

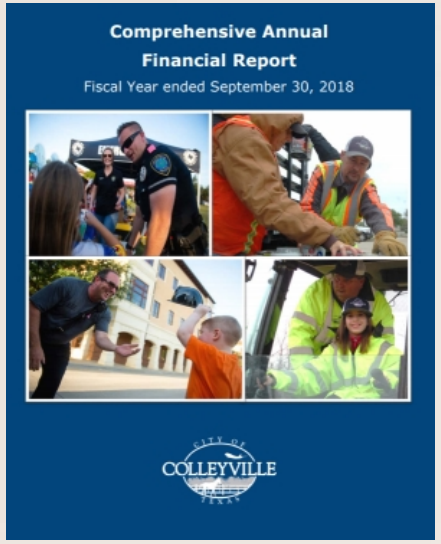
- Capital Projects Fund
- Utility Capital Projects Fund
- Drainage Capital Projects Fund
- Vehicle & Equipment Replacement Fund

Funds restricted for specific purposes and do not have an annually adopted budget:

- Tax Increment Financing (TIF) District
- Various special revenue funds
  - Hotel/Motel, Park Dedication, Court Tech/Security, etc.

Background: Budget vs. CAFR





- Budget:
  - Looks forward
  - Projects revenues and expenditures
  - Serves as a:
    - Financial plan
    - Policy document
    - Operations guide
    - Communications device

- Comprehensive Annual Financial Report (CAFR)
  - Looks backward
  - Follows General Accepted Accounting Principles (GAAP)
  - Records actual revenues and expenditures
    - Records depreciation expense
    - Asset value often included, in addition to cash

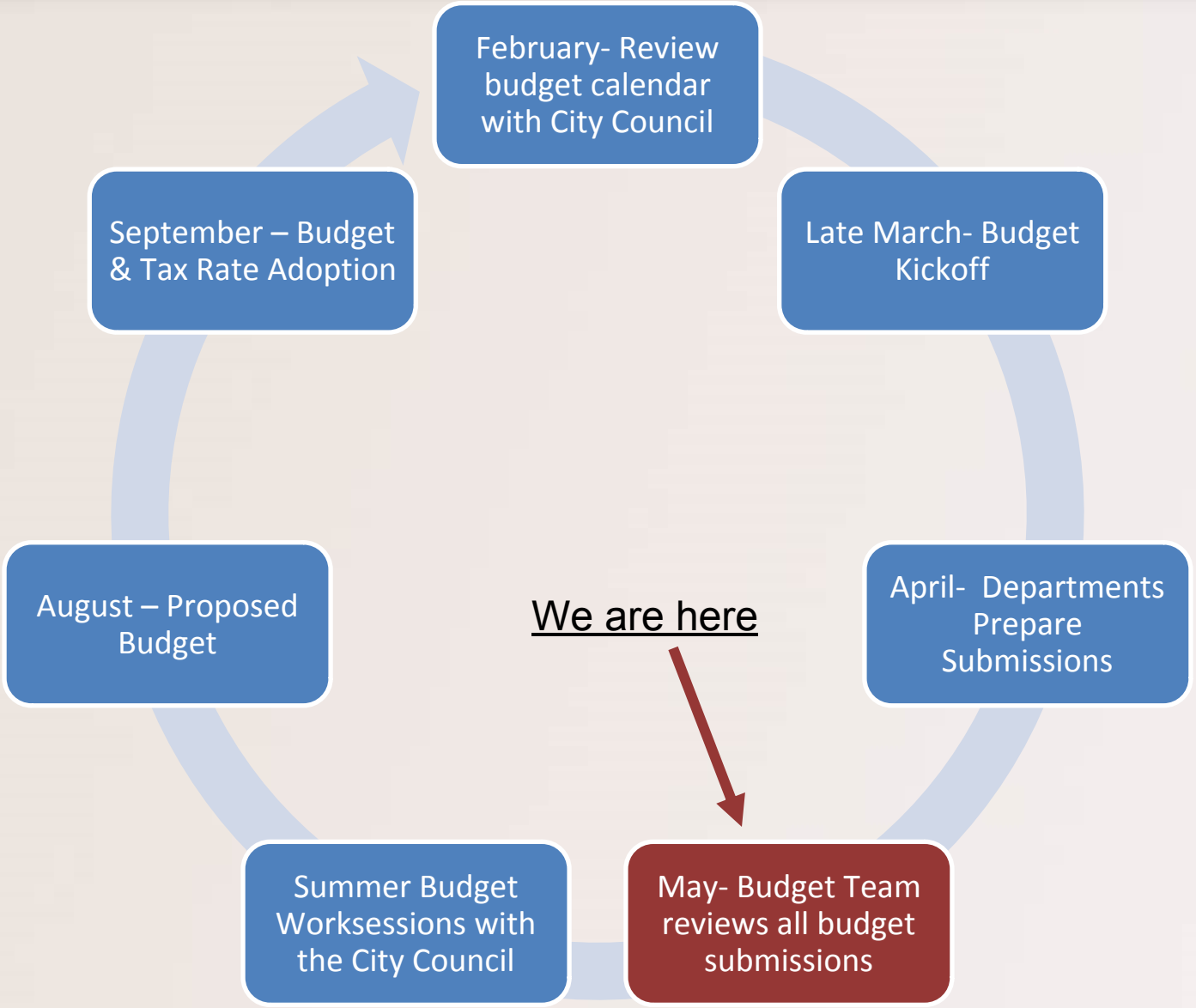
Background: Council Approval

- Formally adopts the budget (expenditures) as a total for each operating fund
- Amends budget if needed during the year and typically at year-end
- Sets the tax rate and all other fees and charges
- Adopts a 5-year CIP by resolution
  - Approval of a plan, not appropriation of funding
- Approves all purchases and contracts over $50,000

Background: Budget Amendment

- Fiscal Year = Oct 1-Sept 30
- To avoid needlessly high operating reserves, the City Council typically approves a budget amendment in September to set aside excess operating funds at year-end (amounts vary each year)
- Excess operating funds are transferred to the appropriate companion capital projects fund and serve as an important revenue source for the City's capital projects
- The excess operating funds are then used to fund future capital projects in the 5-Year Capital Improvement Plan

Budget Process: Overview



Budget Process: Vehicle Replacement

During the annual budget process (April/May), replacement schedules are updated

Replacement Schedule	Replacement Frequency	Funding Source	Methodology	Annual Amount
Police Vehicles	3 yrs (patrol)	CCCPD Fund	CCCPD Annual Budget	$230,000 - $300,000
Fire Apparatus	5 yrs (ambulance) Varies (apparatus)	General Fund contributes annually to "savings account"	Annual Transfer from General Fund to Vehicle & Equipment Replacement Fund beginning FY17	$150,000
General Fund Vehicles & Mobile Equipment	Considered at recommendation of Enterprise *will keep longer if no maintenance issues	General Fund contributes annually to "savings account"	Annual Transfer from General Fund to Vehicle & Equipment Replacement Fund	$221,000
Utility Fund Vehicles & Mobile Equipment		Utility Fund contributes annually to "savings account"	Annual Transfer from Utility Fund to Utility Capital Projects Fund	$81,000
Drainage Fund Vehicles & Mobile Equipment		Drainage Fund	Drainage Fund Annual Budget; may internally finance over multiple years by borrowing from Colleyville Tomorrow Fund if needed	Varies

Budget Process: Other Replacements

During the annual budget process (April/May), replacement schedules are updated

Replacement Schedule	Replacement Frequency	Funding Source	Methodology	Annual Amount
Police Weapons (handguns & tasers)	Oldest each year	CCCPD Fund	CCCPD Annual Budget	$10,000
Police In-Car Computers	6 years (kept for 2 vehicle cycles)	CCCPD Fund contributes annually to "savings account"	Annual Transfer from CCCPD Fund to Vehicle & Equipment Replacement Fund	$10,000
Fire Airpacks	10 years	General Fund contributes annually to "savings account"	Annual Transfer from General Fund to Vehicle & Equipment Replacement Fund beginning FY17	$26,706
Technology Hardware (computers, servers, phones, switches, security cameras, etc.)	Varies	General Fund contributes annually to "savings account"	Annual Transfer from General Fund to Vehicle & Equipment Replacement Fund	$117,000
Building Systems	Varies	Various	Forecast needs and include in annual budgets as funding allows	Varies

Budget Process: Budget Worksessions

June 2 Budget Worksession

- Review background information & budget process to date

June 16 Budget Worksession

- Review of FY 2020 preliminary numbers
- Review insurance proposals

July 7 Budget Worksession

- Discussion of the 5-Year CIP
- Approve insurance contracts

July 31 Budget

- Budget given to Council

August 4 Budget Worksession:

- Proposed Budget (with associated tax rate) is presented
- Seek direction from the City Council on any desired changes

Presentation Overview

- Budget background information
- Budget process and components
- **Tax rate background and process**

Background: Tax Rate Procedures

- Governed by state law called "Truth in Taxation"
- Tarrant Appraisal District (TAD)
  - Appraises property, certifying value by July 25 (95% complete after protests)
- Tax Assessor-Collector
  - Provides the Appraisal Roll, as sworn by TAD
  - Calculates no-new-revenue and voter-approval tax rates
  - Manages collection of property taxes (Colleyville contracts with a certified Assessor/Collector from GCISD for this service)
- City of Colleyville
  - Sets tax rate based on revenue needed

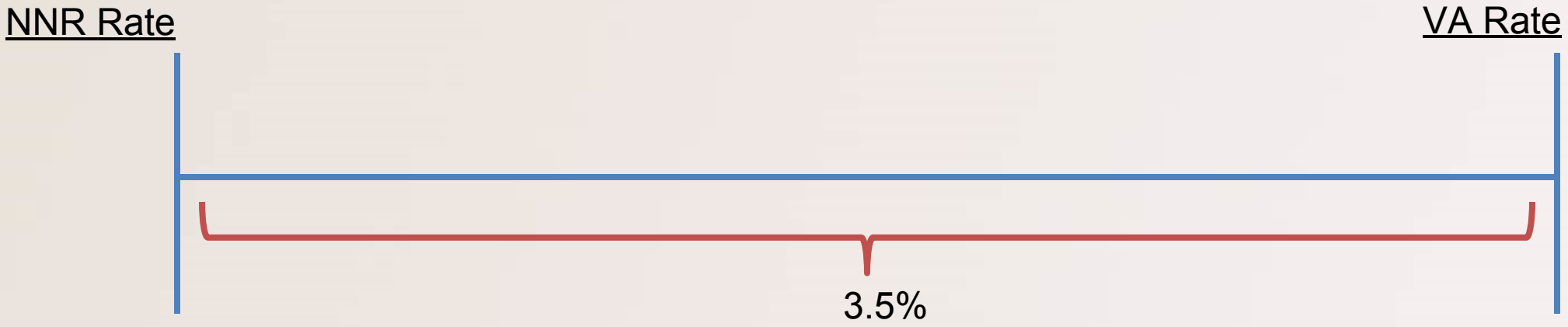
Background: Tax Rate Components

- Property tax rates have two components:
  - Maintenance & operations (M&O) tax rate – General Fund
  - Interest & sinking (I&S)/debt service tax rate – Debt Service Fund

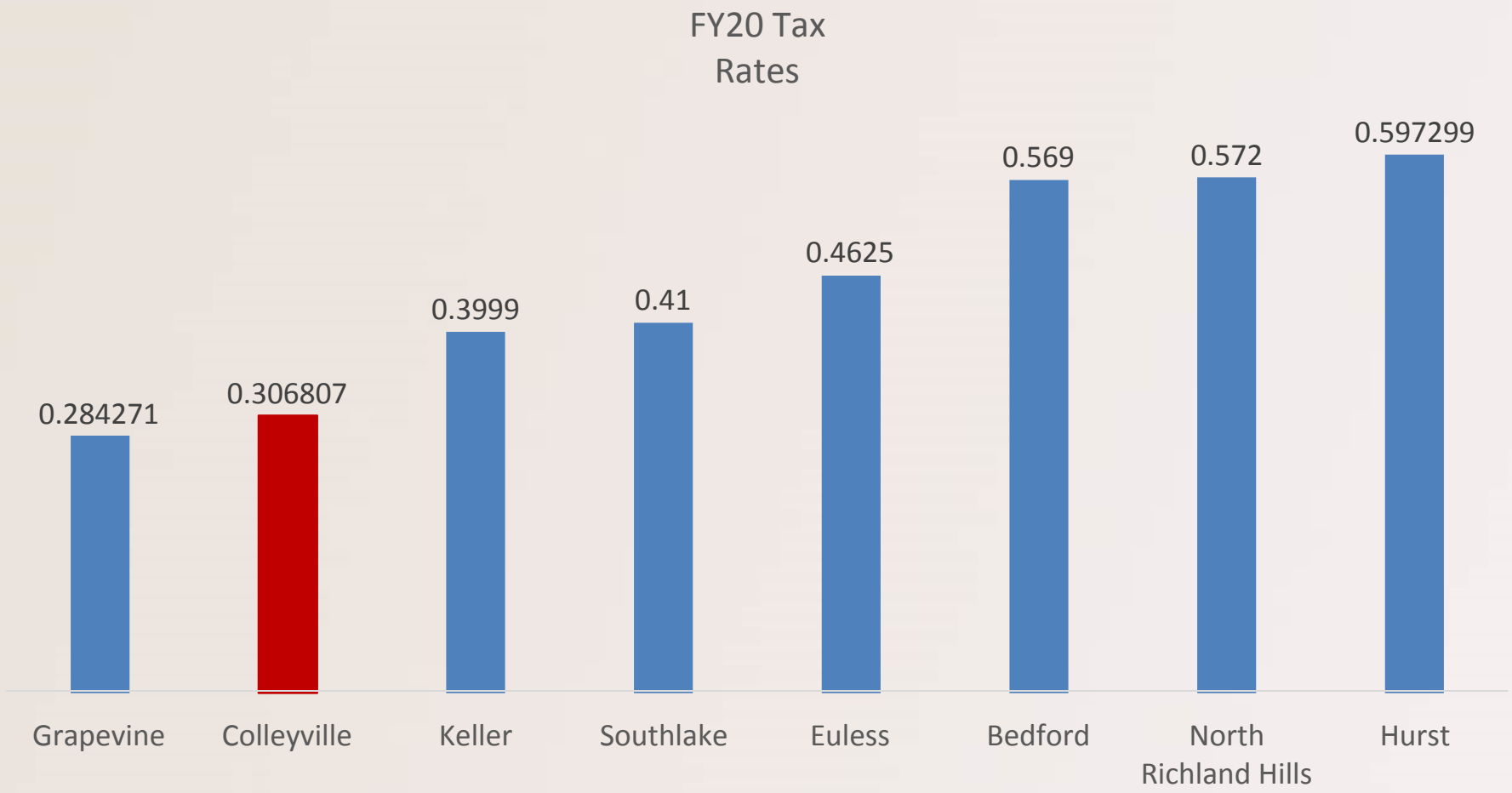
Fiscal Year	Calendar Year	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
FY 2011	2010	0.29758	0.05832	0.3559
FY 2012	2011	0.31385	0.04205	0.3559
FY 2013	2012	0.31385	0.04205	0.3559
FY 2014	2013	0.32442	0.03148	0.3559
FY 2015	2014	0.32442	0.03148	0.3559
FY 2016	2015	0.33624	0.01966	0.3559
FY 2017	2016	0.321908	0.017222	0.33913
FY 2018	2017	0.316	0.017834	0.333834
FY 2019	2018	.303764	.017036	.3208
FY 2020	2019	.290428	.016379	.3068

Background: Tax Rate

- No-New-Revenue Rate (previously the Effective Rate):
  - The rate that would produce the same amount of taxes if applied to the same properties taxed in both years (i.e. without new construction)
- Voter-Approval Rate (previously the Rollback Rate):
  - Calculates an effective rate for just M&O portion of the tax rate
  - M&O effective rate plus 3.5% + debt service tax rate = VA rate
  - If a taxing unit adopts a rate above the VA rate, there will be a mandatory election on the tax increase



Background: Tax Rate Comparison



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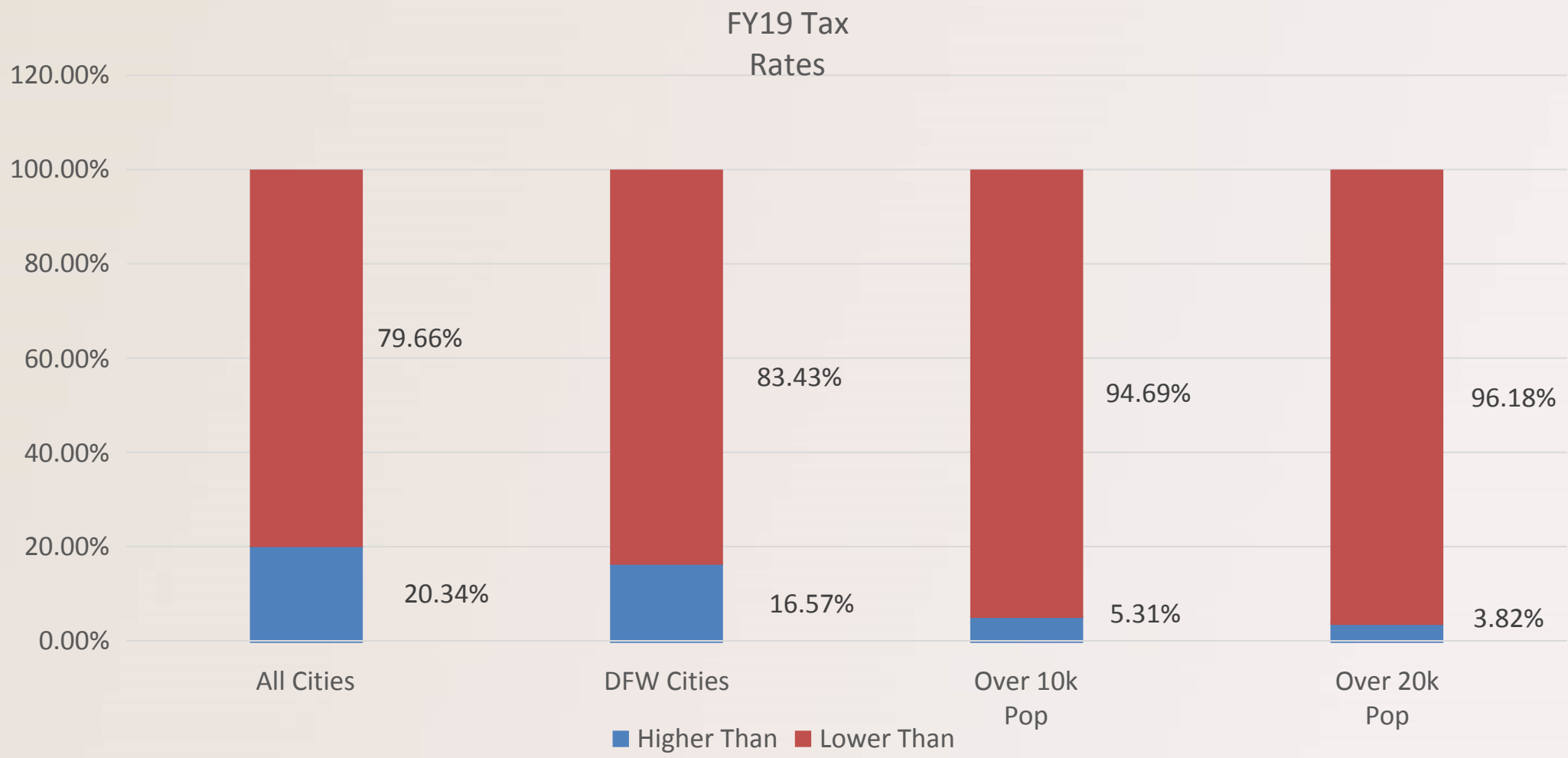
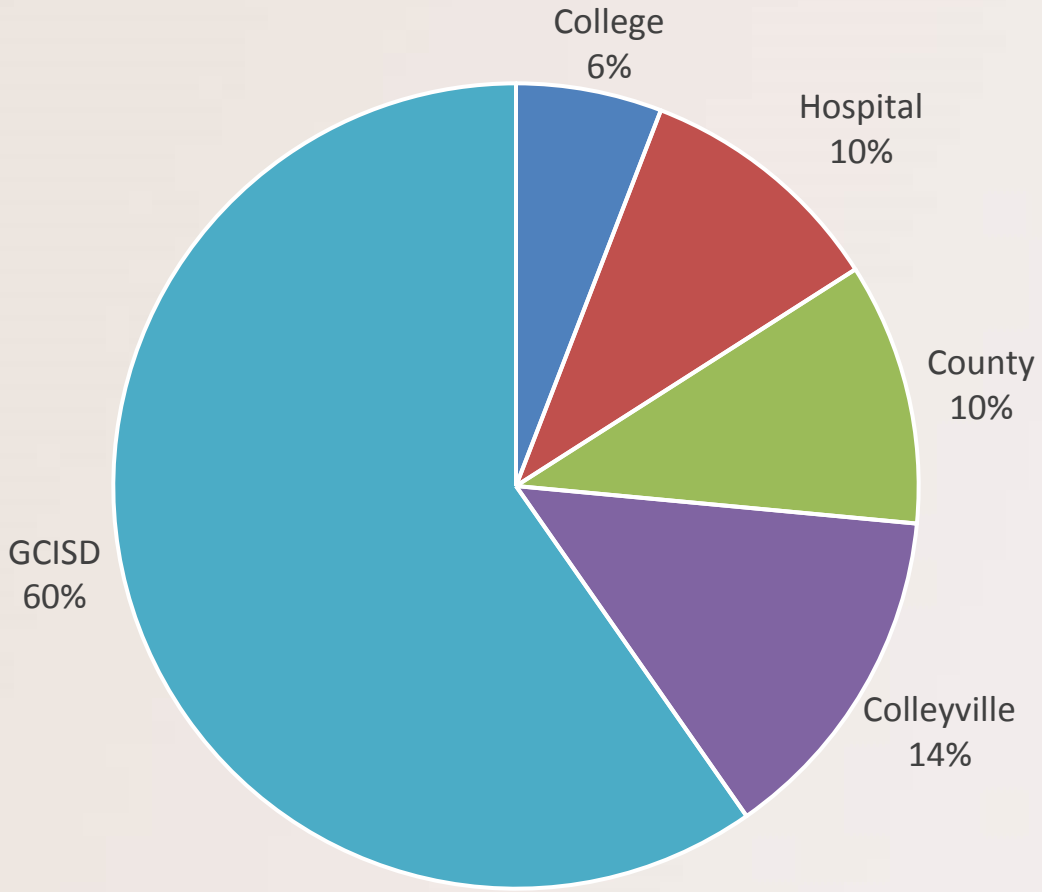


Background: Overlapping Tax Rates

Total rate: 2.22



Questions and Discussion

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-2 **Agenda Date** 6/2/2020
Type Worksession
Department City Manager

Title
Discussion of the Drainage Utility System Rate Study

Explanation
On June 15, 1993, City Council adopted Ordinance O-93-902, declaring the drainage of the City of Colleyville to be a public utility in order to, "Protect the public health and safety from loss of life caused by surface water overflows, surface water stagnation, and pollution arising from non-point of source runoff within the city."

On August 31, 1993, City Council adopted Ordinance O-93-912, which established a schedule of drainage utility charges to be levied on all property within the boundaries of the City of Colleyville, except those properties specifically exempted in the Ordinance. The fee schedule established a monthly flat rate of $4.00 for all residential lots or tracts, and a varying rate, based on land use, ranging from $6.10 for park land to $13.94 per acre for business/ commercial properties. The establishment of the drainage utility system and the schedule of charges are codified in Part II, Chapter 98, of the Code of Ordinances of the City of Colleyville.

On September 5, 2000, City Council adopted Ordinance O-00-1239, amending the schedule of charges by increasing the residential rate to $6.00 per month, and the range of the non-residential charge from $9.15 to $20.91 per acre per month.

On September 20, 2005, City Council adopted Ordinance O-05-1545, again increasing the residential fee to $7.00 per month, and the range of the non-residential fee from $10.68 to $24.40 per acre per month. These rates are the rates currently in effect as contained in the attached Section 98 of the Code of Ordinances.

Staff entered into a professional services agreement with Westra Consultants, LLC to perform a stormwater utility rate study. The study includes a review of the current fees and revenue generated, determine the correlation of generated revenue to fund operations and capital improvement costs associated with drainage project recommendations, and based upon the findings, if the current fee structure is reasonable and equitable. When the drainage utility was created, the enabling ordinance declared, "The City will offer drainage service on non-discriminatory, reasonable, and equitable terms."

Colleyville was one of the first cities in north Texas to adopt a drainage utility, and had very little precedent upon which to develop the program and establish the schedule of fees, so it was determined land use would be the basis for fees. Over the years, as more cities have established drainage utilities, the most commonly accepted

methodology, and the most equitable, is based on runoff, which is a function of impervious surface on a parcel of land.

The analysis includes the evaluation of other municipal residential drainage utility fees for similar cities and the methodology used and assessing a sample of Colleyville's fees based on impervious area instead of land use to determine if equitability of fees will improve as the fee and the service being provided more closely correlate.

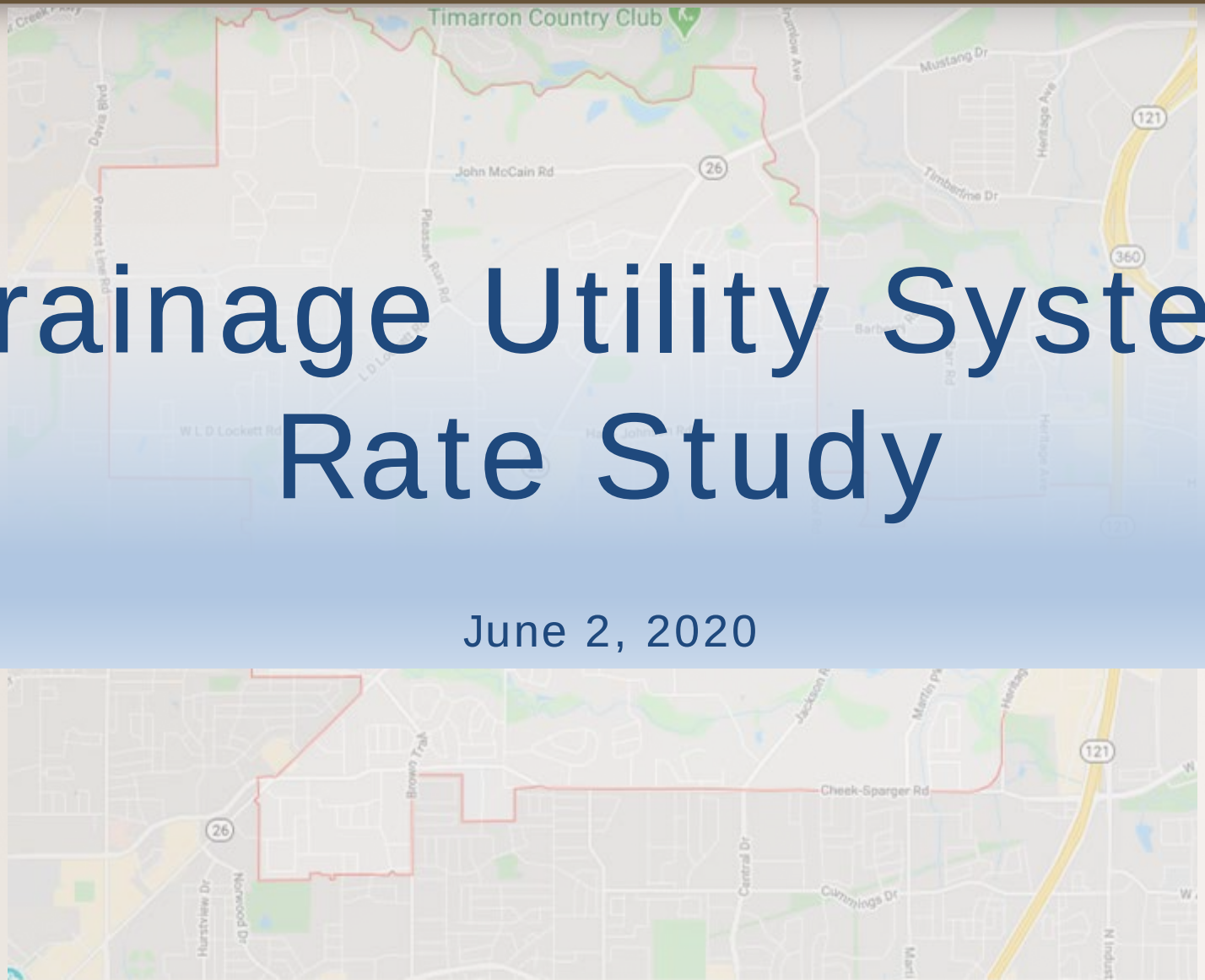
This discussion is not intended to be about the amount being charged, but if the fees are reasonable and equitable. If Council desires changing the methodology of assessing fees, an in-depth analysis will be performed and staff will present recommendations on a potential rate structure at a future meeting.

Attachments

1. Drainage Utility System Rate Presentation

Drainage Utility System Rate Study

June 2, 2020



Background

In 1993, the City Council created the drainage utility system to:

"Protect the public health and safety from loss of life caused by surface water overflows, surface water stagnation, and pollution arising from non-point of source runoff within the city."

Texas Local Government Code (Sec. 552):

"The municipality will offer drainage service on non-discriminatory, reasonable, and equitable terms."

Purpose of the Drainage Fee

- Provide a revenue source to:
  - ✓ Fund capital stormwater projects needed to provide for adequate drainage and protect property from flooding.
  - ✓ Pay for operation and maintenance of the existing drainage systems.
  - ✓ Pay for those federally mandated requirements of the Clean Water Act and the Texas Commission on Environmental Quality (TCEQ) stormwater permit.

Drainage Utility Fee

- Started in 1993 - $4.00/residential
- Last updated in 2005

Current Approach

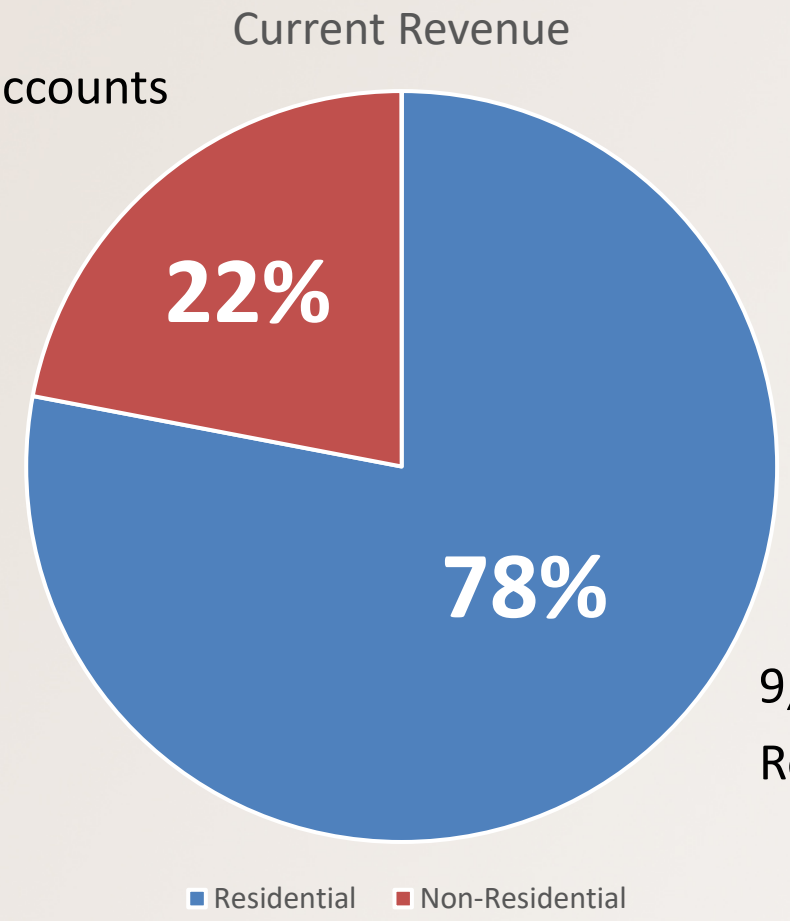
- Fee Structure
  - Flat rate per month on water bill
  - $7.00/residential
  - $10.68 - $24.40 per acre non-residential & land use
- Revenue: ~$1,000,000

Non-Residential Land Use	Monthly Fee Per Acre
Parkland, Open Space	$10.68
Church	$15.25
School, Business, Commercial, Industrial	$24.40

Drainage Utility Accounts

550 non-residential accounts

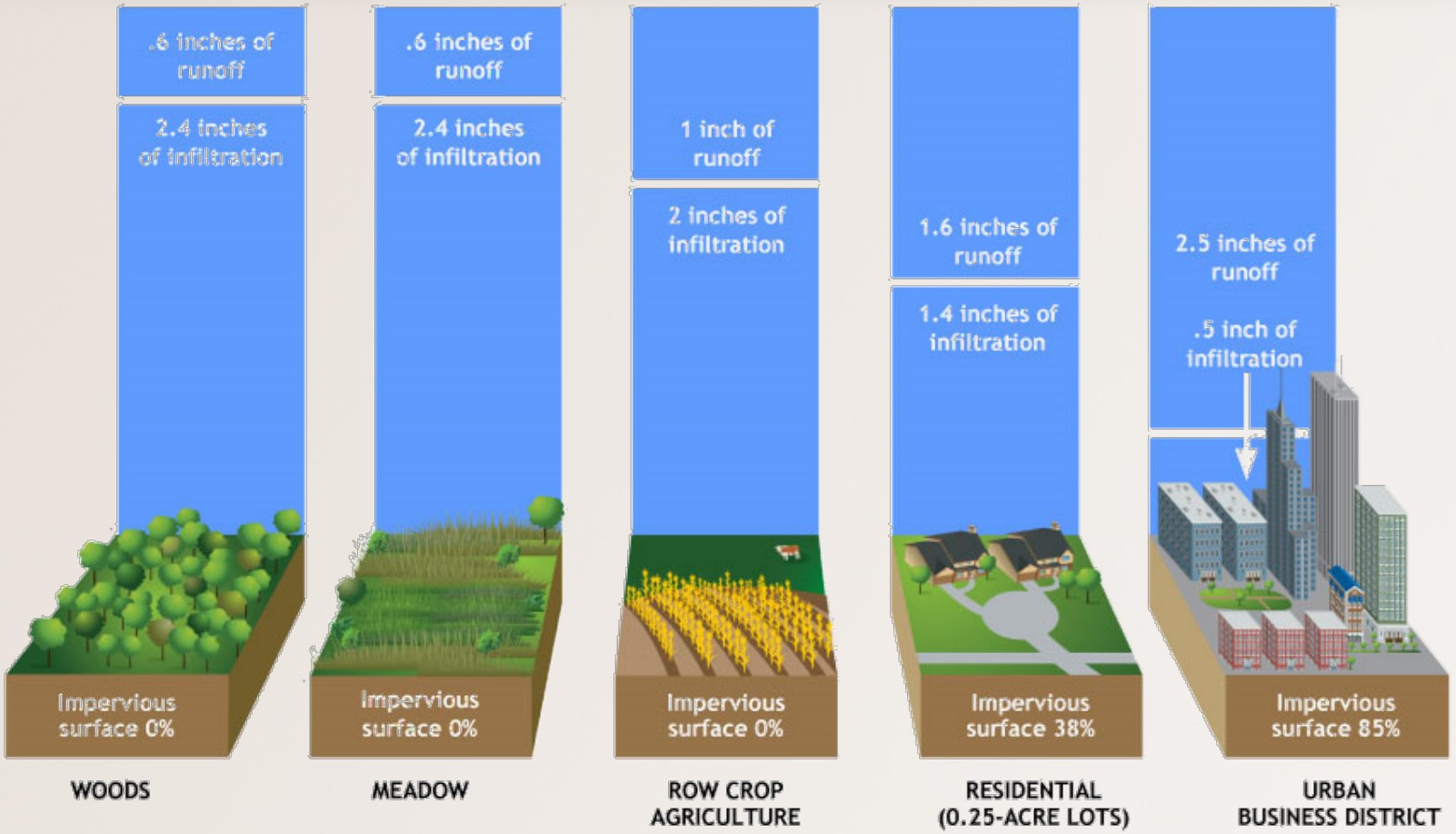
Revenue: $220,000



9,400 residential accounts

Revenue: $780,000

Impervious Surfaces



U.S. Department of the Interior's, United States Geological Survey (USGS), The Water Cycle, Surface Runoff

Possible Rate Revision Options

- **Option 1** = Maintain the current fee structure & increase fee.
  - ✓ Flat fee does not account for property impervious areas.
  - ✓ Disparity among classes of property.
  - ✓ Overall residential and non-residential proportion is equitable.

- **Option 2** = All non-residential properties pay the same rate per an established **ERU** (equivalent residential unit) and residential properties pay based on a range of impervious areas (4 tiers).
  - ✓ More equitably accounts for all classes of property.
  - ✓ Easier to administer for residential.

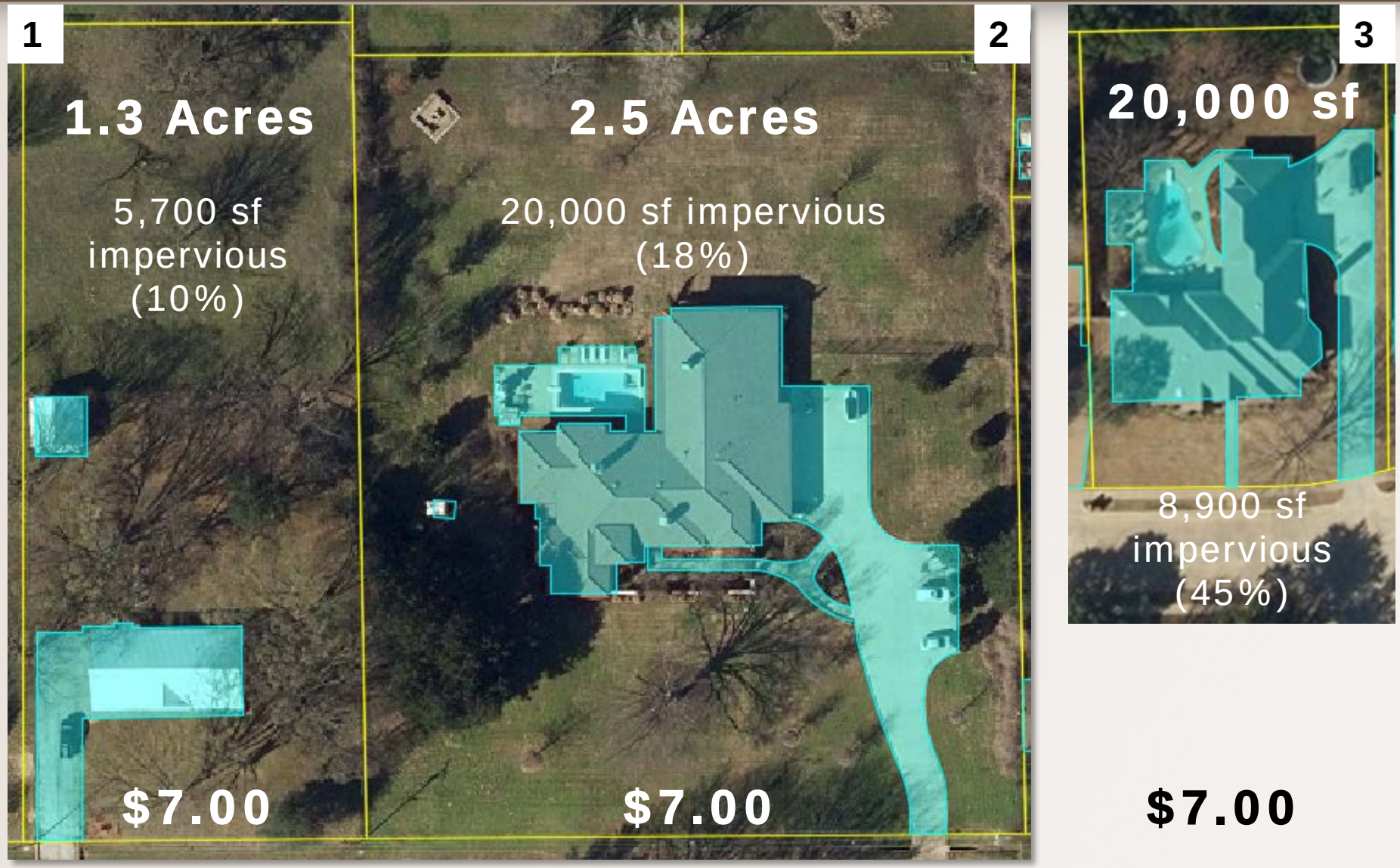
- **Option 3** = All properties pay the same rate per square foot of **impervious area**.
  - ✓ Most equitable given the large variation in residential impervious area.
  - ✓ More time consuming to administer.

Option 1 – Maintain Current Structure

- Currently generates $ 1,000,000 in revenue annually
  - Each $1.00 generates $145,000 in revenue
- Maintains the status quo
- Rates would increase proportionally across residential and non-residential properties.

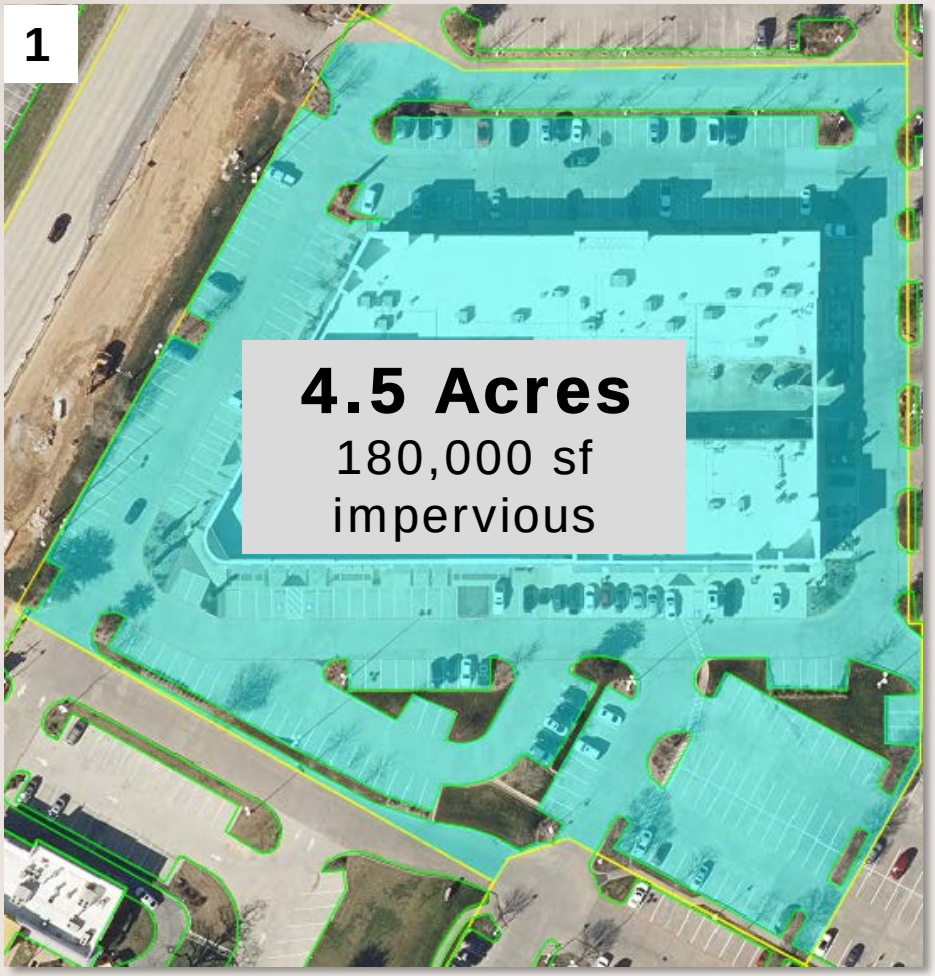
Increase Rate By	Revenue	Less O&M	**CIP Budget**
$0	$1,000,000	$600,000	**$400,000**
$1.72	$1,250,000	$600,000	**$650,000**
$3.45	$1,500,000	$600,000	**$900,000**
$6.90	$2,000,000	$600,000	**$1,400,000**

Example Residential



Example Non-residential

1

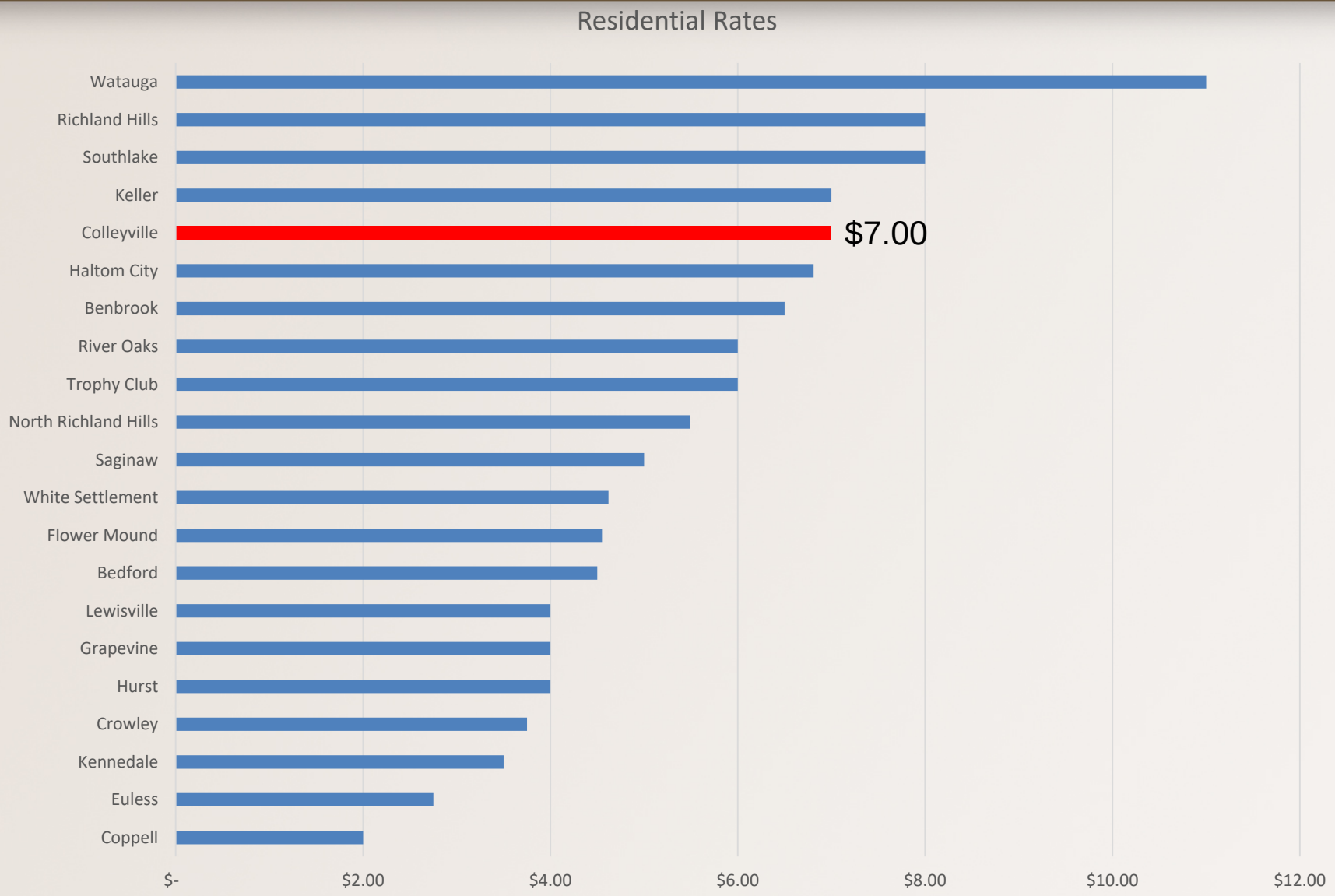


$122

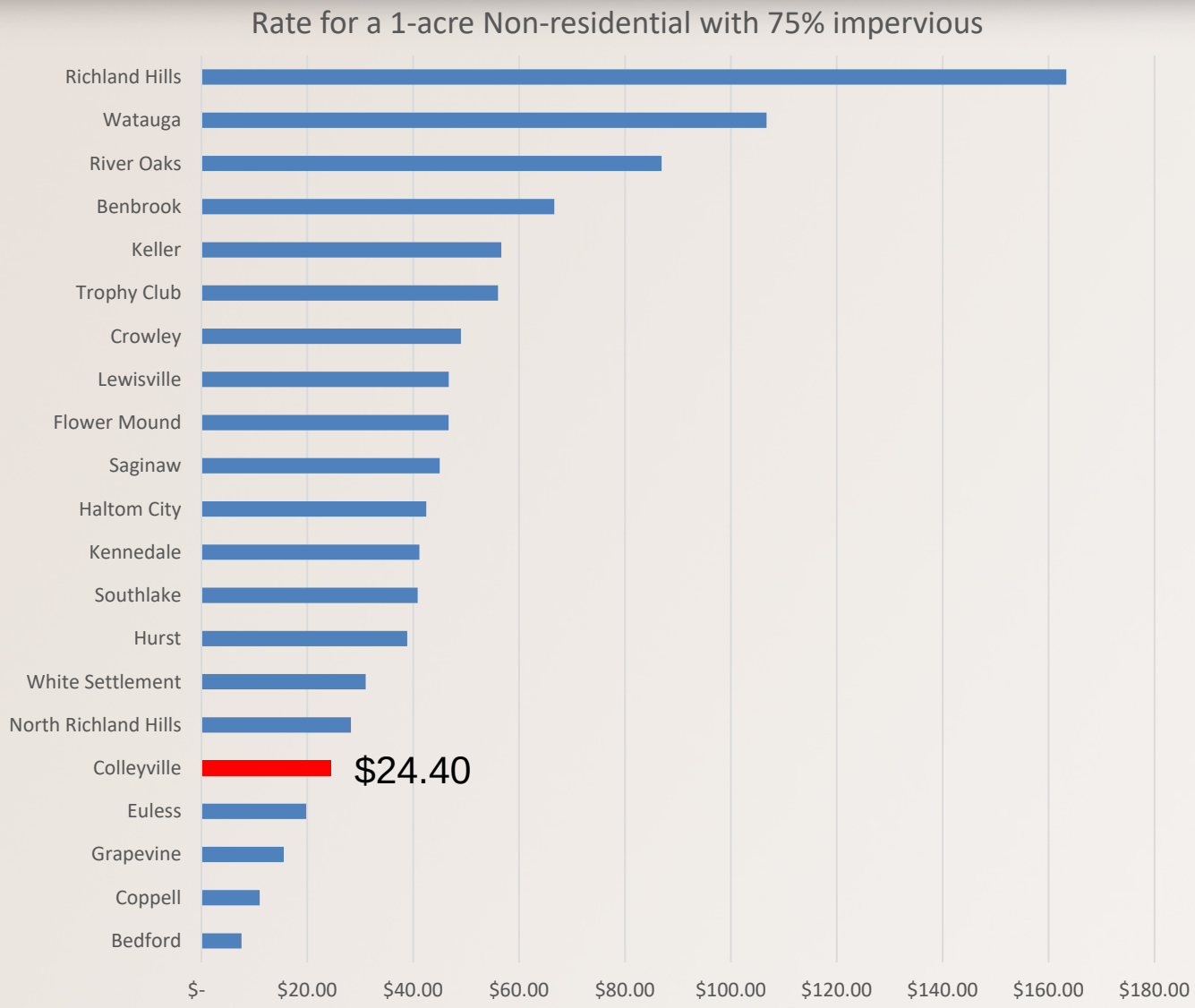
2

$122

Residential Rate Comparison



Non-residential Rates



Our Neighbors

City	Residential	Non-Residential
Southlake	Flat Rate $8.00	Impervious Area (per sf)
Keller	Flat Rate $7.00	Impervious Area (ERU 3,731 sf)
Bedford	Flat Rate $4.50	Impervious Area (ERU 2,727 sf)
Hurst	Flat Rate $4.00	Impervious Area (per sf)
N. Richland Hills	Tiers Zoning $5.49	Lot Size / Zoning
Grapevine	Flat Rate $4.00	Lot Size / Land Use
Euless	Flat Rate $2.75	Lot Size / Zoning
Colleyville	**Flat Rate $7.00**	**Lot Size / Land Use**

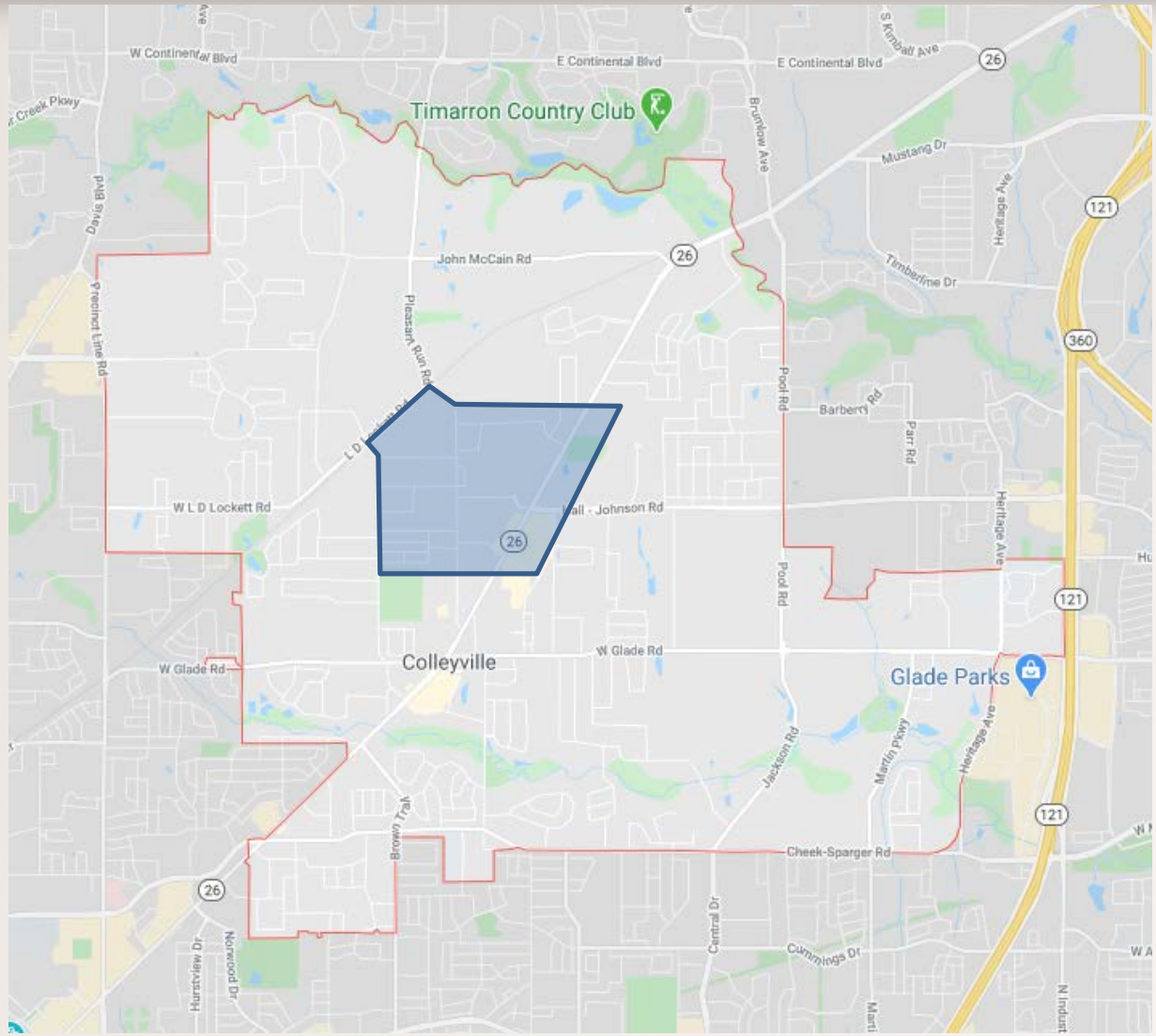
National study: 92% of cities use impervious area to calculate stormwater fee

SOURCE: Black and Veatch 2018 National Survey

Impervious Area Sample

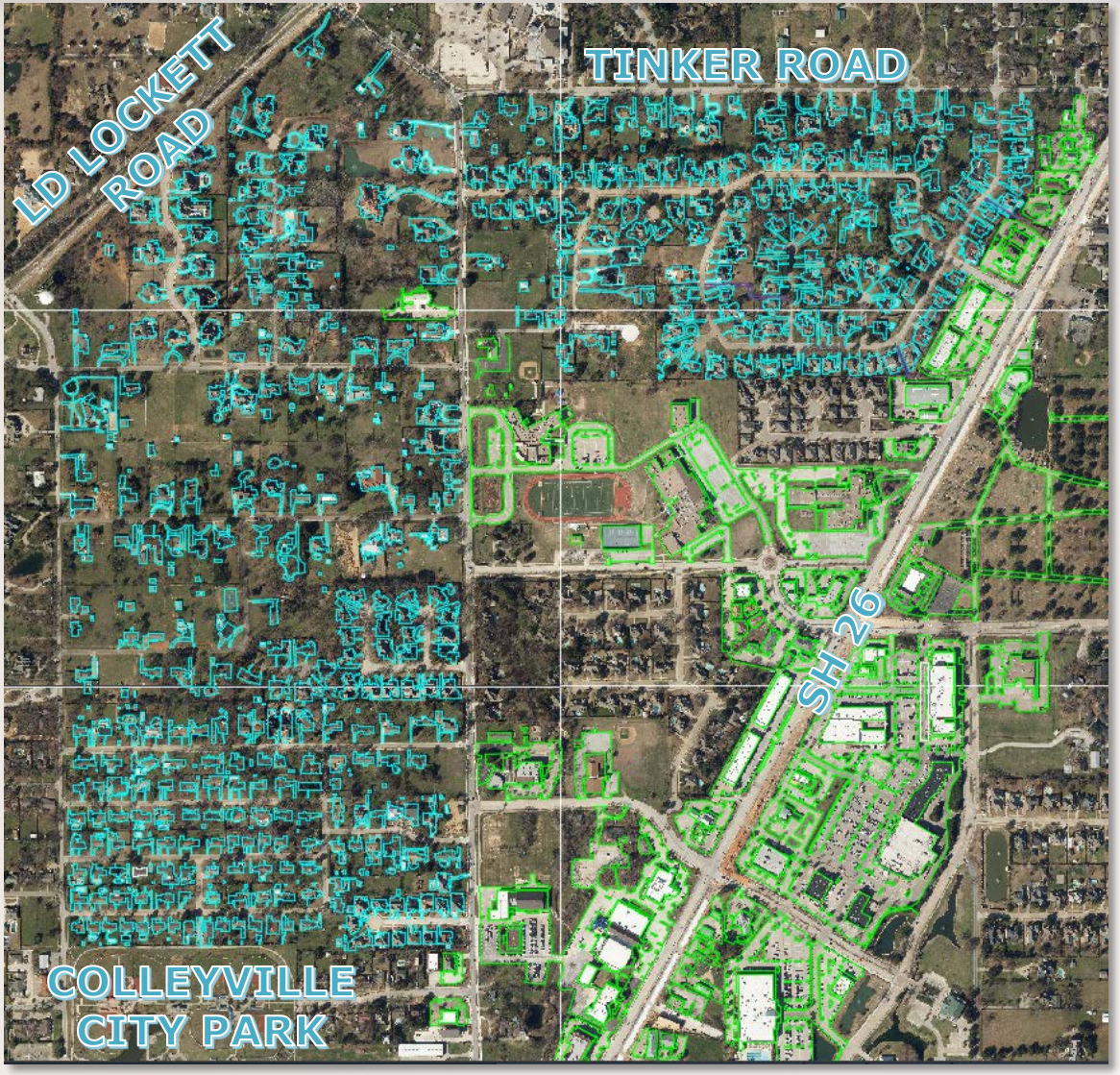
Sample Study Area

- 540 Acres
- 6.4% of City

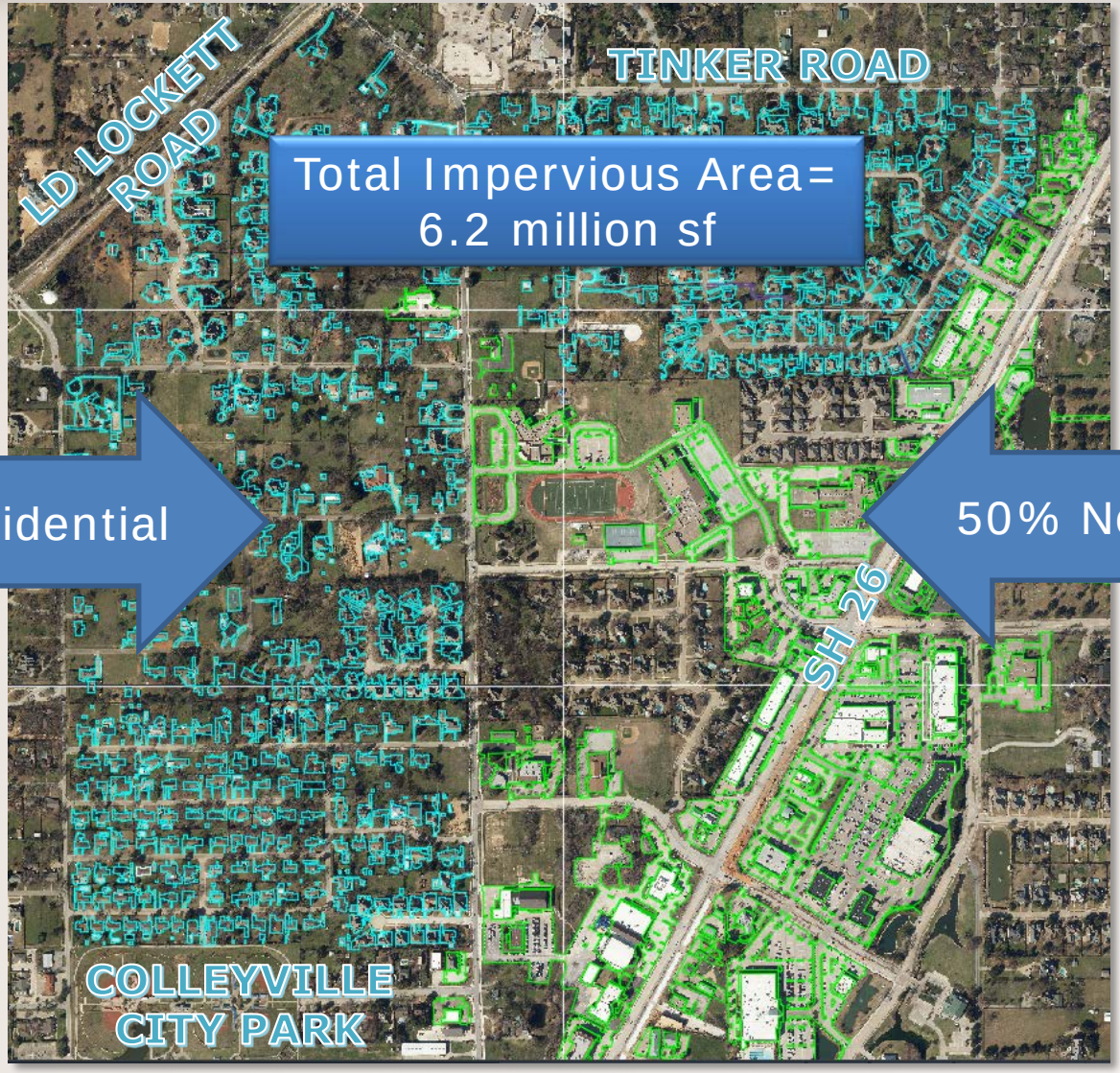


Sample Study Area

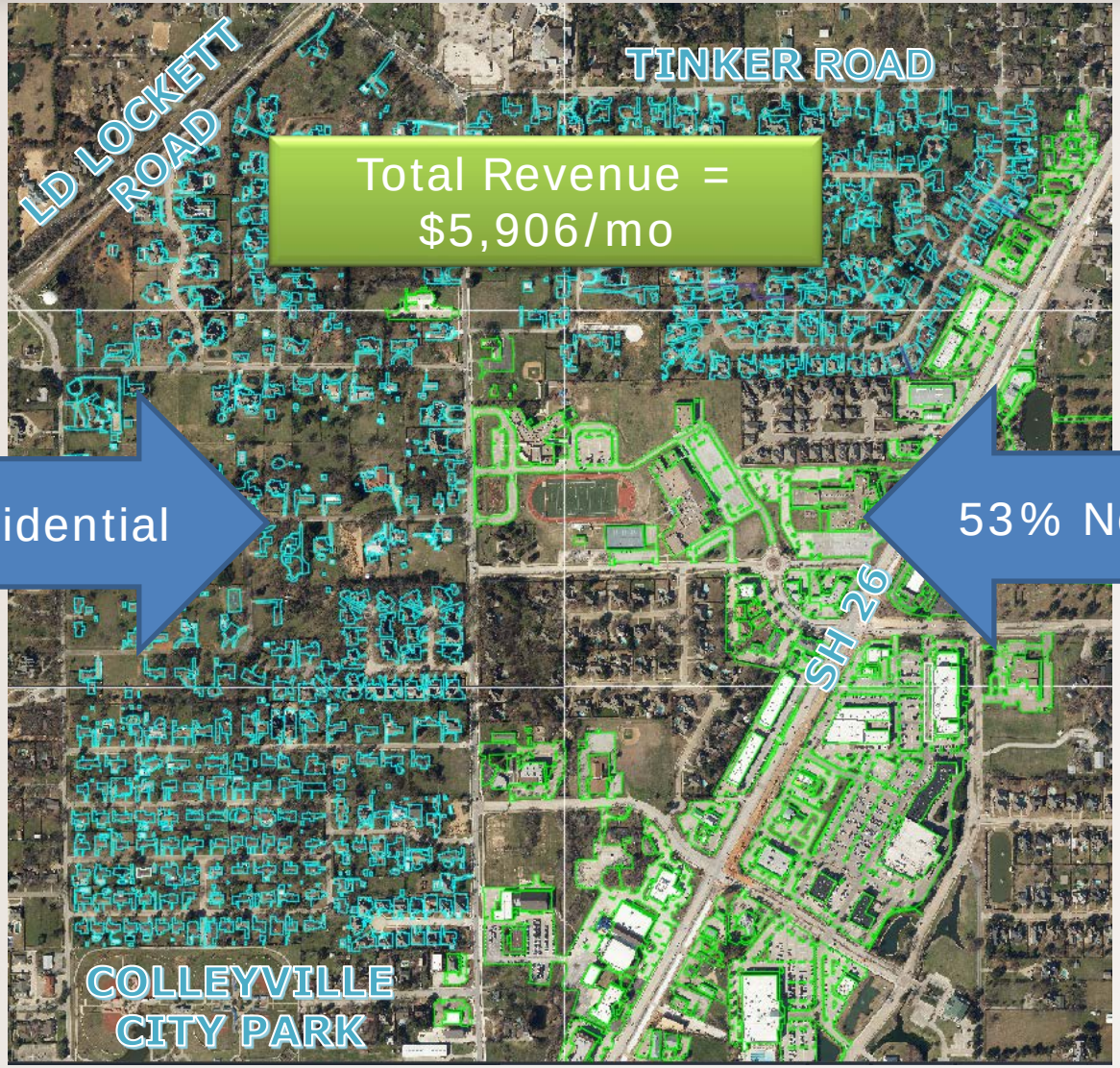
- 400 Residential Lots
- 55 Non-residential
- Median residential lot: 20,000 sf
- Median residential impervious area: 7,200 sf



Impervious Areas (IA)



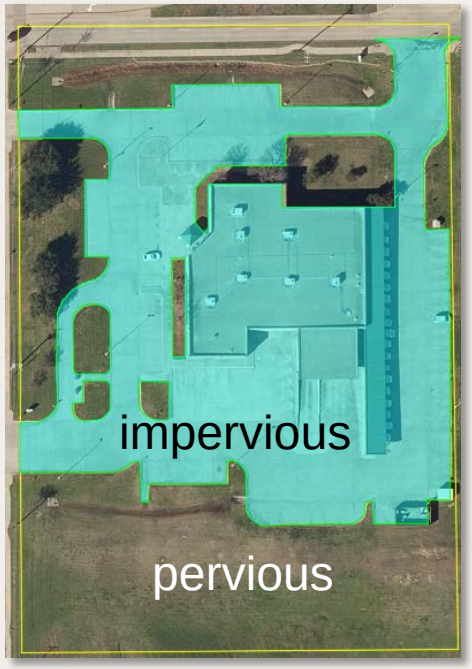
Sample Area Revenue



*Based on City's collection records

Modified Approach

- Option 2: ERU w/Tiers
  - Measure of drainage system use
  - Impervious area basis
  - Equivalent residential unit (ERU) (3,500 sf impervious area)
  - 4 tiers for residential
  - $7.00 per ERU for all properties
- Revenue: $2,016,000



ERU Tiers

1 ERU = 3,500 sf impervious area @ $7.00

Impervious Area Range	Monthly Rate
Up to 5,350 sf	$8.45
5,350 - 7,325 sf	$12.62
7,325 – 9,235 sf	$16.45
More than 9,235 sf	$25.64

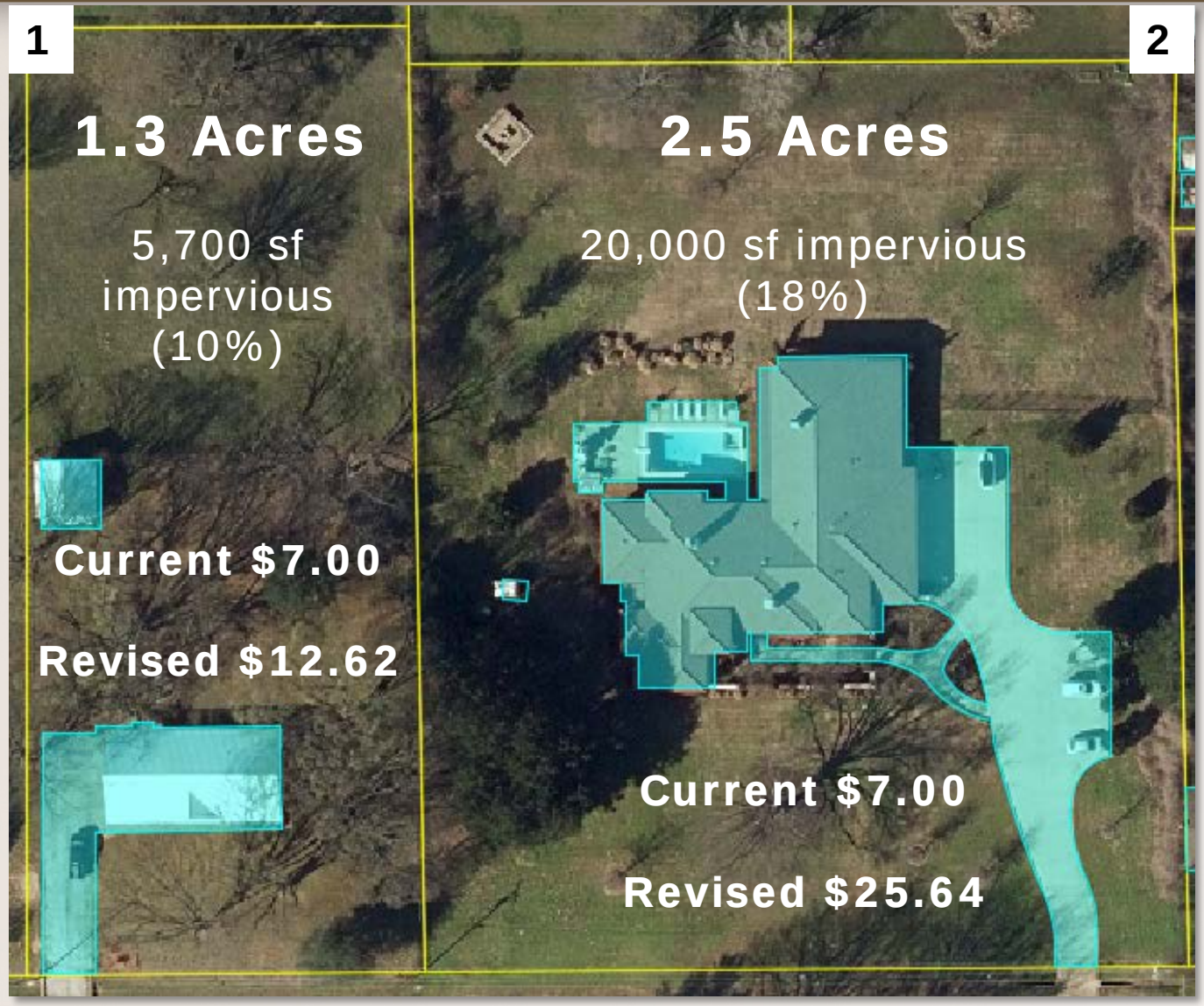
Note: Based on sample area data results. Will base final on full scale analysis.

ERU Revenue Projection

Projected Drainage Utility Fee Revenue by Impervious Area						
Property Type	Total Land Area (Million Sq. Ft.)	Sample Area % Impervious	Estimated Impervious Area (Million Sq. Ft.)	Estimated Impervious Area (ERUs)	% of Run-Off	Projected Annual Revenue
Residential	226	26.8%	60	17,140	71%	$1,439,760
Non-Residential	47	52.5%	24	6,860	29%	$576,240
Totals	**273**		**84**	**24,000**		**$2,016,000**
1 ERU = 3,500 square feet impervious area @ $7.00						

Note: Would generate $1,000,000 more than current fee.

Example Residential

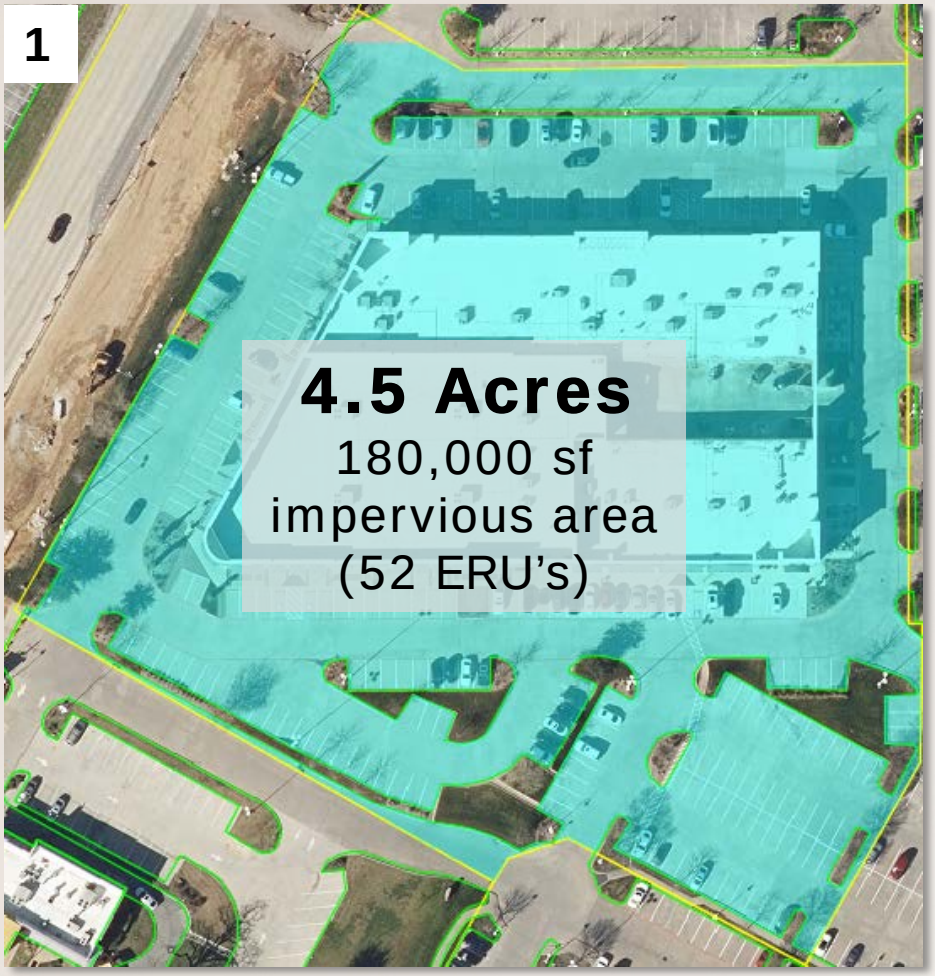


Current $7.00

Revised $16.45

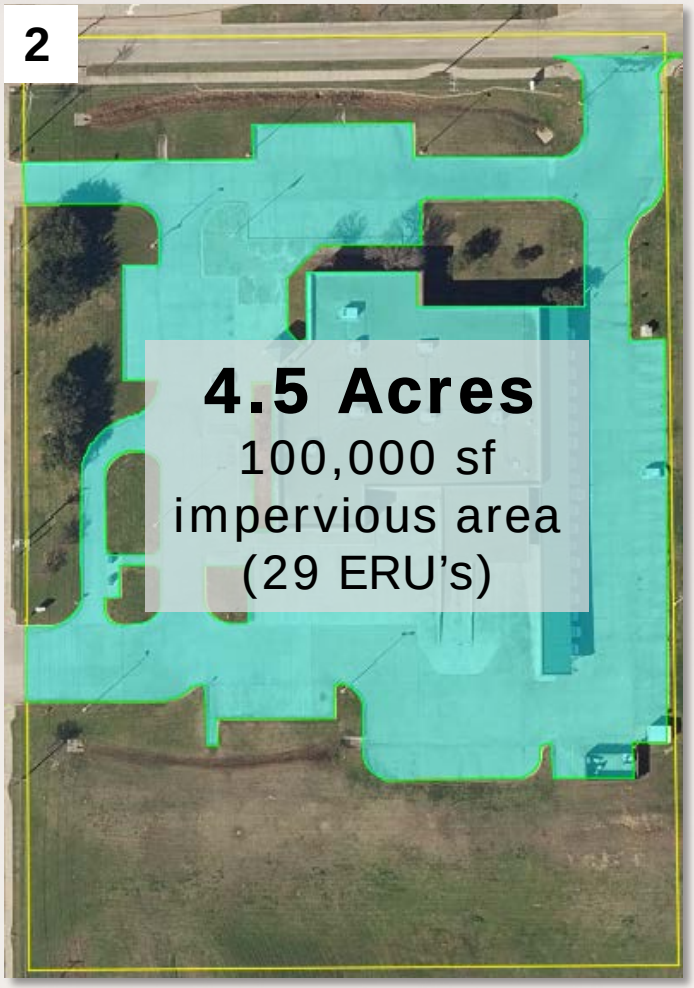
ERU Fees:
Commercial Comparison

1



Current $122, Revised $364

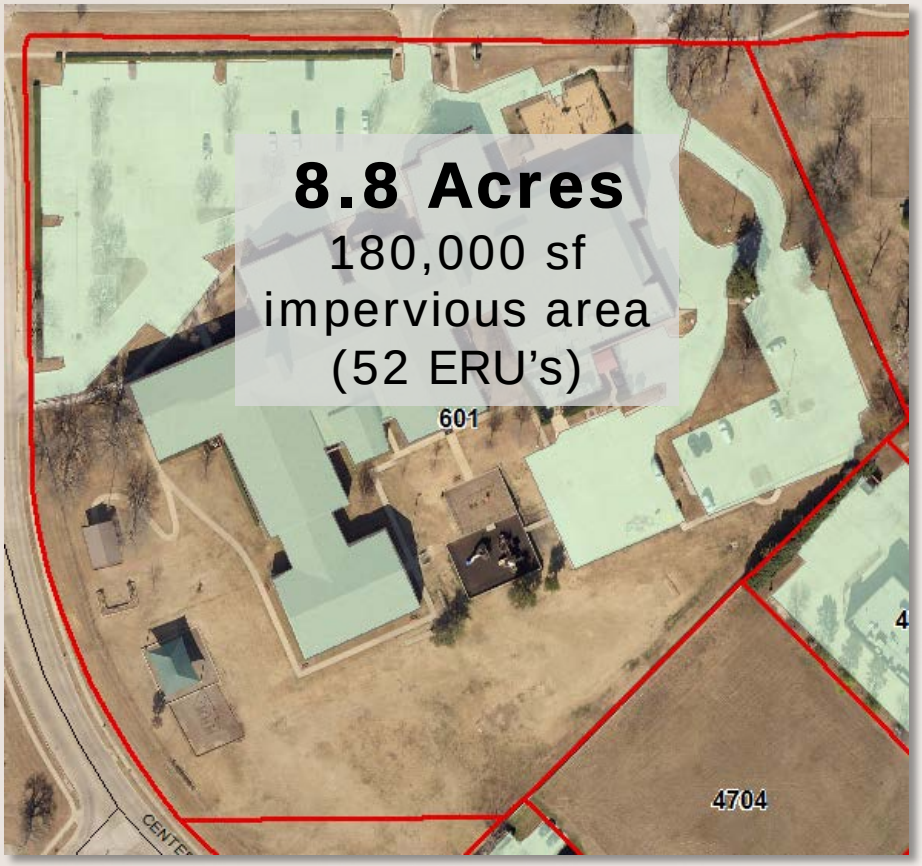
2



Current $122, Revised $203

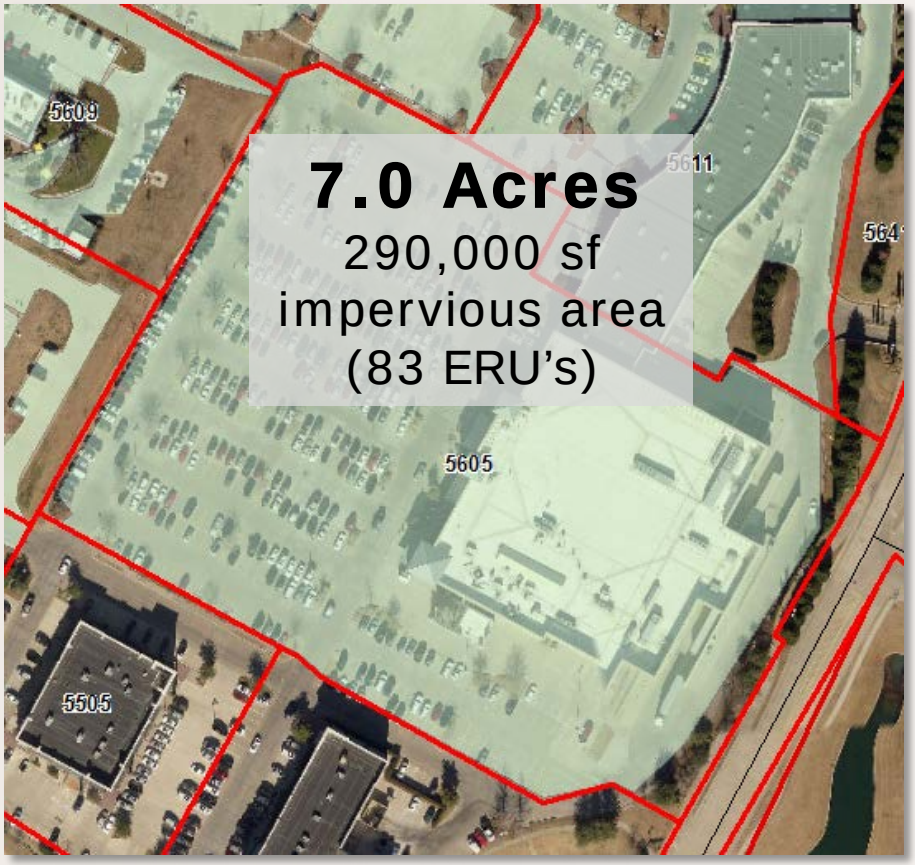
ERU Fees:
School & Commercial

Bransford Elementary



Current $210, Revised $364

Market Street



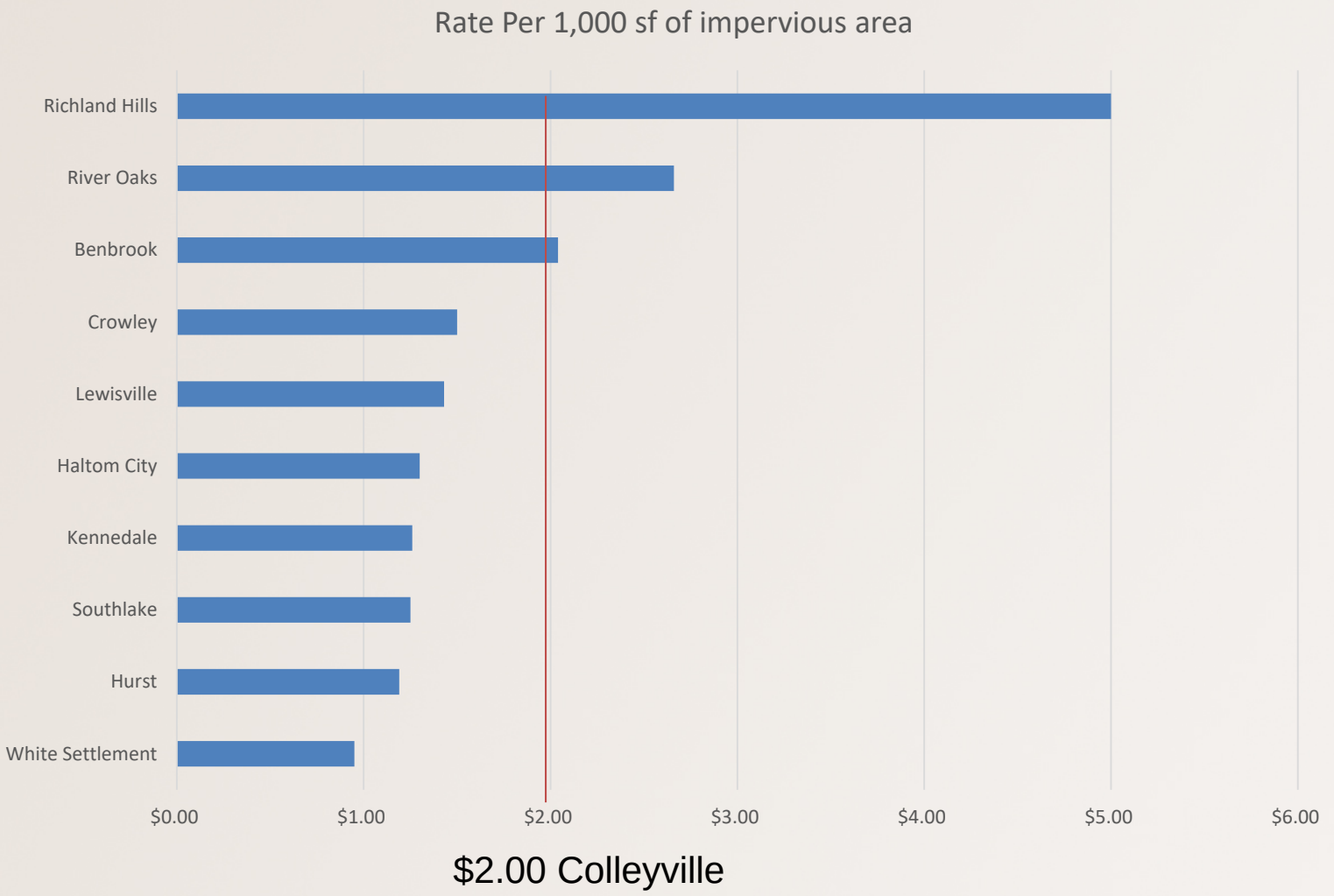
Current $171, Revised $581

Modified Approach

- Option 3: Impervious Areas
  - Measure of drainage system use.
  - All properties pay based on a measurement of impervious areas.
  - Most equitable and straightforward.
  - Charge = $2.00 per 1,000 sf impervious
    (based on $7.00 per 3,500 sf)

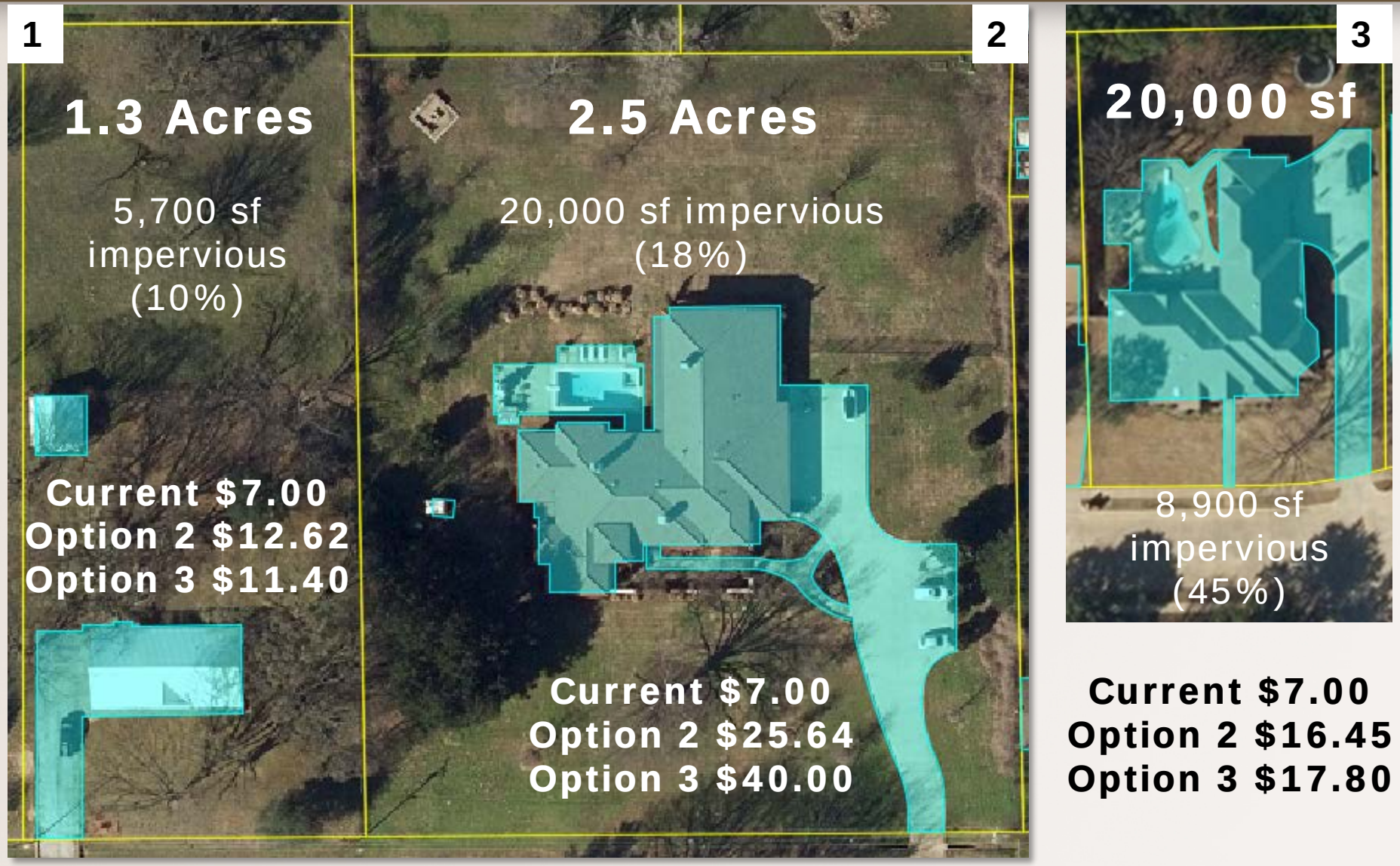
- Revenue: $2,016,000

Impervious Areas

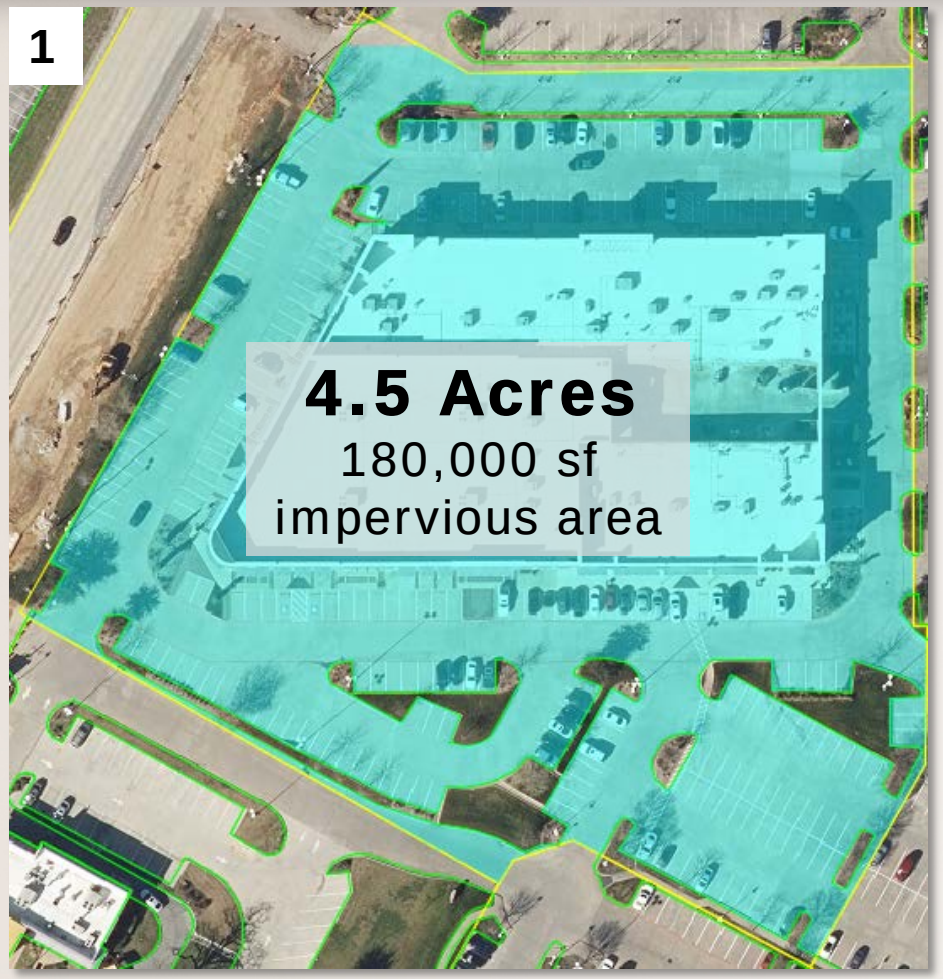


$2.00 Colleyville

Example Residential



Impervious Areas: Commercial



Current $122
Option 2=$364 Option 3=$360

Current $122
Option 2=$203 Option 3=$200

Impervious Area Summary

- Example generates approximately $2,016,000 in revenue annually
  - Each $1.00 of rate yields ~$288,000 in revenue based on the impervious area methodology

Impervious area rates and revenues:

New Rate	Revenue	Less O&M	**CIP Budget**
$3.50	$1,000,000	$600,000	**$400,000**
$4.35	$1,250,000	$600,000	**$650,000**
$5.25	$1,500,000	$600,000	**$900,000**
$7.00	$2,000,000	$600,000	**$1,400,000**

Summary

- The current methodology of assessing fees is not equitable within the classes of residential and non-residential properties.
- Adopting a fee structure based on impervious area (Option 2 and Option 3) is more equitable and will impact virtually all classes of property.
- Drainage utility fees can be revised to address drainage infrastructure costs identified in the 2020 Stormwater Capital Improvements Plan.

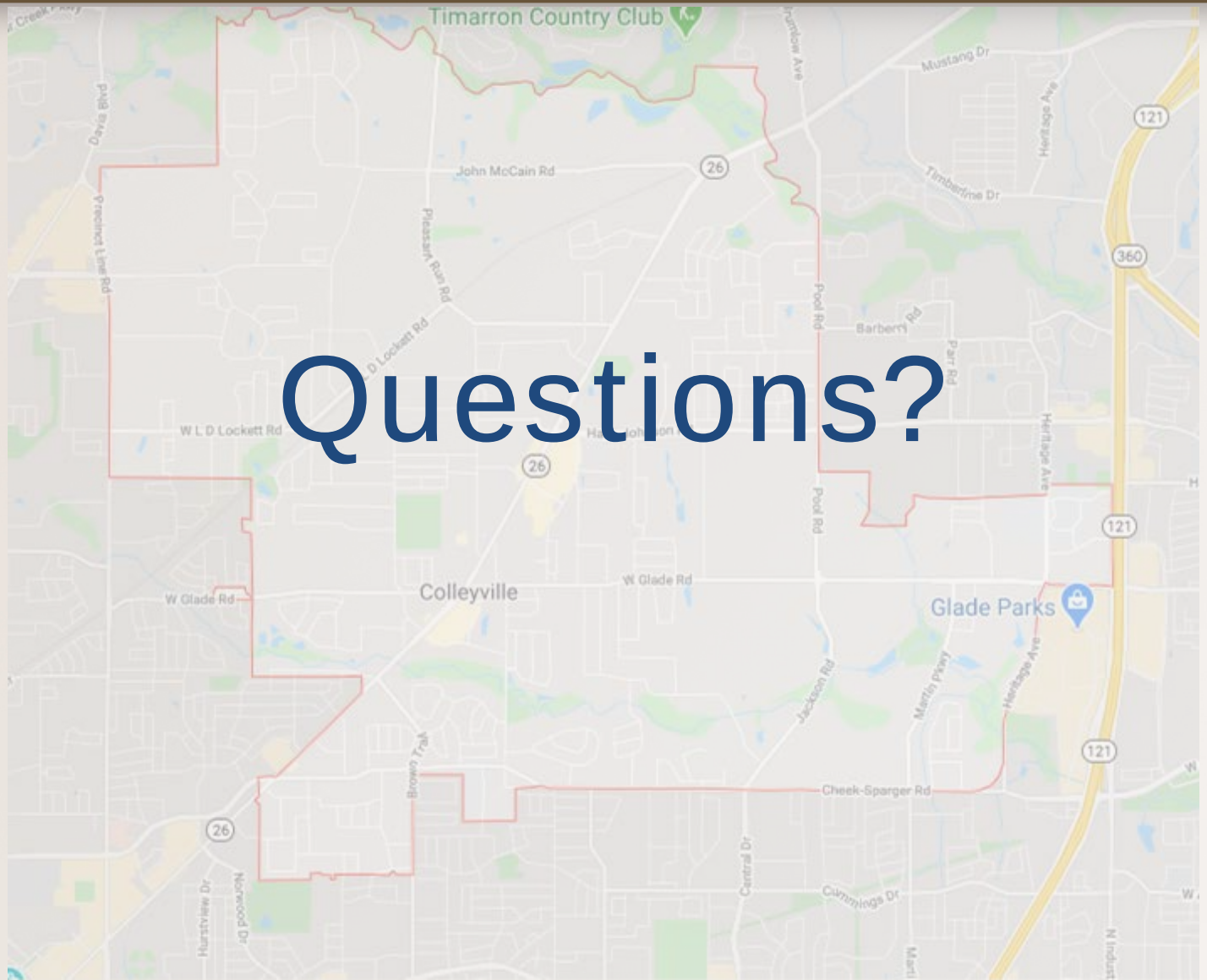
Summary

- Items for consideration:

  1. Changing the methodology of assessing fees.

  2. Establishing a revenue goal to fund priority projects identified in the Stormwater CIP.

  3. Calculating the necessary rate to accomplish the revenue goal.


Timarron Country Club
John McCain Rd
W L D Lockett Rd
Colleyville
W Glade Rd
Glade Parks
Cheek-Sparger Rd
Mustang Dr
Timberline Dr
Barberry Rd
Pool Rd
Heritage Ave
Jackson Rd
Martin Pkwy
Cummings Dr
Brown Trail
Pleasant Run Rd
Precinct Line Rd
Hurstview Dr
Norwood Dr
Central Dr
26
121
360

Questions?

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number WS-3 **Agenda Date** 6/2/2020
Type Worksession
Department City Secretary

Title
Discussion of Stars and Guitars 2020

Explanation
Staff will present current and future plans for the City's Stars and Guitars event.

Attachments
1. Stars and Guitars Presentation

City of Colleyville Stars and Guitars 2020 Update

June 2, 2020

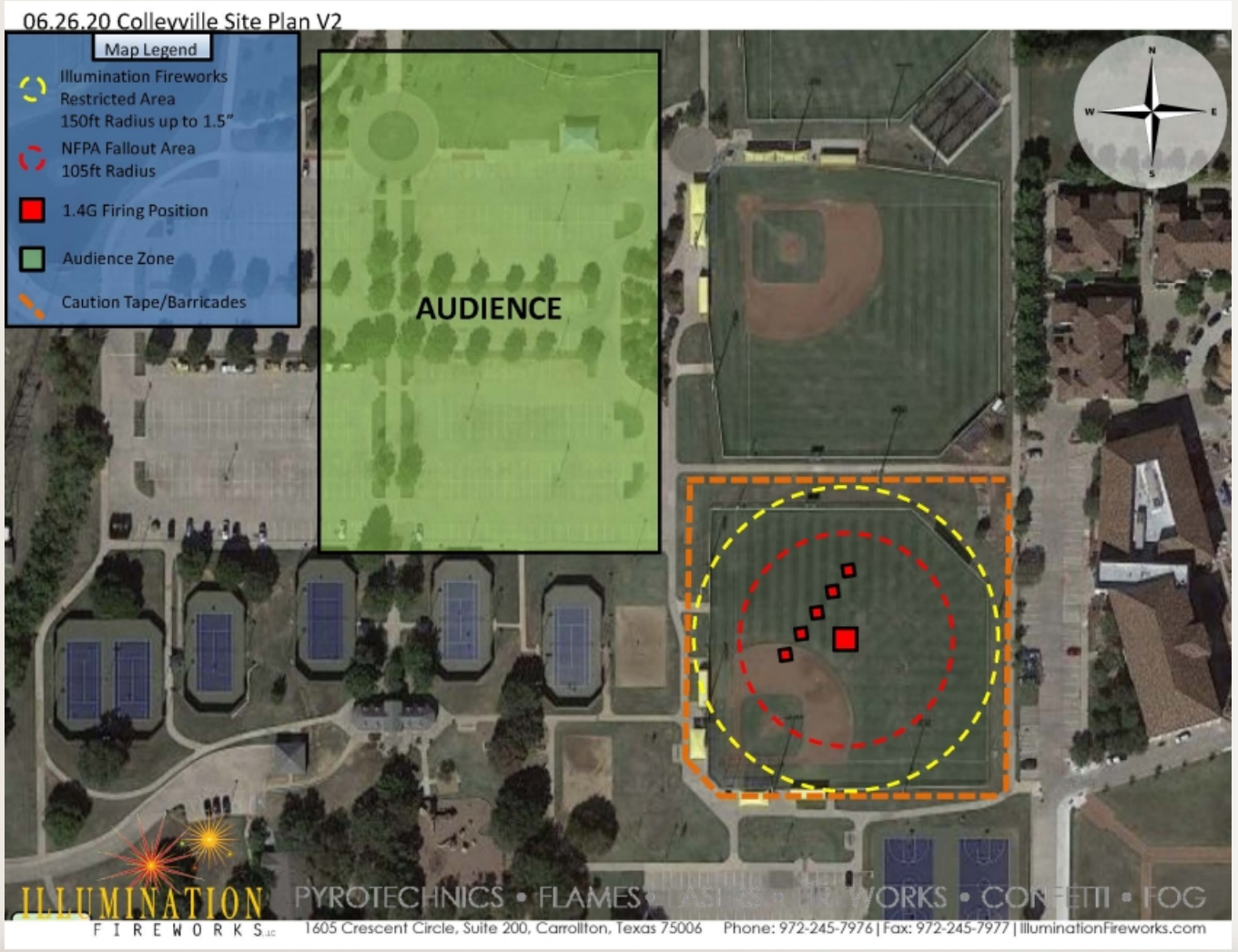
Current Status

- Neither the City nor Joe Nichols has signed a contract
- Low probability of Joe Nichols following through
  - Last scheduled concert in April at the Fort Worth Zoo was canceled
- With Covid-19 & physical distancing guidelines, large crowd gatherings are difficult to manage
- City is in process of easing into special events

Two Options

1. Cancel event
2. Reformat event
   - Relocate to City Park
     - 40 acres of park land to be utilized
     - Approx. 400 parking spots
   - DJ instead of musical act
     - Music can be played through car speakers
   - Enhanced fireworks display

Fireworks Launch Zone:



Family-Friendly Environment

- Tailgate-style / BYOB (bring your own blanket)
- Hand wash & hand sanitizer stations available
- Games, food trucks, entertainers
- DJ streaming to vehicles
- Fireworks... bigger & BETTER!

Vision for 2021

- Exploring the idea of moving permanently to City Park to accommodate larger crowds
- Temporarily remove baseball fencing
- Larger stage for big name bands
- Increased parking for guests

DISCUSSION AND QUESTIONS

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number WS-4 **Agenda Date** 6/2/2020
Type Worksession
Department City Manager

Title
Discussion of North Central Texas Council of Governments Regional Transportation Council member representative

Explanation

This item is provided at the request of Mayor Newton to provide information regarding the City's support of a representative and alternate representative to the Regional Transportation Council (RTC).

The North Central Texas Council of Governments (NCTCOG) is the Metropolitan Planning Organization (MPO) for the Dallas/Fort Worth Metropolitan Area. The RTC is primarily composed of local elected officials, and is the transportation policy body for the MPO. The RTC provides direction and approval of the Metropolitan Transportation Plan, Transportation Improvement Program, Congestion Management Process, and Unified Planning Work Program, and implements federal and state laws and regulations regarding the regional transportation planning process.

Membership on the RTC is either by direct membership or group representation. Each RTC seat is provided a primary member and allowed an alternate member. Colleyville is in the group composed of the cities of Hurst, Euless, Bedford, Grapevine, Southlake, Westlake, Trophy Club, and Roanoke, and shares a seat on the RTC.

The RTC's Bylaws and Operating Procedures state the person representing a group of several cities shall be selected by the mayors using a weighted vote of the maximum population or employment of the cities represented, and the person selected shall serve a two-year term beginning in July of even-numbered years and shall be serving on one of the governing bodies they represent.

The current primary representative is Euless Mayor Pro Tem Jeremy Tompkins, and the alternate representative is Trophy Club Mayor Nick Sanders. The support or nomination of representatives is required to be in writing, signed by the Mayor, but does not require formal City Council action and must be received by the RTC not later than June 30, 2020.

Attachments

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number WS-5
Agenda Date 6/2/2020
Type Worksession
Department City Secretary

Title
Discussion of the June 2, 2020 City Council regular agenda items

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 1 **Agenda Date** 6/2/2020
Type Executive Session
Department City Secretary

Title

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including:

- Glade Road eminent domain case for Parcel 150

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including:

- Acquisition of real property along Main Street
- Acquisition of real property along SH26
- Acquisition of right-of-way for Roberts Road

Section 551.074 - Personnel - Deliberate the appointment, employment, evaluation, and duties of the City Manager

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

Attachments

RESOLUTION R-20-4502

A RESOLUTION APPROVING COUNCIL ACTION REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL MEETING OF JUNE 2, 2020

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety and welfare of the public.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 2ND DAY OF JUNE 2020.

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

RESOLUTION R-20-4503

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF JUNE 2, 2020

WHEREAS, City Council has taken action on certain items on the agenda under Consent Items.

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

Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:

a. Approval of the minutes of the regular City Council meeting of May 19, 2020

b. Approval of an Interlocal Cooperation Agreement to accept CARES Act Funding in the amount of $1,395,350

c. Approval of a proposal for the purchase and installation of license plate readers on SH26, in coordination with the installation of the decorative light poles, in an amount not to exceed $225,025, and authorizing the City Manager to execute the documents

d. Amending Resolution R-20-4464 by approving the revised City of Colleyville City Hall Polling Place Electioneering Regulations (Exhibit B) and Electioneering Designation Map (Exhibit A)

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 2ND DAY OF JUNE 2020.

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

City of Colleyville
City Council
Minutes - Draft

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

Tuesday, May 19, 2020 CITY COUNCIL CHAMBERS

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, May 19, 2020, at 5:30 p.m.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, and Chuck Kelley.

PRESENT VIA WEBEX: Councilmembers George Dodson and Callie Rigney, and City Attorney Whitt Wyatt.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Public Works Director Ray Silva-Reyes, Parks and Recreation Director Lisa Escobedo, Finance Director Kyle Lester, and City Secretary Christine Loven.

WS-1 Discussion of Stormwater CIP Plan implementation

Public Works Director Ray Silva-Reyes provided a brief overview of the Stormwater Project, noting the City entered into a Professional Services Agreement with Kimley-Horn and Associates in July 2018 to develop a Storm Drainage Master Plan. As part of the project, the consultant conducted two public input meetings in 2019, and presented a comprehensive list of potential projects and probable construction costs to the City Council in February 2020. The consultant and staff received City Council direction to bring forward an analysis of priority projects, with an implementation plan, and funding requirements at a future date.

Misty Christian, engineer, Kimley-Horn, provided a detailed presentation for a ten year Capital Improvement Plan, an analysis of the complete drainage system, including the evaluation of 123 roadway crossings and six low water crossings, and highlighted different approaches to prioritization of projects based on time to complete, costs, schedules, and budget. Kimley-Horn will provide City Council with an overview of the existing funding mechanism and an alternative mechanism for each Stormwater CIP Plan budget level.

There was general discussion regarding grant funding, residential and commercial rates, and the number of households used for the analysis. Mayor Pro Tem Lindamood suggested City Council should conduct a future worksession to consider the project.

WS-2 Discussion of the City's Electioneering Regulations

City Secretary Christine Loven brought forth recommendations for updates to the City's Electioneering regulations. There was discussion regarding polling locations on City property, the placement and location of canopies and tents, and requiring a lottery be conducted for use of space in the electioneering area.

WS-3 Discussion of the May 19, 2020, City Council regular agenda items

Mayor Newton stated the applicant for the retirement center has withdrawn the request. Under announcements he will give a COVID update before the regular announcements, Ordinances O-20-2112 and O-20-2113 will remain tabled, and Resolution R-20-4478 will be removed and considered.

Mayor Newton adjourned the worksession at 6:27 p.m.

Mayor Newton called the Executive Session to order at 6:28 p.m. and called the roll.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, and Chuck Kelley.

PRESENT VIA WEBEX: Councilmembers George Dodson and Callie Rigney, and City Attorney Whitt Wyatt.

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 items on the agenda

   Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including:
   - Glade Road eminent domain case for Parcel 150

   Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including:
   - Acquisition of real property along Main Street
   - Acquisition of real property along SH26

   Section 551.074 - Personnel - Deliberate the appointment, employment, evaluation, and duties of the City Manager

   Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with

which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

Mayor Newton explained the Executive Session had been called in accordance with the Texas Government Code, Chapter 551, Subchapter D, Section 551.071, Legal, Section 551.072, Real Estate, Section 551.074 – Personnel, and Section 551.087, Economic Development. He further explained there would be no decisions made or action taken during this time. Executive Session was adjourned at 7:27 p.m.

The regular meeting of the Colleyville City Council was called to order by Mayor Newton at 7:40 p.m.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, and Chuck Kelley.

PRESENT VIA WEBEX: Councilmembers George Dodson and Callie Rigney, and City Attorney Whitt Wyatt.

INVOCATION: Pastor Dave Jung, Crown of Life

PLEDGE OF ALLEGIANCE: Mayor Richard Newton

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-20-4497

This resolution was not needed.

3. OATH OF OFFICE

City Secretary Christine Loven administered the oath of office to Councilmember Place 3 Kathy Wheat and a video of Councilmember Place 4 George Dodson taking the oath of office earlier in the day was played.

4. ELECTION OF A MAYOR PRO TEM

Election of a Mayor Pro Tem

Per the City of Colleyville Charter, Bobby Lindamood was elected Mayor Pro Tem. Councilmember Nakamura made the nomination, seconded by Councilmember Kelley, and passed by a vote of 7 ayes.

5. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition

Proclamation in recognition of National Public Works Week May 17-23 - Public Works Director Ray Silva-Reyes and Mayor Richard Newton

Mayor Newton recognized Public Works Director Ray Silva-Reyes, and Public Works Department personnel Daryl Uptmore, Field Operations Manager, Mike Norton, Streets and Drainage Operations Superintendent, Robbie Pinner, equipment Operator, Jon Escamilla, Utility Operations Superintendent, Clinton Seagroves, Field Technician, Gilberto Rolon, Field Technician, and Tyler Whalen, Field Technician for Public Works Week May 17-23.

Mayor Newton stated the City follows the guidance of the President of the United States, the CDC, and Governor Abbott when responding to the pandemic. He then gave a presentation highlighting the changes to the most recent proclamation for reopening, and current statistics.

Mayor Newton and the City Council made the following announcements:

Sales Tax Update – March 2020: The Texas Comptroller's Office has posted the most recent sales tax allocation information for May, representing all receipts from purchases made in March of this year. This is the first month in which the COVID-19 restrictions took effect. However, due to the fact that economic restrictions began halfway through March and consumers made large run on grocery stores, it remains difficult to extrapolate broad sales tax conclusions based on this data.
Our most recent collection came in at **1.2% under FY19**, lowering our year-to-date increase from 8.9% to 6.9%. Staff fully expected a decline (although a small, single-digit increase was possible in the most positive of scenarios), and we are fortunate that the decrease was slight. In terms of dollars, Colleyville lost $15,000 from this month yet remains positive on the year by more than $270,000.

Additionally, because of our fiscal conservatism coming into this year we are currently outpacing our budget trajectory by 7.9%, or $296,000. It does bear noting that our city-wide sales tax budget is over $7.5 million, and we would have to experience 8% declines for every month for the rest of the year to not meet that figure. This is, of course, a very real possibility depending on the direction of the COVID pandemic. For budgetary purposes, staff is assuming a total sales tax revenue shortfall of just over $150,000 this year (resulting from an average 18% decrease for the rest of the year), followed by a larger decline in 2021 and slow recovery beyond.

GCISD Parade for Graduating Seniors: The cities of Colleyville and Grapevine have partnered with GCISD for a Class of 2020 Senior Send-off Parade on Thursday, May 21, at 6:30 p.m. The parade will travel north on Highway 26, beginning near the intersection of Hall-Johnson Road and concluding at Mustang Panther Stadium. The Colleyville Police Department will block the two right lanes

of northbound Highway 26 for parade traffic, leaving the left lane open for regular thru traffic.

Colleyville Car Show is Revving Up! The Colleyville Car Show is set to run as scheduled on Saturday, May 30 from 9a.m. – noon. The event will be held on the south lot at City Hall. There will be live music, food and fun as well as multiple hand wash stations. The event is free and open to the public. Registration is available online or by calling Ronni Orr at 817-503-1113.

Census Gives Kudos to Colleyville: This week's **2020 Census Response Rate Snapshot** begins with celebratory fireworks for the **City of Colleyville, the first North Texas city to reach a Census Self-Response Rate in the 80 percentile -- 80.5% -- effective May 10!** To top that off, Colleyville is also currently ranked 3rd in self-response among Texas City Rankings. Congratulations to Mayor Richard Newton, city leaders and Colleyville residents, who have responded to the 2020 Census and continue leading the way for our North Texas communities. Keep up the great work!

Colleyville Receipt Race Winners: Even with the Covid-19 pandemic, 13 schools still participated in the 2020 Colleyville Receipt Race. Of the 13 schools that participated, Bransford Elementary won 1st place ($5,000) for collecting 10,288 receipts. The 2nd place ($3,000) winner was Cannon Elementary. In 3rd place ($2,000) was Colleyville Elementary. The total receipt count from all 13 schools was 11,992 receipts. All participating PTAs received $500 for participating, which for many, was their sole fundraising opportunity.

Public Works McDonwell/Westcoat Intersection Update: The intersection of McDonwell School Road and Westcoat is now closed for the construction of a new roundabout. This process will continue through August 16th. For information about the project, including detour map, go to the city's website or call Construction Manager Corey Lawson at 817-503-1093.

Gift Card Program Update: Our Gift Card program ended April 30. To date, a total of 12,019 gift cards have been redeemed at a cost of $425,195. This program was an exceptional opportunity to put purchasing decisions in the hands of our residents while assisting our local business in their time of need. Our City has infused nearly one-half a million dollars into our business community during the pandemic. This economic development initiative is an important part of the city's commitment to maintaining a strong and viable commercial base within Colleyville.

6. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-20-4498

6a Approval of the minutes of the regular City Council meeting of May 5, 2020

6b Approval of the First Amendment to the Construction Services Agreement with Mobil Construction Corporation, LLC, for the FY2020 Miscellaneous Concrete Repair Contract, providing for an additional $250,000 to the current project budget, in a total amount not to exceed $725,000 and authorizing the City Manager to execute the amendment

6c Approval of a Construction Services Agreement with Taurus Commercial Inc., for the City Park Restrooms Renovation Project in an amount not to exceed $403,921, and authorizing the City Manager to execute the agreement

6d Approval of a Construction Services Agreement with AAA Time Saver Services, for the Nature Center and Reagan Park Restrooms Project in an amount not to exceed $643,480, and authorizing the City Manager to execute the agreement

6e Approval of the purchase of self-contained breathing apparatus (SCBA) from DACO Fire Equipment, Inc., in an amount not to exceed $262,248.45, and authorizing the City Manager to execute the purchasing documents

6f Approval of the purchase of a breathing air compressor at Fire Station 1, in an amount not to exceed $57,129.20, and authorizing the City Manager to execute the purchasing documents

Mayor Newton read Resolution R-20-4498 in its entirety.

Public Works Director Ray Silva-Ryes presented item 6b which allows for savings from the FY2020 CIP to be allocated to the miscellaneous concrete repair contract for additional street panels, sidewalks, and ADA ramp replacements.

Councilmember Rigney asked staff if any of the funds will be used for street repairs. Director Silva-Reyes stated yes and noted the savings being allocated are from the savings realized by using Tarrant County crews.

Councilmember Dodson asked staff how the projects will be prioritized and asked for City Council to be given an overview. Director Silva-Reyes stated the projects are prioritized from a running work order list, addressing the oldest issues first and he will provide updates to City Council.

Parks and Recreation Director Lisa Escobedo presented items 6c and 6d. Councilmember Dodson asked if the heat and air in all restrooms will be operated on controllers and if the City was budgeting the additional monthly costs for providing heat and air in the facilities. Director Escobedo stated the heat and air units will be operated on controllers and Assistant City Manager Adrienne Lothery

stated she does not anticipate not being able to absorb the monthly operation costs.

Councilmember Rigney asked if there were doors on the stalls. Director Escobedo responded yes. On a different concern, City Manager Ducay also noted staff is examining technology to alert first responders to emergencies within the nature center. This notification is necessary to guide responders in response to calls in the remote areas of the Center.

Fire Chief Mark Cantrell presented items 6e and 6f explaining the operation of the breathing air compressor and need for the SCBA. Chief Cantrell noted the department has been planning for the replacement, however, there is a possibility of funding being available to cover the costs due to COVID-19 programs and requested to move forward at this time as there is an 18 week lead time for receiving the equipment.

Councilmember Nakamura asked the age of the equipment. Chief Cantrell responded approximately 12 years old.

Mayor Newton opened the public hearing at 8:53 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 8:53 p.m.

Councilmember Dodson made a motion to approve Resolution R-20-4498, and Councilmember Nakamura seconded the motion.

The motion to approve carried by the following vote:

Ayes: 7– Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney

7. ITEMS NOT FOR CITY COUNCIL ACTION

7a Monthly Financial Report - April 2020

Finance Director Kyle Lester presented the April financial report noting the City is half way through the fiscal year. He noted there is a current surplus of $6.7 million, and said the surplus will gradually decline throughout the remainder of the year. To date $14.7 million of property tax has been collected and he is planning for the FY2021 budget to continue the no new tax revenue. The sales and property taxes have had a strong year, and staff will continue to monitor those line items which are below FY19 figures monthly.

Mayor Newton explained the no new tax rate provides for increased revenue from new growth only.

Director Lester stated there was a decline in sales tax due to the pandemic, however, the City's loss is lower than most surrounding cities, due in large part to the City being diversified.

Mayor Newton thanked Director Lester for doing a great job.

Ordinance O-20-2111 and Ordinance O-20-2112 remained tabled.

8. TABLED: ORDINANCE(S) READING AND PUBLIC HEARING

8a Ordinance O-20-2111
Consideration of a zoning change request from the AG Agricultural district to the CC-1 Village Retail district on Tract 2B & 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard, Case ZC20-001

8b Ordinance O-20-2112
Consideration of a request for a Special Use Permit for Cemeteries or Mausoleums on Tract 2B & 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard, Case ZC20-002

Ordinance O-20-2113 was withdrawn by the applicant.

8c Ordinance O-20-2113
Consideration of a zoning change request from the PUD-C Planned Unit Development – Commercial district to the PUD-C Planned Unit Development – Commercial district for the Heritage Farms addition, being Lots 1-3, Block A, Heritage Farms, located at 913 Cheek-Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court, Case ZC19-009

9. RESOLUTION(S): READING AND PUBLIC HEARING

9a Resolution R-20-4499
A resolution designating a person to fulfill the duties imposed by Tax Code Chapter 26

Mayor Newton read Resolution R-20-4499 in its entirety.

Finance Director Kyle Lester presented this item. He stated the City has had a long and good relationship with GCISD for tax collection and new legislation requires each governing body, as part of the tax rate adoption process to designate an officer or employee to do certain tasks, including, but not limited to, the calculation of the relevant tax rates and the posting of information to the web. As Collette Ballinger serves as the City Tax Assessor-Collector, and is certified by the Texas Department of Licensing and Regulation as a Registered Texas Assessor, staff recommends Mrs. Ballinger to be the person to perform all such tasks as required in Tax Code Chapter 26 for the calculation and adoption of a tax rate.

Mayor Newton stated he felt the accountable designee should be accountable to the City and asked the City Attorney if the designee should be an employee of the City. There was discussion regarding calculating the tax rate, tax collection, and the responsibilities of the Finance Director.

Mayor Newton made a motion to table Resolution R-20-4499, and Councilmember Wheat seconded the motion.

The motion to table carried by the following vote:

Ayes: 7– Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney

9b Resolution R-20-4500

Request for a variance to Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically the maximum lot coverage and maximum impervious coverage requirements, on Lot 10, Block 1, of the Alianne Estates, located at 6201 Theresa Lane, Case VC20-001

Mayor Newton read resolution R-20-4500 in its entirety.

Community Development Director Ben Bryner presented this item as a request for a major variance to allow for the construction of a sports court to increase the overall impervious lot coverage.

There was discussion regarding the calculation of the impervious coverage, lighting, setbacks, fencing, drainage, and engineering review.

Mayor Newton asked staff to provide a history on the home. Director Bryner noted there were permits approved for an addition and a cabana. There was further discussion of lot coverage and impervious coverage and what is depicted in the exhibits.

There was further discussion regarding lighting, ordinances, code, and permit requirements.

Mayor Newton opened the public hearing at 9:38 p.m.

Dane Bailey, 6106 Hunter Lane, spoke in opposition to the request with concerns over lighting, noise, the elevated viewing stand height, and noted he and the applicant have not had any conversations to address the concerns.

Kathy Hadley, 204 Timberline North, asked for clarification on the location of the home and stated the lights and bleacher may be of a concern.

Jennifer Buckles, contractor, 4445 Edmonson Avenue, Dallas, representing the applicant, answered questions of the City Council regarding design. Ms. Buckles noted the applicant has had discussion with two neighbors and understood there were concerns regarding fencing, lighting, and noise. The applicant will consider solutions to include impervious plantings such as bamboo or holly, meet all codes regarding lighting, and stated the planned seating is at ground level, not elevated. Ms. Buckles noted the applicant is a professional athlete and would like the seating.

Ms. Buckles went on to note the drainage flows across the applicant's lot. She stated a drainage engineer would be hired to address the drainage and meet code requirements.

Mayor Newton read the requirements for City Council to approve a variance request and noted all the information is not in place and asked if there was a hardship which City Council is not aware of. Mayor Newton stated the City Council pays attention to the details, considers all concerns for the entire community, resident, and neighbors, and considers if the City Council is setting a precedence which can be applied consistently.

Chris Walker, 1428 Portabella Court, Arlington, is the builder of the court and stated lights can be addressed, as can the court size.

Ms. Buckles asked for clarification if the lights are always allowed and what setback the City Council would like to see for the court.

Members of the Council discussed the calculation of the lot coverage, impervious surface ratio, lighting, and need for stormwater management.

Clay Gibson, 6115 Theresa Lane, spoke representing himself and the Alianne Estates HOA, opposing the request due to noise, fencing, lights, and appearance. Mr. Gibson noted a formal email to Director Bryner was provided earlier today and is in City Council's information, but did reread the correspondence for clarity, "…an approach has been made to the owner by the President of the HOA to highlight numerous resident concerns and as a result, the owner has indicated a willingness to amend the proposal to remove the lights and grandstand and reduce the surrounding fence to be no higher than the existing property fence. The HOA President is working with the owner currently on the revised plans. With these amendments documented to the satisfaction of the HOA we would be comfortable with the variance being approved."

Mayor Newton closed the public hearing at 10:11 p.m.

Councilmember Dodson asked if City Council was under a timeline for approval. Mayor Newton stated no. City Manager Ducay asked Director Bryner if the applicant has provided a waiver. Director Bryner stated he believes the applicant is

agreeable to tabling the item. Discussion ensued regarding the state's legislation creating a "shot clock" for approval or denial of certain applications considered by Council. In such cases, if an action of approval or denial is not made within the 30 day timeline, the item is assumed approved. The City Attorney verified denial without prejudice would be the cleanest approach. There was further discussion regarding the requirements of noticing, the time clock, and notification to surrounding property owners.

Councilmember Dodson made a motion to deny without prejudice Resolution R-20-4500, and Councilmember Rigney seconded the motion.

The motion to deny without prejudice carried by the following vote:

Ayes: 7– Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney

Mayor Newton declared a recess at 10:20 p.m. and reconvened at 10:39 p.m.

10. TABLED: RESOLUTION(S) READING AND PUBLIC HEARING

10a Resolution R-20-4478

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

Mayor Pro Tem Lindamood made a motion to remove Resolution R-20-4478 from the table, Councilmember Kelley seconded the motion which passed with seven ayes.

Mayor Newton read Resolution R-20-4478 in its entirety.

Mayor Pro Tem Lindamood stated he is disclosing his company removed the house which was previously located on this lot, however, it has no bearing on his decision regarding this item.

Community Development Director Ben Bryner presented the update to this item which was tabled at the March 3, 2020 City Council Meeting. Director Bryner stated the item was tabled at the March 3 meeting for two primary reasons: to give time for the applicant to acquire formal permission from the railroad to discharge storm run-off into the existing drainage channel within the railroad right-of-way and to allow the City Council to determine the course of action pertaining to the triangular piece of property owned by the City, which gives access to the development. Director Bryner stated the applicant has provided a copy of the signed agreement with the railroad to allow for the discharge of the

stormwater run-off into the existing drainage channel within the railroad right-of-way.

Director Bryner stated the request is to plat 15.70 acres, zoned R-20 Single Family Residential, into 24 single-family residential lots, and three common area lots with gated, private streets. He stated as submitted, the proposed plat meets all of the requirements of the existing R-20 zoning and the net density for the subdivision calculates to 1.85 dwelling units per acre. Director Bryner noted lot addressed as 403 is owned by the City and the current plat as proposed uses that land which has no right of way or easements on it, but can be resolved in one of three ways: the City can sell the land, the City can dedicate the land as right-of-way, or do nothing which prohibits the developer from access.

Mayor Newton asked Director Bryner to explain the purpose of the LDC guideline for a private street subdivision containing 25 lots or more. Director Bryner stated it is only a guideline and he is not clear what the intent was as there are several subdivisions which are gated without 25 lots. He noted the language states it is a guideline only.

Mayor Newton stated he will not vote for approval of private streets, especially in an R-20 zoning, as there is no PUD which allows for trade-offs between the City and the applicant or developer. Mayor Newton noted the resolution does not provide for approval of private streets, it is approval of the preliminary/final plat. Director Bryner stated the private street component is what requires additional City Council approval, so the plat can be approved but the private streets can be rejected. Mayor Newton stated the resolution does not reflect that.

City Manager Ducay stated the way to distinguish the difference is the plat, the plat shows the streets as lots, and by that they are implying the streets or private. Therefore, the resolution would have to be clarified to prohibit the private streets, because if you adopt the plat as presented, you are approving private streets.

Councilmember Kelley stated there also needs to be a decision regarding lot 403 before Council can accept the plat. Director Bryner noted it is separate issue from the approval of the plat, but is related to the development. Councilmember Dodson agreed with Councilmember Kelley and stated the plat cannot be approved until the lot is dealt with.

There was lengthy discussion regarding open space, emergency gate access, landscaping, and the adjoining Oakleigh subdivision.

Osama Nashed, Senior Associate, ANA Consultant, 5000 Thompson Terrace, representing the owner/developer, responded to the question regarding the request for private streets. Mr. Nashed noted the property has many challenges, to include the railroad tracks, substation, and topography, and to be able to sell lots, the developer will have to go above and beyond expectations. Mr. Nashed

noted entrances, paving, and landscaping all indicate the type of quality subdivision the developer is attempting to build and the private streets are key to that success for the builders and developer. Mr. Nashed stated the two gates between the subdivision are emergency gates only and it is anticipated only one gate would be used.

There was general discussion of the Oakleigh subdivision and further discussion regarding the lack of open space, and conformance to the R-20 zoning. Mayor Pro Tem Lindamood noted the R-20 zoning is being met.

There was further discussion regarding the open space and improvements the developer can make across from the railroad and around the Webb House if private streets are granted. Mr. Nashed noted without the private streets, the developer cannot afford to make further improvements and landscaping along the railroad and Webb House property.

There was discussion of the City property, developer options, and cost of improvements and changes the City would like the developer to make without approving private streets.

Mayor Newton opened the public hearing at 11:21 p.m.

George Whittman, 415 Shelton spoke in support of the development and the private streets and gates to control speeding and protect from the public traffic going to the Webb House. He also stated the private streets do help sell the lots and provides for City beautification. Mr. Whittman noted there is more tax revenue gained by allowing the development and he sees no reason to require the streets be public. Mayor Newton stated his belief that no other R-20 private street developments have been approved in this City, and reiterated straight R-20 zoning does not allow for the City/Developer negotiations he discussed earlier. Mr. Whitter stated he has been, and has seen the developer maintain the City's lot and if the City is not going to sell or dedicate the lot, the City should maintain it. Mayor Newton agreed.

Kathy Hadley, 204 Timberline North, spoke in opposition to the development due to the lots being small rather than large estate lots and wanting to maintain a country atmosphere.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 11:28 p.m.

There was discussion regarding the action which could be taken. Mr. Nashed asked for the item to be tabled to provide for time to work through the items discussed. City Manager Ducay clarified if the applicant returns with a subdivision plat that showed dedicated public roads in a traditional model, and included lot 403 as a dedicated ROW, the Council would be open to that consideration, which would be

in line with their request of public roads and the subdivision to have a beautiful entrance. City Manager Ducay suggested the developer include features which finish off the cul-de-sac, indicate lot 403 is to be dedicated as right-of-way, (which the City Council could dedicate at a later time). If all of this is provided in the plat, the developer could feel comfortable the plat will be approved. Mayor and Council agreed, however, Councilmember Dodson asked if open space has to be included. City Manager Ducay stated no, it has not been included in this scenario.

Mr. Nashed repeated the request and agreed to table the request until June 2, 2020.

Councilmember Wheat made a motion to table Resolution R-20-4478 to June 2, 2020, and Councilmember Rigney seconded the motion.

The motion to table carried by the following vote:

Ayes: 7– Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney

11. CITIZEN COMMENTS

Kathy Hadley, 204 Timberline North, spoke regarding the good work of Parks and Recreation Director Lisa Escobedo, the need for traffic signage at Hall-Johnson Road and SH26 and the roundabout at Jackson and Glade, the bridge work on Jackson Road, the need to protect wildlife, and tree canopy in that area.

Mrs. Hadley also spoke regarding GCISD graduation protocol and asked the City Council if a prom could be held for the seniors at Colleyville Center. She concluded by thanking the City Council for their work and said she is proud of Colleyville.

12. REPORTS

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

There was no discussion of this item.

13. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MAY 19, 2020 - READING AND PUBLIC HEARING - RESOLUTION R-20-4501

This resolution was not needed.

14. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 11:50 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 2ND DAY OF JUNE 2020.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 4b **Agenda Date** 6/2/2020 **Number** Resolution R-20-4503
Type Resolution
Department Fire

Title
Approval of an Interlocal Cooperation Agreement to accept CARES Act Funding in the amount of $1,395,350

Strategic Plan
1.1 Actively involve and engage stakeholders

Explanation
Reading and Public Hearing

This item seeks approval to enter into an Interlocal Cooperation Agreement (ICA) to accept $1,395,350 CARES Act funding. Per the attached correspondence from County Administrator G. K. Maenius, the Tarrant County Commissioners Court approved the distribution of CARES Act Coronavirus Relief Funds (CRF) to cities who did not receive a direct CRF distribution. The State of Texas did not provide a direct CRF distribution for municipalities within Tarrant County, while many cities in Texas will receive a direct distribution of $55 per capita from the State.

Using the state's distribution guidelines, the Commissioners Court approved a $55 per capita municipal CRF distribution method for the portion of each city's population residing in Tarrant County with the exception of Fort Worth. The Commissioner's Court used the 2019 NCTCOG population data which includes split cities information and will distribute $61,308,720 to the county's non-direct distribution cities.

The attached ICA requires the City to deposit the municipal funds into a separate, segregated account created solely for holding and dispersing funds. If the funds are deposited into an interest-bearing account, all interest earned must be used exclusively as outlined in the ICA for COVID-19 expenditures already paid and incurred, and for expenditures to assist the City with its ongoing responses to COVID-19 as detailed in the CARES Act.

The City's portion of the $1,395,350, is based on NCTCOG population data for Colleyville, which is 25,370. Staff recommends approval.

Financial Impact
The City will be responsible for providing the documentation for the use of funds.

Recommendation

Approve

Attachments

1. Colleyville Direct Distribution ICA
2. Correspondence from County Administrator
3. TC Guidelines & FAQ
4. Treasury FAQs
5. Treasury Guidance

INTERLOCAL COOPERATION AGREEMENT
FOR MUNICIPAL DIRECT EXPENSE FUNDING

As provided for by Chapter 791 of the Texas Government Code, this Interlocal Cooperation Agreement ("Agreement") is entered into by and between Tarrant County, Texas (the "County") and the City of Colleyville, Texas (the "City") and shall be effective on the date that the signature of the last party is affixed. The County and the City have reviewed the Agreement, and each make the following findings:

WHEREAS, on March 11, 2020, the World Health Organization declared COVID-19 a worldwide pandemic; and

WHEREAS, President Donald Trump, Governor Greg Abbott, and County Judge Glen Whitley have issued Declarations of Disaster for the United States, the State of Texas, and the COUNTY, respectively; and

WHEREAS, on March 27, 2020, President Donald Trump signed the Coronavirus Aid Relief and Economic Security Act ("CARES ACT") providing financial aid to those impacted by the COVID-19 pandemic, including local governments; and

WHEREAS, the COUNTY has received CARES Act funds to reduce the impact of necessary expenditures incurred due to the public health emergency with respect to COVID-19; and

WHEREAS, on May 12, 2020, the Tarrant County Commissioners Court designated a portion of its CARES Act funds to provide FIFTY-FIVE DOLLARS ($55) per capita for direct COVID-19 related expenditures to municipalities located in Tarrant County ("Direct Costs Program"); and

WHEREAS, the 2019 population of the City that resides in Tarrant County, as reported by the North Central Texas Council of Governments, is 25,370; and

WHEREAS, assisting municipalities within the County in recovering their costs directly incurred in responding to the COVID-19 emergency is a legitimate and lawful use of the CARES ACT funding.

NOW, THEREFORE, for and in consideration of the mutual undertaking hereinafter set forth and for adequate consideration given, the County and City agree to the following:

1. Grant and Funding to City. Subject to the terms and conditions of this Agreement, the County agrees to grant and transfer to the City the sum of ONE MILLION THREE HUNDRED NINETY-FIVE THOUSAND THREE HUNDRED FIFTY DOLLARS ($1,395,350) of its CARES ACT funding ("Municipal Funds"). The City agrees to deposit these Municipal Funds into a separate, segregated account created solely for holding and dispersing these Municipal Funds. If Municipal Funds are deposited into an interest-bearing account, all interest earned must be used exclusively as outlined in item two below for COVID-19 expenditures already paid and incurred, and for expenditures to assist the City with its ongoing responses to COVID-19 as detailed in the CARES ACT.

2. Use of Municipal Funds. The City may use its Municipal Funds to reimburse itself for COVID-19 expenditures already paid and incurred, and for expenditures to assist with its ongoing response to COVID-19 as detailed in the CARES ACT, the Direct Costs Program, the U.S. Department of Treasury's Coronavirus Relief Fund ("CRF") Guidance for State, Territorial, Local, and Tribal Governments, and this Agreement. It is the responsibility of the City to remain informed of and act in accordance with all updates or amendments to CARES ACT and U.S. Department of Treasury CRF Guidance.

3. City's Obligations relating to its Use of the Municipal Funds. The City agrees to:

a) only use the Municipal Funds in compliance with this Agreement and for eligible expenditures related to the COVID-19 emergency;

b) reimburse and return to the Municipal Funds account within thirty days of notice by County any portion of the Municipal Funds that the County, the U.S. Department of Treasury, or their designee, deems were not used for COVID-19 purposes, or not used pursuant to the terms of this Agreement, or if the City's Municipal Funds account is already closed out, the reimbursement and return of the ineligible expenditure shall be made to the County;

c) document and justify that each expenditure from its Municipal Funds was an eligible expenditure under this Agreement and the CARES ACT. All documentation and the final report of expenditures shall be delivered to the County no later than January 15, 2021, and shall be kept by the City for a minimum of four years from the close of the Direct Costs Program;

d) allow inspection of all documentation and records related to its expenditure of its Municipal Funds by the County or the U.S. Department of Treasury upon reasonable request;

e) use the Municipal Funds only for eligible expenditures made between March 1, 2020 and 11:59 p.m., December 30, 2020;

f) by November 1, 2020, provide to the County a report of all funds the City determines it may be unable to spend prior to December 30, 2020. Any and all of such funds may be collected and redistributed at County's discretion;

g) return and re-pay within thirty days to the County any Municipal Funds not expended by 11:59 p.m., December 30, 2020;

h) acknowledge and recognize that the source of these Municipal Funds is Tarrant County and its CARES ACT allocation for any public programs or initiatives using these Municipal Funds;

i) coordinate with the County any public programs or initiatives so that no duplication of services, initiatives, or programs occurs.

4. Reports. The City shall provide to the County, within thirty (30) days of award, a Proposed Budget for use of the funds. The City shall also provide expenditure reports starting 60 days after award and continuing for every 30-day period until December 31, 2020.

5. Eligibility Issues. If the City is not sure that an expenditure will qualify, it should seek an opinion from its City Attorney prior to making the expenditure.

6. Nature of Funding. The CARES ACT funding is being received from the County to the City as a sub-recipient. As a sub-recipient of CARES ACT funding the City acknowledges that its use of the funds is subject to the same terms and conditions as the County's use of such funds. The City hereby agrees to comply with all terms and conditions of the CARES ACT funding, and to hold the County harmless against any repayments, penalties, or interest incurred as a result of the City's failure to comply with all terms and conditions of the CARES ACT funding. Funds spent in non-compliance with the

CARES ACT are subject to recapture by the County for return to the Direct Costs Program or for return to the U.S. Treasury Department.

7. Attorney's Fees and Costs. In accordance with the Program, the County shall be entitled to recover its reasonable and necessary attorney's fees and costs against the City if it is required to undertake litigation to enforce the terms of this Agreement to the extent allowed by law.

8. Law and Venue. The laws of the State of Texas shall govern this Agreement, except where clearly superseded by federal law. Exclusive venue of any dispute shall be in a state court of competent jurisdiction in Tarrant County, Texas.

9. No Assignment. The City may not assign this Agreement.

10. Entire Agreement. This Agreement supersedes and constitutes a merger of all prior oral and/or written agreements and understandings of the parties on the subject matter of this Agreement and is binding on the parties and their legal representatives, receivers, executors, successors, agents, and assigns.

11. Amendment. Any amendment of this Agreement must be by written instrument dated and signed by both parties.

12. Severability. No partial invalidity of this Agreement shall affect the remainder unless the public purpose to be served hereby is so greatly diminished thereby as to frustrate the object of this Agreement.

13. Waiver. No waiver by either party of any provision of this Agreement shall be effective unless in writing, and such waiver shall not be construed as or implied to be a subsequent waiver of that provision or any other provision.

TARRANT COUNTY, TEXAS

By: _____
B. Glen Whitley, County Judge

_____
Date

CITY OF COLLEYVILLE, TEXAS

By: _____
City's Authorized Signatory

_____
Printed Name

_____
Date

ATTEST:

_____
City Secretary

APPROVED AS TO FORM:

CERTIFICATION OF AVAILABLE FUNDS $ _____

_____
Criminal District Attorney's Office*

_____
Tarrant County Auditor

*By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document as to form from our client's legal perspective. Other parties may not rely on this approval. Instead those parties should seek contract review from independent counsel.

TARRANT COUNTY
COMMISSIONERS COURT

G. K. MAENIUS
COUNTY ADMINISTRATOR

May 18, 2020

To Our City Partners:

On May 12, 2020, the Tarrant County Commissioners Court approved the distribution of CARES Act Coronavirus Relief Funds (CRF) to our city partners who did not get a direct CRF distribution. As you are aware, the State of Texas decided not to provide a direct CRF funds distribution for municipalities within Tarrant County. Many cities in Texas will receive a direct distribution of $55 per capita from the State.

Using the state's distribution guidelines, the Commissioners Court approved a $55 per capita municipal CRF funds distribution method for the portion of each city's population residing in Tarrant County with the exception of Fort Worth. We used 2019 NCTCOG population data that includes split cities information. The County will distribute $61,308,720 to our non-direct distribution cities.

A signed interlocal agreement, budget of proposed expenditures, and regular expenditure reporting will be required from each city in order to receive CRF distribution. The County retains the responsibility of overseeing the proper usage of CRF funds. The funds may be used for expenses the city incurred directly or may incur due to the COVID-19 pandemic. Updated CRF guidance is made available frequently on the U.S. Treasury website.

Along with this letter, I am including the following items:

- an interlocal agreement for your city to execute;
- CRF guidance based on questions received from Tarrant County cities; and
- CRF guidance and FAQ documents from the U.S. Treasury, available as of the date of this letter.

Please execute three (3) originals of the interlocal agreement and return it to my office. Once we receive the agreement, we will have the Commissioners Court execute it.

If you need additional information, please contact us.

Sincerely,

G.K. Maenius
County Administrator

TARRANT COUNTY ADMINISTRATION BUILDING
100 E. WEATHERFORD, FORT WORTH, TEXAS 817/884-1733 FAX 817/884-1702

Tarrant County Direct Costs Program
General Guidelines and FAQ

General Guidelines

Funds may only be used to cover expenses that:

1. Are necessary and eligible expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19);
2. Were not accounted for in the budget most recently approved as of March 27, 2020;
3. Are not duplicated with any other Federal reimbursement request, such as FEMA-PA; and
4. Were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020.

Funds may not be used for:

1. Revenue replacement; or
2. Property tax payments, or to pay state taxes (franchise) or fees to cities/county/state.

Frequently Asked Questions

How were the population numbers in the interlocal agreements determined?

Tarrant County used 2019 NCTCOG population data to determine municipal distribution amounts under the Direct Costs Program. Other data sources were evaluated, but only NCTCOG population estimates included current, split city population counts. The split cities will only receive funding for the portion of their population inside Tarrant County.

Why was $55 per capita used to calculate the distribution to cities?

The Commissioners Court used the per capita distribution strategy used by the State of Texas.

Will school districts have access to any of these funds through their respective city(ies)? Do cities need to address school district requests or will school districts receive funding from other sources?

It is not the County's intent for funds to go to school districts. School districts should contact the Texas Education Agency (TEA) with questions or for guidance related to CARES Act funding.

What type of documentation requirements does Tarrant County have for using the CARES Act Funds? How often will jurisdictions have to submit this documentation?

Some of this information is provided in the Interlocal Agreement; however, the County Auditor's and County Administrator's Offices will be working with cities to outline documentation needs and transmission requirements. Common governmental accounting practices will be utilized while considering federal requirements. Additionally, cities will be required to follow uniform guidance for Federal grants, as outlined in the Code of Federal Regulations, 2 CFR Part 200.

Do all the Direct Costs Program funds expensed have to have occurred within each respective city and within Tarrant County?

Generally, yes, but the County is open to discussing this issue. It is understood that the County may need to work with split cities to address their individual situations.

The table below provides information based on questions received from cities. The examples are not an exhaustive list; the County may provide updates as additional information is received.

Examples of Eligible and Ineligible Expenses	
COVID-19 Expenses	**Response**
Attorney fees	If the fees are directly related to COVID-19 issues, they may be allowed with proper documentation.
COVID-19 related overtime	Yes
Pandemic time off, hazard pay, federally mandated sick leave and FMLA benefits	Yes. Expenses of providing paid sick and paid family and medical leave to public employees to enable compliance with COVID-19 public health precautions.
COVID dedicated payroll expenses	Yes. Payroll expenses for public safety, public health, health care, human services, and similar employees whose services are substantially dedicated to mitigating or responding to the COVID19 public health emergency.
Temporary employees	Yes
Unemployment charges for furloughed or laid-off employees	We currently do not have guidance on this issue.
Employee telecommuting enhancements	Yes
Utility billing late payment penalties and interest	This could be a revenue issue since the city could waive them. Other utility assistance programs are available.
Testing and quarantine costs for first responders and employees	Yes
Self-insurance medical costs for COVID-19 employees	Yes
Employee and customer social distancing	Temporary signage, barriers, shields, tents, etc. that encourage or provide social distancing are allowed.
Hand sanitizer, masks, face shields, gowns, gloves, thermometers, wipes, etc.	Yes
Disinfection supplies and/or services	Yes
Advertising and marketing materials	Yes
Interpretation services	Yes
Drop boxes for customers	Yes
Business discounts at conference center	This could be a revenue issue and not allowed.
Infrastructure needs	If you would like to include them in your budget proposal, we will research their eligibility.
Food delivery	Yes. Expenses for food delivery to residents, including, for example, senior citizens and other vulnerable populations, to enable compliance with COVID-19 public health precautions.
Care of homeless populations	Yes. Expenses for care for homeless populations provided to mitigate COVID-19 effects and enable compliance with COVID-19 public health precautions.

Coronavirus Relief Fund
Frequently Asked Questions
Updated as of May 4, 2020

The following answers to frequently asked questions supplement Treasury's Coronavirus Relief Fund ("Fund") Guidance for State, Territorial, Local, and Tribal Governments, dated April 22, 2020, ("Guidance").[1] Amounts paid from the Fund are subject to the restrictions outlined in the Guidance and set forth in section 601(d) of the Social Security Act, as added by section 5001 of the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act").

Eligible Expenditures

Are governments required to submit proposed expenditures to Treasury for approval?

No. Governments are responsible for making determinations as to what expenditures are necessary due to the public health emergency with respect to COVID-19 and do not need to submit any proposed expenditures to Treasury.

The Guidance says that funding can be used to meet payroll expenses for public safety, public health, health care, human services, and similar employees whose services are substantially dedicated to mitigating or responding to the COVID-19 public health emergency. How does a government determine whether payroll expenses for a given employee satisfy the "substantially dedicated" condition?

The Fund is designed to provide ready funding to address unforeseen financial needs and risks created by the COVID-19 public health emergency. For this reason, and as a matter of administrative convenience in light of the emergency nature of this program, a State, territorial, local, or Tribal government may presume that payroll costs for public health and public safety employees are payments for services substantially dedicated to mitigating or responding to the COVID-19 public health emergency, unless the chief executive (or equivalent) of the relevant government determines that specific circumstances indicate otherwise.

The Guidance says that a cost was not accounted for in the most recently approved budget if the cost is for a substantially different use from any expected use of funds in such a line item, allotment, or allocation. What would qualify as a "substantially different use" for purposes of the Fund eligibility?

Costs incurred for a "substantially different use" include, but are not necessarily limited to, costs of personnel and services that were budgeted for in the most recently approved budget but which, due entirely to the COVID-19 public health emergency, have been diverted to substantially different functions. This would include, for example, the costs of redeploying corrections facility staff to enable compliance with COVID-19 public health precautions through work such as enhanced sanitation or enforcing social distancing measures; the costs of redeploying police to support management and enforcement of stay-at-home orders; or the costs of diverting educational support staff or faculty to develop online learning capabilities, such as through providing information technology support that is not part of the staff or faculty's ordinary responsibilities.

Note that a public function does not become a "substantially different use" merely because it is provided from a different location or through a different manner. For example, although developing online

[1] The Guidance is available at https://home.treasury.gov/system/files/136/Coronavirus-Relief-Fund-Guidance-for-State-Territorial-Local-and-Tribal-Governments.pdf.

instruction capabilities may be a substantially different use of funds, online instruction itself is not a substantially different use of public funds than classroom instruction.

May a State receiving a payment transfer funds to a local government?

Yes, provided that the transfer qualifies as a necessary expenditure incurred due to the public health emergency and meets the other criteria of section 601(d) of the Social Security Act. Such funds would be subject to recoupment by the Treasury Department if they have not been used in a manner consistent with section 601(d) of the Social Security Act.

May a unit of local government receiving a Fund payment transfer funds to another unit of government?

Yes. For example, a county may transfer funds to a city, town, or school district within the county and a county or city may transfer funds to its State, provided that the transfer qualifies as a necessary expenditure incurred due to the public health emergency and meets the other criteria of section 601(d) of the Social Security Act outlined in the Guidance. For example, a transfer from a county to a constituent city would not be permissible if the funds were intended to be used simply to fill shortfalls in government revenue to cover expenditures that would not otherwise qualify as an eligible expenditure.

Is a Fund payment recipient required to transfer funds to a smaller, constituent unit of government within its borders?

No. For example, a county recipient is not required to transfer funds to smaller cities within the county's borders.

Are recipients required to use other federal funds or seek reimbursement under other federal programs before using Fund payments to satisfy eligible expenses?

No. Recipients may use Fund payments for any expenses eligible under section 601(d) of the Social Security Act outlined in the Guidance. Fund payments are not required to be used as the source of funding of last resort. However, as noted below, recipients may not use payments from the Fund to cover expenditures for which they will receive reimbursement.

Are there prohibitions on combining a transaction supported with Fund payments with other CARES Act funding or COVID-19 relief Federal funding?

Recipients will need to consider the applicable restrictions and limitations of such other sources of funding. In addition, expenses that have been or will be reimbursed under any federal program, such as the reimbursement by the federal government pursuant to the CARES Act of contributions by States to State unemployment funds, are not eligible uses of Fund payments.

Are States permitted to use Fund payments to support state unemployment insurance funds generally?

To the extent that the costs incurred by a state unemployment insurance fund are incurred due to the COVID-19 public health emergency, a State may use Fund payments to make payments to its respective state unemployment insurance fund, separate and apart from such State's obligation to the unemployment insurance fund as an employer. This will permit States to use Fund payments to prevent expenses related to the public health emergency from causing their state unemployment insurance funds to become insolvent.

Are recipients permitted to use Fund payments to pay for unemployment insurance costs incurred by the recipient as an employer?

Yes, Fund payments may be used for unemployment insurance costs incurred by the recipient as an employer (for example, as a reimbursing employer) related to the COVID-19 public health emergency if such costs will not be reimbursed by the federal government pursuant to the CARES Act or otherwise.

The Guidance states that the Fund may support a "broad range of uses" including payroll expenses for several classes of employees whose services are "substantially dedicated to mitigating or responding to the COVID-19 public health emergency." What are some examples of types of covered employees?

The Guidance provides examples of broad classes of employees whose payroll expenses would be eligible expenses under the Fund. These classes of employees include public safety, public health, health care, human services, and similar employees whose services are substantially dedicated to mitigating or responding to the COVID-19 public health emergency. Payroll and benefit costs associated with public employees who could have been furloughed or otherwise laid off but who were instead repurposed to perform previously unbudgeted functions substantially dedicated to mitigating or responding to the COVID-19 public health emergency are also covered. Other eligible expenditures include payroll and benefit costs of educational support staff or faculty responsible for developing online learning capabilities necessary to continue educational instruction in response to COVID-19-related school closures. Please see the Guidance for a discussion of what is meant by an expense that was not accounted for in the budget most recently approved as of March 27, 2020.

In some cases, first responders and critical health care workers that contract COVID-19 are eligible for workers' compensation coverage. Is the cost of this expanded workers compensation coverage eligible?

Increased workers compensation cost to the government due to the COVID-19 public health emergency incurred during the period beginning March 1, 2020, and ending December 30, 2020, is an eligible expense.

If a recipient would have decommissioned equipment or not renewed a lease on particular office space or equipment but decides to continue to use the equipment or to renew the lease in order to respond to the public health emergency, are the costs associated with continuing to operate the equipment or the ongoing lease payments eligible expenses?

Yes. To the extent the expenses were previously unbudgeted and are otherwise consistent with section 601(d) of the Social Security Act outlined in the Guidance, such expenses would be eligible.

May recipients provide stipends to employees for eligible expenses (for example, a stipend to employees to improve telework capabilities) rather than require employees to incur the eligible cost and submit for reimbursement?

Expenditures paid for with payments from the Fund must be limited to those that are necessary due to the public health emergency. As such, unless the government were to determine that providing assistance in the form of a stipend is an administrative necessity, the government should provide such assistance on a reimbursement basis to ensure as much as possible that funds are used to cover only eligible expenses.

May Fund payments be used for COVID-19 public health emergency recovery planning?

Yes. Expenses associated with conducting a recovery planning project or operating a recovery coordination office would be eligible, if the expenses otherwise meet the criteria set forth in section 601(d) of the Social Security Act outlined in the Guidance.

Are expenses associated with contact tracing eligible?

Yes, expenses associated with contract tracing are eligible.

To what extent may a government use Fund payments to support the operations of private hospitals?

Governments may use Fund payments to support public or private hospitals to the extent that the costs are necessary expenditures incurred due to the COVID-19 public health emergency, but the form such assistance would take may differ. In particular, financial assistance to private hospitals could take the form of a grant or a short-term loan.

May payments from the Fund be used to assist individuals with enrolling in a government benefit program for those who have been laid off due to COVID-19 and thereby lost health insurance?

Yes. To the extent that the relevant government official determines that these expenses are necessary and they meet the other requirements set forth in section 601(d) of the Social Security Act outlined in the Guidance, these expenses are eligible.

May recipients use Fund payments to facilitate livestock depopulation incurred by producers due to supply chain disruptions?

Yes, to the extent these efforts are deemed necessary for public health reasons or as a form of economic support as a result of the COVID-19 health emergency.

Would providing a consumer grant program to prevent eviction and assist in preventing homelessness be considered an eligible expense?

Yes, assuming that the recipient considers the grants to be a necessary expense incurred due to the COVID-19 public health emergency and the grants meet the other requirements for the use of Fund payments under section 601(d) of the Social Security Act outlined in the Guidance. As a general matter, providing assistance to recipients to enable them to meet property tax requirements would not be an eligible use of funds, but exceptions may be made in the case of assistance designed to prevent foreclosures.

May recipients create a "payroll support program" for public employees?

Use of payments from the Fund to cover payroll or benefits expenses of public employees are limited to those employees whose work duties are substantially dedicated to mitigating or responding to the COVID-19 public health emergency.

May recipients use Fund payments to cover employment and training programs for employees that have been furloughed due to the public health emergency?

Yes, this would be an eligible expense if the government determined that the costs of such employment and training programs would be necessary due to the public health emergency.

May recipients use Fund payments to provide emergency financial assistance to individuals and families directly impacted by a loss of income due to the COVID-19 public health emergency?

Yes, if a government determines such assistance to be a necessary expenditure. Such assistance could include, for example, a program to assist individuals with payment of overdue rent or mortgage payments to avoid eviction or foreclosure or unforeseen financial costs for funerals and other emergency individual needs. Such assistance should be structured in a manner to ensure as much as possible, within the realm of what is administratively feasible, that such assistance is necessary.

The Guidance provides that eligible expenditures may include expenditures related to the provision of grants to small businesses to reimburse the costs of business interruption caused by required closures. What is meant by a "small business," and is the Guidance intended to refer only to expenditures to cover administrative expenses of such a grant program?

Governments have discretion to determine what payments are necessary. A program that is aimed at assisting small businesses with the costs of business interruption caused by required closures should be tailored to assist those businesses in need of such assistance. The amount of a grant to a small business to reimburse the costs of business interruption caused by required closures would also be an eligible expenditure under section 601(d) of the Social Security Act, as outlined in the Guidance.

The Guidance provides that expenses associated with the provision of economic support in connection with the public health emergency, such as expenditures related to the provision of grants to small businesses to reimburse the costs of business interruption caused by required closures, would constitute eligible expenditures of Fund payments. Would such expenditures be eligible in the absence of a stay-at-home order?

Fund payments may be used for economic support in the absence of a stay-at-home order if such expenditures are determined by the government to be necessary. This may include, for example, a grant program to benefit small businesses that close voluntarily to promote social distancing measures or that are affected by decreased customer demand as a result of the COVID-19 public health emergency.

May Fund payments be used to assist impacted property owners with the payment of their property taxes?

Fund payments may not be used for government revenue replacement, including the provision of assistance to meet tax obligations.

May Fund payments be used to replace foregone utility fees? If not, can Fund payments be used as a direct subsidy payment to all utility account holders?

Fund payments may not be used for government revenue replacement, including the replacement of unpaid utility fees. Fund payments may be used for subsidy payments to electricity account holders to the extent that the subsidy payments are deemed by the recipient to be necessary expenditures incurred due to the COVID-19 public health emergency and meet the other criteria of section 601(d) of the Social Security Act outlined in the Guidance. For example, if determined to be a necessary expenditure, a government could provide grants to individuals facing economic hardship to allow them to pay their utility fees and thereby continue to receive essential services.

Could Fund payments be used for capital improvement projects that broadly provide potential economic development in a community?

In general, no. If capital improvement projects are not necessary expenditures incurred due to the COVID-19 public health emergency, then Fund payments may not be used for such projects.

However, Fund payments may be used for the expenses of, for example, establishing temporary public medical facilities and other measures to increase COVID-19 treatment capacity or improve mitigation measures, including related construction costs.

The Guidance includes workforce bonuses as an example of ineligible expenses but provides that hazard pay would be eligible if otherwise determined to be a necessary expense. Is there a specific definition of "hazard pay"?

Hazard pay means additional pay for performing hazardous duty or work involving physical hardship, in each case that is related to COVID-19.

The Guidance provides that ineligible expenditures include "[p]ayroll or benefits expenses for employees whose work duties are not substantially dedicated to mitigating or responding to the COVID-19 public health emergency." Is this intended to relate only to public employees?

Yes. This particular nonexclusive example of an ineligible expenditure relates to public employees. A recipient would not be permitted to pay for payroll or benefit expenses of private employees and any financial assistance (such as grants or short-term loans) to private employers are not subject to the restriction that the private employers' employees must be substantially dedicated to mitigating or responding to the COVID-19 public health emergency.

May counties pre-pay with CARES Act funds for expenses such as a one or two-year facility lease, such as to house staff hired in response to COVID-19?

A government should not make prepayments on contracts using payments from the Fund to the extent that doing so would not be consistent with its ordinary course policies and procedures.

Questions Related to Administration of Fund Payments

Do governments have to return unspent funds to Treasury?

Yes. Section 601(f)(2) of the Social Security Act, as added by section 5001(a) of the CARES Act, provides for recoupment by the Department of the Treasury of amounts received from the Fund that have not been used in a manner consistent with section 601(d) of the Social Security Act. If a government has not used funds it has received to cover costs that were incurred by December 30, 2020, as required by the statute, those funds must be returned to the Department of the Treasury.

What records must be kept by governments receiving payment?
A government should keep records sufficient to demonstrate that the amount of Fund payments to the government has been used in accordance with section 601(d) of the Social Security Act

May recipients deposit Fund payments into interest bearing accounts?

Yes, provided that if recipients separately invest amounts received from the Fund, they must use the interest earned or other proceeds of these investments only to cover expenditures incurred in accordance with section 601(d) of the Social Security Act and the Guidance on eligible expenses. If a government deposits Fund payments in a government's general account, it may use those funds to meet immediate cash management needs provided that the full amount of the payment is used to cover necessary

expenditures. Fund payments are not subject to the Cash Management Improvement Act of 1990, as amended.

May governments retain assets purchased with payments from the Fund?

Yes, if the purchase of the asset was consistent with the limitations on the eligible use of funds provided by section 601(d) of the Social Security Act.

What rules apply to the proceeds of disposition or sale of assets acquired using payments from the Fund?

If such assets are disposed of prior to December 30, 2020, the proceeds would be subject to the restrictions on the eligible use of payments from the Fund provided by section 601(d) of the Social Security Act.

Coronavirus Relief Fund
Guidance for State, Territorial, Local, and Tribal Governments
April 22, 2020

The purpose of this document is to provide guidance to recipients of the funding available under section 601(a) of the Social Security Act, as added by section 5001 of the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act"). The CARES Act established the Coronavirus Relief Fund (the "Fund") and appropriated $150 billion to the Fund. Under the CARES Act, the Fund is to be used to make payments for specified uses to States and certain local governments; the District of Columbia and U.S. Territories (consisting of the Commonwealth of Puerto Rico, the United States Virgin Islands, Guam, American Samoa, and the Commonwealth of the Northern Mariana Islands); and Tribal governments.

The CARES Act provides that payments from the Fund may only be used to cover costs that—

1. are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID–19);
2. were not accounted for in the budget most recently approved as of March 27, 2020 (the date of enactment of the CARES Act) for the State or government; and
3. were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020.[1]

The guidance that follows sets forth the Department of the Treasury's interpretation of these limitations on the permissible use of Fund payments.

Necessary expenditures incurred due to the public health emergency

The requirement that expenditures be incurred "due to" the public health emergency means that expenditures must be used for actions taken to respond to the public health emergency. These may include expenditures incurred to allow the State, territorial, local, or Tribal government to respond directly to the emergency, such as by addressing medical or public health needs, as well as expenditures incurred to respond to second-order effects of the emergency, such as by providing economic support to those suffering from employment or business interruptions due to COVID-19-related business closures.

Funds may not be used to fill shortfalls in government revenue to cover expenditures that would not otherwise qualify under the statute. Although a broad range of uses is allowed, revenue replacement is not a permissible use of Fund payments.

The statute also specifies that expenditures using Fund payments must be "necessary." The Department of the Treasury understands this term broadly to mean that the expenditure is reasonably necessary for its intended use in the reasonable judgment of the government officials responsible for spending Fund payments.

Costs not accounted for in the budget most recently approved as of March 27, 2020

The CARES Act also requires that payments be used only to cover costs that were not accounted for in the budget most recently approved as of March 27, 2020. A cost meets this requirement if either (a) the cost cannot lawfully be funded using a line item, allotment, or allocation within that budget *or* (b) the cost

[1] *See* Section 601(d) of the Social Security Act, as added by section 5001 of the CARES Act.

is for a substantially different use from any expected use of funds in such a line item, allotment, or allocation.

The "most recently approved" budget refers to the enacted budget for the relevant fiscal period for the particular government, without taking into account subsequent supplemental appropriations enacted or other budgetary adjustments made by that government in response to the COVID-19 public health emergency. A cost is not considered to have been accounted for in a budget merely because it could be met using a budgetary stabilization fund, rainy day fund, or similar reserve account.

Costs incurred during the period that begins on March 1, 2020, and ends on December 30, 2020

A cost is "incurred" when the responsible unit of government has expended funds to cover the cost.

Nonexclusive examples of eligible expenditures

Eligible expenditures include, but are not limited to, payment for:

1. Medical expenses such as:
    - COVID-19-related expenses of public hospitals, clinics, and similar facilities.
    - Expenses of establishing temporary public medical facilities and other measures to increase COVID-19 treatment capacity, including related construction costs.
    - Costs of providing COVID-19 testing, including serological testing.
    - Emergency medical response expenses, including emergency medical transportation, related to COVID-19.
    - Expenses for establishing and operating public telemedicine capabilities for COVID-19-related treatment.
2. Public health expenses such as:
    - Expenses for communication and enforcement by State, territorial, local, and Tribal governments of public health orders related to COVID-19.
    - Expenses for acquisition and distribution of medical and protective supplies, including sanitizing products and personal protective equipment, for medical personnel, police officers, social workers, child protection services, and child welfare officers, direct service providers for older adults and individuals with disabilities in community settings, and other public health or safety workers in connection with the COVID-19 public health emergency.
    - Expenses for disinfection of public areas and other facilities, *e.g.*, nursing homes, in response to the COVID-19 public health emergency.
    - Expenses for technical assistance to local authorities or other entities on mitigation of COVID-19-related threats to public health and safety.
    - Expenses for public safety measures undertaken in response to COVID-19.
    - Expenses for quarantining individuals.
3. Payroll expenses for public safety, public health, health care, human services, and similar employees whose services are substantially dedicated to mitigating or responding to the COVID-19 public health emergency.

4. Expenses of actions to facilitate compliance with COVID-19-related public health measures, such as:
    - Expenses for food delivery to residents, including, for example, senior citizens and other vulnerable populations, to enable compliance with COVID-19 public health precautions.
    - Expenses to facilitate distance learning, including technological improvements, in connection with school closings to enable compliance with COVID-19 precautions.
    - Expenses to improve telework capabilities for public employees to enable compliance with COVID-19 public health precautions.
    - Expenses of providing paid sick and paid family and medical leave to public employees to enable compliance with COVID-19 public health precautions.
    - COVID-19-related expenses of maintaining state prisons and county jails, including as relates to sanitation and improvement of social distancing measures, to enable compliance with COVID-19 public health precautions.
    - Expenses for care for homeless populations provided to mitigate COVID-19 effects and enable compliance with COVID-19 public health precautions.
5. Expenses associated with the provision of economic support in connection with the COVID-19 public health emergency, such as:
    - Expenditures related to the provision of grants to small businesses to reimburse the costs of business interruption caused by required closures.
    - Expenditures related to a State, territorial, local, or Tribal government payroll support program.
    - Unemployment insurance costs related to the COVID-19 public health emergency if such costs will not be reimbursed by the federal government pursuant to the CARES Act or otherwise.
6. Any other COVID-19-related expenses reasonably necessary to the function of government that satisfy the Fund's eligibility criteria.

Nonexclusive examples of ineligible expenditures[2]

The following is a list of examples of costs that would *not* be eligible expenditures of payments from the Fund.

1. Expenses for the State share of Medicaid.[3]
2. Damages covered by insurance.
3. Payroll or benefits expenses for employees whose work duties are not substantially dedicated to mitigating or responding to the COVID-19 public health emergency.

[2] In addition, pursuant to section 5001(b) of the CARES Act, payments from the Fund may not be expended for an elective abortion or on research in which a human embryo is destroyed, discarded, or knowingly subjected to risk of injury or death. The prohibition on payment for abortions does not apply to an abortion if the pregnancy is the result of an act of rape or incest; or in the case where a woman suffers from a physical disorder, physical injury, or physical illness, including a life-endangering physical condition caused by or arising from the pregnancy itself, that would, as certified by a physician, place the woman in danger of death unless an abortion is performed. Furthermore, no government which receives payments from the Fund may discriminate against a health care entity on the basis that the entity does not provide, pay for, provide coverage of, or refer for abortions.

[3] *See* 42 C.F.R. § 433.51 and 45 C.F.R. § 75.306.

4. Expenses that have been or will be reimbursed under any federal program, such as the reimbursement by the federal government pursuant to the CARES Act of contributions by States to State unemployment funds.
5. Reimbursement to donors for donated items or services.
6. Workforce bonuses other than hazard pay or overtime.
7. Severance pay.
8. Legal settlements.

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 4c **Agenda Date** 6/2/2020 **Number** Resolution R-20-4503
Type Resolution
Department Police

Title
Approval of a proposal for the purchase and installation of license plate readers on SH26, in coordination with the installation of the decorative light poles, in an amount not to exceed $225,025, and authorizing the City Manager to execute the documents

Strategic Plan
2.1 Provide responsive, efficient city services
2.3 Effectively leverage information technology

Explanation
Reading and Public Hearing

This item seeks approval to purchase License Plate Reader (LPR) cameras utilizing pricing through a state DIR contract, and installing the cameras in three locations along SH26 in coordination with the installation of the light poles along the corridor beautification project.

The LPR cameras are only used for authorized law enforcement purposes to include locating stolen vehicles, identifying wanted or missing persons, and law enforcement investigations. The cameras are not used for revenue generating enforcement (insurance, expired tags, speeding, or vehicles not associated with an investigation. The data is anonymous and no personally identifiable information is captured or stored, nor is the data sold or shared outside of law enforcement. Additionally, there are documented success stories of recovered stolen vehicles, crimes prevented, and wanted and missing persons found, all attributable to the LPR cameras.

The intended installation locations are:

- North end of the City (South of John McCain), two poles and six cameras
- Midpoint on SH26 at Hall-Johnson, two poles and six cameras
- South end of the City at Brown Trail, two poles and six cameras

Funding for the program is available through the TIF and staff recommends approval as the program will further the Police Department's mission to prevent and deter crime in our community.

Financial Impact
Funding is available in the TIF.

Recommendation
Approve

Attachments
1. License Plate Reader Program Presentation

License Plate Reader Project

Chief Michael C. Miller
Colleyville Police Department
June 2, 2020

Proposal Details

- The Police Department is requesting approval to install fixed license plate readers on SH26 which will enable the PD to more efficiently apprehend criminals and fugitives from justice in an effort to keep Colleyville one of the safest cities in Texas.
- Requesting installation of fixed LPR cameras in 3 locations on SH26 in coordination with corridor beautification project.
- LPR cameras would be inconspicuously mounted on the decorative light poles.
- Project estimated costs: $225,025.
- Proposed funding source: Tax Increment Financing Funds.

Value Added to Department and Community

Added Value to Current Operations

- Force Multiplier
- Enhanced Officer Safety
- Real-time Situational Awareness along 26 Corridor
- Immediate Notification of Stolen Vehicles / Wanted / Missing Individuals Entering City

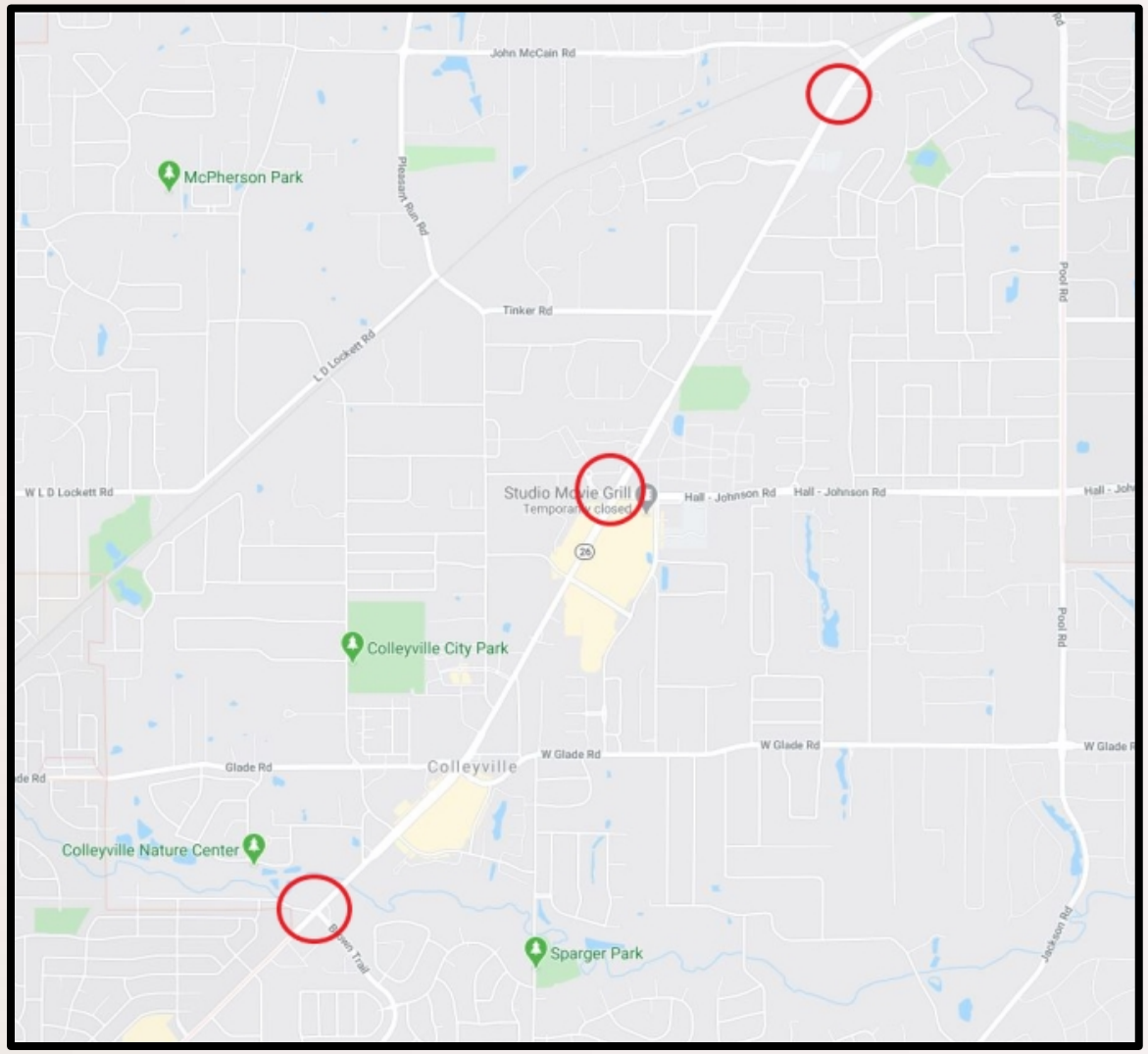
Strategic Advantages

- Deterrent Value
- Crime Prevention
- Investigative Support
- Increased Traffic Safety
- Reduced Fear of Crime

Proposed LPR Locations

3 locations along SH26 to get all lanes of traffic in both directions

- North end of the city (South of John McCain)
  - 2 poles and 6 cameras
- South end of the city at Brown Trail
  - 2 poles and 6 cameras
- Midpoint on 26 at Hall Johnson
  - 2 poles and 6 cameras



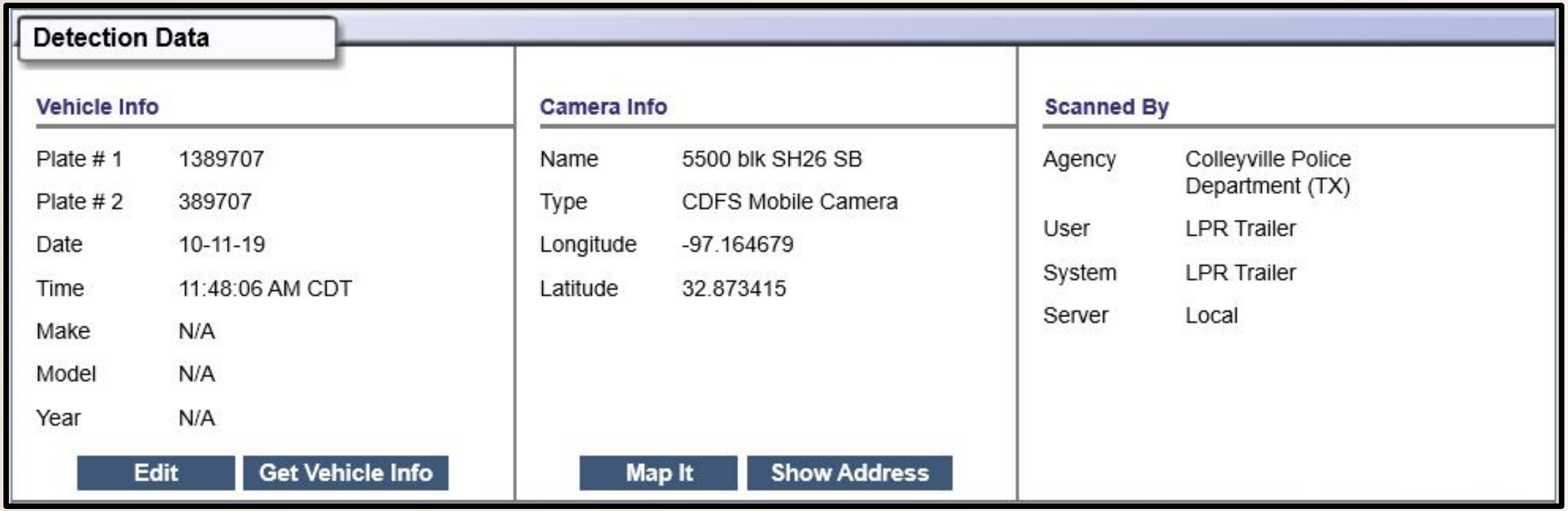
LPR Success Stories / Use Cases

- Multiple Recovered Stolen Vehicles and Crimes Prevented
- Colleyville High-end Watch Thief in 2018/2019
- Wanted Persons
- Silver Alerts / Amber Alerts
- Special Events

NOTE: 7-Eleven ATM Theft Suspects Utilized Multiple Stolen Vehicles

Data Elements Captured by Scan

- LPR Data is Completely Anonymous
- No Personal Information (PII) is Captured or Stored in System



Images Captured by Scan

- Image of License Plate and Vehicle Captured and Stored in System

Authorized Uses of System

LPR System <u>Only</u> Used for Authorized Law Enforcement Purposes Such As:

- Stolen Vehicles
- Wanted / Missing Persons
- Law Enforcement Investigations

LPR System NOT Used for:

- Revenue generating enforcement activities (Insurance, Expired Tags, Expired DL, Speeding, etc.)
- Any Non-law Enforcement Purpose – Curiosity, COVID-19, Tracking of Vehicles Not Associated With An Investigation, etc.

Data Retention and Access Control

- Data Retention Period of 3 Years per Texas DPS Guidance
- Completely Anonymous and No Personally Identifiable Information (PII) is Captured or Stored in System
- Access Only by Credentialed Law Enforcement Officers
- Data Stored in Highly Secure Vendor Cloud Appropriate for Sensitive Information
- All LPR Data are the Property of the Colleyville Police Department and Not Sold or Shared Outside of Law Enforcement
- Case Number and Authorized Purpose Required for All Searches
- Every Action in System is Captured and Auditable

LPR Camera Specs

- Ruggedized and compact dual-lens (infrared and color) LPR cameras for extreme conditions. Camera recognizes license plates in its field of view and matches against hotlists and notifies PD of matches.

Visual Mockups With Actual Decorative Pole

Procurement Details

- Utilizing the DIR-TSO-3652 contract vehicle from GTS Technology Solutions and Trinity Innovative Solutions
  - Multiple successful LPR projects completed
- Proposing the use of TIF Funds for the Project
- Project Cost: $225,025

Key Facts

- Intent is not to watch people.
- Data will only be used when a crime has occurred, investigation opened, or when an alert has been generated.
- Data will automatically be purged after the retention period.
- Clear policies are already in place to guide process.

Questions and Discussion?

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 4d **Agenda Date** 6/2/2020 **Number** Resolution R-20-4503
Type Resolution
Department City Secretary

Title
Amending Resolution R-20-4464 by approving the revised City of Colleyville City Hall Polling Place Electioneering Regulations (Exhibit B) and Electioneering Designation Map (Exhibit A)

Strategic Plan
1.4 Communicate thoroughly and strategically

Explanation
Reading and Public Hearing

City Council approved attached Resolution R-20-4464 on January 21, 2020, with Exhibit A (Electioneering Designation Map) and Exhibit B (City of Colleyville City Hall Polling Place Electioneering Regulations) which established electioneering locations and electioneering regulations for all candidates and measures when City Hall is used as an early voting and/or voting location.

These regulations were in place for the Primary Early Voting, February 18 through April 28, 2020, and Election Day, March 3, 2020. Based on the implementation of the regulations for the primaries, staff brought forward recommendations amending the regulations and map at the City Council Worksession on May 19, 2020. Based on direction from City Council, the following changes are brought forward for approval consideration. If approved, Resolution R-20-4464 would be amended with the new Exhibits A and B. Staff would be prepared to implement these changes, including the lottery for location within the electioneering area for the November Elections, however, there is not time before the primary run-off which begins June 22, 2020.

As provided in the attached redline, the changes are summarized as follows with changes in italics:

Additions to Definitions:
Electioneering: *Nothing contained herein prevents the wearing of clothing, badges, or political symbols outside the 100 foot marker.*

Electioneering Locations: *and which will be posted at the designated polling location. Electioneering is never permitted to impede traffic movements or parking in City owned parking lots, inside or outside the 100 foot markers. All electioneering must remain limited to the electioneering locations designed by a map and as further*

depicted in the City Hall electioneering map, which may be updated by resolution enacted by the City Council and attached as Exhibit A to Resolution R-20-4464 adopted on January 21, 2020).

New Definition:
Lottery For Location Within Electioneering Location(s) shall mean, a lottery drawing conducted within seven (7) days of the first day in which political signs may be placed as stated in 1 (a) of the Political Signs Definition stated in these regulations.

Additions to Regulations:
Electioneering Times and Locations: Electioneering shall be permitted to occur at the City Hall polling place and the adjacent public property only during a voting period and only within the electioneering location(s) designated in the electioneering map *which may be updated by resolution enacted by the City Council and attached as Exhibit A to Resolution R-20-4464 adopted on January 21, 2020).*

Lottery For Location Within Electioneering Location(s)
A lottery drawing for the space which may be occupied with a tent or canopy in the allowed Electioneering Location will be conducted by the City of Colleyville within seven (7) days of the first day in which political signs and tents and canopies may be placed as stated in these regulations, for every election in which City Hall is a designated polling place.

The City of Colleyville will publish notice on the City of Colleyville website notifying all who wish to register for the lottery for location within the electioneering location to register via a form devised for such purpose.

The City of Colleyville will assign each registered electioneer a number. On the date of the lottery drawing, all numbers will be placed in one container and drawn at random. All registered electioneers or their representative must be present during the lottery drawing.

The electioneer whose number is drawn first, will be allowed to select one (1) electioneering location which will be marked on the electioneering map board. The lottery will progress until all registered electioneers have made their first selection, the process will repeat for a second location selection if spaces are available.

All electioneers who did not participate in the lottery will be allowed to electioneer in a location not occupied by an electioneer who participated in the lottery process on a first come, first served basis, but must register with the City of Colleyville for placement on the map board.

The map board will be posted at City Hall and signs notifying of the lottery and registration will be placed in the electioneering area.

The City of Colleyville will mark the electioneering area ground with lines replicating the map board.

General Information and Rules
The electioneering area is public land maintained by the City of Colleyville, therefore, the electioneering area is irrigated on a timed overnight cycle device and trash receptacles are to remain as placed.

Motor vehicles are not allowed to be parked on the non-parking lot electioneering area.

No personal property or electioneering paraphernalia, with the exception of signs and tents or canopies, may be left on the premise overnight.

There is no electricity or water provided in the electioneering area.
There is no security provided to the electioneering area.

Political Signs (2):
or attached to a vehicle and parked in a City owned facility parking lot, located immediately outside the 100 foot markers, unless designated in the electioneering map which may be updated by resolution enacted by the City Council and attached as Exhibit A to Resolution R-20-4464 adopted on January 21, 2020).

Political Signs (5):
shall not be permitted in any form, on any City owned facility parking lot, or attached to a vehicle and parked in a City owned facility parking lot, located immediately outside the 100 foot markers, unless designated in the electioneering map which may be updated by resolution enacted by the City Council and attached as Exhibit A to Resolution R-20-4464adopted on January 21, 2020)

Canopies or tents:
Canopies or tents are allowed only in the designated electioneering area, during a period not earlier than 24 hours prior to the commencement of the early voting period and must be removed not later than 10:00 a.m. on the day after Election Day when City Hall is an Election Day polling location, may not be located on a parking lot, landscaped island, or sidewalk, and may not exceed 10 feet x 12 feet in size. A minimal distance of 20 feet between each tent or canopy representing a singular candidate or measure shall be maintained.

The Electioneering Designations map will be updated to provide for these amendments.

Financial Impact
Expenditures are provided for in the City Secretary's budget.

Recommendation

Approve

Attachments

1. City of Colleyville Electioneering Regulations - June 2020-redline
2. Electioneering Map - Draft 06.02.2020

City of Colleyville
City Hall Polling Place Electioneering Regulations
Effective January 21, 2020 (Exhibit B to Resolution R-20-~~4463~~4464 amended June 2, 2020 by Resolution R-20-4503~~)~~

Purpose and Scope

The purpose of the City of Colleyville Electioneering Regulations "Regulations" are to provide reasonable time, place, and manner regulations for electioneering on City-owned or controlled public property when such property is used as an election polling place. The regulations contained herein are to mitigate against any safety concerns, prevent damage to public property, and ensure the property is sufficiently available for its patrons who use the facilities other than for election purposes. The Regulations provide solely for the regulation of Electioneering and Political Signs (as these terms are defined herein) during an election in which the Colleyville City Hall is used as a polling place. The Regulations do not amend or replace any of the City's existing regulations governing the subject matter the Regulations, not in conflict herewith, and all such regulations shall remain in full force and effect.

Definitions

The following words and phrases as used and shall have the meanings as set forth in this section:

City Hall Polling Place means the Colleyville City Hall building located at 100 Main Street, inclusive of the tract of land on which said building is located, in conformance with the definition of a designated polling place provided in Chapter 43 of the Texas Election Code.

Electioneering shall mean the posting, use, or distribution of political signs, clothing, badges, or literature. Nothing contained herein prevents the wearing of clothing, badges, or political symbols outside the 100 foot marker.

Electioneering Locations(s) means the locations on the premises of a City Hall Polling Place and all adjacent tracts of land owned by the City that are designated as the location where electioneering may occur and which will be posted at the designated polling location. Electioneering is never permitted to impede traffic movements or parking in City owned parking lots, inside or outside the 100 foot markers. All electioneering must remain limited to the electioneering locations designed by a map and as further depicted in the City Hall electioneering map, which may be updated by resolution enacted by the City Council and attached as ~~(See~~ Exhibit A to Resolution R-20-~~4463~~4464 adopted on January 21, 2020).

Lottery For Location Within Electioneering Location(s) shall mean, a lottery drawing conducted within seven (7) days of the first day in which political signs may be placed as stated in 1 (a) of the Political Signs Definition stated in these regulations.

Political Sign means a sign, promoting the election of a candidate or political party, or approval or rejection of a measure.

Voting Period shall mean:

(1) with respect to early voting by personal appearance, the hour the polls are open for voting on the first day of the early voting period and ending when the polls close or the last voter has voted, whichever is later, on the last day of the early voting period; and

(2) with respect to ~~election day~~Election Day, the hour the polls are open for voting and ending when the polls close or the last voter has voted, whichever is later.

Electioneering Times and Locations

Electioneering shall be permitted to occur at the City Hall polling place and the adjacent public property only during a voting period and only within the electioneering location(s) designated in the electioneering map which may be updated by resolution enacted by the City Council and attached as Exhibit A to Resolution R-20-4464 adopted on January 21, 2020).
~~(See Exhibit A to Resolution R-20-4463 adopted on January 21, 2020).~~

Lottery For Location Within Electioneering Location(s)

A lottery drawing for the space which may be occupied with a tent or canopy in the allowed Electioneering Location will be conducted by the City of Colleyville within seven (7) days of the first day in which political signs and tents and canopies may be placed as stated in these regulations, for every election in which City Hall is a designated polling place.

The City of Colleyville will publish notice on the City of Colleyville website notifying all who wish to register for the lottery for location within the electioneering location to register via a form devised for such purpose.

The City of Colleyville will assign each registered electioneer a number.

On the date of the lottery drawing, all numbers will be placed in one container and drawn at random. All registered electioneers or their representative must be present during the lottery drawing.

The electioneer whose number is drawn first, will be allowed to select one (1) electioneering location which will be marked on the electioneering map board. The lottery will progress until all registered electioneers have made their first selection, the process will repeat for a second location selection if spaces are available.

All electioneers who did not participate in the lottery will be allowed to electioneer in a location not occupied by an electioneer who participated in the lottery process

on a first come, first served basis, but must register with the City of Colleyville for placement on the map board.

The map board will be posted at City Hall and signs notifying of the lottery and registration will be placed in the electioneering area.

The City of Colleyville will mark the electioneering area ground with lines replicating the map board.

General Information and Rules

The electioneering area is public land maintained by the City of Colleyville, therefore, the electioneering area is irrigated on a timed overnight cycle device and trash receptacles are to remain as placed.

Motor vehicles are not allowed to be parked on the non-parking lot electioneering area.

No personal property or electioneering paraphernalia, with the exception of signs and tents or canopies, may be left on the premise overnight.

There is no electricity or water provided in the electioneering area.

There is no security provided to the electioneering area.

Political Signs

No person shall place or affix a political sign on the premises of the City Hall polling place or adjacent City-owned public property except as follows:

(1) Political signs may be placed or affixed only in the electioneering location established herein and only:

(a) Political signs may be placed within an electioneering sign location during a period not earlier than 24 hours prior to the commencement of the early voting period and must be removed not later than 10:00 a.m. on the day after Election Day when City Hall is an Election Day polling location.

(2) One political sign for each candidate, or measure, which shall have a sign face no larger than thirty-two (32) square feet and be no taller than eight (8) feet in height from ground level shall be permitted in the designated electioneering location. Said sign may be attached to a canopy or tent, or secured with weights, but may not be staked in the ground, or attached to a vehicle and parked in a City owned facility parking lot, located immediately outside the 100 foot markers, unless designated in the electioneering map which may be updated by resolution enacted by the City Council and attached as Exhibit A to Resolution R-20-4464 adopted on January 21, 2020).

(3) Political signs placed in an electioneering sign location shall have no more than two (2) sign faces per sign and the number of political signs in an electioneering location may not exceed 20 in number, in addition to (2) above.

(4) All political signs must be placed or affixed in a manner that does not violate any other applicable state or local regulation, including the City's sign regulations contained in Chapter 7 of the City's Land Development Code (available online at www.colleyville.com), and shall not be placed upon any publicly owned property adjacent to the City Hall polling place, except as otherwise provided herein.

(5) In addition, Political signs:

shall not be permitted in any form, on any City owned facility parking lot, or attached to a vehicle and parked in a City owned facility parking lot, located immediately outside the 100 foot markers, unless designated in the electioneering map which may be updated by resolution enacted by the City Council and attached as Exhibit A to Resolution R-20-4464 adopted on January 21, 2020)

- shall not be attached to any utility, light, or traffic signal pole
- shall not be illuminated
- may be placed in the perimeter landscaped area on the subject property being used as a polling location in accordance with Texas Election Code
- shall not exceed four (4) square feet in area, except as otherwise permitted herein
- shall be attached to a metal stake, not to exceed a 9 gauge diameter, driven into the ground
- shall not encroach upon any tree roots, irrigation lines, and any other underground vegetation, or structure
- shall not extend over any sidewalk, street, or driveway
- shall not be placed within 30 feet of an identical sign(s)

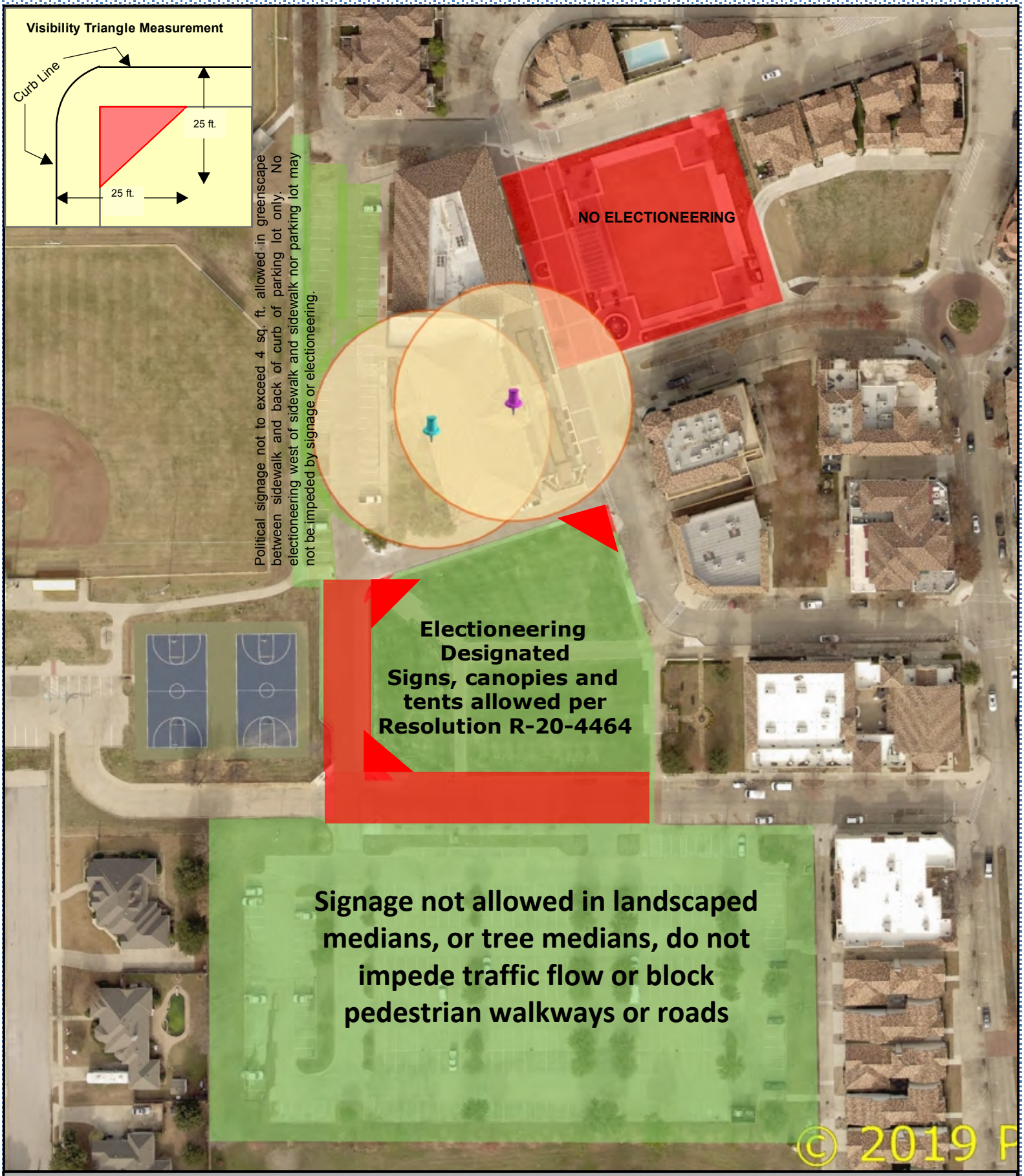
Canopies or Tents

Canopies or tents are allowed only in the designated electioneering area, during a period not earlier than 24 hours prior to the commencement of the early voting period and must be removed not later than 10:00 a.m. on the day after Election Day when City Hall is an Election Day polling location, may not be located on a parking lot, landscaped island, or sidewalk, and may not exceed 10 feet x 12 feet in size. A minimal distance of 20 feet between each tent or canopy representing a singular candidate or measure shall be maintained.

~~Canopies or tents may not exceed 10 feet x 12 feet in size, with a minimal distance of 20 feet between each tent or canopy, for each candidate, or measure, shall be maintained.~~

Enforcement

The Colleyville Code Enforcement Department and Election Judge shall responsibly provide for the enforcement of these Regulations. To contact the Code Enforcement Department you may visit the City's website at www.colleyville.com or call 817-503-1268.



Electioneering Designations

Entrance

Back Door

Front Door

100 ft. from Entrance

Allow Electioneering No Electioneering

CITY OF COLLEYVILLE TEXAS

Election Judge _____ Phone _____ Date _____

Created: 2/6/2020

Path: K:\Project\Project by Department\CMO\Election\Electioneering.mxd

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 5a **Agenda Date** 6/2/2020 **Number** Ordinance O-20-2115
Type Ordinance
Department Community Development

Title
Consideration of a zoning change request from the R-40 Single Family Residential district and AG Agricultural district to the RE Single Family 'Estate' Residential district on Lot 2, Block 1, of the Newgren Addition and Tract 4, Abstract 295, in the William E Crooks Survey, located at 108 and 7204 John McCain Road, Case ZC20-003

Strategic Plan
4.1 Protect Colleyville's semi-rural residential character

Explanation
Frist Reading and Public Hearing

Grayson Ceballos, the applicant, has submitted a request for a zoning change on Lots 2R and 3, Block 1, of the Newgren Addition, being Lot 2, Block 1, of the Newgren Addition and Tract 4, Abstract 295, in the William E Crooks Survey, being approximately 5.546 acres, and zoned R-40 Single Family Residential and AG Agricultural. The purpose is to rezone 7204 John McCain Road and 108 John McCain Road as RE Single Family 'Estate' Residential zoning. No additional lots are proposed.

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

Proposed Zoning:

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

		108	7204
Minimum Lot Size	80,000 sf.	143,595 sf.	97,991 sf.
Minimum Lot Width	150 feet	200 feet	270 feet
Minimum Lot Depth	150 feet	598 feet	412 feet

Front Building Line	40 feet
Side Building Line	15 feet
Rear Building Line	25 feet
Max. Lot Coverage	20%
Max. Impervious Coverage	50%

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

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

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

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

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

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request at their May 11, 2020 meeting by a vote of 4-0.

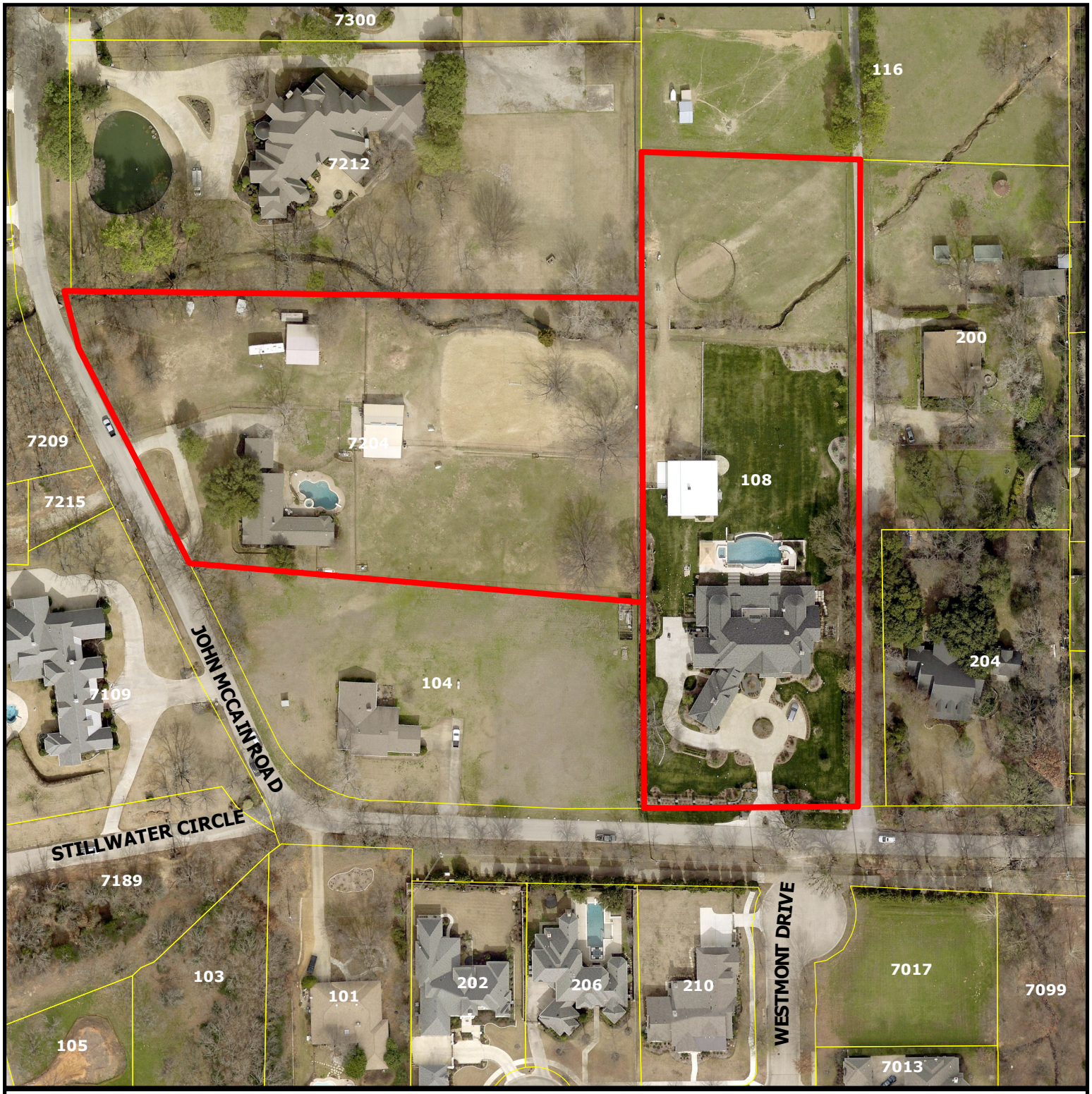
Financial Impact
There is no fiscal impact to the City of Colleyville for this item.

Recommendation
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification Letter
8. Ordinance O-20-2115

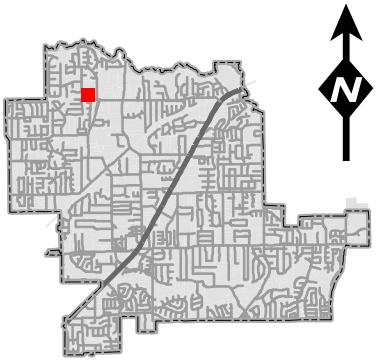
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC20-003

108 and 7204 John McCain Road



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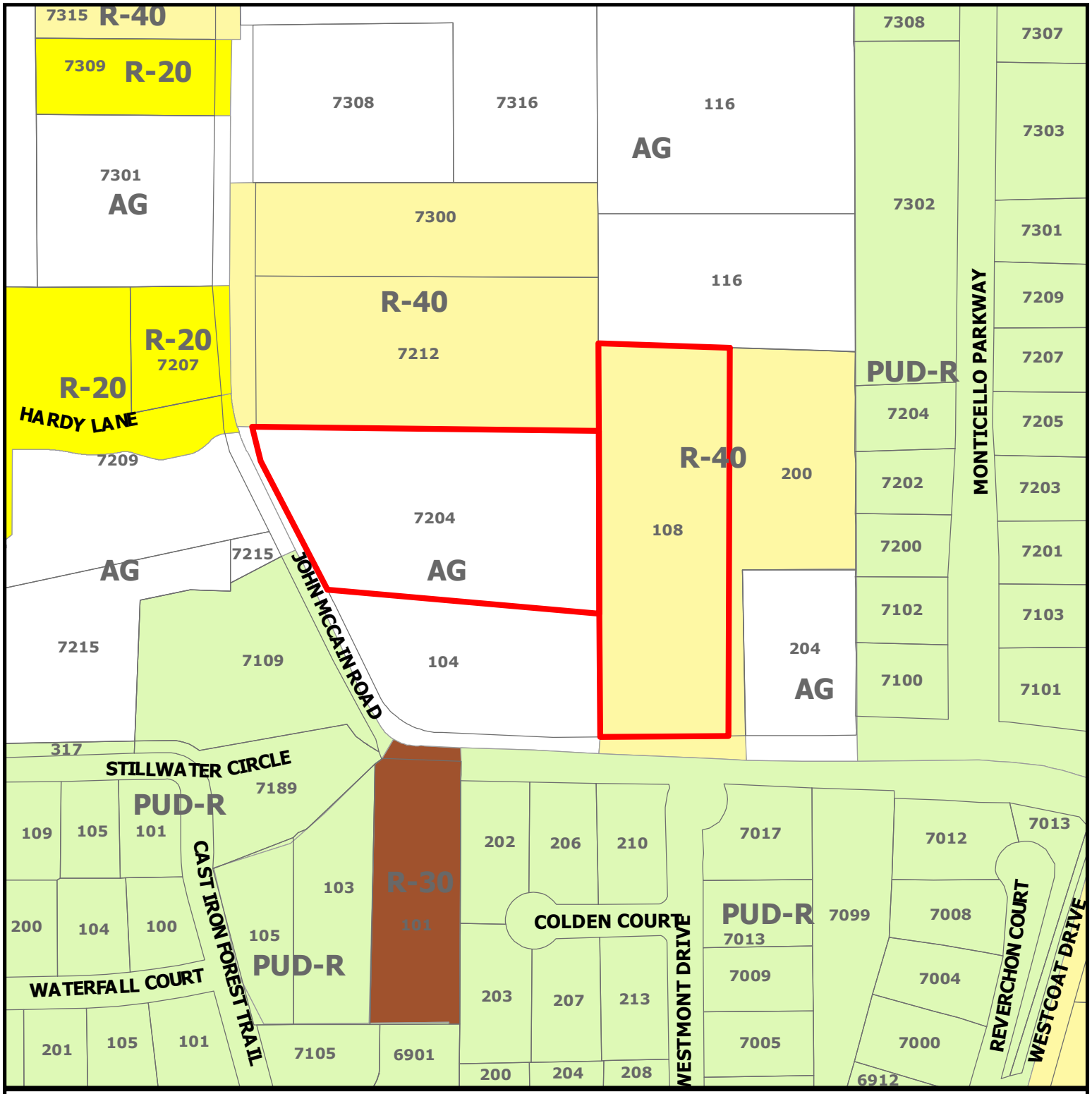
Subject Property

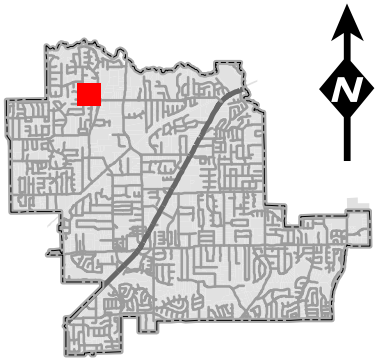
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC20-003

108 and 7204 John McCain Road



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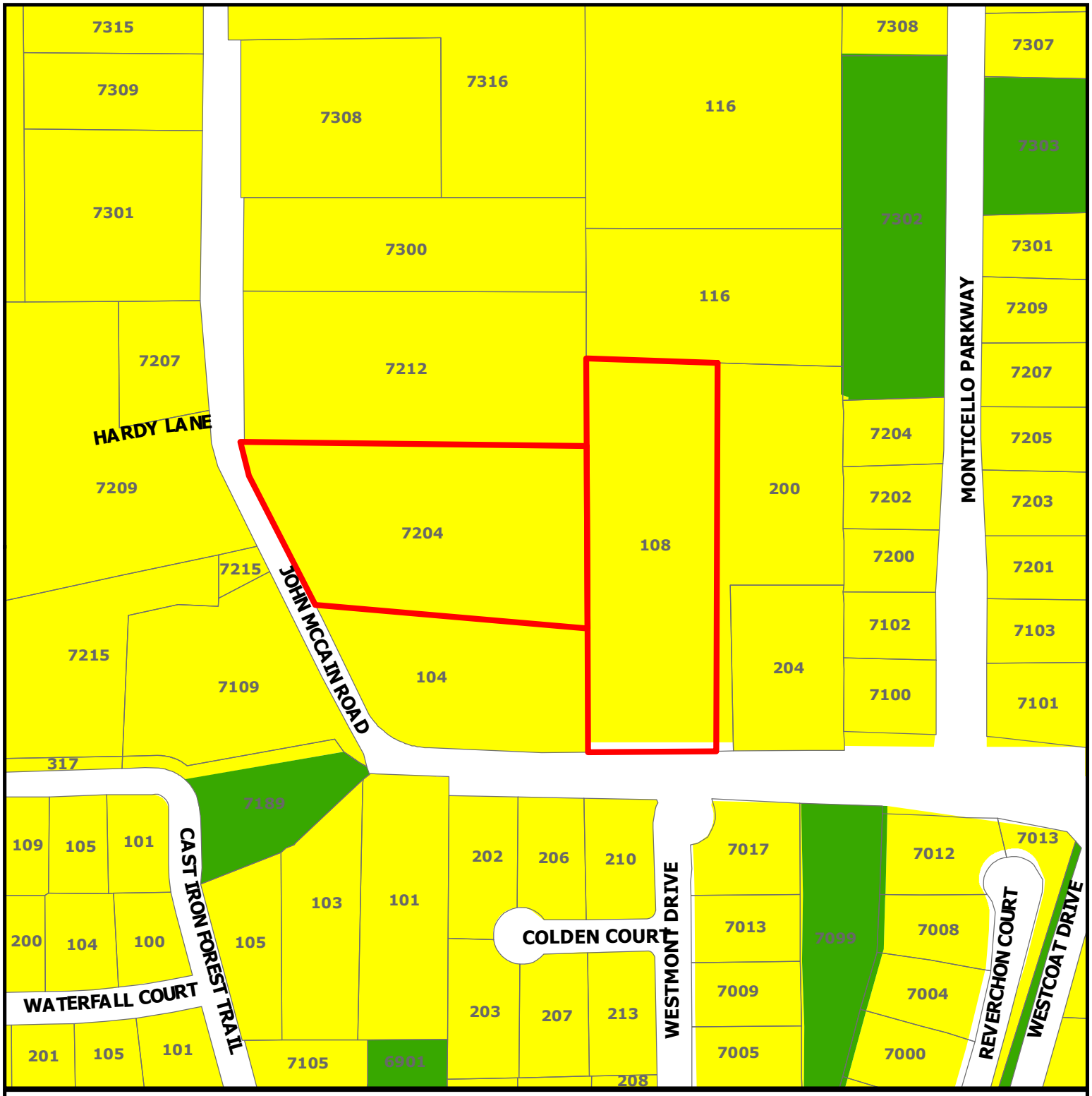
Subject Property

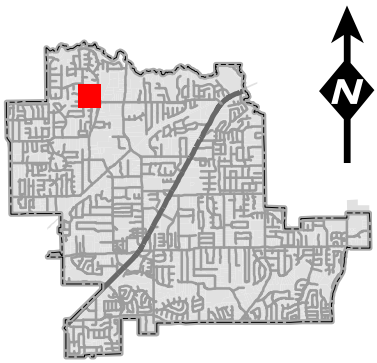
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC20-003

108 and 7204 John McCain Road



Subject Property

Residential

Open Space; Parks

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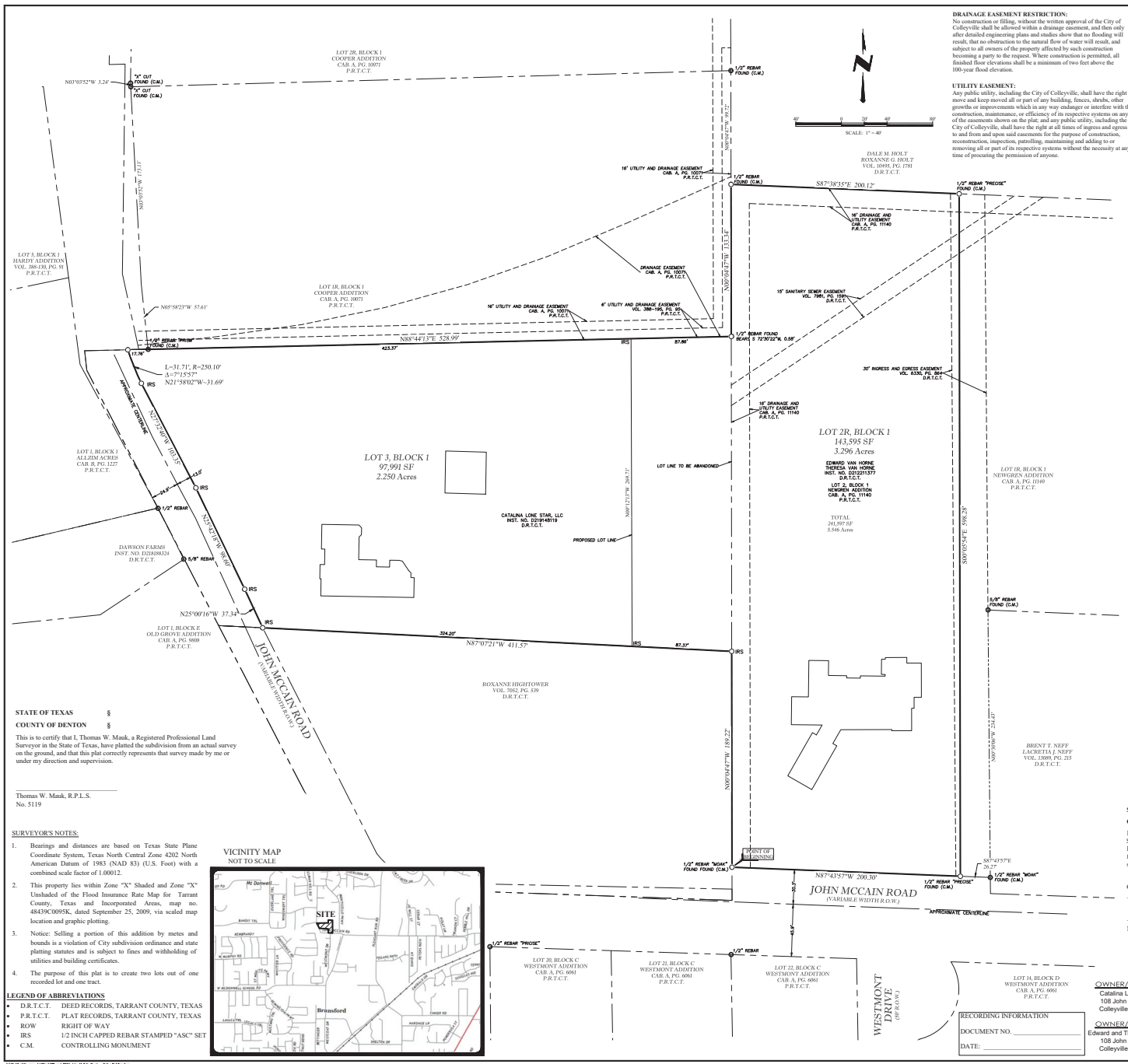
Zoning Exhibit



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

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

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor in the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

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

SURVEYOR'S NOTES:

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

LEGEND OF ABBREVIATIONS

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

VICINITY MAP
NOT TO SCALE

STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

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

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

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

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

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

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

THENCE North 88 degrees 44 minutes 13 seconds East, departing the east right of way line of said John McCain Road, passing a 1/2 inch rebar capped "PRISM" found for the southwest corner of Lot 1R, Block 1, Cooper Addition, an addition to the City of Colleyville, as recorded in Cabinet A, Page 10071, Plat Records, Tarrant County, Texas at a distance of 17.76 feet and continuing with the south line of said Lot 1R, a total distance of 528.99 feet to a point for the southeast corner of said Lot 1R, same being the northeast corner of said Catalina Lone Star tract, from which a 1/2 inch rebar found bears South 72 degrees 30 minutes 22 seconds West, a distance of 0.58 feet;

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

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

By: _____
Edward Van Horne

By: _____
Theresa Van Horne

By: _____
Catalina Lone Star, LLC

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20___.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20___.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20___.

_____
Notary Public in and for the State of Texas

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

_____
Date

_____
Community Development Director

RECORDING INFORMATION
DOCUMENT NO. _____
DATE: _____

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

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

WINDROSE
LAND SURVEYING | PLATTING
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

ARTHUR
LAND SURVEYING
220 Elm St., # 200 – Lewisville, TX 75057
Ph. 214.217.2544 – TFB№ 10063800
arthursurveying.com Established 1986

REPLAT

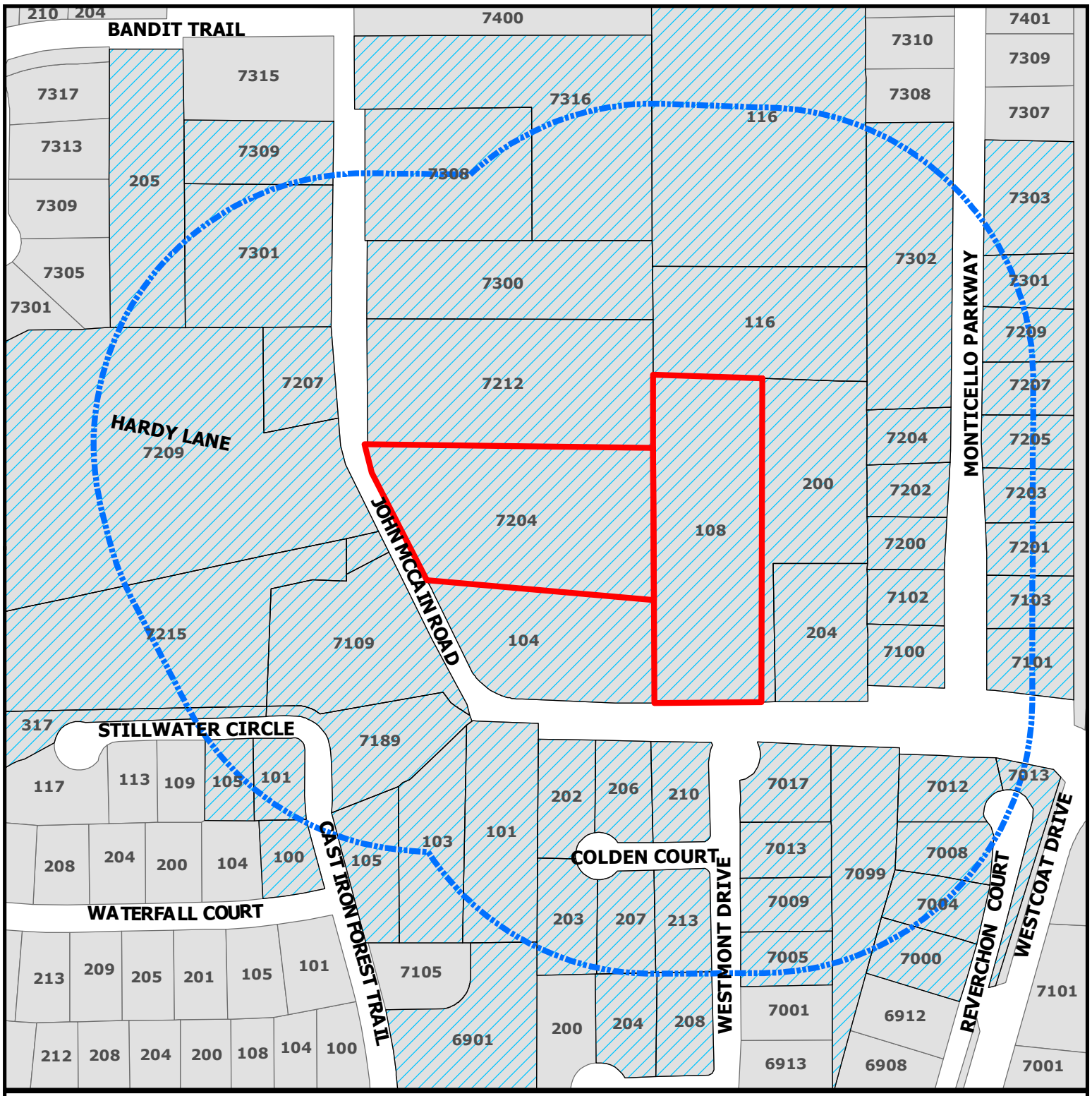
NEWGREN ADDITION
LOTS 2R AND 3, BLOCK 1

Being a Replat of all of Lot 2, Block 1 Newgren Addition, an addition to the City of Colleyville as recorded in Cab. A, Pg. 11140, Plat Records, Tarrant County, Texas
Also being a tract of land situated in the W.E. Crooks Survey, A. 295
a total Acreage of 5.546 Acres
City of Colleyville, Tarrant County, Texas
– 2019 –

DRAWN BY: G.L.C. DATE: 11/26/2019 CHECKED BY: T.M. JOB NO.: 2019.11.410

W:\Platting\Newgren Addition\108 and 7004 John McCain Road – Colleyville\Drawings

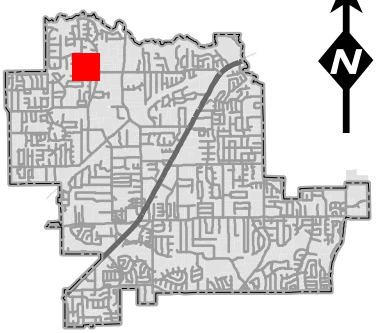
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC20-003

108 and 7204 John McCain Road



Subject Property

500ft Buffer

Properties within 500ft

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.

Notification List

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

Public hearing notices were mailed on March 6, 2020

NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

Planning and Zoning Commission Meeting: Monday, March 23, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, April 2, 2020 & Tuesday, April 16, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a zoning change request from the R-40 Single Family Residential district and AG Agricultural district to the RE Single Family 'Estate' Residential district. The purpose is to rezone 7204 John McCain Road and 108 John McCain Road as RE Residential Estate in order to continue development as single family residential lots.
Zoning Case:	ZC20-003
Applicant:	Grayson Ceballos
Owner:	Edward Van Horne
Location:	108 and 7204 John McCain Road
Property Description:	Lot 2, Block 1, of the Newgren Addition and Tract 4, Abstract 295, in the William E Crooks Survey
Present Zoning:	R-40 Single Family Residential District and AG Agricultural District

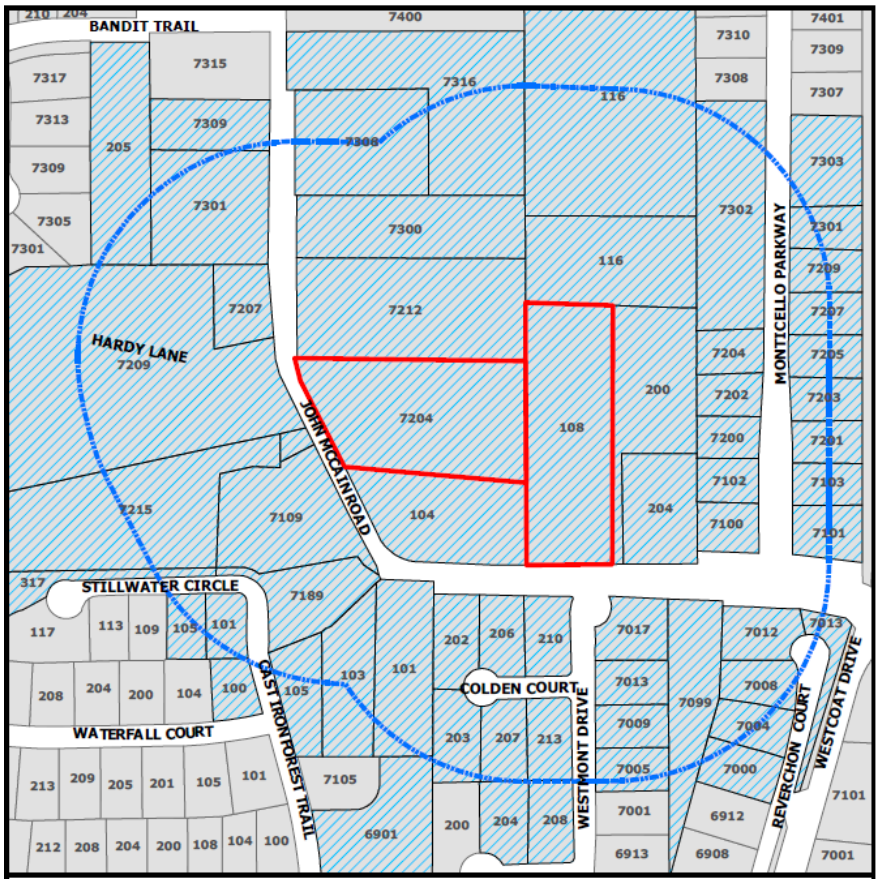
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-2115

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

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

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning 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 City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 5.55 acres, Lots 2R and 3, Block 1, of the Newgren Addition, and Tract 4, Abstract 295, in the William E Crooks Survey from the AG Agricultural district and R-40 Single Family Residential district to the RE Single Family 'Estate' Residential district, as depicted in the attached Exhibit "A" and Exhibit "B".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein, and subject to the following conditions:

1. As depicted in the attached Exhibit "A" and Exhibit "B".

Sec. 3. 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. 4. 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. 5. 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. 6. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

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

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

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

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

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit “A”- Zoning Map

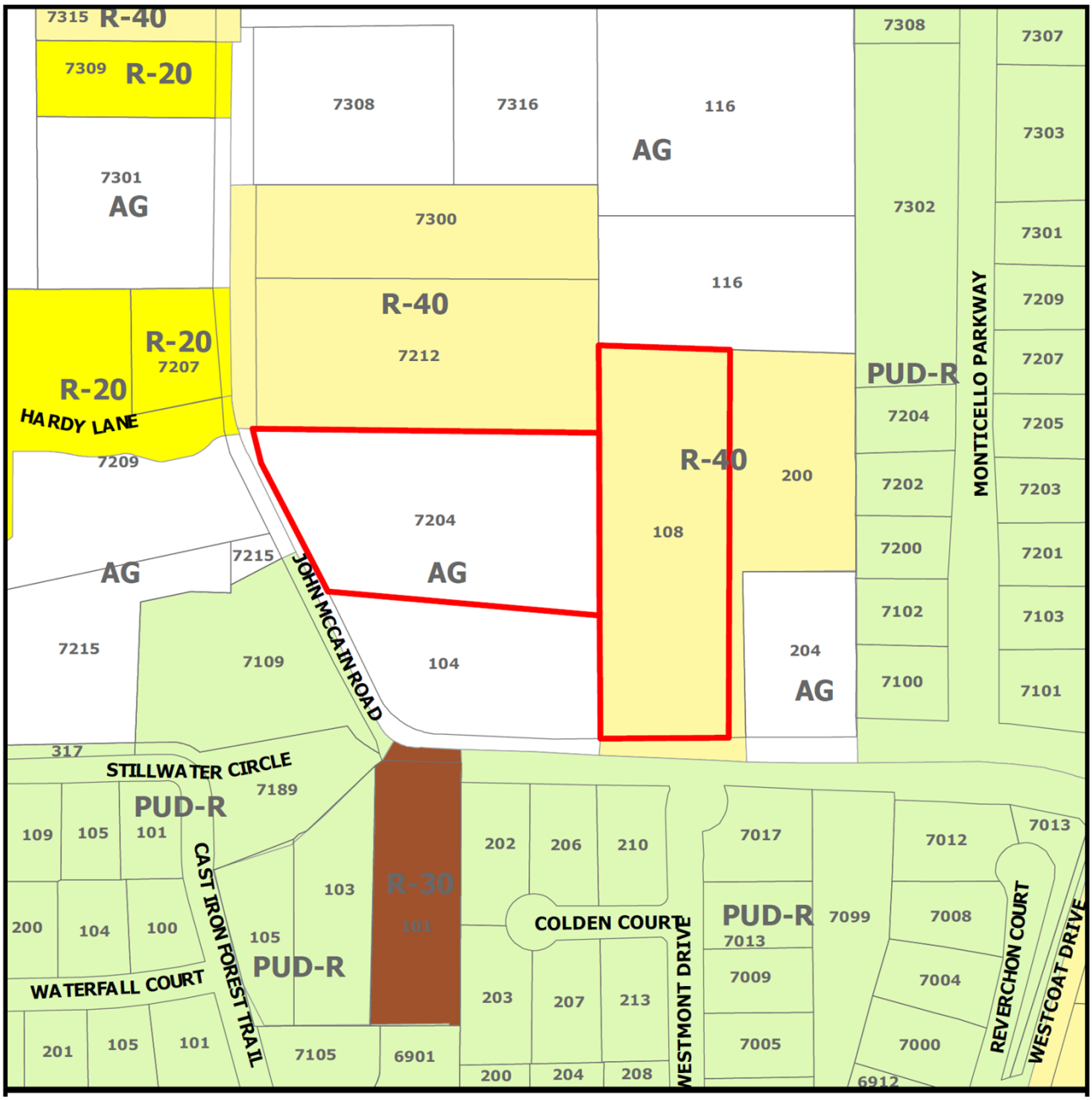
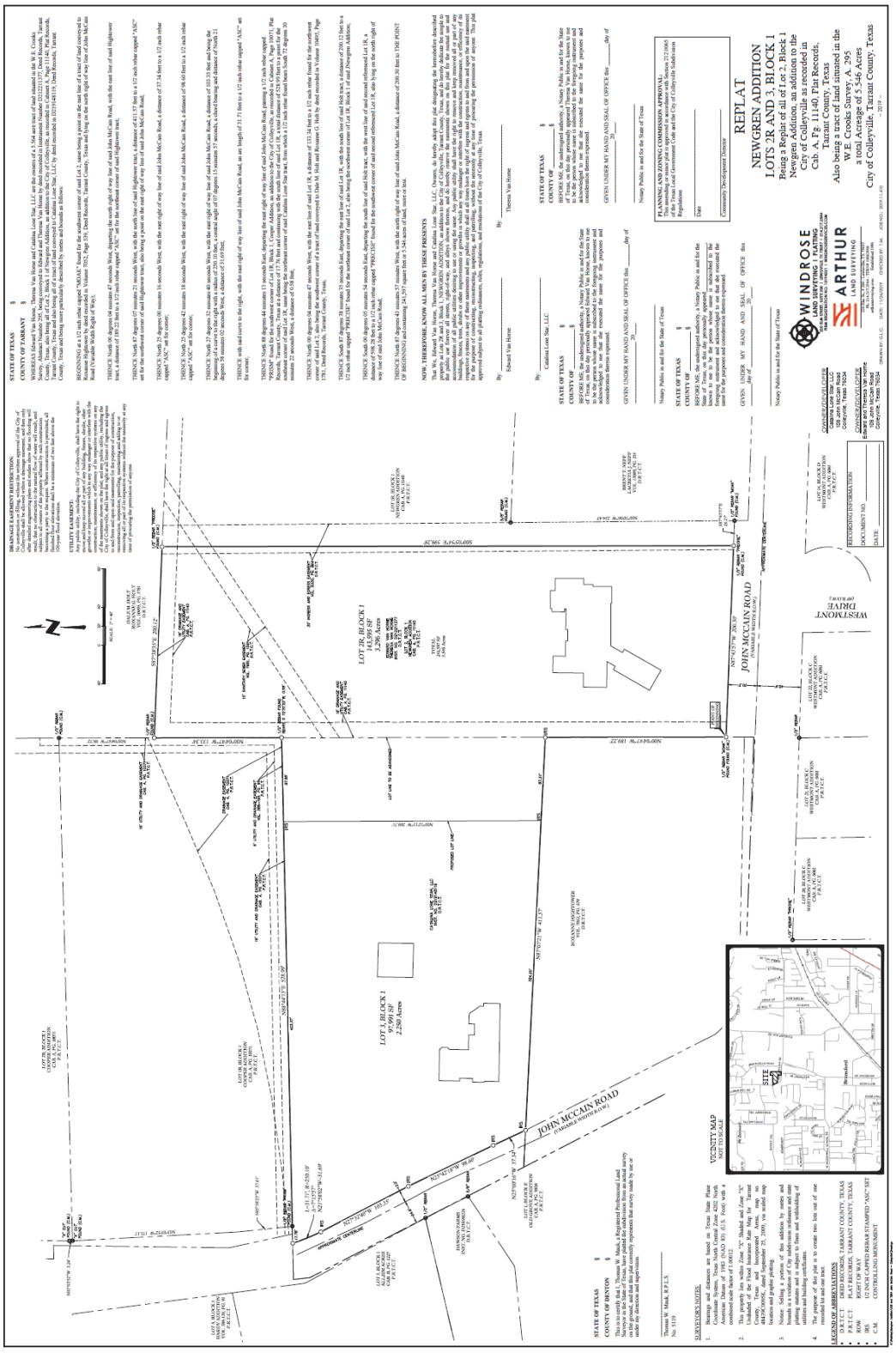


Exhibit “B”- Zoning Exhibit


REPLAT
NEWGREN ADDITION
LOTS 2R AND 3, BLOCK 1
Being a Replat of all of Lot 2, Block 1
Newgren Addition, an addition to the
City of Colleyville, Tarrant County, Texas
According to the Plat Recorded in
Cab. A, Pg. 11140, Plat Records,
Tarrant County, Texas
Also being a tract of land situated in the
W.E. Crooks Survey, A. 295
a total Acreage of 5.546 Acres
City of Colleyville, Tarrant County, Texas
—2019—
STATE OF TEXAS §
COUNTY OF TARRANT §
WHEREAS Edward Van Horne, Theresa Van Horne and Catalina Lone Star, LLC are the owners of a 5.5464 acre tract of land situated in the W. E. Crooks Survey, Abstract Number 295, being conveyed to Edward and Theresa Van Horne by deed recorded in Instrument Number D212211197, Deed Records, Tarrant County, Texas and all of Lot 2, Block 1 of Newgren Addition, an addition to the City of Colleyville, according to the Plat recorded in Cabinet A, Page 11140, Plat Records, Tarrant County, Texas and also being all of a tract of land conveyed to Catalina Lone Star, LLC by deed recorded in D219144110, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch rebar capped “MASK” found for the southwest corner of said Lot 2, same being a point on the east line of a tract of land conveyed to Rosanne Hightower by deed recorded in Volume 7053, Page 359, Deed Records, Tarrant County, Texas and lying on the north right-of-way line of John McCain Road, a variable width right-of-way;
THENCE North 00 degrees 04 minutes 47 seconds West, departing the north right-of-way line of said John McCain Road, with the east line of said Hightower tract, a distance of 411.37 feet to a 1/2 inch rebar capped “ASC” set for the northwest corner of said Hightower tract, same being a point on the east right-of-way line of said John McCain Road;
THENCE North 87 degrees 07 minutes 21 seconds West, with the north line of said Hightower tract, a distance of 411.37 feet to a 1/2 inch rebar capped “ASC” set for the northwest corner of said Hightower tract, same being a point on the east right-of-way line of said John McCain Road;
THENCE North 25 degrees 09 minutes 16 seconds West, with the east right-of-way line of said John McCain Road, a distance of 57.34 feet to a 1/2 inch rebar capped “ASC” set for corner;
THENCE North 27 degrees 12 minutes 40 seconds West, with the east right-of-way line of said John McCain Road, a distance of 103.55 feet and being the beginning of a curve to the right having a central angle of 27 degrees 15 minutes 57 seconds, a radius of 1145.92 feet, a chord bearing and distance of North 13 degrees 34 minutes 02 seconds West, a distance of 531.09 feet;
THENCE with said curve to the right, with the east right-of-way line of said John McCain Road, an arc length of 545.71 feet to a 1/2 inch rebar capped “ASC” set for corner;
THENCE North 89 degrees 44 minutes 12 seconds East, departing the east right-of-way line of said John McCain Road, passing at 1/2 inch rebar capped “PRISM” found for the southwest corner of Lot 1R, Block 1, Cooper Addition, an addition to the City of Colleyville, as recorded in Cabinet A, Page 10073, Plat Records, Tarrant County, Texas at a distance of 17.76 feet and continuing with the south line of said Lot 1R, a total distance of 529.99 feet to a point for the southeast corner of said Lot 1R, same being the southwest corner of said Lot 2R, Block 1 of Newgren Addition, from which a 1/2 inch rebar capped “PRISM” found for the southeast corner of said Lot 1R, also lying on the north right of way line of John McCain Road bears South 89 degrees 44 minutes 12 seconds West, a distance of 0.58 feet;
THENCE North 89 degrees 04 minutes 47 seconds West, with the east line of said Lot 1R, a distance of 331.34 feet to a 1/2 inch rebar found for the northwest corner of said Lot 1R, also being the southwest corner of a tract of land conveyed to Dale M. Holt and Roxanne G. Holt by deed recorded in Volume 10405, Page 1781, Deed Records, Tarrant County, Texas;
THENCE South 87 degrees 38 minutes 35 seconds East, departing the east line of said Lot 1R, with the south line of said Holt tract, a distance of 200.12 feet to a 1/2 inch rebar capped “PARCEL” found for the northeast corner of said Lot 2, also being the northwest corner of Lot 2R, Block 1 of said Newgren Addition;
THENCE South 00 degrees 05 minutes 54 seconds East, departing the south line of said Holt tract, with the west line of said second referenced Lot 2R, a distance of 180.27 feet to a 1/2 inch rebar capped “PRISM” found for the southwest corner of said second referenced Lot 2R, also lying on the north right of way line of John McCain Road;
THENCE North 87 degrees 47 minutes 17 seconds West, with the north right of way line of said John McCain Road, a distance of 200.30 feet to THE POINT OF BEGINNING and containing 241,577 square feet or 5.546 acres of land, more or less.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
That We, Edward Van Horne, Theresa Van Horne and Catalina Lone Star, LLC, Owners, do hereby adopt this plat designating the hereinabove described property as LOTS 2R AND 3, BLOCK 1, NEWGREN ADDITION, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring or using same. Any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.
By: _____
Edward Van Horne
By: _____
Theresa Van Horne
By: _____
Catalina Lone Star, LLC
STATE OF TEXAS §
COUNTY OF _____ §
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Edward Van Horne, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.
_____
Notary Public in and for the State of Texas
STATE OF TEXAS §
COUNTY OF _____ §
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Theresa Van Horne, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.
_____
Notary Public in and for the State of Texas
STATE OF TEXAS §
COUNTY OF _____ §
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.
_____
Notary Public in and for the State of Texas
PLANNING AND ZONING COMMISSION APPROVAL
This amending or minor plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations.
Date
_____
Chairman
_____
Community Development Director
OWNER/DEVELOPER
Catalina Lone Star LLC
1500 John McCain Road
Colleyville, Texas 76034
OWNER/DEVELOPER
Edward & Theresa Van Horne
1500 John McCain Road
Colleyville, Texas 76034
RECORDING INFORMATION
DOCUMENT NO. _____
DATE _____
WINDROSE
LAND SURVEYING
ARTHUR
LAND SURVEYING
VICINITY MAP
NOT TO SCALE
SITE
Bransford
SURVEYOR'S NOTES:
1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Feet) with a combined scale factor of 1.0001.
2. This property lies within Zone “X” Shaded and Zone “X” Unshaded of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, as shown on 48439C0095L, dated September 25, 2009, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is prohibited and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to create two lots out of one recorded lot and one tract.
LEGEND OF ABBREVIATIONS
D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
ROW RIGHT OF WAY
IRS 1/2 INCH CAPPED REBAR STAMPED “ASC” SET
C.M. CONTROLLING MONUMENT
LOT 2R, BLOCK 1
NEWGREN ADDITION
CAB. A, PG. 11140
P.R.T.C.T.
LOT 1R, BLOCK 1
COOPER ADDITION
CAB. A, PG. 10073
P.R.T.C.T.
LOT 1, BLOCK 1
HAUSER ADDITION
CAB. B, PG. 3127
P.R.T.C.T.
LOT 1, BLOCK 1
OKLAHOMA ADDITION
CAB. A, PG. 7
P.R.T.C.T.
LOT 1R, BLOCK 1
NEWGREN ADDITION
CAB. A, PG. 10073
P.R.T.C.T.
LOT 2R, BLOCK 1
NEWGREN ADDITION
CAB. A, PG. 11140
P.R.T.C.T.
LOT 1, BLOCK 1
WESTMONT ADDITION
CAB. A, PG. 7

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 5b **Agenda Date** 6/2/2020 **Number** Ordinance O-20-2116
Type Ordinance
Department Community Development

Title
Consideration of a zoning change request from AG Agricultural district to the R-40 Single Family Residential district on Tract 1A01B1, Abstract 1756, in the A T Young Survey, located at 218 W Glade Road, Case ZC20-004

Strategic Plan
4.1 Protect Colleyville's semi-rural residential character

Explanation
First Reading and Public Hearing

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

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

Proposed Zoning:

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

Minimum Lot Size	40,000 square feet	40,740 square feet
Minimum Lot Width	150 feet	105.85 feet
Minimum Lot Depth	150 feet	390 feet
Front Building Line	40 feet	
Side Building Line	15 feet	

Rear Building Line	25 feet
Max. Lot Coverage	20%
Max. Impervious Coverage	50%

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

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

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

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

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

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request at their May 11, 2020 meeting by a vote of 4-0.

Financial Impact
There is no fiscal impact to the City of Colleyville for this item.

Recommendation
Approve

Attachments

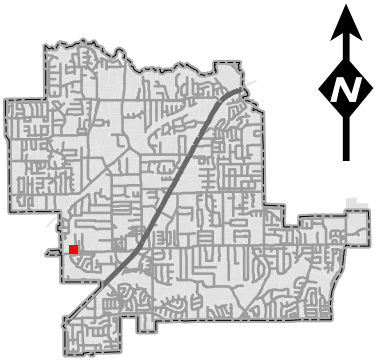
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification Letter
8. Ordinance O-20-2116

Aerial Map

CITY OF COLLEYVILLE TEXAS

ZC20-004

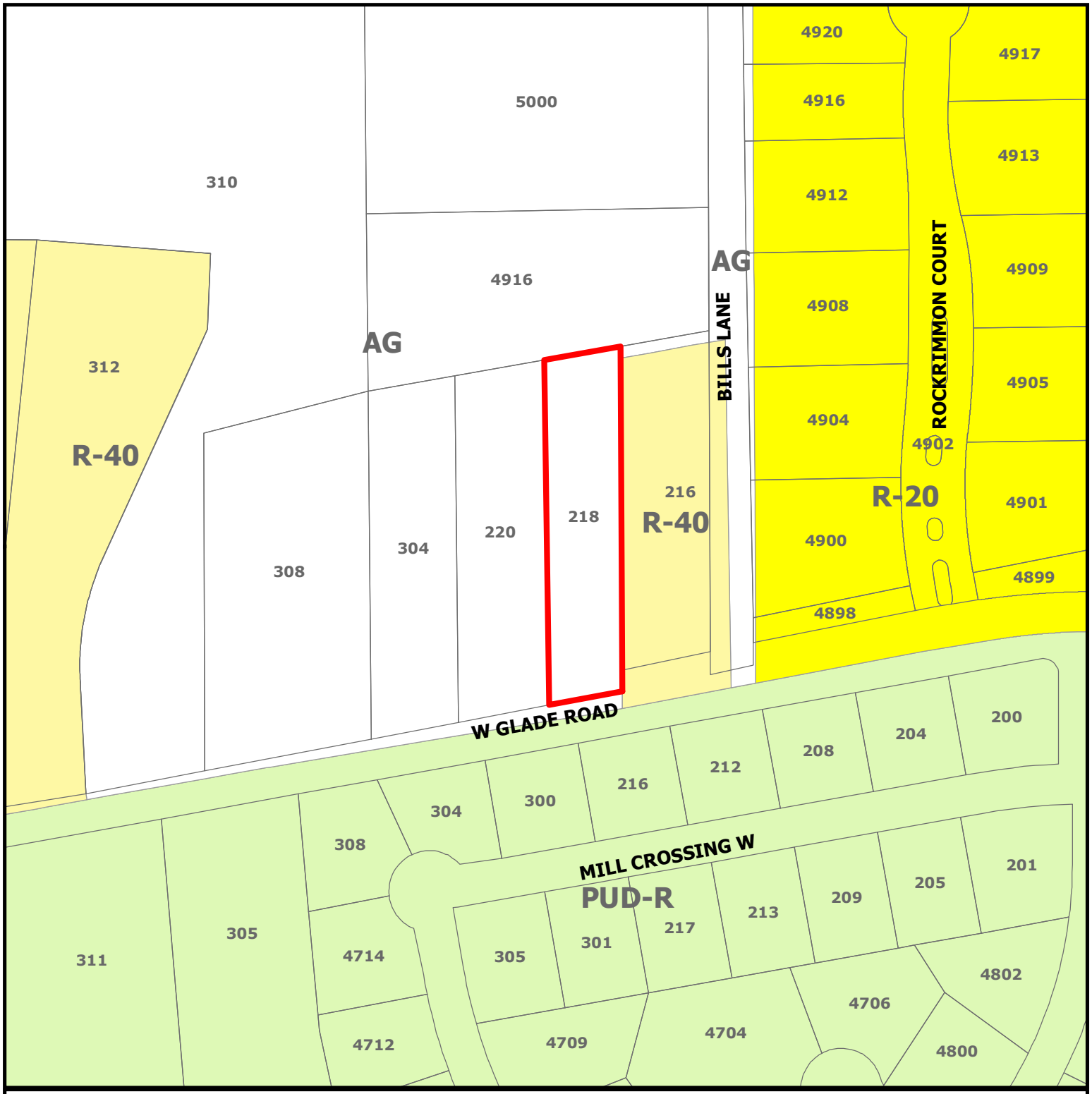
218 W Glade Rd



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

Subject Property

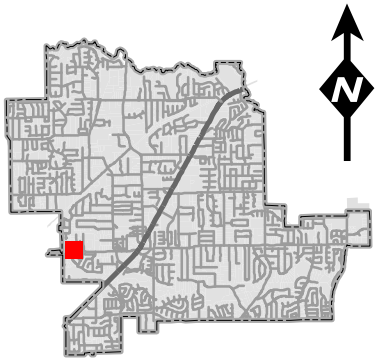
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC20-004

218 W Glade Rd



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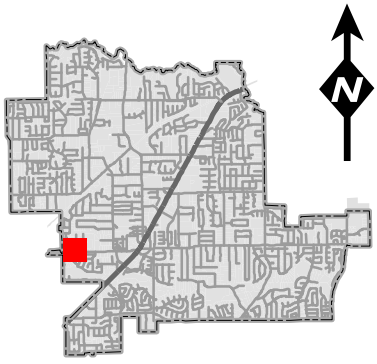
Subject Property

Future Land Use Map

CITY OF COLLEYVILLE TEXAS

ZC20-004

218 W Glade Rd



Subject Property

Residential

Open Space; Parks

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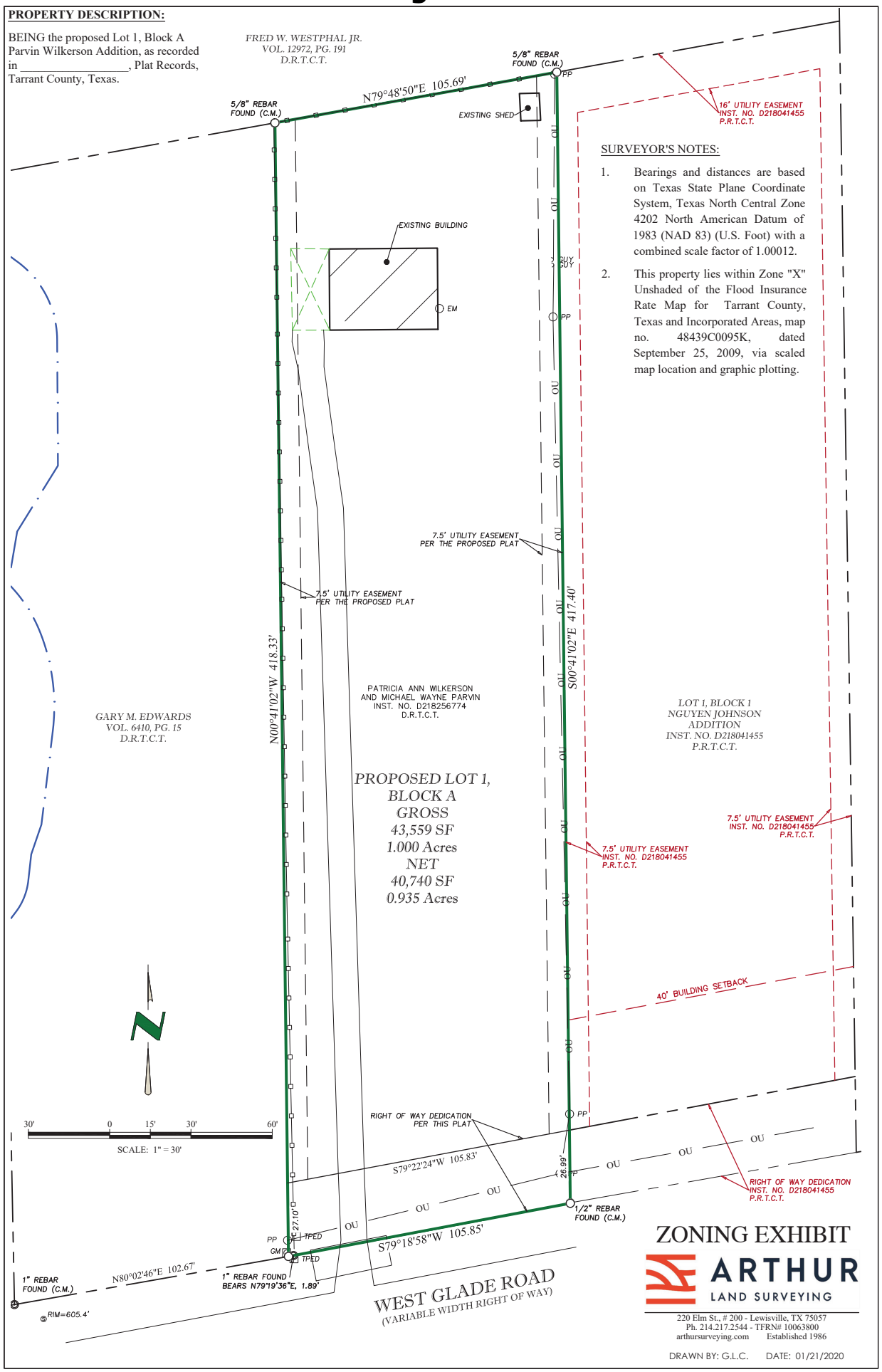
Zoning Exhibit

PROPERTY DESCRIPTION:

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



SURVEYOR'S NOTES:

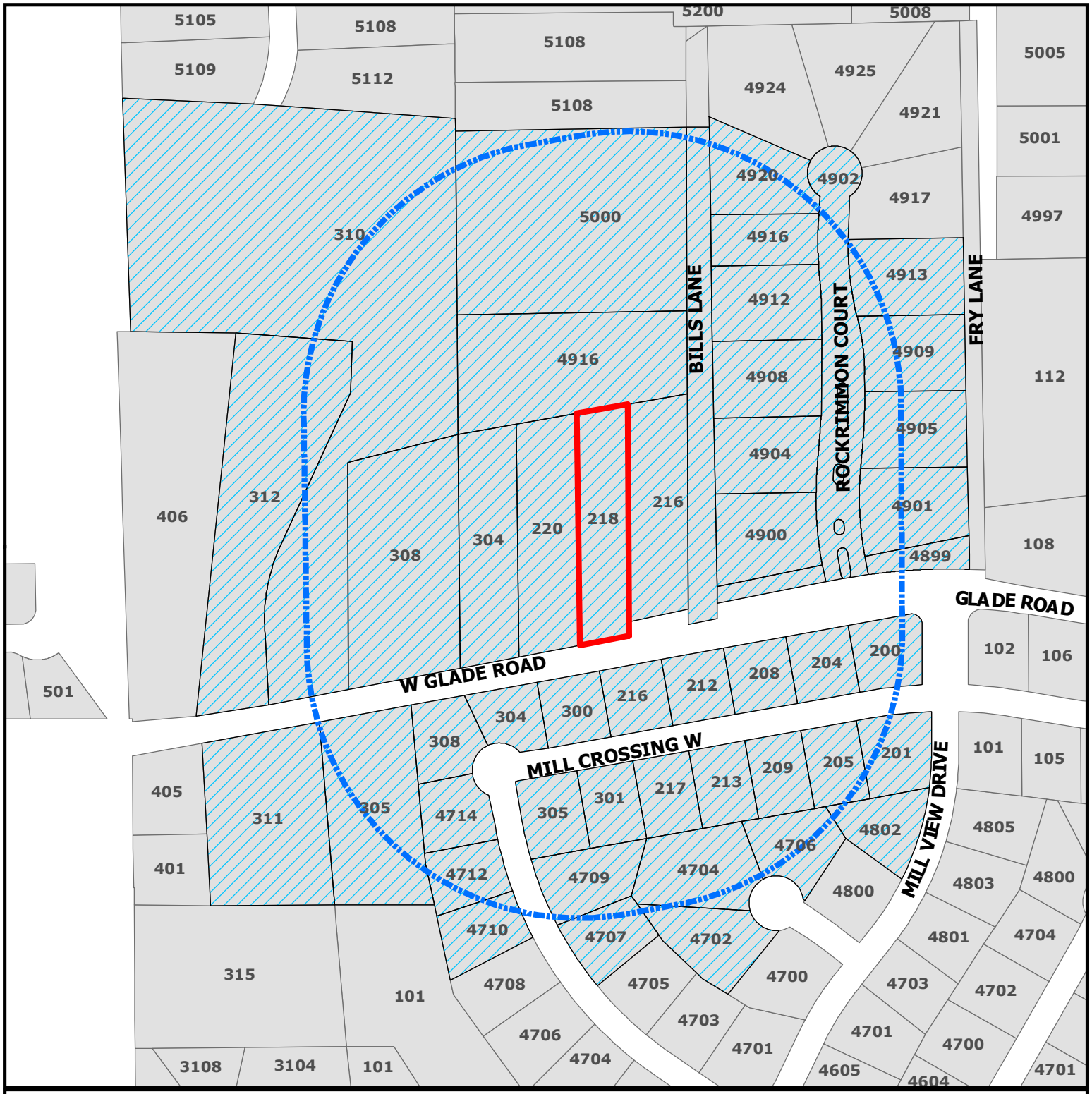
1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Tarrant County, Texas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

ZONING EXHIBIT

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

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

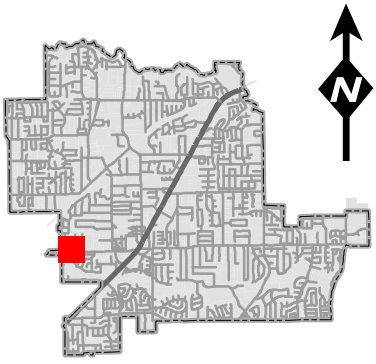
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC20-004

218 W Glade Rd



Subject Property

500ft Buffer

Properties within 500ft

DISCLAIMER:
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Notification List

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

Public hearing notices were mailed on March 6, 2020

NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

Planning and Zoning Commission Meeting: Monday, March 23, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, April 2, 2020 & Tuesday, April 16, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a zoning change request from AG Agricultural district to the R-40 Single Family Residential district. The purpose is to rezone the property from AG to R-40 in order to develop into a single family residential lot.
Zoning Case:	ZC20-004
Applicant:	Grayson Ceballos
Owner:	Patricia Wilkerson and Michael Parvin
Location:	218 W Glade Road
Property Description:	Tract 1A01B1, Abstract 1756, in the A T Young Survey
Present Zoning:	AG Agricultural District

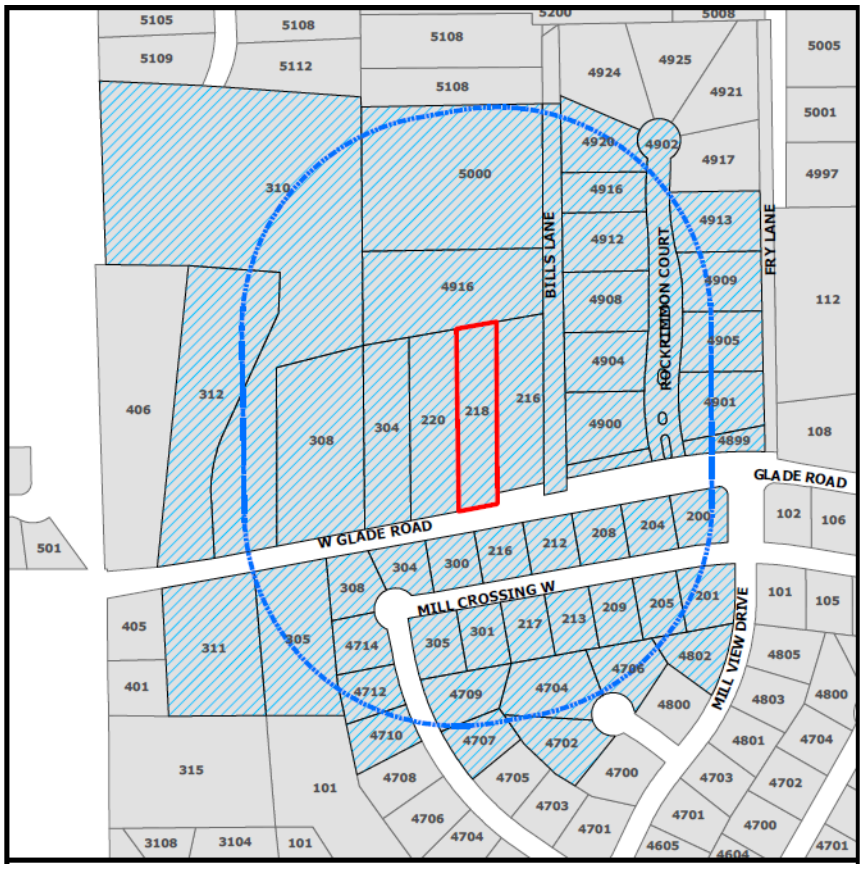
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-2116

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

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

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning 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 City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 1.0 acres, being Tract 1A01B1, Abstract 1756, in the A T Young Survey from the AG Agricultural district to the R-40 Single Family Residential district, as depicted in the attached Exhibit "A" and Exhibit "B".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended,

and as amended herein, and subject to the following conditions:

1. As depicted in the attached Exhibit "A" and Exhibit "B".

Sec. 3. 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. 4. 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. 5. 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. 6. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

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

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

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

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit “A”- Zoning Map

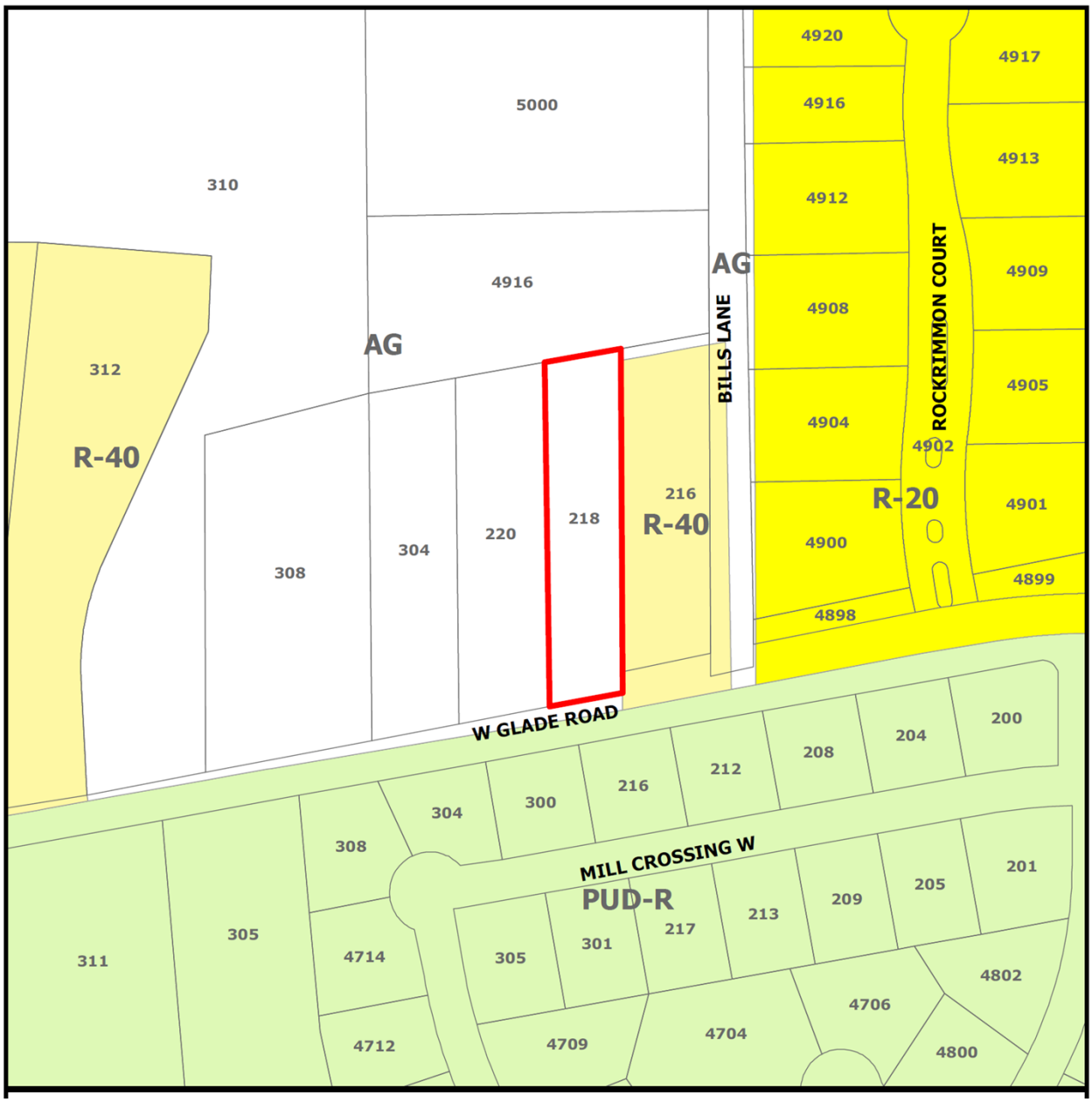
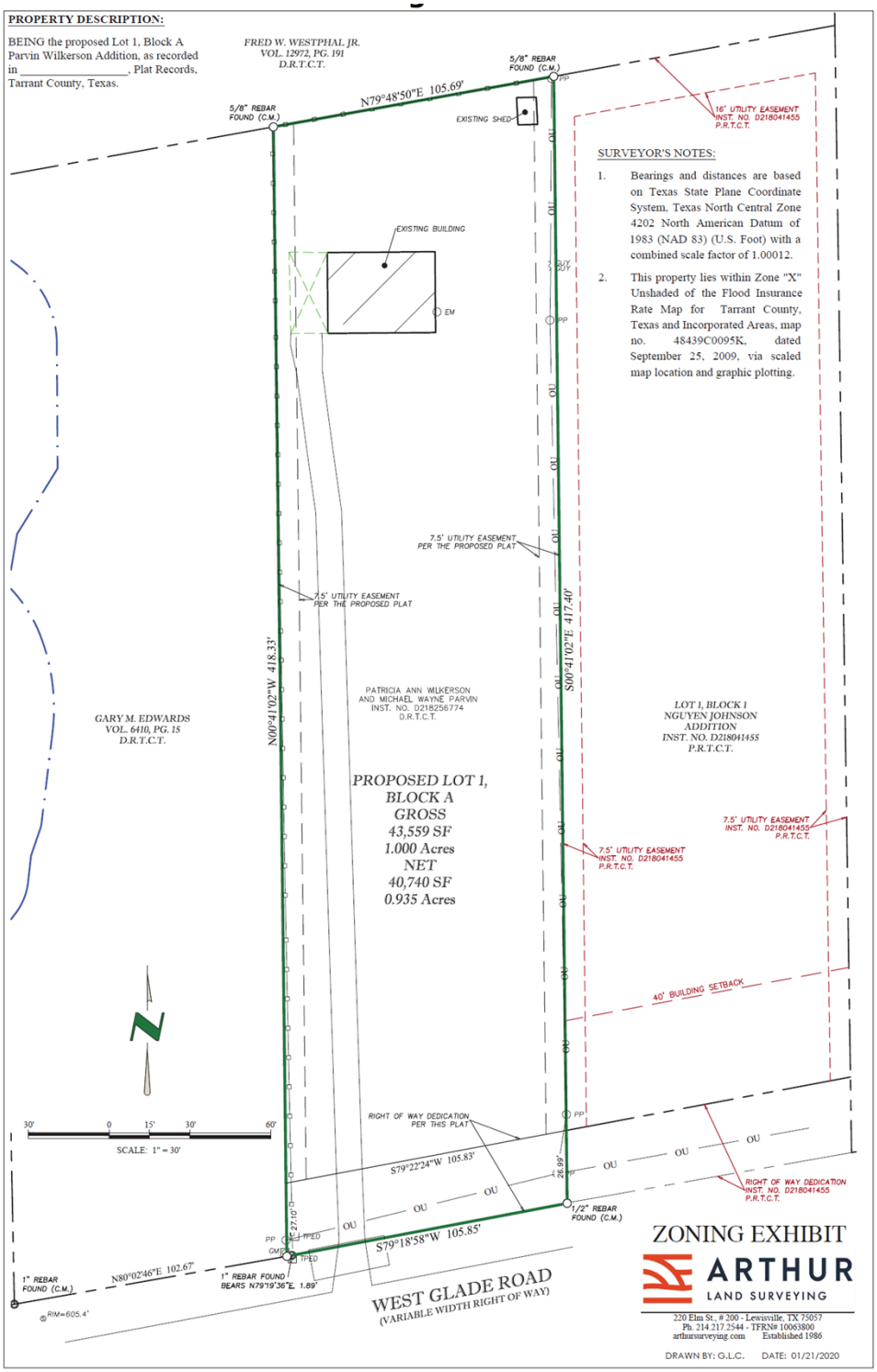


Exhibit “B”- Zoning Exhibit



City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 5c **Agenda Date** 6/2/2020 **Number** Ordinance O-20-2117
Type Ordinance
Department Community Development

Title
Consideration of a zoning change request from the AG Agricultural district to the R-40 Single Family Residential district on Tract 1A01C1, Abstract 1756, in the A T Young Survey, located at 304 W Glade Road, Case ZC20-005

Strategic Plan
4.1 Protect Colleyville's semi-rural residential character

Explanation
First Reading and Public Hearing

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

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

Proposed Zoning:

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

Minimum Lot Size	40,000 square feet	40,372 square feet
Minimum Lot Width	150 feet	104 feet
Minimum Lot Depth	150 feet	391 feet
Front Building Line	40 feet	
Side Building Line	15 feet	

Rear Building Line	25 feet
Max. Lot Coverage	20%
Max. Impervious Coverage	50%

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

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

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

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

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

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request at their May 11, 2020 meeting by a vote of 4-0.

Financial Impact
There is no fiscal impact to the City of Colleyville for this item.

Recommendation
Approve

Attachments
1. Aerial Map

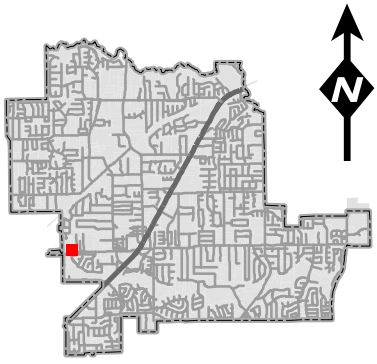
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification Letter
8. Ordinance O-20-2117

Aerial Map

CITY OF COLLEYVILLE TEXAS

ZC20-005

304 W Glade Rd



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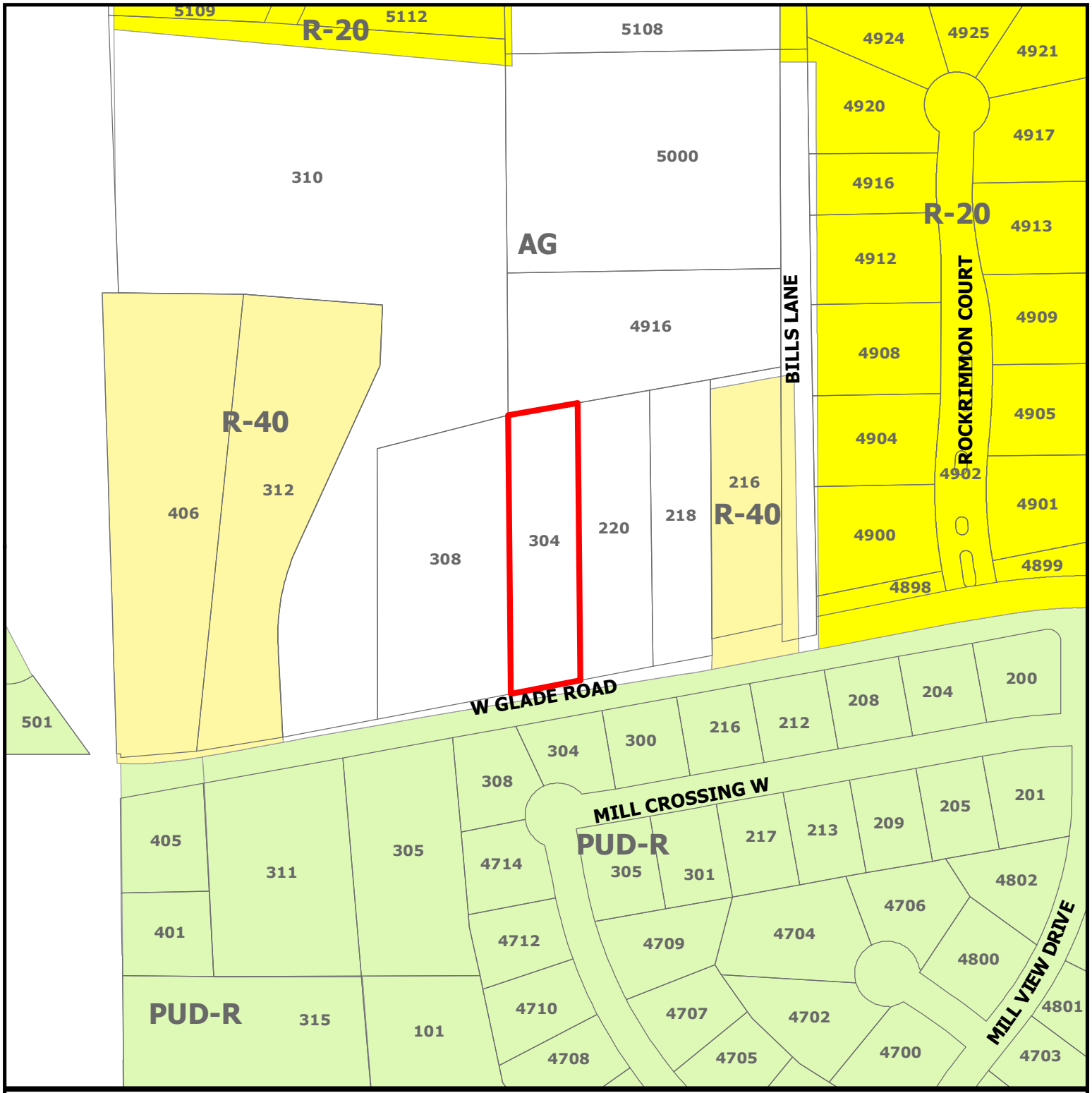
Subject Property

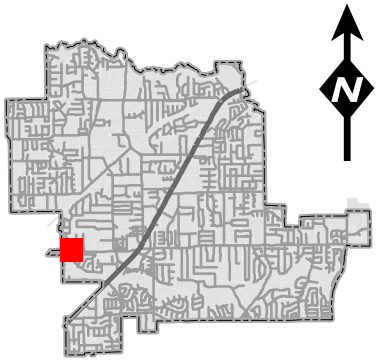
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC20-005

304 W Glade Rd



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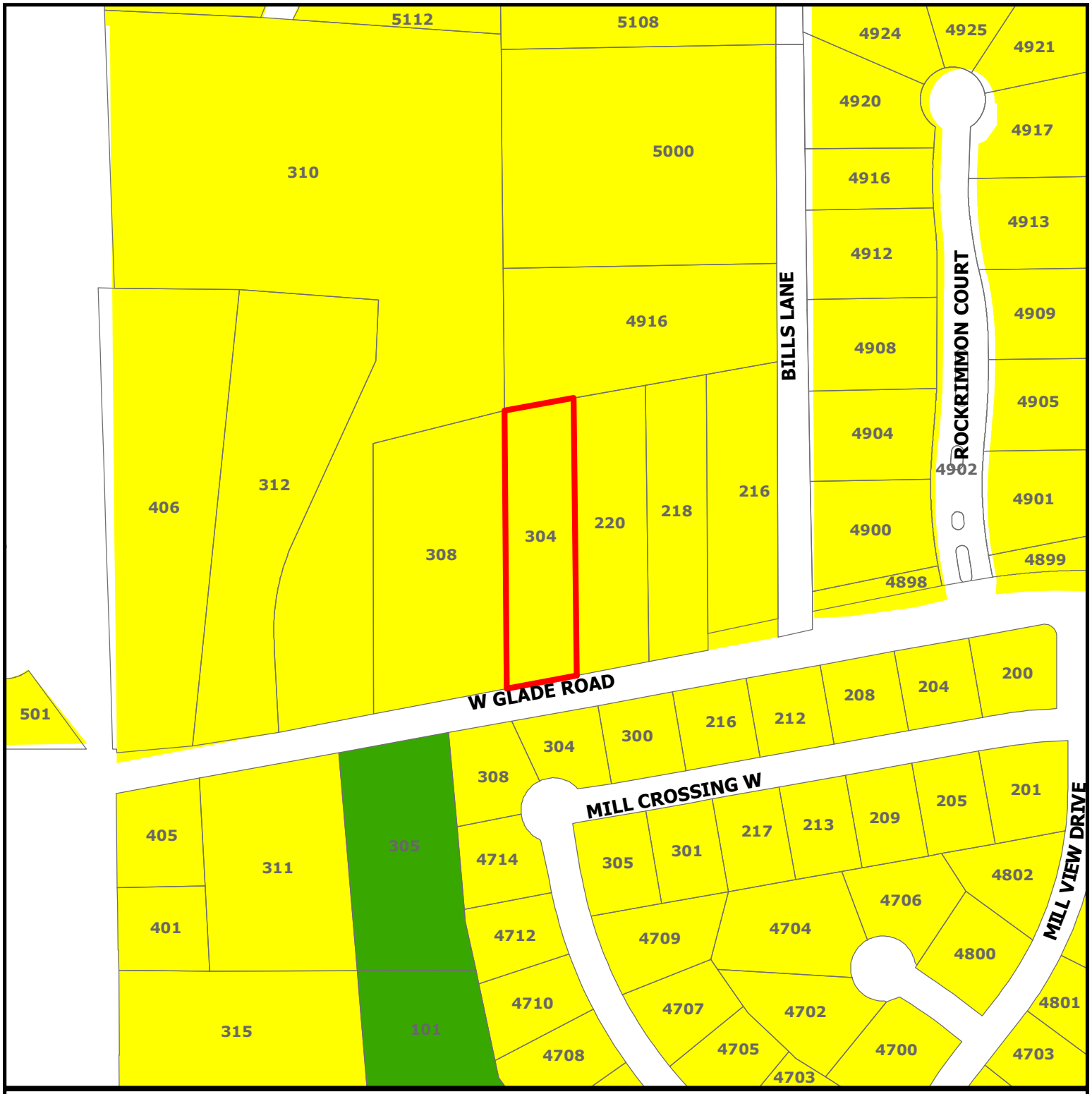
Subject Property

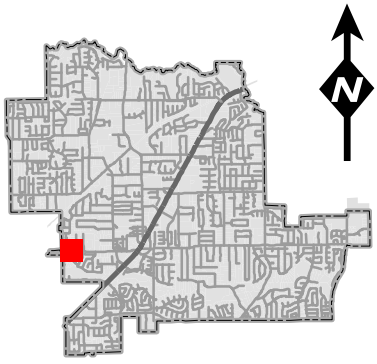
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC20-005

304 W Glade Rd



Subject Property

Residential

Open Space; Parks

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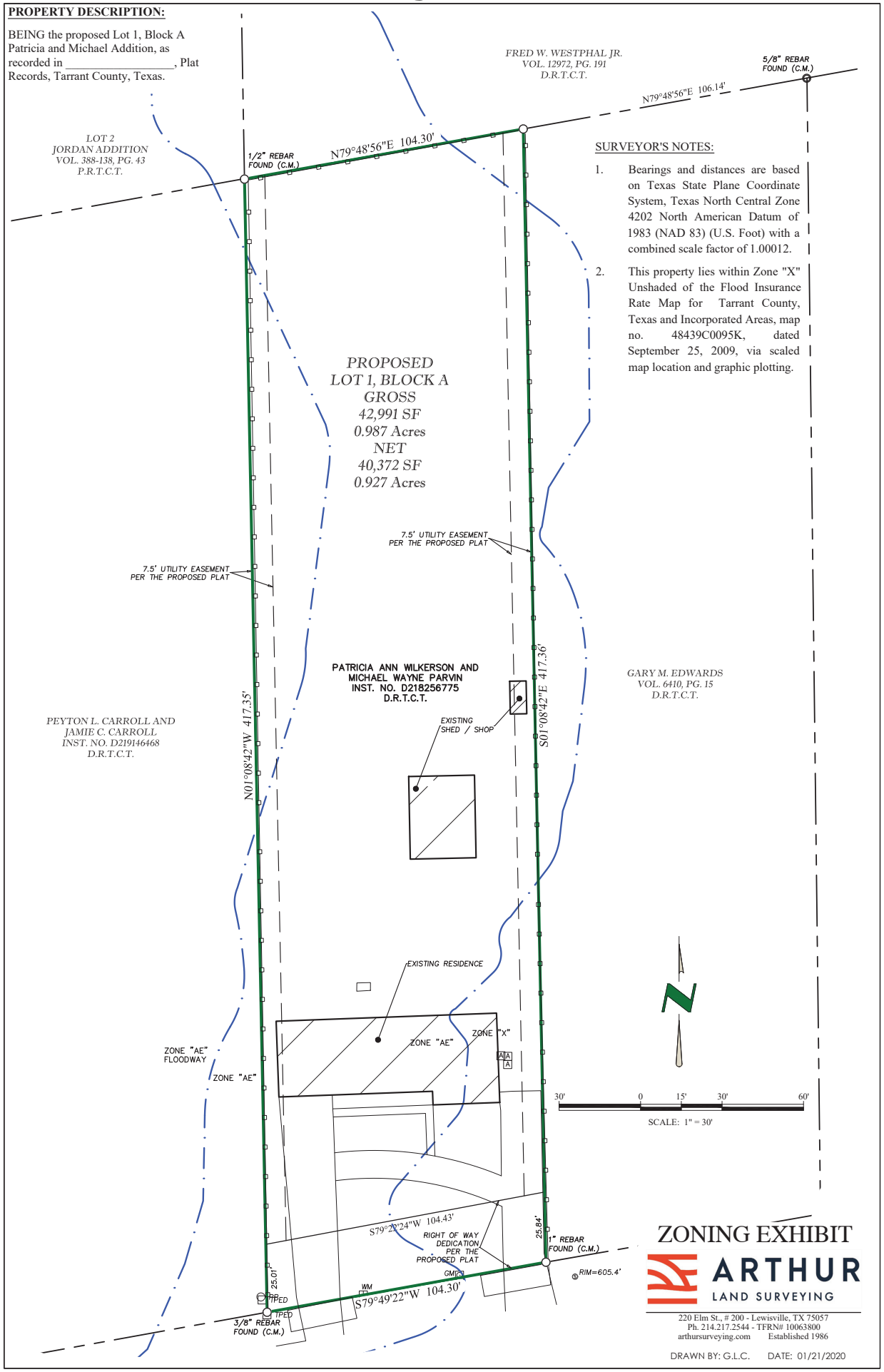
Zoning Exhibit

PROPERTY DESCRIPTION:

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



SURVEYOR'S NOTES:

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

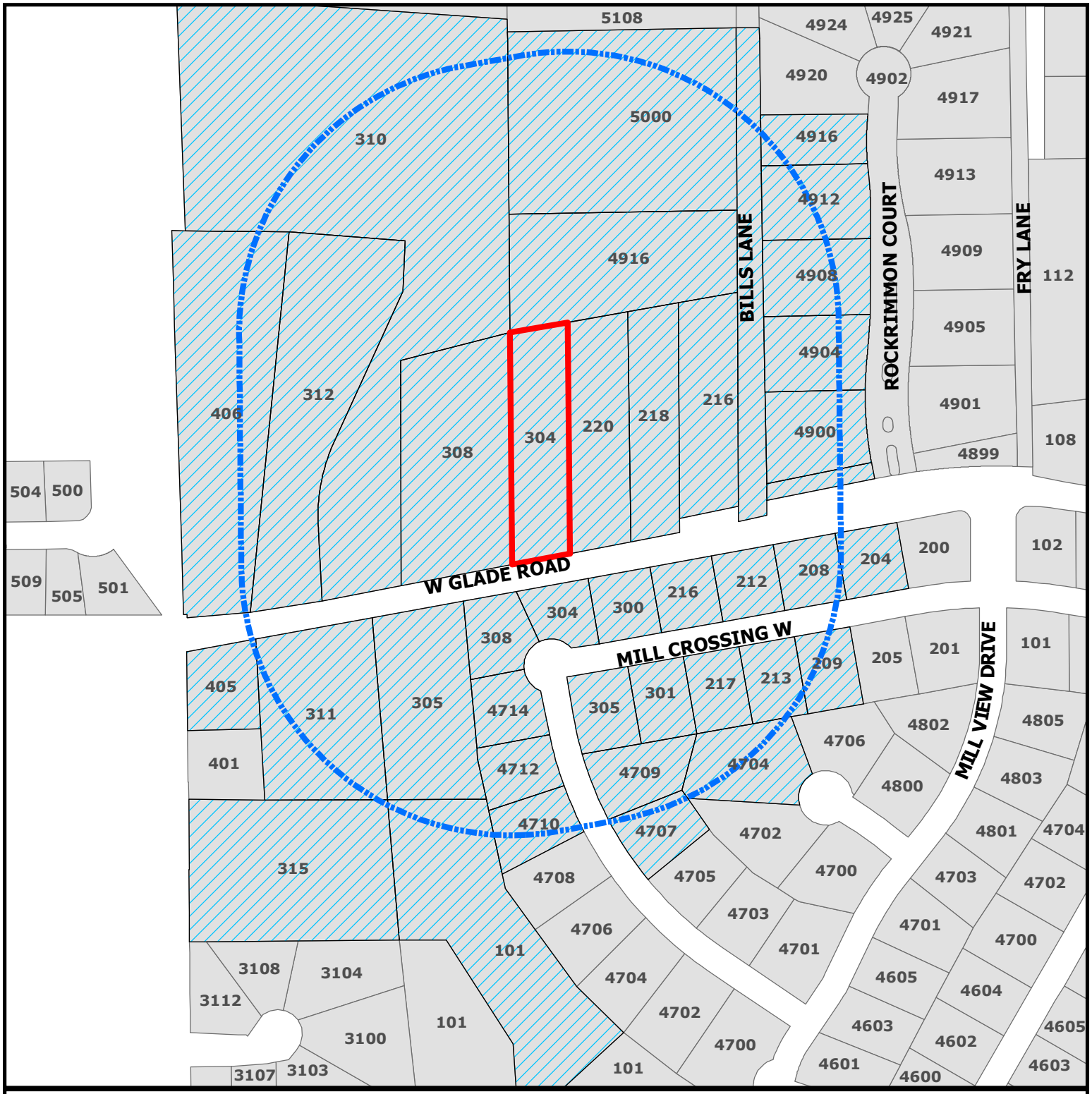
ZONING EXHIBIT

ARTHUR
LAND SURVEYING

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

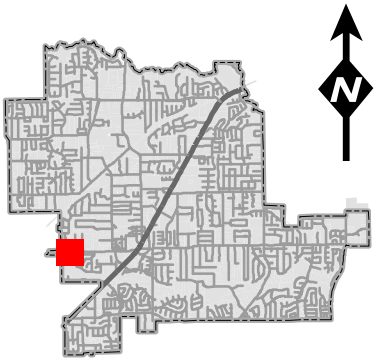
DRAWN BY: G.L.C. DATE: 01/21/2020

Notification Map



ZC20-005

304 W Glade Rd



Subject Property

500ft Buffer

Properties within 500ft

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Notification List

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

Public hearing notices were mailed on March 6, 2020

NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

Planning and Zoning Commission Meeting: Monday, March 23, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, April 2, 2020 & Tuesday, April 16, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a zoning change request from AG Agricultural district to the R-40 Single Family Residential district. The purpose is to rezone the property from AG to R-40 in order to develop into a single family residential lot.
Zoning Case:	ZC20-005
Applicant:	Grayson Ceballos
Owner:	Patricia Wilkerson and Michael Parvin
Location:	304 W Glade Road
Property Description:	Tract 1A01C1, Abstract 1756, in the A T Young Survey
Present Zoning:	AG Agricultural District

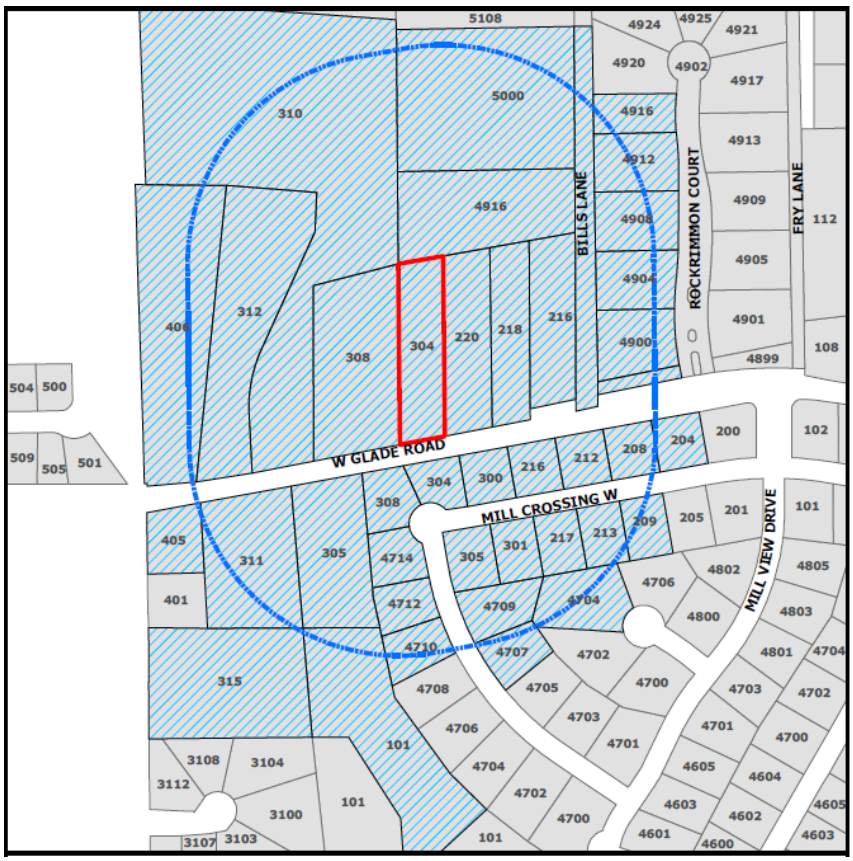
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-2117

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

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

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning 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 City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 1.0 acres on Tract 1A01C1, Abstract 1756 in the A T Young Survey, from the AG Agricultural district to the R-40 Single Family Residential district, as depicted in the attached Exhibit "A" and Exhibit "B".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive

Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein, and subject to the following conditions:

1. As depicted in the attached Exhibit "A" and Exhibit "B".

Sec. 3. 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. 4. 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. 5. 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. 6. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

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

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

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

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

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit “A”- Zoning Map

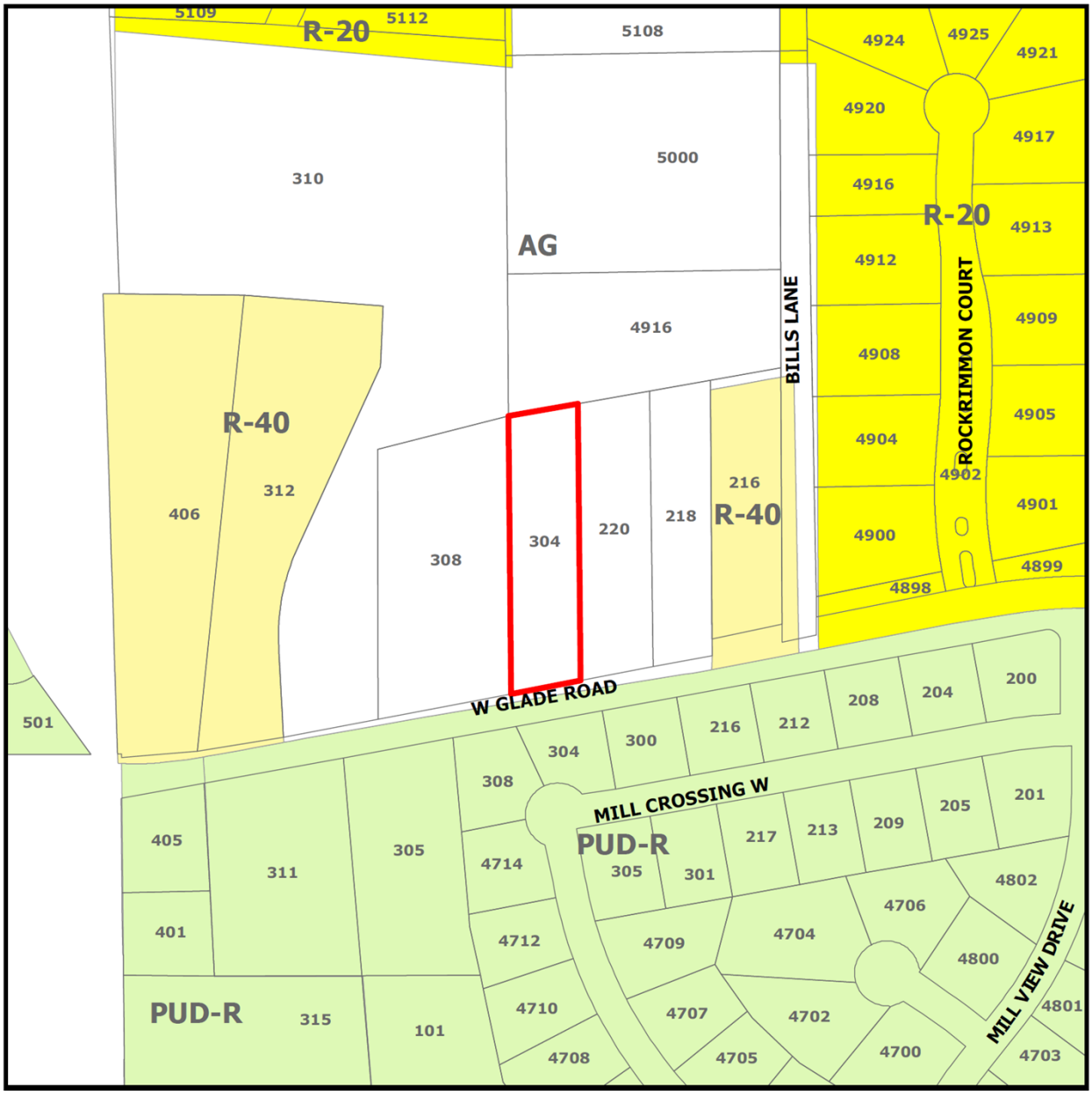
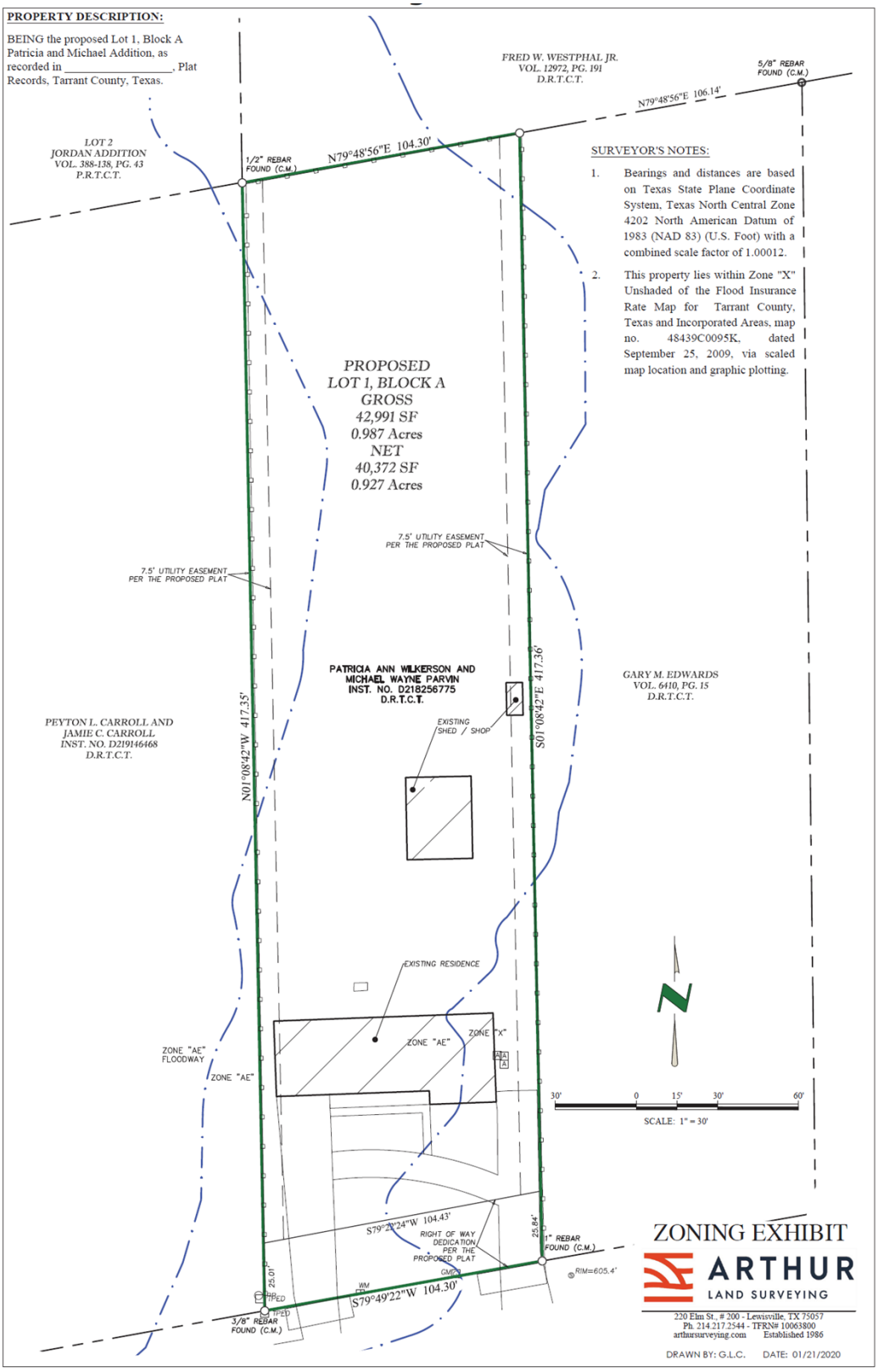


Exhibit “B”- Zoning Exhibit



City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 5d **Agenda Date** 6/2/2020 **Number** Ordinance O-20-2118
Type Ordinance
Department Community Development

Title
Consideration of a Special Use Permit for an Accessory Dwelling on Lot 8, Block 2, of the Westcoat Place Addition, located at 6009 Westcoat Drive, Case ZC20-006

Strategic Plan
4.1 Protect Colleyville's semi-rural residential character

Explanation
First Reading and Public Hearing

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

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

SUP Request:

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

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

"*2.* Maximum Size and Number of Buildings:

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

1. Fifty percent (50%) of the primary structure;

2. The maximum allowed square footage for accessory buildings on the

lot; or

3. No more than twelve hundred (1,200) square feet

Accessory dwellings may be housed within the principal residential dwelling, above a residential garage, or be part of an accessory building on the same premises, and shall comply with minimum standards for light, health, safety, and occupancy in conformance with other applicable City codes and ordinances.

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

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

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

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

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

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

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request at their May 11, 2020 meeting by a vote of 4-0.

Financial Impact

There is no fiscal impact to the City of Colleyville for this item.

Recommendation
Approve

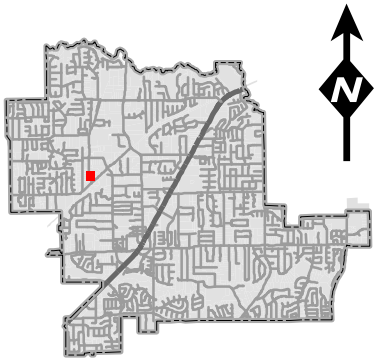
Attachments
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan 2018 Variance
6. Floor Plan 2018 Variance
7. Floor Plan
8. Notification Map
9. Notification List
10. Property Owner Notification Letter
11. Ordinance O-20-2118

Aerial Map

CITY OF COLLEYVILLE TEXAS

ZC20-006

6009 Westcoat Drive



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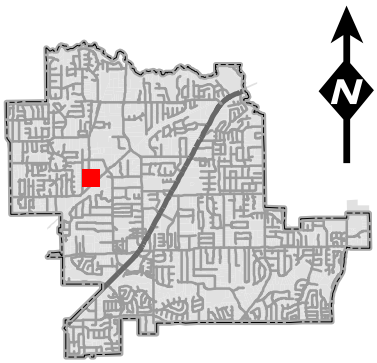
Subject Property

Zoning Map

CITY OF COLLEYVILLE TEXAS

ZC20-006

6009 Westcoat Drive



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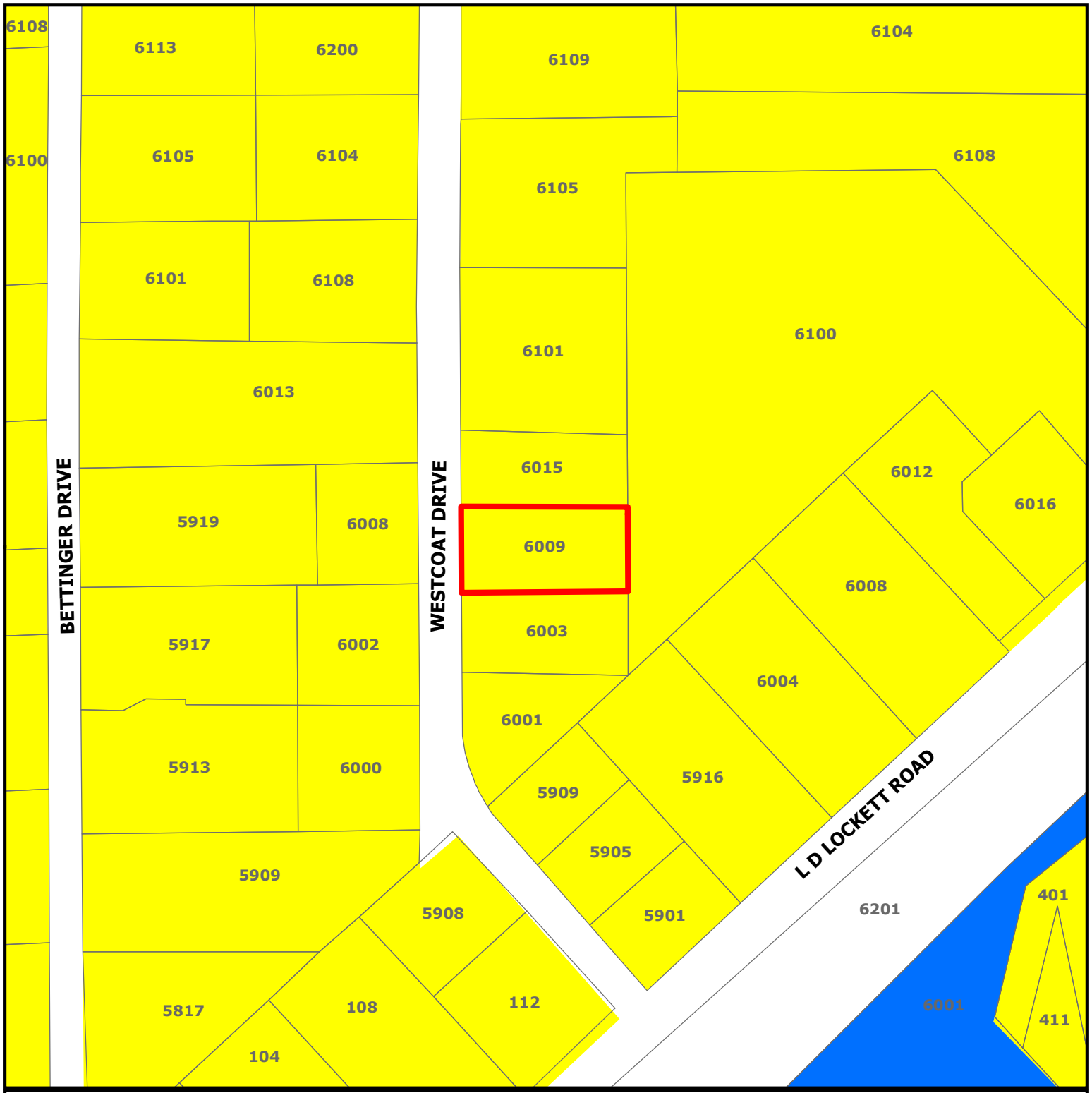
Subject Property

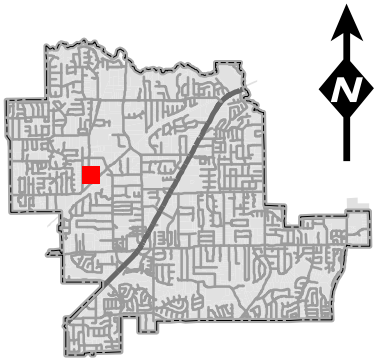
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC20-006

6009 Westcoat Drive



Subject Property

Residential

Institutional

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Statement of Planning Objectives

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

Statement of Planning Objectives

POLK
DESIGN + BUILD

Overview----------

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

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

SPECIAL CONDITIONS AND CIRCUMSTANCES

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

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

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

ATTACHMENTS----------

1. Finish-out plan

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

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

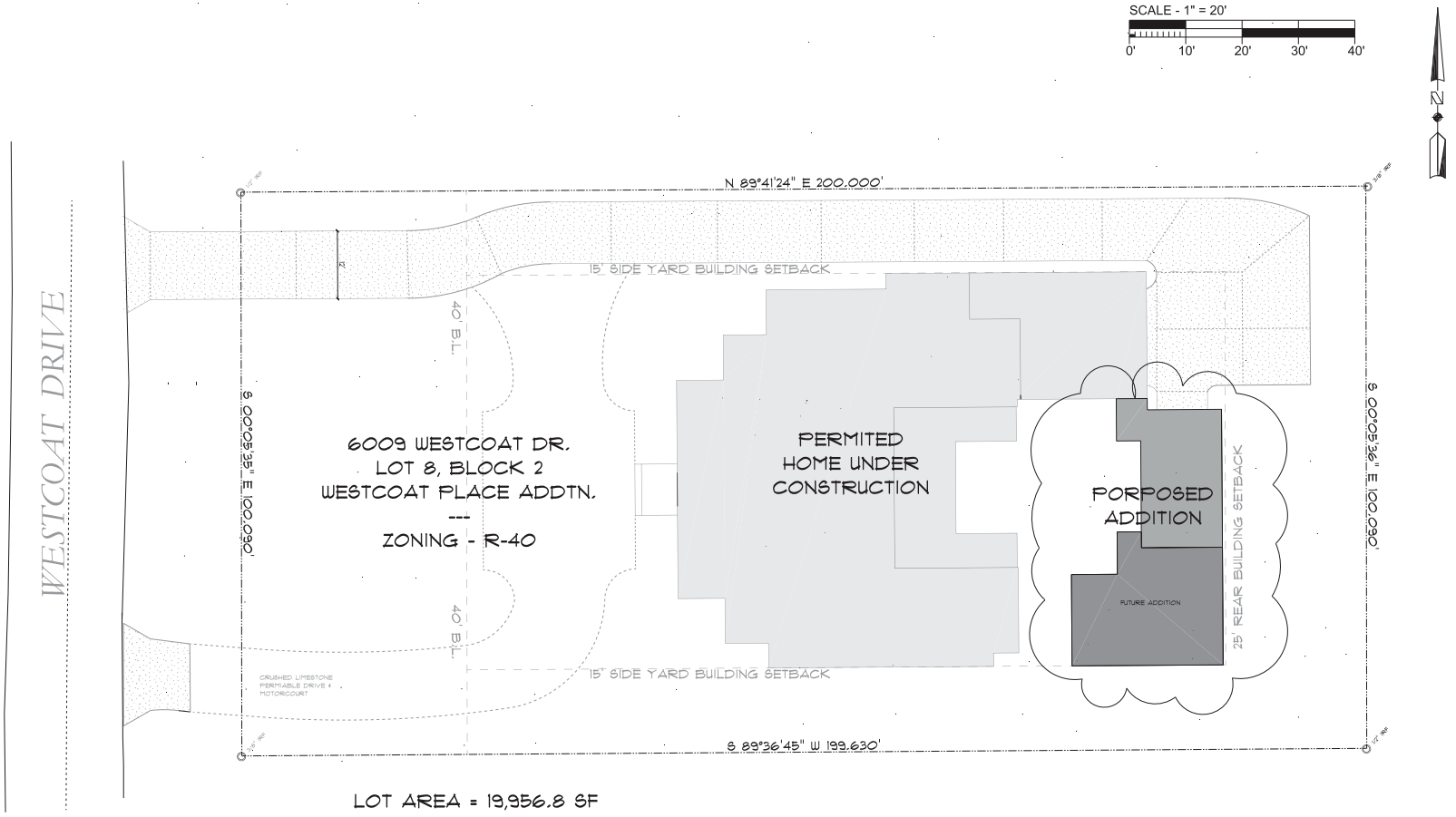
Respectfully,

Jeff Polk
Polk Design Build

Site Plan

ZONING VARIANCE SITE EXHIBIT

SCALE: 1" = 20'



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

Designer Approval: x_____date _____
Owner Approval: x_____date _____

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER DUE TO VARIANCES IN CONSTRUCTION METHODS AND MATERIALS, WARDLAW POLK DESIGN BUILD CANNOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL PLANS AND DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR ERRORS, OMISSIONS, OR DISTRICREPANCIES ON THESE PLANS, ANY INSTITUTION NOT TO EXCEED THE ORIGINAL COST OF THE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAW. REPRODUCTION BY ANY MEANS IS STRICTLY PROHIBITED. ANY ARCHITECTURAL WORK SHOWN ON THESE PLANS MAY BE PROTECTED UNDER ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT.
© 2017, WARDLAW POLK DESIGN BUILD

MEMBER AIBD

WARDLAW • POLK DESIGN + BUILD

Wardlaw Polk Design Build, LLC
1904 Industrial Blvd. Suite 104 -- Colleyville, TX 76034
wardlawpolk.com -- jeff@wardlawpolk.com -- 817-829-0040

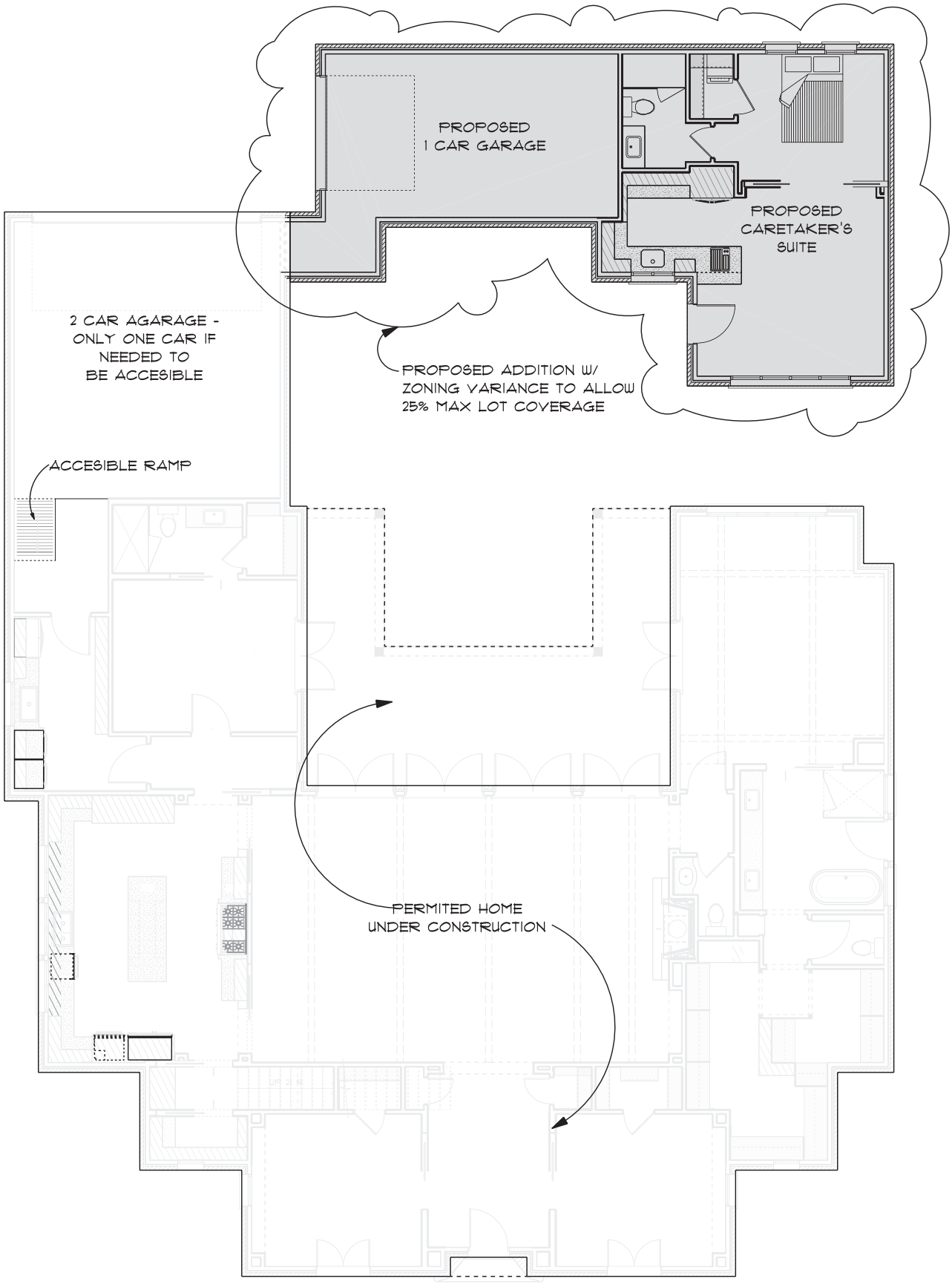
DRAWN BY: Jeff A. Polk

DATE: 04.01.18

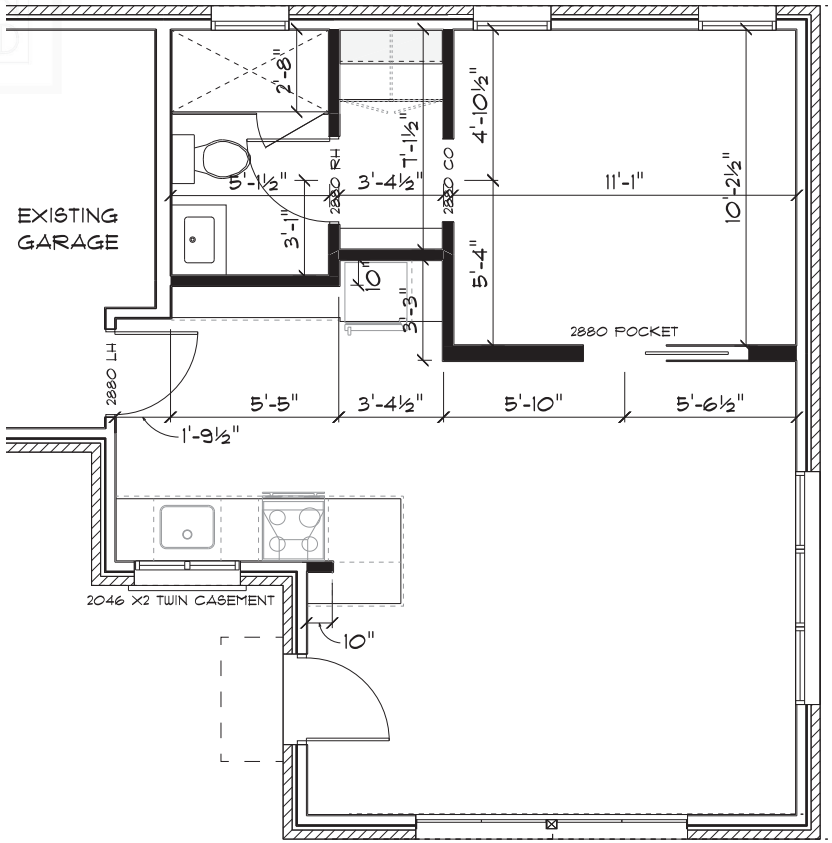
OWNER: Jeff & Pam Thoreson
PROJECT ADDRESS: 6009 Westcoat
Colleyville, TX 76034

SHEET: C.1.01

ZONING VARAINCE EXHIBIT - FLOOR PLAN

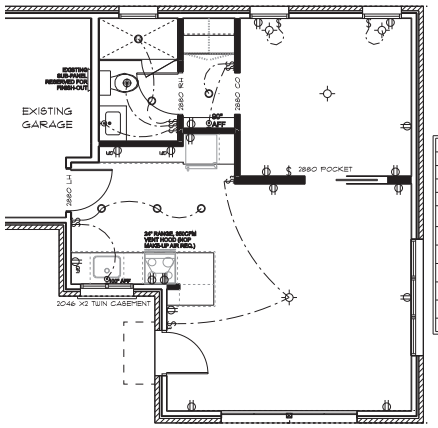


Floor Plan



FINISH OUT PLAN

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



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 6inch	6	
electrical panel	1	
fan	1	
light	4	
outlet	14	
outlet gfi	3	
stove outlet 220v	1	
switch - rocker style	10	
switch 3 way - rocker style	2	
wall sconce 02	3	

FINISH OUT PLAN - ELECTRICAL

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

PAGE: 1/1

THORESON
A.1.01

POLK
DESIGN + BUILD
1904 Industrial Blvd.
Suite 104
Colleyville, TX 76034
jpolk@polkdbg.com
817-829-0040

THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAW. REPRODUCTION BY ANY MEANS IS STRICTLY PROHIBITED. THE RIGHT OF BUILDING ONLY ONE STRUCTURE IS LICENSED EXCLUSIVELY TO THE ORIGINAL BUYER.
©2020,
POLK DESIGN BUILD

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

OWNER: JEFF & PAM THORESON

PROJECT ADDRESS: 6009 WESTCOAT COLLEYVILLE, TX 76034

PLAN DATE: January 30, 2020

DRAWN BY: Jeff A. Polk

SHEET:

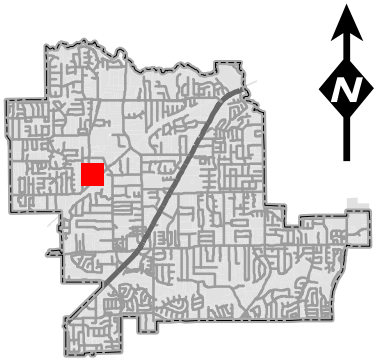
A.1.01

Notification Map

CITY OF COLLEYVILLE TEXAS

ZC20-006

6009 Westcoat Drive



Subject Property

500ft Buffer

Properties within 500ft

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.

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
HARBIN, GARY D	5913 BETTINGER DR	COLLEYVILLE, TX	76034	5913 BETTINGER DR
JOHN & WANDA BENNETT TRUST	6013 BETTINGER DR	COLLEYVILLE, TX	76034	6013 BETTINGER DR
COLTART, TIMOTHY	6000 WESTCOAT DR	COLLEYVILLE, TX	76034	6000 WESTCOAT DR
ONDARZA, GEORGE	500 EVERGREEN DR	HURST, TX	76054	6108 WESTCOAT DR
WALKER, RUSSELL W	5909 WESTCOAT DR	COLLEYVILLE, TX	76034	5909 WESTCOAT DR
GRAVES, JERRY W	5901 WESTCOAT DR	COLLEYVILLE, TX	76034	5901 WESTCOAT DR
BRAY, JESSE K	6108 LD LOCKETT RD	COLLEYVILLE, TX	76034	6108 L D LOCKETT RD
SCHAEFERS, DEAN W	6104 WESTCOAT DR	COLLEYVILLE, TX	76034	6104 WESTCOAT DR
PACE, JOHN C	6004 LD LOCKETT RD	COLLEYVILLE, TX	76034	6004 L D LOCKETT RD
KIDD, WALTER EST	304 AZALEA DR	GRAPEVINE, TX	76051	6008 WESTCOAT DR
VAN TREASE CONSTRUCTORS LLC	611 S MAIN ST STE 400	GRAPEVINE, TX	76051	5916 L D LOCKETT RD
HALL, ANN-NITA PEARL	5905 WESTCOAT DR	COLLEYVILLE, TX	76034	5905 WESTCOAT DR
HICKERSON, JOHN T	2504 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	6105 BETTINGER DR
SOLIDAY, JON P	5917 BETTINGER DR	COLLEYVILLE, TX	76034	5917 BETTINGER DR
ADAMS, MARY	6003 WESTCOAT DR	COLLEYVILLE, TX	76034	6003 WESTCOAT DR
BRABON, TERRY W	6101 BETTINGER DR	COLLEYVILLE, TX	76034	6101 BETTINGER DR
CAMERON, MARK J	6002 WESTCOAT DR	COLLEYVILLE, TX	76034	6002 WESTCOAT DR
THRASHER, MARSHALL	5919 BETTINGER DR	COLLEYVILLE, TX	76034	5919 BETTINGER DR
CARMACK, TED R	6109 WESTCOAT DR	COLLEYVILLE, TX	76034	6109 WESTCOAT DR
VENNER, WILLIAM	6105 WESTCOAT DR	COLLEYVILLE, TX	76034	6105 WESTCOAT DR
HUDSON, LESLEY	6015 WESTCOAT DR	COLLEYVILLE, TX	76034	6015 WESTCOAT DR
STOUT, JONATHAN	6101 WESTCOAT DR	COLLEYVILLE, TX	76034	6101 WESTCOAT DR
GORMAN, FRANK M	6001 WESTCOAT DR	COLLEYVILLE, TX	76034	6001 WESTCOAT DR
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266	6201 L D LOCKETT RD
2 HORSE LTD	6105 WESTCOAT DR	COLLEYVILLE, TX	76034	6100 L D LOCKETT RD
YOUNGREEN, ROBERT M	108 W LD LOCKETT RD	COLLEYVILLE, TX	76034	108 W L D LOCKETT RD
CHILDERS, RICKY	5909 BETTINGER DR	COLLEYVILLE, TX	76034	5909 BETTINGER DR
SULLIVAN, JOHN F	5908 WESTCOAT DR	COLLEYVILLE, TX	76034	112 W L D LOCKETT RD
SULLIVAN, JOHN F	5908 WESTCOAT DR	COLLEYVILLE, TX	76034	5908 WESTCOAT DR
PRICE, G	5817 BETTINGER DR	COLLEYVILLE, TX	76034	5817 BETTINGER DR
BRANUM, MARY ANN	5816 ARBOR RD	FORT WORTH, TX	76180	6008 L D LOCKETT RD
KAMERMAN, DELORIS	6016 LD LOCKETT RD	COLLEYVILLE, TX	76034	6016 L D LOCKETT RD
PANNO, RYAN M	6012 LD LOCKETT	COLLEYVILLE, TX	76034	6012 L D LOCKETT RD
HUDSON, LESLEY	6015 WESTCOAT DR	COLLEYVILLE, TX	76034	6009 WESTCOAT DR
REMINGTON PARK ADDITION	5751 KROGER DRIVE	KELLER, TX	76244	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
POLK, JEFF	1904 INDUSTRIAL BLVD, SUITE 104	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on March 6, 2020

NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

Planning and Zoning Commission Meeting: Monday, March 23, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, April 2, 2020 & Tuesday, April 16, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a Special Use Permit for an Accessory Dwelling. The purpose is to allow for an accessory building to remain and operate as an accessory dwelling.
Zoning Case:	ZC20-006
Applicant:	Jeff Polk
Owner:	Jeff and Pam Thoreson
Location:	6009 Westcoat Drive
Property Description:	Lot 8, Block 2, of the Wescoat Place Addition
Present Zoning:	AG Agricultural District

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

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

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

NOTICE OF PUBLIC HEARING

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

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

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

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

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-2118

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

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

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning 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 City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for an accessory dwelling on 0.46 acres, on Lot 8, Block 2, of the Westcoat Place Addition, located at 6009 Westcoat Drive, as depicted on the attached as Exhibit "A".

Sec. 2. 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. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall apply to the construction of a new attached accessory dwelling.

b. The accessory dwelling shall be generally consistent with the site plan and building floorplan as depicted on the attached Exhibits "B" and "C".

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

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

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

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

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

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit "A" - Zoning Map

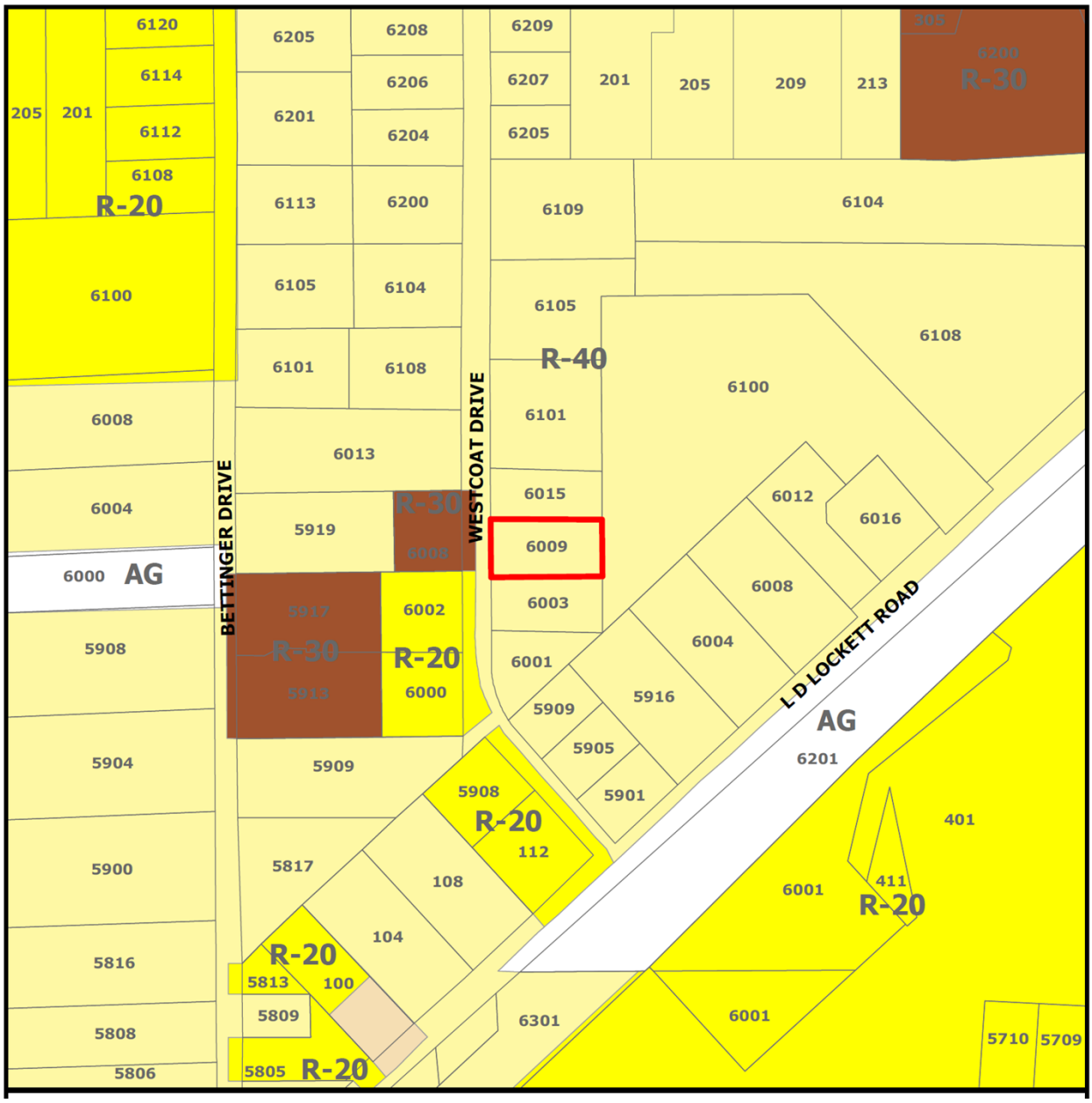
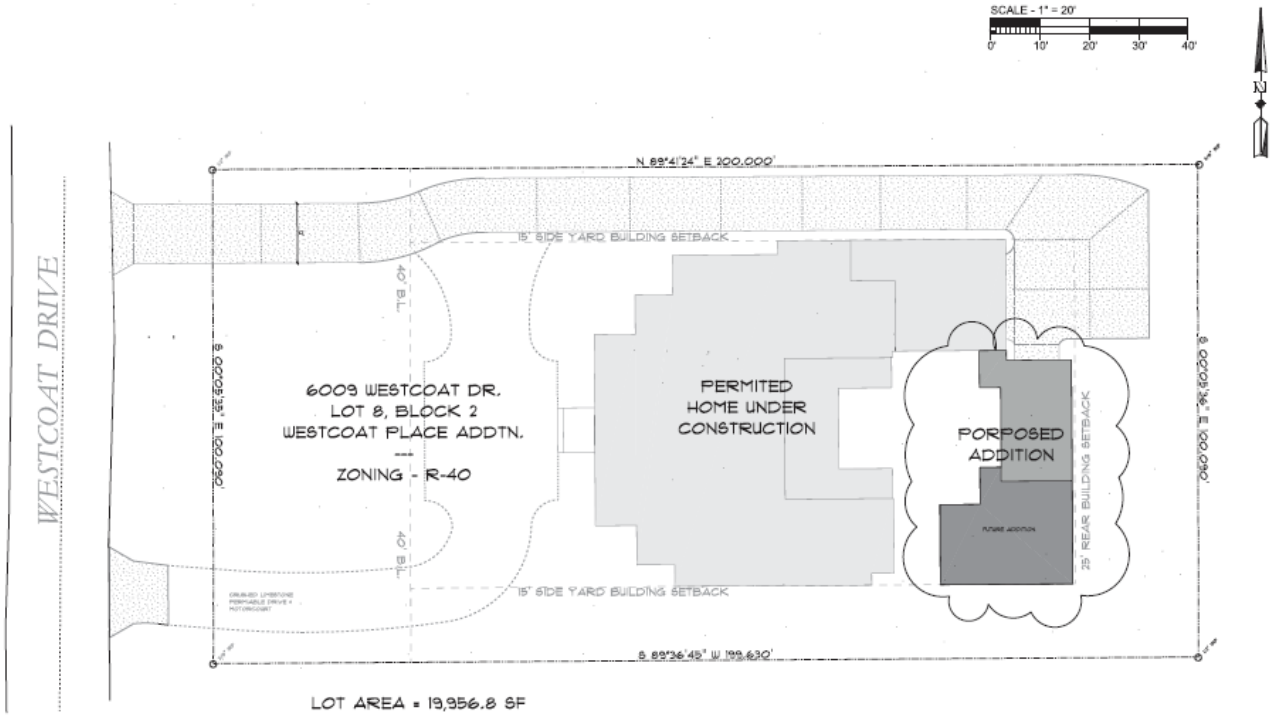


Exhibit "B" – Site Plan

ZONING VARIANCE SITE EXHIBIT

SCALE: 1" = 20'



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

Wardlaw Polk Design Build, LLC
1904 Industrial Blvd. Suite 104 – Colleyville, TX 76034
wardlawpolk.com jeff@wardlawpolk.com 817.629.0340

DRAWN BY: Jeff A. Polk
DATE: 04.01.18

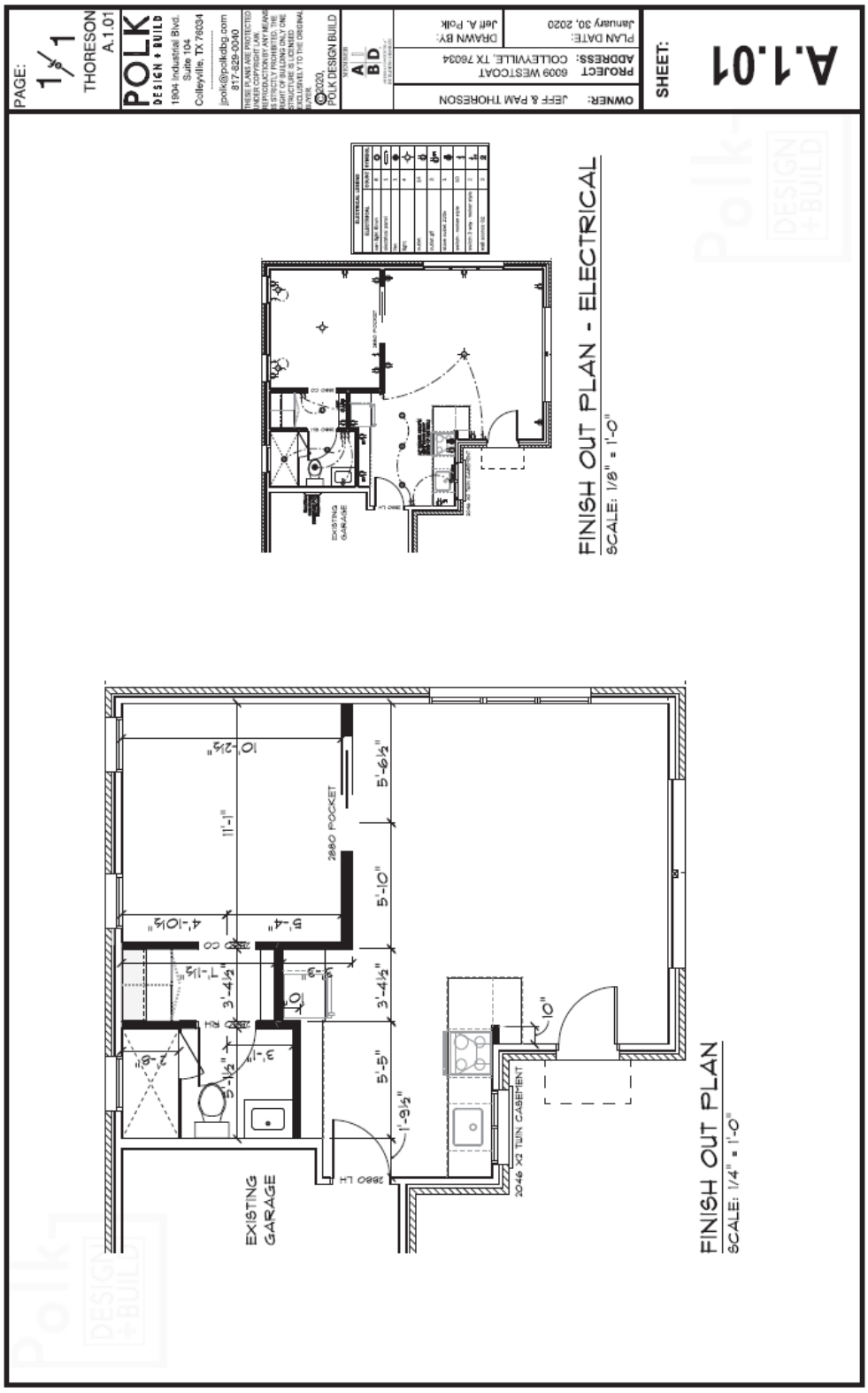
OWNER: Jeff & Pam Thoreson
PROJECT ADDRESS: 6009 Westcoat Colleyville, TX 76034

Designer Approval: x_____ date _____
Owner Approval: x_____ date _____

SHEET: C.1.01

© 2017 WARDLAW POLK DESIGN BUILD

Exhibit "C" – Floor Plan



City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 5e **Agenda Date** 6/2/2020 **Number** Ordinance O-20-2119
Type Ordinance
Department Community Development

Title
Consideration of amendments to Chapter 2 - Definitions and Chapter 3, Section 3.24.B – Schedule of Permitted Principal Uses & Section 3.24.C – Special Land Use Standards of the Land Development Code specific to Cannabidiol (CBD) Stores

Strategic Plan
4.3 Adopt best-practice planning and development processes

Explanation
First Reading and Public Hearing

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~~ 15% or more 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."

Staff Recommendation: Staff recommends approval.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the LDC amendment with the condition that it only applies to businesses that generates 15 percent or more in sales of CBD products at their May 26, 2020 meeting by a vote of 5-0.

Financial Impact
There is no fiscal impact to the City of Colleyville for this item.

Recommendation
Approve

Attachments
1. Ch. 03 Land Use - CBD Stores
2. Ordinance - O-20-2119

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
CBD Store													S	S			7
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-20-2119

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 COLLEYVILLE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

WHEREAS, the City of Colleyville desires to amend Chapter 2 – Definitions, Chapter 3, Section 3.24.B – Schedule Of Permitted Principal Uses and Section 3.24.C – Special Land Use Standards of the Land Development Code; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing.

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

Sec. 1. THAT *Chapter 2 – Definitions, Chapter 3, Section 3.24.B – Schedule Of Permitted Principal Uses and Section 3.24.C – Special Land Use Standards* of the Land Development Code are hereby amended to read as depicted in the attached Exhibit "A".

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

Sec. 3. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 4. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 5. THAT this ordinance shall take effect immediately from and after its passage.

Sec. 6. THAT all other provisions of the Land Development Code shall remain in full force and effect, except as amended herein.

AND IT IS SO ORDERED.

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

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

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

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit “A”

{Chapter 2 & 3 amendments}

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 5f **Agenda Date** 6/2/2020 **Number** Ordinance O-20-2120
Type Ordinance
Department Community Development

Title
Consideration of amendments to Chapter 9, Section 9.21 – Sidewalks of the Land Development Code

Strategic Plan
4.3 Adopt best-practice planning and development processes

Explanation
First Reading and Public Hearing

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.

Staff Recommendation: Staff recommends approval.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the LDC amendment at their May 26, 2020 meeting by a vote of 5-0.

Financial Impact
There is no fiscal impact to the City of Colleyville for this item.

Recommendation
Approve

Attachments
1. Chapter 9 Section 9.21 Update
2. Sidewalk Policy
3. 2019 Sidewalk Trail Map
4. Ordinance - O-20-2120

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/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 by 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 exists, 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 by 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 exists, 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

Legend

- School
- Parks
- Church
- Mosque
- Bike Route
- Existing Sidewalk or Trail
- Planned/Proposed Sidewalk or Trail
- City Limit

Path: K:\Project\Project by Department\CMO\Sidewalk_Trail\Sidewalk_Trail.aprx Created: 10/15/2019

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

ORDINANCE O-20-2120

AMENDING CHAPTER 9, SECTION 9.21 – SIDEWALKS OF THE COLLEYVILLE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

WHEREAS, the City of Colleyville desires to amend Chapter 9, Section 9.21 – Sidewalks of the Land Development Code; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing.

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

Sec. 1. THAT *Chapter 3, Section 9.21 – Sidewalks* of the Land Development Code are hereby amended to read as depicted in the attached Exhibit "A".

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

Sec. 3. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 4. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 5. THAT this ordinance shall take effect immediately from and after its passage.

Sec. 6. THAT all other provisions of the Land Development Code shall remain in full force and effect, except as amended herein.

AND IT IS SO ORDERED.

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

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

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

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit "A"

{Chapter 9, Section 9.21 amendments}

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 5g **Agenda Date** 6/2/2020 **Number** Ordinance O-20-2121
Type Ordinance
Department Community Development

Title
Request to appeal the decision of the Planning and Zoning Commission for consideration of a request for a Special Use Permit for an accessory building to exceed the 4% lot coverage allowance and a reduction in setbacks to property lines on Lot 1, Block 1, of the G&R Addition, located at 2313 Hall-Johnson Road, Case ZC20-007

Strategic Plan
4.1 Protect Colleyville's semi-rural residential character

Explanation
First Reading and Public Hearing

The Planning and Zoning Commission made a motion to approve the request with screening as proposed by the applicant utilizing the largest tree possible at their May 11, 2020 meeting. However, the motion failed by a vote of 3-2. A minimum of four affirmative votes is needed for the motion to pass or else it is deemed a recommendation of denial. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

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

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

SUP Request:

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

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

"*2.* Maximum Size and Number of Buildings:

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

"3. *Setbacks:*

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

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

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

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

The new 4,033 s.f. garage is located behind the primary structure. The location of the garage places it along the western property line with a 10 ft. side yard setback and the eastern property line with a 14.3 ft. side yard setback. A primary structure having R-20 zoning is allowed to have internal side yards of 10 ft. An accessory building may be located as close as 5 ft. to any side yard when it is 8 ft. in height. This structure has 20 ft. wall heights along the western and eastern setbacks. Therefore, the required side yard setbacks to meet the Land Development Code requirements should be 17 ft.

The SUP allows for the ability of the City Council to approve setbacks that do not meet the criteria for an accessory building.

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

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

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

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

Definitions:

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

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

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

Surrounding Development: The properties to the north are zoned R-20 Single Family Residential and contain single family residential development. The properties to

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

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

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

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission made a motion to approve the request with screening as proposed by the applicant utilizing the largest tree possible at their May 11, 2020 meeting. However, the motion failed by a vote of 3-2. A minimum of 4 affirmative votes is needed for the motion to pass or else it is deemed a recommendation of denial. When the Planning & Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Financial Impact
There is no fiscal impact to the City of Colleyville for this item.

Recommendation
Approve

Attachments
1. Letter of Appeal to City Council_Redacted
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Site Plan
7. Building Plans
8. Site Photos
9. Proposed Screening Exhibits
10. Notification Map

11. Notification List
12. Property Owner Notification
13. Letters of Support
14. Ordinance O-20-2121

Jackie Reyff

From: Ben Bryner
Sent: Wednesday, February 12, 2020 3:27 PM
To: Araceli Botello; Jackie Reyff
Subject: FW: 2313 Hall Johnson - Appeal to City Council

From: Randy Primrose <r[redacted]>
Sent: Wednesday, February 12, 2020 3:15 PM
To: Ben Bryner <BBryner@colleyville.com>
Cc: Gary Reeder <[redacted]>
Subject: 2313 Hall Johnson - Appeal to City Council

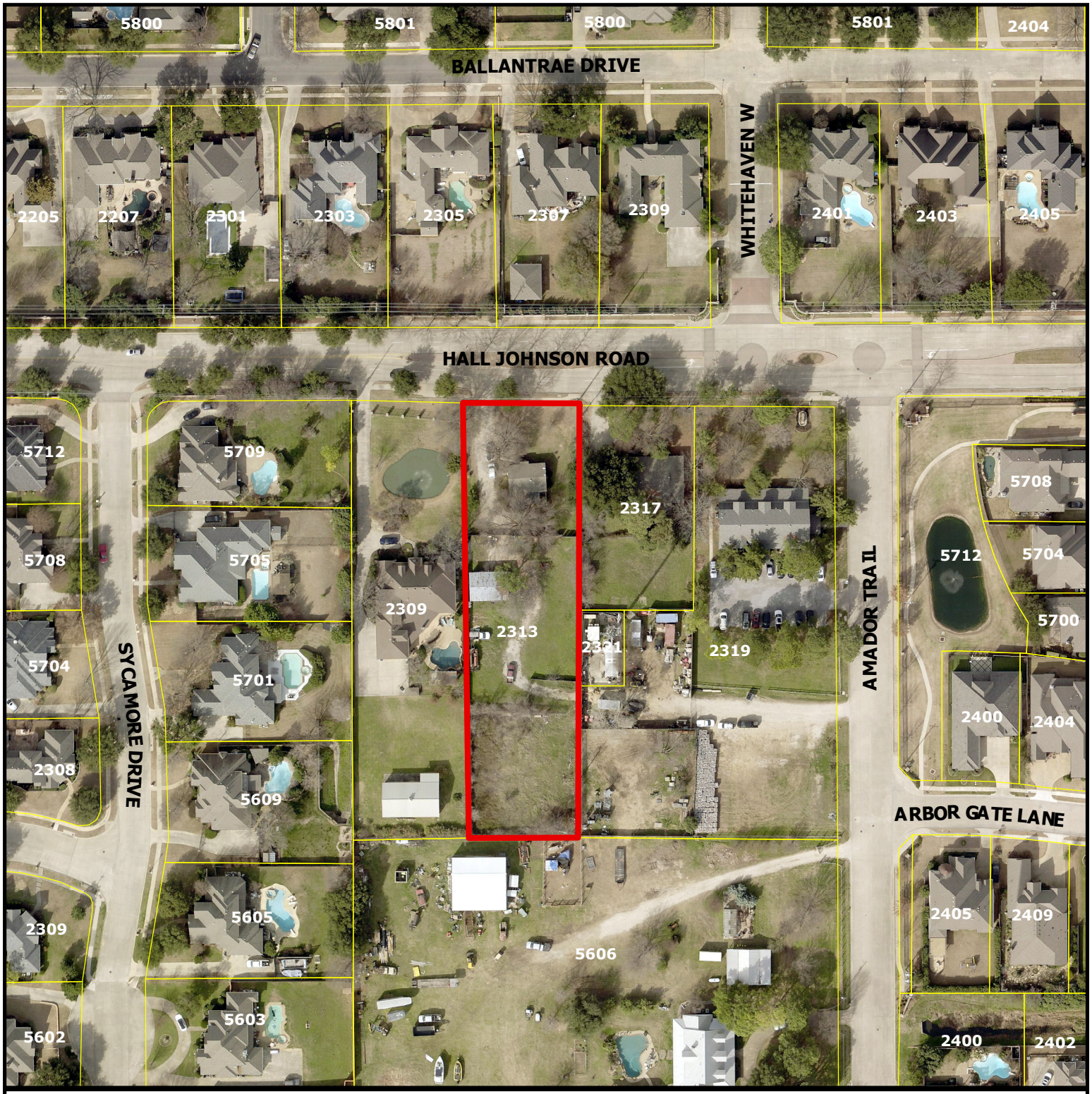
Ben, please see use this email as our petition to appeal our case to city council. Please confirm receipt and let me know if you need anything additionally.
Thank you,

RANDY PRIMROSE | Managing Partner

Magnolia

© 214.500.6763
[redacted]
www.liveatmagnolia.com

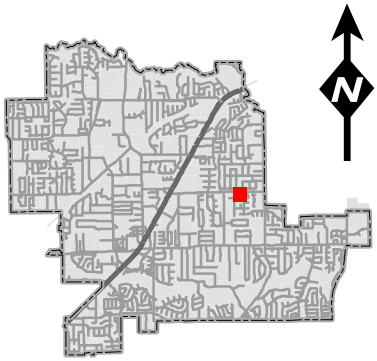
Aerial Map



ZC20-007

2313 Hall Johnson Road

CITY OF COLLEYVILLE TEXAS



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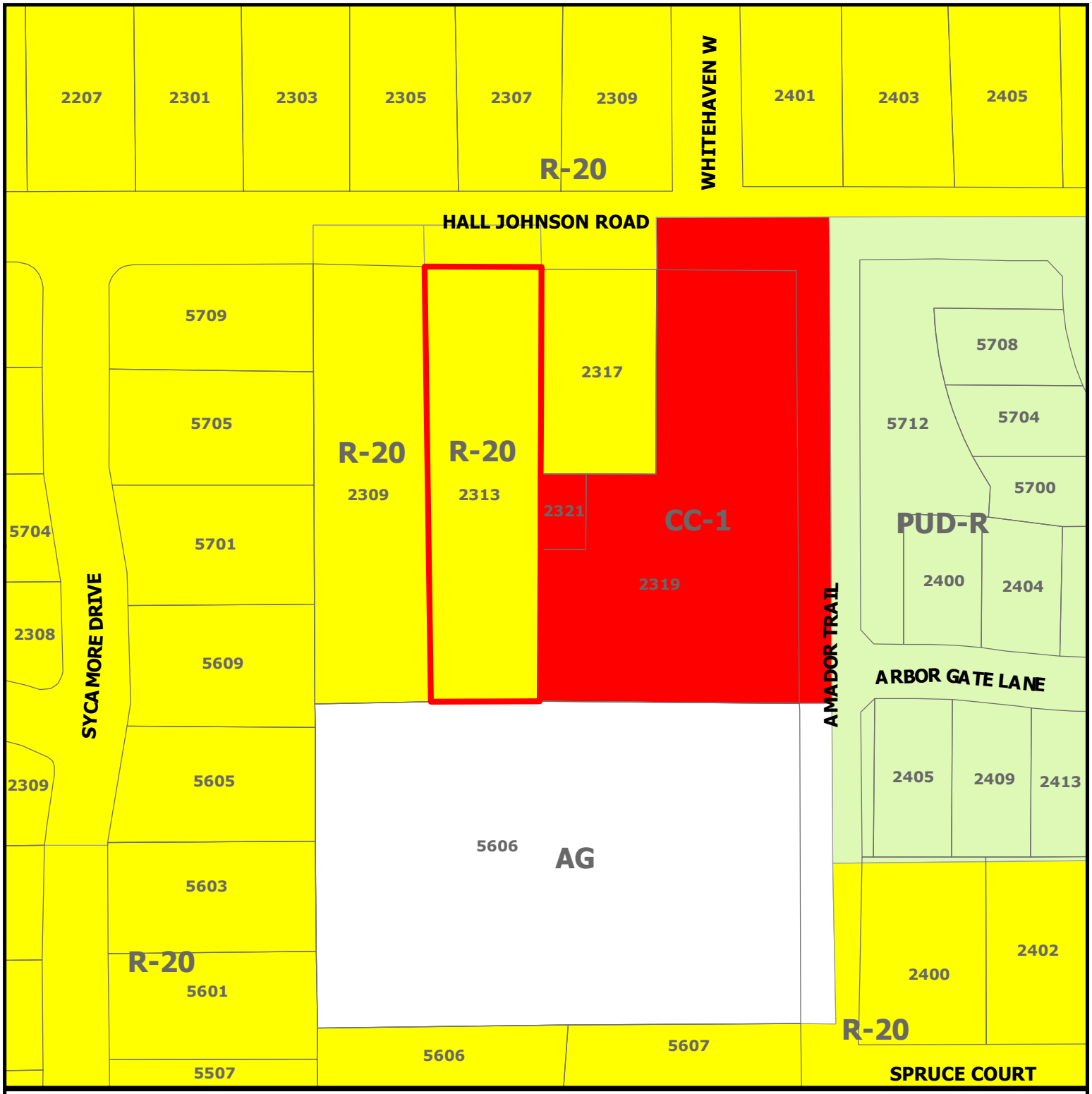
Subject Property

Zoning Map



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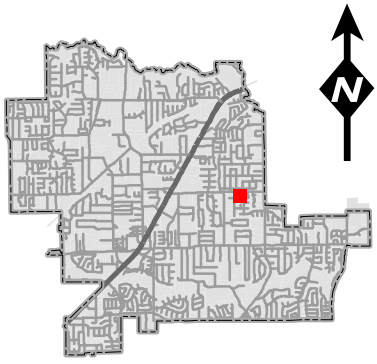
ZC20-007

2313 Hall Johnson Road



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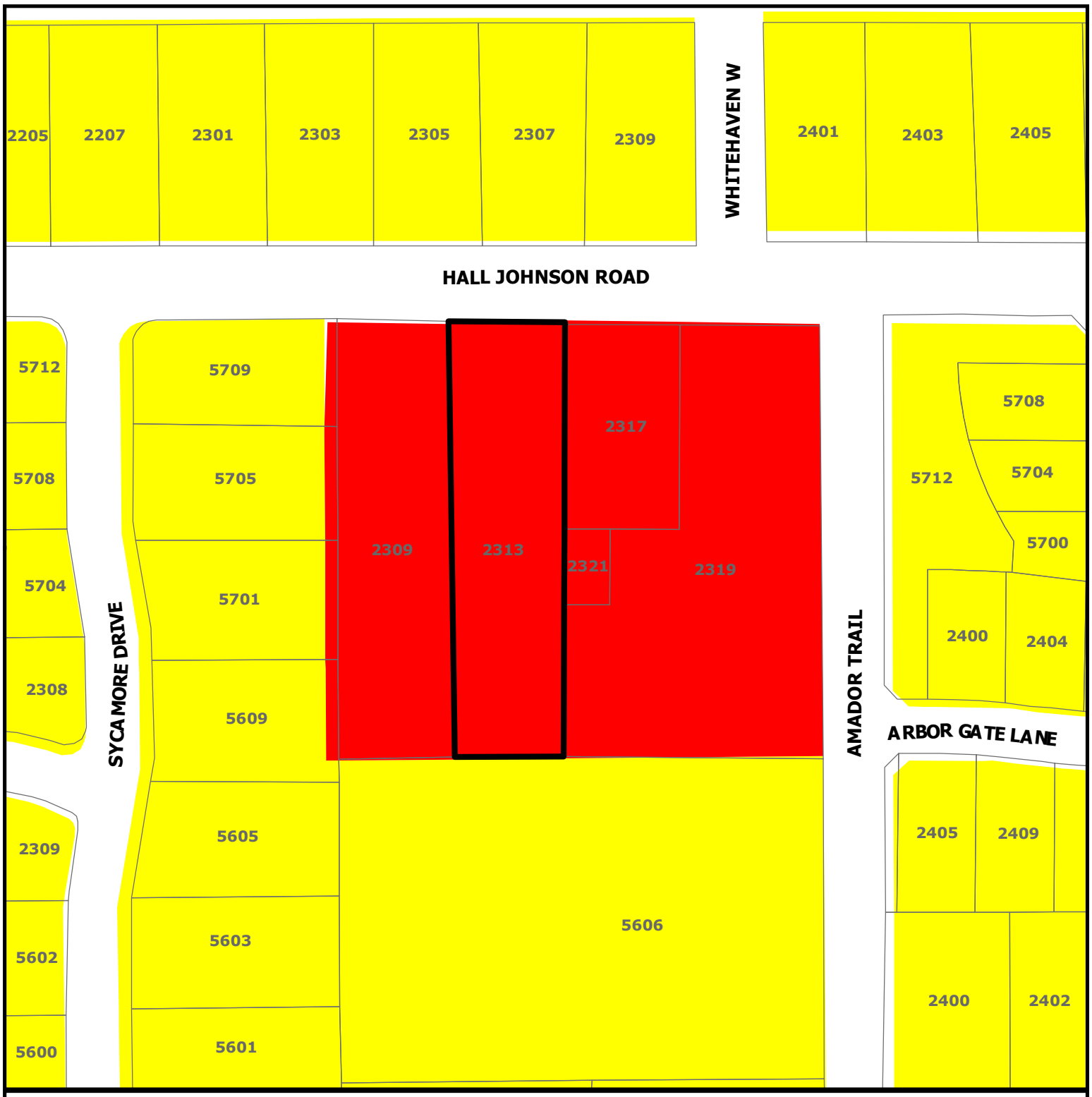
Subject Property

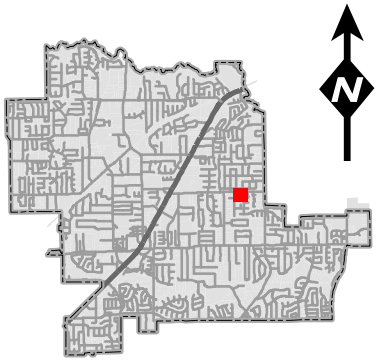
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC20-007

2313 Hall Johnson Road



Subject Property

Residential

Commercial

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Statement of Planning Objectives

February 12, 2018

City of Colleyville
100 Main Street
Colleyville, TX 76034
817.503.1050

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

To Whom It May Concern:

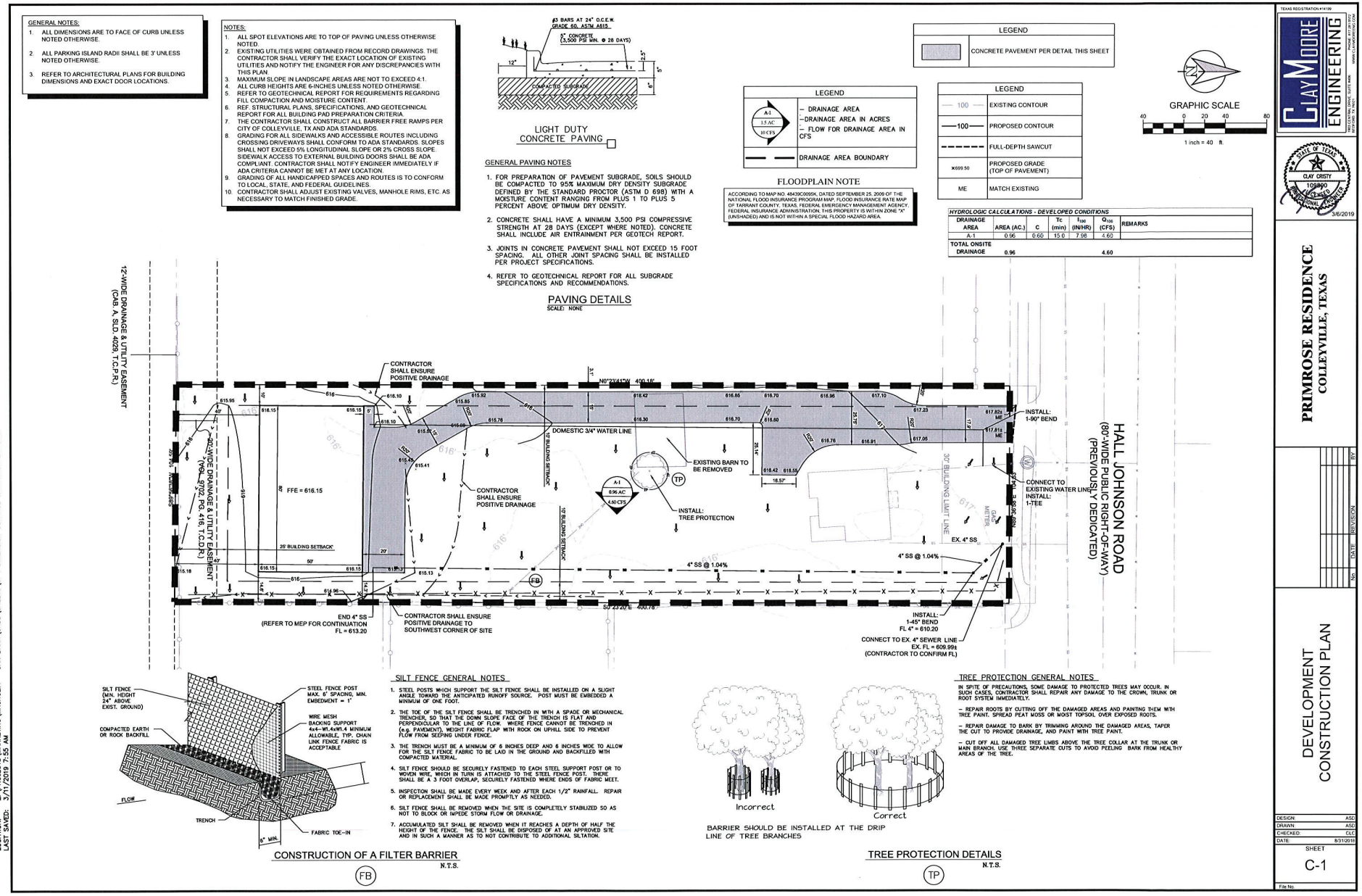
It is my intent to own and build a single-family structure at 2313 Hall Johnson, upon successful rezone of the property. I anticipate the construction schedule to take roughly 12 months to complete and do not foresee any infrastructure improvements needed. I would forecast the property to generate an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

Sincerely,

Randy Primrose

Randy Primrose
5506 Sycamore Drive
Colleyville, TX 76034
214.500.6763

Site Plan


GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL PARKING ISLAND RADII SHALL BE 3' UNLESS NOTED OTHERWISE.
3. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
NOTES:
1. ALL SPOT ELEVATIONS ARE TO TOP OF PAVING UNLESS OTHERWISE NOTED.
2. EXISTING UTILITIES WERE OBTAINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND NOTIFY THE ENGINEER FOR ANY DISCREPANCIES WITH THIS PLAN
3. MAXIMUM SLOPE IN LANDSCAPE AREAS ARE NOT TO EXCEED 4:1.
4. ALL CURB HEIGHTS ARE 6-INCHES UNLESS NOTED OTHERWISE.
5. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
6. REF. STRUCTURAL PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT FOR ALL BUILDING PAD PREPARATION CRITERIA.
7. THE CONTRACTOR SHALL CONSTRUCT ALL BARRIER FREE RAMPS PER CITY OF COLLEYVILLE, TX AND ADA STANDARDS.
8. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
9. GRADING OF ALL HANDICAPPED SPACES AND ROUTES IS TO CONFORM TO LOCAL, STATE, AND FEDERAL GUIDELINES.
10. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
#3 BARS AT 24" O.C.E.W. GRADE 60, ASTM A615
6" CONCRETE (3,500 PSI MIN. @ 28 DAYS)
12"
2.5"
5"
6"
COMPACTED SUBGRADE
LIGHT DUTY CONCRETE PAVING
GENERAL PAVING NOTES
1. FOR PREPARATION OF PAVEMENT SUBGRADE, SOILS SHOULD BE COMPACTED TO 95% MAXIMUM DRY DENSITY SUBGRADE DEFINED BY THE STANDARD PROCTOR (ASTM D 698) WITH A MOISTURE CONTENT RANGING FROM PLUS 1 TO PLUS 5 PERCENT ABOVE OPTIMUM DRY DENSITY.
2. CONCRETE SHALL HAVE A MINIMUM 3,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS (EXCEPT WHERE NOTED). CONCRETE SHALL INCLUDE AIR ENTRAINMENT PER GEOTECH REPORT.
3. JOINTS IN CONCRETE PAVEMENT SHALL NOT EXCEED 15 FOOT SPACING. ALL OTHER JOINT SPACING SHALL BE INSTALLED PER PROJECT SPECIFICATIONS.
4. REFER TO GEOTECHNICAL REPORT FOR ALL SUBGRADE SPECIFICATIONS AND RECOMMENDATIONS.
PAVING DETAILS
SCALE: NONE
LEGEND
CONCRETE PAVEMENT PER DETAIL THIS SHEET
LEGEND
A-1 0.96 AC 4.60 CFS
DRAINAGE AREA
DRAINAGE AREA IN ACRES
FLOW FOR DRAINAGE AREA IN CFS
DRAINAGE AREA BOUNDARY
FLOODPLAIN NOTE
ACCORDING TO MAP NO. 48439C0095K, DATED SEPTEMBER 25, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF TARRANT COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
LEGEND
100 EXISTING CONTOUR
100 PROPOSED CONTOUR
FULL-DEPTH SAWCUT
×699.50 PROPOSED GRADE (TOP OF PAVEMENT)
ME MATCH EXISTING
GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.
HYDROLOGIC CALCULATIONS - DEVELOPED CONDITIONS
DRAINAGE AREA | AREA (AC.) | C | Tc (min) | I100 (IN/HR) | Q100 (CFS) | REMARKS
A-1 | 0.96 | 0.60 | 15.0 | 7.98 | 4.60 |
TOTAL ONSITE DRAINAGE | 0.96 | | | | 4.60 |
12"WIDE DRAINAGE & UTILITY EASEMENT (CAB. A, SLD. 4028, T.C.P.R.)
20'WIDE DRAINAGE & UTILITY EASEMENT (VOL. 9702, PG. 416, T.C.D.R.)
CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE
N0°23'41"W 400.18'
DOMESTIC 3/4" WATER LINE
EXISTING BARN TO BE REMOVED
INSTALL: TREE PROTECTION
INSTALL: 1-90° BEND
CONNECT TO EXISTING WATER LINE INSTALL: 1-TEE
FFE = 616.15
25' BUILDING SETBACK
10' BUILDING SETBACK
35' BUILDING LIMIT LINE
EX. 4" SS
4" SS @ 1.04%
END 4" SS (REFER TO MEP FOR CONTINUATION FL = 613.20
CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO SOUTHWEST CORNER OF SITE
S0°23'20"E 400.78'
INSTALL: 1-45° BEND FL 4" = 610.20
CONNECT TO EX. 4" SEWER LINE EX. FL = 609.99± (CONTRACTOR TO CONFIRM FL)
HALL JOHNSON ROAD (80'-WIDE PUBLIC RIGHT-OF-WAY) (PREVIOUSLY DEDICATED)
SILT FENCE (MIN. HEIGHT 24" ABOVE EXIST. GROUND)
STEEL FENCE POST MAX. 6' SPACING, MIN. EMBEDMENT = 1'
COMPACTED EARTH OR ROCK BACKFILL
WIRE MESH BACKING SUPPORT 4x4--W1.4xW1.4 MINIMUM ALLOWABLE, TYP. CHAIN LINK FENCE FABRIC IS ACCEPTABLE
FLOW
TRENCH
8" MIN.
FABRIC TOE-IN
CONSTRUCTION OF A FILTER BARRIER
N.T.S.
FB
SILT FENCE GENERAL NOTES
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY WEEK AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
TREE PROTECTION GENERAL NOTES
IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES, CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.
– REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOIST TOPSOIL OVER EXPOSED ROOTS.
– REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS, TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.
– CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.
Incorrect
Correct
BARRIER SHOULD BE INSTALLED AT THE DRIP LINE OF TREE BRANCHES
TREE PROTECTION DETAILS
N.T.S.
TP
TEXAS REGISTRATION #14196
CLAY MOORE ENGINEERING
STATE OF TEXAS
CLAY CRISTY
103890
LICENSED PROFESSIONAL ENGINEER
3/6/2019
PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS
NO. DATE REVISION BY
DEVELOPMENT CONSTRUCTION PLAN
DESIGN ASD
DRAWN ASD
CHECKED CLC
DATE 8/31/2018
SHEET C-1
File No.
PLOTTED BY: CLAY CRISTY
PLOTTED ON: 3/11/2019 3:40 PM
LOCATION: Z:\PROJECTS\MARKETING\MAGNOLIA - CAR BARN\CADD\SHEETS\C-4 DIMENSION CONTROL & PAVING PLAN.DWG
LAST SAVED: 3/11/2019 7:55 AM

Building Plans

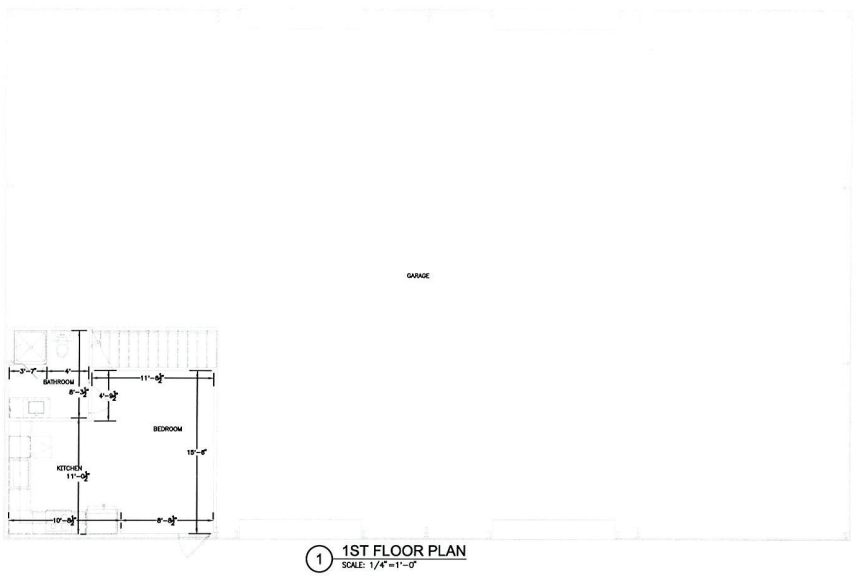
REVIEWED
FEB 26 2019
CITY OF COLLEYVILLE
BY BUILDING DEPARMENT

TRASH ENCLOSURES
AND
TOILET FACILITIES
REQUIRED ON JOB SITE

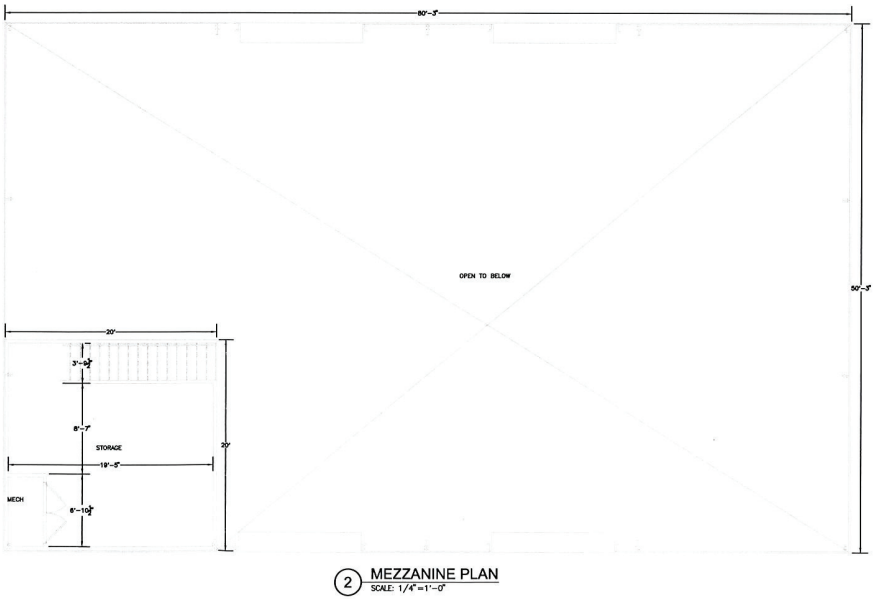
CONSTRUCTION WORKING HOURS
7:00 a.m. to 6:00 p.m.
MONDAY thru SATURDAY
NO SUNDAYS

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

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



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



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

3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS

STRIDER E. STEELE
108903
2019.01.28

PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue:	Date:
Permit	2018.12.21
Permit Comments	2019.01.10
Permit Comments	2019.01.28

Drawing Title:
FLOOR PLAN
GENERAL

Sheet
1G-1

Building Plans

ELECTRICAL ABBREVIATIONS, SYMBOLS, AND NOTES

ABBREVIATIONS

A	ABOVE COUNTER
AC	ALTERNATING CURRENT
ADO	AUTOMATIC DOOR OPENER
AF	AMPERE FRAME
AFF	ABOVE FINISHED FLOOR
AT	AMPERE TRIP
ATS	AUTOMATIC TRANSFER SWITCH
C	CONDUIT
CB,C/B,CKT BKR	CIRCUIT BREAKER
CKT	CIRCUIT
CCTV	CLOSED CIRCUIT T.V.
CLG	CEILING
DB	DIRECT BURIAL
DC	DIRECT CURRENT
DP	DISTRIBUTION PANEL
EG	EQUIPMENT GROUND
ELEC	ELECTRIC
EMERG	EMERGENCY
EP	EXPLOSION PROOF
EWC	ELECTRIC WATER COOLER
EX	EXISTING
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FCU	FAN COIL UNIT
FDT	FIXTURE
FL	FLOOR
FLUOR	FLUORESCENT
FSS	FUSED SAFETY SWITCH
FTU	FAN TERMINAL UNIT
G,GND	GROUND
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPTER
HH	HANDHOLE
HP	HORSE POWER
HV	HIGH VOLTAGE
INCAND	INCANDESCENT
JB	JUNCTION BOX
LTS	LIGHTS
LTG	LIGHTING
LV	LOW VOLTAGE
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MH	MANHOLE
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTG HGT	MOUNTING HEIGHT
NF	NON-FUSED
NFSS	NON-FUSED SAFETY SWITCH
P	POLE
PH	PHASE
PB	PULL BOX
PNL	PANEL
POD	POWER OPERATED DAMPER
PWR	POWER
RECEPT,RCPT	RECEPTACLE
SIG	SIGNAL
SS	SAFETY SWITCH
TEL	TELEPHONE
TV	TELEVISION
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
V	VOLTAGE
VP	VAPOR PROOF
W	WIRE
W/	WITH
WP	WEATHER PROOF
WT	WATER TIGHT
XFMR	TRANSFORMER
#	PHASE

WIRING

- HOMERUN
- NEUTRAL WIRE (SHORT STROKE)
- PHASE OR SWITCHED WIRE (LONG STROKE)
- GROUND WIRE (FILLED CIRCLE)
- ISOLATED GROUND WIRE (OPEN CIRCLE)
- GROUND
- GROUNDING TRIAD
- CONDUIT CONCEALED IN WALL OR ABOVE CEILING
- CONDUIT CONCEALED IN SLAB, UNDER FLOOR, OR BELOW GRADE

TRANSFORMERS & PANELS

- TRANSFORMER
- PANEL BOARD (480/277 VOLT)
- SWITCHBOARD / DISTRIBUTION PANEL
- PANEL BOARD (208/120 VOLT)

NOTE: NOT ALL SYMBOLS MAY BE USED.

LIGHT FIXTURES

- 1'x4' LIGHT FIXTURE
- 2'X2' LIGHT FIXTURE
- 2'X4' LIGHT FIXTURE
- 4' STRIP LIGHT FIXTURE
- DOWN LIGHT FIXTURE
- WALL WASHER FIXTURE
- SINGLE HATCHING INDICATED LIGHT FIXTURE ON EMERGENCY SERVICE OR BATTERY PACK.
- DROP DOWN EMERGENCY LIGHT
- LIGHTING CONTACTOR
- TC — TIME CLOCK
- WALL BRACKET
- WALL SOCKET LIGHT OR SCONCE
- EMERGENCY WALL PACK
- EXTERIOR LIGHT-POLE MOUNTED

LIGHT FIXTURE LABELING

- A 12 / F NL — UPPERCASE LETTER – INDICATES FIXTURE TYPE, REFER TO FIXTURE SCHEDULE
- LOWERCASE LETTER – INDICATED SWITCHING GROUP.
- NUMBER INDICATES CIRCUIT.
- NL – INDICATES NIGHT LIGHT
- A 12 / a b — FIXTURE WITH BI-LEVEL SWITCHING. LOWER CASE LETTERS INDICATE SWITCH LEGS

OUTLETS & RECEPTACLES

NOTE: REFER TO GENERAL NOTES FOR REQUIREMENTS FOR TELE/DATA/CATV/SECURITY SYSTEMS

- DUPLEX RECEPTACLE
- SINGLE RECEPTACLE
- TELEPHONE OUTLET (FLOOR MOUNTED)
- DATA OUTLET
- SPECIAL OUTLET
- TV — TELEVISION OUTLET
- DATA OUTLET (FLOOR MOUNTED)
- DUPLEX RECEPTACLE (1/2 SWITCHED)
- DUPLEX RECEPTACLE (FLOOR MOUNTED)
- TELEPHONE OUTLET
- JUNCTION BOX
- P — POWER POLE
- TELE/DATA OUTLET
- PUSH BUTTON SWITCH
- QUADRAPLEX RECEPTACLE
- TELE/DATA OUTLET (FLOOR MOUNTED)
- WIRE MOLD

ONE LINE/RISER DIAGRAM

- AMPS/POLES — SWITCH
- AMPS/POLES — FUSE
- AMPS/POLES — MOLDED CASE CIRCUIT BREAKER
- AMPS/POLES — DRAW OUT CIRCUIT BREAKER

SWITCHES & MISC.

- $ — SWITCH (LINE VOLTAGE U.N.O.)
- $3 — THREE POLE SWITCH
- $4 — FOUR POLE SWITCH
- $D — DIMMER SWITCH
- $D3 — THREE WAY DIMMER SWITCH
- $LV — LOW VOLTAGE SWITCH (MOMENTARY CONTACT)
- $M — MOTOR SWITCH
- $P — PROJECTOR SWITCH
- $PL — PILOT LIGHT SWITCH
- $WP — WEATHER PROOF SWITCH
- NON-FUSED DISCONNECT SWITCH
- CIRCUIT BREAKER IN NEMA ENCLOSURE
- FUSED DISCONNECT SWITCH 30A/30F/3P U.N.O.
- FUSED DISCONNECT SWITCH W/ MOTOR STARTER
- M — ELECTRIC METER
- ATS — AUTOMATIC TRANSFER SWITCH
- DIMMER CONTROL PANEL
- MOTOR
- OS/IR — OCCUPANCY SENSOR – IR=INFARED US=ULTRASONIC MT=(IR/US)
- PC — INTERIOR PHOTOCELL

FIRE PROTECTION & EMERGENCY

- SINGLE SIDED EXIT SIGN
- SINGLE SIDED EXIT SIGN W/ARROW
- DOUBLE SIDED EXIT SIGN
- DOUBLE SIDED EXIT SIGN W/ARROWS
- SMOKE DETECTOR
- HEAT DETECTOR
- SDE — SMOKE DETECTOR–ELEVATOR RETURN
- SDD — SMOKE DETECTOR–DUCT TYPE
- SDS — SMOKE DETECTOR–SINGLE STATION
- FIRE ALARM HORN–AUDIO ONLY
- FIRE ALARM STROBE–VISUAL ONLY
- FIRE ALARM COMBO–AUDIO/VISUAL
- FIRE ALARM PANEL
- F — FIRE ALARM PULL STATION
- FIREMAN PHONE
- S/P — FIRE ALARM SPEAKER
- DH — DOOR HOLDERS
- FS — FLOW SWITCH
- TS — TAMPER SWITCH

ONE LINE/RISER DIAGRAM (CON'T)

- AMPS/POLES — GFCI CIRCUIT BREAKER
- AMPS/POLES — GFCI FUSED SWITCH
- BATTERY — BATTERY AND DISCONNECT
- KIRK KEY. SUBSCRIPT INDICATES CONNECTION GROUPING.
- N / G — NEUTRAL AND GROUND BUS. ARC INDICATES N–G BOND.

GENERAL NOTES

GENERAL CONDITIONS

1. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE AN ELECTRICAL INSTALLATION THAT IS COMPLETE AND ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLE INCIDENTAL, OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIALS, LABOR, SUPERVISION AND SERVICE NECESSARY SO AS TO PROVIDE A COMPLETE, FUNCTIONING ELECTRICAL SYSTEM IN SAFE WORKING ORDER.
2. SYMBOLS FOR VARIOUS ELEMENTS AND SYSTEMS ARE SHOWN ON THE DRAWINGS. SHOULD THERE BE ANY DOUBT REGARDING THE MEANING OR INTENT OF THE SYMBOLS USED, AN INTERPRETATION SHALL BE OBTAINED FROM THE ARCHITECT IN WRITING. THE DECISION OF THE ARCHITECT SHALL BE FINAL.
3. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO EXAMINE THE CONTRACT DOCUMENTS CAREFULLY BEFORE SUBMITTING HIS BID, WITH PARTICULAR ATTENTION TO ERRORS, OMISSIONS, CONFLICTS WITH PROVISIONS OF LAWS AND CODES HAVING JURISDICTION, CONFLICTS BETWEEN DRAWINGS OR DRAWINGS AND SPECIFICATIONS, AND AMBIGUOUS DEFINITION OF THE EXTENT OF COVERAGE BETWEEN CONTRACTS. ANY SUCH DISCREPANCY SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT FOR CORRECTION. SHOULD ANY OF THESE ERRORS, OMISSIONS, CONFLICTS, OR AMBIGUITIES EXIST, THE CONTRACTOR SHALL HAVE THEM EXPLAINED AND ADJUSTED IN WRITING BEFORE SIGNING THE CONTRACT OR PROCEEDING WITH THE WORK; OTHERWISE, HE SHALL, AT HIS OWN EXPENSE, SUPPLY THE PROPER MATERIALS AND LABOR TO MAKE GOOD ANY DAMAGE OR DEFECTS IN HIS WORK OR THE RESULTS OBTAINED THEREFROM, CAUSED BY SUCH DISCREPANCY.
4. WHEREVER CONFLICTS OCCUR BETWEEN DIFFERENT PARTS OF THE CONTRACT DOCUMENTS, THE GREATER QUANTITY, THE BETTER QUALITY, OR LARGER SIZE SHALL PREVAIL UNLESS THE ARCHITECT INFORMS THE CONTRACTOR OTHERWISE IN WRITING.
5. THE SCALE OF EACH DRAWING IS RELATIVELY ACCURATE; ANY DIMENSIONS SHOWN ARE APPROXIMATE TO CENTERLINE FROM ASSUMED BUILDING PERIMETER. THE CONTRACTOR SHALL OBTAIN THE NECESSARY DIMENSIONS FOR ANY EXACT TAKEOFFS FROM THE ARCHITECT. NO ADDITIONAL COST TO THE OWNER WILL BE CONSIDERED FOR FAILURE TO OBTAIN EXACT DIMENSIONS WHERE NOT CLEAR OR IN ERROR ON THE DRAWINGS. ANY DEVICE OR FIXTURE ROUGHED IN IMPROPERLY AND NOT POSITIONED ON IMPLIED CENTER-LINES OR AS REQUIRED BY GOOD PRACTICE MUST BE REPOSITIONED AT NO COST TO THE OWNER.
6. ALL WORK AND MATERIALS SHALL BE GUARANTEED FREE FROM DEFECTS FOR A MINIMUM PERIOD OF ONE YEAR UNLESS NOTED OTHERWISE. THE WARRANTY PERIOD SHALL BEGIN AT THE DATE OF BENEFICIAL OCCUPANCY OF THE FACILITY.
7. THE CONTRACTOR IS RESPONSIBLE FOR FILING AND PAYING ALL FEES AND OBTAINING NECESSARY PERMITS AND CERTIFICATES OF INSPECTION. THE CONTRACTOR SHALL DELIVER ALL CERTIFICATES OF INSPECTION TO OWNER/CONSTRUCTION MANAGER INCLUDING COPIES WITH MAINTENANCE MANUALS.
8. ONLY EXPERIENCED CRAFTSMEN KNOWLEDGEABLE IN THEIR RESPECTIVE TRADE SHALL PERFORM THE WORK INDICATED IN THE CONSTRUCTION DOCUMENTS.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADDITION OF NFPA STANDARD 70 (NATIONAL ELECTRICAL CODE). CONTRACTOR SHALL ALSO CONFORM TO ALL APPLICABLE LOCAL CODES AND AMENDMENTS.
10. ALL ELECTRICAL EQUIPMENT, INCLUDING BUT NOT LIMITED TO SWITCHGEAR, CONDUIT, WIRE, BOXES AND FITTINGS SHALL BE NEW AND SHALL MEET NEMA AND ANSI STANDARDS AND SHALL BEAR THE UL LABEL.

CONDUIT & RACEWAY

1. ALL WORK SHALL BE COORDINATED SO THAT INTERFERENCES ARE AVOIDED. PROVIDE ALL NECESSARY OFFSETS IN CONDUITS, RACEWAYS, ETC., REQUIRED TO PROPERLY INSTALL THE WORK. EXPOSED WORK MUST BE KEPT AS CLOSE AS POSSIBLE TO WALLS, CEILINGS, COLUMNS, ETC., SO AS TO TAKE UP MINIMUM AMOUNT OF SPACE. ALL OFFSETS, FITTINGS, ETC., REQUIRED SHALL BE PROVIDED WITHOUT ADDITIONAL EXPENSE TO THE OWNER. WORK SHALL BE COORDINATED WITH OTHER TRADES.
2. CONDUIT RUNS ARE DIAGRAMMATIC IN NATURE. CONTRACTOR IS RESPONSIBLE FOR SIZING AND LOCATING PULL BOXES PER N.E.C. AND FOR COORDINATION WITH OTHER DISCIPLINES.
3. INSTALL (1) 3/4" CONDUIT FOR EACH SET OF (3) SPARES AND/OR SPACES OR FRACTION THEREOF FROM EACH FLUSH MOUNTED PANELBOARD. THE SPARE CONDUITS SHALL STUB-UP INTO THE NEAREST ACCESSIBLE CEILING CAVITY.
4. PROVIDE AND INSTALL ADEQUATE SUPPORTS NECESSARY FOR THE RACEWAY SYSTEM. THIS INCLUDES BUT IS NOT LIMITED TO BLOCKING FOR SURFACE AND FLUSH MOUNTED PANELS. CONTRACTOR SHALL REFER TO MANUFACTURER'S RECOMMENDATIONS FOR SIZES AND QUANTITIES OF ALL SUPPORTING MEANS.
5. PENETRATIONS OF WALLS, FLOORS, AND ROOFS FOR THE PASSAGE OF ELECTRICAL RACEWAYS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF WORK. ALL SUCH PENETRATIONS SHALL BE PROPERLY SEALED OFF AFTER INSTALLATION OF RACEWAY SO AS TO MAINTAIN THE STRUCTURAL, WATER PROOF, AND FIRE PROOF INTEGRITY OF THE WALL, FLOOR, OR ROOF SYSTEM PENETRATED.
6. SEAL ALL CONDUITS THAT PENETRATE THE BASEMENT FLOOR SLAB TO MAKE THEM WATER TIGHT. THE CONDUITS SHALL BE DRIED PRIOR TO INSTALLATION OF WIRE/CABLE AND SHALL BE SEALED AT TERMINATIONS.

BRANCH CIRCUITS AND FEEDERS

1. UNLESS NOTED OTHERWISE, ALL CIRCUITS 100' OR LESS SHALL BE MINIMUM #12 AWG WIRE SIZE. CIRCUITS OVER 100' BUT LESS THAN 200' SHALL BE MINIMUM #10 AWG WIRE SIZE. CIRCUITS OVER 200' SHALL BE MINIMUM #8 AWG WIRE SIZE.
2. ALL CONDUCTORS SHALL BE SOFT DRAWN ANNEALED COPPER, 98% CONDUCTIVITY CONTINUOUS FROM OUTLET TO OUTLET. CONDUCTOR SIZES #12 AWG AND #10 AWG SHALL BE SOLID. CONDUCTOR SIZES #8 AWG AND LARGER MAY BE STRANDED.
3. A SEPARATE INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE PULLED WITH THE CIRCUIT CONDUCTORS FOR GROUNDING WHETHER OR NOT INDICATED ON THE DRAWINGS. METAL RACEWAY, OR A CABLE ARMOR OR SHEATH SHALL NOT BE USED AS AN EQUIPMENT GROUNDING CONDUCTOR.
4. GROUND ALL EQUIPMENT AND ELECTRICAL SYSTEM PER N.E.C.
5. IN INSTANCES WHERE DEMOLITION IS REQUIRED, THE CONTRACTOR SHALL DISCONNECT AND REMOVE ALL UNUSED CONDUIT AND WIRING BACK TO THE ELECTRICAL PANEL.

LIGHTING SYSTEM

1. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR LOCATION OF ALL CEILING ELEMENTS (LIGHTS, SPRINKLERS, DIFFUSERS, ETC). ALL CEILING MOUNTED ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECTURAL DIMENSIONED DRAWINGS. IF LOCATION FOR AN ITEM IS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS, VERIFY THE EXACT LOCATION OF THE ITEM WITH THE ARCHITECT PRIOR TO INSTALLATION. THESE REQUIREMENTS APPLY TO ALL CEILING TYPES IN ALL AREAS. DO NOT SCALE OR DIMENSION LOCATIONS FROM THESE DRAWINGS.
2. PROVIDE AND INSTALL ALL SUPPORTS FOR LIGHT FIXTURES. SUPPORTS SHALL BE INDEPENDENT OF THE CEILING GRID SUPPORT SYSTEM.
3. LIGHT SWITCHES LOCATED IN A ROOM SHALL CONTROL ALL THE LIGHT FIXTURES IN THAT ROOM UNLESS NOTED OTHERWISE. ALL CEILING MOUNTED OCCUPANCY SENSORS SHOWN AS SOLE SOURCE OF CONTROL SHALL BE PROVIDED WITH MANUAL OVER-RIDE SWITCH ON WALL. COORDINATE LOCATION WITH ARCHITECT. CONTRACTOR SHALL GANG TOGETHER ALL SWITCHES UNDER A SINGLE COVER PLATE IN ALL AREAS THAT REQUIRE MORE THAN ONE SWITCH TO CONTROL ELECTRICAL DEVICES.
4. IN INSTANCES WHERE A TRACK LIGHTING SYSTEM, DIMMING SYSTEM, AND/OR LIGHTING CONTROL SYSTEM IS SPECIFIED, THE CONTRACTOR SHALL COORDINATE ALL NECESSARY COMPONENTS OF SUCH SYSTEM(S) WITH THE MANUFACTURER PRIOR TO BID AND INCLUDE ALL NECESSARY ACCESSORIES TO INSTALL A COMPLETE AND FUNCTIONING SYSTEM.
5. ALL LIGHT FIXTURES SHALL BE INSTALLED WITH APPROPRIATE LAMPS AS INDICATED. FIXTURES SHALL ALSO BE INSTALLED WITH BALLASTS WHERE NECESSARY.
6. ALL FLUORESCENT FIXTURES THAT UTILIZE DOUBLE-ENDED LAMPS AND CONTAIN BALLAST(S) THAT ARE SUPPLIED FROM MULTIWIRE BRANCH CIRCUITS SHALL HAVE A DISCONNECTING MEANS INTERNAL OR EXTERNAL TO EACH LUMINAIRE TO DISCONNECT SIMULTANEOUSLY FROM THE SOURCE OF SUPPLY ALL CONDUCTORS OF THE BALLAST, INCLUDING THE GROUNDED CONDUCTOR IF ANY. PROVIDE AND INSTALL IN ALL FIXTURES THOMAS & BETTS STA-KON LUMINAIRE DISCONNECT PART #LDS OF APPROVED EQUAL.

OUTLETS AND POWER DEVICES

1. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR LOCATION AND MOUNTING HEIGHT OF ALL WALL AND FLOOR MOUNTED ELEMENTS (OUTLETS, LIGHT SWITCHES, CONTROLLERS, POKE-THRU, ETC). ALL WALL/FLOOR MOUNTED ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECTURAL DIMENSIONED DRAWINGS. IF LOCATION FOR AN ITEM IS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS, VERIFY THE EXACT LOCATION OF THE ITEM WITH THE ARCHITECT PRIOR TO INSTALLATION. THESE REQUIREMENTS APPLY TO ALL WALL/FLOOR TYPES IN ALL AREAS. DO NOT SCALE OR DIMENSION LOCATIONS FROM THESE DRAWINGS.
2. COORDINATE THE LOCATION AND INSTALLATION DETAIL OF OUTLETS IN MILLWORK WITH ARCHITECTURAL DRAWINGS (WALL ELEVATIONS, MILLWORK DETAILS, ETC.) AND WITH MILLWORK MANUFACTURER PRIOR TO ELECTRICAL ROUGH-IN.
2. WALL AND FLOOR MOUNTED POWER RECEPTACLES SHOWN NEAR DATA OUTLETS SHALL BE LOCATED WITHIN SIX (6) INCHES OF THE DATA OUTLET. LOCATE AT SAME MOUNTING HEIGHT UNLESS NOTED OTHERWISE.
3. VERIFY THE EXACT POWER CONNECTION TYPE AND NEMA CONFIGURATION OF RECEPTACLES FOR EQUIPMENT FURNISHED BY THE OWNER, OTHER TRADES, OR UNDER A SEPARATE SECTION OF THIS CONTRACT PRIOR TO ELECTRICAL ROUGH-IN.
4. ELECTRICAL RECEPTACLES IN MECHANICAL ROOMS, ELECTRICAL ROOMS, TELEPHONE ROOMS, STORAGE ROOMS, JANITORS CLOSETS AND SERVICE CORRIDORS SHALL BE MOUNTED AT 48" A.F.F UNLESS NOTED OTHERWISE ON THESE DRAWINGS OR ARCHITECTURAL DRAWINGS.
5. ALL RECEPTACLES WITHIN SIX FEET OF ANY PLUMBING FIXTURE AND/OR SINK SHALL BE EQUIPPED WITH GFCI FOR PERSONNEL PROTECTION.
6. ALL RECEPTACLES LOCATED OUTSIDE THE BUILDING ENVELOPE SHALL BE HOUSED IN ENCLOSURES THAT ARE RATED "WEATHER-PROOF-WHILE-IN-USE" AND SHALL BE EQUIPPED WITH GFCI FOR PERSONNEL PROTECTION.
7. ALL GFCI RECEPTACLES SHALL BE CONNECTED SO THAT ALL DEVICES ON THE SAME CIRCUIT AS THE GFCI RECEPTACLE DO NOT DE-ENERGIZE UPON TRIPPING. ALL GFCI RECEPTACLES SHALL INCLUDE A LOCK-OUT FUNCTION TO PROTECT AGAINST THE USE OF MISWIRED DEVICES OR DEVICES THAT HAVE BEEN DAMAGED DUE TO DISMANTLING SURFACES.
8. FINISH COLORS OF DEVICES AND CORRESPONDING COVER PLATES SHALL BE SELECTED AND APPROVED BY THE ARCHITECT. SPECIALTY RECEPTACLES AND CONVERTIBLES (I.E. ISOLATED GROUND, EMERGENCY, CRITICAL BRANCH, SURGE SUPPRESSION, ETC.) SHALL BE THE COLOR NOTED IN ELECTRICAL CONSTRUCTION DOCUMENTS.
9. IN INSTANCES WHERE MECHANICAL SHADES, DRAPERIES, PROJECTION SCREENS, OR SIMILAR SYSTEMS ARE SPECIFIED, THE CONTRACTOR SHALL COORDINATE ALL NECESSARY COMPONENTS OF SUCH SYSTEM WITH THE SYSTEM MANUFACTURER PRIOR TO BID AND INCLUDE ALL NECESSARY ACCESSORIES TO INSTALL A COMPLETE AND FUNCTIONING SYSTEM. THE CONTRACTOR'S PRICE AND INSTALLATION SHALL INCLUDE, BUT NOT LIMITED TO ALL CONTROLLERS, CONTROL WIRE, AND CONTROL ACCESS POINTS FOR THE SYSTEM.
10. POKE-THRU DEVICES SHALL BE BE LISTED AND LABELED FOR FIRE RATING OF FLOOR-CEILING ASSEMBLY. ALL FLOOR CORES SHALL BE LOCATED/SPACED IN A MANNER THAT DOES NOT DECREASE THE FIRE RATING OF THE FLOOR-CEILING ASSEMBLY BASED ON THE LATEST NFPA AND UL STANDARDS FOR FLOOR-CEILING ASSEMBLIES.

TELEPHONE/DATA/CATV SYSTEM

1. PROVIDE AND INSTALL AN EMPTY CONDUIT RACEWAY SYSTEM FOR TELEPHONE, DATA, AND SATELLITE/CATV TELEVISION. PROVIDE RACEWAY ACCESS FOR TELEPHONE/DATA/CATV. IN AREAS WITH ACCESSIBLE DROP CEILING, CONTRACTOR SHALL INSTALL CONDUIT FROM TELE/DATA/CATV DEVICE TO NEAREST ACCESSIBLE CEILING. IN AREAS WITHOUT ACCESSIBLE CEILING OR PUBLIC AREAS WITH EXPOSED STRUCTURE, CONTRACTOR SHALL INSTALL ADDITIONAL RACEWAY FROM DEVICE AND THE TERMINAL BOARD. ALL CONDUITS SHALL HAVE NYLON PULL CORD INSTALLED FOR USE BY CABLE INSTALLER. IN ADDITION TO THESE DEVICE RACEWAYS, THE CONTRACTOR SHALL PROVIDE THE REQUIRED RACEWAY BETWEEN EACH TERMINAL BOARD. PROVIDE ALL TERMINAL BOARDS, SIZED AND LOCATED, AS REQUIRED BY TELEPHONE/DATA CABLE INSTALLERS. CONDUIT SHALL BE 3/4" MINIMUM, UNLESS NOTED OTHERWISE. PROVIDE NYLON BUSHINGS ON ALL CONDUIT TERMINATIONS.

MECHANICAL & PLUMBING COORDINATION

1. REFERENCE THE MECHANICAL AND PLUMBING DRAWINGS FOR ALL EQUIPMENT NEEDING ELECTRICAL CONNECTIONS. MAKE ALL CONNECTIONS AND PROVIDE APPROPRIATE WIRE, CONDUIT, AND OVERCURRENT PROTECTION FOR ALL EQUIPMENT.
2. ALL FUSED SWITCHED OR CIRCUIT BREAKERS SERVING EQUIPMENT SHALL HAVE HANDLE LOCKS.
3. ALL CIRCUIT BREAKERS SERVING MECHANICAL EQUIPMENT SHALL BEAR AN "HACR" RATING.
4. COORDINATE BETWEEN TRADES AND PROVIDE CONTROL POWER FOR ALL VAV BOXES/DAMPERS/ETC, AS REQUIRED TO ENSURE A COMPLETE, FULLY FUNCTIONAL HVAC SYSTEM. PROVIDE POWER FROM NEAREST 120V GENERAL PURPOSE CIRCUIT OR FROM BUILDING CONTROL POWER DISTRIBUTION SYSTEM. CONTRACTOR SHALL REFERENCE MECHANICAL DRAWINGS AND COORDINATE WITH OTHER TRADES PRIOR TO ELECTRICAL ROUGH-IN.
5. COORDINATE MOTOR DISCONNECT AND CONTROL WITH MECHANICAL DRAWINGS AND BETWEEN TRADES. PROVIDE STARTERS AND DISCONNECTS FOR ALL MECHANICAL EQUIPMENT THAT IS NOT PROVIDED INTEGRAL TO THE EQUIPMENT. PROVIDE MOTOR STARTERS FOR ALL MOTORS 1 HP OR LARGER. PROVIDE MOTOR-RATED TOGGLE SWITCHES FOR ALL MOTORS LESS THAN 1 HP. PROVIDE ALL NECESSARY WIRE, CONDUIT AND POWER FOR INTERLOCKED MOTOR CONTROL.

SECURITY SYSTEM

1. PROVIDE AND INSTALL AN EMPTY CONDUIT RACEWAY SYSTEM FOR SECURITY SYSTEM. PROVIDE RACEWAY ACCESS FOR SECURITY. IN ALL AREAS, CONTRACTOR SHALL INSTALL CONDUIT FROM DEVICE TO NEAREST ACCESSIBLE CEILING. ALL CONDUITS SHALL HAVE NYLON PULL CORD INSTALLED FOR USE BY CABLE INSTALLER. IN ADDITION TO THESE DEVICE RACEWAYS, THE CONTRACTOR SHALL PROVIDE THE REQUIRED RACEWAY BETWEEN EACH TERMINAL BOARD. PROVIDE ALL TERMINAL BOARDS, SIZED AND LOCATED, AS REQUIRED BY SECURITY INSTALLERS. CONDUIT SHALL BE 3/4" MINIMUM, UNLESS NOTED OTHERWISE. PROVIDE NYLON BUSHINGS ON ALL CONDUIT TERMINATIONS. PROVIDE ALL NECESSARY POWER CONNECTIONS FOR DOOR LOCKS AND SECURITY CAMERAS. COORDINATE BETWEEN TRADES PRIOR TO ELECTRICAL ROUGH-IN.

EMERGENCY POWER SYSTEM

1. IN INSTANCES WHERE AN EMERGENCY OR STANDBY GENERATOR IS SPECIFIED, CONTRACTOR SHALL PROVIDE AND INSTALL ALL CIRCUITS AND RACEWAY FOR MISCELLANEOUS POWER TO GENERATOR ACCESSORIES (I.E. BLOCK HEATERS, BATTERY CHARGERS, CONTROL WIRING, ETC.)
2. ALL EMERGENCY SYSTEMS SHALL BE RUN IN A SEPARATE RACEWAY/CONDUIT SYSTEM AND SHALL BE CLEARLY LABELED AS SUCH.

ELEVATOR

1. COORDINATE EXACT LOCATION OF ELEVATOR DISCONNECT SWITCH WITH ELEVATOR CONTRACTOR. COORDINATE ALL ELECTRICAL REQUIREMENTS WITH ELEVATOR MANUFACTURER. PROVIDE ALL CONDUITS REQUIRED BY ELEVATOR MANUFACTURER, (EXAMPLE: CONDUITS BETWEEN ELEVATOR MACHINE ROOMS, ATS, TELECOMMUNICATIONS CLOSET, FIRE CONTROL ROOM, ETC.). PROVIDE SHUNT TRIP BREAKERS IN THE ELEVATOR MACHINE ROOM FOR EACH ELEVATOR. PROVIDE SMOKE AND HEAT DETECTORS FOR ELEVATOR RECALL AND ACTIVATION OF ELEVATOR SHUNT TRIP BREAKERS AS REQUIRED BY NFPA AND THE ELEVATOR CODES.

FIRE ALARM SYSTEM

1. PROVIDE AND INSTALL ALL CIRCUITS AND RACEWAY NEEDED BY FIRE ALARM CONTRACTOR FOR MISCELLANEOUS POWER TO FIRE ALARM SYSTEM. FIRE ALARM SYSTEM SHALL PROVIDE ADEQUATE POWER TO OPERATE ANY AND ALL DOOR LOCKS ON STAIRS, SERVICE DOORS OR OTHER DOORS ALONG THE PATH OF EGRESS.
2. PROVIDE ALL NECESSARY FIRE ALARM CONNECTIONS TO SPRINKLER AND FLOW SWITCHES. REFER TO PLUMBING/FIRE PROTECTION DRAWINGS FOR LOCATIONS AND COORDINATE BETWEEN TRADES TO ENSURE A FULLY FUNCTIONAL SYSTEM.
3. INSTALL ALL NOTIFICATION AND INITIATION DEVICES IN STRICT ACCORDANCE TO THE REQUIREMENTS OF NFPA STANDARD 72, ADA AND ALL APPLICABLE LOCAL CODES.
4. COMMISSION A LICENSED FIRE ALARM CONTRACTOR TO INSTALL AND TEST THE FIRE ALARM SYSTEM.
5. INSTALL A CODE MINIMUM FIRE ALARM SYSTEM TO MEET ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES. CONTRACTOR SHALL COMMISSION A LICENSED FIRE ALARM DESIGNER TO PROVIDE DETAILED FIRE ALARM INSTALLATION DRAWINGS PRIOR TO ELECTRICAL ROUGH-IN. DRAWINGS MUST BE REVIEWED BY THE ENGINEER OF RECORD PRIOR TO PURCHASE OR INSTALLATION OF FIRE ALARM SYSTEM.
6. THE FIRE ALARM DESIGN, DESIGN APPROVAL, INSTALLATION AND FINAL ACCEPTANCE BY THE AUTHORITIES HAVING JURISDICTION IS THE SOLE RESPONSIBILITY OF THE FIRE ALARM CONTRACTOR. DEVICES AND EQUIPMENT INDICATED ON THE DRAWINGS ARE FOR DESIGN INTENT ONLY. FINAL DEVICE TYPES, QUANTITIES, AND LOCATIONS ARE THE RESPONSIBILITY OF THE FIRE ALARM CONTRACTOR AND PROVIDE ROUGH-IN AND POWER FOR ALL DEVICES PER THE APPROVED FIRE ALARM PLANS.

3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS

PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue:	Date:
PERMIT	2018.12.21

Drawing Title: COVER SHEET ELECTRICAL

Sheet: 1E-0

Building Plans

REVIEWED
FEB 26 2019
CITY OF COLLEYVILLE
BY BUILDING DEPARMENT

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

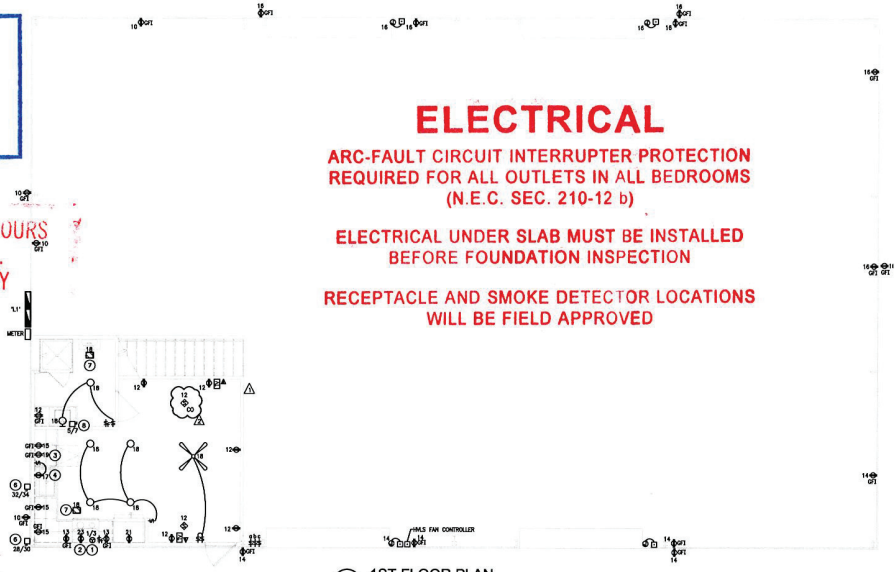
REFER TO PLAN REVIEW COMMENTS
FOR ADDITIONAL REQUIREMENTS
CITY OF COLLEYVILLE
BUILDING INSPECTIONS

ELECTRICAL

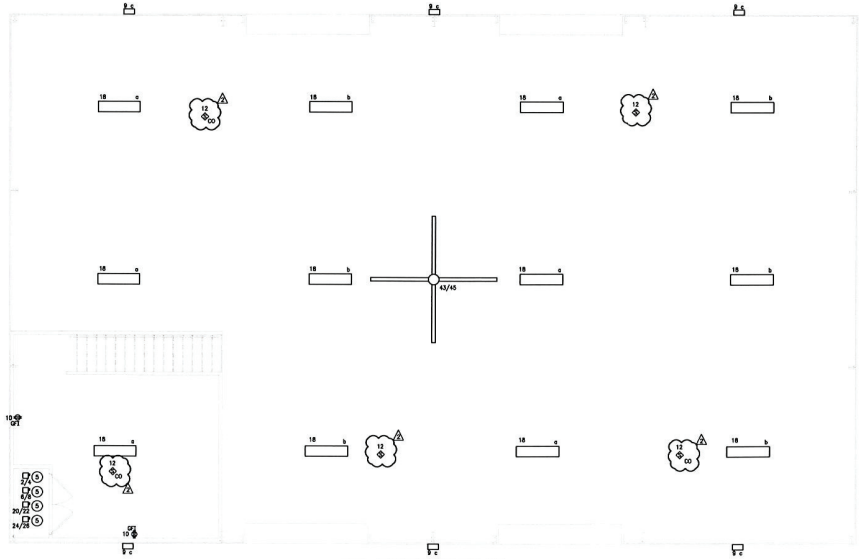
ARC-FAULT CIRCUIT INTERRUPTER PROTECTION
REQUIRED FOR ALL OUTLETS IN ALL BEDROOMS
(N.E.C. SEC. 210-12 b)

ELECTRICAL UNDER SLAB MUST BE INSTALLED
BEFORE FOUNDATION INSPECTION

RECEPTACLE AND SMOKE DETECTOR LOCATIONS
WILL BE FIELD APPROVED



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



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

GENERAL NOTES:

1. ELECTRICAL DEVICES SHALL BE PLACED AS FOLLOWS U.N.O. CONTRACTOR TO VERIFY MOUNTING HEIGHTS WITH ARCHITECT/INTERIOR DESIGNER.

LIGHTING SWITCHES & THERMOSTATS	48" AFF
RECEPTACLES	18" AFF
COUNTER TOP DEVICES (KITCHEN)	42" AFF
COUNTER TOP DEVICES (BATH)	42" AFF
REFRIGERATOR	60" AFF

2. DEVICE PLACEMENT/SPACING MUST MEET THE REQUIREMENTS OF THE NEC, ALL STATE AND LOCAL ORDINANCES AND THE FAIR HOUSING ACT.
3. SMOKE DETECTOR ALARMS INTERLOCKED TOGETHER, ONE DETECTOR TO BE COMBINATION SMOKE AND CO DETECTOR
4. ALL SMOKE DETECTORS IN VAULTED AREAS SHALL BE WITHIN 12" OF HIGHEST POINT.
5. REFER TO MECHANICAL / PLUMBING DRAWINGS FOR EXACT LOCATION OF ALL HVAC EQUIPMENT.
6. REFER TO INTERIOR DESIGN/ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION/REQUIREMENTS.
7. USE NM CABLE TO BRANCH CIRCUITS WITHIN THE PERIMETER WALLS OF EACH APARTMENT FROM THAT UNIT'S INDIVIDUAL PANEL WHERE ALLOWED BY CODE.
8. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS PER NEC-210.12 BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
9. PROVIDE TAMPER RESISTANT RECEPTACLES PER NEC 406.12.
10. ALL 15A AND 20A, 125V RECEPTACLES WITHIN 6' OF A SINK OR ANY OTHER WET LOCATION SHALL BE GFCI PROTECTED.
11. WHEREVER RECEPTACLES LABELED 'GFI' ARE NOT READILY ACCESSIBLE, GFCI PROTECTION SHALL BE PROVIDED THROUGH GFCI BREAKER.
12. VERIFY EXACT LOCATION OF ALL EQUIPMENT AND DEVICES WITH OWNER PRIOR TO ROUGH-IN.

NOTES BY SYMBOL:

1. 40A, 240V RANGE RECEPTACLE.
2. MICROWAVE AND HOOD RECEPTACLE. PROVIDE SWITCH FOR HOOD CONTROLS FOR ALL ANSI/ADA UNITS AT ACCESSIBLE LOCATION ABOVE COUNTER. EXACT LOCATION PER INTERIOR DESIGNER/ARCHITECT.
3. UNDERCOUNTER RECEPTACLE FOR DISHWASHER FROM GFCI BREAKER.
4. MULTI-GANG BOX ABOVE COUNTER WITH RECEPTACLE AND SWITCH TO CONTROL DISPOSAL RECEPTACLE UNDER SINK WITH GFCI PROTECTION.
5. PROVIDE DISCONNECT AND POWER TO AIR HANDLING UNIT. VERIFY EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
6. PROVIDE DISCONNECT AND POWER TO GROUND MOUNTED CU. VERIFY EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
7. EXHAUST FAN CONTROLLED BY MANUAL SWITCH. PROVIDE 20A FRACTIONAL HP DISCONNECT SWITCH WITH OVERLOAD TO MATCH FAN.
8. PROVIDE DISCONNECT AND POWER TO ELECTRIC WATER HEATER. VERIFY EXACT LOCATION WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.

PANELBOARD SCHEDULE

MAIN SIZE 400 A | MAIN TYPE MCB | SECTION 1 | PANEL NAME: L1
A/C RATING 22,000 | MOUNTING SURFACE | VOLTAGE 120V 1PH 3W

	DESCRIPTION	AMPS POLE	LTG	RCPT	MTR	LOAD (KVA) HEAT	KITCH	MISC	AMPS POLE	DESCRIPTION	
1	RANGE	40/2		8.00					60/2	FCU-1	2
3	"			4.00							4
5	WH	30/2				4.00			25/2	FCU-1	6
7	"					4.00					8
9	EXTERIOR_LTG	20/1	1.00						20/1	RCPT	10
11	SPARE	20/1							20/1	RCPT	12
13	SMALL APPLIANCE	20/1		1.50					20/1	RCPT	14
15	SMALL APPLIANCE	20/1		1.50					20/1	RCPT	16
17	DISPOSAL	20/1		0.90					20/1	LTG	18
19	DISHWASHER	20/1		1.00					60/2	FCU-2	20
21	REFRIGERATOR	20/1		1.00							22
23	FUTURE LIFT	35/3			2.00				25/2	FCU-2	24
25	"	"			2.00						26
27	FUTURE LIFT	35/3			2.00				60/2	CU-1	28
29	"	"			2.00						30
31	FUTURE LIFT	35/3			2.00				60/2	CU-2	32
33	"	"			2.00						34
35	FUTURE LIFT	35/3			2.00				20/1	SPARE	36
37	"	"			2.00				20/1	SPARE	38
39	COMPRESSOR	30/2			4.00				20/1	SPARE	40
41	"	"			4.00				20/1	SPARE	42
	TOTALS		1.00	13.00	24.90	8.00	0.00	0.00		TOTALS	

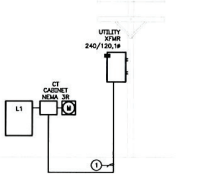
REMARKS:

PANELBOARD SCHEDULE

MAIN SIZE 400 A | MAIN TYPE M.O | SECTION 2 | PANEL NAME: L1
A/C RATING 22,000 | MOUNTING SURFACE | VOLTAGE 120V 1PH 3W

	DESCRIPTION	AMPS POLE	LTG	RCPT	MTR	LOAD (KVA) HEAT	KITCH	MISC	AMPS POLE	DESCRIPTION	
43	POOL PMP	20/2		1.20					20/1	SPARE	44
45	"	"		1.20					20/1	SPARE	46
47	CORD REEL	20/1		1.00					20/1	SPARE	48
49	CORD REEL	20/1		1.00					20/1	SPARE	50
51	CORD REEL	20/1		1.00					20/1	SPARE	52
53	CORD REEL	20/1		1.00					20/1	SPARE	54
55	WORK BENCH	20/1		1.00					20/1	SPARE	56
57	WORK BENCH	20/1		1.00					20/1	SPARE	58
59	WORK BENCH	20/1		1.00					20/1	SPARE	60
61	WORK BENCH	20/1		1.00					20/1	SPARE	62
63	SPACE									SPACE	64
65	SPACE									SPACE	66
67	SPACE									SPACE	68
69	SPACE									SPACE	70
71	SPACE									SPACE	72
73	SPACE									SPACE	74
75	SPACE									SPACE	76
77	SPACE									SPACE	78
79	SPACE									SPACE	80
81	SPACE									SPACE	82
83	SPACE									SPACE	84
	TOTALS		0.00	6.20	2.40	0.00	0.00	0.00		TOTALS	

REMARKS:



NOTES BY SYMBOL:

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

1 ELECTRICAL RISER DIAGRAM
SCALE: NONE

3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS

STEVEN E. STEELE
70890
LICENSED PROFESSIONAL ENGINEER
2019.01.28

PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue:	Date:
Permit	2018.12.21
⚠Permit Comments	2019.01.10
⚠Permit Comments	2019.01.28

Drawing Title:
FLOOR PLAN
ELECTRICAL

Sheet
1E-1

Building Plans

MECHANICAL ABBREVIATIONS, SYMBOLS, AND NOTES

ABBREVIATIONS

A	AMPERES
A/C	AIR CONDITIONING
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
AP	ACCESS PANEL
APD	AIR PRESSURE DROP
AUTO	AUTOMATIC
BDD	BACK DRAFT DAMPER
BFP	BACKFLOW PREVENTER
BHP	BRAKE HORSEPOWER
BLDG.	BUILDING
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BTU	BRITISH THERMAL UNIT
CAP	CAPACITY
CAT	CATEGORY
CC	CONTROL CONTACTOR
CCW	COUNTER CLOCKWISE
CD	CEILING DIFFUSER
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CI	CAST IRON
CLG	CEILING
CO	CLEAN OUT
CONN	CONNECTION
CONT	CONTINUE OR CONTINUATION
CONTR	CONTRACTOR
CU	COPPER
CV	CONTROL VALVE
CW	CLOCKWISE
dB	DECIBELS
DB	DRY BULB
DEG	DEGREES (FAHRENHEIT)
DEPT	DEPARTMENT
DIA	DIAMETER (ø)
DIR	DIRECTION
DISC	DISCONNECT
DIV	DIVISION
DM	DAMPER MOTOR
DN	DOWN
DPR	DAMPER
DRWG	DRAWING
DT	DUST TIGHT
EDR	EQUIVALENT DIRECT RADIATION
EER	ENERGY EFFICIENCY RATIO
ELEC	ELECTRIC OR ELECTRICAL
EMCS	ENERGY MANAGE. CONTROL SYS.
EMER	EMERGENCY
EP	EXPLOSION PROOF
ESP	EXTERNAL STATIC PRESSURE
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
EXIST	EXISTING
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNC. PANEL
FACP	FIRE ALARM CONTROL PANEL
FC	FLEXIBLE CONNECTION
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FDC	FIRE DEPT. CONNECTION
FDR	FEEDER
FDH	FIRE DAMPER IN HORIZONTAL
FDV	FIRE DAMPER IN VERTICAL
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FL	FLOOR
FLA	FULL LOAD AMPS
FLE	FLOW LINE ELEVATION
FLEX	FLEXIBLE
FP	FIRE PROTECTION
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FS	FUSIBLE SWITCH
FT	FEET (')
GA	GAUGE
GALV	GALVANIZED
GCO	GRADE CLEAN OUT
GEN	GENERATOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GR	GRADE
GRD	GROUND
HB	HOSE BIBB
HD	HUB DRAIN
HOR	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HTG	HEATING
HVAC	HEATING, VENTILATING, & AIR CONDITIONING
HZ	HERTZ – FREQUENCY IN CYCLES PER SECOND
IE	INVERT ELEVATION
INC	INCLUDE OR INCLUDED
IN	INCHES (")
IW	INDIRECT WASTE
KW	KILOWATTS
LB	POUNDS
LAT	LEAVING AIR TEMPERATURE
LTG	LIGHTING
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSAND BTU PER HOUR
MCC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINUTES
MR	MECHANICAL ROOM
MTD	MOUNTED
MTR	MOTOR
NC	NORMALLY CLOSED
NF	NON-FUSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OS&Y	OUTSIDE SCREW AND YOKE
PD	PRESSURE DROP
PH	PHASE
PIV	POST INDICATOR VALVE
PLBG	PLUMBING
PNL	PANEL
PPH	POUNDS PER HOUR
PRS	PRESSURE REDUCING STATION
PRV	PRESSURE REGULATING VALVE
PSI	POUNDS PER SQUARE INCH
PSIG	PRESSURE IN PSI GAUGE
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RAD	RADIANT,RADIATOR,OR RADIATION
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REC	RECESSED
RECP	RECEPTACLE
REQD	REQUIRED
RL	ROOF DRAIN LEADER
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
RT	RAIN TIGHT
SAN	SANITARY
SCFM	CFM OF DRY AIR AT STANDARD
SEC	SECONDS
SEN	SENSIBLE
SER	SERIES
SF	SQUARE FEET
SH	SHOWER
SHT	SHEET
SP	STATIC PRESSURE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STL	STEEL
SW	SWITCH
TEMP	TEMPORARY
TP	TOTAL PRESSURE
T&PRV	TEMPERATURE & PRESSURE RELIEF VALVE
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
V	VOLTS
VB	VACUUM BREAKER
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VP	VELOCITY PRESSURE
VTR	VENT THROUGH ROOF
W	WATTS
W/	WITH
W/O	WITHOUT
WB	WET BULB TEMPERATURE
WG	INCH OF WATER PRESSURE,GAUGE
WP	WEATHERPROOF
WPD	WATER PRESSURE DROP
WT	WEATHER TIGHT
WTR	WATER

EQUIPMENT DESIGNATIONS

AHU-V — EQUIPMENT TYPE FROM LIST / SCHEDULED UNIT NUMBER

AC	AIR COMPRESSOR
ACU	AIR CONDITIONING UNIT
AF	AIR FILTER
AHU	AIR HANDLING UNIT
AS	AIR SEPARATOR
PCP	CHILLED WATER PUMP – PRIMARY
SCP	CHILLED WATER PUMP – SECONDARY
CP	CIRCULATING PUMP
CR	CONDENSATE RECEIVER UNIT
CVT	CONSTANT VOLUME FAN TERMINAL COOL/HEAT
CH	CHILLER
CC	COOLING COIL
CRP	CONDENSATE RECEIVER PUMP UNIT
CRU	COMPUTER ROOM UNIT
CT	COOLING TOWER
EF	EXHAUST FAN
CU	CONDENSING UNIT (AIR COOLED)
MAU	MAKE-UP AIR UNIT
PHC	PREHEAT COIL
ET	EXPANSION TANK
FCU	FAN COIL UNIT
FCV	FLOW CONTROL VALVE (AUTOMATIC)
FD	FIRE DAMPER
FSD	FIRE/SMOKE COMBINATION DAMPER
FP	FIRE PUMP
FPT	INTERMITTENT-VOLUME FAN TERMINAL COOL/HEAT
GRV	GRAVITY ROOF VENTILATOR
GUH	GAS-FIRED UNIT HEATER
HUM	HUMIDIFIER
HC	HEATING COIL
HPA	HEAT PUMP, AIR SOURCE
HPW	HEAT PUMP, WATER SOURCE
HX	HEAT EXCHANGER
HWP	HEATER WATER PUMP
JP	JOCKEY PUMP
MD	MOTORIZED DAMPER
P	PUMP
RF	RELIEF FAN
PRV	PRESSURE REDUCING VALVE
SF	SUPPLY FAN
RC	REFRIGERANT COMPRESSOR
RV	RELIEF VALVE
RTU	ROOF TOP HVAC UNIT
SA	SOUND ATTENUATOR
SD	SMOKE DAMPER
ST	STEAM TRAP
VRP	VACUUM RETURN PUMP UNIT
VAV	VARIABLE VOLUME TERMINAL – COOL ONLY
WH	WALL HEATER
VFD	VARIABLE FREQUENCY DRIVE
VSD	VARIABLE SPEED DRIVE
EMCS	ENERGY MANAGEMENT & CONTROL SYSTEM
LPH	LOUVERED PENTHOUSE
EUH	ELECTRIC UNIT HEATER
BAS	BUILDING AUTOMATION SYSTEM – SEE EMCS
EC	EVAPORATIVE COOLER
IRH	INFRA RED HEATER
EDH	ELECTRIC DUCT HEATER
EMS	ENERGY MANAGEMENT SYSTEM – SEE EMCS
SFD	SMOKE/FIRE COMBINATION DAMPER – SEE FSD
CRAC	COMPUTER ROOM AIR CONDITIONER
CUC	COMPUTER ROOM A/C CONDENSING UNIT
BF	BOOSTER FAN

REFERENCES

TXC	TEXAS ENERGY CODE
IECC	INTERNATIONAL ENERGY CONSERVATION CODE 2006
90.1-04	ASHRAE 90.1 – 2007 STANDARD
62-04	ASHRAE 62 – 2007 STANDARD

SYMBOLS

- SUPPLY OR OUTSIDE AIR DUCT
- RETURN OR EXHAUST AIR DUCT
- DUCT TURNING UP
- DUCT TURNING DOWN
- 24X12 — CLEAR INSIDE DUCT DIMENSION, FIRST VALUE IS SIDE SHOWN
- OFFSET DOWN IN DIRECTION SHOWN
- DUCT SIZE CHANGE AT TOP OF DUCT
- DUCT SIZE CHANGE AT BOTTOM OF DUCT
- AP — ACCESS PANEL (AD–ACCESS DOOR)
- DUCT W/ACOUSTICAL LINING
- FLEXIBLE CONNECTION
- FLEXIBLE DUCT
- CEILING OUTLET BELOW DUCT
- CEILING OUTLET, ONE LINE DUCTWORK
- CEILING INLET
- SIDEWALL OUTLET
- SIDEWALL INLET
- T — THERMOSTAT/SENSOR
- B — BUTTON TYPE TEMPERATURE SENSOR
- H — HUMIDISTAT
- MANUAL VOLUME DAMPER (VD)
- FD — FIRE DAMPER
- F — FIRE DAMPER
- M — AUTOMATIC DAMPER, OPPOSED BLADE
- M — AUTOMATIC DAMPER, PARALLEL BLADE
- SD — SECURITY MAN-BARS, 8" ON CNTR.
- SFD — FIRE & SMOKE COMBINATION DAMPER (FS)
- FSD — FIRE & SMOKE COMBINATION DAMPER (FS)
- BDD — BACK DRAFT DAMPER
- H2O — WATER DETECTION SENSOR / CABLE
- H2 — HYDROGEN SENSOR
- CO — CARBON MONOXIDE SENSOR (CAR EXHAUST)
- CO2 — CARBON DIOXIDE SENSOR
- NO2 — NITROGEN DIOXIDE SENSOR (TRUCK EXHAUST)

PIPING DESIGNATIONS

CHS	CHILLED WATER SUPPLY
CHR	CHILLED WATER RETURN
CWS	CONDENSER WATER SUPPLY
CWR	CONDENSER WATER RETURN
HWS	HEATING WATER SUPPLY
HWR	HEATING WATER RETURN
E	EXPANSION LINE
G	NATURAL GAS – LOW PRESSURE
LPG	LIQUEFIED PETROLEUM GAS
MU	MAKEUP WATER
D	INDIRECT DRAIN
CD	COOLING COIL CONDENSATE DRAIN
ATV	ATMOSPHERIC VENT
A	COMPRESSED AIR
	FLOW IN DIRECTION OF ARROW
RS	REFRIGERANT SUCTION
RL	REFRIGERANT LIQUID
DX	REFRIGERANT LINE SET

GENERAL SYMBOLS

- 101 — ROOM NUMBER
- K1 — KITCHEN EQUIPMENT NUMBER
- (1)M401 — DRAWING SECTION DESIGNATION
- (1)M401 — DETAIL DESIGNATION
- 2 — KEYED NOTES
- 2 — REVISIONS
- CONNECTION TO EXISTING
- QTY A CFM — AIR DEVICE TAG (CFM, TYPE, QUANTITY)

PIPING DEVICES

- GV — GATE VALVE
- GLV — GLOBE VALVE
- BV — BALANCING VALVE
- BALL VALVE
- BUTTERFLY VALVE
- HOSE END DRAIN VALVE
- CKV — CHECK VALVE, FLOW AS SHOWN
- MOTOR OPERATED VALVE
- PRESSURE REDUCING VALVE
- PRESSURE RELIEF VALVE
- PLUG VALVE
- AV — AIR VENT – AUTOMATIC
- AV — AIR VENT – MANUAL
- ANGLE VALVE – GATE
- VALVE IN RISER
- GAUGE COCK
- ST — STEAM TRAP
- STR — STRAINER
- UNION
- EJ — EXPANSION JOINT
- PIPE ANCHOR
- FLEXIBLE CONNECTION
- ALIGNMENT GUIDE
- FLOW MEASURING STATION
- FLOW METER – VENTURI
- T — DIAL THERMOMETER
- P — PRESSURE GAUGE
- THERMOMETER
- TW — THERMOMETER WELL
- PRESS. & TEMP. TEST PLUG
- SLOPE DN IN DIRECTION SHOWN
- FLOW DIRECTION
- CONCENTRIC REDUCER
- ECCENTRIC RED. STRAIGHT INVERT
- ECCENTRIC RED. STRAIGHT CROWN
- CAPPED PIPE TERMINATION
- ELBOW DOWN
- ELBOW UP
- CONNECTION BOTTOM OF MAIN
- CONNECTION SIDE OF MAIN
- CONNECTION TOP OF MAIN
- 45 DEGREE OFFSET DOWN
- PIPE UP AND DOWN
- CALIBRATED BALANCE VALVE
- TRIPLE DUTY VALVE (BALANCE, CHECK & SHUT-OFF)

MECHANICAL SYMBOLS

- RETURN / RELIEF / EXHAUST / OUTSIDE NON-CONDITIONED AIR (DIRECTION OF FLOW)
- SMOKE EXHAUST (DIRECTION OF FLOW)
- SUPPLY / CONDITIONED AIR (DIRECTION OF FLOW)
- SUPPLY AIR GRILLE
- RETURN AIR GRILLE

GENERAL NOTES:

1. THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE INTENDED TO DESCRIBE AND ILLUSTRATE SYSTEMS THAT WILL NOT INTERFERE WITH THE ARCHITECTURAL/ STRUCTURAL CONDITIONS OF THE BUILDING, AND WILL FIT INTO AVAILABLE SPACES. CAREFULLY LAY OUT ALL WORK TO CONFORM TO THE ARCHITECTURAL, STRUCTURAL, FINISH CONDITIONS, AND WITH OTHER TRADES, TO AVOID OBSTRUCTIONS, AND TO ALLOW THE PROPER INSTALLATION OF EACH ITEM. CONTRACTOR SHALL OBTAIN ALL ARCHITECTURAL DATA, LOCATIONS OF WALLS, PARTITIONS, FIXTURES, CEILING HEIGHTS, FINISHES, ETC. FROM ARCHITECTURAL DRAWINGS AND ALL STRUCTURAL DATA, LOCATIONS OF PIERS, BEAMS, COLUMNS, JOISTS, ETC. FROM STRUCTURAL DRAWINGS.
2. ALL DUCTWORK AND PIPING SHALL BE RUN CONCEALED ABOVE CEILING AS HIGH AS POSSIBLE WHERE APPLICABLE & IN EXPOSED AREAS IN GENERAL LOCATIONS SHOWN, UNLESS NOTED OTHERWISE. CONFORM TO ALL ARCHITECTURAL, STRUCTURAL, AND FINISH CONDITIONS OF BUILDING.
3. LOCATE ALL EQUIPMENT APPROXIMATELY IN GENERAL LOCATIONS SHOWN, BUT CONFORM TO ALL ARCHITECTURAL AND STRUCTURAL CONDITIONS, AND COORDINATE BETWEEN TRADES PRIOR TO STARTING ANY WORK. PROVIDE ANY ADDITIONAL SUPPORTS, HANGERS, OPENINGS, ETC., AS REQUIRED FOR A COMPLETE INSTALLATION, COORDINATE ALL CLEARANCES, AND LOCATIONS, AS REQUIRED. EQUIPMENT, FIXTURES, ETC., SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, IN FULL ACCORDANCE WITH ALL APPLICABLE CODES HAVING JURISDICTION.
4. EXTEND DUCTWORK THROUGH ROOF, INSIDE CURB, TO ROOFTOP HVAC EQUIPMENT, TRANSITION TO FULL SIZE OF EQUIPMENT OPENING FROM DUCT SIZE SHOWN. DUCT TRANSITION SHALL BE MADE BETWEEN EQUIPMENT AND TOP OF ROOF, WITH–IN CURB. PROVIDE FLEXIBLE CONNECTIONS AT ALL EQUIPMENT.
5. LOCATE CEILING MOUNTED AIR DEVICES APPROXIMATELY AS SHOWN. FOR EXACT LOCATION AND FRAME MOUNTING TYPES, REFER TO ARCHITECTURAL REFLECTED CEILING PLAN. ALL CEILING DIFFUSERS TO BE 4–WAY TYPE, UNLESS NOTED OTHERWISE BY ADFLOW ARROWS ON FLOOR PLAN.
6. BRANCH RUN–OUTS TO CEILING MOUNTED AIR DEVICES SHALL BE PER SCHEDULE/DETAIL, UNLESS NOTED OTHERWISE. PROVIDE A TWIST–IN FLARED CONICAL TAP WITH MANUAL VOLUME DAMPER AT MAIN DUCT TAP AND EXTEND AS SHOWN. EXTEND FLEX DUCTWORK A MAXIMUM OF 6'–0" FROM DIFFUSERS. INSTALL AS STRAIGHT AS POSSIBLE WITH LONG RADIUS BENDS WITH CLAMPS TO BE USED AT BOTH ENDS.
7. PROVIDE TURNING VANES INSTALLED IN ALL ELBOWS OF SUPPLY AND RETURN AIR DUCTS AND FLEXIBLE CONNECTIONS AT ALL EQUIPMENT. PROVIDE AIR EXTRACTORS OR SPLITTER DAMPERS WITH EXTERNAL ADJUSTMENTS AT ALL RECTANGULAR BRANCH DUCT TAKE–OFFS TO AIR DEVICES.
8. ALL RECTANGULAR DUCTWORK WHICH IS SPECIFIED OR NOTED TO BE LINED WITH ACOUSTICAL AND THERMAL DUCT LINER. DUCTWORK SIZES SHOWN ARE NET INTERNAL AIR STREAM DIMENSIONS, SHEET METAL SIZES TO BE INCREASED IN SIZE TO MAINTAIN THESE INTERNAL CLEAR DIMENSIONS.
9. PROVIDE OPENINGS IN WALLS ABOVE CEILING TO PROVIDE MEANS OF RETURN AIR BACK TO AIR HANDLING UNIT.
10. THERMOSTATS SHALL BE MOUNTED AT 48" AFF SHOWN. COORDINATE EXACT LOCATION BETWEEN TRADES PRIOR TO MOUNTING. DO NOT MOUNT ABOVE DIMMERS.
11. FIRE AND FIRE/SMOKE DAMPERS SHALL BE INSTALLED AS SHOWN AND WHERE MAY BE OTHERWISE REQUIRED BY LOCAL AND STATE CODES/ORDINANCES. PROVIDE 12" X 12" MIN. METAL ACCESS DOORS TO ADEQUATELY SERVICE THE FIRE DAMPERS FUSIBLE LINKS. PROVIDE SLEEVES AS REQUIRED BY LOCAL CODES.
12. PROVIDE A CONDENSATE DRAIN/TRAP WITH CLEANOUT FROM EACH HVAC UNIT. EXTEND CONCEALED ABOVE CEILING WHERE APPLICABLE AND ROUTE CONCEALED IN WALL OR CHASE TO PLUMBING FIXTURE AND/OR DRAIN ON FLOOR PLAN.
13. ALL ROOF PENETRATIONS, ROOF PIPE SUPPORTS, FLASHINGS, ETC., SHALL BE MADE WATERTIGHT, AND AS RECOMMENDED BY THE ROOF MANUFACTURER. REFER TO ARCHITECTURAL DRAWINGS FOR ALL ROOF PENETRATIONS AND FLASHING DETAILS.
14. FOR CONTINUATION OF ALL DUCTWORK THROUGH FLOOR, REFER TO APPROPRIATE FLOOR PLANS AND/OR AS INDICATED. SLEEVE ALL DUCTWORK THROUGH FLOOR, AND CONFORM TO ALL STRUCTURAL AND FINISH CONDITIONS OF BUILDING. ALL PENETRATIONS SHALL BE SEALED TO MAINTAIN FIRE RATINGS AND APPROVED BY STRUCTURAL ENGINEER.
15. COVER ALL R/A AND TRANSFER AIR DUCT OPENINGS WHICH ARE NOT INDICATED TO HAVE AIR DEVICES WITH GALVANIZED STEEL ANGLED FRAME WITH 1/2" X 1/2" GALVANIZED HARDWARE CLOTH.
16. ALL MECHANICAL SYSTEMS AND EQUIPMENT SHALL MEET THE ASHRAE/IES 90.1–1989 STANDARDS FOR MINIMUM ENERGY EFFICIENCY LEVELS. DUCTWORK INSULATION SHALL HAVE A MINIMUM VALUE OF R–8. PROGRAMMABLE THERMOSTATS (IF USED) SHALL HAVE NITE SET BACK. WATER HEATING SYSTEMS SHALL HAVE HEAT TRAPS.
17. DRAIN PANS SHALL BE STAINLESS STEEL, DOUBLE SLOPED & CLEANABLE. REFER TO ASHRAE 62–1999 FOR MINIMUM STANDARDS.

TX. ALL MECHANICAL SYSTEMS AND EQUIPMENT SHALL MEET OR EXCEED THE TEXAS ENERGY CODE. ALL DUCTWORK INSULATION SHALL HAVE A MINIMUM VALUE OF R–8. PROGRAMMABLE THERMOSTATS SHALL HAVE NIGHT SET BACK & MEET THE T.X.C. WATER HEATING SYSTEMS SHALL HAVE HEAT TRAPS. PROVIDE OPERATION AND MAINTENANCE MANUALS.

REVIEWED
FEB 26 2019
CITY OF COLLEYVILLE
BY BUILDING DEPARMENT

3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS

STATE OF TEXAS — STEVEN E. STEELE — 105903 — REGISTERED PROFESSIONAL ENGINEER
2018.12.28

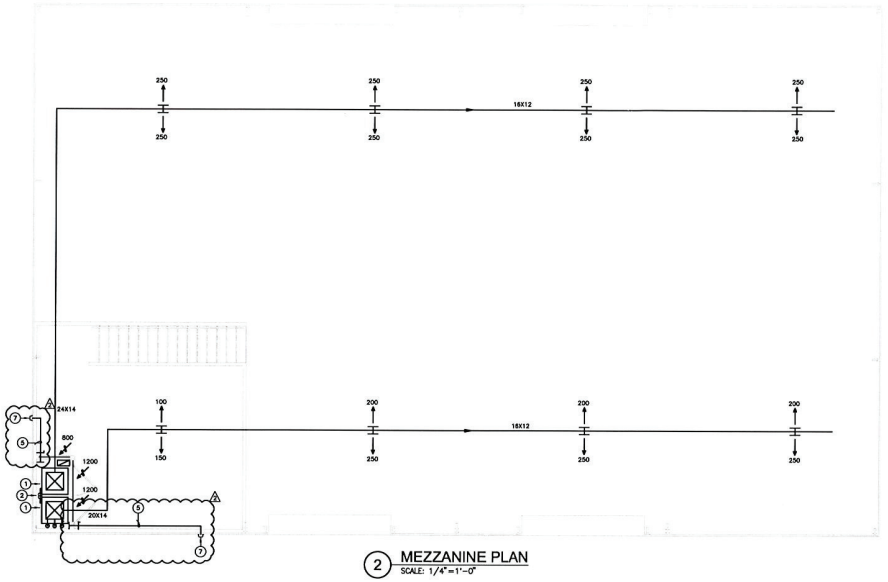
PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue:	Date:
PERMIT	2018.12.21

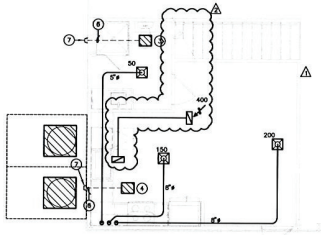
Drawing Title: COVER SHEET MECHANICAL

Sheet: 1M-0

Building Plans



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



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

GENERAL MECHANICAL NOTES

A. ALL SUPPLY AIR DEVICES TO BE PROVIDED WITH INTEGRAL MANUAL VOLUMETRIC DAMPERS.
B. COORDINATE THERMOSTAT LOCATIONS WITH OWNER.
C. COORDINATE ROUTING OF DUCTWORK WITH STRUCTURAL AND PROVIDE FURR-DOWN WHERE REQUIRED. COORDINATE FURR-DOWN WITH OWNER.
D. EXTERIOR WALL PENETRATION LOCATIONS SHOWN ON PLAN ARE APPROXIMATE. COORDINATE PENETRATION LOCATIONS WITH OWNER, STRUCTURAL, LOCAL AHJ, AND ALL APPLICABLE CODES AND STANDARDS.
E. PLAN INDICATES APPROXIMATE LOCATIONS OF ALL REGISTERS, GRILLES, AND DIFFUSERS. COORDINATE EXACT LOCATIONS, COLOR, FINISH, AND BORDER TYPES WITH OWNER.

MECHANICAL NOTES BY SYMBOL

1. FAN COIL UNIT
2. 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN.
3. CEILING-MOUNTED EXHAUST FAN, EF-A, SWITCHED AT DOOR. REF. DETAILS.
4. CEILING-MOUNTED EXHAUST FAN, EF-B, SWITCHED AT DOOR. REF. DETAILS.
5. 8" OUTSIDE AIR DUCT. REFER TO DETAIL. PROVIDE BALANCING DAMPER, BACKDRAFT DAMPER AND FIRE DAMPER AT PENETRATION OF GYP MEMBRANE OF THE FLOOR CEILING ASSEMBLY.
6. 4" RD EXHAUST VENT, 26 GA. GALVANIZED SHEET METAL. ROUTE BETWEEN TRUSSES/JOISTS, TERMINATE THRU EXTERIOR WALL WITH VENT CAP.
7. VENT CAPS, TO BE SELECTED BY OWNER.

FAN SCHEDULE

DESIGNATION	SERVES	TYPE	DRIVE	CFM	E.S.P. (IN. W.G.)	MAX RPM	MOTOR H.P./WATTS	MOTOR V./PH.	MAX SONES	MANUFACTURER	MODEL	OPTIONS/ ACCESSORIES	CONTROL/ INTERLOCK
EF-A	RESTROOMS	INLINE	DIRECT	50	0.25	750	(24.6)	120 / 1	0.8	COOK	GN-128	1	1
EF-B	KITCHENS	INLINE	DIRECT	100	0.25	1075	(27.4)	120 / 1	1.5	COOK	GN-148	1	1

OPTIONS/ACCESSORIES
1) BACKDRAFT DAMPER
2) BIRDSCREEN
3) WALL COLLAR

CONTROL/INTERLOCK
1) LIGHT SWITCH
2) WALL TIMER SWITCH SIMILAR TO GE 15069

NOTES
A. ROOF CURB SHALL BE COMPATIBLE WITH ROOF SYSTEM AND ROOF SLOPE
B. INCREASE FAN MOTOR HP AND/OR DRIVE ASSEMBLY TO PROVIDE CFM AND STATIC PRESSURE SCHEDULED
C. WALL HOUSING COMPATIBLE WITH WALL SYSTEM. MOTOR AND BLADE GUARDS
D. MULTIPLE QUANTITIES, REFER TO DRAWINGS

SPLIT SYSTEM AIR CONDITIONER SCHEDULE

INDOOR UNIT MARK	AC-1	AC-2
OUTDOOR UNIT MARK	CU-1	CU-2
MANUFACTURER	TRANE	TRANE
INDOOR UNIT MODEL	TEM3	TEM3
OURDOOR UNIT MODEL	4TTR3	4TTR3
NOMINAL COOLING CAPACITY (TONS)	5	5
EVAPORATOR AIRFLOW (CFM)	2000	2000
ENTERING AIR DRYBULB TEMP. (°F)	80	80
ENTERING AIR WETBULB TEMP. (°F)	67	67
AMBIENT AIR TEMP. (°F)	105	105
EFFICIENCY (SEER)	14	14
ELECTRIC HEAT (KW)	10.8	10.8
ELECTRICAL CHARACTERISTICS		
INDOOR UNIT (V/PH)	240/1	240/1
MCA / MOP	53/60	53/60
MCA / MOP	22/25	22/25
OUTDOOR UNIT (V/PH)	240/1	240/1
MCA / MOP	36/50	36/50
INDOOR UNIT CONFIGURATION	VERTICAL	VERTICAL
OUTDOOR UNIT WEIGHT (LB)		
REMARKS	1,2,3,4,5,6	1,2,3,4,5,6

REMARKS
1. PROVIDE CU WITH HAIL GUARDS
2. PROVIDE WITH CONDENSATE HIGH WATER CUTOFF
3. PROVIDE WITH 5 YEAR COMPRESSOR WARRANTY
4. PROVIDE WITH PRECHARGED AND PREINSULATED REFRIGERANT LINE KIT
5. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT WITH NIGHT SETBACK.
6. ROUTE CONDENSATE TO NEAREST APPROVED DRAIN.

REVIEWED
FEB 26 2019
CITY OF COLLEYVILLE
BY BUILDING DEPARMENT

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

3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS

STATE OF TEXAS
STRIDER E. STEELE
108903
LICENSED PROFESSIONAL ENGINEER
2019.01.28

PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue:	Date:
Permit	2018.12.21
Permit Comments	2019.01.10
Permit Comments	2019.01.28

Drawing Title:
FLOOR PLAN
MECHANICAL

Sheet
1M-1

Building Plans

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

REVIEWED
FEB 26 2019
CITY OF COLLEYVILLE
BY BUILDING DEPARTMENT

PLUMBING SYMBOLS & ABBREVIATIONS
(NOTE: ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS)

FIRE PROTECTION SYMBOLS

- SPRINKLER BRANCH & HEADS
- FIRE DEPT. VALVE WITH CABINET
- FLOW SWITCH
- ALARM VALVE
- DRY PIPE VALVE
- UPRIGHT SPRINKLER HEAD
- PENDENT SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD
- DRY PENDENT SPRINKLER HEAD
- SIDEWALK SIAMESE CONN.
- FLUSH TYPE SIAMESE CONN.
- EXPOSED TYPE SIAMESE CONN.
- INSPECTORS TEST CONN.
- TEST HEADER CONN.
- MOTOR GONG
- POST INDICATOR VALVE
- O.S.&Y. VALVE
- TAMPER SWITCH
- FLOOR CONTROL VALVE
- FIRE HOSE VALVE

PIPING DESIGNATIONS

- LPS — LOW PRESSURE STEAM
- HPS(#) — HIGH PRESSURE STEAM (PRESSURE)
- LPC — LOW PRESSURE CONDENSATE
- HPC — HIGH PRESSURE CONDENSATE
- BBD — BOILER BLOW DOWN
- PC — PUMPED CONDENSATE
- HWS — HEATING WATER SUPPLY
- HWR — HEATING WATER RETURN
- HPWS — HEAT PUMP WATER SUPPLY
- HPWR — HEAT PUMP WATER RETURN
- CHS — CHILLED WATER SUPPLY
- CHR — CHILLED WATER RETURN
- CWS — CONDENSER WATER SUPPLY
- CWR — CONDENSER WATER RETURN
- TCS — TENANT CONDENSER SUPPLY
- TCR — TENANT CONDENSER RETURN
- FDD — FUEL OIL DISCHARGE
- FDG — FUEL OIL GAUGE
- FDS — FUEL OIL SUPPLY
- FDF — FUEL OIL OVERFLOW
- FDR — FUEL OIL RETURN
- FDV — FUEL OIL TANK VENT
- G — NATURAL GAS – LOW PRESSURE
- LPG — LIQUIFIED PETROLEUM GAS
- MU — MAKEUP WATER
- D — INDIRECT DRAIN
- CD — CONDENSATE DRAIN
- ATV — ATMOSPHERIC VENT
- A — COMPRESSED AIR
- VAC — VACUUM (AIR)
- SANITARY, SOIL, OR WASTE SEWER
- SD — STORM DRAIN, RAINWATER DRAIN
- OD — OVERFLOW DRAIN, RAINWATER DRAIN
- SUB-SOIL DRAIN, FOOTING DRAIN
- VENT
- AW — ACID WASTE
- AV — ACID VENT
- SW — SOFT COLD WATER
- C — COLD WATER
- H — HOT WATER
- HR — HOT WATER RETURN
- F — FIRE MAIN (WET)
- SP — SPRINKLER MAIN (WET)
- DF — DRY SPRINKLER LINE
- P — HOUSE PUMP DISCHARGE
- EXISTING PIPING
- EXISTING PIPE TO BE REMOVED
- PIPE TO BE HEAT TRACED
- DF — DIESEL FUEL
- DA — DENTAL AIR
- DV — DENTAL VACUUM
- CG — CHASSIS GREASE
- HOT WATER 140°
- HOT WATER RETURN 140°
- HOT WATER 160°
- HOT WATER RETURN 160°

- A — ACCESS DOOR
- B — BELOW FLOOR OR GRADE
- C — CAP
- 12 — NOTE NUMBER
- J — ROUTE IN JOIST SPACE

PIPING DEVICES

- SV — STOP, SHUT-OFF OR GATE VALVE
- GV — BY-PASS OR GLOBE VALVE
- BV — BALANCING VALVE
- CBV — CALIBRATED BALANCE VALVE
- BALL VALVE
- BUTTERFLY VALVE
- HOSE END DRAIN VALVE
- CHECK VALVE, FLOW AS SHOWN
- MOTOR OPERATED VALVE
- SOLENOID VALVE
- PRESSURE REDUCING VALVE
- RELIEF VALVE
- ANGLE VALVE
- VALVE IN RISER
- GAUGE COCK
- AV — AIR VENT
- ST — STEAM TRAP
- STR — STRAINER
- UNION
- EJ — EXPANSION JOINT
- PIPE ANCHOR
- FLEXIBLE CONNECTION
- PIPE GUIDE
- FLOW MEASURING STATION
- DIAL THERMOMETER
- PRESSURE GAUGE
- THERMOMETER
- THERMOMETER WELL
- P&T — PRESS. & TEMP. TEST PLUG
- SLOPE DN IN DIRECTION SHOWN
- FLOW DIRECTION
- CONCENTRIC REDUCER
- ECCENTRIC REDUCER
- CAPPED PIPE TERMINATION
- ELBOW DOWN
- ELBOW UP
- CONNECTION BOTTOM OF MAIN
- CONNECTION SIDE OF MAIN
- CONNECTION TOP OF MAIN
- 45 DEGREE OFFSET DOWN
- PIPE UP AND DOWN
- PIPE UP AND DOWN
- HOSE BIBB
- FLOOR DRAIN
- DOUBLE CHECK BACKFLOW PREVENTER
- REDUCED PRESS. PRINCIPLE BACKFLOW PREVENTER
- NFWH/NFPH — NON-FREEZE WALL HYDRANT/ NON FREEZE ROOF HYDRANT

GENERAL NOTES

THESE DRAWINGS INDICATE THE GENERAL EXTENT OF WORK AND ARE NOT INTENDED TO INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

1. ALL DIMENSIONS ARE IN INCHES UNLESS NOTED OTHERWISE.
2. ALL TEMPERATURES ARE IN DEGREES F. UNLESS NOTED OTHERWISE.
3. AIR SIDE PRESSURES ARE IN INCHES OF WATER.
4. WATER SIDE SYSTEM PRESSURES ARE IN PSI.
5. WATER SIDE PRESSURE DROPS AND EQUIPMENT HEADS ARE IN FEET OF WATER.
6. SOME SYMBOLS SHOWN MAY NOT BE USED.
7. REFER TO ARCHITECTURAL DRAWINGS (REFLECTED CEILING PLANS) FOR LOCATION OF ALL CEILING ELEMENTS SEE DRAWINGS FOR REQUIRED SYSTEMS. (LIGHTS, SPRINKLERS, DIFFUSERS, ETC.). DO NOT DIMENSION LOCATIONS FROM MECH. ELECT. PLBG. OR FIRE PROTECTION DRAWINGS.
8. UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASE ON INFORMATION SUPPLIED BY OTHERS. PHYSICALLY VERIFY LOCATIONS AND ELEVATIONS BEFORE BEGINNING INSTALLATIONS.

GENERAL SYMBOLS

- 101 — ROOM NUMBER
- A/E1 — KITCHEN EQUIPMENT NUMBER
- P-3-1A — DRAWING SECTION DESIGNATION
- P-A-1A — DETAIL DESIGNATION
  NOTE: DRAWING CATEGORY IS NOT INDICATED IF DETAIL OR SECTION DESIGNATION REFERS TO SAME CATEGORY.
- P/1 — PLUMBING RISER
- 2 — KEYED NOTES
- 3 — REVISIONS
- CONNECTION TO EXISTING
- SCHEDULE FOR OR PUMP
- 5 — TEMPERATURE SENSOR
- H — HUMIDISTAT
- FUTURE TENANT CONNECTION

EQUIPMENT DESIGNATIONS

AC-1 — EQUIPMENT TYPE FROM LIST / SCHEDULED UNIT NUMBER

- AC — AIR COMPRESSOR
- ACU — AIR CONDITIONING UNIT
- AF — AIR FILTER
- AHU — AIR HANDLING UNIT
- AS — AIR SEPARATOR
- ATU — AIR TERMINAL UNIT
- B — BOILER
- BFP — BOILER FEEDWATER PUMP
- BP — BOOSTER PUMP (WATER PRESSURE)
- BR — BASEBOARD RADIATION
- BS — BLOWDOWN SEPARATOR
- C — CHILLER
- CC — COOLING COIL
- CNP — CONDENSATE RECEIVER PUMP UNIT
- CRU — COMPUTER ROOM UNIT
- CT — COOLING TOWER
- CTH — COOLING TOWER HEATER
- CU — CONDENSING UNIT (AIR COOLED)
- DC — DRY COOLER
- EC — EVAPORATIVE COOLER
- EHC — ELECTRIC HEATING COIL
- ET — EXPANSION TANK
- EWH — ELECTRIC WATER HEATER
- F — FAN
- FCU — FAN COIL UNIT
- FCV — FLOW CONTROL VALVE (AUTOMATIC)
- FD — FIRE DAMPER
- FP — FIRE PUMP
- FTU — FAN TERMINAL UNIT
- GRV — GRAVITY ROOF VENTILATOR
- H — HUMIDIFIER
- HC — HEATING COIL
- HPA — HEAT PUMP, AIR SOURCE
- HPW — HEAT PUMP, WATER SOURCE
- HX — HEAT EXCHANGER
- JP — JOCKEY PUMP
- MD — MOTORIZED DAMPER
- P — PUMP
- PP — PLUMBING PUMP
- PRV — PRESSURE REDUCING VALVE
- PV — POWER VENTILATOR
- RC — REFRIGERANT COMPRESSOR
- RH — RADIANT HEATING PANEL
- RV — RELIEF VALVE
- RTU — ROOF TOP UNIT
- SA — SOUND ATTENUATOR
- SCD — SMOKE CONTROL DAMPER
- SE — SEWAGE EJECTOR
- SP — SUMP PUMP
- ST — STEAM TRAP
- TC — TRASH COMPACTOR
- UH — UNIT HEATER
- VRP — VACUUM RETURN PUMP UNIT
- WH — WATER HEATER

ABBREVIATIONS

A	AMPERES	HZ	HERTZ – FREQUENCY IN CYCLES
A/C	AIR CONDITIONING	I	PER SECOND
AD	ACCESS DOOR	IE	INVERT ELEVATION
AFF	ABOVE FINISHED FLOOR	INC	INCLUDE OR INCLUDED
ALT	ALTERNATE	IN	INCHES (")
ALUM	ALUMINUM	IW	INDIRECT WASTE
AP	ACCESS PANEL	KW	KILOWATTS
APD	AIR PRESSURE DROP	LAV	LAVATORY
AUTO	AUTOMATIC	LB	POUNDS
BDD	BACKDRAFT DAMPER	LAT	LEAVING AIR TEMPERATURE
BFP	BACKFLOW PREVENTER	LTG	LIGHTING
BHP	BRAKE HORSEPOWER	LWT	LEAVING WATER TEMPERATURE
BLDG	BUILDING	MB	MOP BASIN
BOD	BOTTOM OF DUCT	MBH	THOUSAND BTU PER HOUR
BOP	BOTTOM OF PIPE	MCC	MOTOR CONTROL CENTER
BTU	BRITISH THERMAL UNIT	MECH.	MECHANICAL
C	CONDUIT	MFR.	MANUFACTURER
CAP	CAPACITY	MH	MANHOLE
CAT	CATEGORY	MIN.	MINUTES
CC	CONTROL CONTACTOR	MR	MECHANICAL ROOM
CCW	COUNTER CLOCKWISE	MTD	MOUNTED
CD	CEILING DIFFUSER	MTR	MOTOR
CF	CUBIC FEET	NC	NORMALLY CLOSED
CFM	CUBIC FEET PER MINUTE	NF	NON-FUSED
CI	CAST IRON	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NORMALLY OPEN
CO	CLEAN OUT	NTS	NOT TO SCALE
CONN	CONNECTION	OD	OVERFLOW DRAIN
CONT	CONTINUE OR CONTINUATION	OSAY	OUTSIDE SCREW AND YOKE
CONTR	CONTRACTOR	PD	PRESSURE DROP
CU	COPPER	PH	PHASE
CV	CONTROL VALVE	PIV	POST INDICATOR VALVE
CW	CLOCKWISE	PLBG	PLUMBING
dB	DECIBELS	PNL	PANEL
DB	DRY BULB	PPH	POUNDS PER HOUR
DEG	DEGREES (FAHRENHEIT)	PRS	PRESSURE REDUCING STATION
DEPT	DEPARTMENT	PRV	PRESSURE REGULATING VALVE
DF	DRINKING FOUNTAIN	PSI	POUNDS PER SQUARE INCH
DIA	DIAMETER (ø)	PSIG	PRESSURE IN PSI GAUGE
DIR	DIRECTION	PVC	POLYVINYL CHLORIDE
DISC	DISCONNECT	QTY	QUANTITY
DIV	DIVISION	RAD	RADIANT/RADIATOR/OR RADIATION
DM	DAMPER MOTOR	RCP	REINFORCED CONCRETE PIPE
DN	DOWN	RD	ROOF DRAIN
DPR	DAMPER	REC	RECESSED
DRWG	DRAWING	RECP	RECEPTACLE
DS	DOWNSPOUT	REQD	REQUIRED
DT	DUST TIGHT	RL	ROOF DRAIN LEADER
EDR	EQUIVALENT DIRECT RADIATION	RM	ROOM
EER	ENERGY EFFICIENCY RATIO	RPM	REVOLUTIONS PER MINUTE
ELEC	ELECTRIC OR ELECTRICAL	RT	RAIN TIGHT
EMCS	ENERGY MANAGE. CONTROL SYS.	SAN	SANITARY
EMER	EMERGENCY	SCFM	CFM OF DRY AIR AT STANDARD
EP	EXPLOSION PROOF	SEC	SECONDS
ESP	EXTERNAL STATIC PRESSURE	SEN	SENSIBLE
EWC	ELECTRIC WATER COOLER	SER	SERIES
EWT	ENTERING WATER TEMPERATURE	SF	SQUARE FEET
EXH	EXHAUST	SH	SHOWER
EXIST	EXISTING	SHT	SHEET
FA	FIRE ALARM	SK	SINK
FAAP	FIRE ALARM ANNUNC. PANEL	SP	STATIC PRESSURE
FACP	FIRE ALARM CONTROL PANEL	SPEC	SPECIFICATION
FC	FLEXIBLE CONNECTION	SQ	SQUARE
FCO	FLOOR CLEAN OUT	SS	STAINLESS STEEL
FD	FLOOR DRAIN	STL	STEEL
FDC	FIRE DEPT CONNECTION	SW	SWITCH
FDR	FEEDER	TD	TRENCH DRAIN
FDH	FIRE DAMPER IN HORIZONTAL	TEL	TELEPHONE
FDV	FIRE DAMPER IN VERTICAL	TEMP	TEMPORARY
FE	FIRE EXTINGUISHER	TP	TOTAL PRESSURE
FEC	FIRE EXTINGUISHER CABINET	T&PRV	TEMPERATURE & PRESSURE RELIEF VALVE
FH	FIRE HYDRANT	TYP	TYPICAL
FHC	FIRE HOSE CABINET	UF	UNDERFLOOR
FHR	FIRE HOSE RACK	UG	UNDERGROUND
FHS	FIRE HOSE STATION	UNO	UNLESS NOTED OTHERWISE
FHV	FIRE HOSE VALVE	UR	URINAL
FL	FLOOR	V	VOLTS
FLA	FULL LOAD AMPS	VB	VACUUM BREAKER
FLE	FLOW LINE ELEVATION	VCP	VITRIFIED CLAY PIPE
FLEX	FLEXIBLE	VERT	VERTICAL
FP	FIRE PROTECTION	VP	VELOCITY PRESSURE
FPI	FINS PER INCH	VTR	VENT THROUGH ROOF
FPM	FEET PER MINUTE	W	WATTS
FS	FUSIBLE SWITCH	W/	WITH
FT	FEET (')	W/O	WITHOUT
FVC	FIRE VALVE CABINET	WB	WET BULB TEMPERATURE
GA	GAUGE	WC	WATER CLOSET
GALV	GALVANIZED	WCO	WHOLE CLEAN OUT
GCO	GRADE CLEAN OUT	WF	WASH FOUNTAIN
GEN	GENERATOR	WG	INCH OF WATER PRESSURE,GAUGE
GL	GREASE LINE	WH	WALL HYDRANT
GPH	GALLONS PER HOUR	WM	WATER METER
GPM	GALLONS PER MINUTE	WMA	WATER METER ALARM
GR	GRADE	WP	WEATHERPROOF
GRD	GROUND	WPD	WATER PRESSURE DROP
HB	HOSE BIBB	WS	WET STACK
HD	HUB DRAIN	WT	WEATHER TIGHT
HOR	HORIZONTAL	WTR	WATER
HP	HORSEPOWER	YD	YARD DRAIN
HR	HOUR		
HT	HEIGHT		
HTG	HEATING		
HVAC	HEATING, VENTILATING, & AIR CONDITIONING		

GENERAL NOTES

1. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE A PLUMBING INSTALLATION THAT IS COMPLETE AND ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLE INCIDENTAL, OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN, THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIALS, LABOR, SUPERVISION AND SERVICE NECESSARY SO AS TO PROVIDE A COMPLETE, FUNCTIONING PLUMBING SYSTEM IN SAFE WORKING ORDER.
2. SYMBOLS FOR VARIOUS ELEMENTS AND SYSTEMS ARE SHOWN ON THE DRAWINGS, SHOULD THERE BE ANY DOUBT REGARDING THE MEANING OR INTENT OF THE SYMBOLS USED, AN INTERPRETATION SHALL BE OBTAINED FROM THE ARCHITECT IN WRITING. THE DECISION OF THE ARCHITECT SHALL BE FINAL.
3. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO EXAMINE THE CONTRACT DOCUMENTS CAREFULLY BEFORE SUBMITTING HIS BID, WITH PARTICULAR ATTENTION TO EXISTING, ENCOUNTERED CONFLICTS WITH PROVISIONS OF LAWS AND CODES HAVING JURISDICTION, CONFLICTS BETWEEN DRAWINGS OR DRAWINGS AND SPECIFICATIONS, AND AMBIGUOUS OR DEFINITION OF THE EXTENT OF COVERAGE BETWEEN CONTRACTS. ANY SUCH DISCREPANCY SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT FOR CORRECTION. SHOULD ANY OF THESE ERRORS, OMISSIONS, CONFLICTS, OR AMBIGUITIES EXIST, THE CONTRACTOR SHALL HAVE THEM EXPLAINED AND ADJUSTED IN WRITING BY THE ARCHITECT BEFORE SUBMITTING HIS BID. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, AT HIS OWN EXPENSE, SUPPLY ALL MATERIALS AND LABOR TO MAKE GOOD ANY DAMAGE OR DEFECTS IN HIS WORK OR THE RESULTS OBTAINED THEREFROM, CAUSED BY SUCH DISCREPANCY. THE CONTRACTOR SHALL MAKE A CAREFUL EXAMINATION OF THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE REQUIREMENTS OF THE CONTRACT. UPON COMMENCEMENT OF CONSTRUCTION FOR ANY ITEMS INCLUDED IN THIS CONTRACT, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH A STUDY OR EXAMINATION AND THAT HE IS FAMILIAR WITH AND ACCEPTS ALL CONDITIONS OF THE PREMISES.
4. WHEREVER CONFLICTS OCCUR BETWEEN DIFFERENT PARTS OF THE CONTRACT DOCUMENTS, THE GREATER QUANTITY, THE BETTER QUALITY, OR LARGER SIZE SHALL PREVAIL UNLESS THE ARCHITECT SHOWS THE CONTRACTOR OTHERWISE IN WRITING.
5. THE SCALE OF EACH DRAWING IS RELATIVELY ACCURATE; ANY DIMENSIONS SHOWN ARE APPROXIMATE TO CENTERLINE FROM ASSUMED BUILDING PERIMETER. THE CONTRACTOR SHALL OBTAIN THE NECESSARY DIMENSIONS FOR ANY EXACT TARGETS FROM THE ARCHITECT. NO ADDITIONAL COST TO THE OWNER WILL BE CONSIDERED FOR FAILURE TO OBTAIN EXACT DIMENSIONS WHERE NOT CLEAR OR IN ERROR. ALL WORK SHALL BE LAID OUT TO AVOID INTERFERENCE WITH OTHER WORK AND EQUIPMENT. DUCTS, PIPES ETC. SHALL BE INSTALLED AS HIGH AS POSSIBLE UNLESS OTHERWISE INDICATED. CONSTRUCTION. THE CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND/OR EQUIPMENT FAILING TO GIVE SATISFACTORY SERVICE DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL COORDINATE AND NOTIFY THE BUILDING OWNER AND OPERATOR FOR APPROVAL AND SCHEDULING OF ANY BUILDING OR EXISTING TENANT SYSTEM.
6. ALL WORK AND MATERIALS SHALL BE GUARANTEED FREE FROM DEFECTS FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AS DESIGNATED BY THE OWNER OR THE BENEFICIAL OCCUPANCY OF THE FACILITY. PROVIDE ALL EQUIPMENT, MATERIALS, LABOR, SUPERVISION AND SERVICES NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF A COMPLETE AND OPERATING PLUMBING SYSTEM AS SHOWN OR INDICATED ON THE DRAWINGS. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY ADJACENT WITH WHICH WORK MAY INTERFERE. ALL WORK SHALL BE PERFORMED WITH MINIMUM INTERFERENCE WITH ADJACENT EQUIPMENT, DUCTS ETC. AND SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT.
7. THE CONTRACTOR IS RESPONSIBLE FOR FILING AND PAYING ALL FEES AND OBTAINING NECESSARY PERMITS AND CERTIFICATES OF INSPECTION. THE CONTRACTOR SHALL DELIVER ALL CERTIFICATES OF INSPECTION TO OWNER/CONSTRUCTION MANAGER (INCLUDING COPIES WITH MAINTENANCE MANUALS).
8. ONLY EXPERIENCED CRAFTSMEN KNOWLEDGEABLE IN THEIR RESPECTIVE TRADE SHALL PERFORM THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS AND SHALL INCLUDE ALL ORDINANCES, UTILITY COMPANY REGULATIONS AND APPLICABLE REQUIREMENTS OF NATIONALLY ACCEPTED CODES.
10. THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE INTENDED TO DESCRIBE AND ILLUSTRATE SYSTEMS AND WORK IN COOPERATIVE WITH THE ARCHITECTURAL DRAWINGS. THEY ARE NOT TO SCALE. THE BUILDING, AND WILL FIT INTO AVAILABLE SPACES. CAREFULLY LAY OUT ALL WORK TO CONFORM TO THE ARCHITECTURAL, STRUCTURAL, FINISH CONDITIONS, AND WITH OTHER TRADES, TO AVOID OBSTRUCTIONS, AND TO ALLOW THE PROPER INSTALLATION OF EACH ITEM. CONTRACTOR SHALL OBTAIN ALL ARCHITECTURAL DATA, LOCATIONS OF WALLS, PARTITIONS, FIXTURES, CEILING HEIGHTS, FLOOR ELEVATIONS, ETC. FROM ARCHITECTURAL DRAWINGS AND ALL STRUCTURAL DATA, LOCATIONS OF PIERS, BEAMS, COLUMNS, JOISTS, ETC. FROM STRUCTURAL DRAWINGS.
11. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR SERVICE INTENDED, AS INTERPRETED BY THE ENGINEER. EXPERIENCED CRAFTSMEN SHALL MAKE THE INSTALLATION OF ALL EQUIPMENT IN A NEAT WORKMANSHIP LIKE MANNER. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, TOOLS, COST AND SERVICE NECESSARY TO COMPLETE THE PLUMBING MECHANICAL WORK. ALL MECHANICAL AND PLUMBING EQUIPMENT SHALL BE AS SCHEDULED OR APPROVED EQUAL.
12. THE DRAWINGS WERE PREPARED FROM THE BEST INFORMATION AVAILABLE, BUT DO NOT ATTEMPT TO INDICATE THE LOCATION OF ALL EXISTING EQUIPMENT. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE EXISTING CONDITIONS AFFECTING HIS WORK AND SHALL ARRANGE HIS WORK ACCORDINGLY. ANY INSTALLATION CHANGES REQUIRED TO THE DESIGN SHOWN ON THESE DRAWINGS DUE TO EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE AE/OWNER FOR REVIEW BY WAY OF SHOP DRAWINGS OR SKETCHES DETAILING THE EXISTING CONDITIONS AND THE PROPOSED CHANGE.
13. PROPERLY SUPPORT ALL EQUIPMENT AND PIPING WITHIN THE BUILDING AND PROVIDE ADEQUATE PROVISIONS FOR SLOPE AND EXPANSION. CONTRACTOR SHALL USE ONLY SUPPORTS AND ANCHORS APPROVED BY UNDERWRITERS LABORATORIES FOR THE SERVICES DESIGNED. SUPPORTS SHALL BE APPROVED BY STRUCTURAL MEMBERS WHICH IN TURN ARE SUPPORTED DIRECTLY FROM THE BUILDING STRUCTURE.
14. PLUMBING FIXTURES AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED COMPLETE WITH TRIM AND ALL OTHER APPURTENANCES REQUIRED TO CONNECT TO ROUGH-IN PIPING AT FLOORS AND WALLS UNLESS OTHERWISE SPECIFIED.
15. ALL PIPING SHALL BE RUN CONCEALED ABOVE CEILING AS HIGH AS POSSIBLE WHERE APPLICABLE & IN EXPOSED AREAS IN GENERAL LOCATIONS SHOWN, UNLESS NOTED OTHERWISE. CONFORM TO ALL ARCHITECTURAL, STRUCTURAL, AND FINISH CONDITIONS OF BUILDING.
16. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS AND FLOOR SINKS.
17. THE HORIZONTAL PORTION OF ALL STORM DRAIN PIPING AND ALL ROOF DRAIN BODIES SHALL BE INSULATED. INSULATE WITH 1" THICK GLASS FIBER CELLULAR GLASS OR FLEXIBLE ELASTOMERIC INSULATION WITH ASJ.
18. IN CEILINGS WITH ACOUSTICAL TILES, POSITION SPRINKLER HEADS IN CENTER OF TILE.
19. ALL ROOF PENETRATIONS, ROOF PIPE SUPPORTS, FLASHINGS, ETC., SHALL BE MADE WATERTIGHT, AND AS RECOMMENDED BY THE ROOF MANUFACTURER. REFER TO ARCHITECTURAL DRAWINGS FOR ALL ROOF PENETRATIONS AND FLASHING DETAILS.
20. FOR CONTINUATION OF ALL PIPING THROUGH FLOOR, REFER TO APPROPRIATE FLOOR PLANS AND/OR AS INDICATED. SLEEVE ALL PIPING THROUGH FLOOR, AND CONFORM TO ALL STRUCTURAL AND FINISH CONDITIONS OF BUILDING. ALL PENETRATIONS SHALL BE SEALED TO MAINTAIN FIRE RATINGS AND APPROVED BY STRUCTURAL ENGINEER.
21. NO CORE DRILLING OR THROUGH THE SLAB SHANKER DRILLING WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF A STRUCTURAL ENGINEER. A FERRO SCAN OR X-RAY MUST BE PERFORMED BY THE CONTRACTOR AND REVIEWED BY MANAGEMENT PRIOR TO COMMENCEMENT.
22. PROVIDE HEAT TRACE FREEZE PROTECTION OR ADEQUATE HEAT (40 DEG. F MIN) ON ALL PIPING SUSCEPTIBLE TO FREEZING CONDITIONS. HEAT TRACE SHALL BE EQUAL TO A MANUFACTURED BY NELSON OR RAYCHEM, & VERIFY EXACT LOCATION AND CONNECTION AND COORDINATE WITH ELECTRICAL CONTRACTOR. INSULATE WITH 1" THICK PER INSULATION.
23. INSULATE ALL DOMESTIC HOT WATER, COLD WATER AND HOT WATER RETURN PIPING WITH 1" THICK INSULATION FOR PIPE DIAMETERS THAT ARE LESS THAN 1¼" DIAMETER. INSULATE ALL DOMESTIC HOT WATER, COLD WATER AND HOT WATER RETURN PIPING WITH 1½" THICK INSULATION FOR PIPE DIAMETERS THAT ARE MORE THAN 1¼" DIAMETER.

PLUMBING

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

EROSION CONTROL SYSTEM MUST BE IN PLACE PRIOR TO PLUMBING ROUGH

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

3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS

STEVEN E. SIEGEL
108901
LICENSED PROFESSIONAL ENGINEER
2018.12.28

PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue: PERMIT
Date: 2018.12.21

Drawing Title: COVER SHEET PLUMBING

Sheet: 1P-0

Building Plans

MINIMUM PIPE CONNECTION SCHEDULE

NAME OF FIXTURE	C.W.	H.W.	TRAP SIZE	WASTE	VENT	REMARKS
WATER CLOSET	1/2"	–	–	4"	2"	FLUSH TANK WITH MAX. 1.28 GALLON FLUSH
SHOWER	1/2"	1/2"	1-1/2"	2"	1-1/2"	MAX. FLOW AT HEAD 2.0 GPM
BATHTUB	1/2"	1/2"	1-1/2"	2"	1-1/2"	MAX. FLOW AT HEAD 2.0 GPM
LAVATORY	1/2"	1/2"	1-1/4"	2"	1-1/2"	SEP. FIXT. OR PREMOLDED UNIT MAX. FLOW AT SPOUT .5 GPM
COUNTER SINK(KITCHEN)	1/2"	1/2"	1-1/2"	2"	1-1/2"	MAX. FLOW AT SPOUT 1.5 GPM
BATHTUB W/SHOWER HEAD	1/2"	1/2"	1-1/2"	2"	1-1/2"	REGULAR OR SOAK TUB
WASHING MACHINE	1/2"	1/2"	1-1/2"	2"	1-1/2"	DOMESTIC CLOTHES WASHER
DOMESTIC DISHWASHER	–	1/2"	–	–	–	UNDERCOUNTER-DISCHARGE TO SINK TRAP
DOMESTIC WATER HEATER	3/4"	3/4"	–	–	–	T&P DISCHARGE AS REQUIRED

GENERAL NOTES:

1. ALL THE ABOVE FIXTURES ARE NOT NECESSARILY USED.
2. SHOWER AND TUB/SHOWER VALVES SHALL COMPLY WITH ALL CODE REQUIREMENTS:
3. INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION VALVES SHALL BE BALANCED-PRESSURE, THERMOSTATIC OR COMBINATION BALANCED-PRESSURE/THERMOSTATIC VALVES THAT CONFORM TO REQUIREMENTS OF ASSE 1016 OR ASME A112.18.1 AND SHALL BE INSTALLED AT THE POINT OF USE. SHOWER AND TUB-SHOWER COMBINATION VALVES REQUIRED BY CODE SHALL BE EQUIPPED WITH A MEANS TO LIMIT THE MAXIMUM SETTING OF THE VALVE TO 120° F. WHICH SHALL BE FIELD ADJUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

TANKLESS WATER HEATER SCHEDULE	
MARK	WH-1
LOCATION	NEAR SHOWER
MANUFACTURER	CHRONOMITE (INSTANTANEOUS)
MODEL	E-70YLEP/240
REMARKS	1.0 GPM FLOW RATE (ONE 1.0 GPM OWNR FAUCET FLOW CONTROL TO INCLUDED WITH EACH WATER HEATER. REPLACE FACTORY FAUCET FLOW CONTROL WITH CHRONOMITE OWNE FLOW CONTROL VERSION PER MANUFACTURERS REQUIREMENTS.) REFER TO MANUFACTURER FOR FURTHER INSTRUCTIONS. 240 V, 1PH, 8.0 KW MICROPROCESSOR CONTROLLED (FACTORY SETTING 120°)

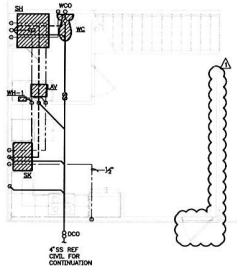
PLUMBING

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

EROSION CONTROL SYSTEM MUST BE IN PLACE PRIOR TO PLUMBING ROUGH

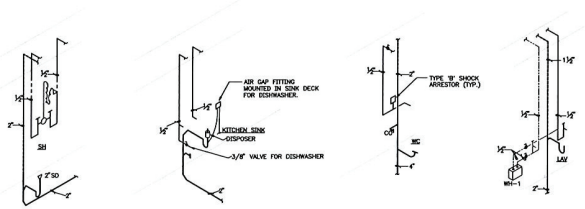
IF SEWER TAP & SLAB ELEVATION RESULT IN BUILDING DRAIN OR SEWER LINE WITH SLOPE LESS THAN 1/4" PER FOOT, CONTACT INSPECTOR FOR ALTERNATE DESIGN APPROVAL

REVIEWED
FEB 26 2019
CITY OF COLLEYVILLE
BY BUILDING DEPARMENT



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

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



3 RISERS - PLUMBING
SCALE: NONE

3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS

STEVEN E. STEELE
70890
LICENSED PROFESSIONAL ENGINEER
2019.01.10

PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue:	Date:
Permit	2018.12.21
⚠Permit Comments	2019.01.10

Drawing Title:
FLOOR PLAN
PLUMBING

Sheet
1P-1

Site Photos

Site Photos

Site Photos

Site Photos

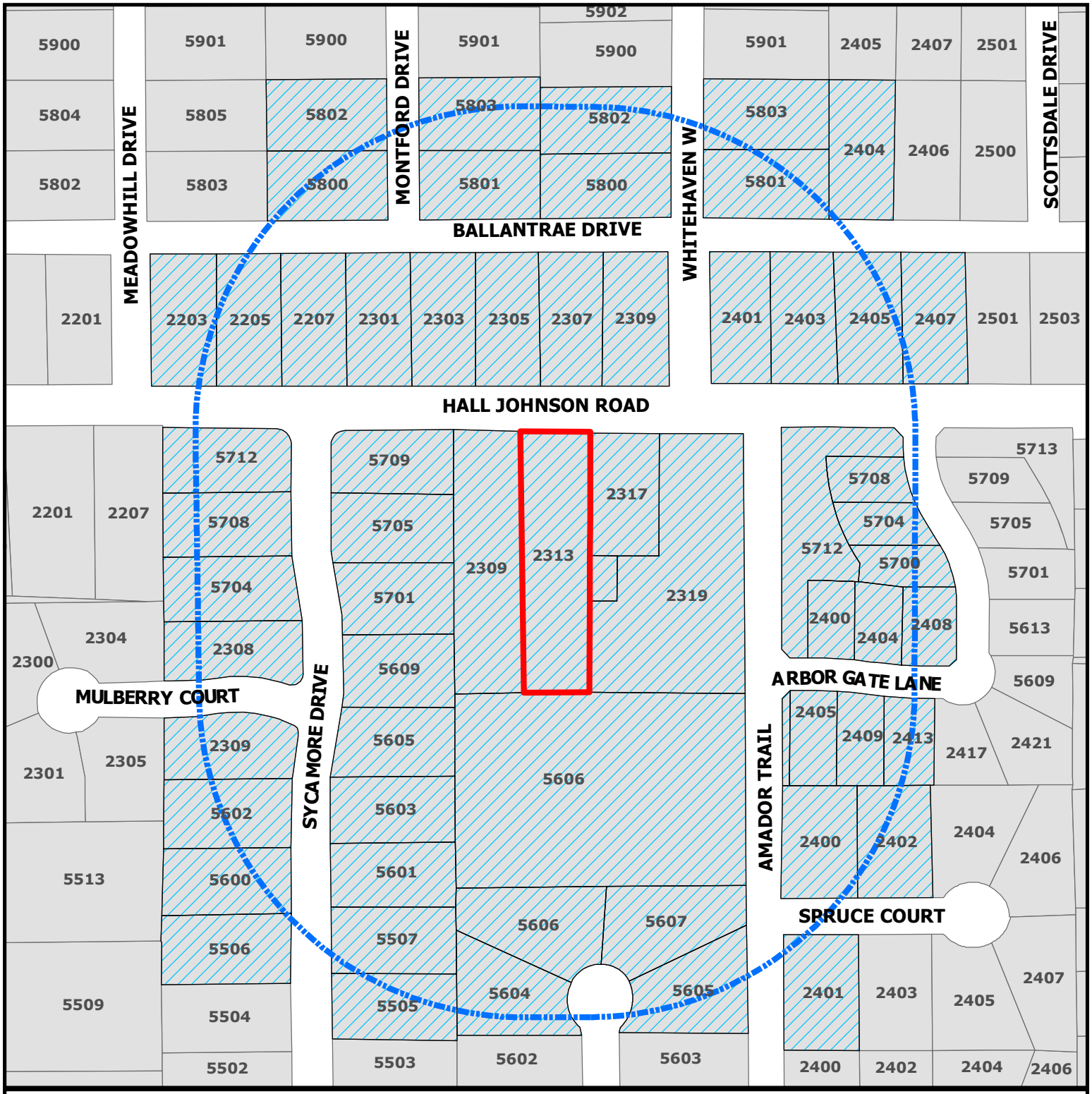
Site Photos

Site Photos

Site Photos

Site Photos

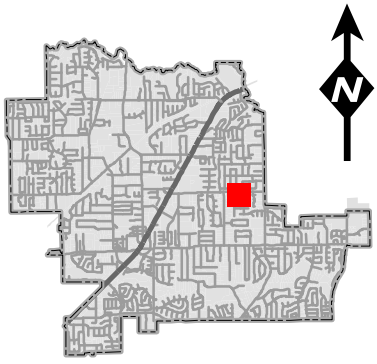
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC20-007

2313 Hall Johnson Road



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

Subject_Property
Buffer
Notify_Parcel

Notification List

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

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 an Accessory Building to exceed the 4% lot coverage allowance. The purpose is to allow for a detached garage of ±4,033 square feet to remain.
Zoning Case:	ZC20-007
Applicant:	Randy Primrose
Owner:	Randy Primrose
Location:	2313 Hall Johnson Road
Property Description:	Lot 1, Block 1, of the G&R Addition
Present Zoning:	R-20 Single Family Residential

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

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

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

NOTICE OF PUBLIC HEARING

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

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

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

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

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letter of Support

7 February 2020

Attn: Ben Bryner
bbryner@colleyville.com
City of Colleyville
Community Development Director
Re: 2313 Hall Johnson SUP

Dear Mr. Bryner,
I am the property owner of the adjacent property located at 2317 Hall Johnson Rd. The purpose of this letter is to show support for the approval of the Special Use Permit as requested by Mr. Primrose for the property located at 2313 Hall Johnson Rd. Colleyville, Texas.

Mr. Primrose received the needed building permits to construct the rear structure and moved forward to construct the building in accordance with the city approved plans. It is scary to think that plans can be approved, constructed, and then the owner denied a Certificate of Occupancy because there is a new ordinance that was not in place at the time of city approval and construction.

As stated in the Agenda Briefing, the R-20 Zoning allows for up to 30% lot coverage. The coverage from the combined square footage of the two structures is only 11.5%, which is far less than the allowed 12,568 square feet (30%). The two structures have a much smaller impact the site water drainage than an "acceptable size" single family home.

As the owner of the adjacent property, one of the last things I want is a vacant house next door. We work to maintain the curb appeal of our home, and so far Mr. Primrose and the Tenant have done an excellent job maintaining the higher standard that Colleyville deserves at their property. The current Tenants have been living in that house for the last 2.5 years and I see no benefit in forcing them to vacate their home.

In summary, I do support the request for SUP by Mr. Primrose. They built the rear building in accordance with the approved plans and met the city's requirements to gain such approval.

Best regards,

Colt Cantrell

Colt Cantrell
817-447-8900

Letter of Support

February 21, 2020

City of Colleyville
100 Main Street
Colleyville, TX 76034
Attn: City Council

Re: 2313 Hall Johnson Special Use Permit Application

Dear City Council Members:

I have lived in Colleyville for almost 7 years, and currently reside in Broughton just off Hall-Johnson. We are just down the street from 2313 Hall Johnson Road and would like to provide our support in approving the Special Use Permit application allowing the small white house in front to remain occupied. The current tenant/family has a young child who is currently attending OC Taylor and will no longer be able to go to school should the City of Colleyville deny the Special Use Permit. This would force the family to move, thus forcing Colleyville to have a vacant building along Hall Johnson.

It's my understanding that the proper protocol was followed: Plans were submitted, the plans were reviewed and approved, they received a building permit and built the building per the plans and specs that were approved. It's also my understanding that the city had a change of code interpretation regarding accessory buildings during the construction process. Even though the building meets all required setbacks, height requirements and building codes per the R20 zoning.

In addition, my family feels the renovations completed have greatly improved the overall appearance from what was existing prior to this build. It's also our feeling that it would be very unfortunate if the family had to relocate for this reason.

Thank you and have a blessed weekend.

Sincerely,

Tripp Bushnell

Tripp Bushnell
6204 Burnham Circle

Letter of Support

February 25, 2020

City of Colleyville
100 Main Street
Colleyville, TX 76034
Attn: City Council

Re: 2313 Hall Johnson Special Use Permit Application

Dear City Council Members:

I live in Arbor Estates, which is adjacent to 2313 Hall Johnson Road and would like to state my support in approving the Special Use Permit application that would allow the white house in front to remain occupied. It is my understanding that the city changed code interpretation during the construction of the new structure and is now requiring the family currently occupying the home to vacate in order for the back dwelling to be utilized. In no way do I take issue with both parties occupying what is a large parcel of land. For one, the family has a child currently attending OC Taylor and would no longer be able to go to school there if the City denies the Special Use Permit. Additionally, the front building would otherwise remain vacant for the foreseeable future, which I feel would be a worse situation than having someone living there. I do not wish to have a vacant building along Hall Johnson as it will be an eyesore for the neighborhood. The improvements made in the last year have already increased curb appeal from what the property looked like prior to the current owner taking possession.

Thank you for your concern in keeping Colleyville a wonderful place to live. Allowing both parties on the property in no way diminishes this common goal. Thanks.

Sincerely,

Jon Arita
2401 Poplar Ct E

Letter of Support

February 29, 2020

City of Colleyville
100 Main Street
Colleyville, TX 76034
Attn: City Council

Re: 2313 Hall Johnson Special Use Permit Application

Dear City Council Members:

In connection with the attached document, I'm writing to express my support of the Special Use Permit application allowing the small white house in front of 2313 Hall Johnson Road to remain occupied. My family lives in the Arbor Estates subdivision adjacent to this address.

Unfortunately, it appears that the city had a change in code interpretation during the construction of the building behind this home and is now requiring the expulsion of a family in order to allow the owner to utilize the back building. The implications of such a misrepresentation would prevent the family's small child from attending OC Taylor if the City of Colleyville denies the Special Use Permit. The front building will remain vacant for the foreseeable future. I do not wish to have a vacant building along Hall Johnson as it will not be good for the neighborhood. In addition, I think the house in front and the white building in back are a much-needed improvement from what the property looked like before the renovations. Thank you for your time.

Sincerely,

Rick Drew
5406 Birch Ct., Colleyville, TX 76034

Letter of Support

CITY OF COLLEYVILLE TEXAS

NOTICE OF PUBLIC HEARING

RECEIVED 1/7/20

ARBOR ESTATES
5506 SYCAMORE DRIVE
COLLEYVILLE, TX 76034

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

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

Request:	Consideration of a request for a Special Use Permit for an Accessory Building to exceed the 4% lot coverage allowance and for an Accessory Dwelling. The purpose is to allow for the detached garage of ±4,033 square feet which contains an accessory dwelling of ±330 square feet.
Zoning Case:	ZC19-023
Applicant:	Randy Primrose
Owner:	Randy Primrose
Location:	2313 Hall Johnson Road
Property Description:	Lot 1, Block 1, of the G&R Addition
Present Zoning:	R-20 Single Family Residential

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

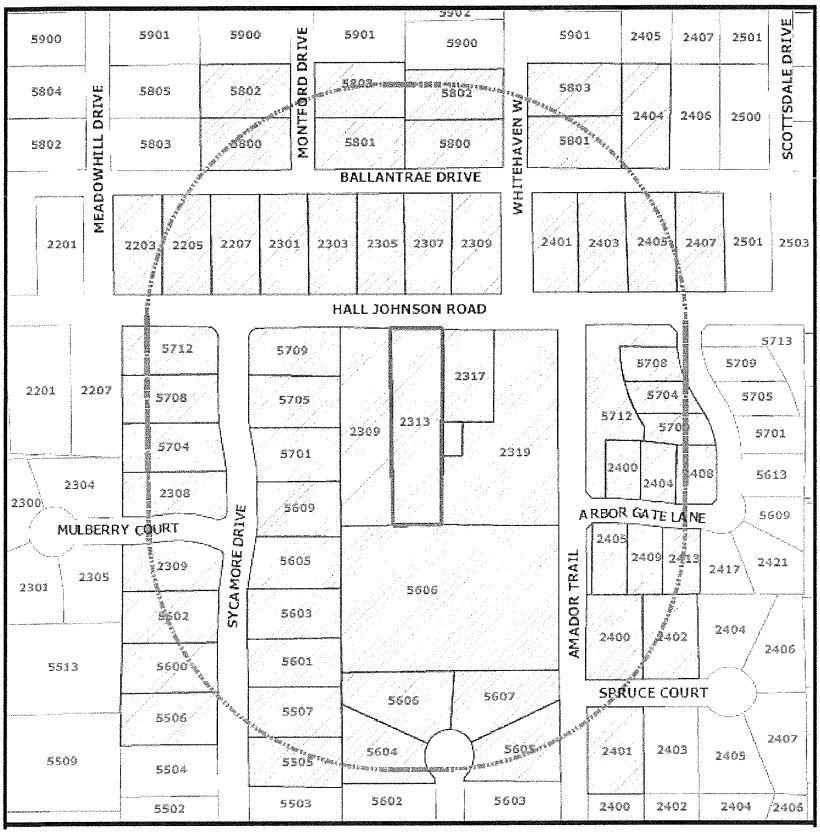
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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

Letter of Support

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letter of Support

Jackie Reyff

From: Ben Bryner
Sent: Monday, May 4, 2020 8:29 AM
To: Araceli Botello; Jackie Reyff
Subject: FW: Zoning Case ZC20-007

Here is a letter of support for 2313 Hall Johnson.

-----Original Message-----
From: Kevin Isbell
Sent: Sunday, May 3, 2020 1:02 PM
To: Ben Bryner <BBryner@colleyville.com>
Cc: randy
Subject: Zoning Case ZC20-007

Members of the planning and zoning commission:

My name is Kevin Isbell and I reside at 5701 Sycamore Dr. Colleyville Texas.

I send this note in support of Randy Primrose's request for a special use permit for an accessory building to exceed 4% of lot coverage allowance and a reduction in setbacks to property lines.

It is my understanding that Mr. Primrose worked closely with the city of Colleyville to ensure the construction of this building met city code. It is also my understanding the codes were changed or the interpretation of the codes changed which led to the need for this request for a special use permit.

Regardless, the building is in place and the goal of the commission and if necessary the city Council should be to minimize the impact on the surrounding property owners and specifically their property values.

Based upon what I have been told, if the special use permit is not granted the only option for Mr. Primrose will be to evict the tenants from the residential property that sits on Hall Johnson and leave it vacant.

In my opinion this would cause more harm to adjacent properties and their values as any vacant building will begin to deteriorate and certainly not maintain the quality of the structure as if it were occupied.

The primary objective of the commission should be to minimize the impact and not to readdress if the building should have been constructed or meets current code.

At a previous commission meeting a concern about setting precedent for this type of building was mentioned. I believe that to be irrelevant at this point and as stated previously the goal should be to minimize the impact of the situation as it currently exists.

Regards,
Kevin Isbell
5701 Sycamore Drive
Colleyville, Texas
817.709.0037

Letter of Support

Jackie Reyff

From: Ben Bryner
Sent: Monday, May 11, 2020 8:07 AM
To: Araceli Botello; Jackie Reyff
Subject: FW: occupancy

Another…

From: HELEN FAYE HALL
Sent: Sunday, May 10, 2020 12:22 PM
To: Ben Bryner <BBryner@colleyville.com>
Cc: randy
Subject: occupancy

Hello my name is Fay Hall I reside at 5606 Amador Trail, Colleyville, TX 76034.Randy Primrose is asking for a permit of occupancy at 2313 Hall Johnson. I support Randy in everything he has done.He built a building to support his love for antique cars.His intentions were never to live in this space only to store his cars there and to have his renter stay in the house that she is already renting. Please reconsider your decision to grant an occupancy for this property. Randy has completed everything he has been asked to complete even the water drainage problem.
Again please reconsider your to decision .
Thank you for hearing my plea.
Fay Hall

Letter of Support

Araceli Botello

Subject: FW: Randy Primrose Lot1, Block 1, G&R Addition

From: rdonnell
Sent: Sunday, May 10, 2020 5:53 AM
To: Ben Bryner <BBryner@colleyville.com>
Cc: Randy Primrose
Subject: Randy Primrose Lot1, Block 1, G&R Addition

Good Morning Mr. Bryner,
May I please include my letter below in my personal support for the approval of Mr. Randy Primrose's request for a Special Use Permit. Thank you.

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

I am unable to attend the Colleyville Planning and Zoning meeting this Monday May 11th at 1900 to explain my **support** of your request for a Special Use Permit that would allow Mr. Randy Primrose's accessory building to remain at the current location at 2313 Hall Johnson Road. I've lived over 22 years on the corner of Sycamore and Hall Johnson and reside about 300 feet from the property in question.

The building design, color, quality and footprint has been completed to high quality standards and is in no way a distraction or liability to my neighborhood of Arbor Estates and I do not foresee any negative impact to my property value in any way. The structure is set back in a manner that looks like it belongs to the property. The concrete driveway that leads towards a well constructed fence, equals or exceeds any current concrete or fencing work done in any Colleyville neighborhood or home. The height of the building, roofline and style does not impede any residential viewpoints or cause criticism from myself.

Additionally, the home located in front of the building in question and along Hall Johnson has been well kept, landscaped and is the residence of current tenants who oversee every aspect of maintaining the home with integrity and order. And there is also a wonderful opportunity for our city to set a solid example of not having to relocate the family that lives in the home, as they have a student attending our schools and have made Colleyville their new home.

Finally, I ask our Colleyville city leaders and commissioners to please allow Mr. Primrose to retain the current building as-is with no exceptions to its current building floorplan, design or footprint. Please reach out to me in person if you would request clarification or details on any of my explanations to why I **support** Mr. Randy Primrose's request to receive a Special Use Permit for the building he has constructed.

John Robert Donnell
5712 Sycamore Drive
Colleyville, Tx. 76034
817-797-6876

Letter of Support

Araceli Botello

Subject: FW: 2313 Hall Johnson SUP Support Letter

From: Brad Baker < >
Sent: Sunday, May 10, 2020 10:58 PM
To: Ben Bryner <BBryner@colleyville.com>
Cc: Randy Primrose < >
Subject: 2313 Hall Johnson SUP Support Letter

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

My name is Brad Baker and I own 305 Oakleigh Lane, Colleyville, TX 76034. I am writing this letter in support as I am unable to attend the meeting scheduled for this Monday 5-11-2020 concerning the request for a special use permit (SUP) for an accessory building to exceed the 4% of lot coverage allowance and a reduction in setbacks from the property lines.

While I do not live next door, I do drive past it daily and find it certainly in better condition than it was before Mr. Primrose purchased and improved upon the property. I believe the white metal building that was built not only enhances the property, but makes it substantially better for all who live near it and certainly those of us who drive by it every day. In addition, the metal building looks to be compatible and as mentioned before is certainly more appealing to the eye than its current neighboring metal buildings immediately adjacent to it.

I believe one of the concerns in the previous planning and zoning hearing was this setting a precedent for others to follow, to which I strongly disagree with. I do not feel that granting this SUP sets a precedent for others in any way, and further I strongly believe that denying it lessens the community by forcing Mr. Primrose to remove his tenant and have a vacant building along Hall Johnson.

Lastly, it is my understanding that the family occupying the home has occupied the home for many years and has a son that has been attending OC Taylor Elementary School. It bothers me to think that the actions taken here, if not properly thought through, would ultimately lead to this child having to be relocated away from his friends as well as the opportunity for a great education in GCISD. I think the precedent being set here is that we as a community have a larger concern for the potential of having multifamily than the well-being for our citizens and the greater good of our community. Please vote in favor of supporting this SUP as it is the right thing to do!

Sincerely,

Brad Baker
214-564-2930

Letter of Support

Good Evening Everyone,

My name is Monika Medina and I currently reside at 2313 Hall Johnson Road, along with my husband Adrian, our 7-year-old son Fabian, and 4-month-old daughter, Elena Rose. We've since occupied this little beauty of a home since July of 2017. It was the summer before my son started Kindergarten and I had come across this house, immediately I fell in love with it! The City of Colleyville, plus the school district was everything we could ask for and more!
O.C. Taylor Elementary is an amazing school & we are so thankful for all the wonderful teachers & staff. My son absolutely loves his teachers and all the friends he has made in the past few years.
Since Mr. Primrose took over ownership, we have seen so much improvement in the exterior of the property and has been beautified tremendously. Family members who come over can't even believe it's the same house. We truly feel blessed. We have built many memories in this home that we cherish and pray we can continue to raise our family here to make new ones.
Due to the COVID-19 pandemic, I have lost my job and have been put on furloughed.
My husband's business has also been affected. It would truly be a hardship to uproot & relocate our family and the cost would be too great to confront.
I know Mr. Primrose has heard me say many times that we love being here. We couldn't ask for a better school district for our son or a home to live with my little family.
On behalf of my husband, children and myself, we thank you for your time.

Thank you,
Monika Medina

Letter of Support

May 11th, 2020

City of Colleyville
100 Main Street
Colleyville, TX 76034
Attn: City Council

Re: 2313 Hall Johnson Special Use Permit Application

Dear City Council Members:

I live in Highland Meadows, the neighborhood adjacent to 2313 Hall Johnson Road, and would like to state my support in approving the Special Use Permit application allowing the small white house in front to remain occupied. It is my understanding that the city had a change in code interpretation during the construction of this building and is now requiring the displacement of a family in order to allow the owner to occupy the back building. Additionally, the family currently residing has a small child who attend OC Taylor and would no longer be able to go to school there if the City of Colleyville denies the Special Use Permit. In my opinion, this would reflect poorly on the great City of Colleyville and I do not believe this is the intentions of our wonderful city council members to displace a family, especially during a COV-ID 19 crisis, where we need to pull together as a community.

In addition, the house in front and the white building in back are a much-needed improvement from what the property looked like prior to the renovations and is now an asset to all properties in the surrounding area. I am asking the City to make a one-time exception and to consider the facts and circumstance specific to this case. A ruling in favor, does not mean the great City of Colleyville has to change all prior rulings against nor have this favorable ruling dictate the future. We should use a common sense approach and consider specifics.

Thank you for your time.

Best Regards,

Casey Ford
2307 Woodmoor LN
Colleyville TX 76034

Letter of Support

Tom McCurry, Jr.
President
Fruit of the Earth, Inc.
3325 West Trinity Blvd
Grand Prairie, TX 75050
Email: t
Office: 817-510-1600
Cell: 817-915-8734

Sent from my iPhone

Begin forwarded message:

From: "Tom McCurry Jr."

May 10, 2020

City of Colleyville
100 Main Street
Colleyville, TX 76034
Attn: City Council

Re: 2313 Hall Johnson Special Use Permit Application

Dear City Council Members:

Thank you for working hard to preserve and grow our beautiful city! My wife and I have raised our family and have lived in Colleyville for over 27 years! We love it here, this is our home!

I drive by 2313 Hall Johnson Road daily and I would like to state my support in approving the Special Use Permit application allowing the small white house in front to remain occupied. The property looks better today with all the improvements than ever. Properties fair better with occupants that keep a watchful eye and upkeep.

It is my understanding that the city had a change in code interpretation during the construction of this building and is now requiring the displacement of a family in order to allow the owner to occupy the back building. The family has a small child who attends OC Taylor and will no

Letter of Support

longer be able to go to school there if the City of Colleyville denies the Special Use Permit. The front building will remain vacant for the foreseeable future. A vacant building along Hall Johnson will not be good for the neighborhood. In addition, the house in front and the white building in back are a much-needed improvement from what the property looked like before the renovations. Thank you for your time and consideration.

Sincerely,

Tom McCurry, Jr.

6104 Brazos Court
Colleyville, Texas 76034
C (817) 915-8734

Tom McCurry, Jr.
President
Fruit of the Earth, Inc.
3325 West Trinity Blvd
Grand Prairie, TX 75050
Email:
Office: 817-510-1600

Letter of Support

11 May 2020

Attn: Ben Bryner
bbryner@colleyville.com
City of Colleyville
Community Development Director

Colleyville P&Z Commissioners
smathisencpa@gmail.com; sbilqees@gmail.com; ryan.moore@ferguson.com; kimberlydraperholt@yahoo.com; ckbevill@hotmail.com; gbond@glbconsultingtx.com; m.koch75@rocketmail.com

Re: 2313 Hall Johnson SUP

Dear Mr. Bryner,
I am the property owner of the adjacent property located at 2317 Hall Johnson Rd. The purpose of this letter is to show support for the approval of the Special Use Permit as requested by Mr. Primrose for the property located at 2313 Hall Johnson Rd. Colleyville, Texas.

Mr. Primrose received the needed building permits to construct the rear structure and moved forward to construct the building in accordance with the city approved plans. It is scary to think that plans can be approved, constructed, and then the owner denied a Certificate of Occupancy because there is a new ordinance that was not in place at the time of city approval and construction.

As stated in the Agenda Briefing, the R-20 Zoning allows for up to 30% lot coverage. The coverage from the combined square footage of the two structures is only 11.5%, which is far less than the allowed 12,568 square feet (30%). The two structures have a much smaller impact the site water drainage than an "acceptable size" single family home.

In summary, I do support the request for SUP by Mr. Primrose. They built the rear building in accordance with the approved plans and met the city's requirements to gain such approval.

Best regards,

Colt Cantrell

Colt Cantrell
817-447-8900

Letter of Support

5-11-2020

To whom it may concern:

My name is Brandon Awalt, I grew up in Colleyville and have returned as of the last 13 months where I purchased the property at 107 Williamsburg Court, Colleyville, Texas. I fully support the request for a special use permit for an accessory building to exceed 4% of lot coverage allowance and a reduction in setbacks from the property lines. I believe the white metal building that was built not only improves the property, but makes it substantially better for all who live near it and drive by it every day. I do not live next door, but do drive past it multiple times a daily and find it in much better condition than it was before Mr. Primrose purchased and improved the property. In addition, the metal building looks to be compatible, as well as more appealing, than it's current neighboring metal buildings immediately adjacent to it. I also believe one of the concerns in the previous planning and zoning hearing was setting a precedent. I do not feel that granting this SUP sets a precedent for others, and strongly believe that denying it lessens the community by forcing Mr. Primrose to remove his tenant and have a vacant building along Hall Johnson. It is also my understanding that the family has occupied the home for many years and has a son that has been attending OC Taylor Elementary and will have to be relocated away from his friends as well as the opportunity for the same great education in GCISD that I was able to take part in from, as I also attended O.C. Taylor as a child, moved onto Colleyville Middle School, and graduated from Grapevine High School. I think the precent being set is we have a larger concern for the potential of having multifamily than the well-being for our citizens and the greater good of our community. Please vote in favor of supporting this SUP as it is the right thing to do.

Sincerely,

Brandon C. Awalt

Brandon Awalt

Letter of Support

5-11-2020

To whom it may concern:

My name is Brandon Awalt, I grew up in Colleyville and have returned as of the last 13 months where I purchased the property at 107 Williamsburg Court, Colleyville, Texas. I fully support the request for a special use permit for an accessory building to exceed 4% of lot coverage allowance and a reduction in setbacks from the property lines. I believe the white metal building that was built not only improves the property, but makes it substantially better for all who live near it and drive by it every day. I do not live next door, but do drive past it multiple times a daily and find it in much better condition than it was before Mr. Primrose purchased and improved the property. In addition, the metal building looks to be compatible, as well as more appealing, than it's current neighboring metal buildings immediately adjacent to it. I also believe one of the concerns in the previous planning and zoning hearing was setting a precedent. I do not feel that granting this SUP sets a precedent for others, and strongly believe that denying it lessens the community by forcing Mr. Primrose to remove his tenant and have a vacant building along Hall Johnson. It is also my understanding that the family has occupied the home for many years and has a son that has been attending OC Taylor Elementary and will have to be relocated away from his friends as well as the opportunity for the same great education in GCISD that I was able to take part in from, as I also attended O.C. Taylor as a child, moved onto Colleyville Middle School, and graduated from Grapevine High School. I think the precent being set is we have a larger concern for the potential of having multifamily than the well-being for our citizens and the greater good of our community. Please vote in favor of supporting this SUP as it is the right thing to do.

Sincerely,

Brandon C. Awalt

Brandon Awalt

ORDINANCE O-20-2121

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

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

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning 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 City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for an accessory building to exceed the 4% allowable lot coverage and a reduction in setbacks to property lines on 0.96 acres, being Lot 1, Block 1, of the G&R Addition, located at 2313 Hall-Johnson Road, as depicted on the

attached as Exhibit "A".

Sec. 2. 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. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall apply to the new 4,033 s.f. accessory building and that the accessory building may exceed the 4% allowable lot coverage.

b. The Special Use Permit shall also allow for a 10 ft. side yard setback from the western property line and a 14.3 ft. side yard setback from the eastern property line.

c. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".

d. Screening shall be provided north and east of the building utilizing the largest size available at time of installation as depicted on the attached tree Exhibit "C".

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

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City

shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

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

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

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

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

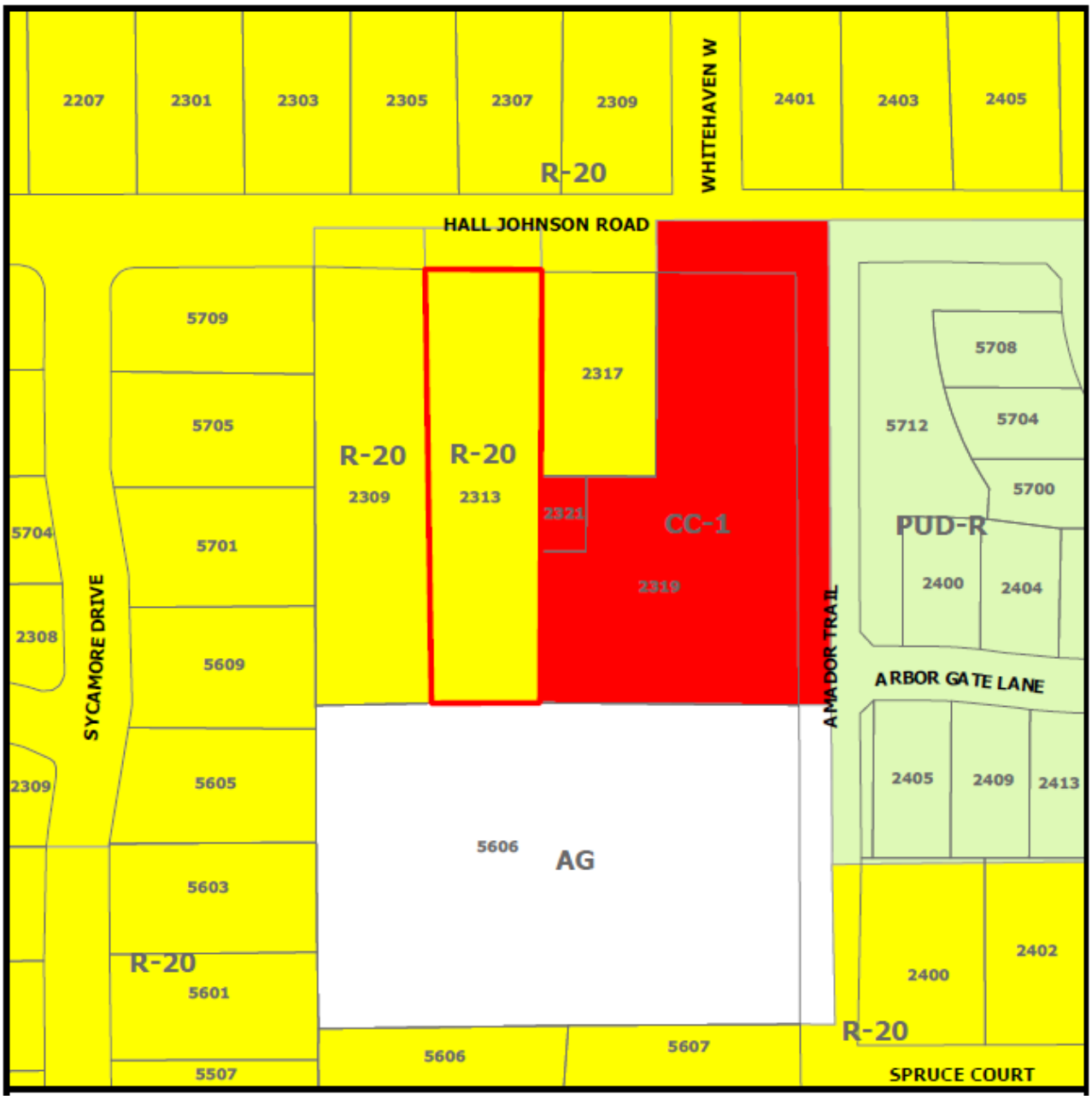
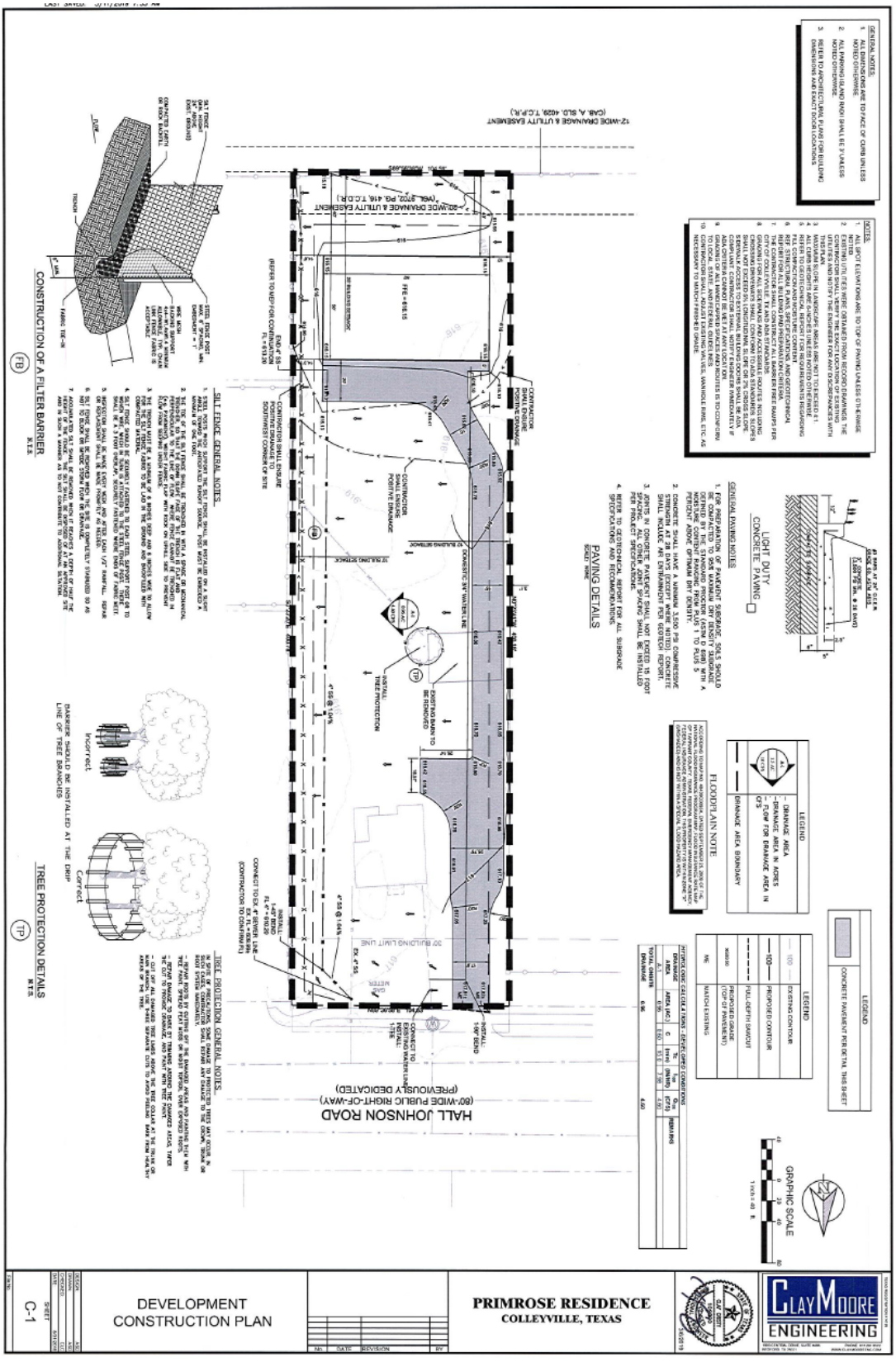


Exhibit "B" – Site Plan



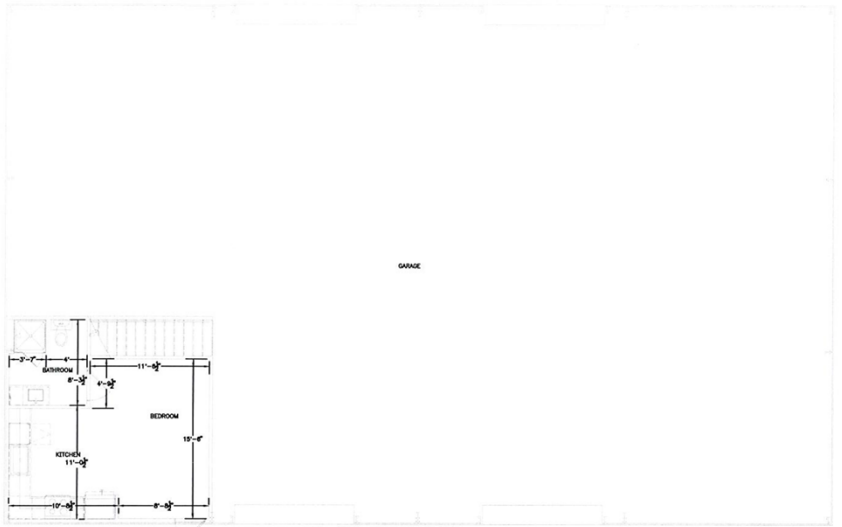
REVIEWED
FEB 26 2019
CITY OF COLLEYVILLE
BY BUILDING DEPARMENT

TRASH ENCLOSURES
AND
TOILET FACILITIES
REQUIRED ON JOB SITE

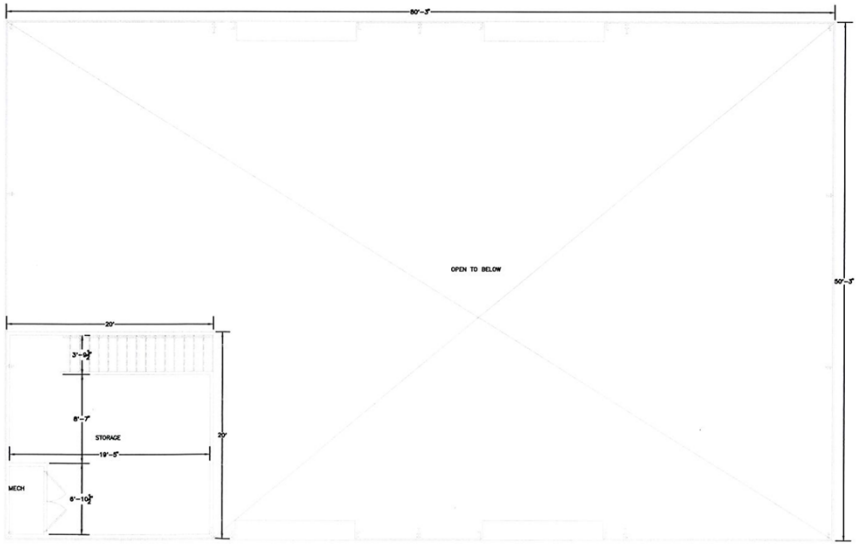
CONSTRUCTION WORKING HOURS
7:00 a.m. to 6:00 p.m.
MONDAY thru SATURDAY
NO SUNDAYS

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

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



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



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

3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS

STEVEN E. STEELE
108903
LICENSED
PROFESSIONAL ENGINEER
2019.01.28

PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue:	Date:
Permit	2018.12.21
Permit Comments	2019.01.10
Permit Comments	2019.01.28

Drawing Title:
FLOOR PLAN
GENERAL

Sheet
1G-1

Exhibit “C” - Screening

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 6a **Agenda Date** 6/2/2020 **Number** Ordinance O-20-2111
Type Ordinance
Department Community Development

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

Strategic Plan
4.1 Protect Colleyville's semi-rural residential character

Explanation
Second Reading & Public Hearing

Several concerns were raised during the public hearing regarding drainage, screening, and above ground improvements. The item was tabled at the March 3, 2020 meeting in order for additional meetings to be held to determine the appropriate measures to resolve these concerns.

First Reading & Public Hearing

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

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

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

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

with the approval of an SUP.

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

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

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

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

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

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

property line and within the Broughton Addition.

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

Staff Recommendation. Staff recommends approval. The applicant is requesting the zoning change and associated SUP so that the expansion and operation of the cemetery use can be in compliance with the Land Development Code.

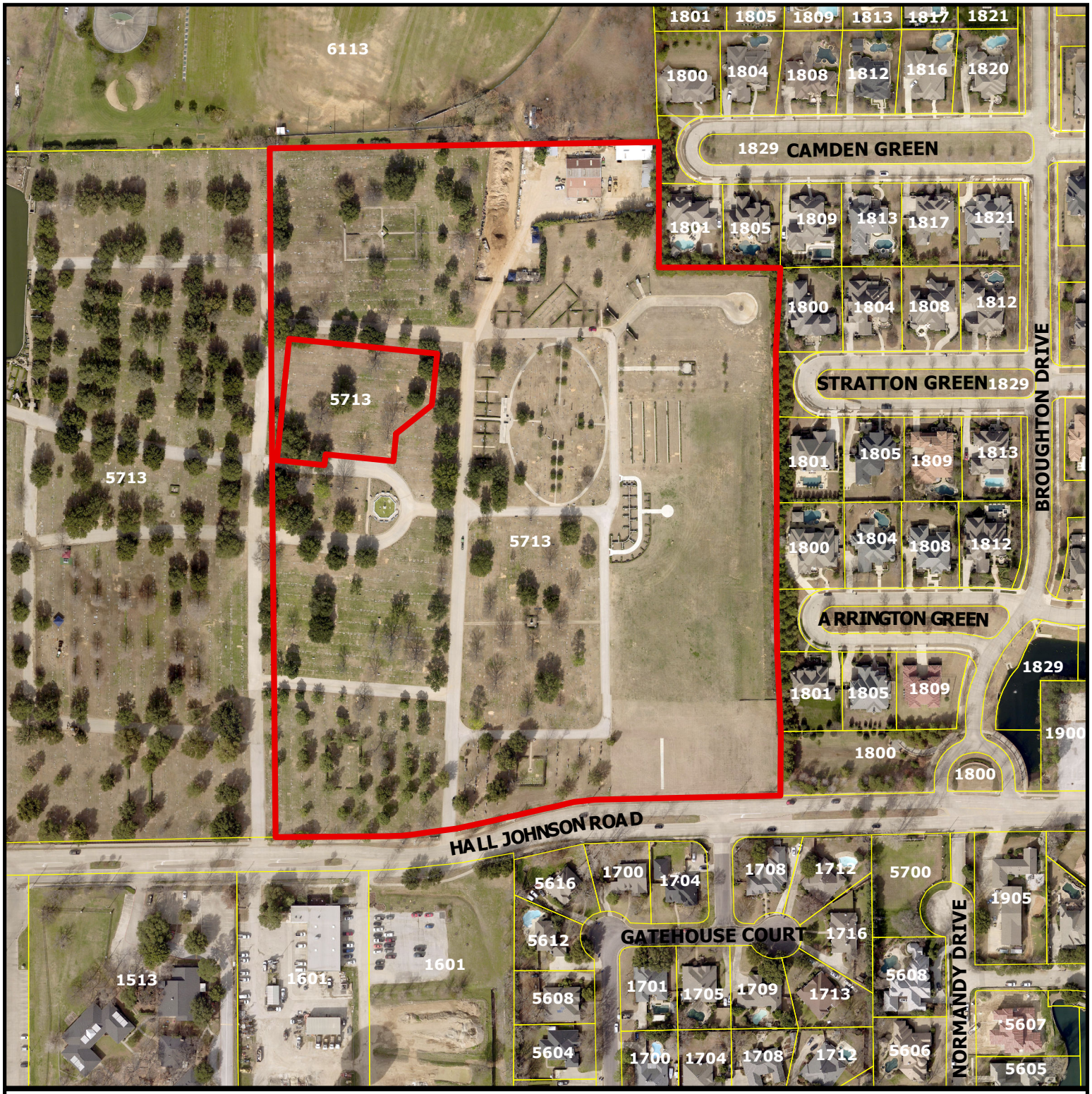
Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval with the added SUP condition that no private mausoleums/crypts shall be allowed within 100 feet of Hall-Johnson Road at their February 10, 2020 meeting by a vote of 5-0.

Financial Impact
There is no fiscal impact to the City of Colleyville.

Recommendation
Approve

Attachments
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Site Plan
7. Landscape Plan
8. Topographic Survey
9. Drainage Plan
10. Proposed View of Site Frontage Exhibit
11. Community Agreements
12. Notification Map
13. Notification List
14. Property Owner Notification
15. Ordinance O-20-2111

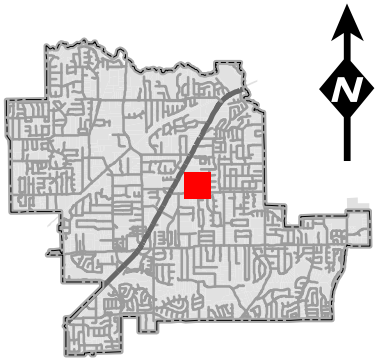
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC20-001

5713 Colleyville Blvd



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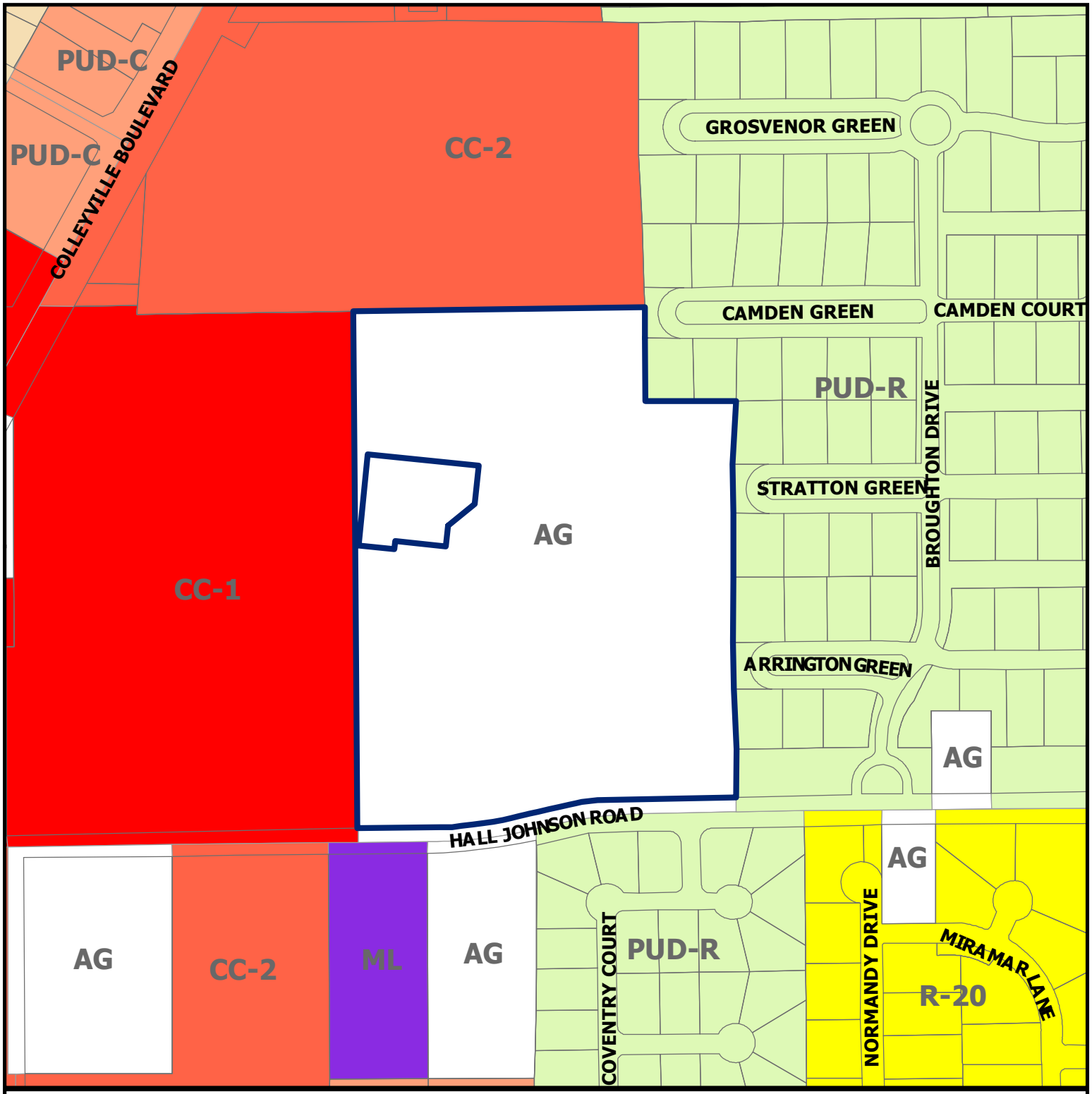
Subject Property

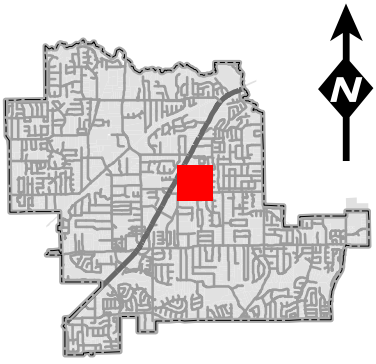
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC20-001

5713 Colleyville Blvd



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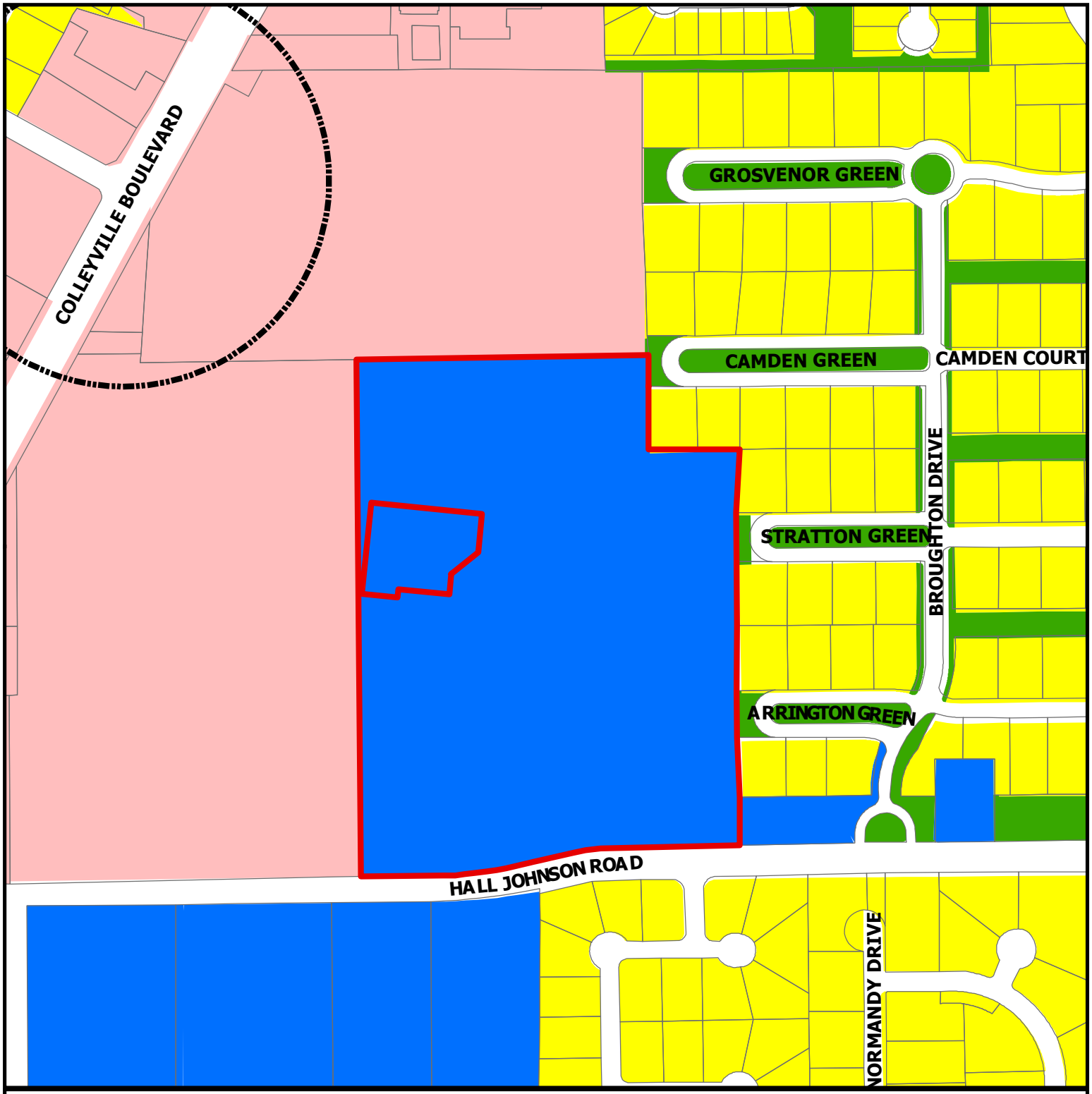
Subject Property

Future Land Use Map

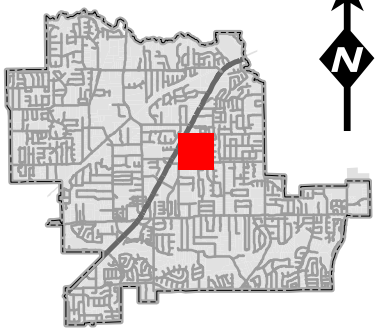


CITY OF COLLEYVILLE TEXAS

ZC20-001

5713 Colleyville Blvd

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



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Statement of Planning Objectives

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

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

Background:

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

Response to neighbors:

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

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

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

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

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

Statement of Planning Objectives

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

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

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

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

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

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

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

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

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

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

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

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

f) All planting will be irrigated.

Statement of Planning Objectives

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

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

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

Conclusion:

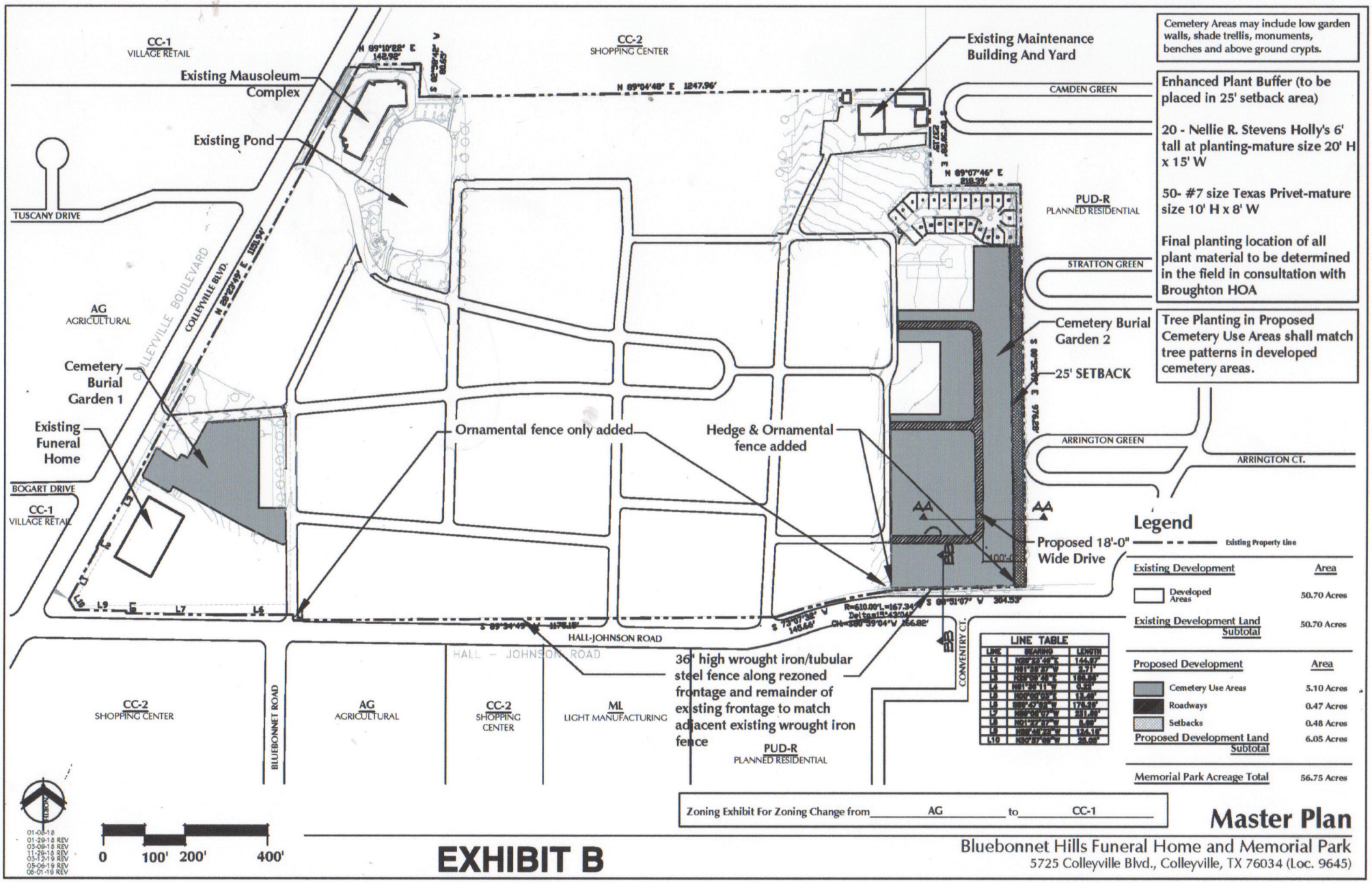
Bluebonnet Hills appreciates the time that neighbors spent working with it to reach an agreement and respectfully request the support of the Planning and Zoning Commission and City Council.

Zoning Exhibit

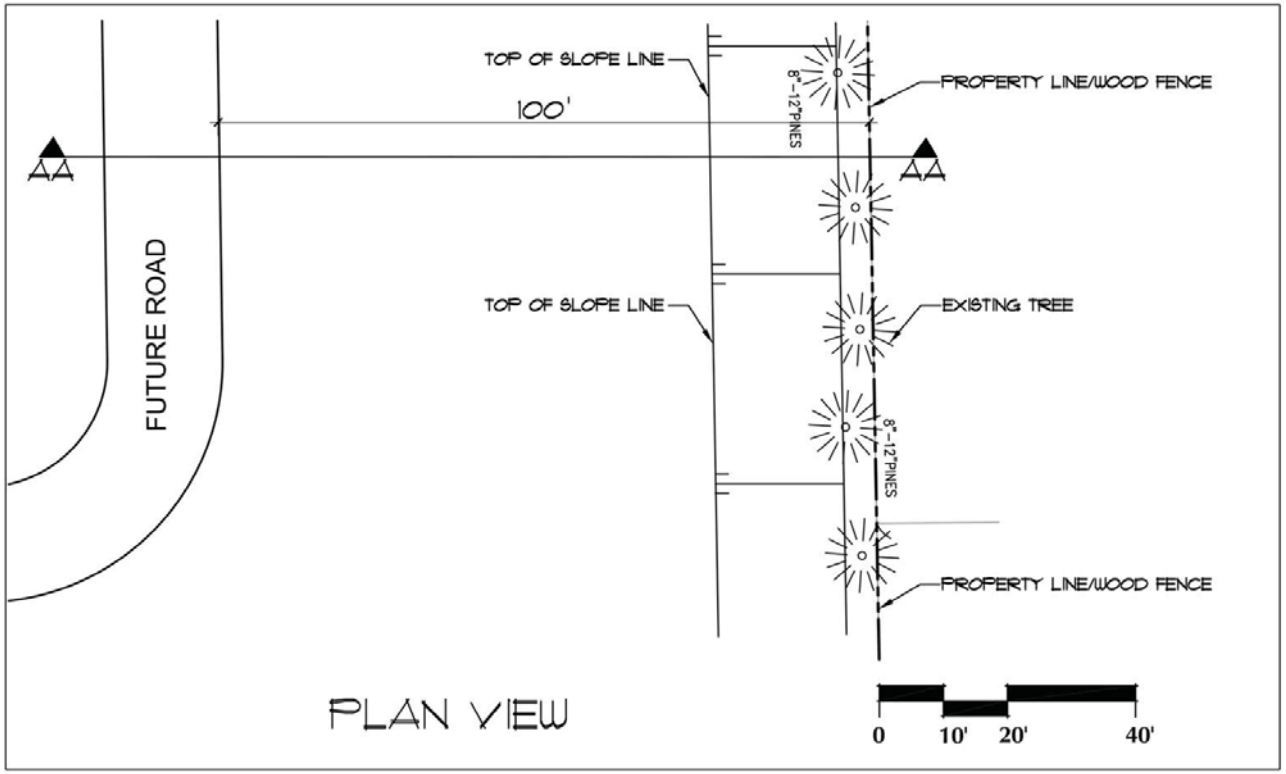
Zoning Exhibit

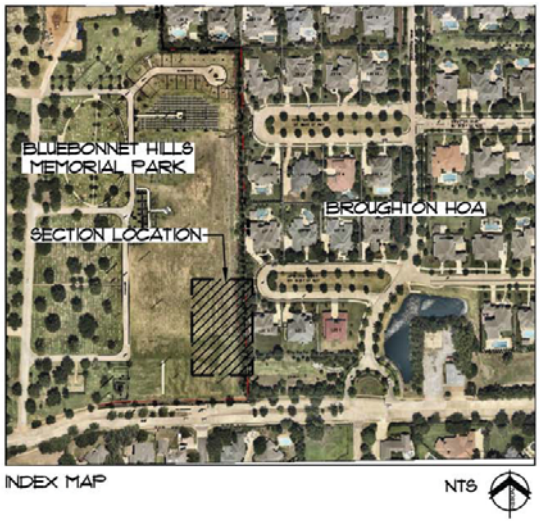
Zoning Exhibit

Site Plan


CC-1
VILLAGE RETAIL
CC-2
SHOPPING CENTER
Existing Mausoleum Complex
Existing Pond
Existing Maintenance Building And Yard
CAMDEN GREEN
PUD-R
PLANNED RESIDENTIAL
STRATTON GREEN
TUSCANY DRIVE
COLLEYVILLE BOULEVARD
COLLEYVILLE BLVD.
AG
AGRICULTURAL
Cemetery Burial Garden 1
Cemetery Burial Garden 2
25' SETBACK
Existing Funeral Home
Ornamental fence only added
Hedge & Ornamental fence added
ARRINGTON GREEN
ARRINGTON CT.
BOGART DRIVE
CC-1
VILLAGE RETAIL
Proposed 18'-0" Wide Drive
HALL-JOHNSON ROAD
HALL – JOHNSON ROAD
36" high wrought iron/tubular steel fence along rezoned frontage and remainder of existing frontage to match adjacent existing wrought iron fence
CONVENTRY CT.
CC-2
SHOPPING CENTER
BLUEBONNET ROAD
AG
AGRICULTURAL
CC-2
SHOPPING CENTER
ML
LIGHT MANUFACTURING
PUD-R
PLANNED RESIDENTIAL
Cemetery Areas may include low garden walls, shade trellis, monuments, benches and above ground crypts.
Enhanced Plant Buffer (to be placed in 25' setback area)
20 - Nellie R. Stevens Holly's 6' tall at planting-mature size 20' H x 15' W
50- #7 size Texas Privet-mature size 10' H x 8' W
Final planting location of all plant material to be determined in the field in consultation with Broughton HOA
Tree Planting in Proposed Cemetery Use Areas shall match tree patterns in developed cemetery areas.
Legend
Existing Property line
Existing Development
Area
Developed Areas
50.70 Acres
Existing Development Land Subtotal
50.70 Acres
Proposed Development
Area
Cemetery Use Areas
5.10 Acres
Roadways
0.47 Acres
Setbacks
0.48 Acres
Proposed Development Land Subtotal
6.05 Acres
Memorial Park Acreage Total
56.75 Acres
LINE TABLE
NORTH
01-00-18
01-29-18 REV
03-09-18 REV
11-29-18 REV
03-12-19 REV
05-06-19 REV
08-01-19 REV
0
100'
200'
400'
Zoning Exhibit For Zoning Change from AG to CC-1
EXHIBIT B
Master Plan
Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)

Landscape Plan





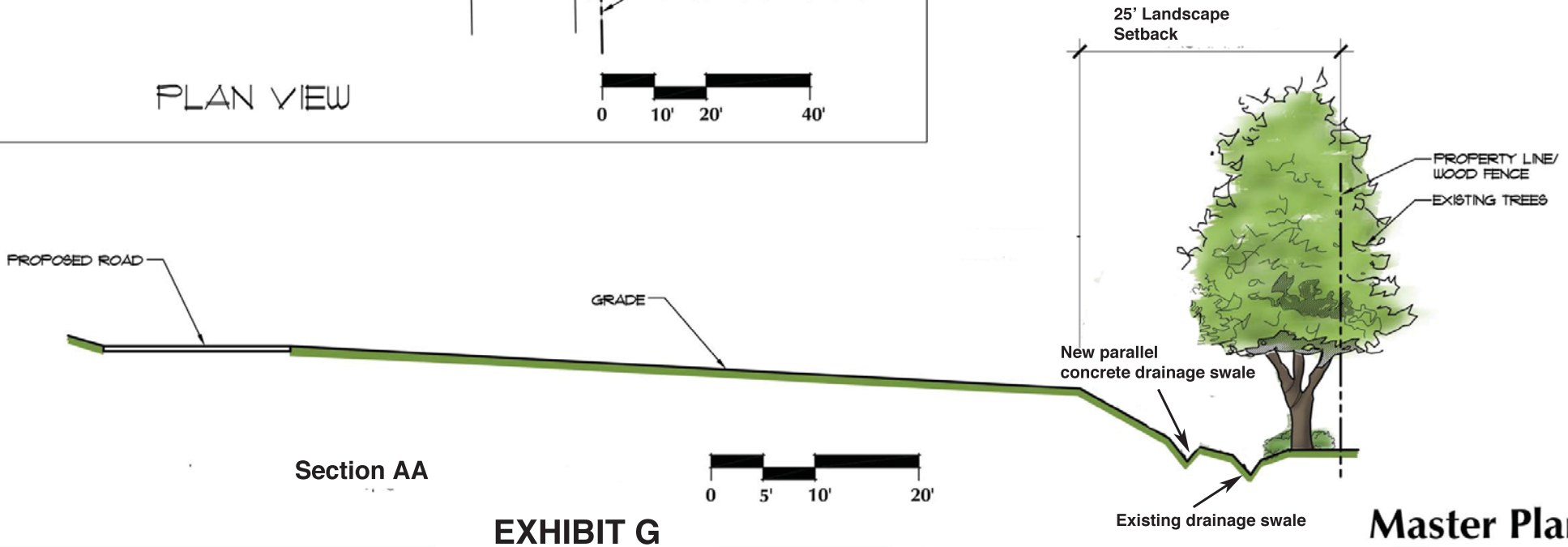
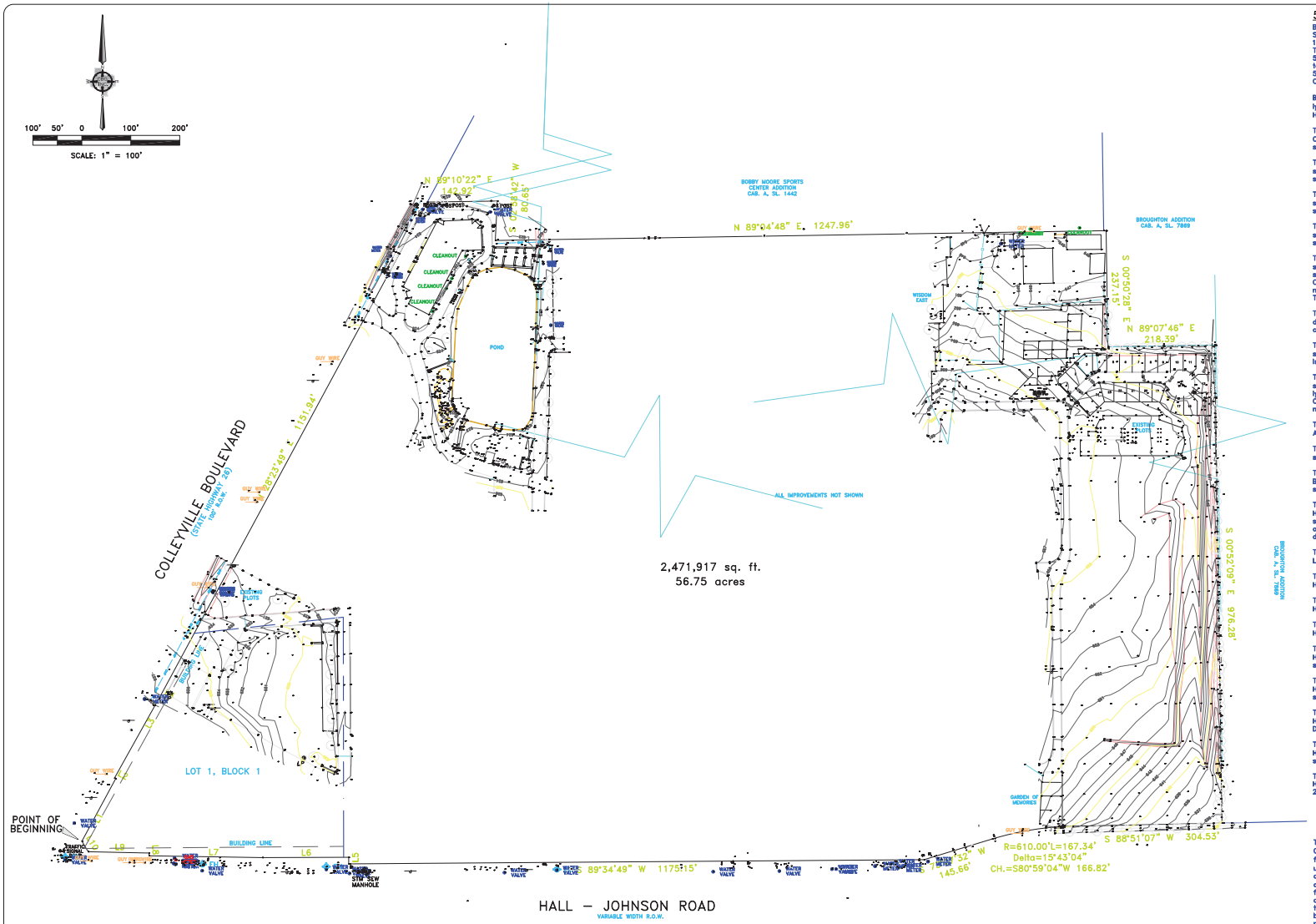


EXHIBIT G

Master Plan

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

Topographic Survey



5725 Colleyville Boulevard

Being a tract of land situated in the J. Byas Survey, Abstract No. 180 and lying in N. Loney Survey, Abstract No. 937 in the City of Colleyville, Tarrant County, Texas, together with all of Lot 1, Block 1 of Bluebonnet Hills Memorial Park Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-182, Page 53 of the map Records of Tarrant County, Texas, and being the same tracts of land conveyed to Bluebonnet Hills Memorial Park, Inc. by Deeds recorded in Volume 3124, Page 589, Volume 5435, Page 767, Volume 6854, Page 444 and Volume 6834, Page 2349, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner, said corner lying in the Northeast intersection of Colleyville Boulevard (100 foot right of way) and Hall-Johnson Road (variable width right-of-way);

THENCE North 28 degrees 23 minutes 49 seconds East along the Southeast line of said Colleyville Boulevard, a distance of 144.97 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner;

THENCE North 61 degrees 36 minutes 37 seconds West continuing along the Southeast line of said Colleyville Boulevard, a distance of 2.71 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner;

THENCE North 29 degrees 09 minutes 45 seconds West continuing along the Southeast line of said Colleyville Boulevard, a distance of 186.86 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner;

THENCE North 61 degrees 36 minutes 11 seconds West continuing along the Southeast line of said Colleyville Boulevard, a distance of 0.22 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner;

THENCE North 28 degrees 23 minutes 49 seconds East continuing along the Southeast line of said Colleyville Boulevard, a distance of 1151.94 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner, said corner being the Southwest corner of Bobby Moore Sports Center Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 1442 of the map Records of Tarrant County, Texas;

THENCE North 89 degrees 10 minutes 22 seconds East along the South line of said addition, a distance of 142.92 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner;

THENCE South 02 degrees 58 minutes 42 seconds West continuing along the Southeast line of said addition, a distance of 80.65 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner;

THENCE North 89 degrees 04 minutes 48 seconds East continuing along the Southeast line of said addition, a distance of 1247.96 feet to a 5/8 inch iron rod found for corner, said corner lying in the West line of Broughton Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 7869 of the map Records of Tarrant County, Texas;

THENCE South 00 degrees 50 minutes 28 seconds East along the West line of said Broughton Addition, a distance of 237.15 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 07 minutes 46 seconds East continuing along the Southeast line of said Broughton Addition, a distance of 218.39 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 degrees 52 minutes 09 seconds East continuing along the West line of said Broughton Addition, a distance of 976.28 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner, said corner lying in the North line of said Hall-Johnson Road;

THENCE South 88 degrees 51 minutes 07 seconds West along the North line of said Hall-Johnson Road, a distance of 304.53 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner, said corner lying in a tangent curve to the Right, having a radius of 610.00 feet, a delta of 15 degrees 43 minutes 04 seconds and a chord bearing and distance that bears South 80 degrees 59 minutes 04 seconds West, 166.82 feet;

THENCE continuing along the North line of said Hall-Johnson Road and along said curve to the Left, an arc length of 167.34 feet to an "X" set in concrete for corner;

THENCE South 73 degrees 07 minutes 32 seconds West continuing along the North line of said Hall-Johnson Road, a distance of 145.66 feet to an "X" set in concrete for corner;

THENCE South 89 degrees 34 minutes 49 seconds West continuing along the North line of said Hall-Johnson Road, a distance of 1175.15 feet to an "X" set in concrete for corner;

THENCE North 00 degrees 00 minutes 03 seconds East continuing along the North line of said Hall-Johnson Road, a distance of 13.49 feet to an "X" set in concrete for corner;

THENCE North 89 degrees 47 minutes 52 seconds East continuing along the North line of said Hall-Johnson Road, a distance of 176.26 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. corner;

THENCE North 89 degrees 08 minutes 07 seconds West continuing along the North line of said Hall-Johnson Road, a distance of 231.89 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. corner;

THENCE North 01 degrees 27 minutes 37 seconds West continuing along the North line of said Hall-Johnson Road, a distance of 5.89 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. corner;

THENCE North 88 degrees 46 minutes 23 seconds West continuing along the North line of said Hall-Johnson Road, a distance of 124.16 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. corner;

THENCE North 30 degrees 57 minutes 09 seconds West continuing along the North line of said Hall-Johnson Road, a distance of 25.05 feet to the POINT OF BEGINNING and containing 2,471,916.88 square feet or 56.7474 acres of land;

SURVEYOR'S CERTIFICATE

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

Executed this 5th day of May, 2014

Bryan Connally
Registered Professional Land Surveyor No. 5513

LINE TABLE		
LINE	BEARING	LENGTH
L1	N28°23'49"E	144.97'
L2	N61°36'37"W	2.71'
L3	N29°09'45"E	186.86'
L4	N61°36'11"W	0.22'
L5	N00°00'03"E	13.49'
L6	S89°47'52"W	176.26'
L7	N89°08'07"W	231.89'
L8	N01°27'37"W	5.89'
L9	N88°46'23"W	124.16'
L10	N30°57'09"W	25.05'

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

2) BENCHMARK LOCATION:
BM-84: 2" BRASS CAP IN NE CORNER OF A 6'X6' DROP INLET LOCATED 284' SOUTH OF THE CL OF BOGART & IN THE EAST ROW OF HALL JOHNSON. ELEV.=632.72'

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

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

G:\ALL LOGOS\811 logo.jpg

REVISIONS		
DATE	BY	NOTES

LEGEND

CM CONTROLLING MONUMENT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
1" IRON PIPE FOUND
FENCE POST CORNER
"X" FOUND / SET
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
ASPHALT PAVING
GRAVEL/ROCK ROAD OR DRIVE
PE – POOL EQUIPMENT
BRICK COLUMN
AC – AIR CONDITIONING
FIRE HYDRANT
UGS – UGS
OHP – OHP
CHAIN LINK FENCE
WOOD FENCE
0.5' WIDE TYPICAL
BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH,DECK OR CARPORT
OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE
CONCRETE PAVING

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
Firm No. 10168800
www.cbgdfw.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=100'	05/05/14	1404085		R.G.

TOPOGRAPHIC SURVEY

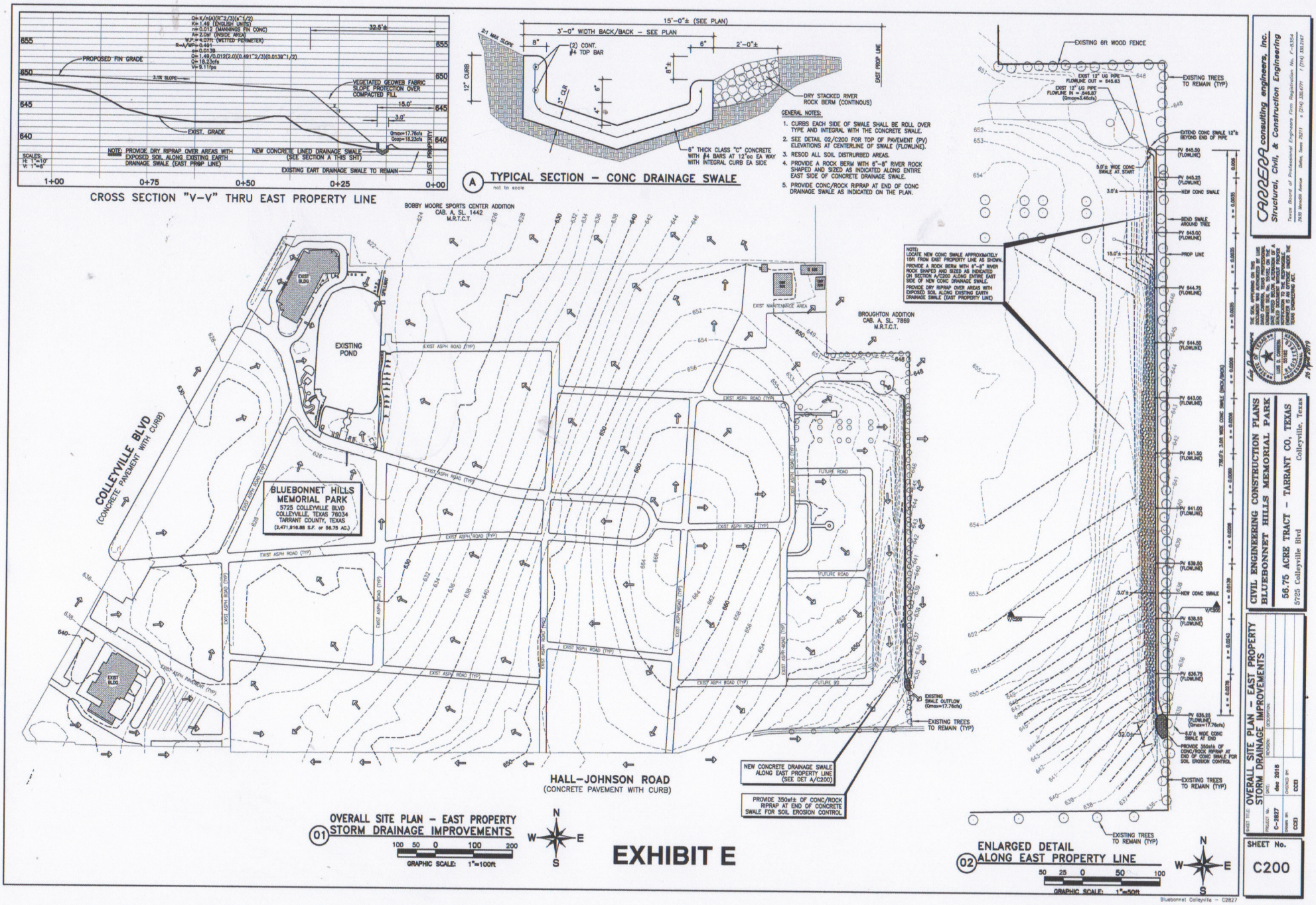
J. BYAS SURVEY, ABSTRACT NO. 180 AND
N. LONEY SURVEY, ABSTRACT NO. 937

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

5725 COLLEYVILLE BOULEVARD

3/01-C-0137-Bluebonnet Hill Memorial Park-96x522 Survey and Title Reports\Survey\14422 Master Plan\2014_04_21 Updated Survey\ACAD-1404085.dwg, 12/21/2015 4:47:12 PM, Adobe PDF, ARCH D 1:1

Drainage Plan



CARRERA consulting engineers, inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F-8354
2930 Meredith Avenue Dallas, Texas 75211 v (214) 330-4771 f (214) 330-2767

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

SHEET TITLE: OVERALL SITE PLAN – EAST PROPERTY STORM DRAINAGE IMPROVEMENTS

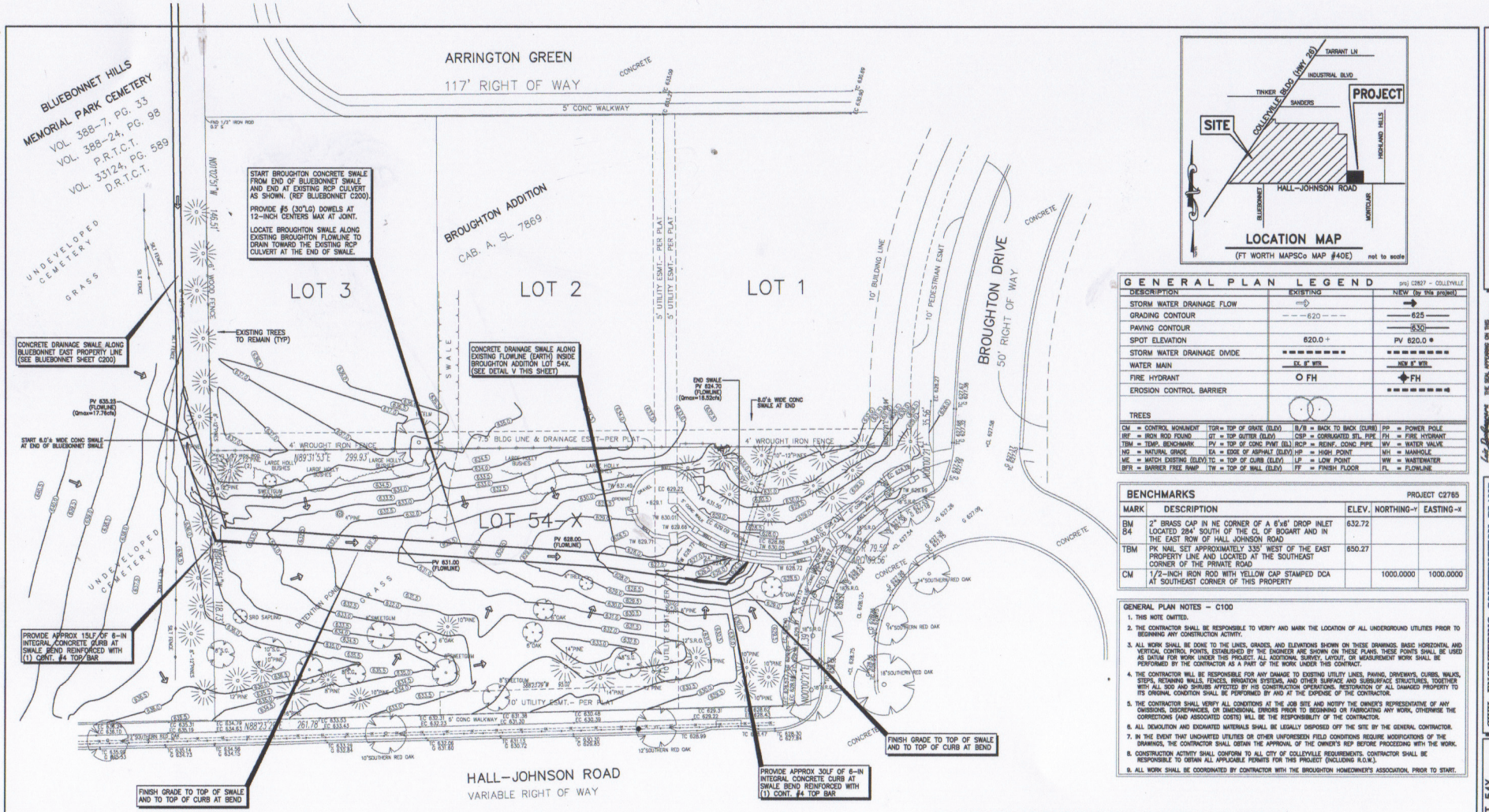
PROJECT No.	DATE	DRAWN BY	CHECKED BY
C-2827	Dec 2016	CCD	CCD

NO.	DESCRIPTION

SHEET No. C200

Bluebonnet Colleyville – C2827

Drainage Plan



GENERAL PLAN LEGEND

proj C2827 - COLLEYVILLE

DESCRIPTION	EXISTING	NEW (by this project)
STORM WATER DRAINAGE FLOW	⇨	➡
GRADING CONTOUR	620	625
PAVING CONTOUR		630
SPOT ELEVATION	620.0 +	PV 620.0 ●
STORM WATER DRAINAGE DIVIDE		
WATER MAIN	EX. 8" WTR	NEW 8" WTR
FIRE HYDRANT	O FH	✦FH
EROSION CONTROL BARRIER		
TREES		

CM = CONTROL MONUMENT	TGR= TOP OF GRATE (ELEV)	B/B = BACK TO BACK (CURB)	PP = POWER POLE		
IRF = IRON ROD FOUND	GT = TOP GUTTER (ELEV)	CSP = CORRUGATED STL. PIPE	FH = FIRE HYDRANT		
TBM = TEMP. BENCHMARK	PV = TOP OF CONC PVMT (EL)	RCP = REINF. CONC PIPE	WV = WATER VALVE		
NG = NATURAL GRADE	EA = EDGE OF ASPHALT (ELEV)	HP = HIGH POINT	MH = MANHOLE		
ME = MATCH EXISTING (ELEV)	TC = TOP OF CURB (ELEV)	LP = LOW POINT	WW = WASTEWATER		
BFR = BARRIER FREE RAMP	TW = TOP OF WALL (ELEV)	FF = FINISH FLOOR	FL = FLOWLINE		

BENCHMARKS

PROJECT C2765

MARK	DESCRIPTION	ELEV.	NORTHING-Y	EASTING-X
BM 84	2" BRASS CAP IN NE CORNER OF A 6'x6' DROP INLET LOCATED 284' SOUTH OF THE CL OF BOGART AND IN THE EAST ROW OF HALL JOHNSON ROAD	632.72		
TBM	PK NAIL SET APPROXIMATELY 335' WEST OF THE EAST PROPERTY LINE AND LOCATED AT THE SOUTHEAST CORNER OF THE PRIVATE ROAD	650.27		
CM	1/2-INCH IRON ROD WITH YELLOW CAP STAMPED DCA AT SOUTHEAST CORNER OF THIS PROPERTY		1000.0000	1000.0000

GENERAL PLAN NOTES - C100

1. THIS NOTE OMITTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
3. ALL WORK SHALL BE DONE TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THESE DRAWINGS. BASIC HORIZONTAL AND VERTICAL CONTROL POINTS, ESTABLISHED BY THE ENGINEER ARE SHOWN ON THESE PLANS. THESE POINTS SHALL BE USED AS DATUM FOR WORK UNDER THIS PROJECT. ALL ADDITIONAL SURVEY, LAYOUT, OR MEASUREMENT WORK SHALL BE PERFORMED BY THE CONTRACTOR AS A PART OF THE WORK UNDER THIS CONTRACT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES, PAVING, DRIVEWAYS, CURBS, WALKS, STEPS, RETAINING WALLS, FENCES, IRRIGATION SYSTEMS, AND OTHER SURFACE AND SUBSURFACE STRUCTURES, TOGETHER WITH ALL SOD AND SHRUBS AFFECTED BY HIS CONSTRUCTION OPERATIONS. RESTORATION OF ALL DAMAGED PROPERTY TO ITS ORIGINAL CONDITION SHALL BE PERFORMED BY AND AT THE EXPENSE OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY OMISSIONS, DISCREPANCIES, OR DIMENSIONAL ERRORS PRIOR TO BEGINNING OR FABRICATING ANY WORK, OTHERWISE THE CORRECTIONS (AND ASSOCIATED COSTS) WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE LEGALLY DISPOSED OFF THE SITE BY THE GENERAL CONTRACTOR.
7. IN THE EVENT THAT UNCHARTED UTILITIES OR OTHER UNFORESEEN FIELD CONDITIONS REQUIRE MODIFICATIONS OF THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE OWNER'S REP BEFORE PROCEEDING WITH THE WORK.
8. CONSTRUCTION ACTIVITY SHALL CONFORM TO ALL CITY OF COLLEYVILLE REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL APPLICABLE PERMITS FOR THIS PROJECT (INCLUDING R.O.W.).
9. ALL WORK SHALL BE COORDINATED BY CONTRACTOR WITH THE BROUGHTON HOMEOWNER'S ASSOCIATION, PRIOR TO START.

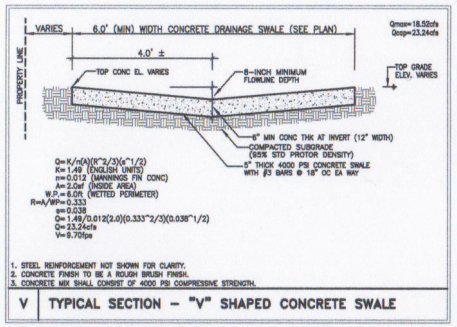


EXHIBIT F

CARRERA consulting engineers, inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F-8354
3930 Barnett Avenue Dallas, Texas 75211 t: (214) 358-4771 f: (214) 339-3767

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LEE A. CARRERA, P.E. 83582, ON THE DATE SHOWN. THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. IT IS NOT TO BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT. IT IS NOT INTENDED FOR PERMIT, BIDDING OR CONSTRUCTION PURPOSES.

Lee A. Carrera 83582 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS 12 October 2019

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

SHEET TITLE: BROUGHTON ADDITION - LOT 54X STORM DRAINAGE IMPROVEMENTS
PROJECT No. C-2827
DATE dec 2019
DRAWN BY CCD
CHECKED BY CCD
REVISIONS / DESCRIPTION

SHEET No. C201

Proposed View of Site Frontage Exhibit

Existing view of Bluebonnet Hills site frontage at Hall Johnson Road

Proposed view of Bluebonnet Hills site frontage at Hall Johnson Road

EXHIBIT H

EXHIBIT C

Broughton

Maintenance Association, Inc. (BMA)

Letter in Support of Bluebonnet Hill's Special Use Permit

August 21, 2019

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

To whom it may concern,

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

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

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

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

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

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

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

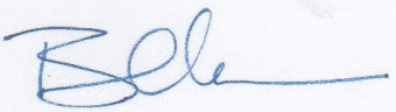
Broughton

Maintenance Association, Inc. (BMA)

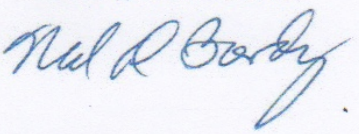
Signed,

The Broughton Maintenance Association, Inc. Board of Directors

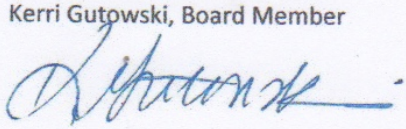
Bryan Hoeller, Board Member



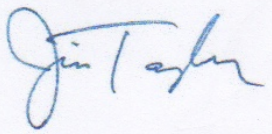
Neal Bondy, Board Member



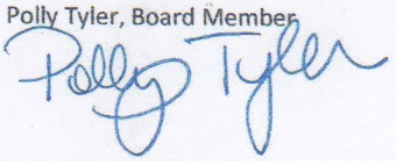
Kerri Gutowski, Board Member



Jim Taylor, Board Member



Polly Tyler, Board Member



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

August 5, 2019

Background:

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

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

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

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

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

b) Drainage:

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

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

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

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

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

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

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

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

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

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

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

d) Setback:

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

e) Landscaping:

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

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

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

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

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

f) Hall Johnson Road:

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

(II) Broughton Homeowners Association agrees to the following:

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

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

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

Signature _____ Date 8-27-19

Print name and title Gary P. Grossi Market Director

Broughton Homeowners Association:

Signature _____ Date 8/21/19

Print name and title Bryan Hodlevr, Board President, 2019

EXHIBIT D

ROBERT REEVES
& Associates, Inc.
PLANNING AND ZONING CONSULTANTS

December 16, 2019

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

RE: Bluebonnet Hills Funeral Home and Cemetery Response

Dear Ms. Butler:

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

a) Integrity of the retaining wall:

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

b) Surface water runoff calculations:

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

c) Fence:

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

d) Landscaping:

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

Founders Square • 900 Jackson Street • Suite 160 • Dallas, TX 75202 • (214) 749-0530 • Fax (214) 749-5605
rob.reeves@sbcglobal.net

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

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

Respectfully:

Robert Reeves, President
Robert Reeves & Associates, Inc.

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

Signature _____ Date: 12-16-19

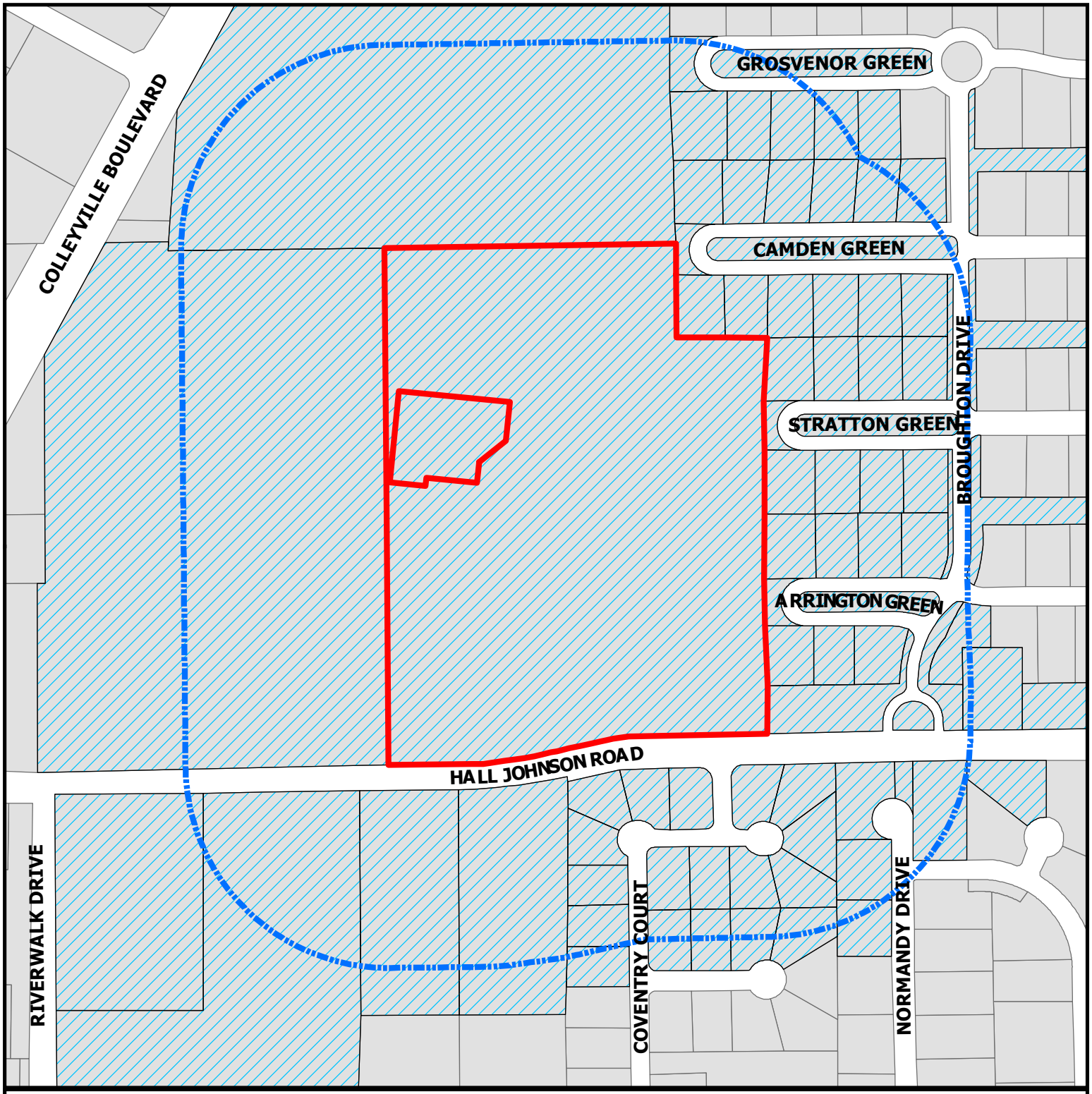
Print name and title CARY P. GROSSI MARKET DIRECTOR

Stone Crest Estates Homeowners Association:

Signature _____ Date: _____

Print name and title _____

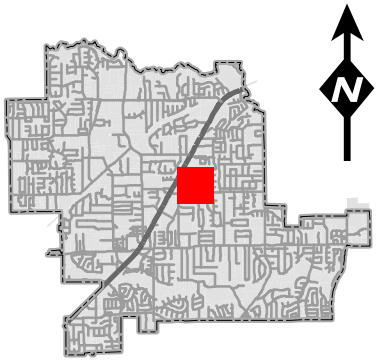
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC20-001

5713 Colleyville Blvd



Subject Property

500ft Buffer

Properties within 500ft

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.

Notification List

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

Public hearing notices were mailed on January 24, 2020

NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

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

Request:	Consideration of a zoning change request from AG Agricultural zoning district to the CC-1 Village Retail zoning district. The purpose is to rezone from AG to CC-1 in order to allow for the expansion and operation of the Bluebonnet Hill Cemetery.
Zoning Case:	ZC20-001
Applicant:	Robert Reeves
Owner:	Cary Grossi
Location:	5713 Colleyville Blvd
Property Description:	Tract 2B and Tract 2B02, Abstract 180, in the J L Byas Survey
Present Zoning:	AG Agricultural District

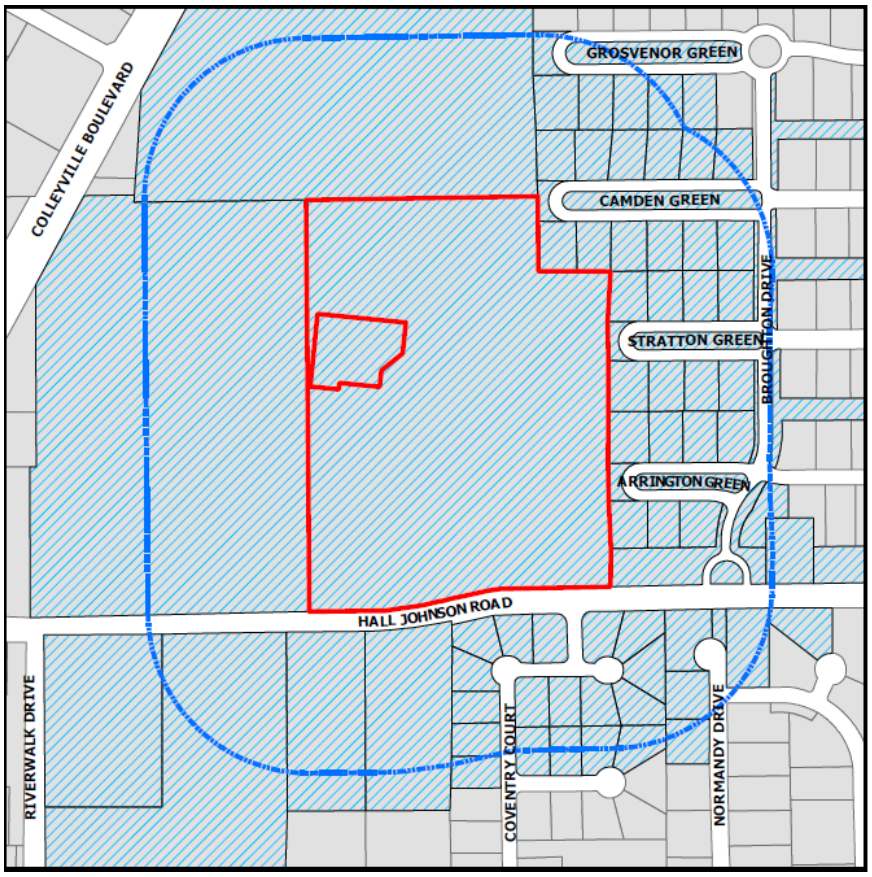
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-2111

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

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

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

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

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

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

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

generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 25.69 acres on Tract 2B and Tract 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard from the AG Agricultural zoning district to the CC-1 Village Retail zoning district, as depicted in the attached Exhibit "A" and Exhibit "C", and as described in Exhibit "B".

Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.

Sec. 4. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein, and subject to the following conditions:

1. As depicted in the attached Exhibit "A" and Exhibit "C".

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 7. THAT in addition to and accumulative of all other penalties, the

City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

AND IT IS SO ORDERED.

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

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

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

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

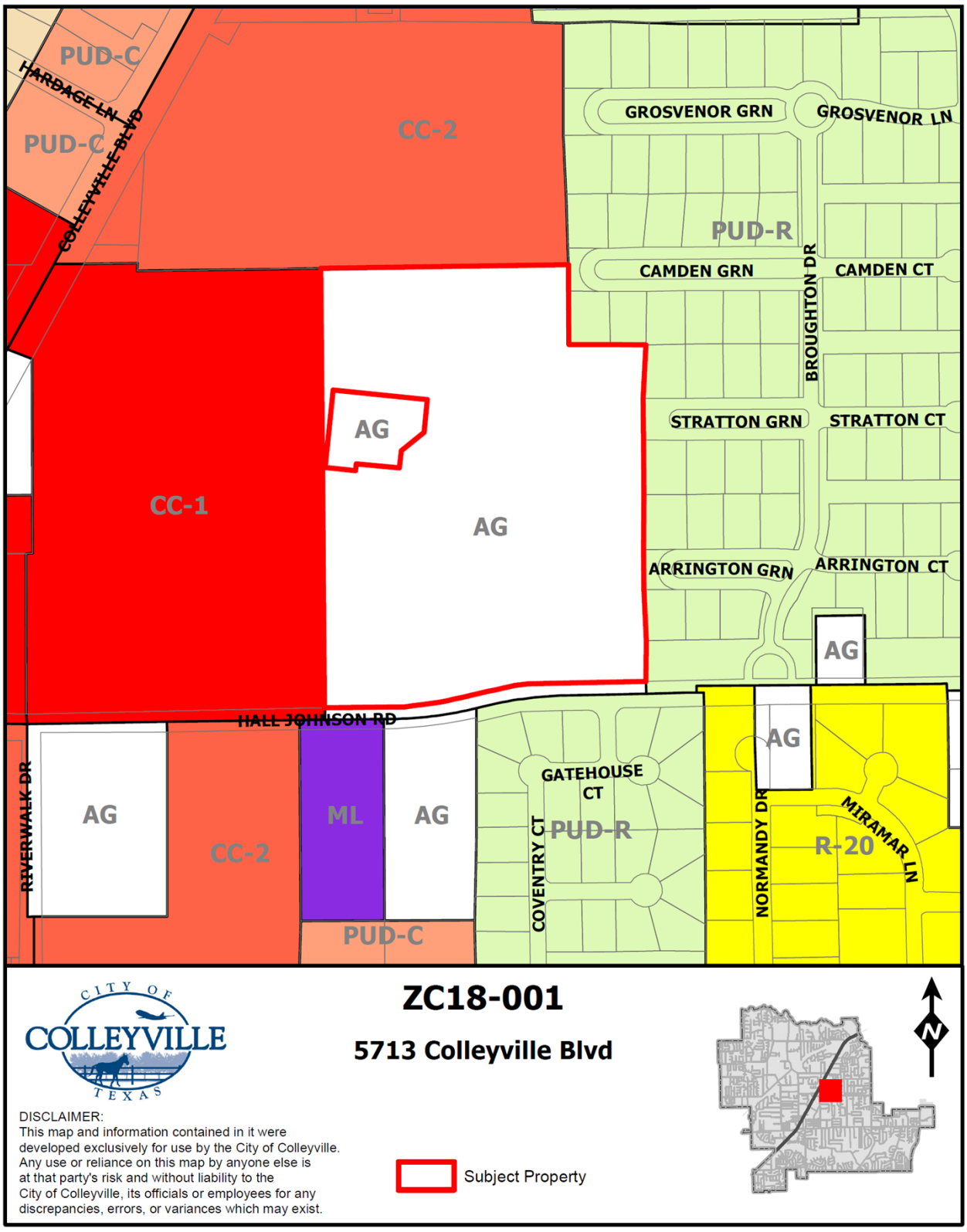


Exhibit "B" – Statement of Planning Objectives

Statement of Planning Objectives

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

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

Background:

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

Response to neighbors:

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

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

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

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

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

Statement of Planning Objectives

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

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

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

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

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

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

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

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

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

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

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

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

f) All planting will be irrigated.

Statement of Planning Objectives

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

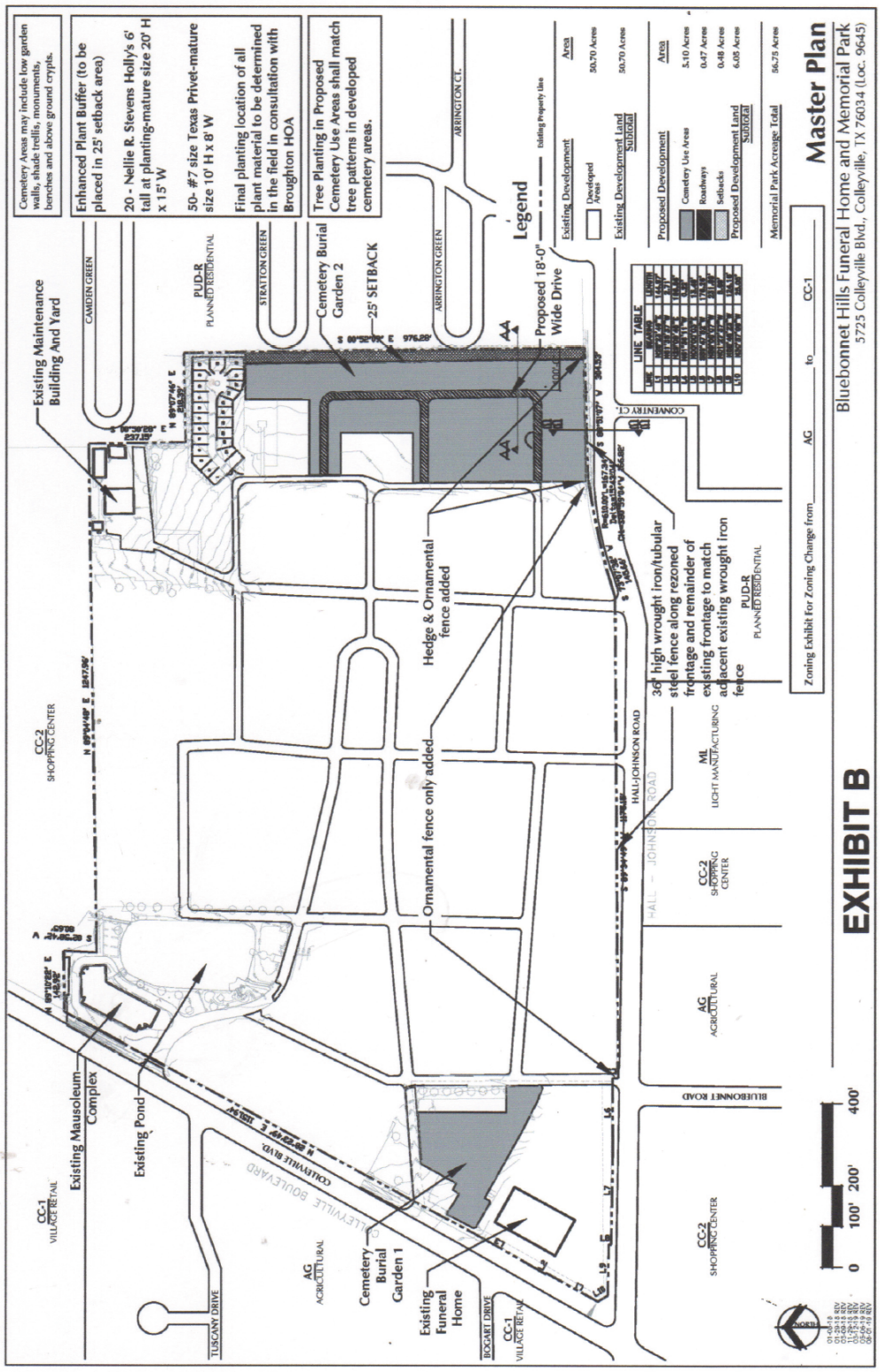
12) Bluebonnet Hills will plant a solid 3-foot high shrub row along Hall Johnson as shown on Exhibits B and H. The shrubs will be planted within three months from the passage of the rezoning ordinance or during optimum planting season, whichever is less time. The shrubs will be maintained at a height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

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

Conclusion:

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

Exhibit "C" – Zoning Exhibits



City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 6b **Agenda Date** 6/2/2020 **Number** Ordinance O-20-2112
Type Ordinance
Department Community Development

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

Strategic Plan
4.1 Protect Colleyville's semi-rural residential character

Explanation
Second Reading & Public Hearing

Several concerns were raised during the public hearing regarding drainage, screening, and above ground improvements. The item was tabled at the March 3, 2020 meeting in order for additional meetings to be held to determine the appropriate measures to resolve these concerns.

First Reading & Public Hearing

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

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

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

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

with the approval of an SUP.

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

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

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

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

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

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

7. Drainage and swale/channel improvements shall be made along the eastern property line and within the Broughton Addition.

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

Staff Recommendation. Staff recommends approval. The applicant is requesting the zoning change and associated SUP so that the expansion and operation of the cemetery use can be in compliance with the Land Development Code.

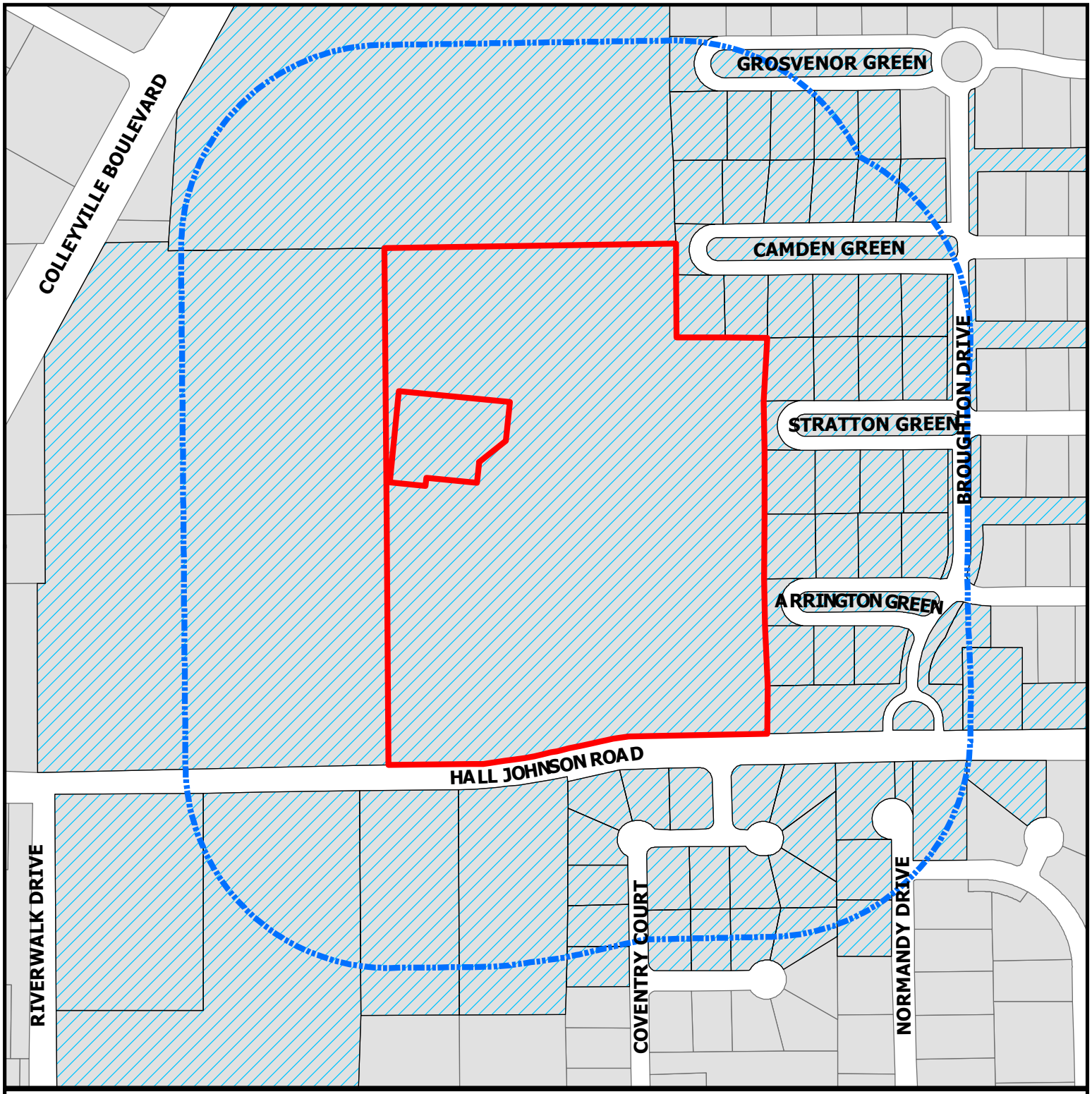
Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval with the added SUP condition that no private mausoleums/crypts shall be allowed within 100 feet of Hall Johnson Road at their February 10, 2020 meeting by a vote of 5-0.

Financial Impact
There is no fiscal impact to the City of Colleyville for this item.

Recommendation
Approve

Attachments
1. Notification Map
2. Notification List
3. Property Owner Notification
4. Ordinance O-20-2112

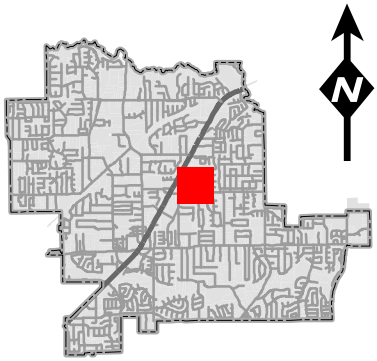
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC20-002

5713 Colleyville Blvd



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

Subject Property

500ft Buffer

Properties within 500ft

Notification List

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

Public hearing notices were mailed on January 24, 2020

NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

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

Request:	Consideration of a zoning change request from AG Agricultural zoning district to the CC-1 Village Retail zoning district. The purpose is allow for an SUP for Cemeteries and Mausoleums in order to allow for the expansion and operation of the Bluebonnet Hill Cemetery.
Zoning Case:	ZC20-002
Applicant:	Robert Reeves
Owner:	Cary Grossi
Location:	5713 Colleyville Blvd
Property Description:	Tract 2B and Tract 2B02, Abstract 180, in the J L Byas Survey
Present Zoning:	AG Agricultural District

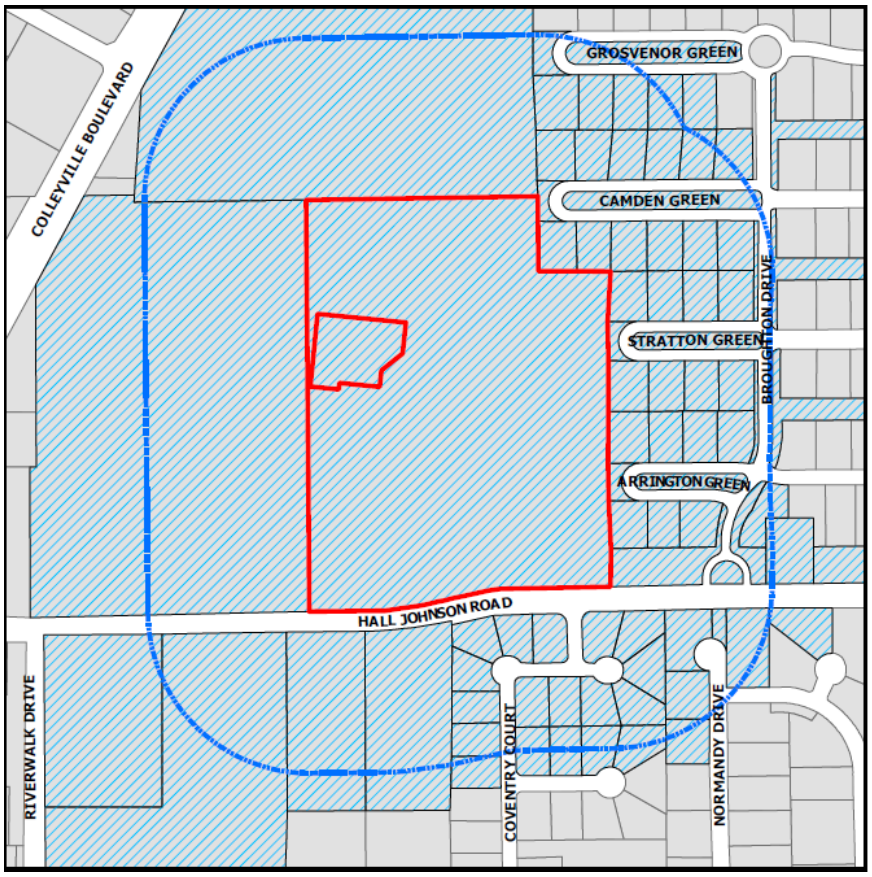
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-2112

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

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. Case ZC20-002; and

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

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

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

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

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

generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 25.69 acres on Tract 2B and Tract 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard for a Special Use Permit for a cemetery and mausoleum, as depicted in the attached Exhibit "A" and Exhibit "C", and as described in Exhibit "B".

Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. This Special Use Permit shall only apply to the uses in combination of a cemetery and mausoleum as described in Exhibit "B".

b. Grave site spoils are to be stored in the cemetery's maintenance area.

c. No grave site or cemetery improvement shall be closer than 25 feet to the east property line with the exception of drainage improvements and landscaping.

d. A minimum of 25 Nellie R. Stevens Holly shrubs shall be planted within the 25 foot setback area.

e. A minimum of 55 #7 size Texas Privet shall be planted within the 25 foot setback area.

f. A minimum 3 foot ornamental iron/tubular fence shall be constructed along Hall Johnson Road.

g. A minimum 3 foot shrub row shall be planted along Hall Johnson Road.

h. Drainage and swale/channel improvements shall be made along the eastern property line and within the Broughton Addition.

i. No private mausoleum/crypt over 6 feet in height shall be allowed within 100 feet of Hall Johnson Road.

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

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

Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 9. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

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

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

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

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

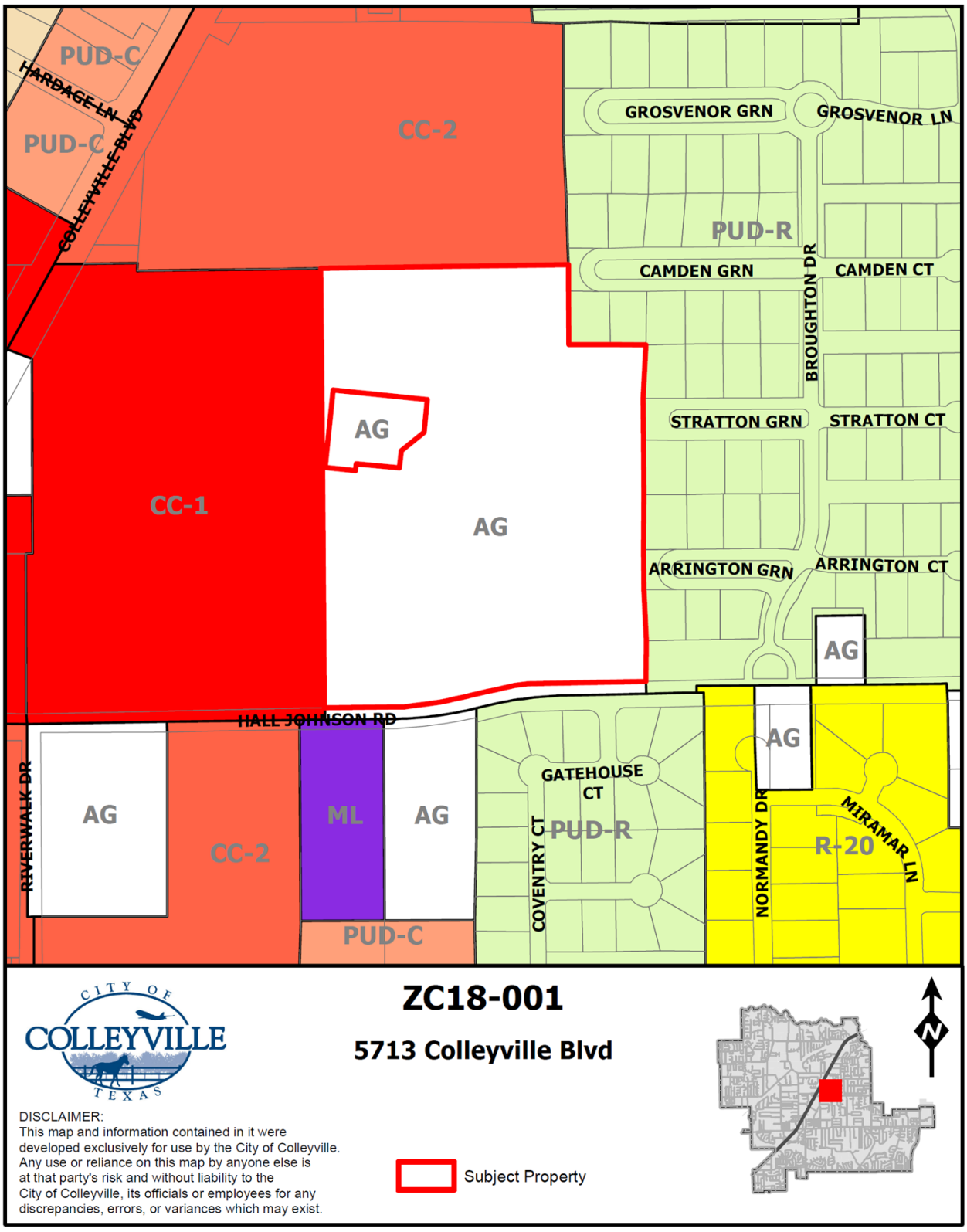


Exhibit "B" – Statement of Planning Objectives

Statement of Planning Objectives

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

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

Background:

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

Response to neighbors:

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

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

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

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

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

Statement of Planning Objectives

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

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

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

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

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

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

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

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

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

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

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

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

f) All planting will be irrigated.

Statement of Planning Objectives

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

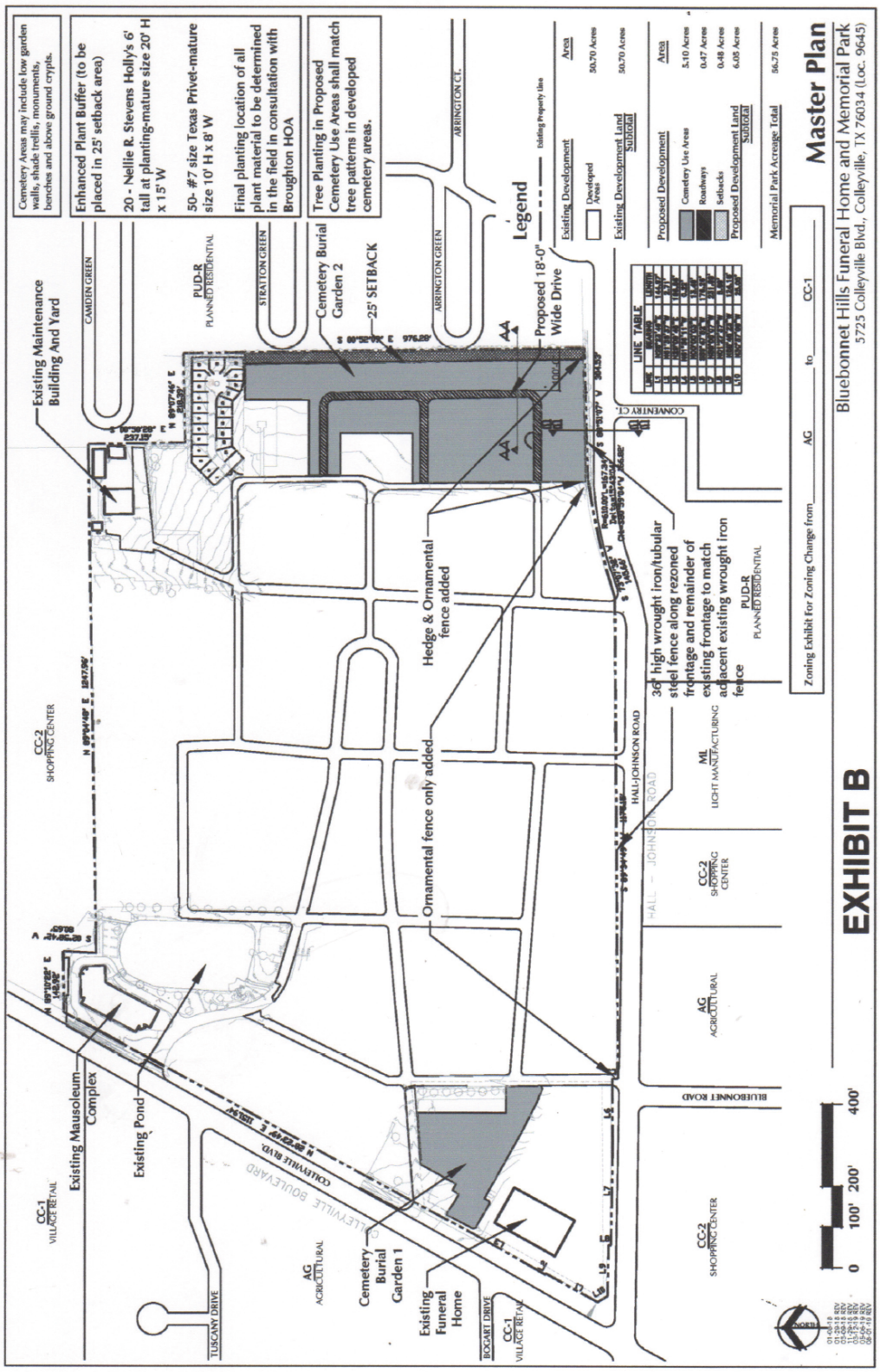
12) Bluebonnet Hills will plant a solid 3-foot high shrub row along Hall Johnson as shown on Exhibits B and H. The shrubs will be planted within three months from the passage of the rezoning ordinance or during optimum planting season, whichever is less time. The shrubs will be maintained at a height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

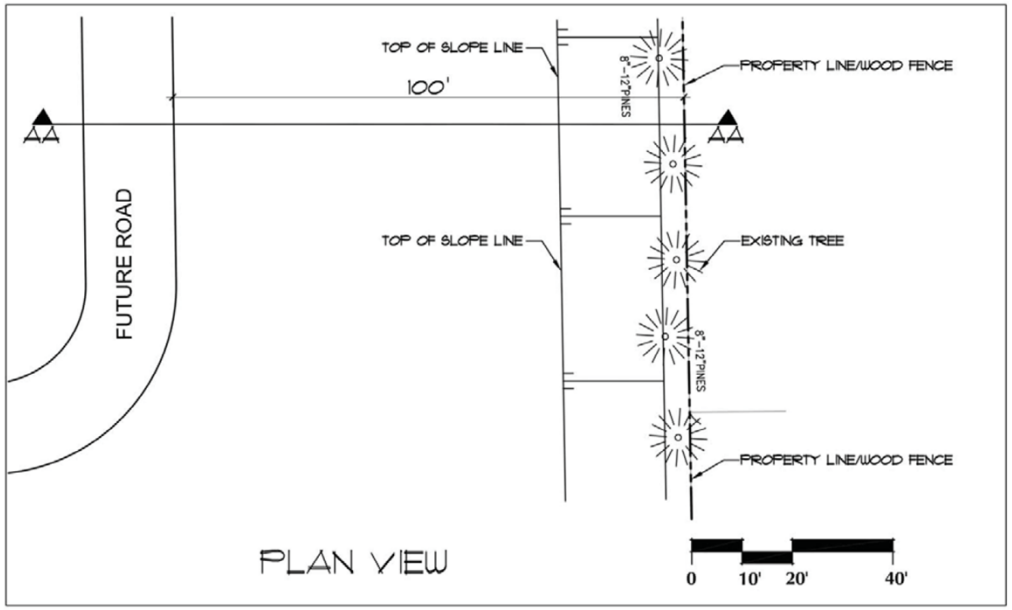
13) Bluebonnet Hills will plant evergreen trees as grave sites are developed consistent with the current tree coverage. All trees and plants will be irrigated and will be replace on a timely basis if they should die.

Conclusion:

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

Exhibit "C" – Zoning Exhibit





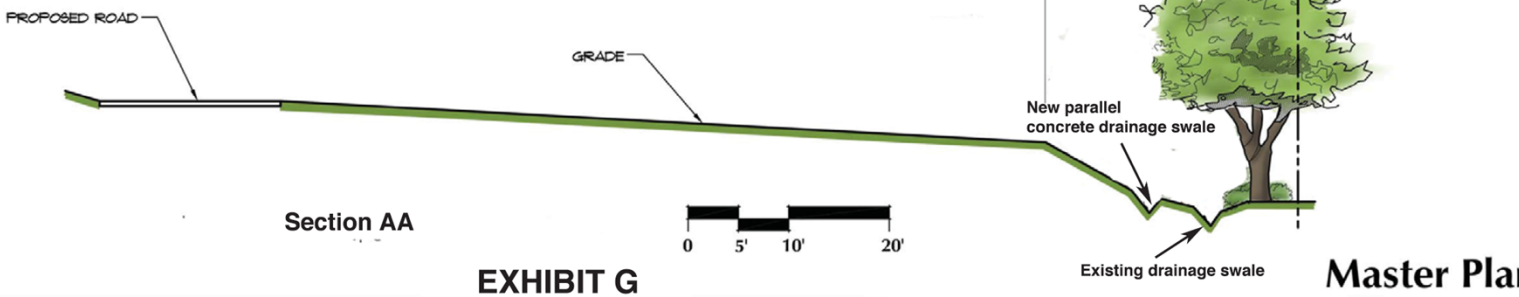
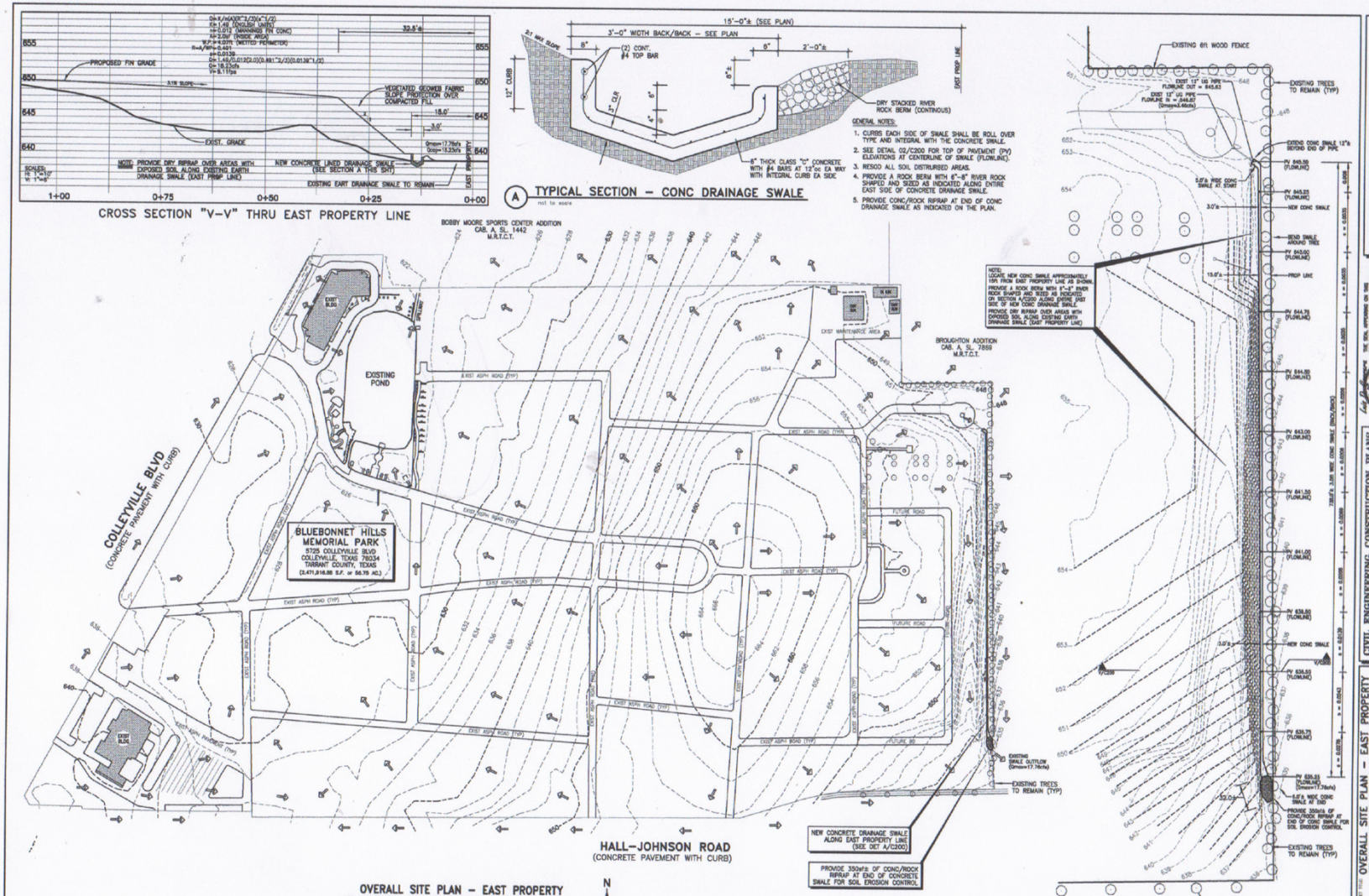


EXHIBIT G

Master Plan

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



CARRERA consulting engineers, Inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F-4354
7616 Bandera Avenue, Dallas, Texas 75225 • (214) 324-4371 • (214) 324-4381

CIVIL ENGINEERING CONSTRUCTION PLANS
BLUEBONNET HILLS MEMORIAL PARK
58.75 ACRE TRACT – TARRANT CO, TEXAS
5725 Colleyville Blvd — Colleyville, Texas

SHEET TITLE	OVERALL SITE PLAN – EAST PROPERTY STORM DRAINAGE IMPROVEMENTS	
PROJECT No.	C-2827	
DRAWN BY	CCD3	
DATE	Dec 2015	
CHECKED BY	CCD	
SHEET No.	C200	

Existing view of Bluebonnet Hills site frontage at Hall Johnson Road

Proposed view of Bluebonnet Hills site frontage at Hall Johnson Road

EXHIBIT H

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 7a **Agenda Date** 6/2/2020 **Number** Resolution R-20-4504
Type Resolution
Department City Manager

Title
A resolution providing for the City of Colleyville to participate in the Tarrant County Community Development Block Grant, Home Investment Partnership and Emergency Solutions Grant Consortium

Strategic Plan
2.1 Provide responsive, efficient city services
2.4 Demonstrate stewardship of public resources

Explanation
Reading and Public Hearing

This item seeks City Council approval of a resolution prepared by the Tarrant County District Attorney's Office to allow the City of Colleyville to join the Tarrant County Consortium and participate for the remaining 2021-2023 period for potential funding through the Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grant (ESG) Entitlement funding programs.

There are currently 29 cities within Tarrant County who have entered into the cooperation agreements to join the Tarrant County Consortitium to potentially receive funds on eligible projects.

Financial Impact
There is potential for the City to receive grant funding.

Recommendation
Approve

Attachments
1. Resolution R-20-4504

RESOLUTION # R-20-2504

RESOLUTION REGARDING CITY OF COLLEYVILLE PARTICIPATION IN TARRANT COUNTY'S COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP AND EMERGENCY SOLUTIONS GRANT CONSORTIUM FOR THE THREE PROGRAM YEAR PERIOD, FISCAL YEAR 2021 THROUGH FISCAL YEAR 2023.

WHEREAS, Title I of the Housing and Community Act of 1974, as amended through the Housing and Community Act of 1992, establishes a program of community development block grants for the specific purpose of developing viable communities by providing decent housing and suitable living environment and expanding economic opportunities principally for persons of low and moderate income, and

WHEREAS, Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, establishes the HOME Investment Partnership Act to expand the supply of decent, safe, sanitary and affordable housing for very low-income and low-income Americans, and

WHEREAS, Tarrant County has been designated an "Urban County" by the Department of Housing and Urban Development entitled to a formula share of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) program funds provided said County has a combined population of 200,000 persons in its unincorporated areas and units of general local government with which it has entered into cooperative agreements, and

WHEREAS, Article III, Section 64 of the Texas Constitution authorizes Texas counties to enter into cooperative agreements with local governments for essential Community Development and Housing Assistance activities, and

WHEREAS, the City of Colleyville may not apply for grants under the State CDBG Program from appropriations for fiscal years during the period in which it is participating in Tarrant County's CDBG program, and

WHEREAS, the City of Colleyville shall not participate in a HOME consortium except through Tarrant County; however, does not preclude Tarrant County or the City of Colleyville from applying to the State for HOME Investment Partnership (HOME) funds, if the State allows, and

WHEREAS, City of Colleyville may receive Emergency Solutions Grant (ESG) programming through Tarrant County; however, does not preclude Tarrant County or the City of Colleyville from applying to the State for Emergency Solutions Grant (ESG) funds, if the State allows, and

WHEREAS, through cooperative agreements Tarrant County has authority to carry out activities funded from annual Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) Program Allocation from Federal Fiscal Years 2021, 2022, and 2023, from any program income generated from the expenditure of such funds and any successive qualification periods under automatic renewal, and

WHEREAS, this cooperative agreement covers Federal Fiscal Years 2021, 2022, and 2023, it will automatically be renewed for participation in successive three-year qualification periods, unless the County or the City of Colleyville informs HUD with written notice to elect to not participate in a new qualification period, and

WHEREAS, the cooperative agreement will be automatically renewed by the date specified in HUD's urban county qualification notice for the next qualification period, Tarrant County will notify City of Colleyville in writing of its right not to participate, and

WHEREAS, with automatic renewal, Tarrant County and City of Colleyville will be required to adopt and submit to HUD any amendment to the agreement incorporating changes necessary to meet the requirements set forth in an Urban County Qualification Notice, and

WHEREAS, Tarrant County and the City of Colleyville agree to cooperate to undertake, or assist in undertaking, community renewal and lower income housing assistance activities, and

WHEREAS, Tarrant County and City of Colleyville will take all actions necessary to assure compliance under section 104(b) of Title I of the Housing and Community Development Act of 1974, Title VI of the Civil Rights Act of 1964 and the Fair Housing Act, and

WHEREAS, Tarrant County will not fund activities in, or in support of City of Colleyville that does not affirmatively further fair housing within its own jurisdiction or that impedes the county's actions to comply with the county's fair housing certification, and

WHEREAS, Tarrant County and City of Colleyville will comply with section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973, of Title II of the Americans with Disabilities Act, Age Discrimination Act of 1975, Section 3 of the Housing and Urban Development Act of 1968, and other applicable laws, and

WHEREAS, the City of Colleyville has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations and

WHEREAS, the City of Colleyville has adopted and is enforcing a policy of enforcing applicable State and local laws against physically barring entrance to or exit from

a facility or location which is the subject of such non-violent civil rights demonstrations within jurisdictions, and

WHEREAS, in accordance with 24 CFR 570.501(b), Tarrant County is responsible for ensuring that CDBG, HOME and ESG funds are used in accordance with all program requirements, including monitoring and reporting to U.S. Department of Housing and Urban Development, on the use of program income, and

WHEREAS, pursuant to 24 CFR 570.501(b), the City of Colleyville is subject to the same requirements applicable to sub recipients, including the requirement of a written agreement a described in 24 CFR 570.503, and

WHEREAS, Tarrant County and City of Colleyville may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act in the Transportation, Housing and Urban Development, and Related Agencies Appropriations Act, 2014, Pub. L. 113-76.

NOW, THEREFORE, BE IT RESOLVED, by the City of Colleyville, that the City Council of Colleyville, Texas supports the application of Tarrant County for funding from Housing and Community Development Act of 1974, as amended, and Cranston-Gonzalez National Affordable Housing Act, as amended, and asks that its population be included for three successive years with that of Tarrant County, Texas to carry out Community Development Program Activities Eligible for Assistance under Public Law 93-383, and Affordable Housing activities under Public Law 101-625, and authorizes the Mayor of Colleyville, Texas to sign such additional forms as requested by the Department of Housing and Urban Development pursuant to the purposes of the Resolution, and further that the City of Colleyville, Texas understands that Tarrant County will have final responsibility for selecting projects and filing annual grant requests.

BE IT FURTHER RESOLVED, this cooperative agreement will automatically be renewed for participation in successive three-year qualification periods, unless Tarrant County or the City of Colleyville provides written notice it elects not to participate in a new qualification period. Tarrant County will notify the City of Colleyville in writing of its right to make to such election on the date specified by the U.S. Department of Housing and Urban Development in HUD's urban county qualification notice for the next qualification period. Any amendments or changes contained within the Urban County Qualification Notice applicable for a subsequent three-year urban county qualification period must be adopted by Tarrant County and the City of Colleyville, and submitted to HUD. Failure by either party to adopt such an amendment to the agreement will void the automatic renewal of this agreement.

This agreement remains in effect until CDBG, HOME, ESG funds and income received to the fiscal 2021, 2022, 2023 programs, and to any successive qualification periods provided

through the automatic renewal of this agreement, are expended and the funded activities completed, neither Tarrant County nor the City of Colleyville may terminate or withdraw from the agreement while the agreement remains in effect.

Official notice of amendments or changes applicable for a subsequent three-year urban county agreement shall be in writing and be mailed by certified mail to the City Secretary of the City of Colleyville. Any notice of changes or amendments to this agreement by the City of Colleyville to Tarrant County shall be in writing to the Tarrant County Community Development Division Director.

ATTEST: APPROVED:

_____ _____

CITY SECRETARY MAYOR

PASSED AND APPROVED THIS _____ day of _____, 2020

_____ _____

Commissioners Court Clerk County Judge

PASSED AND APPROVED THIS _____ day of _____, 2020

Approval Form for District Attorney

Approved as to Form*

*By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 7b **Agenda Date** 6/2/2020 **Number** Resolution R-20-4505
Type Resolution
Department Engineering

Title
Approving support of the City of Colleyville Active Transportation and Safe Routes to School Projects and requests for funding through the Regional Transportation Council 2020 Transportation Alternatives Call for Projects program and authorizing staff to proceed with the grant application submission

Strategic Plan
1.4 Communicate thoroughly and strategically
3.4 Thoroughly plan for future capital investments and associated costs

Explanation
Reading and Public Hearing

Staff is submitting the Nature Center Trail Project for grant consideration through the Regional Transportation Council Transportation Alternatives Set-Aside Program. The Regional Transportation Council requires City Council approval of a resolution to allow for the submittal of the projects and a commitment to funding the project if the grant is awarded.

This item seeks City Council approval of the resolution to allow submittal of the grant application and a commitment to the local match funding if approved.

Financial Impact
If the City were to receive the requested trail grant, funding is available for the 20% local match. The local contribution could be appropriated from one or more of the following funding sources: Capital Projects Fund, Colleyville Tomorrow Fund, Parks Tomorrow Fund, Voluntary Park Fund, or the Colleyville Economic Development Corporation Fund.

Recommendation
Approve

Attachments
1. Resolution R-20-4505

RESOLUTION R-20-4505

APPROVING SUPPORT OF THE CITY OF COLLEYVILLE ACTIVE TRANSPORTATION AND SAFE ROUTES TO SCHOOL PROJECTS AND REQUESTS FOR FUNDING THROUGH THE REGIONAL TRANSPORTATION COUNCIL 2020 TRANSPORTATION ALTERNATIVES CALL FOR PROJECTS PROGRAM AND AUTHORIZING STAFF TO PROCEED WITH THE APPLICATION SUBMISSION

WHEREAS, the Regional Transportation Council, comprised primarily of local elected officials, is the regional transportation policy board associated with the North Central Texas Council of Governments and the regional forum for cooperative decisions on transportation; and

WHEREAS, the Regional Transportation Council will award funding on September 10, 2020 for Active Transportation and Safe Routes to School projects through the Transportation Alternatives Call for Projects; and

WHEREAS, the City of Colleyville intends to submit a Transportation Alternatives project application for the Nature Center Trail project to the North Central Texas Council of Governments prior to the deadline; and

WHEREAS, the Regional Transportation Council requires the submittal of a resolution as part of the Transportation Alternatives Call for Projects application submission.

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

Sec. 1. THAT the City of Colleyville supports the Nature Center Trail as applied for in the 2020 Transportation Alternatives Call for Projects application.

Sec. 2. THAT the City of Colleyville will serve as the Project Sponsor and lead project contact on this project. The City of Colleyville agrees to designate a single point of contact for the project.

Sec. 3. THAT the City of Colleyville commits to fund or pass through funds from other sources for a minimum local match of 20% of the construction costs.

Sec. 4. THAT the City of Colleyville confirms that the City of Colleyville, not the Regional Transportation Council, will be responsible for any cost overruns.

Sec. 5. THAT the City of Colleyville understands and acknowledges all awarded funding is provided on a reimbursement basis.

Sec. 6. THAT the City of Colleyville confirms the project timeline is realistic and commits that if the project is selected for funding, an agreement with TxDOT will be executed within one year of project selection (by September 2021) and will obligate funds by the end of Fiscal Year 2023.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS 2ND DAY OF JUNE 2020.

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 8a **Agenda Date** 6/2/2020 **Number** Resolution R-20-4478
Type Resolution
Department Community Development

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

Strategic Plan
4.1 Protect Colleyville's semi-rural residential character

Explanation
Reading and Public Hearing

UPDATE III: The applicant has revised the plat to show public streets, which removes the approval of private streets by the City Council. Additionally, the applicant has submitted exhibits showing the proposed landscape enhancements along Shelton Drive. The Engineering Department has also provided drainage plans for Rustic Oaks, Oakleigh, and Preston Manor.

UPDATE II: The applicant has provided a copy of the signed agreement with the railroad to allow for the discharge of the stormwater run-off into the existing drainage channel within the railroad right-of-way.

UPDATE: The item was tabled at the March 3, 2020 meeting for two primary reasons. First, to give time for the applicant to acquire formal permission from the railroad to discharge their storm run-off into the existing drainage channel within the railroad right-of-way. Second, to allow the City Council to determine the course of action pertaining to the triangular piece of property owned by the City, which gives access to the development. This item will not be removed from the table until these two issues have been adequately addressed and/or resolved.

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

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

Lot Dimensions and Setbacks:

The following R-20 district standards shall apply:

Minimum Lot Area: 20,000 square feet

Minimum Lot Width: 100 feet

Minimum Lot Depth: 125 feet

Minimum Front Yard Setback: 30 feet

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

Maximum Lot Coverage: 30 percent

Maximum Impervious Coverage: 60 percent

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

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

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

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

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

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

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

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

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval as presented and contingent on approval of a drainage agreement with the railroad at their February 24, 2020 meeting by a vote of 5-0.

Financial Impact
There is no fiscal impact to the City of Colleyville for this item.

Recommendation
Approve

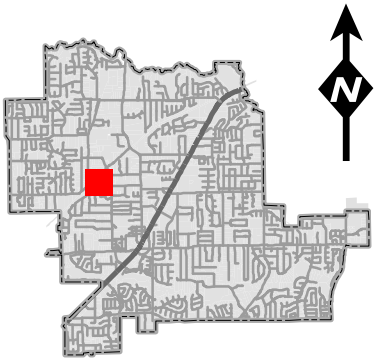
Attachments
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit - Original (with Private Streets)
5. Revised Final Plat for Preston Manor 5.22.2020
6. Color Exhibits
7. Landscaping enhancement
8. Tree Survey Exhibit
9. Civil Plans
10. Railroad ROW Drainage Agreement
11. 1_Rustic_Oaks_Drainage_Area_Map
12. 2_Rustic_Oaks_LineA_Drainage_Plan_Profile
13. 3_Oakleigh_Post_Drainage_Area_Map

14. 4_Oakleigh_Detention_Pond_Plan
15. 5_Preston_Manor_Storm_Drain_Plan
16. 6_Preston_Manor_Storm_Drain_Profile
17. Access Easement Agreement
18. Sewer Line Easement
19. Notification Map
20. Notification List
21. Property Owner Notification
22. Resolution R-20-4478

Aerial Map

Zoning Map

401 Shelton Drive



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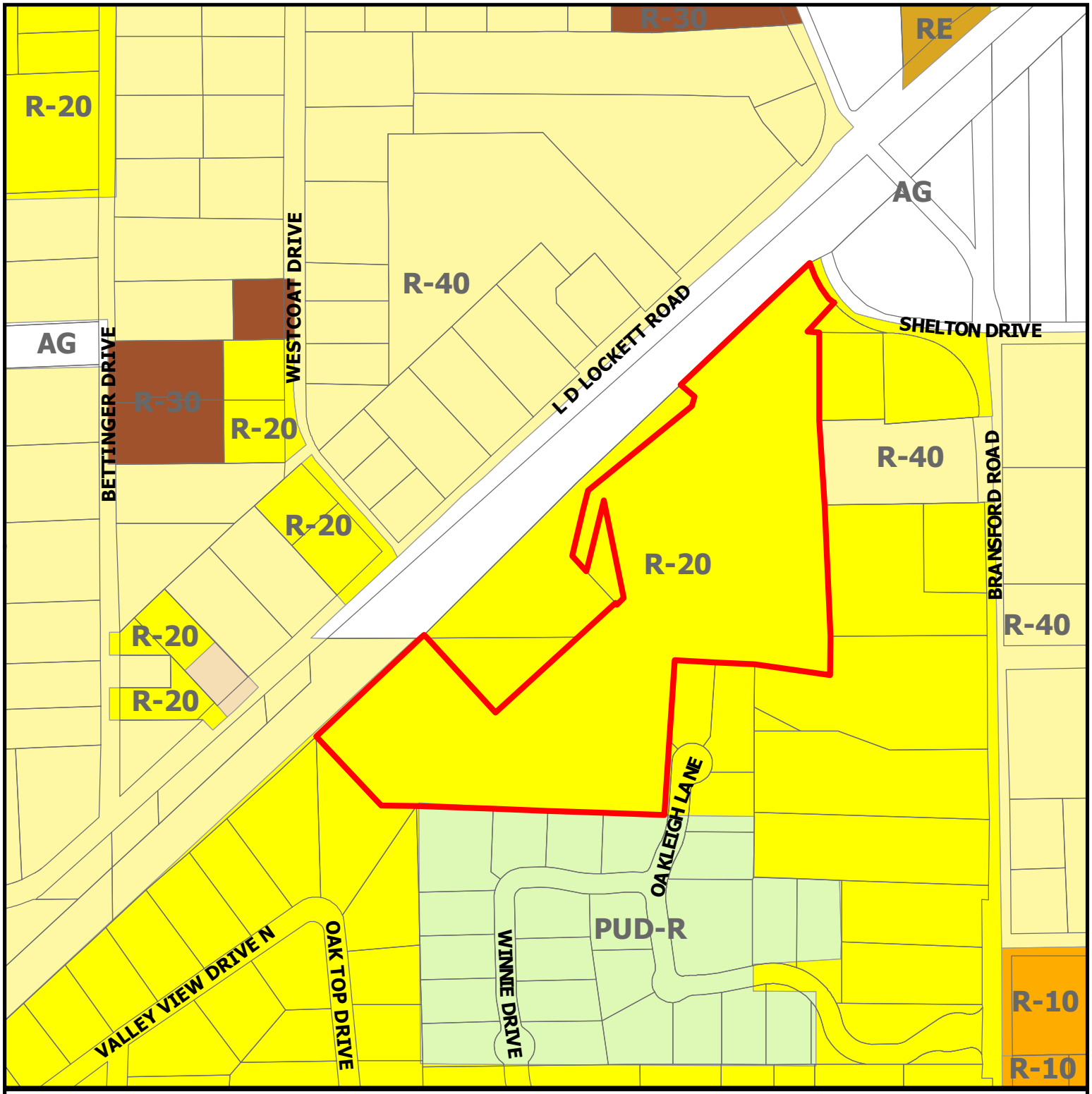
Subject Property

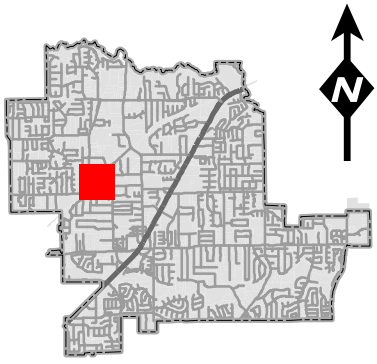
Zoning Map



CITY OF COLLEYVILLE TEXAS

Zoning Map

401 Shelton Drive



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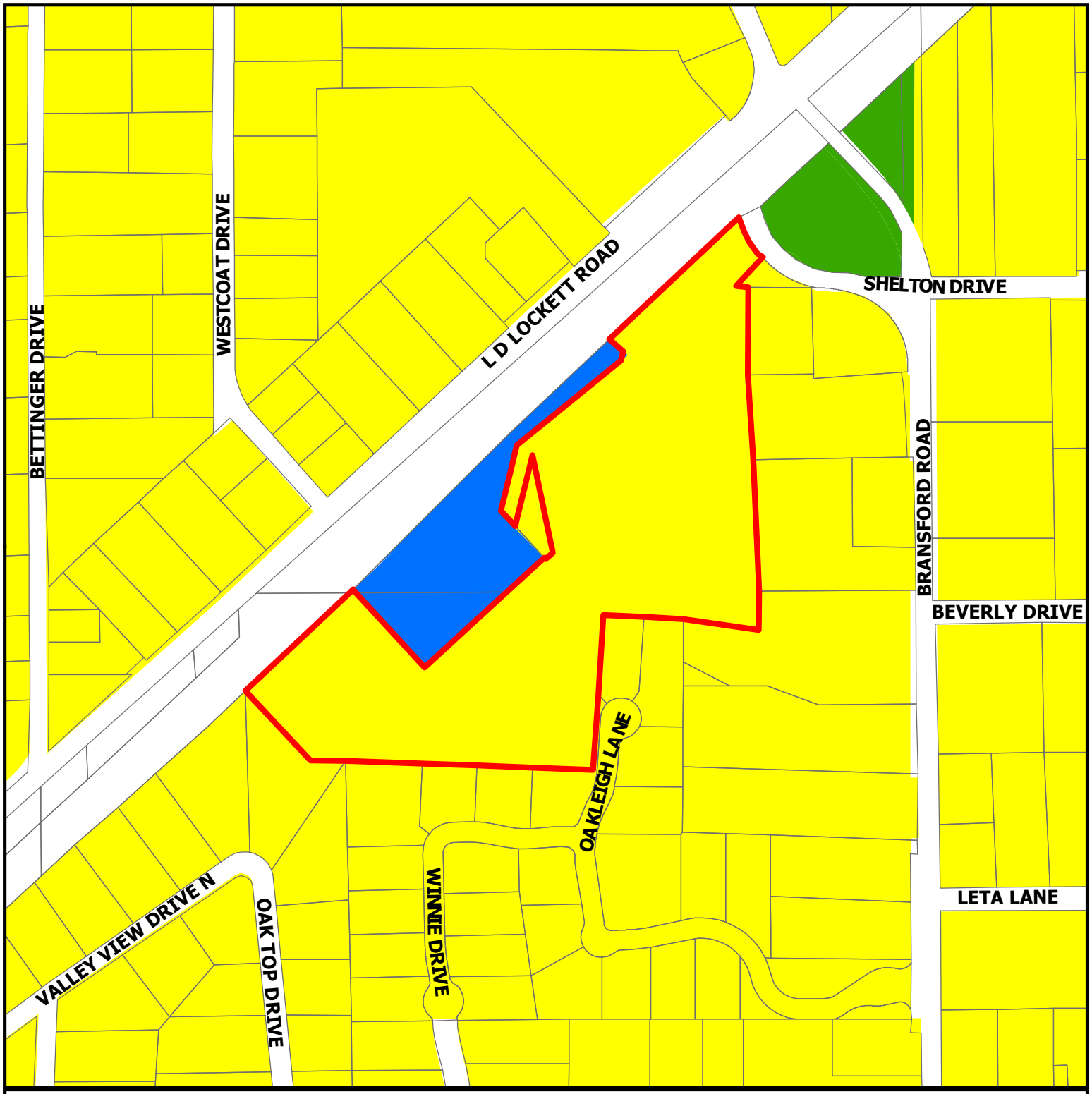
Subject Property

Future Land Use Map

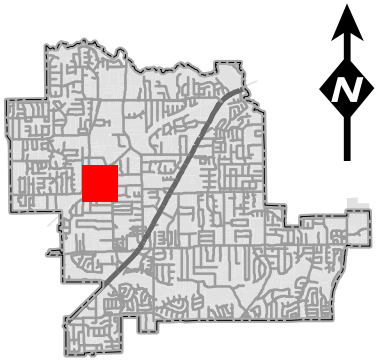


CITY OF COLLEYVILLE TEXAS

Zoning Map

401 Shelton Drive

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



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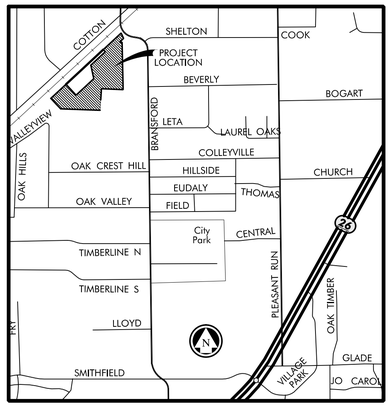


LOCATION MAP
NTS

CL & LOT LINE CURVE TABLE

CV#	ARC LENGTH	DELTA ANGLE	RADIUS (FT)	T	CHORD DIRECTION	CHORD LENGTH
C1	77.62	14°49'27"	300.00	39.03	S 55°59'40" W	77.40
C2	63.58	48°34'11"	75.00	33.84	S 22°57'03" W	61.69
C3	90.75	41°35'48"	125.00	47.48	S 67°52'03" W	88.77
C4	157.07	44°59'55"	200.00	82.84	S 24°34'12" W	153.07
C5	45.36	25°59'28"	100.00	23.08	S 74°54'36" E	44.98
C6	30.34	17°23'02"	100.00	15.29	N 83°24'09" E	30.22
C7	121.20	17°21'36"	400.00	61.07	N 83°23'26" E	120.73
C8	47.90	36°35'33"	75.00	24.80	S 69°37'59" E	47.09
C9	44.67	08°31'52"	300.00	22.38	N 44°45'03" E	44.63
C10	87.88	50°21'02"	100.00	47.00	S 23°50'28" W	85.08
C11	39.27	90°00'00"	25.00	25.00	S 43°39'57" W	35.36
C12	108.90	41°35'48"	150.00	56.97	S 67°52'03" W	106.52
C13	157.95	40°13'20"	225.00	82.39	S 26°57'29" W	154.73
C14	10.55	15°06'20"	40.00	5.30	S 14°23'59" W	10.52
C15	46°34'03"	46°12'36"	30.00	12.91	N 68°47'13" E	23.72
C16	24.38	46°34'03"	30.00	12.91	N 64°38'44" W	23.72
C17	31.01	88°49'25"	20.00	19.59	S 47°39'32" W	29.99
C18	128.77	17°21'36"	425.00	64.88	S 83°23'26" W	128.28
C19	13.13	10°01'48"	75.00	6.58	S 79°43'32" W	13.11
C20	9.63	07°21'13"	75.00	4.82	S 88°25'03" W	9.62
C21	33.41	76°34'25"	25.00	19.73	N 49°37'07" W	30.98
C22	53.42	61°12'51"	50.00	29.58	N 41°56'20" W	50.91
C23	63.02	72°13'11"	50.00	36.47	S 71°20'39" W	58.93
C24	72.85	83°28'30"	50.00	44.61	S 06°30'12" E	66.57
C25	11.93	13°40'25"	50.00	5.99	S 55°04'39" E	11.90
C26	56.70	25°59'28"	125.00	28.85	S 74°54'36" E	56.22
C27	44.41	16°57'42"	150.00	22.37	N 83°36'49" E	44.24
C28	95.56	14°36'00"	375.00	48.04	N 82°25'58" E	95.30
C29	15.30	02°20'17"	375.00	7.65	S 89°05'54" E	15.30
C30	38.07	72°41'58"	30.00	22.08	N 87°41'11" W	35.56
C31	56.50	64°44'26"	50.00	31.69	S 31°02'10" W	53.54
C32	20.22	38°37'09"	30.00	10.51	S 20°38'37" E	19.84
C33	49.06	56°13'13"	50.00	26.71	S 13°09'45" E	47.12
C34	64.08	73°25'30"	50.00	37.29	S 51°39'36" W	59.78
C35	35.40	40°33'47"	50.00	18.48	N 71°20'46" W	34.66
C36	20.39	38°56'18"	30.00	10.61	N 71°51'54" W	20.00
C37	72.60	41°35'48"	100.00	37.98	S 67°52'03" W	71.02
C38	109.99	36°00'37"	175.00	56.88	S 29°03'51" W	108.19
C39	30.82	19°37'06"	90.00	15.56	S 01°15'00" W	30.67
C40	17.63	08°04'57"	125.00	8.83	S 04°31'04" E	17.62
C41	30.53	87°27'10"	20.00	19.13	S 44°12'11" E	27.65
C42	18.63	35°35'05"	30.00	9.63	S 54°58'37" E	18.21

BOUNDARY LINE TABLE

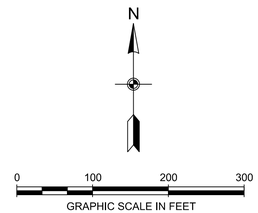
NUMBER	DIRECTION	DISTANCE
L1	N42°56'40"W	50.00'
L2	S24°25'52"E	103.81'
L3	S46°10'16"W	97.73'
L4	S89°26'18"E	44.60'

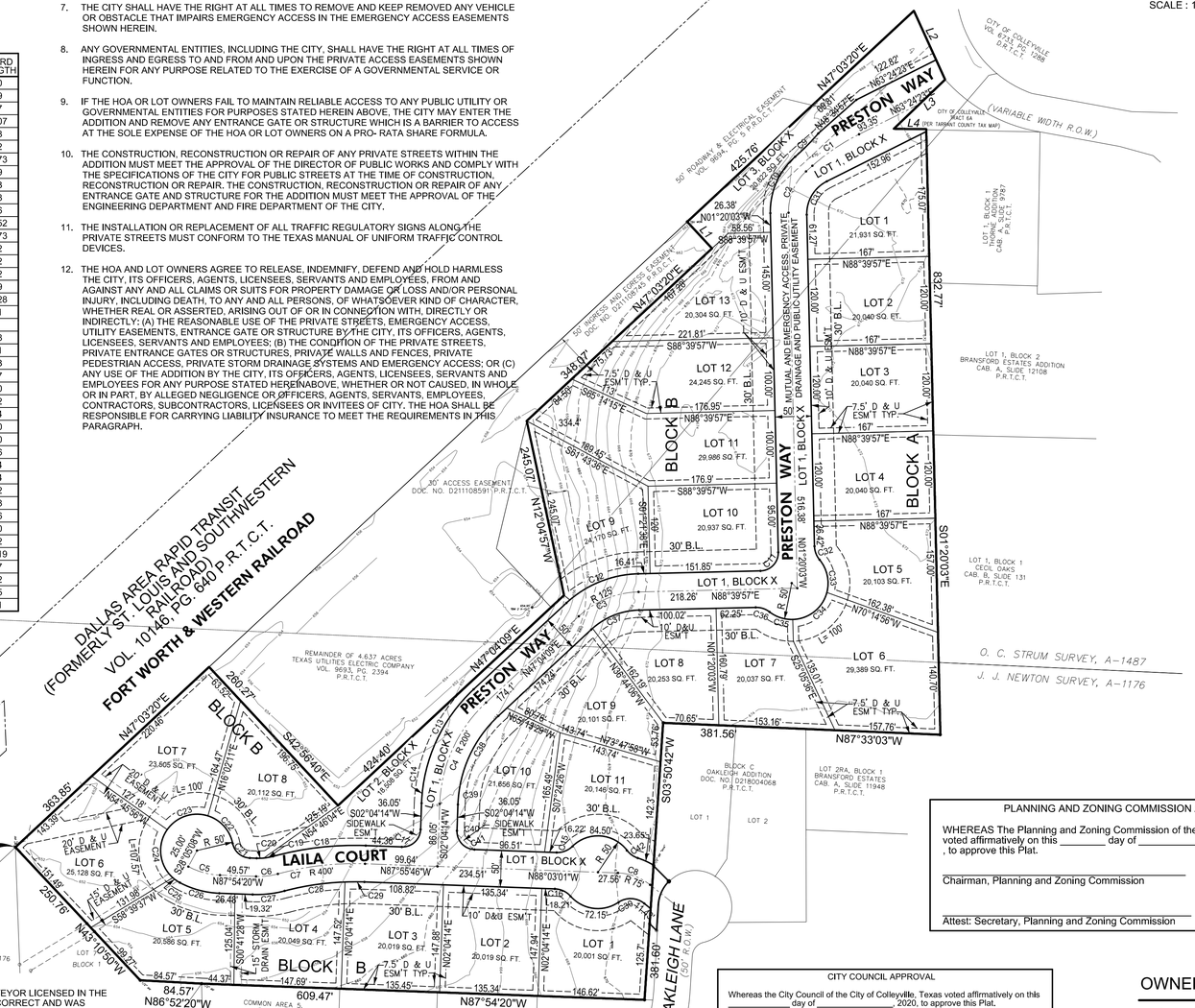
PRIVATE STREETS NOTES:

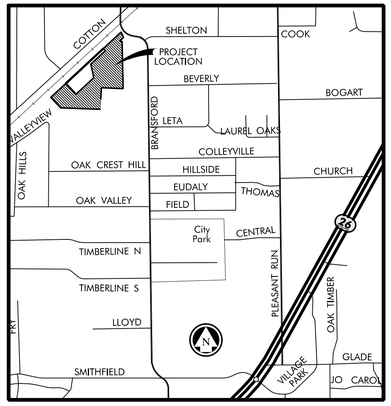
1. LOT 1, BLOCK X DENOTES THE PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT OWNED BY THE HOMEOWNERS ASSOCIATION (HOA) OF PRESTON MANOR ADDITION NO BUILDING PERMIT WILL BE ISSUED FOR LOT 1,BLOCK X.
2. THE LANDOWNERS AND ANY SUBSEQUENT OWNERS OF LOTS SHOWN HEREIN (THE LOT OWNERS), JOINTLY AND SEVERALLY,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

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL CORNERS SHOWN HEREON ARE 5/8" IRON RODS SET WITH A CAP STAMPED "ANA".
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISIONORDINANCE AND STATE PLATTING STATUTES AND ISSUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. BY GRAPHIC SCALE, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, NOT SHADED, (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AND ZONE X (AREA WITH 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, MAP NO. 48439C0095K, REVISED SEPTEMBER 25, 2009.
4. BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD '83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.
5. DRAINAGE EASEMENT RESTRICTION: NO CONSTRUCTION OR FILING WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
6. UTILITY EASEMENT: ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
7. NO CONSTRUCTION SHALL BE ALLOWED WITHIN A FLOODWAY EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT.
8. THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. THE PURPOSE OF THIS PLAT IS TO CREATE A TOTAL OF 24 RESIDENTIAL LOTS AND 3 COMMON LOTS FROM ONE EXISTING LOT.
10. 7.5' DRAINAGE AND UTILITY EASEMENT IN THE BACK AND EACH SIDE OF ALL LOTS TYPICAL.




PRESTON WAY
(VARIABLE WIDTH R.O.W.)
DALLAS AREA RAPID TRANSIT (FORMERLY ST. LOUIS AND SOUTHWESTERN RAILROAD) VOL. 10146, PG. 640 P.R.T.C.T.
FORT WORTH & WESTERN RAILROAD
W. LD LOCKETT ROAD
LAILA COURT
OAKLEIGH LANE
(50' R.O.W.)
BLOCK A
BLOCK B
BLOCK X
LOT 1, BLOCK X
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
P.O.B.
O. C. STRUM SURVEY, A-1487
J. J. NEWTON SURVEY, A-1176
CITY OF COLLEYVILLE VOL. 8357, PG. 1, P.R.T.C.T.
CITY OF COLLEYVILLE (TRACT 6A) (PER TARRANT COUNTY TAX MAP)
50' ROADWAY & ELECTRICAL EASEMENT VOL. 9694, PG. 5 P.R.D.C.T.
50' MUTUAL AND EMERGENCY ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT DOC. NO. D211058747 P.R.D.C.T.
30' ACCESS EASEMENT DOC. NO. D211108591 P.R.T.C.T.
REMAINDER OF 4.637 ACRES TEXAS UTILITIES ELECTRIC COMPANY VOL. 9693, PG. 2394 P.R.T.C.T.
LOT 1, BLOCK 1 CECIL OAKS CAB. B, SLIDE 131 P.R.T.C.T.
LOT 1, BLOCK 1 LEONARD ADDITION CAB. A, SLIDE 9787 P.R.T.C.T.
LOT 1, BLOCK 2 BRANSFORD ESTATES ADDITION CAB. A, SLIDE 12108 P.R.T.C.T.
LOT 2RA, BLOCK 1 BRANSFORD ESTATES CAB. A, SLIDE 11948 P.R.T.C.T.
BLOCK C OAKLEIGH ADDITION DOC. NO.D218004068 P.R.T.C.T.
BLOCK 1 RUSTIC OAKS DOC. NO. D170201176 P.R.T.C.T.
COMMON AREA 5, BLOCK 1 OAKLEIGH ADDITION DOC. NO. D218004068 P.R.T.C.T.
BLOCK B OAKLEIGH ADDITION DOC. NO. D218004068 P.R.T.C.T.
N47°03'20"E
S42°56'40"E
N87°33'03"W
S01°20'03"E
N87°54'20"W
N86°52'20"W
609.47'
381.56'
425.76'
260.27'
363.85'
832.77'
381.69'
245.07'
348.07'
334.4'
189.45'
S89°26'18"E
44.60'
N47°03'20"E
122.82'
N63°24'23"E
97.73'
S46°10'16"W
103.81'
S24°25'52"E
50.00'
N42°56'40"W
S03°50'42"W
N70°14'56"W
162.38'
N87°47'58"W
143.74'
N47°04'09"E
174.1'
N47°00'09"E
N12°04'47"W
S87°54'20"W
N88°03'01"W
N87°55'46"W
N02°04'14"E
S02°04'14"W
S88°39'57"W
N88°39'57"E
N01°20'03"W
S01°20'03"W
S07°24'26"W
S03°50'42"W
S02°04'14"W
S87°55'46"W
S88°03'01"W
S87°54'20"W
S00°41'28"W
S89°05'06"W
S68°39'07"W
N43°10'50"W
N64°46'04"E
N16°02'11"E
S25°56'40"E
S24°25'52"E
S46°10'16"W
S89°26'18"E
N42°56'40"W
N47°03'20"E
N87°33'03"W
N87°54'20"W
N86°52'20"W
S01°20'03"E
N01°20'03"W
S88°39'57"W
N88°39'57"E
N47°03'20"E
S42°56'40"E
N87°33'03"W
S01°20'03"E



LOCATION MAP
NTS

CL & LOT LINE CURVE TABLE

CV#	ARC LENGTH	DELTA ANGLE	RADIUS (FT)	T	CHORD DIRECTION	CHORD LENGTH
C1	77.62	14°49'27"	300.00	39.03	S 55°59'40" W	77.40
C2	63.58	48°34'11"	75.00	33.84	S 22°57'03" W	61.69
C3	90.75	41°35'48"	125.00	47.48	S 67°52'03" W	88.77
C4	157.07	44°59'55"	200.00	82.84	S 24°34'12" W	153.07
C5	45.36	25°59'28"	100.00	23.08	S 74°54'36" E	44.98
C6	30.34	17°23'02"	100.00	15.29	N 83°24'09" E	30.22
C7	121.20	17°21'36"	400.00	61.07	N 83°23'26" E	120.73
C8	47.90	36°35'33"	75.00	24.80	S 69°37'59" E	47.09
C9	44.67	08°31'52"	300.00	22.38	N 44°45'03" E	44.63
C10	87.88	50°21'02"	100.00	47.00	S 23°50'28" W	85.08
C11	39.27	90°00'00"	25.00	25.00	S 43°39'57" W	35.36
C12	108.90	41°35'48"	150.00	56.97	S 67°52'03" W	106.52
C13	157.95	40°13'20"	225.00	82.39	S 26°57'29" W	154.73
C14	10.55	15°06'20"	40.00	5.30	S 14°23'59" W	10.52
C15	46°34'03"	46°12'36"	30.00	12.91	N 68°47'13" E	23.72
C16	24.38	46°34'03"	30.00	12.91	N 64°38'44" W	23.72
C17	21.01	88°49'25"	20.00	19.59	S 47°39'32" W	29.99
C18	128.77	17°21'36"	425.00	64.88	S 83°23'26" W	128.28
C19	13.13	10°01'48"	75.00	6.58	S 79°43'32" W	13.11
C20	9.63	07°21'13"	75.00	4.82	S 88°25'03" W	9.62
C21	33.41	76°34'25"	25.00	19.73	N 49°37'07" W	30.98
C22	53.42	61°12'51"	50.00	29.58	N 41°56'20" W	50.91
C23	63.02	72°13'11"	50.00	36.47	S 71°20'39" W	58.93
C24	72.85	83°28'30"	50.00	44.61	S 06°30'12" E	66.57
C25	11.93	13°40'25"	50.00	5.99	S 55°04'39" E	11.90
C26	56.70	25°59'28"	125.00	28.85	S 74°54'36" E	56.22
C27	44.41	16°57'42"	150.00	22.37	N 83°36'49" E	44.24
C28	95.56	14°36'00"	375.00	48.04	N 82°25'58" E	95.30
C29	15.30	02°20'17"	375.00	7.65	S 89°05'54" E	15.30
C30	38.07	72°41'58"	30.00	22.08	N 87°41'11" W	35.56
C31	56.50	64°44'26"	50.00	31.69	S 31°02'10" W	53.54
C32	20.22	38°37'09"	30.00	10.51	S 20°38'37" E	19.84
C33	49.06	56°13'13"	50.00	26.71	S 13°09'45" E	47.12
C34	64.08	73°25'30"	50.00	37.29	S 51°39'36" W	59.78
C35	35.40	40°33'47"	50.00	18.48	N 71°20'46" W	34.66
C36	20.39	38°56'18"	30.00	10.61	N 71°51'54" W	20.00
C37	72.60	41°35'48"	100.00	37.98	S 67°52'03" W	71.02
C38	109.99	36°00'37"	175.00	56.88	S 29°03'51" W	108.19
C39	30.82	19°37'06"	90.00	15.56	S 01°15'00" W	30.67
C40	17.63	08°04'57"	125.00	8.83	S 04°31'04" E	17.62
C41	30.53	87°27'10"	20.00	19.13	S 44°12'11" E	27.65
C42	18.63	35°35'05"	30.00	9.63	S 54°58'37" E	18.21

GENERAL NOTES

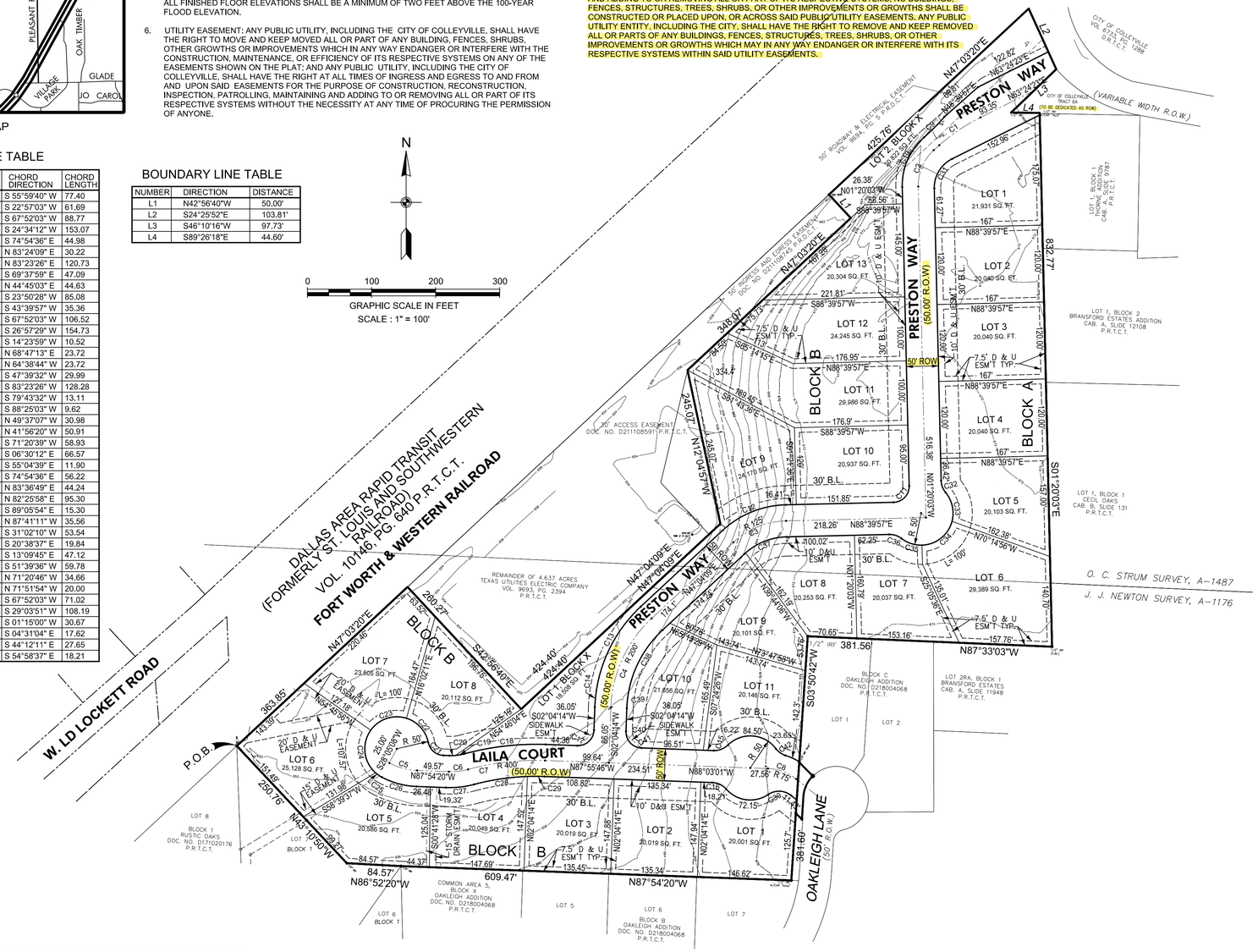
1. UNLESS OTHERWISE NOTED, ALL CORNERS SHOWN HEREON ARE 5/8" IRON RODS SET WITH A CAP STAMPED "ANA".
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISIONORDINANCE AND STATE PLATTING STATUTES AND ISSUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.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

PRIVATE FACILITY NOTES:

1. THE HOMEOWNERS ASSOCIATION (HOA) OF PRESTON MANOR ADDITION SHALL BE RESPONSIBLE AND LIABLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ANY PRIVATE COMMON AREAS OR FACILITIES IN THE ADDITION CREATED HEREIN (THE ADDITION), INCLUDING BUT NOT LIMITED TO PRIVATE ENTRANCE STRUCTURES, PRIVATE WALLS AND FENCES, PRIVATE PEDESTRIAN ACCESS, PRIVATE OPEN SPACE AND LANDSCAPING, AND EMERGENCY ACCESS.
2. THE HOA SHALL BE ESTABLISHED BY THE SUBDIVIDER OR DEVELOPER TO OPERATE AND/OR MAINTAIN THE AFOREMENTIONED PRIVATE COMMON AREAS OR FACILITIES.
3. THE CITY OF COLLEYVILLE, TEXAS (THE CITY) SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY OF THE AFOREMENTIONED PRIVATE COMMON AREAS OR FACILITIES. THE CITY WILL MAINTAIN ONLY THE PUBLIC STREETS, WATER AND SANITARY SEWER SYSTEMS AND STORM DRAIN SYSTEM IN UTILITY EASEMENTS ACCEPTED BY THE CITY.
4. THE HOA, LOT OWNERS, AND LANDOWNERS SHALL NOT SEEK MAINTENANCE FROM THE CITY EXCEPT FOR THE AFOREMENTIONED PUBLIC STREETS, WATER, SANITARY SEWER AND STORM DRAIN SYSTEMS IN UTILITY EASEMENTS ACCEPTED BY THE CITY.
5. ANY PUBLIC UTILITY ENTITIES, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON THE UTILITY EASEMENTS SHOWN HEREIN FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS. NO BUILDINGS, FENCES, STRUCTURES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OR ACROSS SAID PUBLIC UTILITY EASEMENTS, ANY PUBLIC UTILITY ENTITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, STRUCTURES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH ITS RESPECTIVE SYSTEMS WITHIN SAID UTILITY EASEMENTS.
7. NO CONSTRUCTION SHALL BE ALLOWED WITHIN A FLOODWAY EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT.
8. THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. THE PURPOSE OF THIS PLAT IS TO CREATE A TOTAL OF 24 RESIDENTIAL LOTS AND 3 COMMON LOTS FROM ONE EXISTING LOT.
10. 7.5' DRAINAGE AND UTILITY EASEMENT IN THE BACK AND EACH SIDE OF ALL LOTS TYPICAL.

BOUNDARY LINE TABLE

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



SURVEYOR'S CERTIFICATION

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

SIGNATURE

DATE

PLANNING AND ZONING COMMISSION APPROVAL

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

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

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

Mayor, City of Colleyville

Attest: City Secretary

STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

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

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

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

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

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

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

THENCE NORTH 47 DEGREES 03 MINUTES, 20 SECONDS EAST, 425,76 FEET WITH THE COMMON LINE OF SAID RIGHT-OF-WAY AND HEREIN DESCRIBED TRACT TO A 5/ 8 INCH IRON ROD SET FOR THE NORTH CORNER OF HEREIN DESCRIBED TRACT;

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

THENCE SOUTH 46 DEGREES, 10 MINUTES, 16 SECONDS WEST, 97.73 FEET TO ½INCH IRON ROD FOUND;
THENCE SOUTH 89 DEGREES, 26 MINUTES, 18 SECONDS EAST, 44.60 FEET TO ½INCH IRON ROD WITH CAP STAMPED "ALS"FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1, THORNE ADDITION , AS RECORDED IN CABINET A, SLIDE 9787, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES, 20 MINUTES, 03 SECONDS EAST, 832.77 FEET TO ½ INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND AN INTERIOR CORNER FOR LOT 2RA, BLOCK 1, BRANSFORD ESTATES ADDITION , AS RECORDED IN CABINET A, SLIDE 11948, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 87 DEGREES, 33 MINUTES, 03 SECONDS WEST, 381.56 FEET TO ½INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK C, OAKLEIGH ADDITION , AS RECORDED IN INSTRUMENT NUMBER D218004068, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 03 DEGREES, 50 MINUTES, 42 SECONDS WEST, 381,60 FEET TO ½INCH IRON ROD WITH CAP STAMPED "KHA"FOUND FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT NORTH LINE OF LOT 7, BLOCK B, OF SAID OAKLEIGH ADDITION;

THENCE NORTH 87 DEGREES, 54 MINUTES, 20 SECONDS WEST, 609.47 FEET TO ½INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID BLOCK B, AND THE NORTH CORNER OF LOT 6, AND NORTHEAST CORNER OF LOT 7, BLOCK 1, OF SAID RUSTIC OAKS ADDITION IN THE SOUTH LINE OF HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 86 DEGREES, 52 MINUTES, 20 SECONDS WEST, 84.57 FEET TO ½INCH IRON ROD FOUND FOR A CORNER IN THE COMMON LINE OF SAID LOT 7, AND HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 43 DEGREES, 10 MINUTES, 50 SECONDS WEST, 250.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 684,071 SQUARE FEET OR 15,7041 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, G & H GROUP, L.L.C., OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOTS 1-11, BLOCK A, LOTS 1-13, BLOCK B, AND LOTS 1 & 2, BLOCK X, PRESTON MANOR ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME, ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION , MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

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

OWNERS NAME

STATE OF TEXAS§
COUNTY OF TARRANT§

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

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

NOTARY PUBLIC IN AND FOR TARRANT COUNTY

MY PRINTED NAME

MY COMMISSION EXPIRES:

REVISIONS			
DATE			
190200	OFN	EKK	12-03-2019
PROJECT NO.	DRAWN BY	APPROVED BY	DATE

PRELIMINARY / FINAL PLAT
FOR
PRESTON MANOR ADDITION
24 RESIDENTIAL LOTS & 2 HOA LOTS

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

A.N.A. CONSULTANTS, L.L.C.
TEXAS REGISTERED ENGINEERING FIRM F-3445

PC 20-001

SHEET 1 OF 1

OWNER / DEVELOPER

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

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

ENGINEER / SURVEYOR

A.N.A. CONSULTANTS, L.L.C.

5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034

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

PRELIMINARY / FINAL PLAT

PRESTON MANOR ADDITION

LOTS (1-11) BLOCK A, LOTS (1-13) BLOCK B, AND LOTS (1 & 2) BLOCK X
AN ADDITION TO
THE CITY OF COLLEYVILLE,
TARRANT COUNTY,TEXAS
BEING 15.7079 ACRES OF LAND
SITUATED IN

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

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5/27/2020
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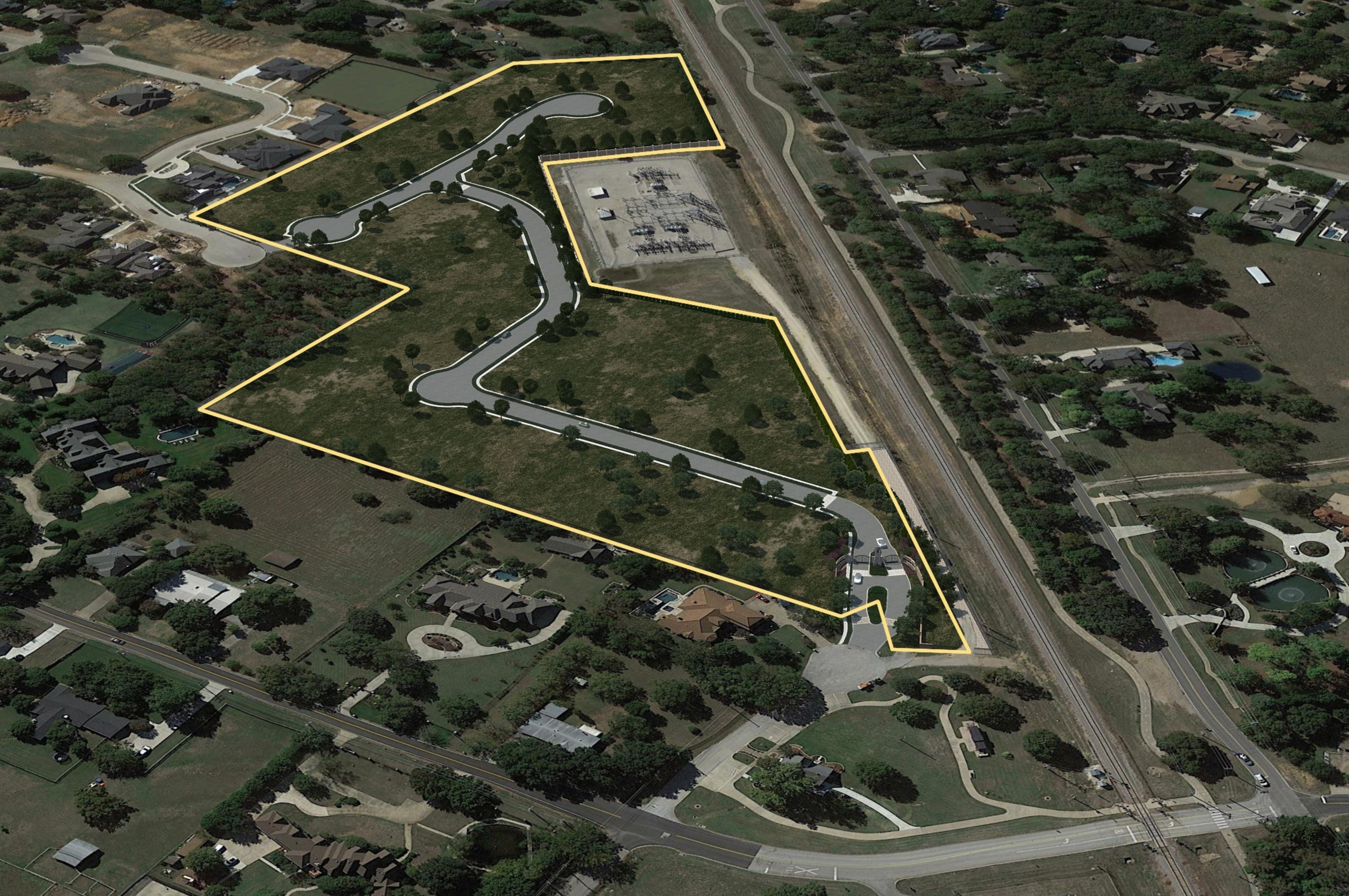
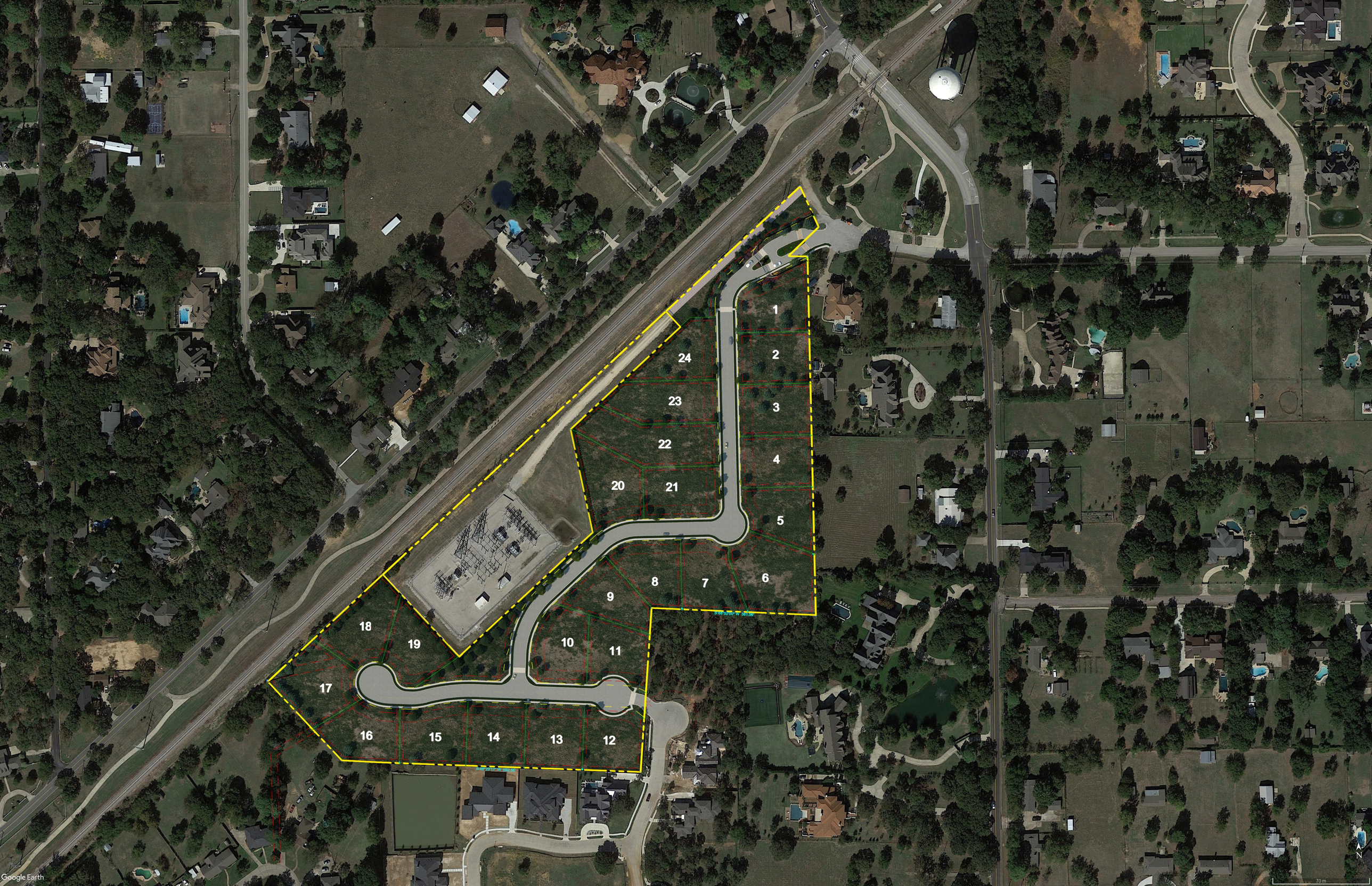
A. N. A. JOB NUMBER 190200

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Google Earth

PRESTON MANOR
PRESTON MANOR

Trees as needed to screen the Rail Road
Remove gravel drive and replace w/ Asphalt for Power Station Drive
2 Columns connected w/ Rod-iron similar to the Subdivision Wall (Page 2) and Landscaping bed.

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2512 ON 02/17/20. WHO WARRANTS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.1097 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE ADMITS TO HAVE ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION

PRESTON MANOR
401 SHELTON
COLLEYVILLE, TX

Sheet No. L-0 OF 10

Date FEB 17, 2020
Drawn By RRR
Checked By GAC
Revisions

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
8233 Mid Cities Blvd. Suite B
North Richland Hills, TX 76182-4781
817-479-0730
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

02/17/20

SHEET LEGEND

SCALE: 1" = 60'-0"

MATCHLINE B

MATCHLINE A

TREE PRESERVATION, SHEET L-3
LANDSCAPE, SHEET L-6

TREE PRESERVATION, SHEET L-1
LANDSCAPE, SHEET L-4

TREE PRESERVATION, SHEET L-2
LANDSCAPE, SHEET L-5

LOT 1, BLOCK X 100' PRESTON WAY

LOT 1, BLOCK X

LOT 1, BLOCK X

LOT 1, BLOCK X

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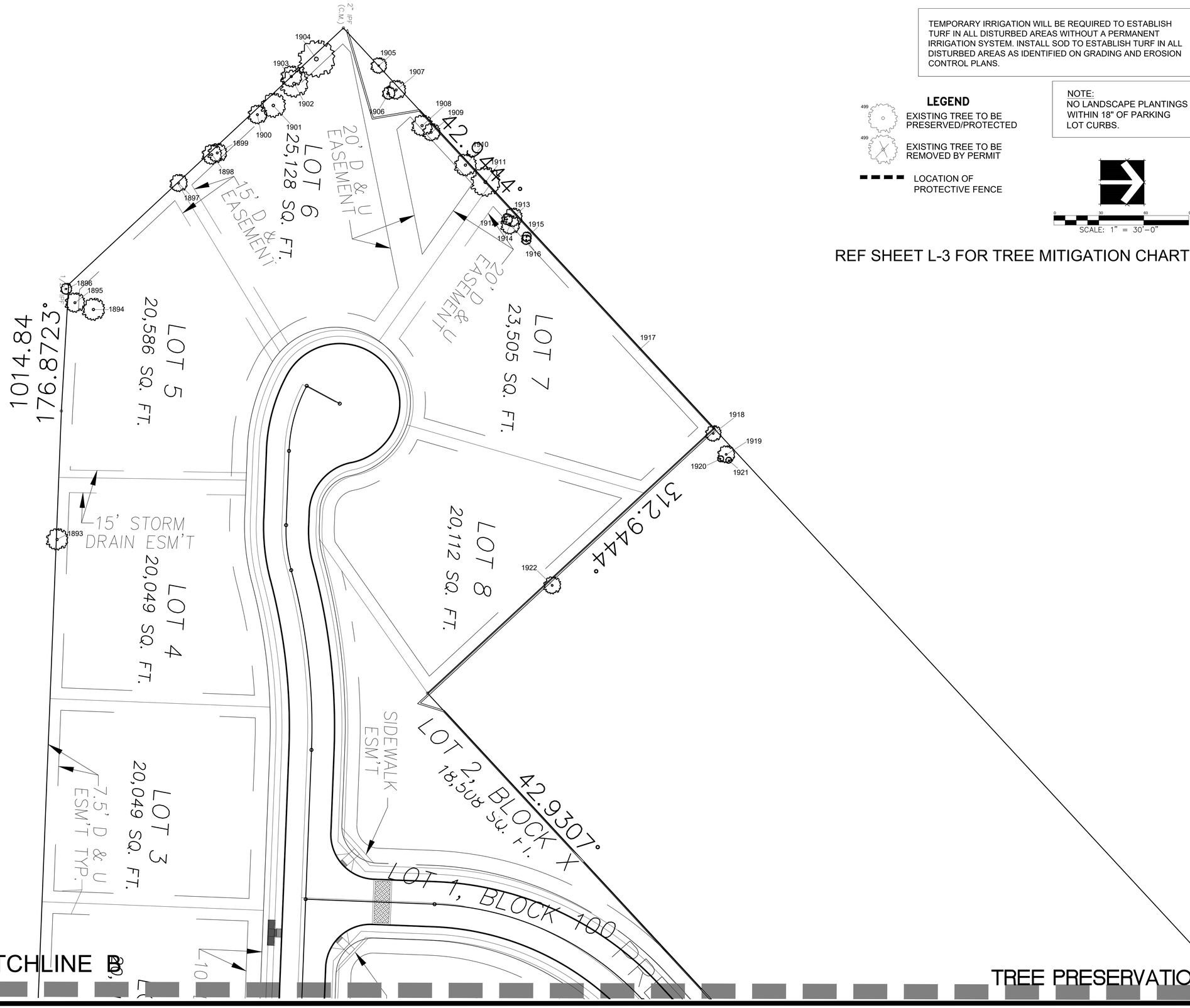

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. INSTALL SOD TO ESTABLISH TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

LEGEND

499 EXISTING TREE TO BE PRESERVED/PROTECTED

499 EXISTING TREE TO BE REMOVED BY PERMIT

LOCATION OF PROTECTIVE FENCE

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

SCALE: 1" = 30'-0"

REF SHEET L-3 FOR TREE MITIGATION CHART

Date FEB 17, 2020
Drawn By RKR
Checked By GAC
Revisions

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
8228 Mid Cities Blvd, Suite B
North Richland Hills, TX 76182-4761
817-479-9730
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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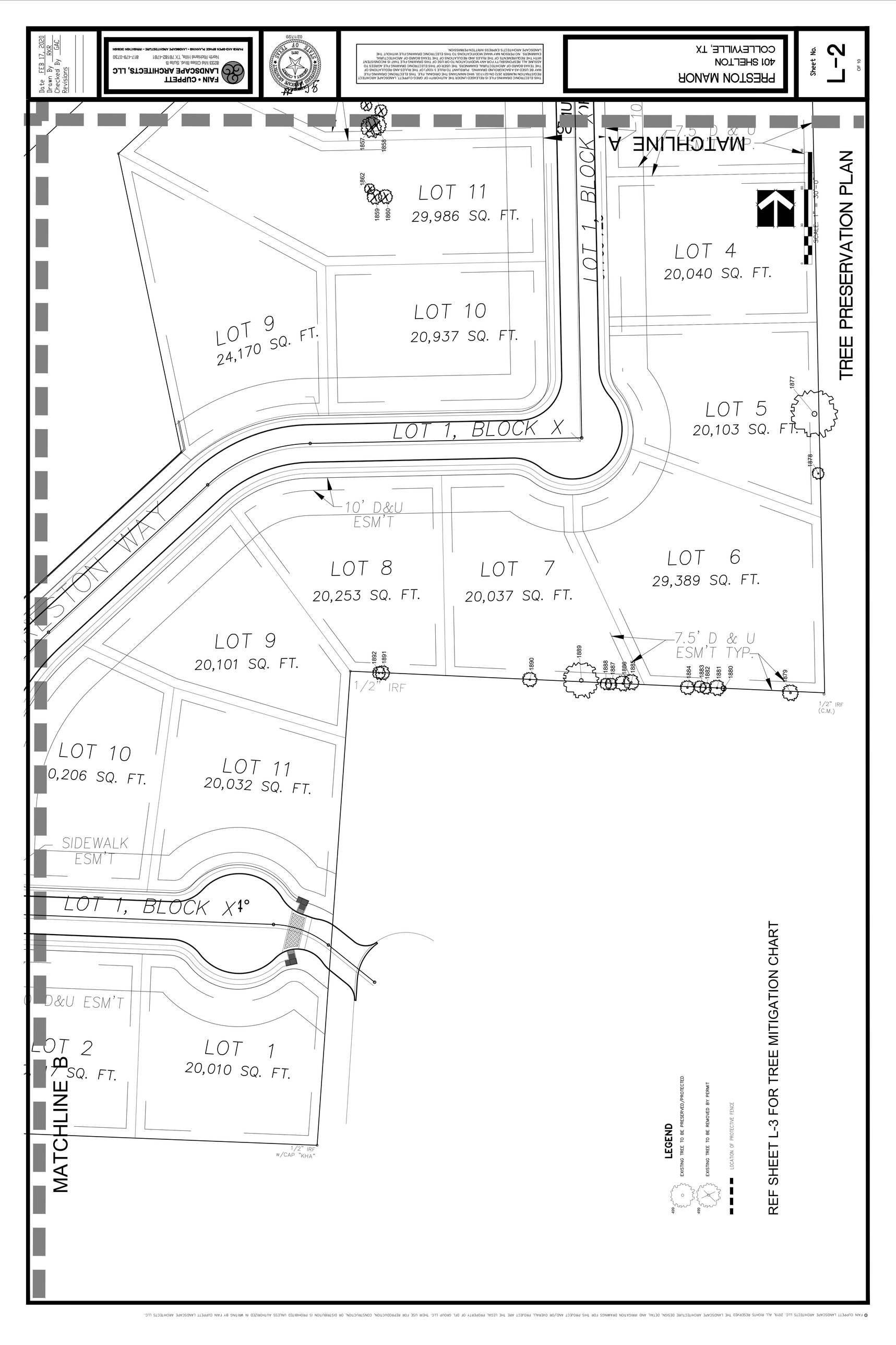
PRESTON MANOR
401 SHELTON
COLLEYVILLE, TX

Sheet No.
L-1
OF 10



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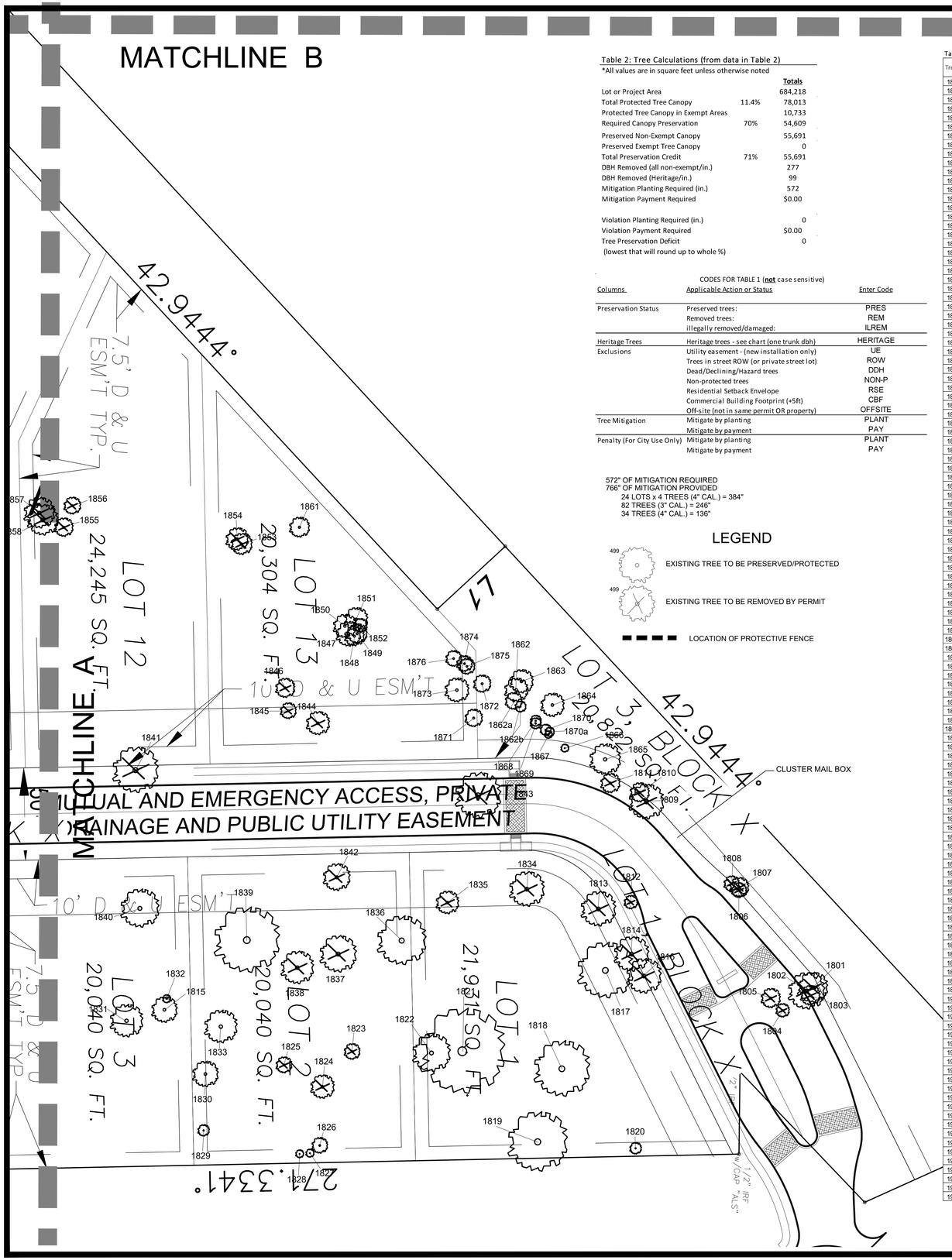


Table 2: Tree Calculations (from data in Table 2)

*All values are in square feet unless otherwise noted

		Totals
Lot or Project Area		684,218
Total Protected Tree Canopy	11.4%	78,013
Protected Tree Canopy in Exempt Areas		10,733
Required Canopy Preservation	70%	54,609
Preserved Non-Exempt Canopy		55,691
Preserved Exempt Tree Canopy		0
Total Preservation Credit	71%	55,691
DBH Removed (all non-exempt/in.)		277
DBH Removed (Heritage/in.)		99
Mitigation Planting Required (in.)		572
Mitigation Payment Required		$0.00
Violation Planting Required (in.)		0
Violation Payment Required		$0.00
Tree Preservation Deficit (lowest that will round up to whole %)		0

CODES FOR TABLE 1 (**not** case sensitive)

Columns	Applicable Action or Status	Enter Code
Preservation Status	Preserved trees:	PRES
	Removed trees:	REM
	illegally removed/damaged:	ILREM
Heritage Trees	Heritage trees - see chart (one trunk dbh)	HERITAGE
Exclusions	Utility easement - (new installation only)	UE
	Trees in street ROW (or private street lot)	ROW
	Dead/Declining/Hazard trees	DDH
	Non-protected trees	NON-P
	Residential Setback Envelope	RSE
	Commercial Building Footprint (+5ft)	CBF
	Off-site (not in same permit OR property)	OFFSITE
Tree Mitigation	Mitigate by planting	PLANT
	Mitigate by payment	PAY
Penalty (For City Use Only)	Mitigate by planting	PLANT
	Mitigate by payment	PAY

572" OF MITIGATION REQUIRED
766" OF MITIGATION PROVIDED
24 LOTS x 4 TREES (4" CAL.) = 384"
82 TREES (3" CAL.) = 246"
34 TREES (4" CAL.) = 136"

LEGEND

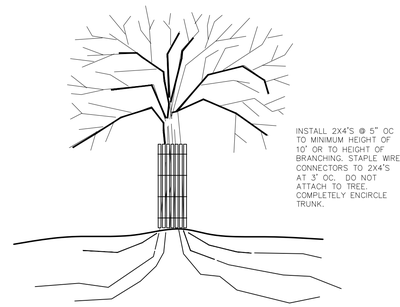
499 EXISTING TREE TO BE PRESERVED/PROTECTED

499 EXISTING TREE TO BE REMOVED BY PERMIT

LOCATION OF PROTECTIVE FENCE

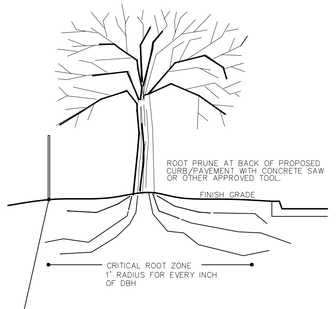
Table 1: Tree Survey Data (refer to Table 1 codes)

Tree #	Common name or species	DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions	Tree Mitigation	Penalty	Comments (ex. list multi-trunk measurements)
1801	Post Oak	16	804	REM	HERITAGE	ROW	PLANT		
1802	Post Oak	18	1,017	REM	HERITAGE	ROW	PLANT		
1803	Post Oak	10	314	REM		ROW			
1804	Post Oak	7	154	REM		ROW			
1805	Post Oak	10	314	REM		ROW			
1806	Post Oak	8	201	REM		ROW			
1807	Post Oak	10	314	REM		ROW			
1808	Post Oak	8	201	REM		ROW			
1809	Post Oak	18	1,017	REM	HERITAGE	ROW	PLANT		
1810	Post Oak	14	615	REM		ROW			
1811	Post Oak	8	201	REM		ROW			
1812	Pecan	6	113	REM					
1813	Post Oak	18	1,017	REM	HERITAGE		PLANT		
1814	Post Oak	16	804	REM	HERITAGE		PLANT		
1815	Crape Myrtle	4	50	PRES		NON-P			
1816	Post Oak	15	707	REM	HERITAGE		PLANT		
1817	Post Oak	27	2,289	PRES	HERITAGE				
1818	Elm	30	2,826	PRES	HERITAGE				
1819	Cottonwood	30	2,826	PRES					
1820	Pine	6	113	PRES					
1821	Hackberry	42	5,539	PRES	HERITAGE				
1822	Pecan	18	1,017	PRES					
1823	Post Oak	8	201	REM			PLANT		
1824	Pine	12	452	REM			PLANT		
1825	Pine	8	201	REM			PLANT		
1826	Ash	8	201	PRES					
1827	Ligustrum	4	50	PRES					
1828	Ligustrum	4	50	PRES					
1829	Crape Myrtle	6	113	PRES					
1830	Pine	13	531	PRES					
1831	Post Oak	17	907	PRES	HERITAGE				
1832	Pine	7	154	PRES					
1833	Pine	16	804	PRES					
1834	Elm	20	1,256	REM			PLANT		
1835	Maple	12	452	REM			PLANT		
1836	Sweetgum	24	1,809	PRES					
1837	Post Oak	18	1,017	REM	HERITAGE		PLANT		
1838	Post Oak	16	804	REM	HERITAGE		PLANT		
1839	Cottonwood	33	3,419	PRES					
1840	Pecan	19	1,134	PRES					
1841	Pecan	24	1,809	REM		ROW			
1842	Post Oak	24	1,809	REM	HERITAGE	ROW	PLANT		
1843	Post Oak	25	1,963	REM	HERITAGE	ROW	PLANT		
1844	Post Oak	12	452	REM			PLANT		
1845	Post Oak	8	201	REM			PLANT		
1846	Post Oak	10	314	REM			PLANT		
1847	Post Oak	13	531	PRES					
1848	Post Oak	10	314	PRES					
1849	Post Oak	10	314	PRES					
1850	Post Oak	12	452	PRES					
1851	Post Oak	12	452	PRES					
1852	Post Oak	7	154	PRES					
1853	Post Oak	11	380	REM			PLANT		
1854	Post Oak	12	452	REM			PLANT		
1855	Post Oak	9	254	REM			PLANT		
1856	Post Oak	9	254	REM			PLANT		
1857	Post Oak	15	707	REM			PLANT		
1858	Post Oak	16	804	REM	HERITAGE		PLANT		
1859	Post Oak	11	380	REM			PLANT		
1860	Post Oak	9	254	REM			PLANT		
1861	Post Oak	10	314	PRES					
1862	Cedar	6	113	REM			PLANT		
1862a	Post Oak	9	254	PRES					
1862b	Post Oak	6	113	PRES					
1863	Post Oak	12	452	PRES					
1864	Post Oak	12	452	PRES					
1865	Post Oak	16	804	PRES	HERITAGE				
1866	Cedar	4	50	PRES					
1867	Post Oak	4	50	PRES					
1868	Post Oak	6	113	PRES					
1869	Post Oak	6	113	PRES					
1870	Post Oak	6	113	PRES					
1870a	Post Oak	5	79	PRES					
1871	Post Oak	9	254	PRES					
1872	Post Oak	9	254	PRES					
1873	Post Oak	12	452	PRES					
1874	Post Oak	15	707	PRES					
1875	Post Oak	8	201	PRES					
1876	Hackberry	8	201	PRES					
1877	Post Oak	36	4,069	PRES	HERITAGE				
1878	Hackberry	9	254	PRES					
1879	Post Oak	12	452	PRES					
1880	Post Oak	4	50	PRES					
1881	Post Oak	12	452	PRES					
1882	Post Oak	9	254	PRES					
1883	Post Oak	9	254	PRES					
1884	Post Oak	11	380	PRES					
1885	Post Oak	12	452	PRES					
1886	Post Oak	12	452	PRES					
1887	Post Oak	9	254	PRES					
1888	Post Oak	9	254	PRES					
1889	Cedar	27	2,289	PRES	HERITAGE				
1890	Post Oak	11	380	PRES					
1891	Post Oak	11	380	PRES					
1892	Post Oak	10	314	PRES					
1893	Post Oak	14	615	PRES					
1894	Post Oak	14	615	PRES					
1895	Post Oak	12	452	PRES					
1896	Post Oak	7	154	PRES					
1897	Post Oak	11	380	PRES					
1898	Post Oak	13	531	PRES					
1899	Post Oak	12	452	PRES					
1900	Post Oak	12	452	PRES					
1901	Post Oak	15	707	PRES					
1902	Post Oak	17	907	PRES	HERITAGE				
1903	Cedar	14	615	PRES					
1904	Post Oak	24	1,809	PRES	HERITAGE				
1905	Post Oak	10	314	PRES					
1906	Post Oak	8	201	PRES					
1907	Post Oak	12	452	PRES					
1908	Post Oak	13	531	PRES					
1909	Post Oak	11	380	PRES					
1910	Post Oak	14	615	PRES					
1911	Post Oak	18	1,017	PRES	HERITAGE				
1912	Post Oak	7	154	PRES					
1913	Post Oak	12	452	PRES					
1914	Post Oak	12	452	PRES					
1915	Post Oak	6	113	PRES					
1916	Post Oak	6	113	PRES					
1917	Post Oak	6	113	PRES					
1918	Post Oak	10	314	PRES					
1919	Post Oak	11	380	PRES					
1920	Post Oak	4	50	PRES					
1921	Post Oak	4	50	PRES					
1922	Post Oak	11	380	PRES					



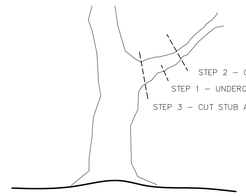
BARK PROTECTION

SCALE: NONE



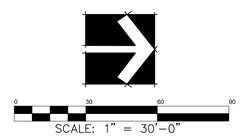
TREE PROTECTION FENCING/PRUNING

SCALE: NONE



TREE PRUNING

SCALE: NONE



SCALE: 1" = 30'-0"

TREE PRESERVATION PLAN

Date FEB 17, 2020
Drawn By RKR
Checked By GAC
Revisions

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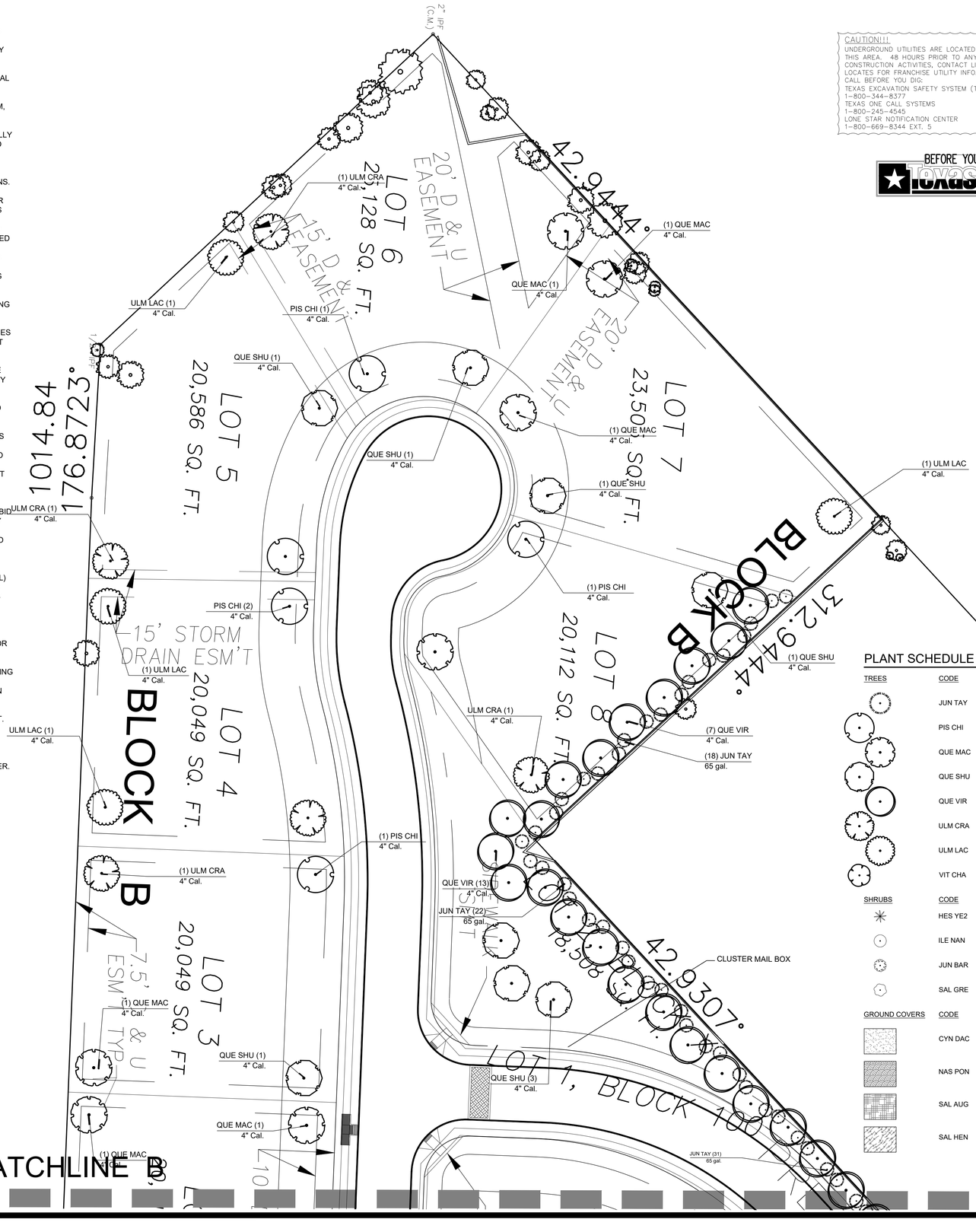
PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET L-8 FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4;1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.



CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5

BEFORE YOU DIG...

BEFORE YOU DIG Texas 811

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. INSTALL SOD TO ESTABLISH TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

REF SHEET L-6 FOR PLANT LEGEND AND PLANTING NOTES

SCALE: 1" = 30'-0"

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	QTY	REMARKS
	JUN TAY	Juniperus virginiana `Taylor`	Taylor Eastern Redcedar	65 gal.	10`	8` - 10`	82	Single Straight Trunk
	PIS CHI	Pistacia chinensis	Chinese Pistache	4" Cal.	12` Min Ht	As Shown	18	Single Straight bTrunk
	QUE MAC	Quercus macrocarpa	Burr Oak	4" Cal.	12` Min Ht	As Shown	22	Single Straight Trunk
	QUE SHU	Quercus shumardii	Shumard Red Oak	4" Cal.	12` Min Ht	As Shown	20	Single Straight Trunk
	QUE VIR	Quercus virginiana	Southern Live Oak	4" Cal.	12` Min Ht	As Shown	29	Single Straight Trunk
	ULM CRA	Ulmus crassifolia	Cedar Elm	4" Cal.	12` Min Ht	As Shown	16	Single Straight Trunk
	ULM LAC	Ulmus parvifolia	Chinese Lacebark Elm	4" Cal.	12` Min Ht	As Shown	25	Single Straight Trunk
	VIT CHA	Vitex agnus-castus	Chaste Tree	15 gal.	8` Min Ht.	As Shown	3	3 to 5 canes

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	QTY	REMARKS
	HES YE2	Hesperaloe parviflora `Yellow`	Yellow Yucca	5 gal.	18"-24"	48" O.C.	18	
	ILE NAN	Ilex vomitoria `Nana`	Dwarf Yaupon	5 gal.	18"	36" O.C.	19	
	JUN BAR	Juniperus horizontalis `Bar Harbor`	Bar Harbor Creeping Juniper	5 gal.	18"	48" O.C.	28	
	SAL GRE	Salvia greggii	Autumn Sage	1 gal.	18"	24"	37	

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	SPACING	QTY	REMARKS
	CYN DAC	Cynodon dactylon	Bermuda Grass	sod				348 sf	
	NAS PON	Nassella tenuissima `Pony Tails`	Mexican Feathergrass	1 gal.	Pot	24" O.C.	24" o.c.	132	
	SAL AUG	Salvia farinacea `Augusta Duelberg`	Mealy White Sage	1 gal.	Pot	18" O.C.	18" o.c.	22	
	SAL HEN	Salvia farinacea `Henry Duelberg`	Henry Duelberg Sage	1 gal.	Pot	18" O.C.	18" o.c.	27	

LANDSCAPE PLAN

Date FEB 17, 2020
Drawn By RKR
Checked By GAC
Revisions

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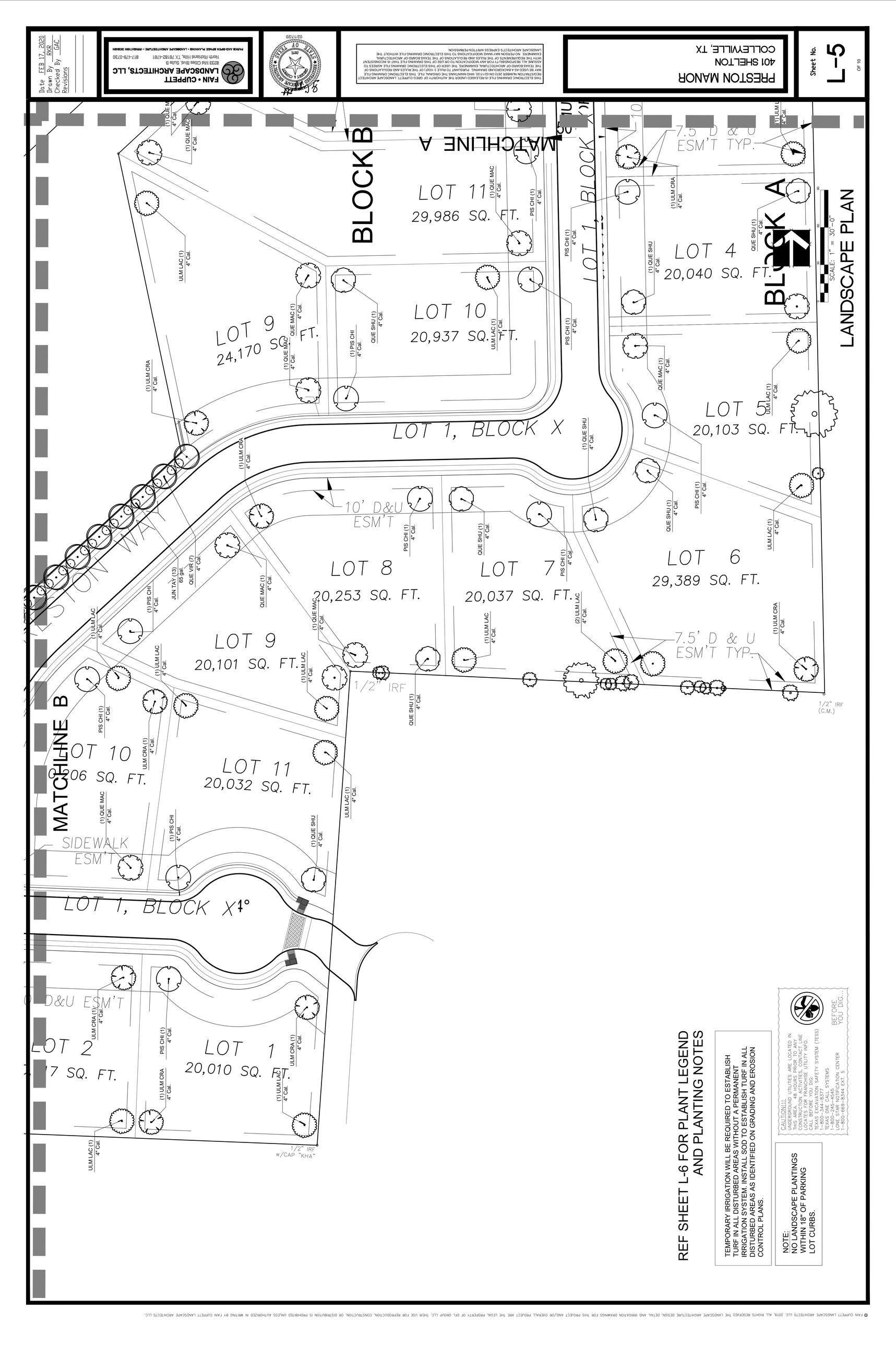

REF SHEET L-6 FOR PLANT LEGEND AND PLANTING NOTES

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NOTE:
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CAUTION!!!
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TEXAS ONE CALL SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
TEXAS 811 SAVES LIVES
LONE STAR NOTIFICATION CENTER
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BEFORE YOU DIG...

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Sheet No. L-5 OF 10

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02/17/20

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Date FEB 17, 2020
Drawn By RRR
Checked By GAC
Revisions

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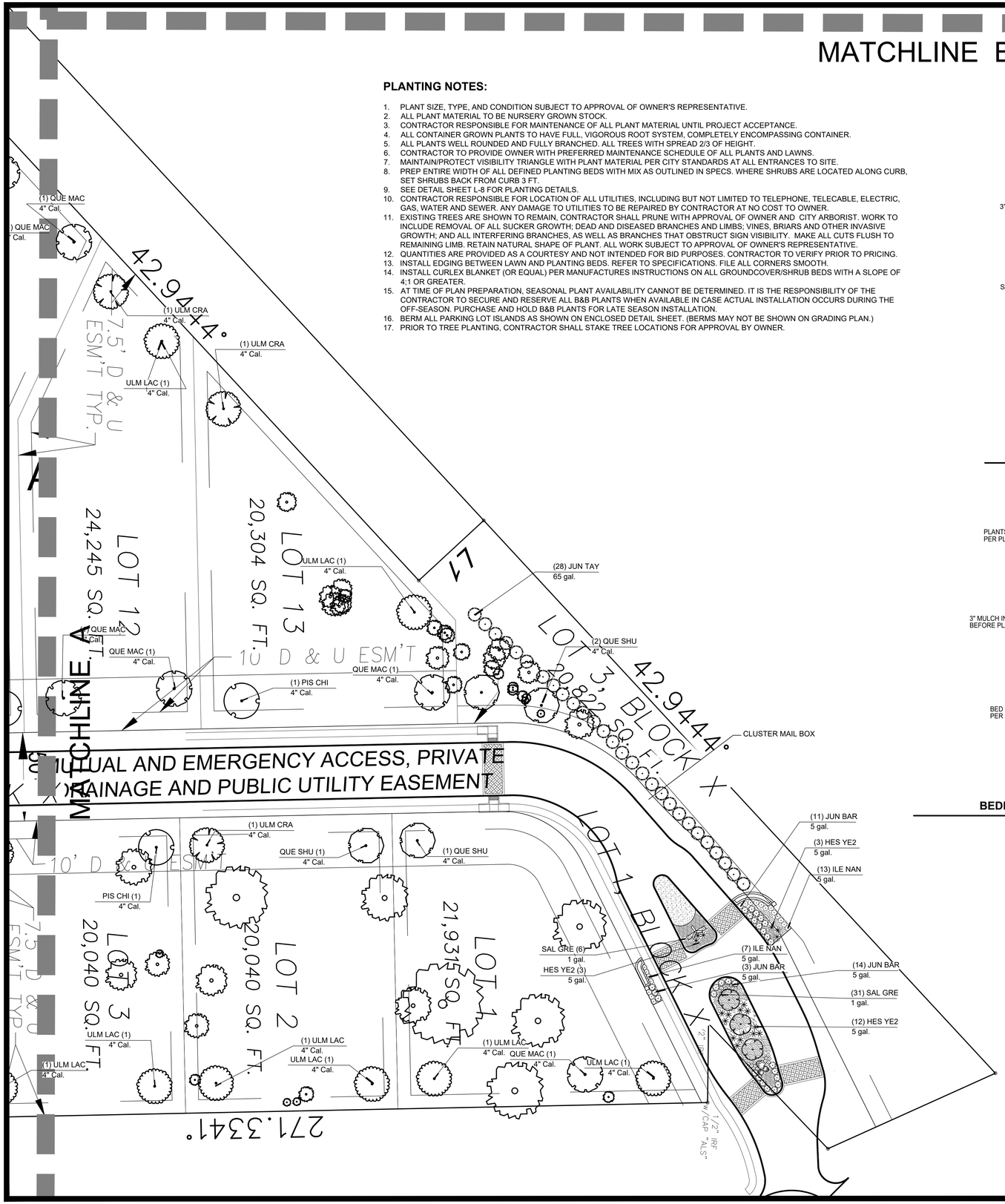
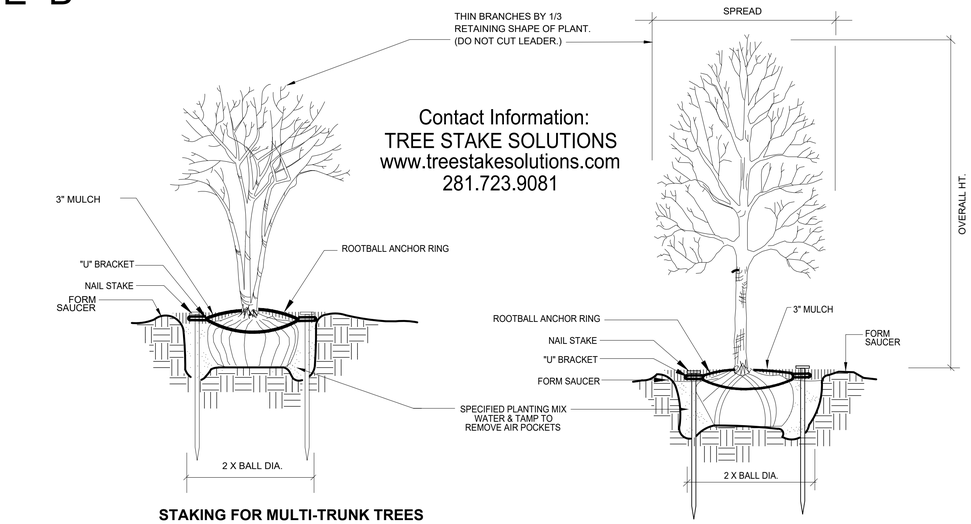
MATCHLINE B

PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET L-8 FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4;1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.





STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER

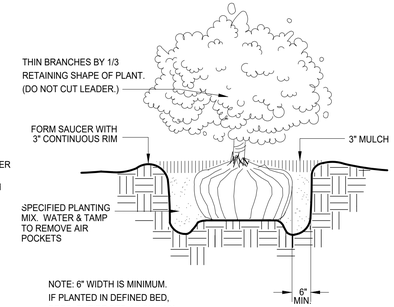
SCALE: NOT TO SCALE

TREE PLANTING OVER 2" CALIPER

SCALE: NOT TO SCALE

BEDDING PLANTS/EDGING DETAIL

SCALE: NOT TO SCALE



NOTE: 6" WIDTH IS MINIMUM. IF PLANTED IN DEFINED BED, PREP, ENTIRE BED AS SHOWN ON DRAWINGS.

SHRUB PLANTING

SCALE: NOT TO SCALE

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5

BEFORE YOU DIG...

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. INSTALL SOD TO ESTABLISH TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

SCALE: 1" = 30'-0"

LANDSCAPE PLAN

Contact Information:
TREE STAKE SOLUTIONS
www.treestakesolutions.com
281.723.9081

Date FEB 17, 2020
Drawn By RKR
Checked By GAC
Revisions

FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC
8233 Mid Cities Blvd, Suite B
North Richland Hills, TX 76182-4761
817-479-0730
PLANTS AND OPEN SPACE PLANNING - LANDSCAPE ARCHITECTURE - IRRIGATION DESIGN

GREGORY A. CUPPETT 3347 LICENSED LANDSCAPE ARCHITECT STATE OF TEXAS 02/17/20

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PRESTON MANOR
401 SHELTON
COLLEYVILLE, TX

Sheet No.
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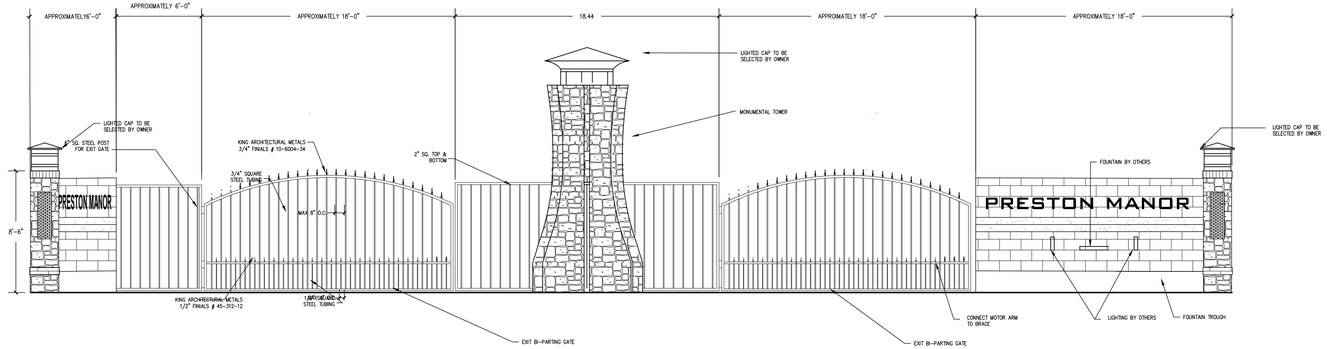
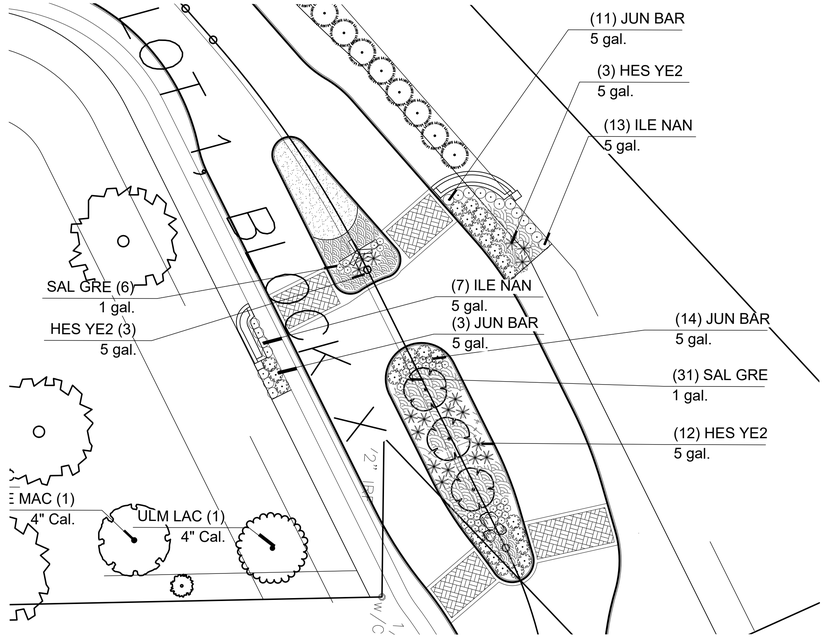


ENTRY GATE

SCALE: NOT TO SCALE

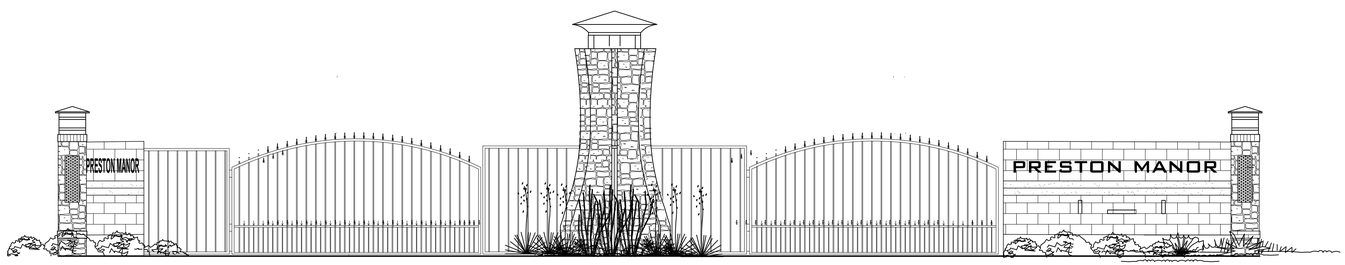


PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	QTY	REMARKS
	JUN TAY	Juniperus virginiana `Taylor`	Taylor Eastern Redcedar	65 gal.	10`	8` - 10`	82	Single Straight Trunk
	PIS CHI	Pistacia chinensis	Chinese Pistache	4" Cal.	12` Min Ht	As Shown	18	Single Straight bTrunk
	QUE MAC	Quercus macrocarpa	Burr Oak	4" Cal.	12` Min Ht	As Shown	22	Single Straight Trunk
	QUE SHU	Quercus shumardii	Shumard Red Oak	4" Cal.	12` Min Ht	As Shown	20	Single Straight Trunk
	QUE VIR	Quercus virginiana	Southern Live Oak	4" Cal.	12` Min Ht	As Shown	29	Single Straight Trunk
	ULM CRA	Ulmus crassifolia	Cedar Elm	4" Cal.	12` Min Ht	As Shown	16	Single Straight Trunk
	ULM LAC	Ulmus parvifolia	Chinese Lacebark Elm	4" Cal.	12` Min Ht	As Shown	25	Single Straight Trunk
	VIT CHA	Vitex agnus-castus	Chaste Tree	45 gal.	8` Min Ht.	As Shown	3	3 to 5 canes

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	QTY	REMARKS
✳	HES YE2	Hesperaloe parviflora `Yellow`	Yellow Yucca	5 gal.	18"-24"	48" O.C.	18	
⊙	ILE NAN	Ilex vomitoria `Nana`	Dwarf Yaupon	5 gal.	18"	36" O.C.	19	
⊛	JUN BAR	Juniperus horizontalis `Bar Harbor`	Bar Harbor Creeping Juniper	5 gal.	18"	48" O.C.	28	
⊙	SAL GRE	Salvia greggii	Autumn Sage	1 gal.	18"	24"	37	

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	SPACING	QTY	REMARKS
	CYN DAC	Cynodon dactylon	Bermuda Grass	sod				348 sf	
	NAS PON	Nassella tenuissima `Pony Tails`	Mexican Feathergrass	1 gal.	Pot	24" O.C.	24" o.c.	192	
	SAL AUG	Salvia farinacea `Augusta Duelberg`	Mealy White Sage	1 gal.	Pot	18" O.C.	18" o.c.	22	
	SAL HEN	Salvia farinacea `Henry Duelberg`	Henry Duelberg Sage	1 gal.	Pot	18" O.C.	18" o.c.	27	



WALL AND GATE DETAILS

Date FEB 17, 2020
Drawn By RKR
Checked By GAC
Revisions

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN
8233 Mid Cities Blvd, Suite B
North Richland Hills, TX 76182-4761
817-479-0730

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THE CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

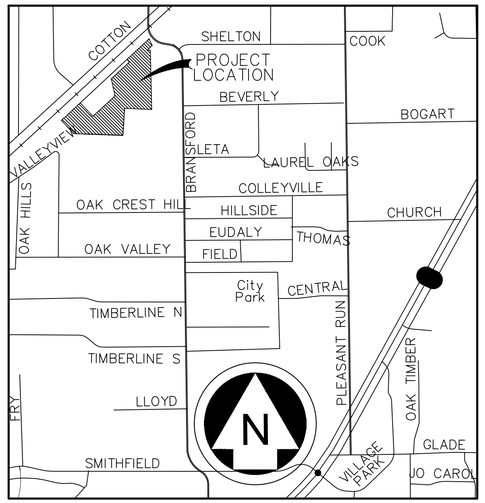
WATER, SAN. SEWER, DRAINAGE, PAVING
IMPROVEMENTS TO SERVE:

PRESTON MANOR ADDITION

SITUATED IN J. J. NEWTON SURVEY, ABSTRACT NO. 1176, & O.C. STURM SURVEY, ABSTRACT NO. 1487

NOTE:

1. ALL REFERENCES TO 'CITY' SHALL MEAN 'CITY OF COLLEYVILLE'
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF THE COLONY STANDARDS AND SPECIFICATIONS AND THE NORTH TEXAS COUNCIL OF GOVERNMENTS STANDARDS AND SPECIFICATIONS.
3. STANDARD CITY DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.



LOCATION MAP
NTS

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY / FINAL PLAT
3	GENERAL NOTES
4	OVERALL WATER PLAN
5	OVERALL SAN. SEWER PLAN
6	SAN. SEWER PROFILE 1 OF 2
7	SAN. SEWER PROFILE 2 OF 2
8	PRE-DEV. DRAINAGE AREA MAP
9	POST-DEV. DRAINAGE AREA MAP
10	INLET & HYDRAULIC CALCULATIONS
11	OVERALL STORM DRAIN PLAN
12	STORM DRAIN PROFILE
13	LAILA COURTPAVING STA. 0+00 TO END
14	PRESTON WAY PAVING STA. 0+00 TO 8+00
15	PRESTON WAY PAVING STA. 8+00 TO END
16	PAVING MEDIAN DETAILS
17	GRADING PLAN 1 OF 3
18	GRADING PLAN 2 OF 3
19	GRADING PLAN 3 OF 3
20	EROSION CONTROL PLAN
21	OVERALL STREET LIGHT AND SIGN PLAN
22	WATER DETAILS
23	SEWER DETAILS
24	DRAINAGE DETAILS
25	PAVING DETAILS
26	TXDOT ADA RAMP DETAILS
27	EROSION CONTROL DETAILS

OWNER / DEVELOPER

G & H GROUP, L.L.C.

75 MAIN STREET, SUITE 100
COLLEYVILLE, TX 76034

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

ENGINEERS:

CONSULTANTS,L.L.C.

ENGINEERS * SURVEYORS * PLANNERS
5000 THOMPSON TERRACE
COLLEYVILLE, TX.76034
(817)335-9900
FAX*(817)335-9955
www.anallc.com
TBPE FIRM # F-20

PRELIMINARY – FOR REVIEW ONLY

These documents are for Design Review and not Intended for Construction, Bidding or Permit Purposes. They were prepared by, or under supervision of:

OSAMA F. NASHED 90373 2/18/2020
Type or Print Name PE # Date

CITY PROJECT NO. _____

FILE NO. _____

FEBRUARY 2020

ANA. PROJECT NO. 190200

CITY PROJECT NO. _____ FILE NO. _____

WATER, SAN. SEWER, DRAINAGE, PAVING, IMPROVEMENTS TO SERVE:
PRESTON MANOR ADDITION

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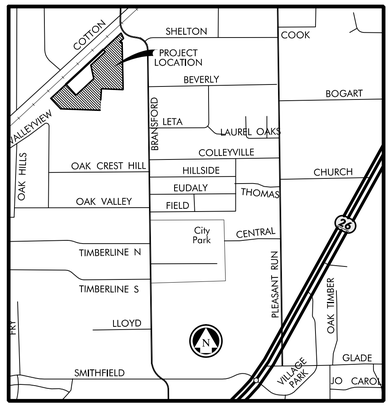


LOCATION MAP
NTS

CL & LOT LINE CURVE TABLE

CV#	ARC LENGTH	DELTA ANGLE	RADIUS (FT)	T	CHORD DIRECTION	CHORD LENGTH
C1	77.62	14°49'27"	300.00	39.03	S 55°59'40" W	77.40
C2	63.58	48°34'11"	75.00	33.84	S 22°57'03" W	61.69
C3	90.75	41°35'48"	125.00	47.48	S 67°52'03" W	88.77
C4	157.07	44°59'55"	200.00	82.84	S 24°34'12" W	153.07
C5	45.36	25°59'28"	100.00	23.08	S 74°54'36" E	44.98
C6	30.34	17°23'02"	100.00	15.29	N 83°24'09" E	30.22
C7	121.20	17°21'36"	400.00	61.07	N 83°23'26" E	120.73
C8	47.90	36°35'33"	75.00	24.80	S 69°37'59" E	47.09
C9	44.67	08°31'52"	300.00	22.38	N 44°45'03" E	44.63
C10	87.88	50°21'02"	100.00	47.00	S 23°50'28" W	85.08
C11	39.27	90°00'00"	25.00	25.00	S 43°39'57" W	35.36
C12	108.90	41°35'48"	150.00	56.97	S 67°52'03" W	106.52
C13	157.95	40°13'20"	225.00	82.39	S 26°57'29" W	154.73
C14	10.55	15°06'20"	40.00	5.30	S 14°23'59" W	10.52
C15	46°34'03"	46°12'36"	30.00	12.91	N 68°47'13" E	23.72
C16	24.38	46°34'03"	30.00	12.91	N 64°38'44" W	23.72
C17	31.01	88°49'25"	20.00	19.59	S 47°39'32" W	29.99
C18	128.77	17°21'36"	425.00	64.88	S 83°23'26" W	128.28
C19	13.13	10°01'48"	75.00	6.58	S 79°43'32" W	13.11
C20	9.63	07°21'13"	75.00	4.82	S 88°25'03" W	9.62
C21	33.41	76°34'25"	25.00	19.73	N 49°37'07" W	30.98
C22	53.42	61°12'51"	50.00	29.58	N 41°56'20" W	50.91
C23	63.02	72°13'11"	50.00	36.47	S 71°20'39" W	58.93
C24	72.85	83°28'30"	50.00	44.61	S 06°30'12" E	66.57
C25	11.93	13°40'25"	50.00	5.99	S 55°04'39" E	11.90
C26	56.70	25°59'28"	125.00	28.85	S 74°54'36" E	56.22
C27	44.41	16°57'42"	150.00	22.37	N 83°36'49" E	44.24
C28	95.56	14°36'00"	375.00	48.04	N 82°25'58" E	95.30
C29	15.30	02°20'17"	375.00	7.65	S 89°05'54" E	15.30
C30	38.07	72°41'58"	30.00	22.08	N 87°41'11" W	35.56
C31	56.50	64°44'26"	50.00	31.69	S 31°02'10" W	53.54
C32	20.22	38°37'09"	30.00	10.51	S 20°38'37" E	19.84
C33	49.06	56°13'13"	50.00	26.71	S 13°09'45" E	47.12
C34	64.08	73°25'30"	50.00	37.29	S 51°39'36" W	59.78
C35	35.40	40°33'47"	50.00	18.48	N 71°20'46" W	34.66
C36	20.39	38°56'18"	30.00	10.61	N 71°51'54" W	20.00
C37	72.60	41°35'48"	100.00	37.98	S 67°52'03" W	71.02
C38	109.99	36°00'37"	175.00	56.88	S 29°03'51" W	108.19
C39	30.82	19°37'06"	90.00	15.56	S 01°15'00" W	30.67
C40	17.63	08°04'57"	125.00	8.83	S 04°31'04" E	17.62
C41	30.53	87°27'10"	20.00	19.13	S 44°12'11" E	27.65
C42	18.63	35°35'05"	30.00	9.63	S 54°58'37" E	18.21

BOUNDARY LINE TABLE

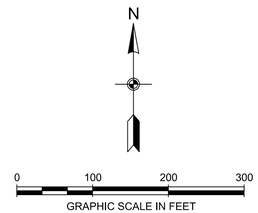
NUMBER	DIRECTION	DISTANCE
L1	N42°56'40"W	50.00'
L2	S24°25'52"E	103.81'
L3	S46°10'16"W	97.73'
L4	S89°26'18"E	44.60'

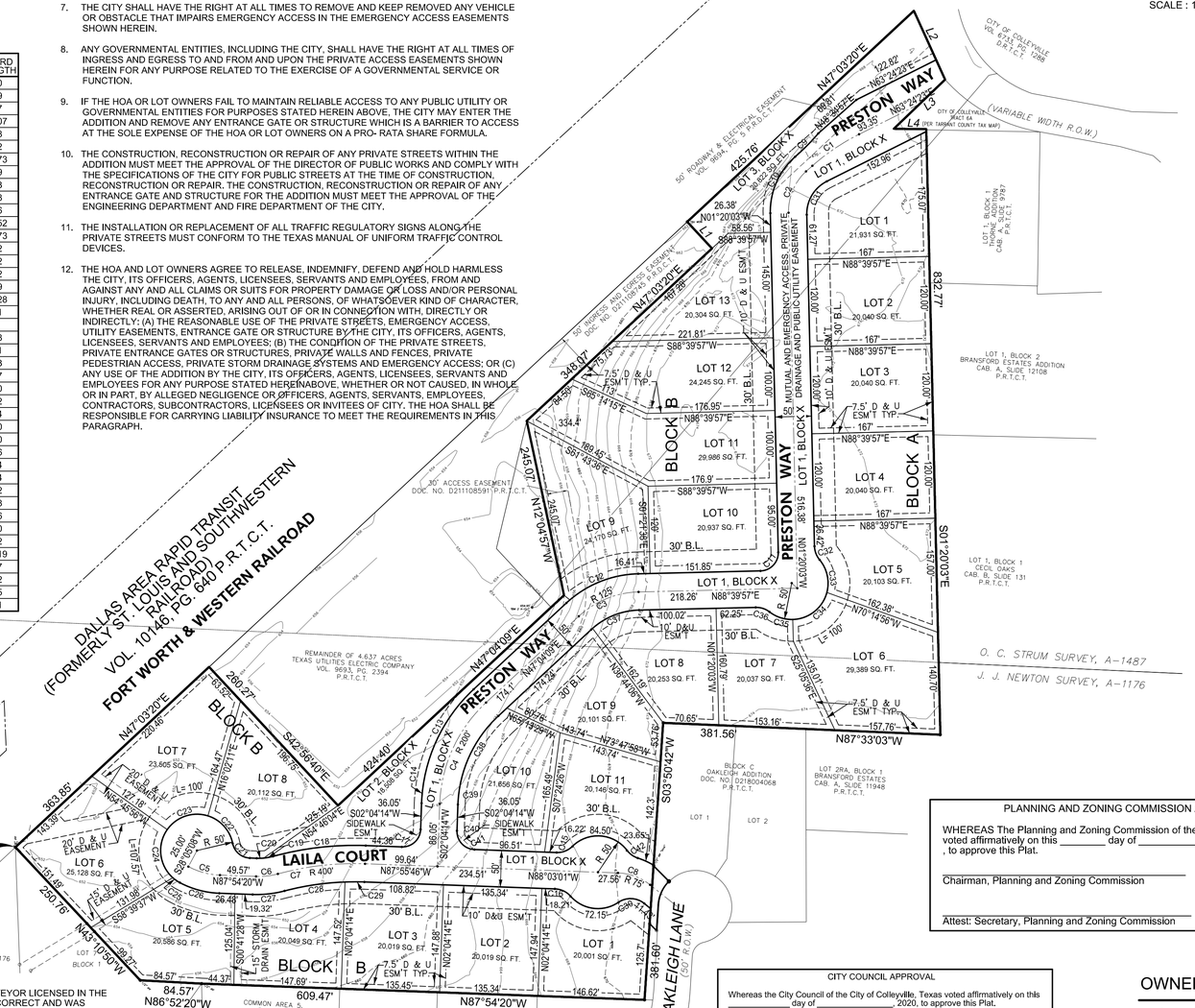
PRIVATE STREETS NOTES:

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

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL CORNERS SHOWN HEREON ARE 5/8" IRON RODS SET WITH A CAP STAMPED "ANA".
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISIONORDINANCE AND STATE PLATTING STATUTES AND ISSUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. BY GRAPHIC SCALE, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, NOT SHADED, (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AND ZONE X (AREA WITH 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, MAP NO. 48439C0095K, REVISED SEPTEMBER 25, 2009.
4. BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD '83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.
5. DRAINAGE EASEMENT RESTRICTION: NO CONSTRUCTION OR FILING WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
6. UTILITY EASEMENT: ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
7. NO CONSTRUCTION SHALL BE ALLOWED WITHIN A FLOODWAY EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT.
8. THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. THE PURPOSE OF THIS PLAT IS TO CREATE A TOTAL OF 24 RESIDENTIAL LOTS AND 3 COMMON LOTS FROM ONE EXISTING LOT.
10. 7.5' DRAINAGE AND UTILITY EASEMENT IN THE BACK AND EACH SIDE OF ALL LOTS TYPICAL.




PRESTON WAY
(VARIABLE WIDTH R.O.W.)
DALLAS AREA RAPID TRANSIT (FORMERLY ST. LOUIS AND SOUTHWESTERN RAILROAD) VOL. 10146, PG. 640 P.R.T.C.T.
FORT WORTH & WESTERN RAILROAD
W. LD LOCKETT ROAD
LAILA COURT
OAKLEIGH LANE
(50' R.O.W.)
BLOCK A
BLOCK B
BLOCK X
LOT 1, BLOCK X
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
P.O.B.
O. C. STRUM SURVEY, A-1487
J. J. NEWTON SURVEY, A-1176
CITY OF COLLEYVILLE VOL. 8357, PG. 1, P.R.T.C.T.
CITY OF COLLEYVILLE (TRACT 6A) (PER TARRANT COUNTY TAX MAP)
50' ROADWAY & ELECTRICAL EASEMENT VOL. 9694, PG. 5 P.R.D.C.T.
50' MUTUAL AND EMERGENCY ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT DOC. NO. D211058747 P.R.D.C.T.
30' ACCESS EASEMENT DOC. NO. D211108591 P.R.T.C.T.
REMAINDER OF 4.637 ACRES TEXAS UTILITIES ELECTRIC COMPANY VOL. 9693, PG. 2394 P.R.T.C.T.
LOT 1, BLOCK 1 CECIL OAKS CAB. B, SLIDE 131 P.R.T.C.T.
LOT 1, BLOCK 1 LEONARD ADDITION CAB. A, SLIDE 9787 P.R.T.C.T.
LOT 1, BLOCK 2 BRANSFORD ESTATES ADDITION CAB. A, SLIDE 12108 P.R.T.C.T.
LOT 2RA, BLOCK 1 BRANSFORD ESTATES CAB. A, SLIDE 11948 P.R.T.C.T.
BLOCK C OAKLEIGH ADDITION DOC. NO.D218004068 P.R.T.C.T.
BLOCK 1 RUSTIC OAKS DOC. NO. D170201176 P.R.T.C.T.
COMMON AREA 5, BLOCK 1 OAKLEIGH ADDITION DOC. NO. D218004068 P.R.T.C.T.
BLOCK B OAKLEIGH ADDITION DOC. NO. D218004068 P.R.T.C.T.
N47°03'20"E
S42°56'40"E
N87°33'03"W
S01°20'03"E
N87°54'20"W
N86°52'20"W
609.47'
381.56'
425.76'
260.27'
363.85'
832.77'
381.69'
245.07'
348.07'
334.4'
189.45'
S89°26'18"E
44.60'
N47°03'20"E
122.82'
N63°24'23"E
97.73'
S46°10'16"W
103.81'
S24°25'52"E
50.00'
N42°56'40"W
S03°50'42"W
N70°14'56"W
162.38'
N87°47'58"W
143.74'
N47°04'09"E
174.1'
N47°00'09"E
N12°04'47"W
S87°54'20"W
N88°03'01"W
N87°55'46"W
N02°04'14"E
S02°04'14"W
S88°39'57"W
N88°39'57"E
N01°20'03"W
S01°20'03"W
S07°24'26"W
S03°50'42"W
S02°04'14"W
S87°55'46"W
S88°03'01"W
S87°54'20"W
S00°41'28"W
S89°05'06"W
S68°39'07"W
N43°10'50"W
N64°46'04"E
N16°02'11"E
S25°56'40"E
S24°25'52"E
S46°10'16"W
S89°26'18"E
N42°56'40"W
N47°03'20"E
N87°33'03"W
N87°54'20"W
N86°52'20"W
S01°20'03"E
N01°20'03"W
S88°39'57"W
N88°39'57"E
N47°03'20"E
S42°56'40"E
N87°33'03"W
S01°20'03"E

CITY COLLEYVILLE - GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF COLLEYVILLE AND GOVERNED BY THE CITY OF COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014), TEXAS DEPARTMENT OF TRANSPORTATION TEXAS STANDARD SPECIFICATION 1993 EDITION, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.
2. A COPY OF THE COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE: WWW.COLLEYVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSANDDETAILS
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYVILLE STANDARDS WHERE THEY DIFFER FROM NCTCOG STANDARDS.
4. WORK PERFORMED IN THE STATE HIGHWAY RIGHT-OF-WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW.
5. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT. CONTACT NUMBER 817-503-1366.
6. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

   UNDERGROUND FACILITY OWNER 811 (214) 869-8352
   AT&T (214) 745-2964
   AT&T TEXAS (CALL DIGTESS) (800) 344-8377
   ATMOS ENERGY (817) 359-1313
   CHARTER COMMUNICATIONS (817) 822-8745
   CITY OF COLLEYVILLE (817) 748-8082
   DIGTESS (LINE LOCATES) (800) 344-8377
   8LEVEL (3) COMMUNICATIONS (877) 366-8344
   ONCOR ELECTRIC DELIVERY (817) 215-6688
   ONE SOURCE COMMUNICATIONS (817) 692-6042
   TRI COUNTY ELECTRIC (817) 431-1541
   VERIZON ENGINEERING (972) 578-3354

7. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE INSPECT OR AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
8. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
9. THIS ITEM SHALL GOVERN THE CONTROL MEASURES NECESSARY TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION, AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS INCLUDING RIVERS, STREAMS, LAKES, RESERVOIRS, GROUND WATER, AND WETLANDS. THE CONTROL MEASURES CONTAINED HEREIN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT AND COORDINATED WITH ANY PERMANENT OR TEMPORARY POLLUTION CONTROL FEATURES SPECIFIED ELSEWHERE ON THE PLANS AND IN THE SPECIFICATIONS TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIODS. THESE CONTROL MEASURES SHALL NOT BE USED AS A SUBSTITUTE FOR THE PERMANENT POLLUTION CONTROL MEASURES UNLESS OTHERWISE DIRECTED BY THE CITY IN WRITING. THE CONTROLS MAY INCLUDE SILT FENCES, STRAW BALE DIKES, ROCK BERMS, DIVERSION DIKES, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS, PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDING, SODDING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.
10. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, SPRINKLER SYSTEMS, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
11. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
12. RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP ONE (1) RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ENGINEER AND THE CITY AND SHALL BE DELIVERED TO THE CITY UPON COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF FINAL PAYMENT AND/OR INITIAL ACCEPTANCE LETTER.
13. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
14. THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE OR AS DIRECTED BY THE CITY ENGINEER.
15. THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.
16. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM THE GENERAL CONTRACTOR, SUB-CONTRACTORS, THE DESIGN ENGINEER, AND THE CITY OF COLLEYVILLE STAFF.
17. ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE

CITY OF COLLEYVILLE - GENERAL NOTES - WATER IMPROVEMENTS

1. THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.
2. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.
3. ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY CITY PERSONNEL. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY CITY A OF COLLEYVILLE REPRESENTATIVE.
4. FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.
5. ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO AWWA C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH NCTCOG STD. SPECS. (SEE C1.7)WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.
6. SERVICE LINE CONNECTORS, UNDER 2" SHALL BE CLASS K SOFT COPPER AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. ¾" TAPS AND SERVICE LINES ARE PROHIBITED
7. WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.
8. WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".
9. WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.
10. CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
11. ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE SHALL BE PAINTED KEMLUSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATS OF PAINT OR UNTIL APPROVED BY THE CITY.
12. ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMAC) NO BLOCK OUTS WILL BE ALLOWED.
13. FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.
14. WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.
15. ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.
16. FOR VALVES WITH OPERATING NUTS 6' BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).

CITY OF COLLEYVILLE - GENERAL NOTES - SANITARY SEWER IMPROVEMENTS

1. SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.
2. PIPE SHALL HAVE CL. B (S-8) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.
4. A 2" HIGH LETTER "S" SHALL BE STAMPED ON THE CURB TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT.
5. CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
6. RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED BY UTILITY CONTRACTOR AND ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED.
7. MANHOLES 10' IN DEPTH OR LESS SHALL BE 4FT IN DIAMETER. 10 FT. PLUS OR DROP MANHOLES SHALL BE 5FT. IN DIAMETER
8. ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.
9. ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 300 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. IF THE DISTANCE BETWEEN MANHOLES EXCEEDS 300 L.F., A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE CITY OF COLLEYVILLE HAS APPROVED ALL TRENCHWORK.
10. ALL MANHOLES SHALL BE VACUUMED TESTED.
11. ANY SERVICE TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
12. CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.

CITY OF COLLEYVILLE - GENERAL NOTES - PAVING IMPROVEMENTS

1. ALL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST NINETY-FIVE (95%) PERCENT STANDARD PROCTOR AS PER ASTM D 698 AT OR ABOVE OPTIMUM MOISTURE CONTENT. LIFTS SHALL BE AS SPECIFIED PER THE SOILS LAB RECOMMENDATION AND AS APPROVED BY THE CITY. ALL FILL SHALL BE TESTED AS INSTALLED AND CERTIFIED BY AN APPROVED SOILS LABORATORY
2. ALL STREETS, UNLESS ALTERNATIVE DESIGN IS SUBMITTED BY LAB, DESIGNED BY THE TRIAXIAL METHOD AS SPECIFIED IN TEXAS HIGHWAY DEPARTMENT REQUIREMENTS AND APPROVED BY THE CITY OF COLLEYVILLE, AND SHALL BE CONSTRUCTED ON A MINIMUM OF (8") INCHES OF STABILIZED SUBGRADE (LIME AND/OR CEMENT) AS SOIL TESTS INDICATE. COMPACTION SHALL BE NINETY-FIVE (95%) PERCENT DENSITY AS PER AASHTO DESIGNATION TISO. DENSITY TESTS SHALL BE TAKEN EVERY 1,000 SQUARE YARDS OR LESS, AS REQUIRED BY CITY INSPECTOR.

TABLE 1 – RECOMMENDED % AND QUANTITIES OF LIME/CEMENT

Plasticity Index (PI)	Assumed Unit Dry Weight	% Lime	Quantity of Lime (lbs./sy)	% Cement	Quantity of Cement (lbs/sy)
0 – 15	120	0	0	5	36*
16 – 25	116	3	21	5	35
26 – 35	112	4	27	5	34
36 – 45	100	5	30	6	36

3. THE SUB-GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.
4. CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH AND THIRTY (30") INCHES WIDE.
5. THE PARKWAYS AND STREETS SHALL BE ROUGH CUT TO A PLUS OR MINUS ONE-TENTH (O. L') FEET OF THEIR RESPECTIVE FINAL GRADES.
6. CONSTRUCTION OF WHEEL CHAIR RAMPS WILL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR AT THE TIME OF PUBLIC IMPROVEMENTS.
7. INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL HAVE A SUITABLE MARKER ("W") FOR WATER, "S" FOR SANITARY SEWER AND "V" FOR VALVES) STAMPED ON THE FACE OF THE CURB, OR IF NO CURB IS CONSTRUCTED, ON THE TOP OF THE PAVEMENT. THE MARKS SHALL BE A MINIMUM OF TWO (2") INCHES IN HEIGHT AND WIDTH. WATER SERVICES SHALL BE LOCATED 10' UPSTREAM FROM THE SANITARY SEWER SERVICE,WITH THE SEWER SERVICE AT THE CENTER OF THE FRONT OF THE LOT.
8. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY I MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY THE CITY'S TESTING FIRM. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO-(72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
9. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING. NO BLOCK OUTS ALLOWED
10. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL "PERMANENT SURVEY REFERENCE MONUMENTS" AS DESCRIBED IN THE SUBDIVISION ORDINANCE INCLUDING CONCRETE MONUMENTS AT ALL BOUNDARY CORNERS. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET CENTERLINE AT THE LOCATION ON EACH FIRE HYDRANT.
11. HMAC PAVING- BINDER SHALL HAVE NO MORE THAN 15% RAP, ALL SURFACE MIX SHALL BE VIRGIN. NO RAS IS ALLOWED. MIX DESIGN SHALL BE SUBMITTED TO CITY PRIOR FOR APPROVAL.
12. CONCRETE PAVING- NO MANUFACTURED SAND IS ALLOWED.
13. ALL RE-ENFORCING STILL SHALL BE DOMESTIC AND MEET THE TXDOT STEEL MILL GUIDE LINES.

CITY OF COLLEYVILLE - GENERAL NOTES - STORM DRAINAGE IMPROVEMENTS

1. ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.
2. BACKFILL SHALL BE ¾ TO 1" ROCK, 6 " MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.
3. AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLICWORKS DEPARTMENT INSPECTIONS.
4. INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.
5. ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.
6. NO PRE-CAST INLETS ARE ALLOWED.

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GENERAL NOTES

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PRELIMINARY FOR REVIEW ONLY

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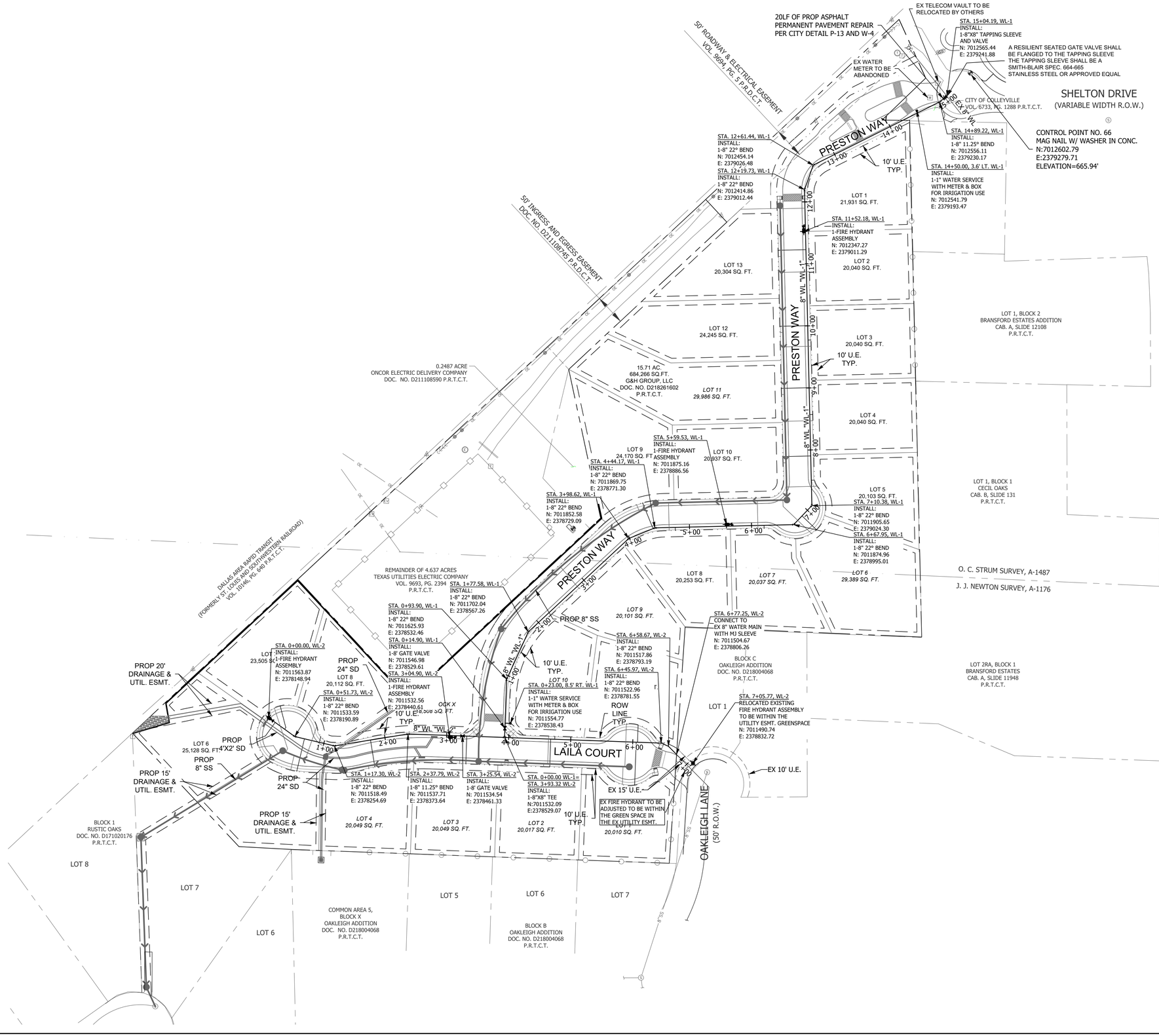
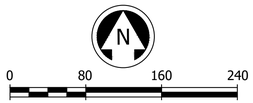




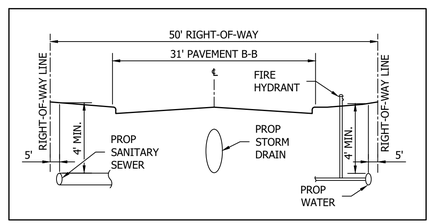
LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- 8"W — EXISTING WATER LINE
- 8"W — 8"W — EXISTING GATE VALVE
- 8"W — 8"W — EXISTING FIRE HYDRANT
- PROPOSED SAN. SEWER LINE
- PROPOSED SAN. SEWER MANHOLE
- PROPOSED STORM SEWER LINE
- 8"SS — EXISTING SAN. SEWER LINE
- 8"SS — 8"SS — EXISTING SAN. SEWER MANHOLE

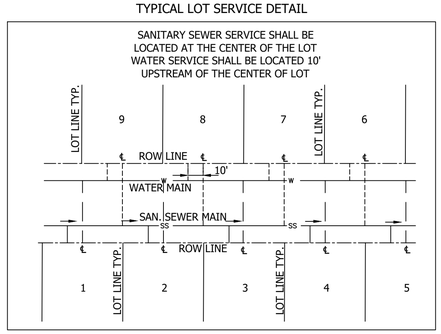
WATER GENERAL NOTES

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

CITY OF COLLEYVILLE
TYPICAL UTILITY LAYOUT



CITY OF COLLEYVILLE
TYPICAL LOT SERVICE DETAIL



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CONSULTANTS, L.L.C. ENGINEERS ↑ SURVEYORS

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OVERALL WATER PLAN

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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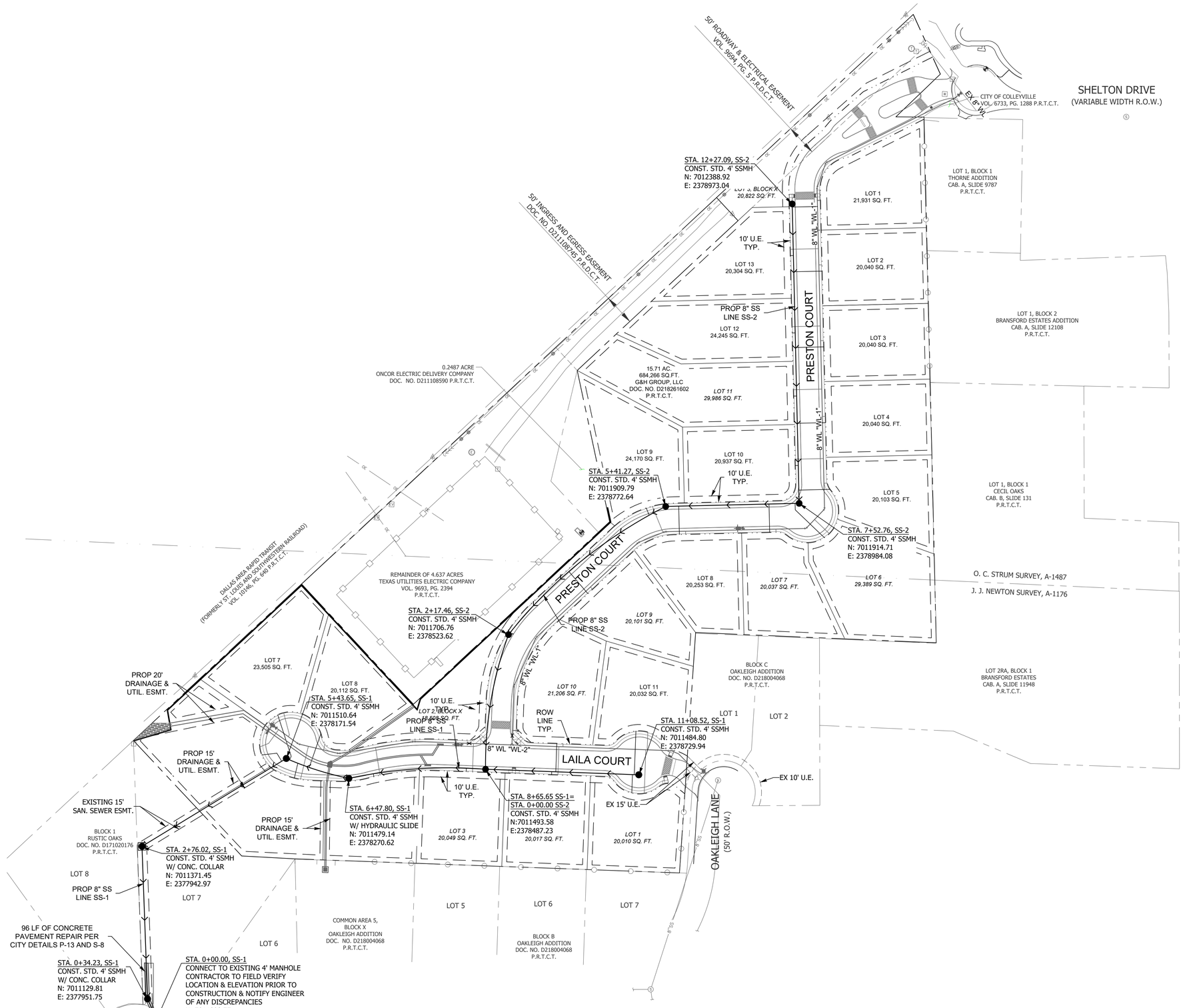

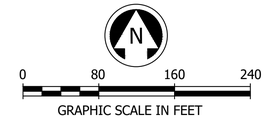

LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- 8"W — EXISTING WATER LINE
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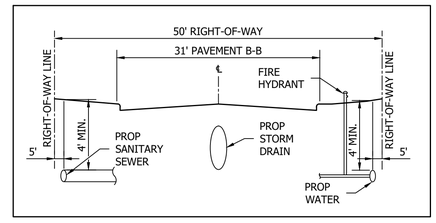
- PROPOSED SAN. SEWER LINE
- PROPOSED SAN. SEWER MANHOLE
- PROPOSED STORM SEWER LINE
- 8"SS — EXISTING SAN. SEWER LINE
- 8"SS — 8"SS — EXISTING SAN. SEWER MANHOLE

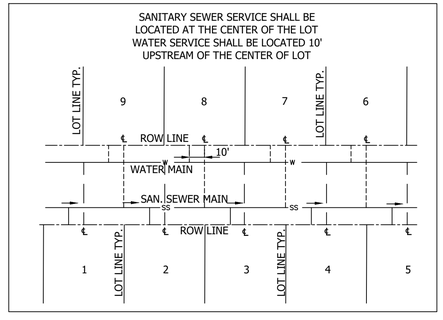
SANITARY SEWER GENERAL NOTES

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

CITY OF COLLEYVILLE
TYPICAL UTILITY LAYOUT



CITY OF COLLEYVILLE
TYPICAL LOT SERVICE DETAIL



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OVERALL SAN. SEWER PLAN

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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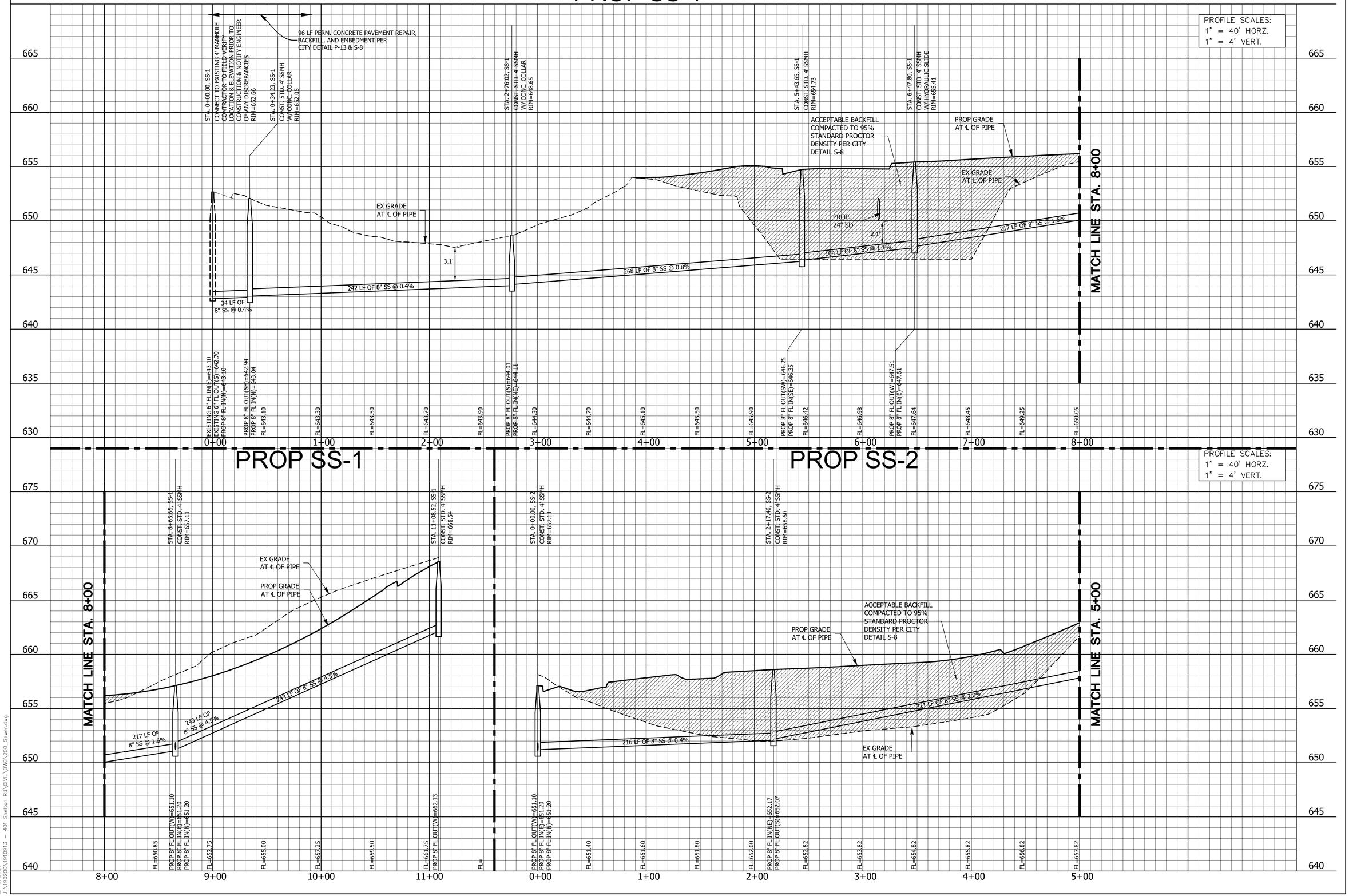
PROP SS-1



PROP SS-1 PROP SS-2

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SAN. SEWER PROFILE 1 OF 2

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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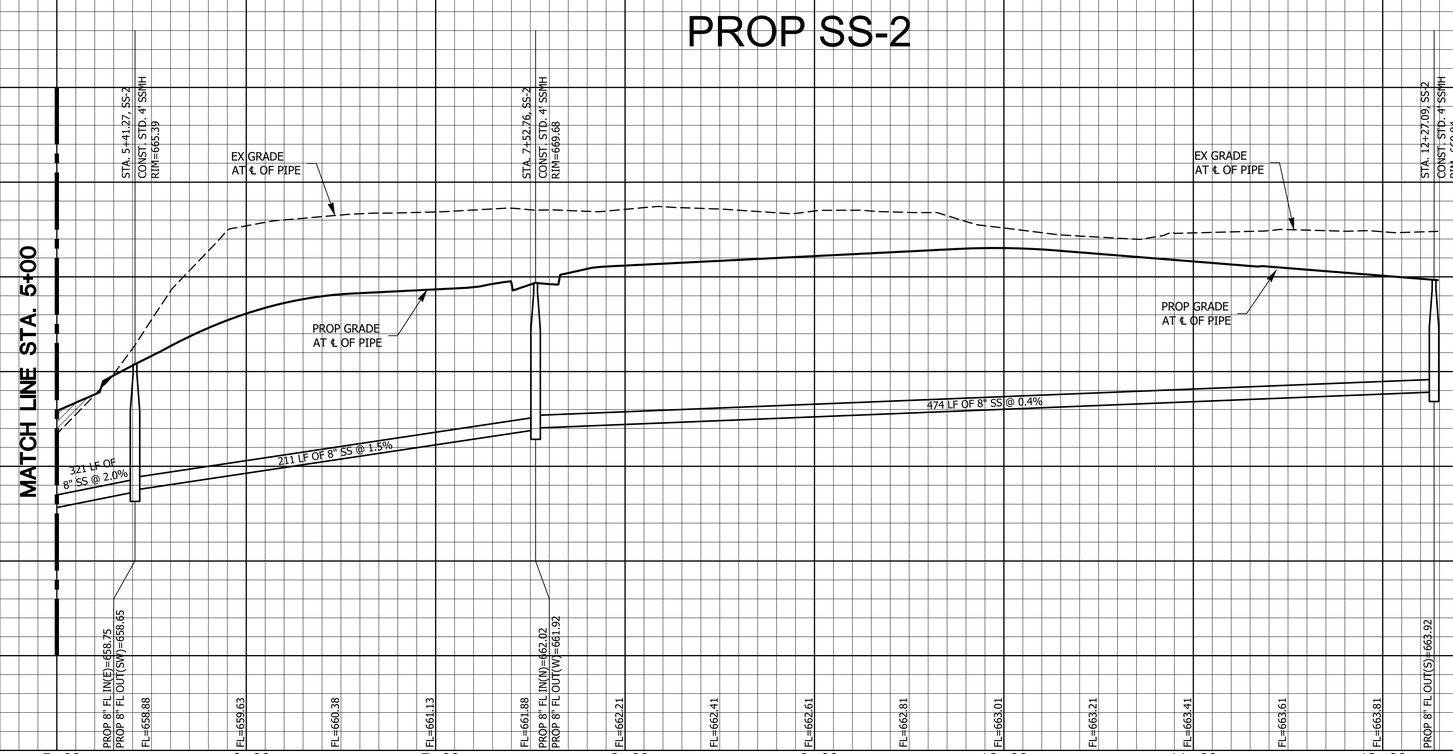
PROFILE SCALES:
1" = 40' HORZ.
1" = 4' VERT.

PROP SS-2



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SAN. SEWER PROFILE 2
OF 2

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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PRESTON MANOR ADDITION

PRE DEVELOPMENT RUNOFF CALCULATIONS

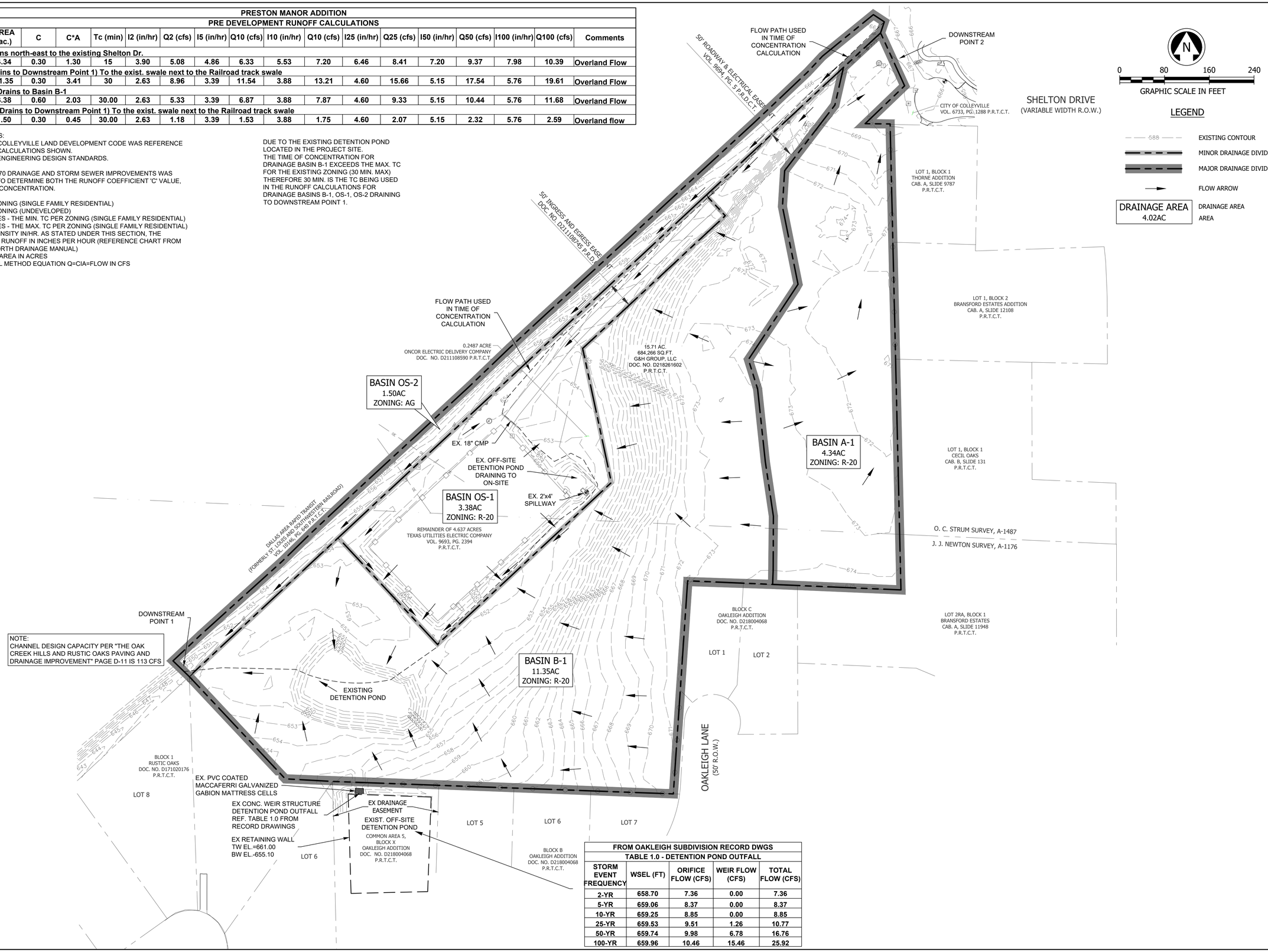
AREA	AREA (ac.)	C	C*A	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q10 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	Comments
Basin A: Drains north-east to the existing Shelton Dr.																	
A-1	4.34	0.30	1.30	15	3.90	5.08	4.86	6.33	5.53	7.20	6.46	8.41	7.20	9.37	7.98	10.39	Overland Flow
Basin B: (Drains to Downstream Point 1) To the exist. swale next to the Railroad track swale																	
B-1	11.35	0.30	3.41	30	2.63	8.96	3.39	11.54	3.88	13.21	4.60	15.66	5.15	17.54	5.76	19.61	Overland Flow
Basin OS-1: Drains to Basin B-1																	
OS-1	3.38	0.60	2.03	30.00	2.63	5.33	3.39	6.87	3.88	7.87	4.60	9.33	5.15	10.44	5.76	11.68	Overland Flow
Basin OS-2: (Drains to Downstream Point 1) To the exist. swale next to the Railroad track swale																	
OS-2	1.50	0.30	0.45	30.00	2.63	1.18	3.39	1.53	3.88	1.75	4.60	2.07	5.15	2.32	5.76	2.59	Overland flow

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

SECTION 14-170 DRAINAGE AND STORM SEWER IMPROVEMENTS WAS REFERENCE TO DETERMINE BOTH THE RUNOFF COEFFICIENT 'C' VALUE, AND TIME OF CONCENTRATION.

C=0.60 PER ZONING (SINGLE FAMILY RESIDENTIAL)
C=0.30 PER ZONING (UNDEVELOPED)
TC=15 MINUTES - THE MIN. TC PER ZONING (SINGLE FAMILY RESIDENTIAL)
TC=30 MINUTES - THE MAX. TC PER ZONING (SINGLE FAMILY RESIDENTIAL)
I=STORM INTENSITY IN/HR. AS STATED UNDER THIS SECTION, THE INTENSITY OF RUNOFF IN INCHES PER HOUR (REFERENCE CHART FROM THE FORT WORTH DRAINAGE MANUAL)
A=DRAINAGE AREA IN ACRES
THE RATIONAL METHOD EQUATION Q=CIA=FLOW IN CFS

DUE TO THE EXISTING DETENTION POND LOCATED IN THE PROJECT SITE. THE TIME OF CONCENTRATION FOR DRAINAGE BASIN B-1 EXCEEDS THE MAX. TC FOR THE EXISTING ZONING (30 MIN. MAX) THEREFORE 30 MIN. IS THE TC BEING USED IN THE RUNOFF CALCULATIONS FOR DRAINAGE BASINS B-1, OS-1, OS-2 DRAINING TO DOWNSTREAM POINT 1.



FROM OAKLEIGH SUBDIVISION RECORD DWGS				
TABLE 1.0 - DETENTION POND OUTFALL				
STORM EVENT FREQUENCY	**WSEL (FT)**	**ORIFICE FLOW (CFS)**	**WEIR FLOW (CFS)**	**TOTAL FLOW (CFS)**
2-YR	658.70	7.36	0.00	7.36
5-YR	659.06	8.37	0.00	8.37
10-YR	659.25	8.85	0.00	8.85
25-YR	659.53	9.51	1.26	10.77
50-YR	659.74	9.98	6.78	16.76
100-YR	659.96	10.46	15.46	25.92

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PRE-DEV. DRAINAGE AREA MAP

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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

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

PRESTON MANOR ADDITION POST DEVELOPMENT RUNOFF CALCULATIONS																
AREA	AREA (ac.)	C	C*A	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q10 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	Comments
Basin A: Drains north-east to the existing Shelton Dr.																
A	2.23	0.60	1.34	15	3.90	5.22	4.86	6.50	5.53	7.40	6.46	8.64	7.20	9.63	7.98	10.68	Overland Flow
Basin B: (Drains to Downstream Point 1) To the exist. swale next to the Railroad track swale																
B-1	2.34	0.60	1.40	23.91	3.02	4.24	3.85	5.41	4.40	6.18	5.19	7.29	5.80	8.14	6.47	9.08	Overland to OS-1
B-2	7.94	0.60	4.76	23.91	3.02	14.39	3.85	18.34	4.40	20.96	5.19	24.73	5.80	27.63	6.47	30.82	C.I to SD system
B-3	1.74	0.60	1.04	23.91	3.02	3.15	3.85	4.02	4.40	4.59	5.19	5.42	5.80	6.06	6.47	6.75	C.I to SD system
B-4	1.46	0.60	0.88	23.91	3.02	2.65	3.85	3.37	4.40	3.85	5.19	4.55	5.80	5.08	6.47	5.67	Overland flow
Basin OS-2: (Drains to Downstream Point 1) To the exist. swale next to the Railroad track swale																
OS-2	1.50	0.30	0.45	23.91	3.02	1.36	3.85	1.73	4.40	1.98	5.19	2.34	5.80	2.61	6.47	2.91	Overland flow
Basin OS-1: Drains to Basin C																
OS-1	3.38	0.60	2.03	23.91	3.02	6.12	3.85	7.81	4.40	8.92	5.19	10.53	5.80	11.76	6.47	13.12	Ret. wall orifice

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

SECTION 14-170 DRAINAGE AND STORM SEWER IMPROVEMENTS WAS REFERENCE TO DETERMINE BOTH THE RUNOFF COEFFICIENT 'C' VALUE, AND TIME OF CONCENTRATION.

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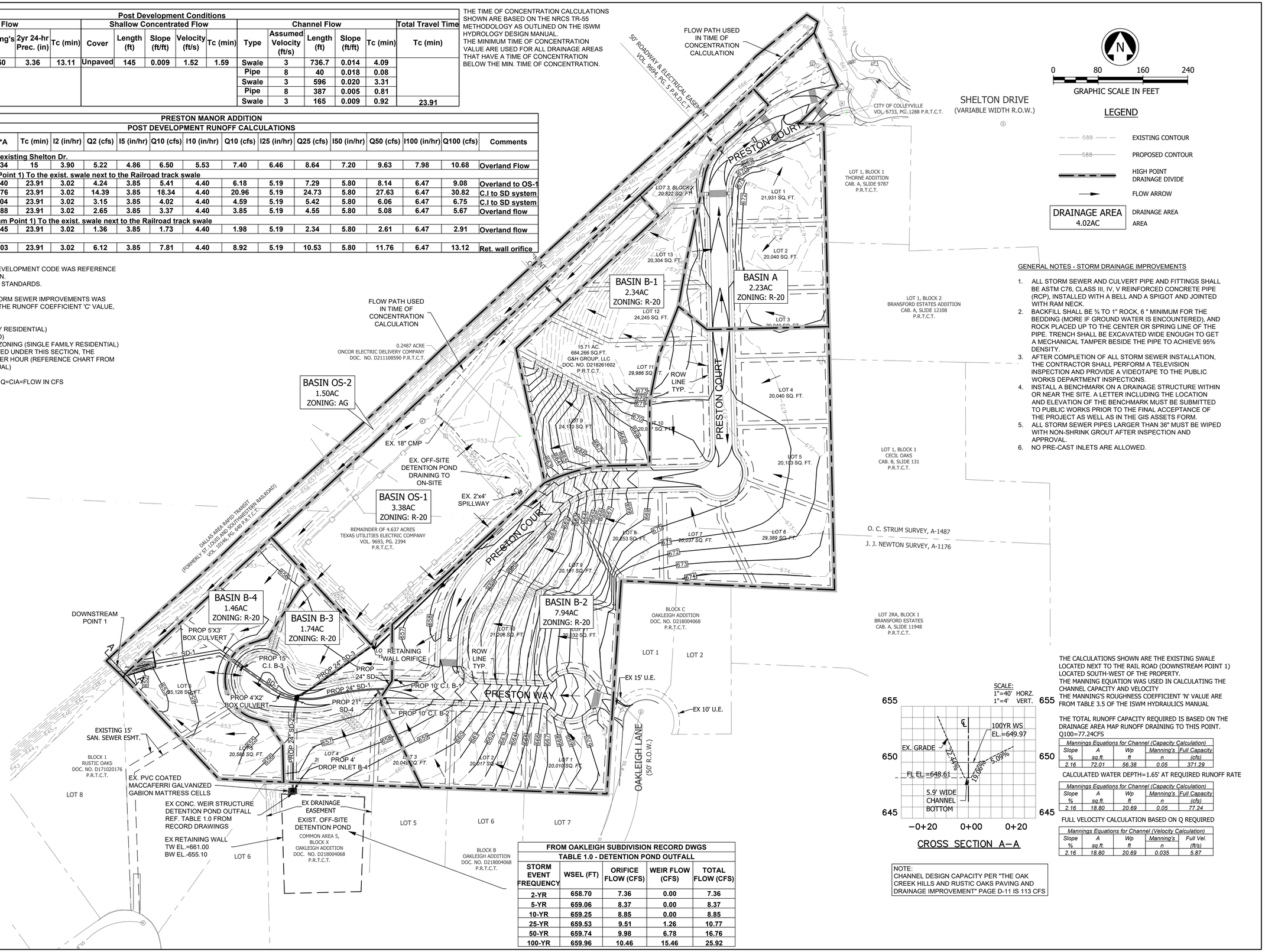

FROM OAKLEIGH SUBDIVISION RECORD DWGS TABLE 1.0 - DETENTION POND OUTFALL				
STORM EVENT FREQUENCY	WSEL (FT)	ORIFICE FLOW (CFS)	WEIR FLOW (CFS)	TOTAL FLOW (CFS)
2-YR	658.70	7.36	0.00	7.36
5-YR	659.06	8.37	0.00	8.37
10-YR	659.25	8.85	0.00	8.85
25-YR	659.53	9.51	1.26	10.77
50-YR	659.74	9.98	6.78	16.76
100-YR	659.96	10.46	15.46	25.92

GENERAL NOTES - STORM DRAINAGE IMPROVEMENTS

1. ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.
2. BACKFILL SHALL BE ¾ TO 1" ROCK, 6 " MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.
3. AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
4. INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.
5. ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.
6. NO PRE-CAST INLETS ARE ALLOWED.

CROSS SECTION A−A

THE CALCULATIONS SHOWN ARE THE EXISTING SWALE LOCATED NEXT TO THE RAIL ROAD (DOWNSTREAM POINT 1) LOCATED SOUTH-WEST OF THE PROPERTY.
THE MANNING EQUATION WAS USED IN CALCULATING THE CHANNEL CAPACITY AND VELOCITY
THE MANNING'S ROUGHNESS COEFFICIENT 'N' VALUE ARE FROM TABLE 3.5 OF THE ISWM HYDRAULICS MANUAL

THE TOTAL RUNOFF CAPACITY REQUIRED IS BASED ON THE DRAINAGE AREA MAP RUNOFF DRAINING TO THIS POINT.
Q100=77.24CFS

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

CALCULATED WATER DEPTH=1.65' AT REQUIRED RUNOFF RATE

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

FULL VELOCITY CALCULATION BASED ON Q REQUIRED

Mannings Equations for Channel (Velocity Calculation)				
Slope	A	Wp	Manning's	Full Vel.
%	sq.ft.	ft	n	(ft/s)
2.16	18.80	20.69	0.035	5.87

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

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TBPLS Firm No.: 10090800

NO.	REVISION DESCRIPTIONS:	DATE:

POST-DEV. DRAINAGE AREA MAP

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PRELIMINARY FOR REVIEW ONLY

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They were prepared by, or under supervision of:
OSAMA F. NASHED
Name
90373
P.E. #
2/18/2020
Date

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

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COMPUTATION SHEET FOR DETERMINING CAPACITY OF CURB OPENING INLET ON GRADE (DEPRESSED)

ON-GRADE INLET CAPACITY CALCULATION TABLE

INLET			DRAINAGE AREA				"So"	Cross Slope	Cross Slope	DEPTH	ALLOW.	DEPTH	ALLOW.	SPREAD	ALLOW.	SPREAD	ALLOW.	Equivalent	STREET	MANNING'S	5-YEAR	5-YEAR	5-YEAR	5-YEAR	100-YR.	100-YEAR	100-YEAR	100-YEAR	RIGHT-	DESIGN	DESIGN	INLET	INLET		INLET	5-YEAR	100-YEAR	COMMENTS
DESIGN POINT	INLET NO.	STATION	AREA NO.	%	AREA (ACRES)	RUNOFF "c"	CONC. TIME (MIN)	STREET LONG SLOPE (FT/FT)	of Pavement Sx (FT/FT)	of Gutter S'x (FT/FT)	OF FLOW (5-YEAR) (FT)	DEPTH	OF FLOW (100-YEAR) (FT)	DEPTH	OF FLOWS Sp (5-YEAR) FT	SPREAD	OF FLOW Sp (100-YEAR) FT	SPREAD	Cross Slope Se (FT/FT)	SECTION (TYPE)	COEFFICIENT FOR PAVEMENT "n"	INTENS. (IN/HR)	RUNOFF (CFS)	CARRY-OVER FLOW	TOTAL GUTTER Q (CFS)	INTENS. (IN/HR)	RUNOFF (CFS)	CARRYOVER FLOW (CFS)	TOTAL GUTTER Q (CFS)	OF-WAY CAPACITY (CFS)	STORM	REQUIRED L_T	PROVIDED L (FT)	L/L_T	EFFICIENCY E	CAPACITY (CFS)	CARRYOVER FLOW "q" (CFS)	CARRYOVER FLOW "q" (CFS)	
1	2	3	4		5	6	7	8	9	10	11			12				13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
B1	B1	Laila Ct. Sta. 2+76.5	B-2	25%	1.99	0.60	15	0.005	0.028	0.28	0.35	0.32	0.40	0.783	17.4	14.0	20.0	50.0	0.28	ROOFTOP	0.018	5.53	6.6	0.0	6.6	7.98	9.5	0.0	9.5	44.9	100-YEAR	9.6	10	1.00	1.00	9.5	0.0	0.0	
B2	B2	Laila Ct. Sta. 2+57.0	B-2	25%	1.99	0.60	15	0.005	0.028	0.28	0.35	0.32	0.40	0.783	17.4	14.0	20.0	50.0	0.28	ROOFTOP	0.018	5.53	6.6	0.0	6.6	7.98	9.5	0.0	9.5	44.9	100-YEAR	9.6	10	1.00	1.00	9.5	0.0	0.0	

SUMP INLET CAPACITY CALCULATION TABLE

INLET LOCATION	INLET NO.	GUTTER SLOPE So	CROWN SLOPE Sx	CONTRIBUTING AREAS AREA 1	%	AREA 2	%	AREA (ACRES)	RUNOFF COEF. C	TIME OF CONCEN. (MIN.)	DESIGN FREQUENCY	INTENSITY (IN.HR)	PEAK FLOW (CFS)	ROW CAPACITY (CFS)	CARRY OVER (CFS)	GUTER FLOW Qo	n=.013 n=.016	1/Fo	So^(.5)	DEPTH OF GUTTER FLOW	DEPTH OF DEPRESSION	DEPTH OF FLOW AT OPENING	CAPACITY OF INLET PER FOOT OF LENGTH	LENGTH OF INLET OPENING L OR P	CAPACITY OF INLET	CARRY-OVER INTO OVER FLOW	PERCENT Q100 CAPTURED BY INLET	NOTES
			Fo														0.56/n			Yo	a	Y	Q/L		Q			
		FT/FT	FT/FT													CFS				FT	FT	FT	CFS/FT	FT	CFS	CFS	%	
Laila Ct. 0+00 40 RT. (Low	1	2	3													4				5	6	7	8	9	10	11	12	13
Point)	B3	0.0050	0.02	B-4	100%	B-2	50%	5.43	0.60	15	100-YEAR	7.98	26.0	55.3	0.0	26.0	35.0	50.0	0.07	0.56	0.333	0.89	2.52	15.0	37.8	0.00	100.00%	
Drop Inlet	B4	0.0050	0.02	OS-S	100%	X	100%	7.49	0.60	30	100-YEAR	5.77	25.9	40.3	0.0	25.9	35.0	50.0	0.07	0.56	0.333	0.89	2.52	16.0	40.3	0.00	100.00%	

PROPOSED CONDITIONS HYDRAULIC CALCULATIONS

FROM	TO	PIPE LENGTH	DRAINAGE AREA INCREMENTAL Area 1	%	Area 2	%	AREA (ac)	TOTAL AREA (ac)	RUNOFF "C"	INCR CA	TOTAL CA	TIME OF CONCEN. INLET MIN	TRAVEL MIN	TOTAL MIN	5-YEAR INTENSITY IN/HR	100-YEAR INTENSITY IN/HR	Q-5 RUNOFF CFS	Q-100 RUNOFF CFS	INLET BYPASS Q IN ROW CFS	Q PIPE CFS	PIPE SIZE IN	BOX CULVERT FT	FT	n	Sf FT/FT	HGL D/S ELEV	HGL U/S ELEV	HEAD LOSS CALCULATIONS V1(IN) FT/SEC	V2(OUT) FT/SEC	V1²/2g FT	V2²/2g FT	Kj	KjV1²/2g FT	Hk FT	DESIGN HGL ELEV	INVERT ELEV FROM	INVERT ELEV TO	T/C ELEV	COMMENTS
		FEET																																				
1	2	3	4				5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	19a		20	21	22	23	24	25	26	27	28	29	30	31	33	32	34	
STORM DRAIN LINE "SD-1"																																						
463.9	444.8	19.1	B-2	25%	X	100%	1.99	1.99	0.60	1.19	1.19	15.0	0.1	15.1	4.9	8.0	5.8	9.5	0.0	9.5	24	-	-	0.013	0.0018	652.82	652.86	0.00	3.02	0.00	0.14	1.25	0.00	0.18	653.03	651.59	651.41	657.24	Partial Flow
444.8	425.5	19.3	X	100%	X	100%	0.00	1.99	0.60	0.00	1.19	15.1	0.1	15.2	4.8	8.0	5.8	9.5	0.0	9.5	24			0.013	0.0018	654.29	654.32	3.02	3.02	0.14	0.14	0.43	0.06	0.10	654.42	651.41	651.23	657.24	Partial Flow
425.5	280.4	145.1	B-2	25%	X	100%	1.99	3.97	0.60	1.19	2.38	15.2	0.4	22.56	4.8	7.9	11.5	18.9	0.0	18.9	24			0.013	0.0070	652.82	653.83	3.02	6.02	0.14	0.56	0.75	0.11	0.46	654.29	651.23	649.87	657.24	Partial Flow
280.4	167.2	113.2	B-1	100%	OS-1	100%	7.97	11.94	0.60	4.78	7.16	22.56	0.3	22.87	4.0	6.7	28.5	47.7	0.0	47.7		4	2	0.013	0.0027	652.10	652.41	6.02	5.97	0.56	0.55	0.25	0.14	0.41	652.82	649.87	649.53	655.10	Partial Flow
167.2	118.6	48.6	B-3	100%	B-2	50%	5.71	17.65	0.60	3.43	10.59	22.87	0.2	23.05	4.0	6.6	41.9	70.1	0.0	70.1		5	3	0.013	0.0009	651.96	652.00	5.97	4.68	0.55	0.34	0.50	0.28	0.10	652.10	649.53	649.44	654.50	Partial Flow
118.6	0	118.6	X	100%	X	100%	0.00	17.65	0.60	0.00	10.59	23.05	0.4	23.47	3.9	6.6	41.7	69.8	0.0	70.1		5	3	0.013	0.0009	651.63	651.74	4.68	4.68	0.34	0.34	0.35	0.12	0.22	651.96	649.44	649.20	654.50	Partial Flow
STORM DRAIN LINE "SD-2"																																						
167.3	0	167.3	X	100%	X	100%	-	-	-	-	-	22.56	0.3	22.90	-	-	-	25.9	0.0	25.9	24	-	-	0.013	0.0131	651.87	654.07	0.00	8.25	0.00	1.06	1.25	0.00	1.32	655.39	651.19	649.87	657.02	Partial Flow
STORM DRAIN LINE "SD-3"																																						
162.5	0	162.5	B-1	100%	OS-1	100%	5.72	5.72	0.60	3.43	3.43	22.19	0.4	22.56	4.0	6.7	13.8	23.1	0.0	23.1	24	-	-	0.013	0.0104	651.46	653.15	0.00	7.35	0.00	0.84	1.25	0.00	1.05	654.20	651.55	649.87	653.55	Partial Flow
STORM DRAIN LINE "SD-4"																																						
19.2	0	19.2	B-2	25%	X	100%	1.99	1.99	0.60	1.19	1.19	15.0	0.1	15	4.9	8.0	5.8	9.5	0.0	9.5	21	-	-	0.013	0.0036	652.11	652.18	0.00	3.95	0.00	0.24	1.25	0.00	0.30	652.48	651.74	651.35	657.11	Partial Flow

STORM DRAIN LINE SD-2 WAS DESIGNED TO HANDLE THE CAPACITY OF THE PEAK STORM RUNOFF ENTERING THE SYSTEM FROM THE OAKLEIGH SUBDIVISION OFF-SITE DETENTION. 25.92CFS WILL BE RELEASED IN THE 100-YR STORM EVENT CONDITION AT APPROXIMATELY 60 MIN. INTO THE 100-YR STORM EVENT.
RECORD SHEETS C-14 & C-15 FROM THE OAKLEIGH SUBDIVISION PLAN SET WAS REFERENCED TO DETERMINE THIS VALUE.

THE PEAK STORM RUNOFF FOR "PRESTON MANOR" WILL OCCUR AT 22.85 MINUTES
THE POND RUNOFF AT THE PEAK STORM RUNOFF FOR "PRESTON MANOR" IS 8.98 CFS.

FROM OAKLEIGH SUBDIVISION RECORD DWGS				
TABLE 1.1 - POST-PROJECT RESULTS SUMMARY TABLE				
Storm Event	Qin, Max (cfs)	Qout, Max (cfs)	Qout, Allowable (cfs)	WSELmax (ft)	Vmax (ac-ft)
Normal Pool	---	---	---	657.34	2.99
2-YR	29.88	7.36	8.81	658.7	0.79
5-YR	38	8.37	12.5	659.06	1.00
10-YR	43.37	8.85	15.17	659.25	1.11
25-YR	51.02	10.77	19.09	659.53	1.27
50-YR	57.02	16.76	22.2	659.74	1.39
100-YR	63.53	25.92	25.99	659.96	1.52

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

FROM OAKLEIGH SUBDIVISION RECORD DWGS			
TABLE 1.2 - DETENTION VOLUME			
Storm	Inflow	Outflow	Storage ft^3
10	52182	24872	27310
15	67534	28771	38763
20	79541	32669	46871
30	97580	40466	57114
40	110903	48263	62639
50	121426	56060	65366
60	130114	63857	66257
70	137513	71654	65859
80	143961	79451	64509

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

STORM DRAIN SD-2 ASSUMPTIONS:
THE CRITICAL INLET TIME FOR LINE SD-2 IS 22.90 MIN. THIS IS BASED ON THE TIME OF CONCENTRATION FOR THE DOWNSTREAM SD LINE SD-1 AT STA 2+80.4 MH JUNCTION + (PLUS) THE TRAVEL TIME FROM THE MH JUNCTION UPSTREAM TO THE 4' DROP INLET.

THE OFF-SITE OAKLEIGH SUBDIVISION RECORD DWGS WAS REFERENCE TO DETERMINE THE Q BEING RELEASED FROM THE DETENTION POND AT THIS TIME. FROM TABLE 1.2 THE STORAGE VOLUME IS 50,118.03 FT^3 AT THE 22.90 MIN. TC. AT THIS STORAGE VOLUME FROM TABLE 1.1 WE CAN CALCULATE THE WSEL TO BE 659.31' WHICH IS ABOVE THE ORIFICE AND BELOW THE WEIR. MEANING THAT THE Q RELEASED IS UNDER ORIFICE ONLY CONDITIONS.
THE ORIFICE EQUATION USED TO DETERMINE THE RUNOFF IS UNDER THE SAME ASSUMPTIONS AS THE OAKLEIGH SUBDIVISION RECORDS. BELOW ARE THE CALCULATIONS. 8.98CFS IS ENTERING STORM DRAIN LINE SD-2 AT THE CRITICAL TIME OF CONCENTRATION FOR THE PRESTON MANOR ADDN. SYSTEM.

Orifice Equation=c*A*Sqrt(2*g*h)		
c=	0.6	
A=	1.375	SF
g=	32.2	ft/sec^2
h=	WSEL-Centroid=WSEL-657.47	
Weir Equation=	8.98	cfs

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INLET & HYDRAULIC CALCULATIONS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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

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

N

0 40 80 120

GRAPHIC SCALE IN FEET

LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- 8"W EXISTING WATER LINE
- 8"W 8"W EXISTING GATE VALVE
- 8"W 8"W EXISTING FIRE HYDRANT
- PROPOSED SAN. SEWER LINE
- PROPOSED SAN. SEWER MANHOLE
- PROPOSED STORM SEWER LINE
- 8"SS EXISTING SAN. SEWER LINE
- 8"SS 8"SS EXISTING SAN. SEWER MANHOLE

DALLAS AREA RAPID TRANSIT
(FORMERLY ST. LOUIS AND SOUTHWESTERN RAILROAD)
VOL. 10146, PG. 640 P.R.T.C.T.

REMAINDER OF 4.637 ACRES
TEXAS UTILITIES ELECTRIC COMPANY
VOL. 9693, PG. 2394
P.R.T.C.T.

LOT 9
24,170 SQ. FT.

LOT 9
20,101 SQ. FT.

LOT 7
23,505 SQ. FT.

LOT 8
20,112 SQ. FT.

LOT 10
21,206 SQ. FT.

LOT 11
20,032 SQ. FT.

PRESTON COURT

PROP 8" WL

LAILA COURT

77 SY OF PROPOSED 12" THICK ROCK RIP RAP AND 6" BEDDING

2'-0"

40.8'

61.2'

PROP 20' DRAINAGE & UTIL. ESMT.

STA. 1+18.63, SD-1
CONST. HORZ. 45° BEND
N: 7011584.16
E: 2378103.67

PROP 5'X3' "SD-1"

STA. 1+67.23, SD-1
CONST. 15' CURB INLET B3
N: 7011556.12
E: 2378143.36

STA. -0+00.00, SD-1
CONST. STD. 5'X3' BOX CULVERT
HEADWALL PER TxDOT STD. FW-0
N: 7011564.04
E: 2377986.75

PROP 4'X2' "SD-1"

PROP 8" SS

PROP 15' DRAINAGE & UTIL. ESMT.

EXISTING 15' SAN. SEWER ESMT.

BLOCK 1
RUSTIC OAKS
DOC. NO. D171020176
P.R.T.C.T.

PROP 8" SS LINE SS-1

REPAIR EX GABION MATTRESS WITH STANDARD 3'X3'X1' GABION MATTRESS AT THE PERIMETER OF THE 4' DROP INLET

EX CONC. WEIR STRUCTURE DETENTION POND OUTFALL

EXISTING DRAINAGE EASEMENT

EXIST. OFF-SITE DETENTION POND OAKLEIGH SUBDIVISION

COMMON AREA 5,

LOT 7

LOT 5

LOT 6

LOT 7

STA. 0+38.66, SD-3
END HORZ. CURVE
N: 7011521.40
E: 2378272.59

STA. 0+28.32, SD-3
BEGIN HORZ. CURVE
N: 7011515.88
E: 2378263.85

Δ=5°55'24"
R=100.00'
T=5.17'
L=10.34'

PROP 24" "SD-2"

STA. 4+25.54 SD-1=
STA. 0+00.00 SD-4
CONST. HORZ. 60° WYE
N:7011516.47
E:2378384.04

STA. 1+62.46, SD-3
PROPOSED SD WALL OPENING
N: 7011592.82
E: 2378373.71

STA. 4+63.91, SD-1
CONST. 10' CURB INLET B1
N: 7011532.77
E: 2378413.43

Δ=16°22'15"
R=400.00'
T=57.54'
L=114.29'

PROP 24" "SD-1"

PROP 21" "SD-4"

STA. 3+30.51, SD-1
PRC
N: 7011502.48
E: 2378290.27

STA. 4+44.80, SD-1
CONST. HORZ. 60° BEND
N: 7011516.57
E: 2378403.30

STA. 0+19.16, SD-4
CONST. 10' CURB INLET B2
N: 7011500.10
E: 2378394.02

10' U.E. TYP.

ROW LINE TYP.

Δ=33°08'24"
R=100.00'
T=29.75'
L=57.84'

STA. 2+34.07, SD-1
BEGIN HORZ. CURVE
N: 7011517.56
E: 2378197.96

STA. 0+25.28, SD-2
BEGIN HORZ. CURVE
N: 7011475.46
E: 2378236.31

STA. 0+40.99, SD-2
END HORZ. CURVE
N: 7011459.84
E: 2378234.89

PROP 24" "SD-3"

LOT 6
20,586 SQ. FT.

STA. 2+80.43 SD-1=
STA. 0+00.00 SD-2 =
STA. 0+00.00 SD-3
CONST. 5 SIDED JUNCTION BOX
PER STD. DETAIL D413
N:7011500.39
E:2378240.57

Δ=9°00'03"
R=100.00'
T=7.87'
L=15.71'

Δ=17°23'02"
R=100.00'
T=15.29'
L=30.34'

STA. 3+00.17, SD-1
BEGIN HORZ. CURVE
N: 7011499.01
E: 2378260.25

PROP 15' DRAINAGE & UTIL. ESMT.

STA. 2+91.91, SD-1
END HORZ. CURVE
N: 7011499.31
E: 2378252.00

STA. 1+66.14, SD-2
CONST. 4' DROP INLET B4
N: 7011334.69
E: 2378233.38

LOT 4
20,049 SQ. FT.

LOT 3
20,049 SQ. FT.

LOT 2
20,017 SQ. FT.

LOT 1
20,010 SQ. FT.

1+00 2+00 3+00 4+00

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OVERALL
STORM DRAIN
PLAN

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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OSAMA F. NASHED
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PE #
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A.N.A. PROJECT NO.:
19-0200

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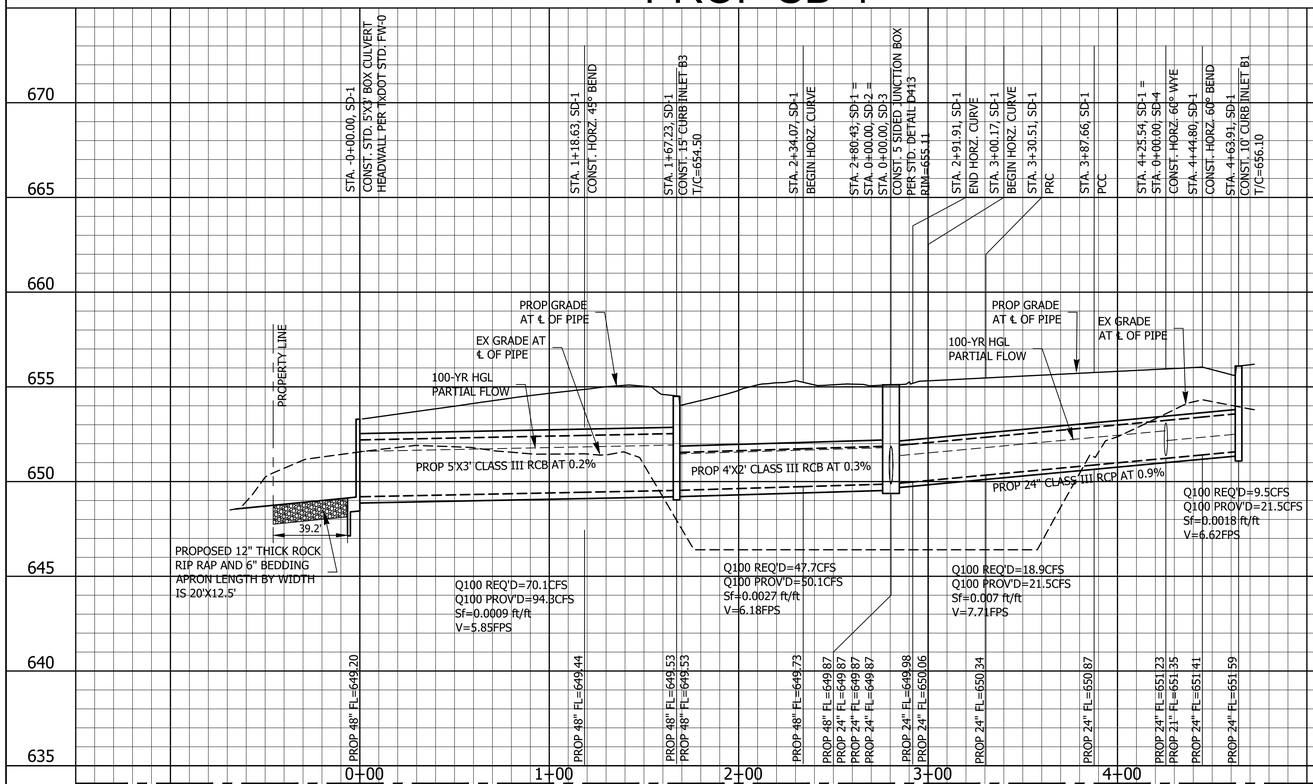
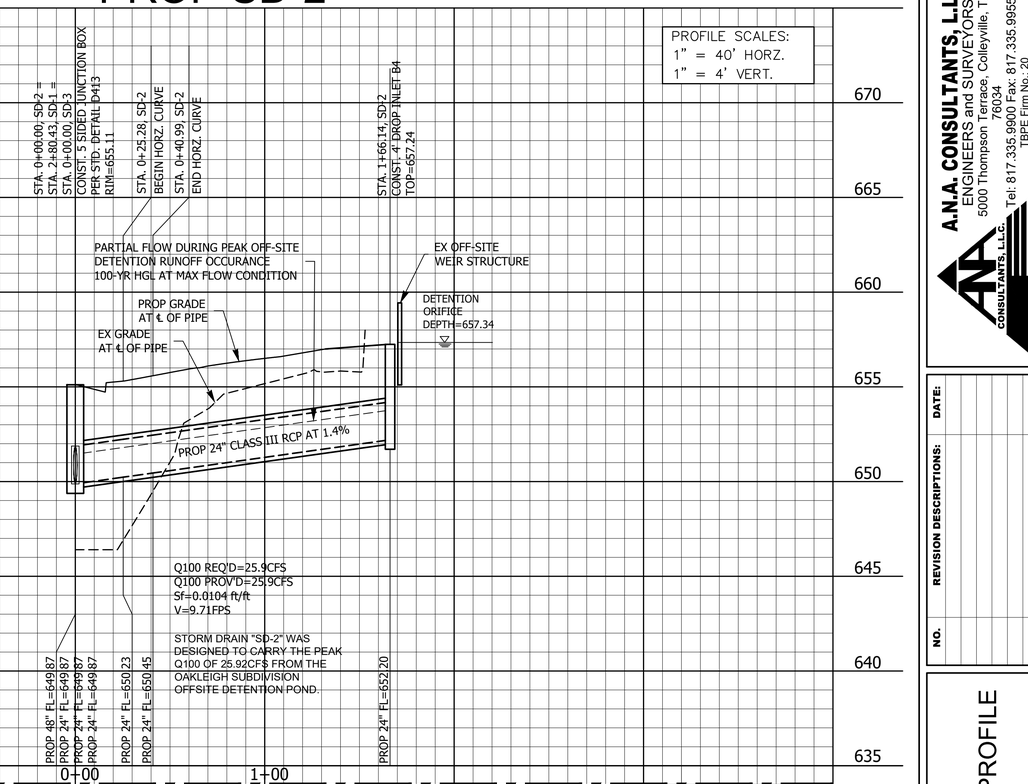
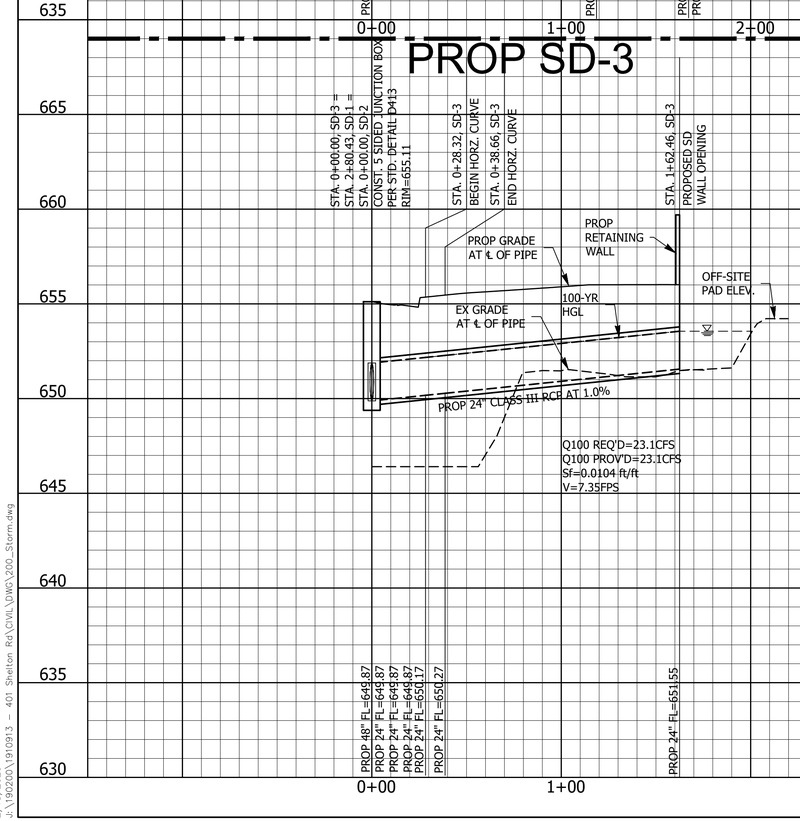
PROP SD-1



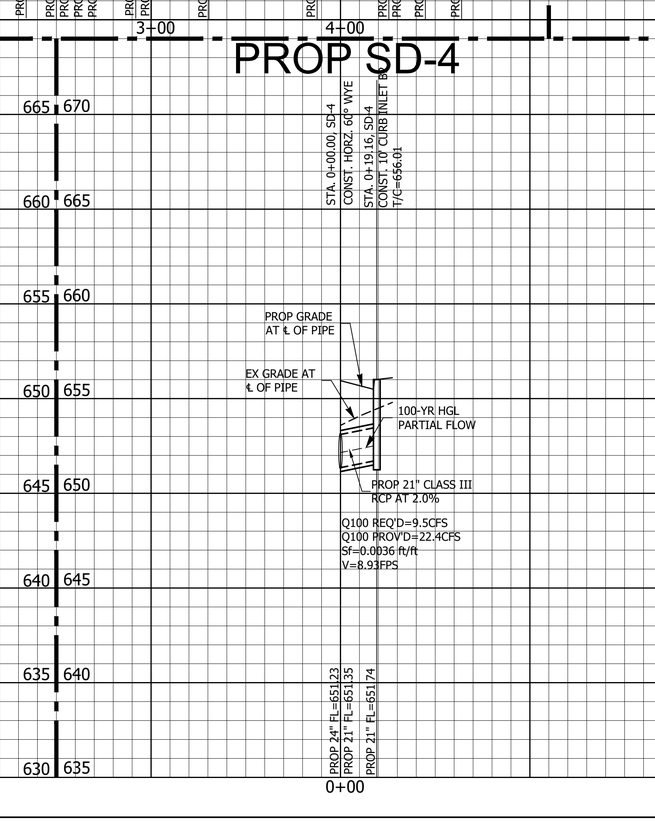
PROP SD-2



PROP SD-3



PROP SD-4



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STORM DRAIN PROFILE

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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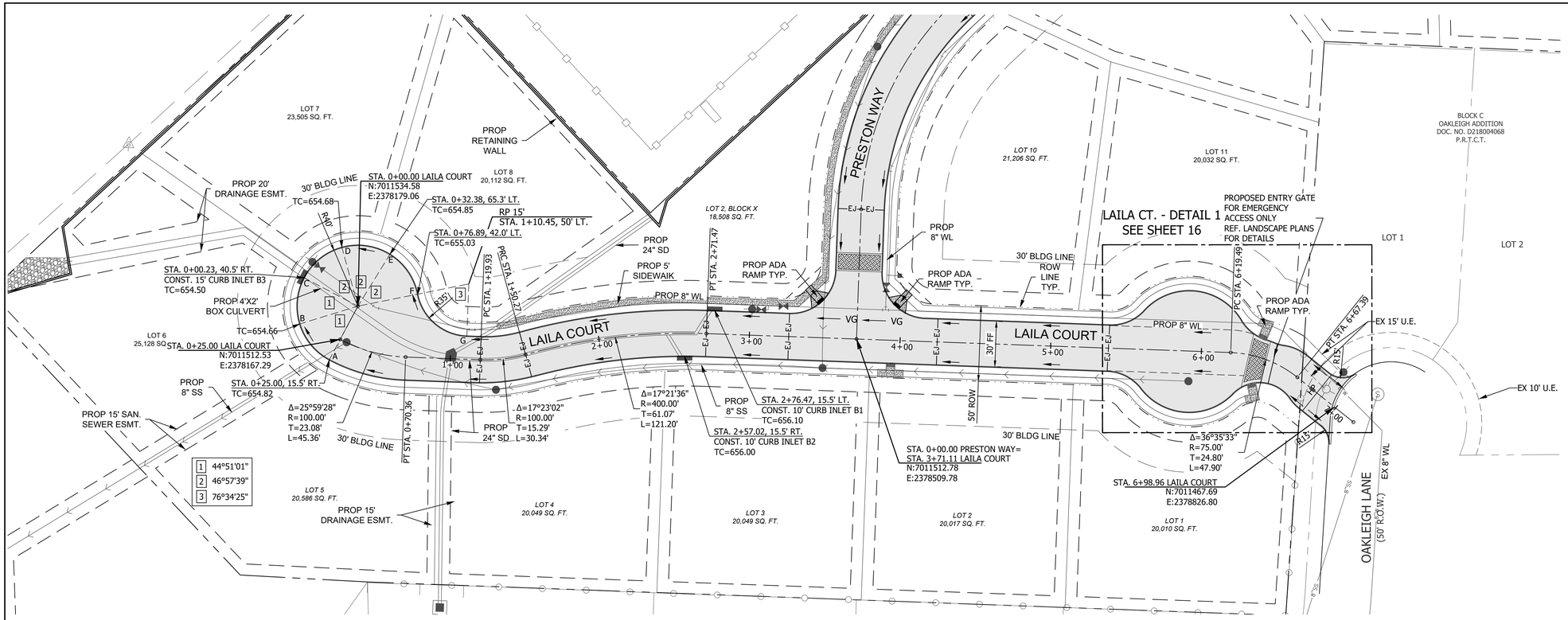

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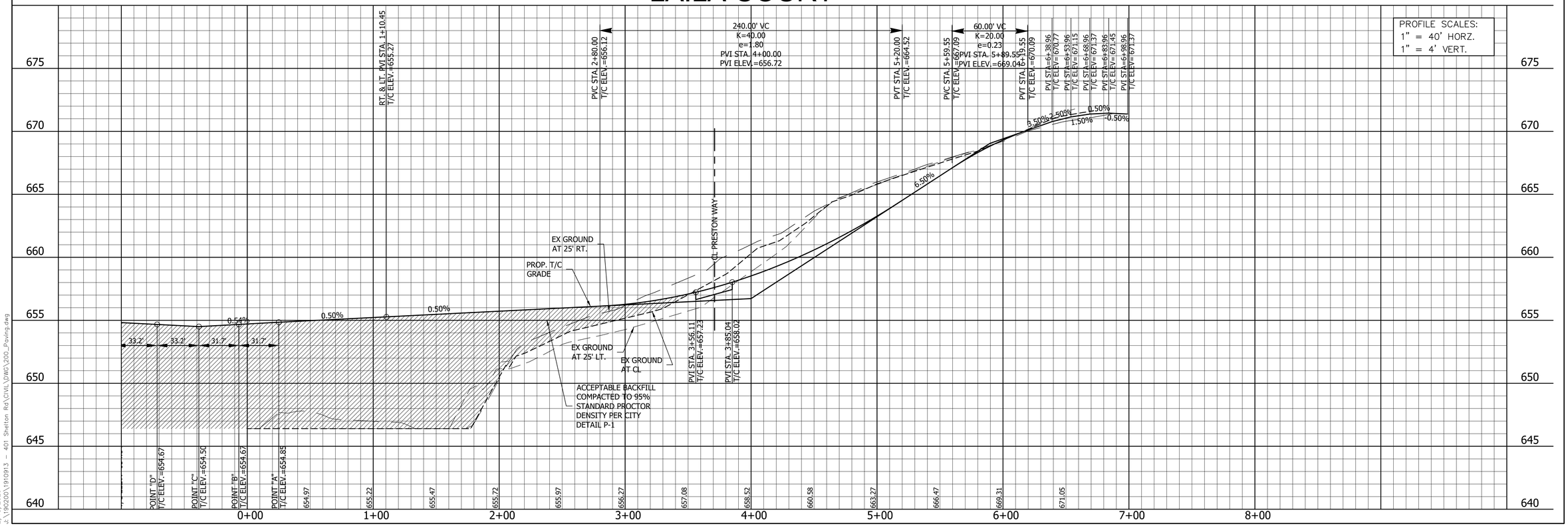

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TBPE Firm No.: 20
TBPLS Firm No.: 10080800
ENGINEERS ↑ SURVEYORS

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PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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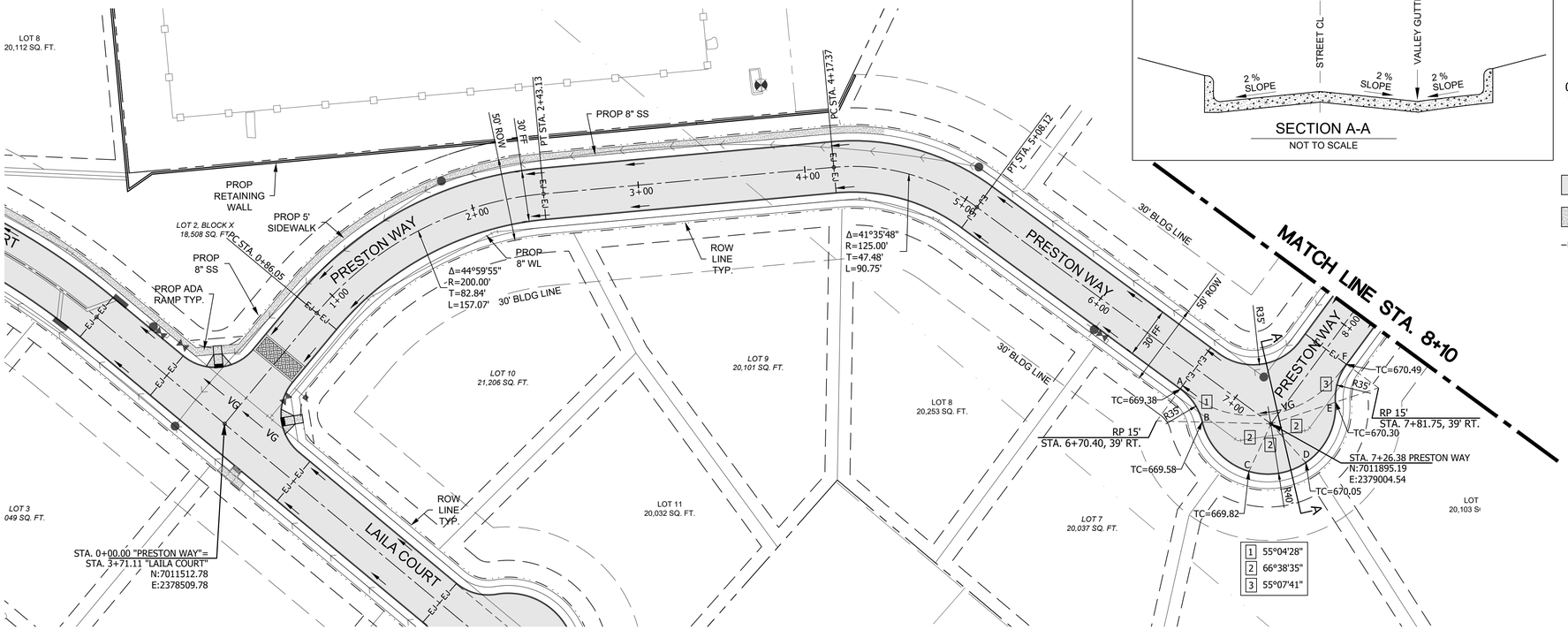
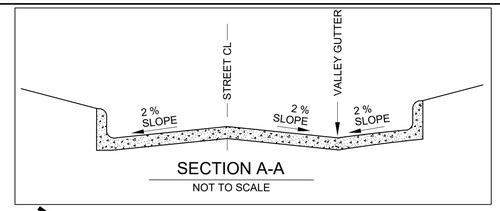


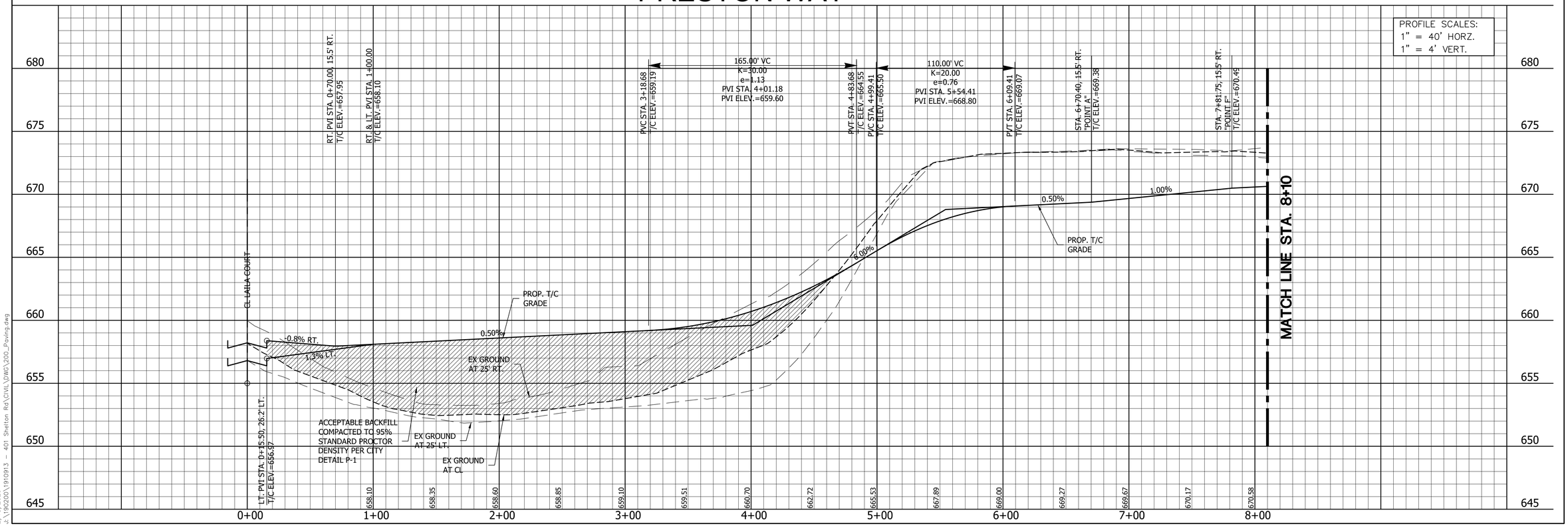


LEGEND

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

NOTE:
ALL INTERNAL SIDEWALK WILL BE CONSTRUCTED BY HOMEBUILDER.

PRESTON WAY



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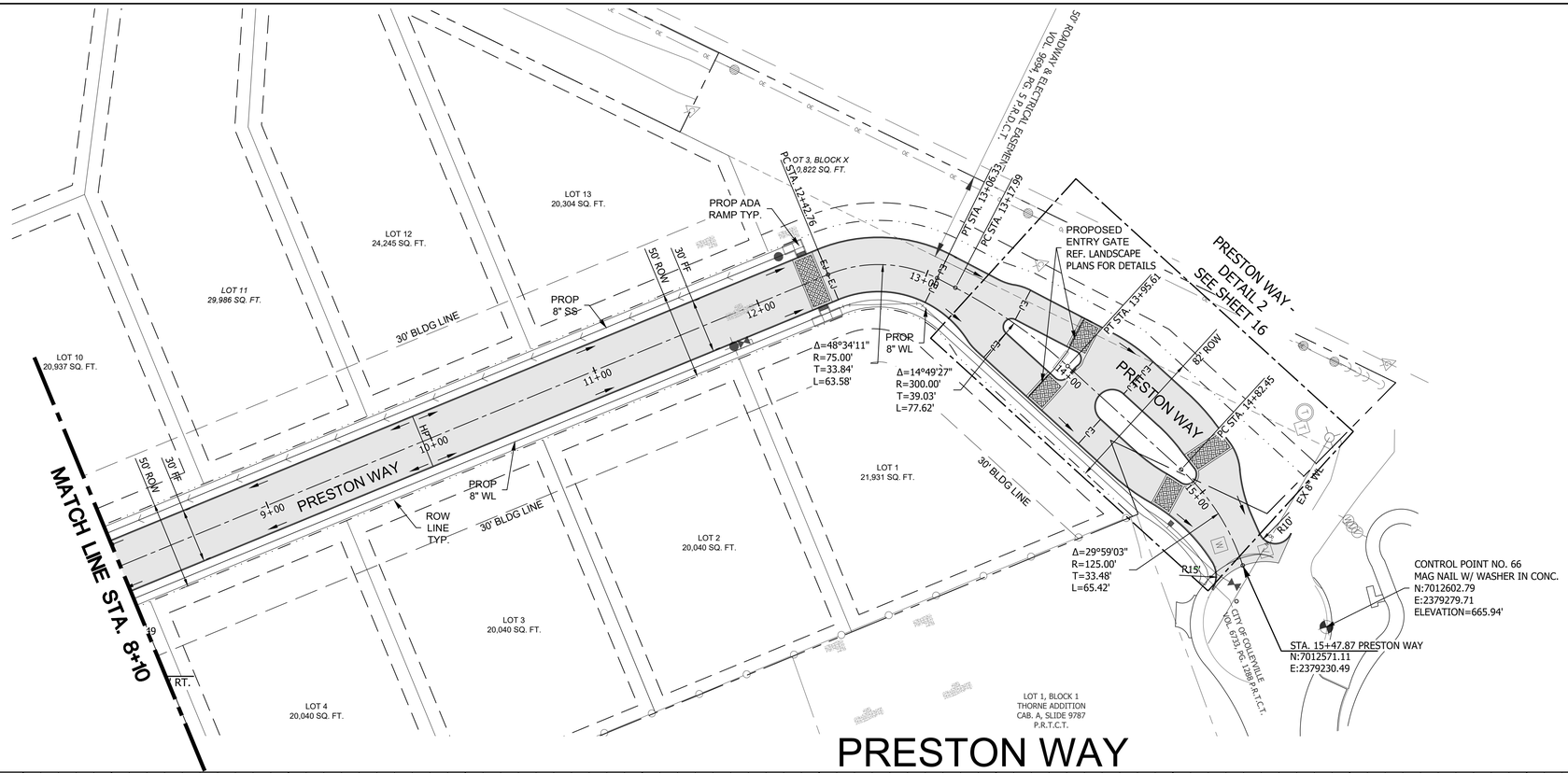

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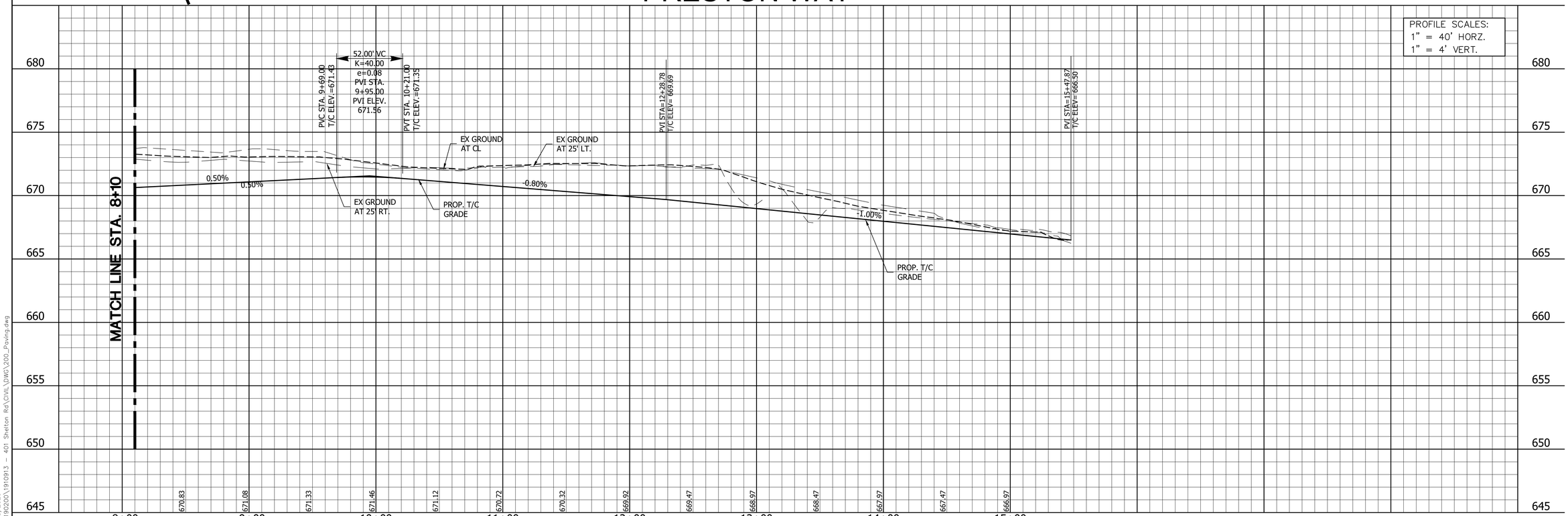

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GRAPHIC SCALE IN FEET

LEGEND

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

NOTE:
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PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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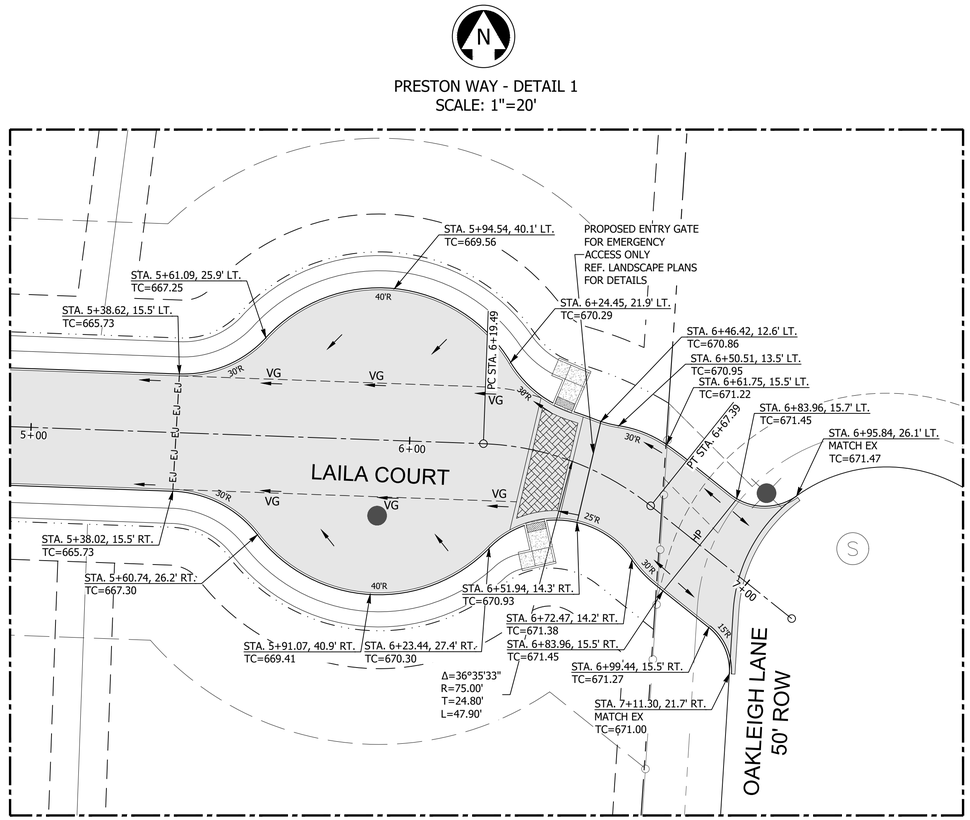

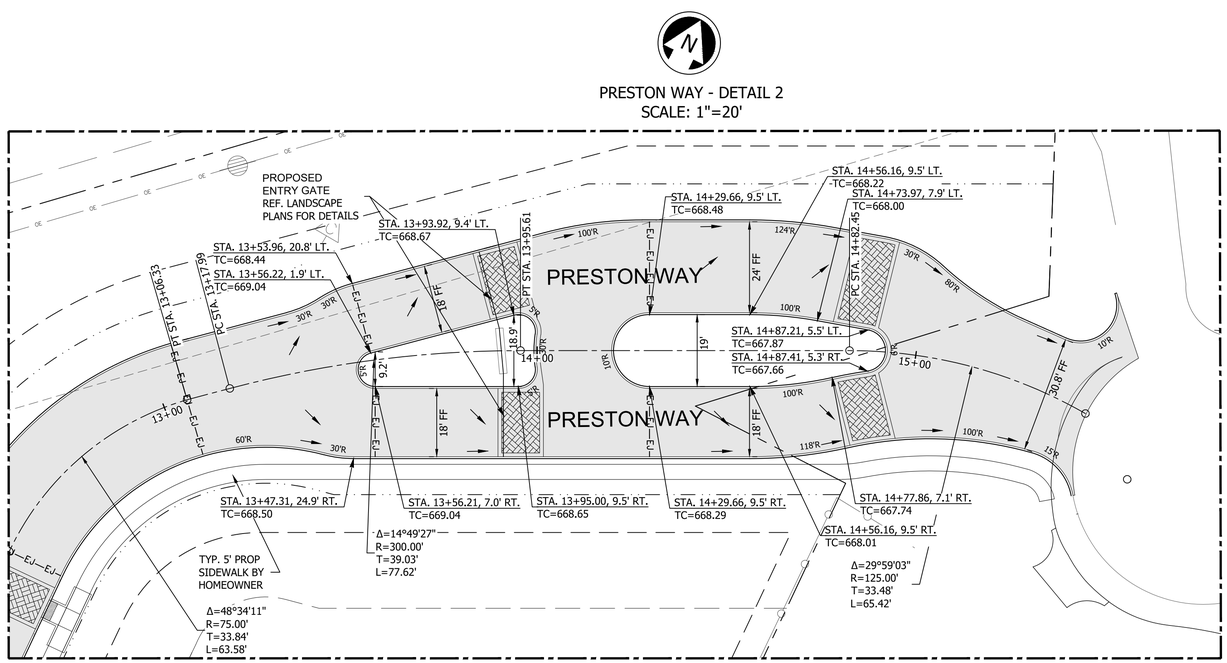

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GRAPHIC SCALE IN FEET

LEGEND

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

NOTE:
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PAVING MEDIAN DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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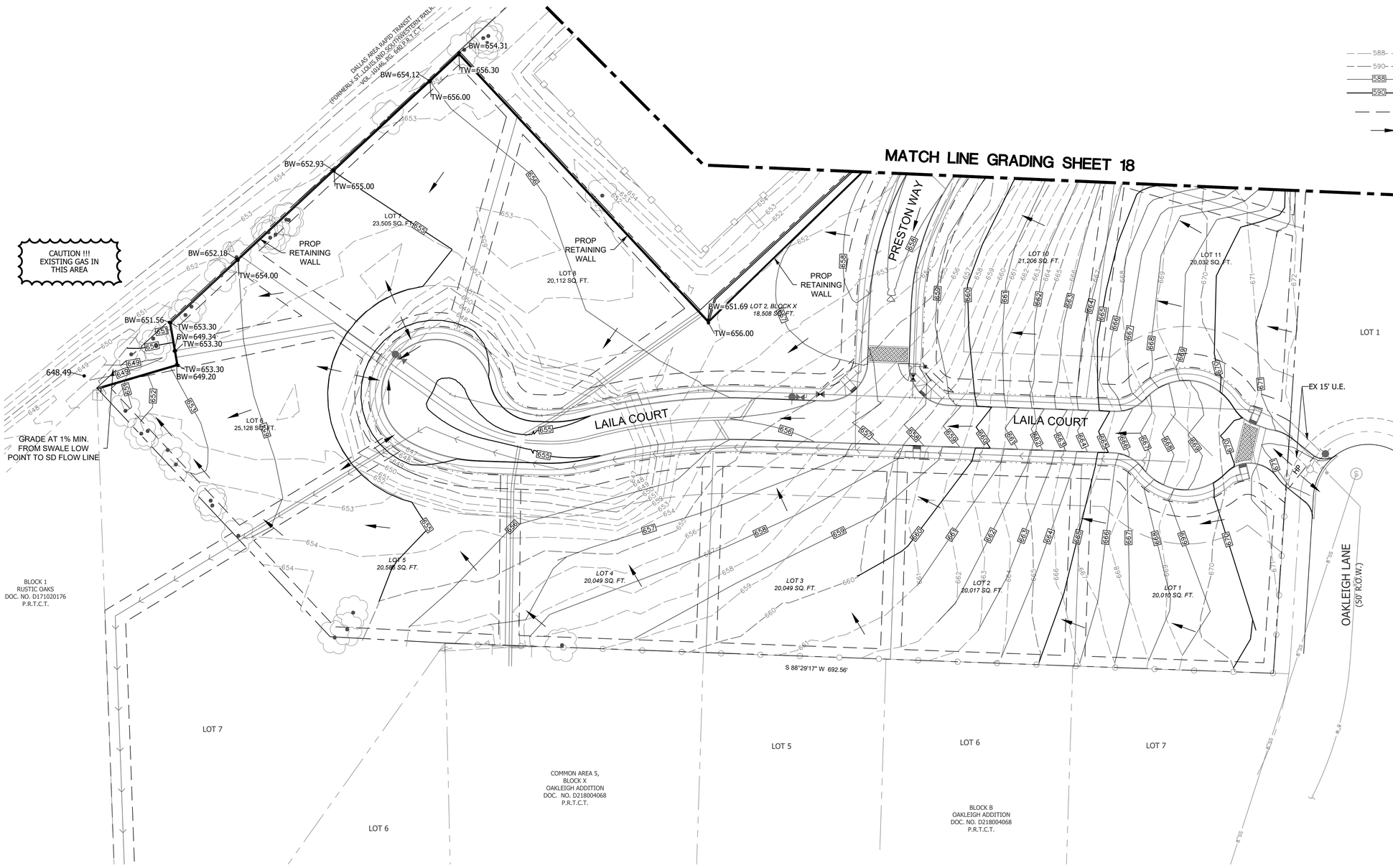

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GRADING PLAN 1 OF 3

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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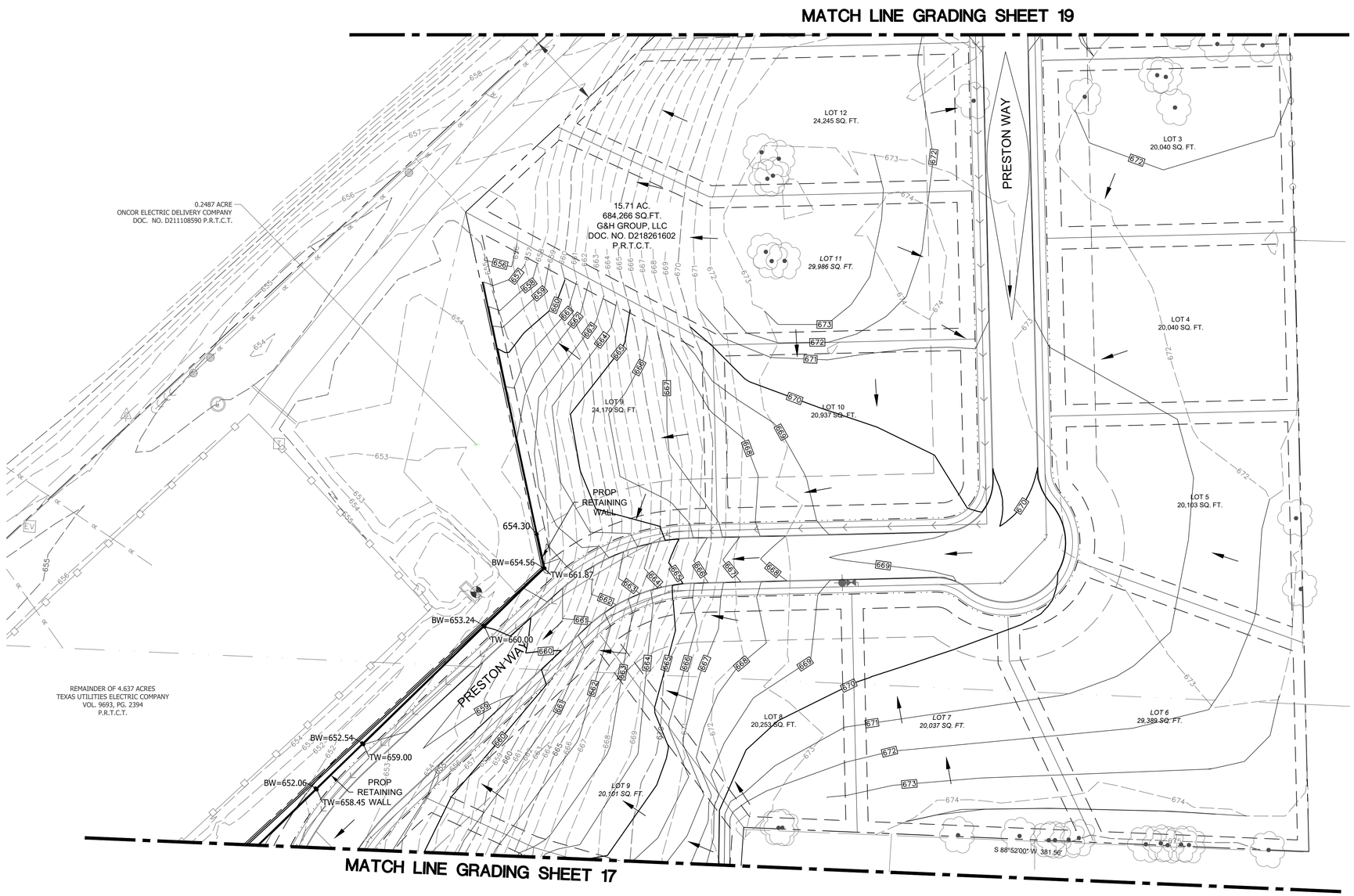

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GRAPHIC SCALE IN FEET

LEGEND

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

CAUTION !!! EXISTING OVERHEAD ELECTRIC IN THIS AREA

CAUTION !!! EXISTING GAS IN THIS AREA

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

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GRADING PLAN 2 OF 3

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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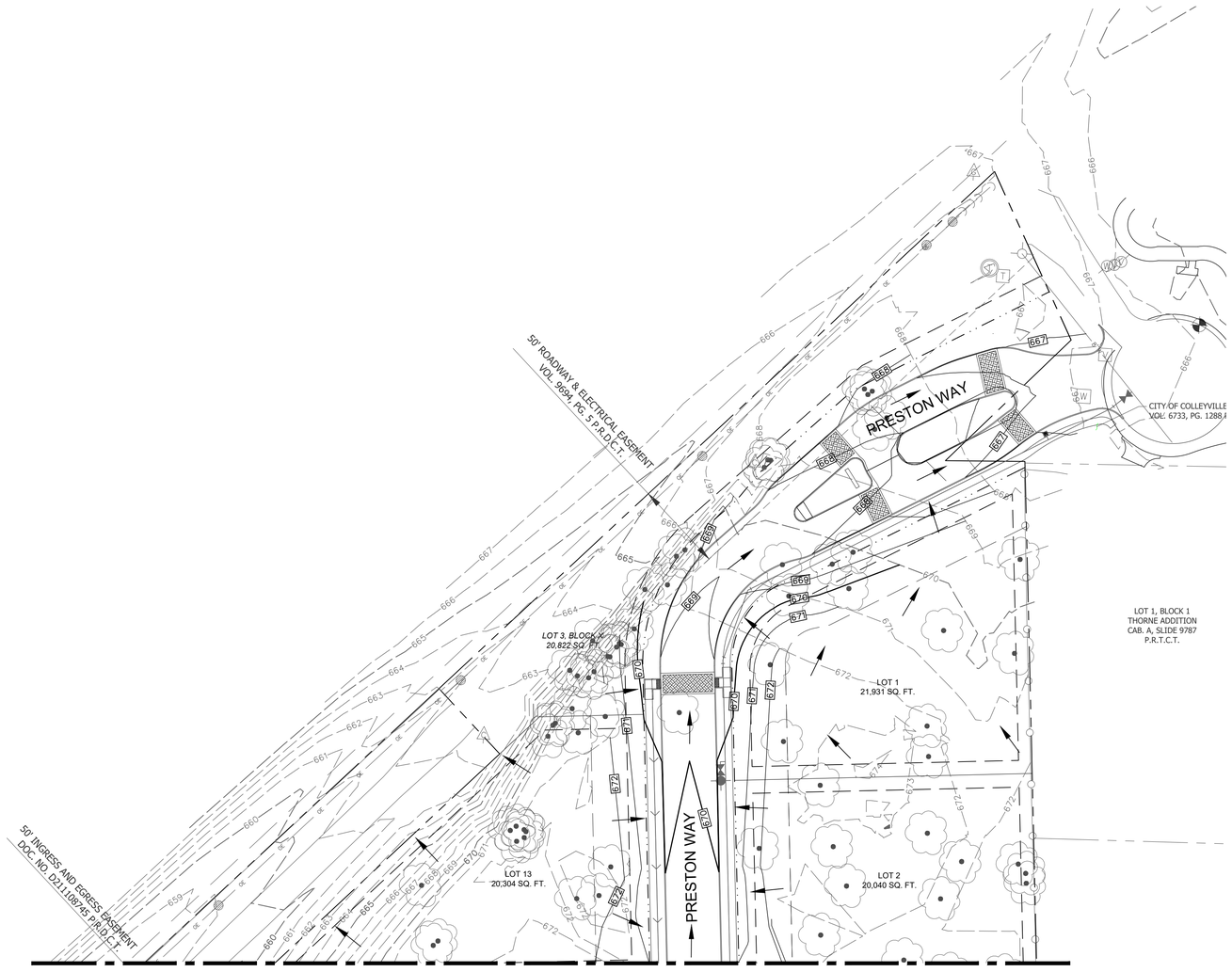
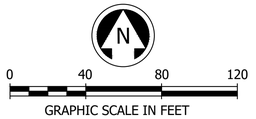


MATCH LINE GRADING SHEET 18



GRAPHIC SCALE IN FEET

LEGEND

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

CAUTION !!!
EXISTING OVERHEAD ELECTRIC IN THIS AREA

CAUTION !!!
EXISTING GAS IN THIS AREA

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

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GRADING PLAN 3 OF 3

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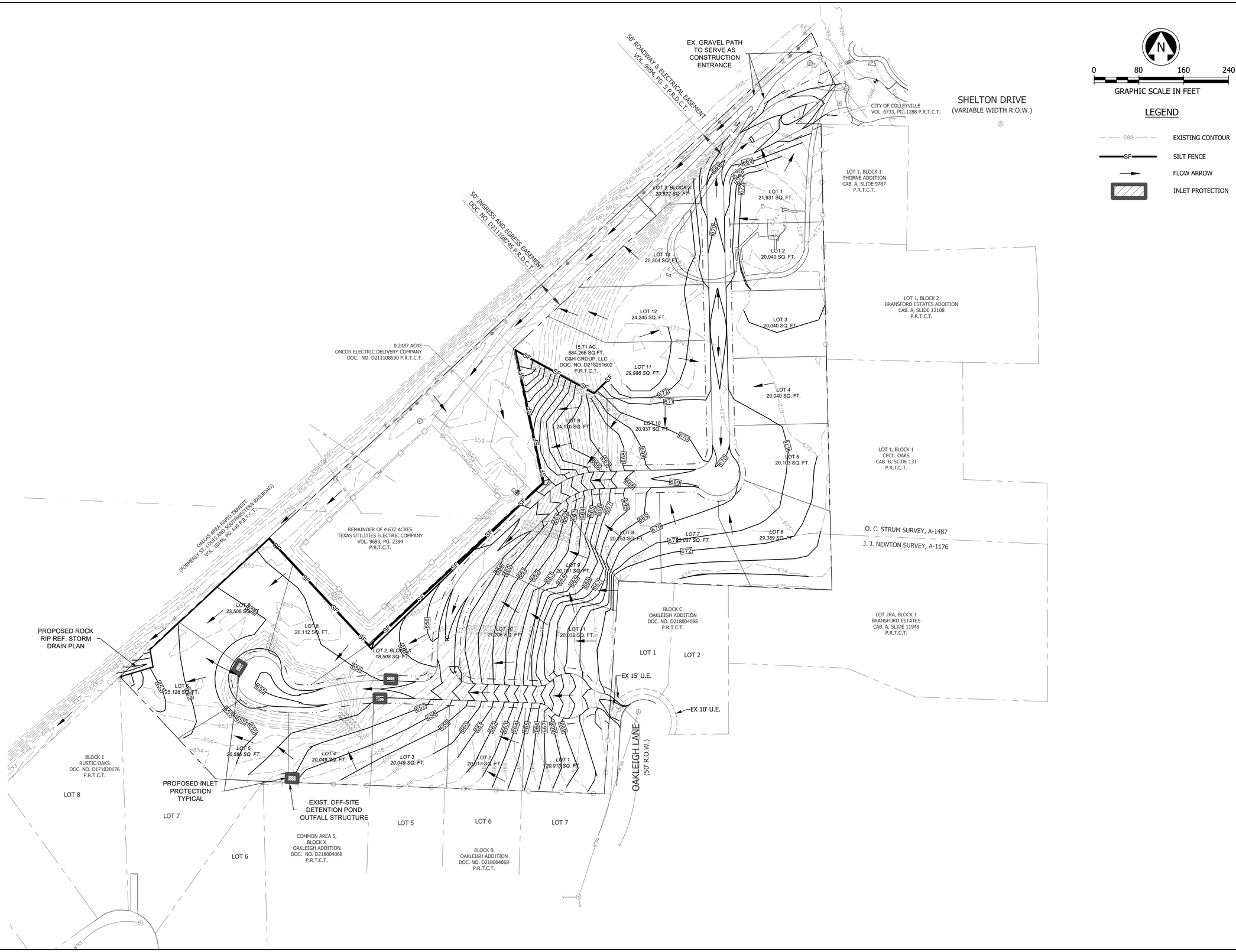

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EROSION CONTROL PLAN

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
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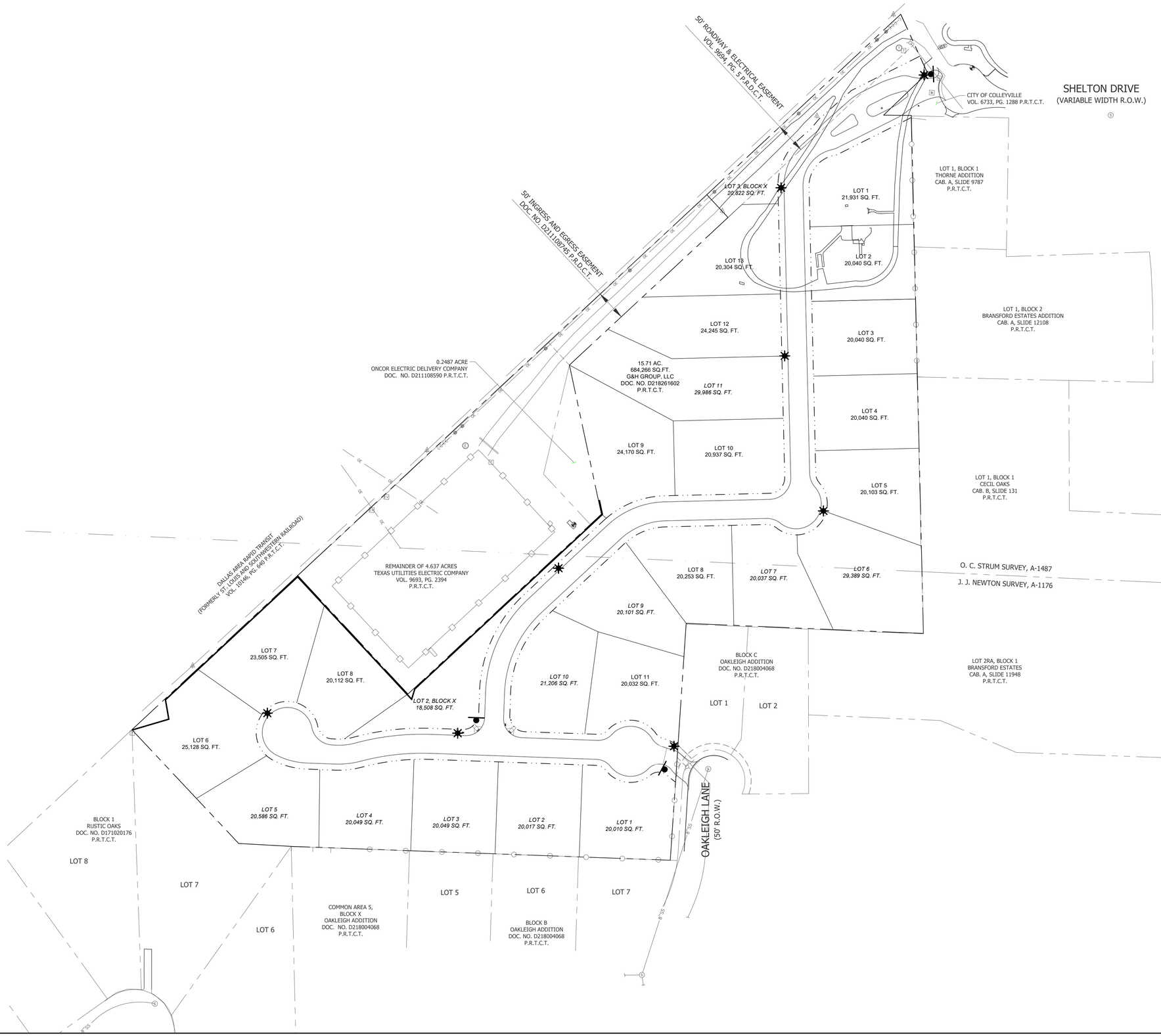

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GRAPHIC SCALE IN FEET

LEGEND

588 — EXISTING CONTOUR

PROPOSED STREET SIGN / STOP SIGN

PROPOSED STREET LIGHTS

STREET SIGN & STREET LIGHT GENERAL NOTES

1. ALL SIGNS SHALL BE LOCATED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. STREET SIGNS SHALL BE FURNISHED AND INSTALLED BY THE DEVELOPER FOR ALL INTERSECTIONS WITHIN OR ABUTTING THE SUBDIVISION.
2. ALL SIGNS SHALL CONFORM TO THE STANDARDS AS SET FORTH IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL ROAD IDENTIFICATION SIGNS ARE TO HAVE A BLUE BACKGROUND WITH WHITE REFLECTIVE LETTERING.
3. STREET LIGHTS SHALL BE INSTALLED AT ALL INTERSECTIONS, AT THE END OF ALL CUL-DE-SAC STREETS, AND AT INTERVALS OF NOT MORE THAN THREE HUNDRED (300) FEET

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OVERALL STREET LIGHT AND SIGN PLAN

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
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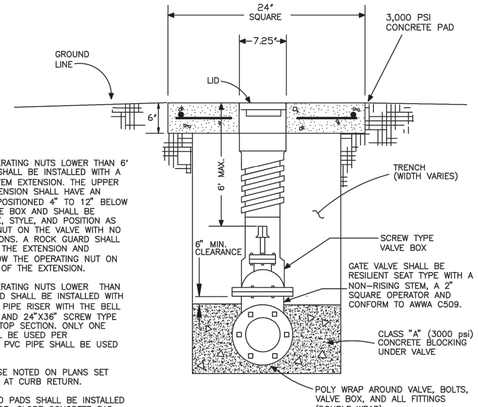
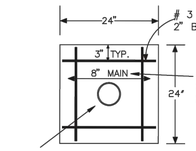


ELEVATION
NOT TO SCALE

NOTES

1. VALVES WITH OPERATING NUTS LOWER THAN 6' BELOW GROUND SHALL BE INSTALLED WITH A 1-1/4" SOLID STEM EXTENSION. THE UPPER END OF THE EXTENSION SHALL HAVE AN OPERATING NUT POSITIONED 4" TO 12" BELOW THE LID OF VALVE BOX AND SHALL BE IDENTICAL IN SIZE, STYLE, AND POSITION AS THE OPERATING NUT ON THE VALVE WITH NO CLIP ON EXTENSIONS. A ROCK GUARD SHALL BE ATTACHED TO THE EXTENSION AND LOCATED 2" BELOW THE OPERATING NUT ON THE UPPER END OF THE EXTENSION.
2. VALVES WITH OPERATING NUTS LOWER THAN 6' BELOW GROUND SHALL BE INSTALLED WITH 6" DUCTILE IRON PIPE RISER WITH THE BELL OVER THE VALVE AND 24"X36" SCREW TYPE VALVE BOX FOR TOP SECTION. ONLY ONE VALVE BOX SHALL BE USED PER INSTALLATION. NO PVC PIPE SHALL BE USED FOR THE RISER.
3. UNLESS OTHERWISE NOTED ON PLANS SET VALVES AND BOX AT CURB RETURN.
4. VALVE BOXES AND PADS SHALL BE INSTALLED AT FINISHED GRADE. SLOPE CONCRETE PAD SURFACED SLIGHTLY AWAY FROM LID.
5. ALL VALVES SHALL BE RESTRAINED BY AN APPROVED THRUST RESTRAINT DEVICE. RESTRAIN VALVE TO NEAREST FITTING WHERE APPLICABLE.
6. VALVE BOXES SHALL BE E.J.I.W. 6850, TYLER PIPE, OR APPROVED EQUIVALENT.
7. ETCH OR IMPRESS CURB WITH "V" (INDICATING DIRECTION OF VALVE LOCATION) AND FOOTAGE TO VALVE BOX. NUMBERS AND SYMBOL SHALL BE 4" IN HEIGHT AND MUST BE NEAT AND LEGIBLE.
8. VALVE BOXES SHALL INCLUDE 2'X2'X6" THICK CONCRETE PAD WITH COVER IN CENTER OF PAD.
9. ALL VALVES SHALL BE SET ON CONCRETE BLOCK FOOTING SUPPORT PRIOR TO POURING CONCRETE BLOCKING.
10. ALL GATE VALVES SHALL BE MUELLER, OR APPROVED EQUAL.
11. ALL VALVES SHALL OPEN LEFT.
12. THIS DETAIL APPLIES TO 6" THRU 12" GATE VALVES



PLAN
CONCRETE PAD
N.T.S.

REVISIONS
REVISIONS

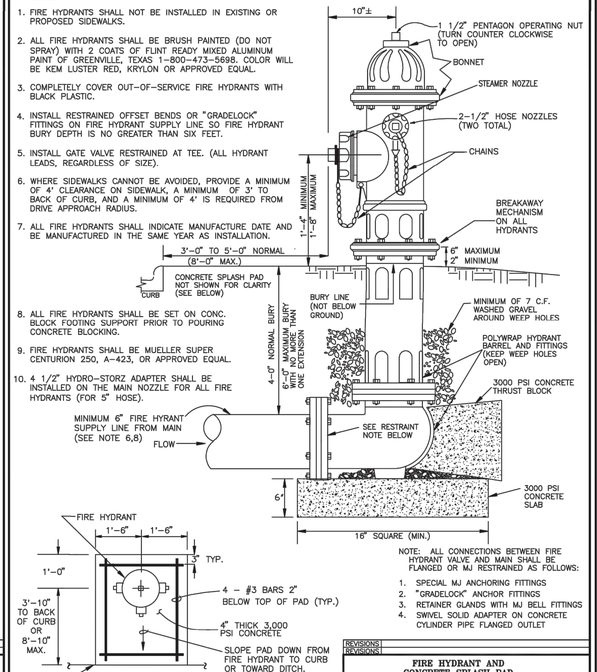
VALVE DETAIL WITH BOX AND CONCRETE PAD

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-1

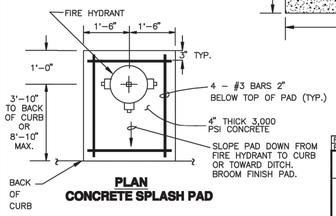
NOTES

1. FIRE HYDRANTS SHALL NOT BE INSTALLED IN EXISTING OR PROPOSED SIDEWALKS.
2. ALL FIRE HYDRANTS SHALL BE BRUSH PAINTED (DO NOT SPRAY) WITH 2 COATS OF FLINT READY MIXED ALUMINUM PAINT OF GREENVILLE, TEXAS 1-800-473-5698. COLOR WILL BE KEM LUSTER RED, KRYLON OR APPROVED EQUAL.
3. COMPLETELY COVER OUT-OF-SERVICE FIRE HYDRANTS WITH BLACK PLASTIC.
4. INSTALL RESTRAINED OFFSET BENDS OR "GRADELOCK" FITTINGS ON FIRE HYDRANT SUPPLY LINE SO FIRE HYDRANT BURY DEPTH IS NO GREATER THAN SIX FEET.
5. INSTALL GATE VALVE RESTRAINED AT TEE. (ALL HYDRANT LEADS, REGARDLESS OF SIZE).
6. WHERE SIDEWALKS CANNOT BE AVOIDED, PROVIDE A MINIMUM OF 4' CLEARANCE ON SIDEWALK, A MINIMUM OF 3' TO BACK OF CURB, AND A MINIMUM OF 4' IS REQUIRED FROM DRIVE APPROACH RADIUS.
7. ALL FIRE HYDRANTS SHALL INDICATE MANUFACTURE DATE AND BE MANUFACTURED IN THE SAME YEAR AS INSTALLATION.
8. ALL FIRE HYDRANTS SHALL BE SET ON CONC. BLOCK FOOTING SUPPORT PRIOR TO POURING CONCRETE BLOCKING.
9. FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250, A-423, OR APPROVED EQUAL.
10. 4 1/2" HYDRO-STORZ ADAPTER SHALL BE INSTALLED ON THE MAIN NOZZLE FOR ALL FIRE HYDRANTS (FOR 5" HOSE).



NOTE: ALL CONNECTIONS BETWEEN FIRE HYDRANT VALVE AND MAIN SHALL BE FLANGED OR MJ RESTRAINED AS FOLLOWS:

1. SPECIAL MJ ANCHORING FITTINGS
2. "GRADELOCK" ANCHOR FITTINGS
3. RETAINER GLANDS WITH MJ BELL FITTINGS
4. SWIVEL SOLID ADAPTER ON CONCRETE CYLINDER PIPE FLANGED OUTLET



PLAN
CONCRETE SPLASH PAD

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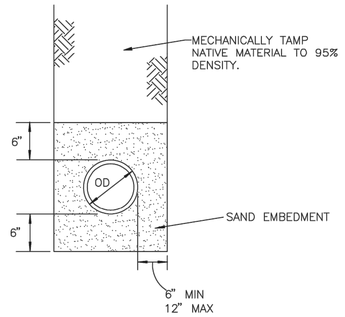
FIRE HYDRANT AND CONCRETE SPLASH PAD

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-2



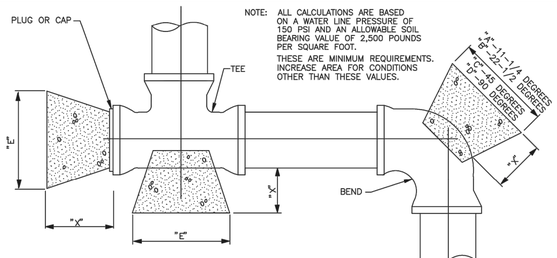
CLASS "C" EMBEDMENT
TYPICAL WATER MAIN

REVISIONS
REVISIONS

CLASS 'C' WATER EMBEDMENT

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-4



NOTE: ALL CALCULATIONS ARE BASED ON A WATER LINE PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT.

THESE ARE MINIMUM REQUIREMENTS. INCREASE AREA FOR CONDITIONS OTHER THAN THESE VALUES.

HORIZONTAL BLOCKING TABLE

PIPE SIZE	"X" DIM. IN. FT.	11-1/4 DEGREES "A"	11-1/4 DEGREES MIN. AREA	22-1/2 DEGREES "B"	22-1/2 DEGREES MIN. AREA	45 DEGREES "C"	45 DEGREES MIN. AREA	90 DEGREES "D"	90 DEGREES MIN. AREA	TEE & PLUG "E"	TEE & PLUG MIN. AREA
4"	1.5	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.06	1.00	1.00
6"	1.5	1.00	1.00	1.00	1.00	1.14	1.30	1.55	2.40	1.30	1.70
8"	1.5	1.00	1.00	1.08	1.18	1.52	2.31	2.07	4.27	1.74	3.02
10"	1.5	1.00	1.00	1.35	1.84	1.90	3.61	2.58	6.66	2.17	4.71
12"	1.5	1.00	1.33	1.63	2.65	1.86	5.19	3.10	9.60	2.61	6.79
14"	1.5	1.03	1.81	1.90	3.60	2.66	7.07	3.61	13.06	3.04	9.24
16"	2.0	1.18	2.36	2.17	4.71	3.04	9.23	4.13	17.06	3.47	12.06
18"	2.0	1.33	2.99	2.44	5.96	3.42	11.69	4.65	21.59	3.91	15.27
20"	2.0	1.48	3.70	2.71	7.35	3.80	14.43	5.16	26.66	4.34	18.85
21"	2.0	1.55	4.07	2.85	8.11	3.99	15.91	5.42	29.39	4.56	20.78
24"	2.0	1.77	5.32	3.25	10.59	4.56	20.77	6.20	38.39	5.21	27.14
27"	2.5	1.99	6.73	3.66	13.40	5.13	26.29	6.97	48.58	5.86	34.35
30"	2.5	2.22	8.31	4.07	16.55	5.70	32.46	7.74	59.98	6.51	42.41
33"	2.5	2.44	10.06	4.47	20.02	6.27	39.28	8.52	72.57	7.16	51.31
36"	2.5	2.66	11.97	4.88	23.83	6.84	46.74	9.29	86.37	7.81	61.07
39"	3.0	2.88	14.05	5.29	27.97	7.41	54.86	10.07	101.36	8.47	71.68
42"	3.0	3.10	16.30	5.69	32.43	7.98	63.62	10.85	117.56	9.12	83.13

NOTE: CLASS "B" CONCRETE 2,000 PSI SHALL BE USED FOR ALL BLOCKING UNLESS OTHERWISE NOTED ON STANDARD DETAILS OR PLANS.

THE MINIMUM VERTICAL DIMENSION OF ALL BLOCKING SHALL BE 1.5 TIMES THE PIPE DIAMETER WITH AT LEAST 0.75 TIMES THE PIPE DIAMETER EXTENDING BOTH ABOVE AND BELOW THE PIPE CENTERLINE. THIS DIMENSION DETERMINES THE "A" DIMENSION FOR 11-1/4' BENDS.

FOR 22-1/2", 45", 90", AND TEES AND PLUGS, THE VERTICAL DIMENSION SHALL BE EQUAL TO THE HORIZONTAL DIMENSION SHOWN TO PRODUCE THE REQUIRED MINIMUM AREA.

ALL MINIMUM AREAS ARE IN SQUARE FEET.

BLOCKING TO BE AGAINST UNDISTURBED TRENCH WALLS AND BOTTOM.

AS A MINIMUM, ALL PIPE FITTINGS IN PRESSURE SITUATIONS SHALL ALSO BE RESTRAINED BY AN APPROVED THRUST RESTRAINT DEVICE.

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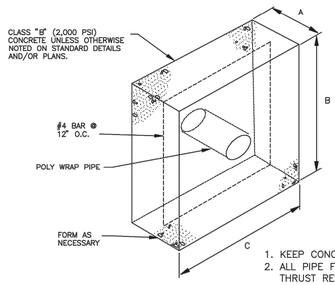
HORIZONTAL THRUST BLOCK

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-5



NOTES:

1. KEEP CONCRETE CLEAR OF PIPE JOINTS & BOLTS.
2. ALL PIPE FITTINGS BE RESTRAINED BY AN APPROVED THRUST RESTRAINT DEVICE.

BENDS		90°	45°	22-1/2°	11-1/4°
PIPE NOMINAL DIA. (in.) 6	*VOL. REQ'D. C.F.	28.27	22.61	11.33	5.65
	A FT.	1.75	1.5	1.0	0.75
	B FT.	4.0	3.88	3.36	2.75
	C FT.	4.0	3.88	3.36	2.75
8	*VOL. REQ'D. C.F.	50.27	40.21	20.11	10.05
	A FT.	2.0	1.75	1.5	1.0
	B FT.	5.0	4.8	3.66	3.2
	C FT.	5.0	4.8	3.66	3.2
10	*VOL. REQ'D. C.F.	78.54	62.83	31.41	15.71
	A FT.	2.25	2.0	1.75	1.5
	B FT.	5.9	5.6	4.25	3.25
	C FT.	5.9	5.6	4.25	3.25
12	*VOL. REQ'D. C.F.	153.94	123.15	61.57	30.79
	A FT.	4.0	3.5	2.0	1.75
	B FT.	6.2	6.0	5.54	4.2
	C FT.	6.2	6.0	5.54	4.2

*VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND CONCRETE WEIGHT OF 150 LB. PER CU. FT.

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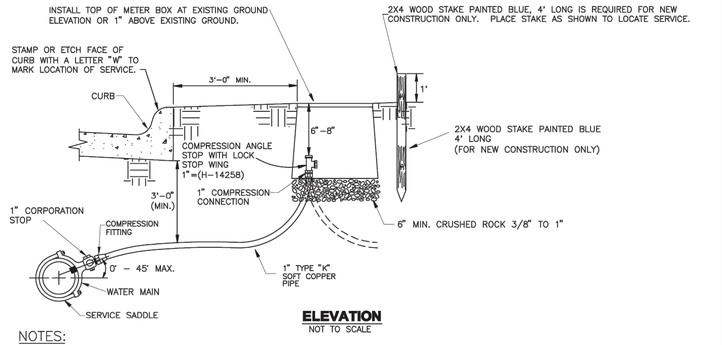
VERTICAL TIE-DOWN BLOCK

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-6



ELEVATION
NOT TO SCALE

NOTES:

1. DOUBLE STRAPPED BRONZE, STAINLESS STEEL, OR EPOXY COATED DUCTILE IRON SADDLE SHALL BE USED FOR ALL SERVICE TAPS.
2. COPPER SERVICES SHALL BE CONTINUOUS WITH NO JOINTS FROM CORP. STOP TO QUARTER BEND.
3. ALL COPPER FITTINGS SHALL BE COMPRESSION FITTINGS.
4. NO TAPS SHALL BE LESS THAN 1" MINIMUM.
5. METERS SHALL NOT BE INSTALLED IN EXISTING OR PROPOSED SIDEWALKS OR WITHIN 3' OF DRIVEWAYS OR STREETS.
6. METERS AND TAPS SHALL BE LOCATED ON SAME SIDE OF MAIN.
7. FOR NEW DEVELOPMENT, METERS SHALL BE LOCATED 1' OFF LOT LINE.
5. METER BOX SHALL BE OLDCASTLE/CARSON MODEL NO. 1118 MSBC, OR APPROVED EQUAL.

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1" WATER SERVICE FOR 1" AND 3/4" OUTLETS

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-10

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TBPE Firm No.: 20
TBPLS Firm No.: 10090800

NO.	REVISION DESCRIPTIONS:	DATE:

WATER DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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They were prepared by, or under supervision of:
OSAMA F. NASHED
Name
90373
P.E.#
2/18/2020
Date

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19-0200

SHEET No.: 22

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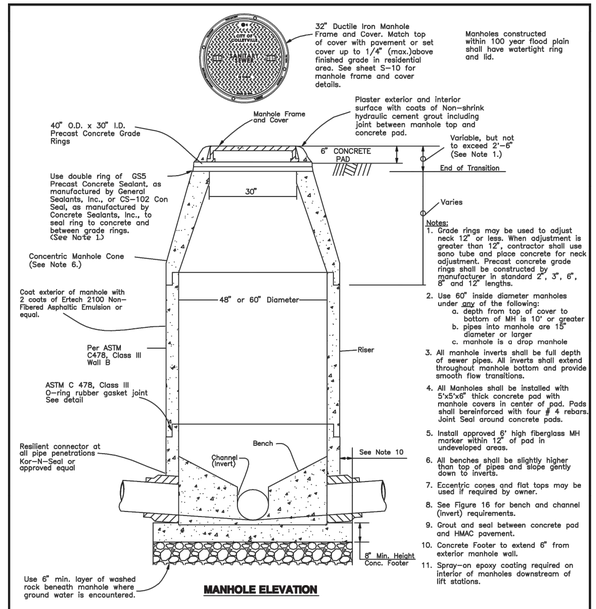

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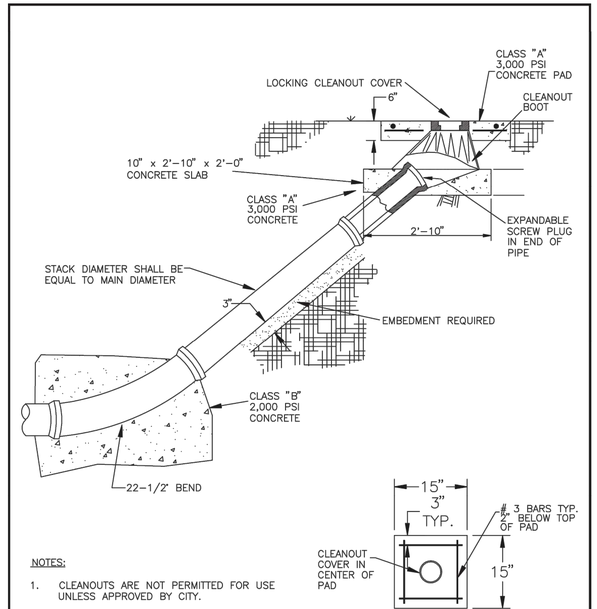
PRECAST CONCRETE SANITARY SEWER MANHOLE

CITY OF COLLEYVILLE TEXAS

DEC 2013 S-2



NOTES:

1. CLEANOUTS ARE NOT PERMITTED FOR USE UNLESS APPROVED BY CITY.
2. PROVIDE CLEANOUT PAD ON EVERY CLEANOUT.
3. THE SIZE OF THE CLEANOUT MUST BE EQUAL TO THE SIZE OF THE WASTEWATER COLLECTION SYSTEM MAIN.
4. CLEANOUTS SHALL NOT BE ALLOWED ON SANITARY SEWER MAINS 10" OR GREATER IN DIAMETER.
5. NO SERVICES ALLOWED ON STACK.

CONCRETE CLEANOUT PAD

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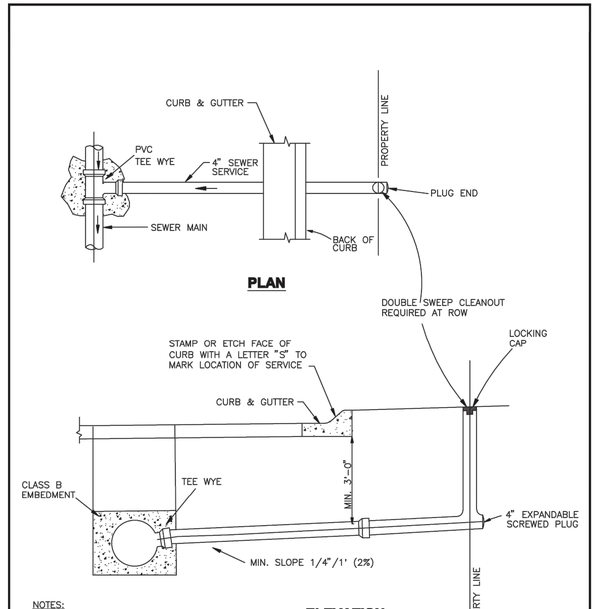
SANITARY SEWER CLEANOUT

CITY OF COLLEYVILLE TEXAS

DEC 2013 S-5



NOTES:

1. SERVICES WITH LESS THAN 2' CLEARANCE UNDER AN EXISTING OR PROPOSED STORM DRAIN SHALL BE CONCRETE ENCASED.
2. SERVICES SHALL BE SDR-35 PVC PIPE WITH CLASS B EMBEDMENT.
3. NEW SERVICE TAPS ON EXISTING MAINS REQUIRE INSERTA-TEE CONNECTION OR APPROVED EQUAL.

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SANITARY SEWER SERVICE

CITY OF COLLEYVILLE TEXAS

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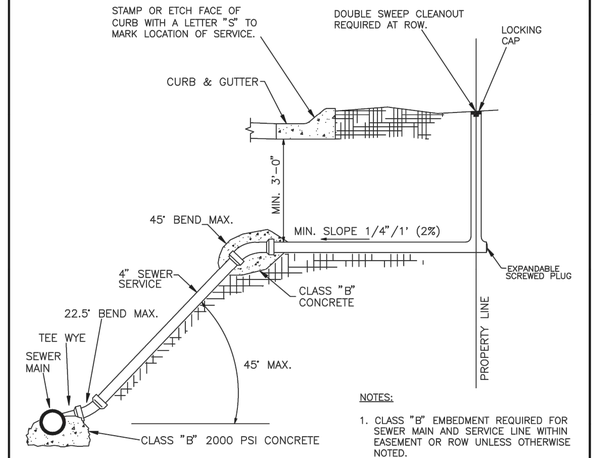

ELEVATION

(PLAN VIEW SAME AS SANITARY SEWER SERVICE)

NOTES:

1. CLASS "B" EMBEDMENT REQUIRED FOR SEWER MAIN AND SERVICE LINE WITHIN EASEMENT OR ROW UNLESS OTHERWISE NOTED.
2. SERVICES SHALL BE SDR-26 PVC PIPE.
3. NEW SERVICE TAPS ON EXISTING MAINS REQUIRE INSERTA-TEE CONNECTION OR APPROVED EQUAL.
4. DEEP SANITARY SEWER SERVICE TO BE USED WHEN DEPTH OF SEWER MAIN IS AT OR EXCEEDS 10'.

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DEEP SANITARY SEWER SERVICE

CITY OF COLLEYVILLE TEXAS

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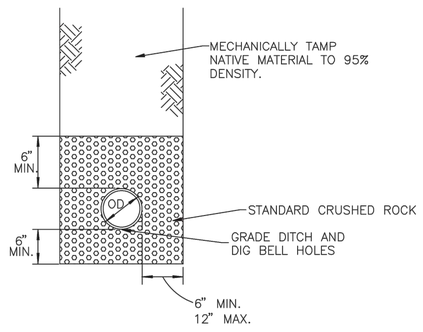

CLASS "B" EMBEDMENT
TYPICAL SANITARY SEWER MAIN

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CLASS 'B' SEWER EMBEDMENT

CITY OF COLLEYVILLE TEXAS

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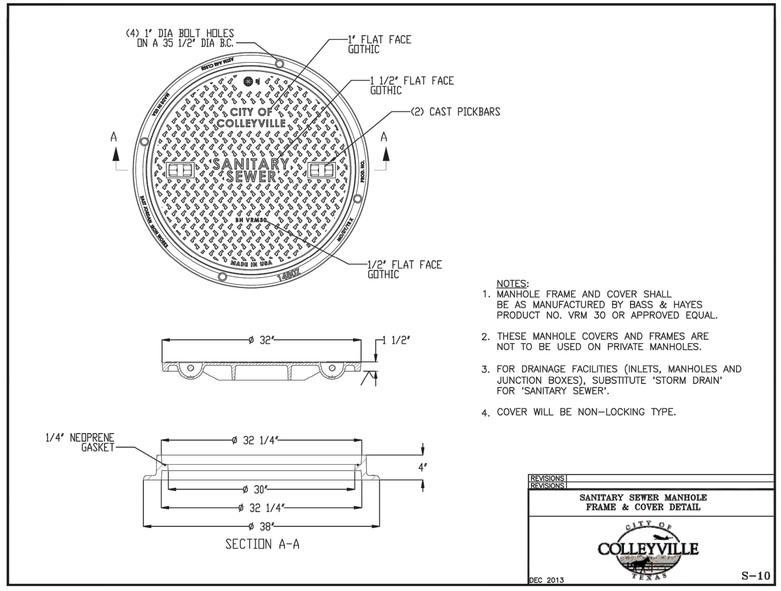

NOTES:

1. MANHOLE FRAME AND COVER SHALL BE AS MANUFACTURED BY BASS & HAYES PRODUCT NO. VRM 30 OR APPROVED EQUAL.
2. THESE MANHOLE COVERS AND FRAMES ARE NOT TO BE USED ON PRIVATE MANHOLES.
3. FOR DRAINAGE FACILITIES (INLETS, MANHOLES AND JUNCTION BOXES), SUBSTITUTE 'STORM DRAIN' FOR 'SANITARY SEWER'.
4. COVER WILL BE NON-LOCKING TYPE.

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SANITARY SEWER MANHOLE FRAME & COVER DETAIL

CITY OF COLLEYVILLE TEXAS

DEC 2013 S-10

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SEWER DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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They were prepared by, or under supervision of:
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Date

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TABLE OF DIMENSIONS & REINFORCING STEEL (Wings for One Structure End)

Dimensions					Variable Reinforcing				Estimated Quantities per ft of wing length (2-Wings)	
Maximum Wingwall Height Hw	W	X	Y	Z	Bars J1 Size	Bars J1 Spa	Bars J2 Size	Bars J2 Spa	Reinf (Lb/Ft)	Conc (CY/Ft)
2'-6"	2'- 5"	1'- 0"	9"	7"	#4	1'-0"	#4	1'-0"	33,73	0,248
3'-0"	2'- 7"	1'- 0"	9"	7"	#4	1'-0"	#4	1'-0"	37,07	0,261
3'-6"	2'- 5"	1'- 0"	9"	7"	#4	1'-0"	#4	1'-0"	37,74	0,273
4'-0"	2'- 5"	1'- 0"	9"	7"	#4	1'-0"	#4	1'-0"	38,41	0,285
4'-6"	3'- 2"	1'- 6"	1'- 0"	7"	#4	1'-0"	#4	1'-0"	41,75	0,330
5'-0"	3'- 2"	1'- 6"	1'- 0"	7"	#4	1'-0"	#4	1'-0"	45,09	0,343
5'-6"	3'- 2"	1'- 6"	1'- 0"	7"	#4	1'-0"	#4	1'-0"	45,75	0,355
6'-0"	3'- 2"	1'- 6"	1'- 0"	7"	#4	1'-0"	#4	1'-0"	46,42	0,367
7'-0"	3'- 8"	1'- 9"	1'- 3"	7"	#4	1'-0"	#4	1'-0"	52,77	0,414
8'-0"	4'- 2"	2'- 0"	1'- 6"	8"	#5	1'-0"	#4	1'-0"	60,19	0,486
9'-0"	4'- 8"	2'- 3"	1'- 9"	8"	#4	6"	#4	6"	81,49	0,535
10'-0"	5'- 2"	2'- 6"	2'- 0"	8"	#5	6"	#4	6"	97,25	0,584
11'-0"	5'- 8"	2'- 9"	2'- 3"	8"	#6	6"	#5	6"	133,65	0,634
12'-0"	6'- 2"	3'- 0"	2'- 6"	9"	#7	6"	#5	6"	162,29	0,721
13'-0"	6'- 8"	3'- 3"	2'- 9"	11"	#7	6"	#5	6"	178,80	0,856
14'-0"	7'- 2"	3'- 6"	3'- 0"	1'- 0"	#8	6"	#5	6"	216,78	0,959
15'-0"	7'- 8"	4'- 0"	3'- 0"	1'- 1"	#9	6"	#6	6"	283,06	1,068
16'-0"	8'- 2"	4'- 6"	3'- 0"	1'- 3"	#9	6"	#6	6"	297,02	1,234

TABLE OF WINGWALL REINFORCING (2-Wings)

Bar	Size	No.	Spa
D	#5	~	1'-0"
E	#4	~	1'-0"
F	#4	~	1'-0"
G	#6	4	~
M	#4	4	~
P	#4	~	1'-0"
R	#5	6	~
V	#4	~	1'-0"

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES

Bar	Size	No.	Spa
L	#4	~	1'-6"
Q	#4	1	~
Reinf (Lb/Ft)			2,45
Conc (CY/Ft)			0,037

WING DIMENSION CALCULATIONS:

Formulas: (All values are in Feet)

Hw = H + T + C - 0.250'
A = (Hw - 0.333') (SL)
B = (A) Tangent (30°)
Lw = (A) ÷ Cosine (30°)
For Cast-in-place culverts:
Ltw = (N) (S) + (N+1) (U)
For Precast culverts:
Ltw = (N) (2S+T) + (N-1) (0.500')
Total Wingwall Area (Two Wings ~ S.F.)=(Hw + 0.333') (Lw)

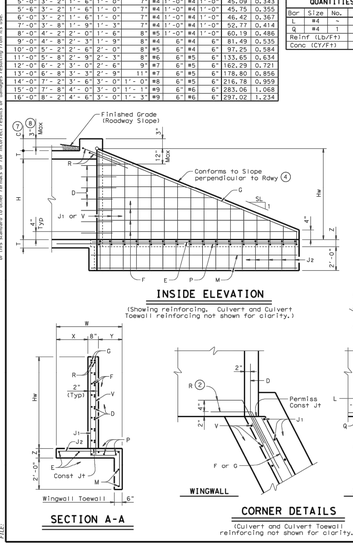
Hw = Height of Wingwall
SL:1 = Side Slope Ratio (Horizontal:1 Vertical)
Lw = Length of Wingwall
Ltw = Culvert Toewall Length
N = Number of Culvert Spans

See applicable box culvert standard for H, S, T, and U values.

1. Extend Bars P 3'-0" minimum into bottom slab of Box Culvert.
2. Adjust to fit as necessary to maintain 1 ¼" clear cover and 4" minimum between bars.
3. Quantities shown are based on an average wing height for two wings (one structure end). To determine total quantities for two wings multiply the tabulated values by Lw.
4. Recommended values of Slope are: 2:1, 3:1, 4:1, & 6:1.
5. When shown elsewhere on the plans, a 5" deep concrete slope paving shall be placed on the toewall for erosion control as required by Item 432, "Riprap". Unless otherwise shown on the plans or directed by the Engineer, the riprap shall have a 6" wide by 1'-6" deep reinforced concrete toewall along all edges adjacent to natural ground. The toewall shall be reinforced by extending typical riprap reinforcing into the toewalls construction joints or grooved joints, oriented in the direction of flow, shall extend across the full distance of the riprap, at intervals of approximately 20'. When such riprap is provided, the culvert toewall shown in SECTION B-B will not be required.
6. At Contractor's option, Culvert Toewall may be ended flush with Wingwall Toewall. Adjust reinforcing from that shown as necessary.
7. 0" min to 5'-0" max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail, bicycle rail or curbs taller than 1'-0", refer to ECD standards. For structures with T6 bridge rail, refer to T6-CM standards. For structures with traffic rail, other than T6, refer to MAC standards.
8. For vehicle safety, curb heights and wall heights shall be reduced, if necessary, to provide a maximum 3" projection above finished grade. No changes will be made in quantities and no additional compensation will be allowed for this work.

GENERAL NOTES:

Design and Detailing to AASHTO LRFD Specifications.
All reinforcing steel shall be Grade 60, "Fiber Reinforcement for "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing bars for concrete unless noted otherwise.
All concrete shall be Class "C" and shall have a minimum compressive strength of 3600 psi.
All reinforcing bars shall be adjusted to provide a minimum of 1 ½" clear cover.
When structure is founded on solid rock, depth of toewalls for culverts and wingwalls may be reduced or eliminated as directed by the Engineer.
See BCS sheet for additional dimensions and information.
The quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for Contractor's information only.



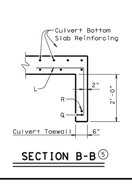
INSIDE ELEVATION
(Showing reinforcing. Culvert and Culvert Toewall reinforcing not shown for clarity.)

PLAN
(Showing dimensions.)

WINGWALL

FOOTING AND TOEWALL

CORNER DETAILS
(Culvert and Culvert Toewall reinforcing not shown for clarity.)



SECTION B-B ①

BARS D

BARS R

BARS J1

BARS V

BARS L

BARS J2

Texas Department of Transportation — Bridge Division Standard

CONCRETE WINGWALLS WITH FLARED WINGS FOR 0° SKEW BOX CULVERTS

FW-0

FILE: fw-0ddd.dgn	DN: GAF	CK: CAT	DW: TxDOT	CK: GAF
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DISCLAIMER
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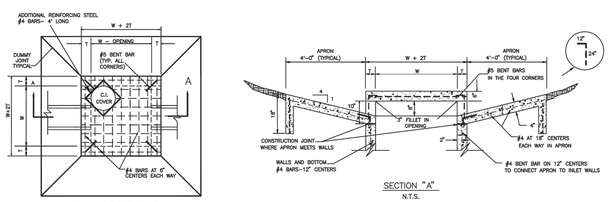

PLAN OF TOP SLAB
N.T.S.

SECTION "A"
N.T.S.

INLET SIZE	T	W
3' SQUARE	6"	3'-0"
4' SQUARE	7"	4'-0"
5' SQUARE	8"	5'-0"
6' SQUARE	9"	6'-0"

GENERAL NOTES:

1. REINFORCING STEEL SHALL BE #4 BARS ON 12" CENTERS BOTH WAYS FOR BOTTOM SLAB AND WALLS, AND #4 BARS ON 6" CENTERS BOTH WAYS FOR TOP SLAB. ADDITIONAL REINFORCING STEEL SHALL BE PLACED AROUND MANHOLES AS SHOWN.
2. ALL REINFORCING STEEL SHALL BE GRADE 60.
3. ALL CONCRETE SHALL BE CLASS "A".
4. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4"
5. ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 2" ON INSIDE FACE WALL.
6. ALL BACKFILLING SHALL BE PERFORMED BY MECHANICAL TAMPING TO 95% STANDARD PROCTOR DENSITY.
7. ALL DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
8. LIGHT BROOM FINISH ON ALL SURFACES.
9. SEE SHEET D-1 FOR STEPS AND OTHER INLET DETAILS.
10. SEE SHEET S-10 FOR MANHOLE COVER. CHANGE "SANITARY SEWER" TO "STORM DRAIN".

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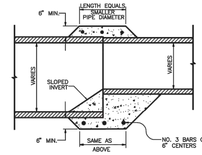
DROP INLET

CITY OF COLLEYVILLE TEXAS

DEC 2013 D-4



PIPE COLLAR DETAIL
NTS

NOTES

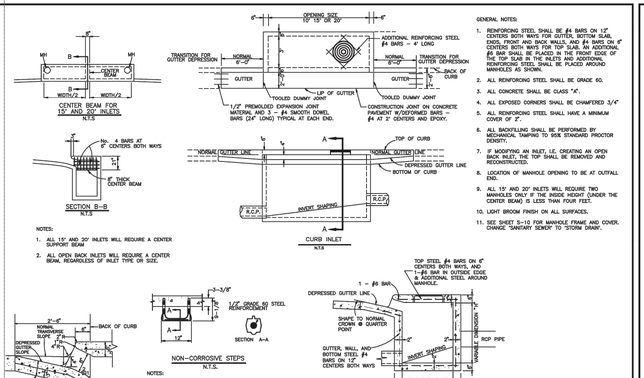
1. THIS PROCEDURE/DETAIL WILL ONLY BE USED WHEN A PREFAB REDUCTION IS NOT POSSIBLE.
2. CONCRETE FOR COLLAR WILL NOT BE PAID FOR DIRECTLY. BID WILL BE CONSIDERED SUBSIDIARY TO THE VARIOUS OTHER BID ITEMS.
3. CONCRETE SHALL BE 5 SACK 3000 PSI.

REVISIONS	
REVISIONS	

PIPE COLLAR

CITY OF COLLEYVILLE TEXAS

DEC 2013 D-5



NOTES:

1. ALL 15' AND 20' INLETS WILL REQUIRE A CENTER SUPPORT BEAM
2. ALL OPEN BACK INLETS WILL REQUIRE A CENTER BEAM, REGARDLESS OF INLET TYPE OR SIZE.

GENERAL NOTES:

1. REINFORCING STEEL SHALL BE #4 BARS ON 12" CENTERS BOTH WAYS FOR OUTER, BOTTOM SLAB, ENDS, FRONT AND BACK WALLS, AND #4 BARS ON 6" CENTERS BOTH WAYS FOR TOP SLAB. AN ADDITIONAL #4 BAR SHALL BE PLACED IN THE FRONT EDGE OF THE TOP SLAB IN THE INLETS AND ADDITIONAL REINFORCING STEEL SHALL BE PLACED AROUND MANHOLES AS SHOWN.
2. ALL REINFORCING STEEL SHALL BE GRADE 60.
3. ALL CONCRETE SHALL BE CLASS "A".
4. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4"
5. ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 2".
6. ALL BACKFILLING SHALL BE PERFORMED BY MECHANICAL TAMPING TO 95% STANDARD PROCTOR DENSITY.
7. IF MODIFYING AN INLET, I.E. CREATING AN OPEN BACK INLET, THE TOP SHALL BE REMOVED AND RECONSTRUCTED.
8. LOCATION OF MANHOLE OPENING TO BE AT OUTFALL END.
9. ALL 15' AND 20' INLETS WILL REQUIRE TWO MANHOLES ONLY IF THE INSIDE HEIGHT (UNDER THE CENTER BEAM) IS LESS THAN FOUR FEET.
10. LIGHT BROOM FINISH ON ALL SURFACES.
11. SEE SHEET S-10 FOR MANHOLE FRAME AND COVER. CHANGE "SANITARY SEWER" TO "STORM DRAIN".

NON-CORROSIVE STEPS
N.T.S.

NOTES:

1. STEPS SHALL CONFORM TO ASTM C478-86a.
2. M.A. IND. INC. NUMBER "PS1-PF" STEPS OR AMERICAN STEP CO., INC. NUMBER M.-10 OR APPROVED EQUAL TO BE INSTALLED PER MANUFACTURERS DIRECTION.
3. STEPS ARE REQUIRED FOR ALL INLETS 4' AND DEEPER.
4. STEPS SHALL BE PLACED 12" ON CENTERS VERTICALLY AND STAGGERED 12" ON CENTERS HORIZONTALLY.
5. THE TOP STEP SHALL BE NO GREATER THAN 1' BELOW THE INSIDE OF THE TOP OF THE INLET, AND THE BOTTOM STEP SHALL BE NO HIGHER THAN 2' FROM THE FLOOR.
6. STEPS SHALL BE PLACED ON A WALL WHICH WILL NOT CONFLICT WITH THE PIPE(S) AND SHALL BE EASILY ACCESSIBLE FROM THE MANHOLE OPENING.

REVISIONS	
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STANDARD CURB INLET

CITY OF COLLEYVILLE TEXAS

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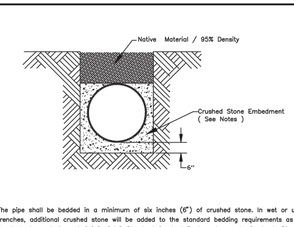
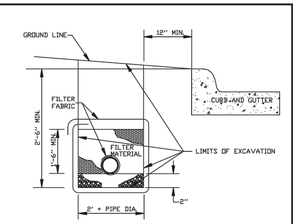


The pipe shall be bedded in a minimum of six inches (6") of crushed stone. In wet or unstable trenches, additional crushed stone will be added to the standard bedding requirements as needed. Crushed stone shall meet C.O.G. 2.1.8 Standard Crushed Rock — Aggregate Grade 4. River rock / gravel will be allowed as long as it meets this gradation requirement.

After the pipe has been laid and the joints made, crushed stone of a quality satisfactory to the engineer shall be placed from the bottom of the pipe to the top of the pipe. The backfill material shall be worked under the haunches of the pipe during the time it is being placed. The material shall be mechanically compacted to 95% Standard Density in lifts not to exceed eight inches (8") (loose)

For the specifications for the remaining backfill operations, see the Trench Backfill Special Provision.

PIPE EMBEDMENT
NTS



SECTION
N.T.S.

FILTER MATERIAL 1/4" to 1/2" WASHED PEA GRAVEL

TYPES OF PIPE ACCEPTABLE FOR USE AS SUBDRAIN

1. PERFORATED PVC PIPE.
2. PERFORATED POLYETHYLENE PIPE.

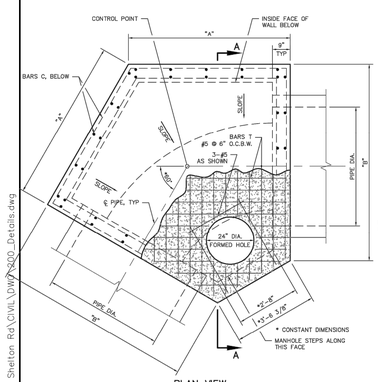
SUBDRAINS
N.T.S

REVISIONS	
REVISIONS	

PIPE EMBEDMENT / SUBDRAIN

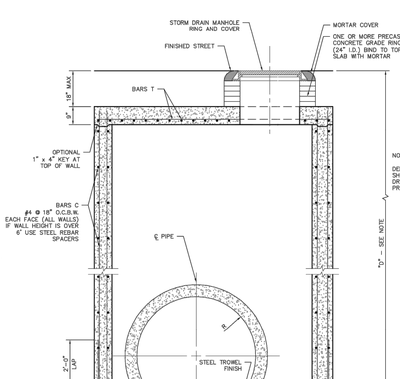
CITY OF COLLEYVILLE TEXAS

DEC 2013 D-9

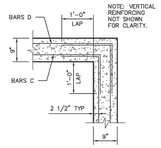


PLAN VIEW

TABLE OF DIMENSIONS								
MANHOLE TYPE		1	2	3	4	5	6	7
CONNECTED PIPE DIA.		18"–24"	27"–33"	36"–42"	48"–54"	60"–66"	72"–78"	84"–96"
DIMENSION	A	4'–5½"	4'–11½"	5'–5½"	6'–1½"	6'–9½"	7'–5½"	8'–6"
	B	4'–2¾"	5'–0⅝"	5'–11⅜"	7'–1⅜"	8'–3⅜"	9'–5⅜"	11'–2⅜"



SECTION A



CORNER DETAIL

NOTE:
DEPTH "D" SHALL BE SHOWN ON STORM DRAIN PLAN AND PROFILE SHEETS.

NOTES:

1. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF CITY OF COLLEYVILLE FOR THE CONSTRUCTION OF STORM DRAIN MANHOLES AND INLETS.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH f'c = 3,000 PSI AT 28 DAYS.
3. ALL REINFORCING STEEL SHALL BE GRADE 60.
4. CHAMFER ALL EXPOSED EDGES ¾" EXCEPT WHERE OTHERWISE NOTED.
5. ALL REINFORCING STEEL SHALL HAVE MINIMUM 2" COVER TO CENTER OF BAR, UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS RELATING TO REINFORCING ARE TO CENTER OF BARS.
7. LOCATION OF STRUCTURE AS SHOWN IN PLANS SHALL BE MEASURED FROM THE FACE OF CURB AND MID-POINT OF THE INLET, AS SHOWN ON THIS DETAIL.
8. FIELD CUT AND BEND BARS AS NECESSARY TO ACCOMMODATE STORM DRAIN PIPE PER TYPICAL MANHOLE / PIPE PENETRATION DETAIL.
9. WHEN MULTIPLE SIZE PIPES ARE CONNECTED, THE LARGER PIPE DIAMETER SHALL BE USED FOR DIMENSIONAL CONTROL.

5 SIDED STORM DRAIN MANHOLE DETAIL

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
5000 Thompson Terrace, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
TBPE Firm No.: 20
TBPLS Firm No.: 10090800

ENGINEERS ↑ SURVEYORS

NO.	REVISION DESCRIPTIONS:	DATE:

DRAINAGE DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PRELIMINARY FOR REVIEW ONLY

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They were prepared by, or under supervision of:
OSAMA F. NASHED
Name
90373
P.E. #
2/18/2020
Date

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

SHEET No.: 24

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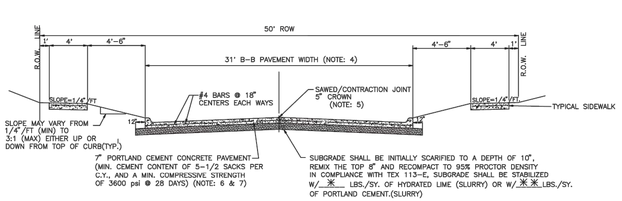


31' CONCRETE PAVEMENT SECTION
TYPICAL CROSS SECTION

NTS

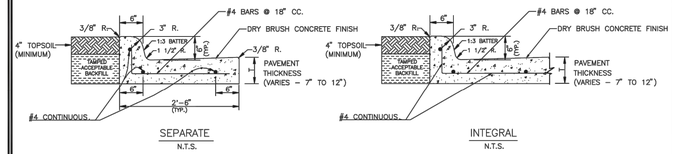
NOTES:
1. TRANSVERSE SAWED CONTRACTION JOINTS AT 12' INTERVALS FOR CONCRETE PAVEMENT.
✻ 2. LIME SHALL BE APPLIED AT 6% BY WEIGHT MINIMUM QUANTITY IS 36 LBS/SY. IN SOME AREAS A GREATER QUANTITY (OR A LIME SERIES TEST) MAY BE REQUIRED AT THE CITY'S DISCRETION.
✻✻ 3. CEMENT SHALL BE APPLIED AT 5% BY WEIGHT. MINIMUM QUANTITY IS 30#/SY.
4. 43' BB FOR 3-LANE COLLECTOR, 49' BB FOR 4-LANE COLLECTOR
5. 6" CROWN FOR COLLECTOR.
6. 8" THICKNESS FOR COLLECTOR.
7. HAND POURS SHALL BE 6-SACK.

REVISIONS | REVISIONS

CONCRETE STREET SECTION

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-1



NOTES:

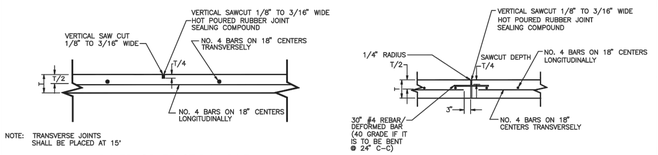
1. TOOLED JOINTS SHALL BE PLACED AT FIVE FOOT INTERVALS OR MATCHING ABUTTING SIDEWALK JOINTS AND PAVEMENT JOINTS.
2. EXPANSION JOINTS SHALL BE PLACED AT ALL INTERSECTIONS PC'S, PT'S, DRIVEWAYS, INLETS, OTHER CURB AND GUTTER OR EVERY 200 FEET.
3. CONCRETE SHALL BE 5 1/2 SACK - 3600 PSI.
4. MOUNTABLE CURBS ARE NOT ALLOWED.

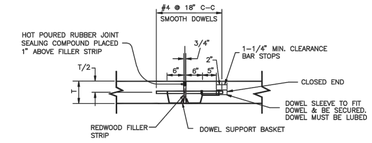
REVISIONS | REVISIONS

CONCRETE CURB & GUTTER

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-4





NOTES: 1. PAVEMENT STEEL IS NOT SHOWN FOR CLARITY AND SHALL STOP 3 INCHES FROM JOINT.
2. EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 600 FEET.

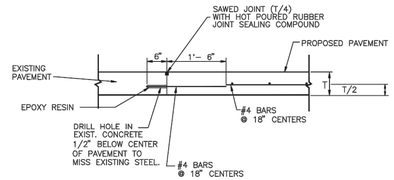
TRANSVERSE EXPANSION JOINT
NTS

REVISIONS | REVISIONS

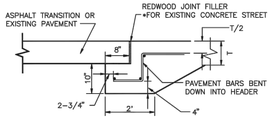
PAVEMENT JOINTS

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-5



EPOXY TIE BAR
NTS



NOTE: PAVEMENT & HEADER TO BE POURED MONOLITHICALLY

PAVEMENT HEADER
NTS

REVISIONS | REVISIONS

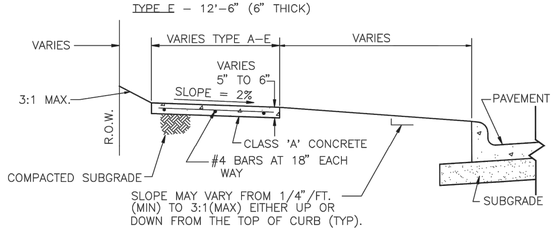
PAVEMENT HEADER, EPOXY TIE BAR

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-6

WIDTH & THICKNESS

TYPE A - 4'-0" (5" THICK) (ADA : 5' WIDE PASSING LANE EVERY 200')
TYPE B - 5'-0" (5" THICK)
TYPE C - 8'-0" (6" THICK)
TYPE D - 10'-0" (6" THICK)
TYPE E - 12'-6" (6" THICK)



NOTE: TRANSVERSE EXPANSION JOINT (REDWOOD) EVERY 40', (USE #4 SMOOTH DOWELS)

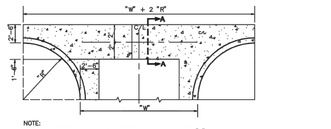
SIDEWALK
NTS

REVISIONS | REVISIONS

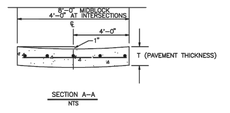
SIDEWALK

CITY OF COLLEYVILLE TEXAS

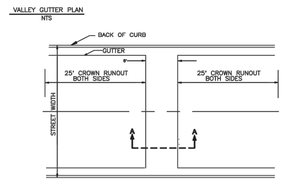
DEC 2013 P-8



NOTE:
ALL CONCRETE FOR VALLEY GUTTER SHALL BE CLASS "A". REINFORCING STEEL SHALL BE NO. 4 BARS ON 12" CENTERS BOTH WAYS.



SECTION A-A
NTS



VALLEY GUTTER CROSSING AN ASPHALT STREET
NTS

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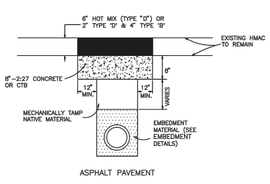
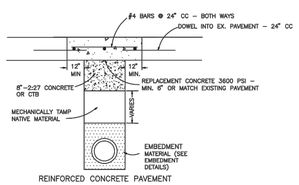
CONCRETE VALLEY GUTTER

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-10



ASPHALT PAVEMENT



REINFORCED CONCRETE PAVEMENT

NOTES:
1. A SAW SHALL BE USED TO CUT ASPHALT OR CONCRETE FULL DEPTH PRIOR TO OPENING THE DITCH IN ORDER TO INSURE A NEAT STRAIGHT EDGE. BROKEN OR SPALLED EDGES WILL BE RE-SAWED FULL DEPTH BETWEEN JOINTS OR FULL LENGTH OF CUT.
2. CTB - CEMENT TREATED BASE (CONTAINS AGGREGATE) MATERIAL SHALL BE MECHANICALLY TAMPED.

REVISIONS | REVISIONS

EXISTING STREET BACKFILL & REPAIR

CITY OF COLLEYVILLE TEXAS

FEB 2014 P-13

A.N.A. CONSULTANTS, L.L.C.
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TBPE Firm No.: 20
TBPLS Firm No.: 10090800
CONSULTANTS, L.L.C. ENGINEERS ↑ SURVEYORS

NO.	REVISION DESCRIPTIONS:	DATE:

PAVING DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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They were prepared by, or under supervision of:
OSAMA F. NASHED
Name
90373
PE #
2/18/2020
Date

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

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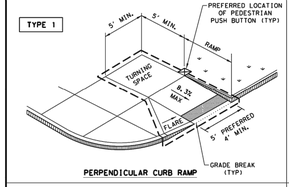
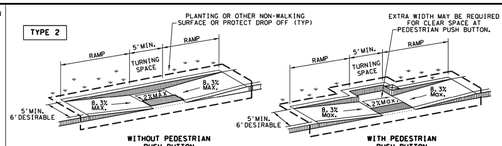


PERPENDICULAR CURB RAMP

TYPE 2

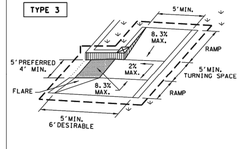


WITHOUT PEDESTRIAN PUSH BUTTON

WITH PEDESTRIAN PUSH BUTTON

PARALLEL CURB RAMP

TYPE 3



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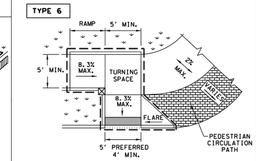
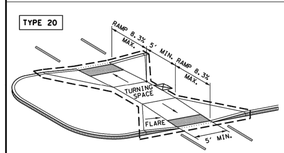


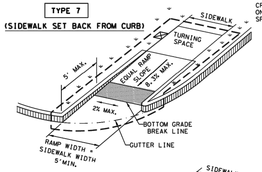
COMBINATION CURB RAMPS

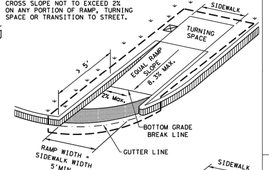
TYPE 20



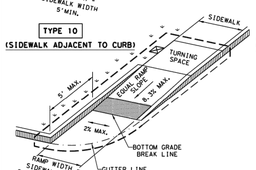
CURB RAMPS AT MEDIAN ISLANDS

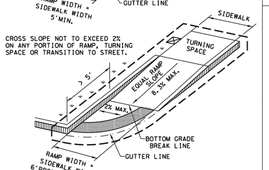
TYPE 7
(SIDEWALK SET BACK FROM CURB)





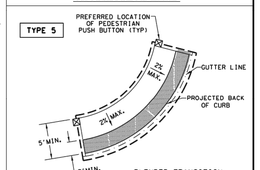
TYPE 10
(SIDEWALK ADJACENT TO CURB)





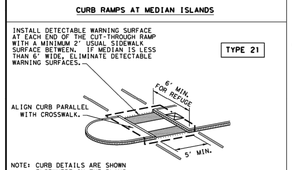
DIRECTIONAL RAMPS WITHIN RADIUS

TYPE 5



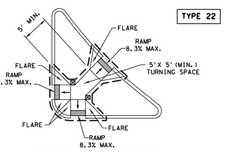
BLENDED TRANSITION
(FLUSH LANDING)

TYPE 21

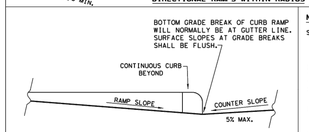


NOTE: CURB DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.

TYPE 22



COMBINATION ISLAND RAMPS



TYPICAL SECTION OF PERPENDICULAR CURB RAMP AT CONNECTION TO ROADWAY

NOTES / LEGEND:

SEE GENERAL NOTES ON SHEET 2 OF 4 FOR MORE INFORMATION.

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

DETECTABLE WARNING SURFACE

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON IF APPLICABLE.

GUTTER LINE

GRADE BREAK

RAMP LIMITS OF PAYMENT

SHEET 1 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	dw:TxDOT	dw:VP	ck:KM	ck:PK & JG
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
REVISED 96-2013				
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DATE:
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GENERAL NOTES

CURB RAMPS

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Cross slopes of 1.5% and lesser running should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
4. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5'x 5' passing areas at intervals not to exceed 200' are required.
5. Turning Spaces should be 5'x 5' minimum. Cross slope shall be maximum 2%.
6. Clear space at the bottom of curb ramps shall be a minimum of 4'x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the latest draft of the Proposed Guidelines for Pedestrian Facilities in the Public Right of Way (PROWAG) as published by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board).
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5'x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Provide curb ramps to connect the pedestrian access route at each pedestrian street crossing. Handrails are not required on curb ramps.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Furnish and install No. 3 reinforcing steel bars at 18" o.c. both ways, unless otherwise directed.
16. Provide a smooth transition where the curb ramps connect to the street.
17. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
18. Existing features that comply with applicable standards may remain in place unless otherwise shown on the plans.

DETECTABLE WARNING MATERIAL

19. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with PROWAG. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
20. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
21. Detectable warning surfaces must be firm, stable and slip resistant.
22. Detectable warning surfaces shall be a minimum of 24 inches in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
23. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb and neither end of that edge is greater than 5 feet from the back of curb. Detectable warning surfaces may be curved along the corner radius.
24. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.

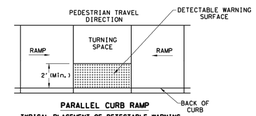
DETECTABLE WARNING PAVERS (IF USED)

25. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
26. Lay full-size units first followed by closure units consisting of at least 25 percent (25%) of a full unit. Cut detectable warning paver units using a power saw.

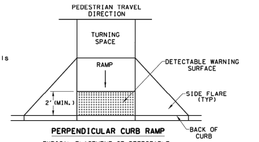
SIDEWALKS

27. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within unobstructed reach range specified in PROWAG section R406.
28. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
29. Street grades and cross slopes shall be as shown elsewhere in the plans.
30. Changes in level greater than 1/4 inch are not permitted.
31. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than five percent (5%) must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with PROWAG R409.
32. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
33. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
34. Sidewalk details are shown elsewhere in the plans.

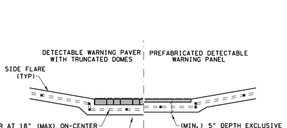
DETECTABLE WARNING SURFACE DETAILS



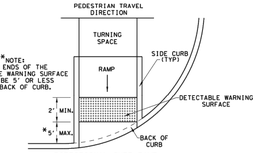
PARALLEL CURB RAMP
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE.



PERPENDICULAR CURB RAMP
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.



SECTION VIEW DETAIL
CURB RAMP AT DETECTIBLE WARNINGS



*NOTE: BOTH ENDS OF THE DETECTABLE WARNING SURFACE SHALL BE 5' OR LESS FROM BACK OF CURB.

DIRECTIONAL CURB RAMP
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.

SHEET 2 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

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© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
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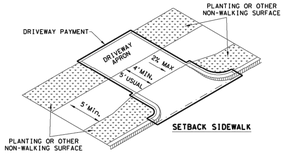
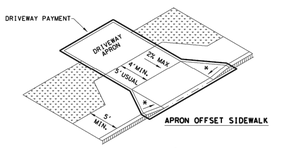
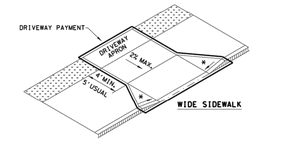
SIDEWALK TREATMENT AT DRIVEWAYS



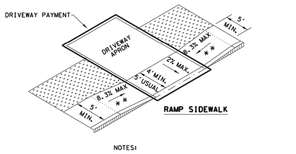
SETBACK SIDEWALK



APRON OFFSET SIDEWALK



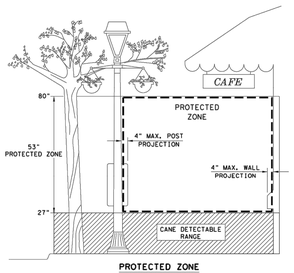
WIDE SIDEWALK



RAMP SIDEWALK

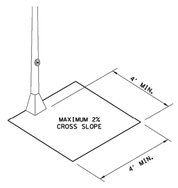
NOTES:
* WHERE DRIVEWAYS CROSS THE PEDESTRIAN ROUTE, SIDES SHALL BE FLARED AT 10% MAX SLOPE.

* * IF CURB HEIGHT IS GREATER THAN 6 INCHES, USE GRADE LESS THAN OR EQUAL TO 5%. HANDRAIL AND DETECTABLE WARNING ARE NOT REQUIRED.

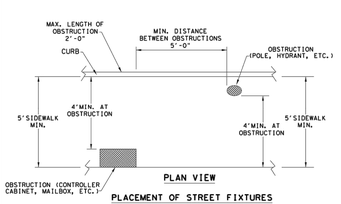


PROTECTED ZONE

NOTE: IN PEDESTRIAN CIRCULATION AREA, MAXIMUM 4" PROJECTION FOR POST OR WALL MOUNTED OBJECTS BETWEEN 27" AND 80" ABOVE THE SURFACE.



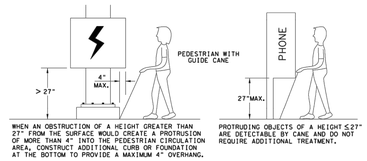
CLEAR SPACE ADJACENT TO PEDESTRIAN PUSH BUTTON



PLAN VIEW

PLACEMENT OF STREET FIXTURES

NOTE: ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' X 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.



WHEN AN OBSTRUCTION OF A HEIGHT GREATER THAN 27" FROM THE SURFACE WOULD CREATE A PROTRUSION OF MORE THAN 4" INTO THE PEDESTRIAN CIRCULATION AREA, CONSTRUCT ADDITIONAL CURB OR FOUNDATION AT THE BOTTOM TO PROVIDE A MAXIMUM 4" OVERHANG.

PROTRUDING OBJECTS OF A HEIGHT ≤ 27" ARE DETECTABLE BY CANE AND DO NOT REQUIRE ADDITIONAL TREATMENT.

DETECTION BARRIER FOR VERTICAL CLEARANCE < 80"

SHEET 3 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

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REVISED 04-2013				
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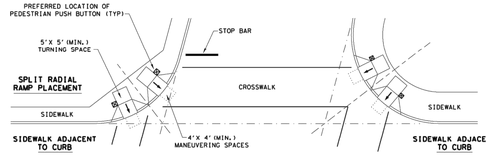
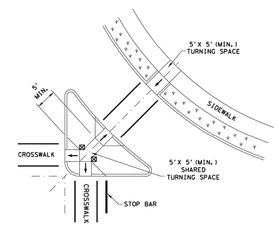
TYPICAL CROSSING LAYOUTS

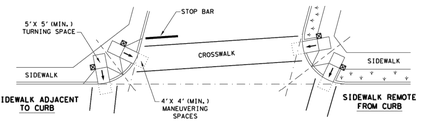
SEE SHEET 1 OF 4 FOR DETAILS AND DIMENSIONS



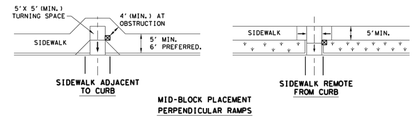
SKEWED INTERSECTION WITH "LARGE" RADIUS

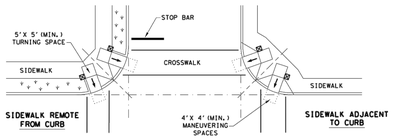


AT INTERSECTION W/FREE RIGHT TURN & ISLAND



SKEWED INTERSECTION WITH "SMALL" RADIUS





NORMAL INTERSECTION WITH "SMALL" RADIUS

LEGEND:

SHOWS DOWNWARD SLOPE.

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON (IF APPLICABLE).

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

SHEET 4 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

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TBPE Firm No.: 20
TBPLS Firm No.: 10090800

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TXDOT ADA RAMP DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PRELIMINARY FOR REVIEW ONLY

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They were prepared by, or under supervision of:

OSAMA F. NASHED
Name
90373
PE #
2/18/2020
Date

A.N.A. PROJECT NO.:
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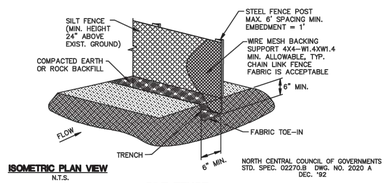

ISOMETRIC PLAN VIEW
N.T.S.

NORTH CENTRAL COUNCIL OF GOVERNMENTS
STD. SPEC. 02270.B DWG. NO. 2020 A
DEC. '92

SILT FENCE

SILT FENCE

GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN, (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

NORTH CENTRAL COUNCIL OF GOVERNMENTS
STD. SPEC. 02270.B DWG. NO. 2020 B
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SILT FENCE

CITY OF COLLEYVILLE TEXAS

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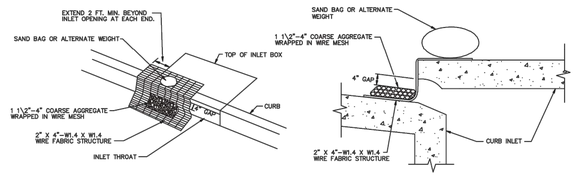

CURB INLET PROTECTION DETAIL
NOT TO SCALE

NOTES:

1. WIRE MESH BACKING MUST BE OF SUFFICENT STRENGTH TO SUPPORT STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
2. STONE IS 3"-5" IN SIZE AND CLEAN.
3. FORM THE WIRE FABRIC STRUCTURE TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN STONE WRAPPED IN WIRE MESH IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE STONES.
4. THIS TYPE OF INLET PROTECTION MUST BE INSPECTED FREQUENTLY AND THE STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
5. ASSURE THAT STORM FLOW DOES NOT BYBASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT DIKES DIRECTING FLOW INTO INLET.
6. CONSTRUCT SIMILAR TYPE STRUCTURE AT BACK OF PROPOSED CURB INLETS WITH OPEN BACKS.
7. STONE WRAPPED IN WIRE MESH MUST BE SECURED TO THE WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
8. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
9. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORMWATER BEGINS TO OVERTOP THE CURB.
10. INLET PROTECTONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

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CURB INLET PROTECTION

CITY OF COLLEYVILLE TEXAS

FEB 2014 D-14

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EROSION CONTROL DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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They were prepared by, or under supervision of:
OSAMA F. NASHED
Name
90373
PE #
2/18/2020
Date

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AGREEMENT NO. _____

LICENSE AGREEMENT

THIS License Agreement ("License"), is made by and between DALLAS AREA RAPID TRANSIT ("Licensor"), a regional transportation authority, created, organized and existing pursuant to Chapter 452, Texas Transportation Code, as amended (the "Act") with offices at 1401 Pacific Ave., Dallas, Texas 75202 and G & H Group, LLC ("Licensee"), a Texas Limited Liability Corporation acting herein by and through its duly authorized official, with offices at 75 Main Street, Colleyville, Texas 76034. Licensor and Licensee are individually referred to herein as a "Party" or collectively as "Parties".

WHEREAS, pursuant to agreements between Licensor and Union Pacific Railroad Company, Fort Worth & Western Railroad Company, and The City of Grapevine operating as Grapevine Vintage Railroad (individually or collectively herein the "Railroads" and as further defined and supplemented below), freight railroad and/or passenger excursion train operations exist on the Cotton Belt Railroad Corridor ("the Corridor") between DFW Airport and Fort Worth, Texas, owned by DART; and

WHEREAS, pursuant to that certain *Transportation Access Agreement and Easement* dated and effective December 17, 2015, between Licensor and Fort Worth Transportation Authority ("FWTA") ("the TEXRail Agreement"), FWTA has been granted a rail operating easement for the purpose of constructing, installing, maintaining, and operating a passenger rail system on and over the Corridor; and

WHEREAS, Herzog Transit Services Inc. ("HTSI") provides the TEXRail passenger service and maintenance on the Corridor pursuant to a contract between HTSI and FWTA. The term "Railroads" herein shall include HTSI and FWTA for all purposes.

NOW THEREFORE, in consideration of the mutual agreements and covenants contained in this License, the receipt and sufficiency of which is hereby acknowledged by Licensor and Licensee, it is agreed as follows:

1. **Purpose.** Licensor hereby grants a license (the "License") to Licensee for the purposes of grading to allow drainage from Preston Manor to reach the existing channel in DART's right of way and to extend the rock riprap into the existing channel to prevent erosion in DART's right of way (the "Permitted Improvement") crossing the Corridor at Mile Post 619.47, (TEXRail Mile Post 26.97) **(Latitude: 32.893904, Longitude: -97.167050)** in Colleyville, Tarrant County, Texas, more particularly described as shown in Exhibit "A", dated March 9, 2020, attached hereto and incorporated herein for all pertinent purposes, (the "Property").

The Property shall be used by Licensee solely for the purpose of operating and maintaining the Permitted Improvement (the "Permitted Use"). Licensee's right to enter upon and use the Property shall be limited solely to the Permitted Use, the Permitted Improvement and only upon the terms provided herein. This License conveys only certain limited rights described herein, and is not a conveyance of an interest in the Property. This License may not be recorded.

2. **Term.** The term of this License shall begin on the date last signed by a Party ("Effective Date") and continue thereafter until terminated by either Party as provided herein ("the Term").

3. **Consideration.**

3.01. The consideration for the granting of this License shall be (a) payment by Licensee to Licensor the sum of **FIVE HUNDRED AND NO/100 ($500.00) DOLLARS** per annum, payable annually in advance (the "License Fee"), commencing on the Effective Date and payable continuously thereafter on

each anniversary thereof, and (b) the performance by Licensee of each of the obligations undertaken by Licensee in this License, PROVIDED, HOWEVER, that the "License Fee" shall be adjusted annually as follows:

a) The annual adjustment and increase in the License Fee shall be determined as follows: There shall be an annual increase on each anniversary date of the commencement of the Term, in the amount that is the greater of: three percent increase (3%) over the prior License year or, as indicated by the CPI Index described below.

b) The CPI Index shall be calculated as the percentage change in the CPI Index during the twelve months preceding the date of change according to the cost of living changes in the Consumer Price Index for All Urban Consumers – (CPI-U), Dallas-Fort Worth, TX, "All Items", as published by the Bureau of Labor Statistics, U.S. Department of Labor (the "CPI Index").

c) If any time during the term hereof the U.S. Bureau of Labor Statistics shall discontinue the issuance of the CPI Index, Licensor shall provide Licensee with an alternative nationally recognized cost-of-living index for the Dallas-Fort Worth area then issued and available, which is published by the U.S. Government.

d) Acceptance of any License Fee by Licensor after written notice of termination or expiration of this License shall not waive, reinstate, continue or extend the terms of this License.

3.02. Any payment not received by Licensor **by the 10th day after it is due**, shall bear a late charge of $50.00 to help offset the administrative cost involved in handling such late payment.

3.03. For any payment not received by Licensor **by the 15th day after it is due**, such payment shall bear interest at the maximum rate permitted by law from the date it was due until it is paid, in addition to the late charge.

4. **Non-Exclusive License.** This License is non-exclusive and is subject to (a) any existing utility, drainage or communication facility located in, on, under, or upon the Property; (b) all vested rights presently owned by any Railroads, utility or communication company, or other entity and located within the boundaries of the Property; and (c) any existing lease, license or other interest in the Property granted by Licensor to any individual or entity, public or private, including by example and not limitation, the TexRail Agreement.

5. **Safeguard of Property**. Licensee shall take diligent and sufficient measures to insure and safeguard the Property. It is understood and agreed that Licensor shall have no liability whatsoever for the safety or security of Licensee or Licensee's employees, officers, agents, contractors, invitees, assigns, or those holding under Licensee, nor for any personal property belonging to those individuals or entities. Notwithstanding any other provisions herein, Licensee expressly waives any claims, if any, against Licensor with respect to third party property or liability claims and claims regarding Licensee's property or the property of any Licensee's agents, employees, contractors or invitees.

6. **Design, Construction, Operation and Maintenance.** Licensor's use of the Property and adjoining property may include the use of electrically powered equipment. Notwithstanding Licensor's inclusion within its system of measures designed to reduce stray current which may cause corrosion, **Licensee is hereby warned that such measures may not prevent live electrical current in proximity to the Permitted Improvement and that such presence could produce corrosive effects to the Permitted Improvement. Licensee waives any claim against Licensor in this regard and releases Licensor with regard to any claim arising from such corrosion.** Cathodic protection and stray current corrosion control measures shall be made a part of the design and construction of the Permitted Improvement.

6.01. All design, construction, reconstruction, replacement, removal, operation and maintenance of the Permitted Improvement on the Property shall be done in such a manner so as not to interfere in any way with the operations of Licensor or other Railroads operations.

6.02. During the design phase and prior to commencing any construction on the Property, a copy of the construction plans ("the Plans") showing the exact location, type and depth of the construction, any cathodic protection measures and any working area, shall be submitted for written approval to Licensor and Railroads. No work shall commence until the Plans have been approved in writing by Licensor and Railroads.

6.03. Licensee agrees to design, construct and maintain the Permitted Improvement in such a manner so as not to create a hazard on or near the Property. Licensee agrees to pay for any damages which may arise by reason of Licensee's use of the Property.

6.04. Licensee covenants and agrees to institute and maintain a continuous testing program to determine whether or not additional cathodic protection of its Permitted Improvement is necessary and if it is or should become necessary, such protection shall be immediately instituted by Licensee at its sole cost and expense.

6.05. Licensee shall provide to Licensor final construction drawings ("as-builts") that are signed and sealed by a Texas Professional Engineer within sixty (60) days after the last date of construction work on the Property by Licensee or Licensee's contractor. Licensor and Licensee agree that Licensor will suffer damages in an amount currently not determinable by the Parties if "as-builts" are not timely provided by Licensee and it is impossible to determine in advance the amount of damages in these circumstances. Accordingly, the Parties agree, not as a penalty but as a measure of reasonable damages, that a fee of $500 per month (prorated as applicable) until "as-builts" are provided represents reasonable compensation for Licensor's actual damages suffered in lieu of timely receiving "as-builts" from Licensee as required herein.

7. **License Without Warranty.** Licensor makes no representations as to the suitability of the Property for any particular purpose. The Property is available for Licensee's use on a "as is, where is and with all faults" basis. Licensor makes no warranties whatsoever, including by example and not limitation, regarding subsurface or aerial installations on or near the Property. Licensee shall conduct its own inspection of same and will not rely on the absence or presence of markers or any information (if any) provided by Licensor.

8. **Governmental Approvals.** Licensee, at its sole cost and expense, shall be responsible for and shall obtain, any and all licenses, permits, or other approvals from any and all federal, state or local agencies required to carry on any activity permitted herein.

9. **Licensor's Standard Contract and Insurance.**

9.01 No work on the Property shall be commenced by Licensee or any contractor for Licensee ("Contractor") until Licensee or Contractor shall have executed Licensor's Construction Agreement and Contractor's Right of Entry covering such work, and furnished then current insurance coverage in such amounts and types as shall be satisfactory to Licensor. A company-issued photo identification of Licensee's employees, contractors or agents shall be required to work on the Property.

9.02 Licensee shall procure and maintain at its sole cost and expense, Commercial General Liability Insurance with a per occurrence limit of liability of no less than $2,000,000 naming Dallas Area Rapid Transit as an additional insured for ongoing and completed operations without any qualifications or restrictions. Dallas Area Rapid Transit must be given thirty (30) days prior written notice of any proposed cancellation or modification. The policy shall be endorsed waiving the issuing insurance company's rights of recovery against DART whether by way of subrogation or otherwise. Licensee's insurance shall be primary coverage in all instances.

10. **Duty of Care in Construction.** Licensee and the Contractor shall use diligent care during the Term to avoid damaging any existing buildings, equipment and vegetation on or about the Property and any adjacent property. If the Licensee or its Contractor causes damage to the Property or to any adjacent property the Licensee shall or shall cause the Contractor to immediately replace or repair the damage at no cost or expense to Licensor. If Licensee fails or refuses to make or effect any such repair or replacement, Licensor shall have the right, but not the obligation, to make or effect any such repair or replacement at the sole cost and expense of Licensee, which cost and expense Licensee agrees to pay to Licensor upon written demand.

11. **Environmental Protection.**

11.01. Licensee shall not use or permit the use of the Property for any purpose that may be in violation of any local, state or federal laws pertaining to health or the environment, including but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), the Resource Conservation and Recovery Act ("RCRA"), the Clean Water Act ("CWA") and the Clean Air Act ("CAA").

11.02. Licensee warrants that the Permitted Use of the Property will not result in the disposal or other release of any hazardous substance or solid waste on or to the Property, and that it will take all steps necessary to ensure that no such hazardous substance or solid waste will ever be discharged onto the Property by Licensee or its contractors.

11.03. The terms "hazardous substance" and "release" shall have the meanings specified in CERCLA and the terms "solid waste" and "disposal" (or "disposed") shall have the meanings specified in the RCRA; PROVIDED, HOWEVER, that in the event either CERCLA or RCRA is amended so as to broaden the meaning of any term defined thereby, such broader meaning shall apply subsequent to the effective date of such amendment; and PROVIDED FURTHER, that to the extent that the laws of the State of Texas establish a meaning for "hazardous substance", "release", "solid waste", or "disposal", which is broader than that specified in either CERCLA or RCRA, such broader meaning shall apply.

11.04. **Licensee shall indemnify, defend and hold Licensor and Railroads harmless against all cost of environmental clean up to the Property required by or resulting from Licensee's use of the Property under this License.**

12. **Mechanic's Liens Not Permitted.** Licensee shall fully pay for all labor and materials used in, on, or about the Property and will not permit or suffer any mechanic's or materialmen's liens of any nature to be affixed against the Property by reason of any work done or materials furnished to the Property at Licensee's instance or request.

13. **Maintenance of Completed Improvements.** The Permitted Improvement shall be maintained by the Licensee in such a manner as to keep the Property in a good and safe condition. In the event the Licensee fails to maintain the Property as required, upon discovery, Licensor shall notify Licensee of such occurrence in writing. In the event Licensee shall not have remedied the failure within ten (10) days from the date of such notice, Licensor shall have the right, but not the obligation to remedy such failure at the sole cost and expense of Licensee. In the event Licensor exercises its right to remedy Licensee's failure, Licensee agrees to immediately pay to Licensor all costs incurred by Licensor upon written demand by Licensor.

14. **Future Use by Licensor.**

14.01. This License is granted expressly subject and subordinate to the right of Licensor to use the Property for any purpose whatsoever.

14.02. In the event that Licensor shall, at any time subsequent to the date of this License, at its sole discretion, determine that the relocation of the Permitted Improvement shall be necessary or convenient for Licensor's use of the Property, Licensee shall, at its sole cost and expense relocate said Permitted Improvement so as not to interfere with Licensor's or Licensor's assigns use of the Property. In this regard, Licensor may, but is not obligated to, designate other property for the relocation of the Permitted Improvement. Licensor shall give a minimum of thirty (30) days written notice of any required relocation. Licensee shall promptly commence to make the required changes thereafter and shall diligently complete the relocation within one hundred and eighty (180) days after a relocation notice is provided to Licensee by Licensor.

15. **Relocation Benefits.** The Parties hereto agree that the construction of the Permitted Improvement on the Property will be subsequent to the acquisition of the Property by Licensor and that Licensee does hereby waive any and all claim that it may have under the Act, or otherwise, regarding the payment of any and all relocation benefits. All costs associated with any relocation of the Permitted Improvements (and any other property of Licensee) shall be borne by Licensee.

16. **Duration of License.** This License shall terminate and be of no further force and effect in the event (a) Licensee shall discontinue or abandon the use of the Permitted Improvement for thirty (30) days or more; (b) Licensee shall relocate the Permitted Improvement from the Property; or (c) upon termination in accordance with the provisions of this License, whichever event first occurs.

17. **Compliance With Laws and Regulations. Licensee agrees to abide by and be governed by all laws, ordinances and regulations of any and all governmental entities having jurisdiction over the Licensee and by railroad regulations, policies and operating procedures established by the Railroads, or other applicable regulating bodies, and Licensee agrees to indemnify, defend and hold Licensor harmless from any failure to do so.**

18. **INDEMNITY AND SHIFTING OF RISK. TO THE EXTENT ALLOWED BY LAW, REGARDLESS OF FAULT OR OF ANY FAULT OR NEGLIGIENCE OF LICENSOR, LICENSEE AGREES TO RELEASE, DEFEND AND INDEMNIFY DALLAS AREA RAPID TRANSIT AND ITS CONTRACTORS, EMPLOYEES AND AGENTS, AS WELL AS HERZOG TRANSIT SERVICES, INC., HERZOG TECHNOLOGIES, INC., AND RAILROAD (COLLECTIVELY "INDEMNITEES") FROM AND AGAINST ALL LOSS, DAMAGE, CLAIMS, COSTS, EXPENSES, INCLUDING ATTORNEY'S FEES, AND LIABILITY FOR BODILY INJURY TO OR DEATH OF ANY PERSONS AND LOSS OF OR DAMAGE TO ANY PROPERTY AND LOSS OF USE THEREOF, ARISING OUT OF, INCIDENT TO OR RESULTING FROM LICENSEE'S OR CONTRACTOR'S ENTRY ON THE PROPERTY OR ACTIVITY THEREON, INCLUDING ENTRY OR ACTIVITY BY LICENSEE'S EMPLOYEES, SUBCONTRACTORS, AGENTS OR INVITEES (COLLECTIVELY, TOGETHER WITH THE TERM LICENSEE, REFERRED TO HEREIN AS "LICENSEE PARTIES") OR ARISING FROM LICENSEE PARTIES' PERFORMANCE OR FAILURE TO PERFORM UNDER THIS AGREEMENT, EVEN THOUGH CAUSED IN WHOLE OR PART BY A PRE-EXISTING DEFECT, THE NEGLIGIENCE (WHETHER SOLE, JOINT OR CONCURRENT) OF ONE OR MORE INDEMNITEES. IN THE EVENT ANY PART OF THE PROVISIONS OF THIS SECTION ARE DETERMINED BY STATUTORY AUTHORITY OR JUDICIAL DECISION TO BE VOID OR UNENFORCEABLE, THEN THIS SECTION SHALL NOT FAIL IN ITS ENTIRETY, BUT WILL BE ENFORCEABLE TO THE EXTENT PERMITTED BY LAW. FOR THE PURPOSES OF THIS SECTION, THE TERM "RAILROAD" SHALL INCLUDE ANY OTHER RAILROAD COMPANY USING THE PROPERTY WITH DART'S CONSENT AND LESSEE OF DART.**

19. **Termination of License.** At such time as this License may be terminated or canceled for any reason whatsoever, Licensee, upon request by Licensor, shall remove all improvements and appurtenances owned by it, situated in, on, under or attached to the Property, regardless of whether or not such improvements were placed thereon by Licensee, and shall restore the Property to a condition satisfactory to Licensor, at Licensee's sole expense.

20. **Assignment.** Licensee shall not assign or transfer its rights under this License in whole or in part, or permit any other person or entity to use the rights hereby granted without the prior written consent of Licensor which Licensor is under no obligation to grant.

21. **Methods of Termination.** This License may be terminated:

21.01. By written agreement of the Parties; or

21.02. By either Party giving the other Party thirty (30) days written notice.

22. **Miscellaneous.**

22.01. Notice. When notice is permitted or required by this License, it shall be in writing and shall be deemed delivered when delivered in person or when placed, postage prepaid, in the U.S. Mail, Certified, Return Receipt Requested, and addressed to the Parties at the following addresses:

LICENSOR: Dallas Area Rapid Transit
1401 Pacific Avenue
Dallas, Texas 75202-7210
ATTN: Railroad Management

LICENSEE: G&H Group, LLC
75 Main Street
Colleyville, Texas 76034

Either Party may from time to time designate another and different address for receipt of notice by giving written notice of such change of address.

22.02. Governing Law. This License shall be construed under and in accordance with the laws of the State of Texas. Venue shall lie in Dallas County.

22.03 Attorney Fees. In the event that DART chooses to initiate legal proceedings to enforce any provisions of this License, upon prevailing DART shall be entitled to recover court costs and reasonable attorney fees from Licensee.

22.04. Entirety and Amendments. This License embodies the entire agreement between the Parties and supersedes all prior agreements and understandings, if any, relating to the Property and the matters addressed herein, and may be amended or supplemented only by a written instrument executed by the Party against whom enforcement is sought.

22.05. Parties Bound. This License shall be binding upon and inure to the benefit of the Parties and their respective heirs, personal representatives, successors and assigns.

22.06. Number and Gender. Words of any gender used in this License shall be held and construed to include any other gender; and words in the singular shall include the plural and vice versa, unless the text clearly requires otherwise.

22.07. No Joint Enterprise. The Parties do not intend that this License be construed as finding that the Parties have formed a joint enterprise. The purposes for which each Party has entered into this License are separate and distinct. It is not the intent of any of the Parties that a joint enterprise relationship is being entered into and the Parties hereto specifically disclaim such relationship. This License does not constitute a joint enterprise, as there are no common pecuniary interests, no common purpose and no equal right of control among the Parties hereto.

22.08. Counterparts. The Parties may execute this License in multiple originals and when taken together, those originals constitute a whole.

22.09. Third Party Beneficiaries. It is agreed between the Parties and deemed that there are no third party beneficiaries to this License.

22.10. Construction and Interpretation. This License shall not be construed against any Party due to drafting as both Parties have or are entitled to consult legal counsel.

22.11. Severability. If any provision of this License is determined to be illegal or unenforceable in any respect, such determination will not affect the validity or enforceability of any other provision, each of which will be deemed to be independent and severable.

(Signatures on Following Page)

IN WITNESS WHEREOF, the Parties have signed and agreed to this License on the date last signed below.

LICENSOR: DALLAS AREA RAPID TRANSIT

BY: _____
BONNIE MURPHY
Vice President
Commuter Rail and Railroad Management
Date: 5/7/2020

LICENSEE: G & H GROUP, LLC

BY: _____
Printed Name: WAGUIH GUIRGUIS
Title: Manager/Member
Date: 4/27/2020

Rustic Oaks 1

LEGEND

C-3 | 0.6 | 3.9 — DRAINAGE AREA ID; RUNNOFF COEFFICIENT; AREA (ACRES)

FLOW DIRECTION

(COUNTY ROAD 3032)

PRESTON MANOR

Pipe sized for 113 cfs

70.1 CFS

25.9 CFS

OAKLIEGH

L.D. LOCKETT ROAD

BRANSFORD RD.

A-1 | 0.6 | 45

A-2a | 0.6 | 3.45

A-2c | 0.6 | 2.23

A-3 | 0.6 | 3.59

A-4a | 0.6 | 2.07

A-4b | 0.6 | 2.86

A-5a | 0.6 | 3.54

A-5b | 0.6 | 3.48

A-6a | 0.6 | 1.96

A-6b | 0.6 | 2.14

A-7a | 0.6 | .89

A-7b | 0.6 | 1.12

A-8a | 0.6 | .52

A-8b | 0.6 | .46

B-1a | 0.6 | 3.45

B-1b | 0.6 | .95

B-2a | 0.6 | 2.48

B-2b | 0.6 | .51

B-3a | 0.6 | 1.94

B-3b | 0.6 | .33

B-4a | 0.6 | 3.06

B-4b | 0.6 | .15

B-5a | 0.6 | 3.75

B-5b | 0.6 | 1.83

B-6a | 0.6 | 1.81

B-6b | 0.6 | .39

C-1 | 0.6 | 3.54

D-1a | 0.6 | 4.3

D-1b | 0.6 | 0.7

D-2a | 0.6 | 2.56

D-2b | 0.6 | 0.3

E-1a | 0.6 | .52

E-1b | 0.6 | 2.45

E-2 | 0.6 | 1.37

E-3 | 0.6 | .72

E-4 | 0.6 | 3.65

E-5 | 0.6 | 1.36

E-6a | 0.6 | 2.0

E-6b | 0.6 | 0.5

E-7 | 0.6 | .62

E-8 | 0.6 | .39

E-9 | 0.6 | 4.8

E-10 | 0.6 | 0.6

F-1 | 0.6 | 4.3

F-2 | 0.6 | 7.8

F-3 | 0.6 | 0.5

G-1 | 0.6 | 8.0

VALLEY VIEW DR. NORTH

OAK RIDGE DR.

OAK HILL DR.

WINNIE DR.

OAK CREST HILL DR.

OAK VALLEY DRIVE

VALLEY VIEW DR. SOUTH

VALLEY VIEW DR. WEST

RUSTIC TRAIL

DALLAS AREA RAPID TRANSIT (DART)

ELM ST.

LIVE OAK DR.

TIMBERLINE DRIVE NORTH

TIMBERLINE DRIVE SOUTH

TIMBERLINE NORTH

TIMBERLINE SOUTH

N

SCALE IN FEET

NOTE:

THE DRAINAGE AREAS SHOWN WERE USED IN CONJUNCTION WITH THE RATIONAL FORMULA TO DESIGN THE UNDERGROUND STORM DRAIN SYSTEM. THE TRIBUTARY LB-2 IMPROVEMENTS WERE DESIGNED BASED ON HYDROLOGIC INFORMATION CONTAINED IN THE "COLLEYVILLE STORM DRAINAGE MASTER PLAN" (1992) AND "THE OAK CREST HILLS AND RUSTIC OAKS DRAINAGE STUDY" (1992), BOTH PREPARED BY HALFF ASSOCIATES, INC.

STATE OF TEXAS · JOHN F. ROBERTS · 45401 · REGISTERED PROFESSIONAL ENGINEER

11/4/94

DRAINAGE AREA MAP

OAK CREST HILLS AND
RUSTIC OAKS SUBDIVISIONS
PAVING AND DRAINAGE IMPROVEMENTS

CITY OF COLLEYVILLE, TEXAS

ALBERT H. HALFF ASSOCIATES, INC.
ENGINEERS • SCIENTISTS • SURVEYORS

DESIGN	CADD	DATE	SCALE	NOTES	FILE	NO.
J.F.R.	JGS	AUG. 1993	1"=200'	AVO 12820	2820DA1	D-1

2820DA1.DGN REF. = SCRROW; FLOODMAP; SCRTOPO; PAVBASE; DARELVDGN

Rustic Oaks 2

LIMITS OF D-10

NOTE:
MINIMUM ELEVATION OF SOUTH TOP OF BANK SHALL BE 639.50 (SWALE STA 35+00) TO 37+50)

SURVEY BASELINE

GRADE TO DRAIN

G.N. LINTHICUM
200 VALLEY VIEW DRIVE NORTH
BLOCK 1, LOT 13

CAUTION!
EXPLORER PIPELINE CO.
12" PETROLEUM LINE
CONTACT EXPLORER PRIOR TO CONSTRUCTION

DALLAS AREA RAPID TRANSIT
50' RIGHT-OF-WAY

EXIST. 6" U.E.

STORM DRAIN LINE "A"
48" CL. III R.C.P.

PROPOSED 8" WATER LINE
SEE WATER SHEET WS-

PROP. 10' TEMP. CONSTRUCTION EASEMENT

(SEE SHEET D-9) MATCH LINE STATION 35+00

EXISTING 12' DRAINAGE & UTILITY EASMT

4" GAS

48" CL. III R.C.P.

CONCRETE DRIVE

6' WOOD FENCE

PROPOSED 4" GAS LINE (BY LSG)

STA. 36+86.00 LINE "A"
BASELINE P.I.
DEFLECT 82°46'21" RT.

TRAVERSE PT. No. 21
½" IR W/ RED CAP

18" ROCK RIPRAP

STA 36+46 LINE "A"
INSTALL 1-48" X 36" X 45° WYE
1-4' JOINT OF 48' CL III RCP
1-36" X 45° BEND

STA 36+73 LINE "A"
CONSTRUCT DOUBLE 48' TYPE "B" HEADWALL, MODIFY TO ACCOMMODATE 48" & 36" RCP's
SEE DETAIL SHEET D-29

RUSTIC OAKS
①

W.C. SHAFFER
116 VALLEY VIEW DRIVE NORTH
BLOCK 1, LOT 12

MATCH LINE STATION 37+50

CAUTION!
EXPLORER PIPELINE CO.
12" PETROLEUM LINE
CONTACT EXPLORER PRIOR TO CONSTRUCTION

STORM DRAIN LINE "A"
INLET CHANNEL

DALLAS AREA RAPID TRANSIT
50' RIGHT-OF-WAY

RR TRACKS

BASELINE

EXIST. 12" GAS

6' WOOD FENCE

METAL SHED

FIBERGLASS GREEN HOUSE

W.C. SHAFFER
116 VALLEY VIEW DRIVE NORTH
BLOCK 1, LOT 12

GARY M. GILL
112 VALLEY VIEW DRIVE NORTH
BLOCK 1, LOT 11

SURVEY BASELINE

CAROL ANN FISHER
108 VALLEY VIEW DRIVE NORTH
BLOCK 1, LOT 10

MATCH LINE STATION 40+00 (SEE SHEET D-11)

RUSTIC OAKS
①

IDENTICAL POINTS

PROPERTY LINE

EXIST. GROUND

EL. 639.50 MINIMUM

C.L. RR TRACKS

VARIES (SEE PROFILE)

6' BW

PROPOSED GROUND

APPROX. 4'

12" PETROLEUM PIPELINE
EXPLORER PIPELINE CO.

TYPICAL SECTION A-A

SCALE : 1"=10' H
1"=5' V

BENCHMARKS

BM # 1 "□" CUT ON EAST TOP OF CURB OF RUSTIC TRAIL, 50' +/- SOUTH OF VALLEY VIEW DRIVE SOUTH.
ELEVATION = 621.04

BM # 3 CUT "X" ON THE RIM OF A SANITARY SEW MANHOLE AT THE SOUTHWEST CORNER O VALLEY VIEW DRIVE NORTH AND OAK HILL DRIVE.
ELEVATION = 634.77

CONTRACTOR SHALL NOTIFY DART AT LEAST FIVE (5) WORKING DAYS BEFORE COMMENCING WORK ON DART PREMISES AND WITHIN FIVE (5) WORKING DAYS AFTER SUCH WORK IS COMPLETED. CONTRACTOR SHALL ALSO NOTIFY SP TELECOM TO DETERMINE IF ANY TELE-COMMUNICATIONS SYSTEM IS BURIED IN THE WORK AREA.

DART	
CONTACT: JAN SEIDNER	214-749-2917
SP TELECOM	1-800-283-4237

N

SCALE IN FEET

PARTIAL FLOW

TOP OF RR TRACKS

HGL 638.70

HGL 638.14

Q = 113 cfs
n = .05

EXIST 4" GAS

EXISTING GROUND @ PIPE C.L.

HGL

13 LF 36" CL. III RCP @ 7.07 GR.

19 LF 48" CL. III RCP @ 7.07 GR.

RIGHT TOP OF SLOPE

EXISTING CHANNEL F.L.

F.L. PROPOSED CHANNEL @ 0.50% GR.

F.L. PROPOSED CHANNEL @ 1.96% GR.

154 LF 48" CL. III R.C.P. @ 1.55% GR.

PROP. 8" WATER LINE SEE SHEET WS-

PROP. 4" GAS (BY LSG)

CAUTION !!!
EXISTING 12" PETROLEUM PIPELINE (APPROXIMATE LOCATION)

Q = 113 cfs
n = 0.05
S = 0.0050
BW = 6 ft.
SS = 3:1
DEPTH = 2.7 ft.

CAUTION !!!
EXISTING 12" PETROLEUM PIPELINE (APPROXIMATE LOCATION)

Q = 113 cfs
n = 0.05
S = 0.0196
BW = 6 ft.
SS = 3:1
DEPTH = 2.0 ft.

STA. 40+00 GRADE CHANGE
F.L. CHANNEL 639.60

(SEE SHEET D-9) MATCH LINE STATION 35+00

MATCH LINE STATION 40+00 (SEE SHEET D-11)

640
630
620

35+00 36+00 37+00 38+00 39+00

F.L. 48" 63024
F.L. 48" 63102
F.L. 48" 63179
F.L. 48" 63257
STA. 36+00 GRADE CHANGE
F.L. 48" 632.63
STA. 36+46 INSTALL 48" X 36" WYE CONC. PIPE COLLAR
F.L. 48" 631.00
F.L. 36" 631.55
STA. 36+73 CONSTRUCT COMBINATION 48" & 36" HEADWALL
F.L. 48" 630.81
F.L. 36" 630.47
F.L. CHANNEL 638.28
F.L. CHANNEL 638.03
F.L. CHANNEL 637.78
F.L. CHANNEL 637.53
STA. 39+00 GRADE CHANGE
F.L. CHANNEL 637.15
F.L. CHANNEL 637.04
F.L. CHANNEL 636.82

PROFILE SCALE
HOR. 1" = 20'
VERT. 1" = 4'

PROFILE LEGEND
- TOP OF BERM
- TOP OF BANK
- HGL

STATE OF TEXAS
JERRY F. ROBERTS
45401
REGISTERED PROFESSIONAL ENGINEER
6/11/96

DRAINAGE PLAN & PROFILE
STORM DRAIN LINE "A"
STATION 35+00 TO STATION 40+00

THE OAK CREST HILLS AND RUSTIC OAKS
PAVING AND DRAINAGE IMPROVEMENTS

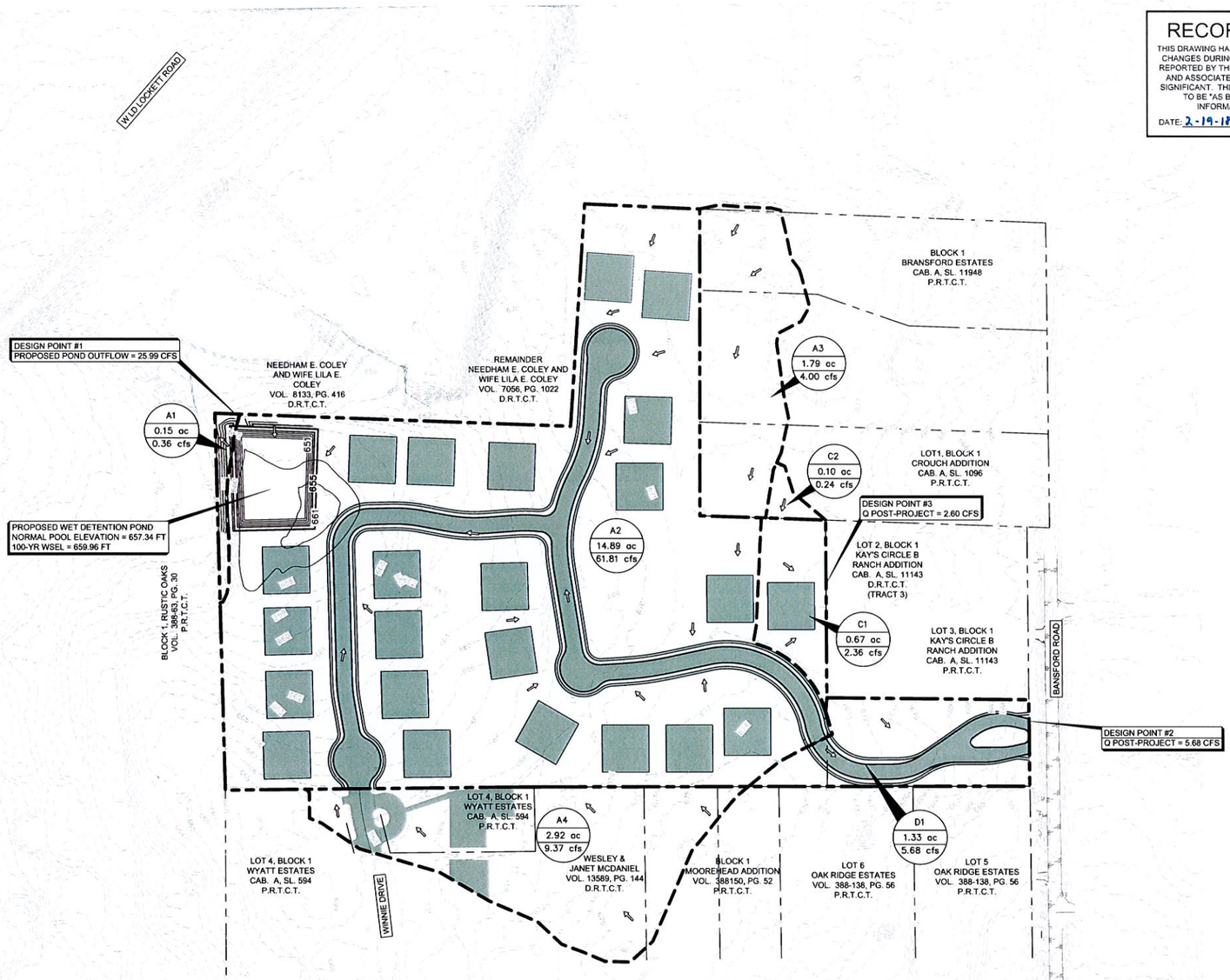
CITY OF COLLEYVILLE, TEXAS

ALBERT H. HALFF ASSOCIATES, INC
ENGINEERS • SCIENTISTS • SURVEYORS

DESIGN	CADD	DATE	SCALE	NOTES	FILE	NO
J.F.R.	JGS	OCTOBER 1994	H: 1"=20' V: 1"=4'	AVO 12820	D10.DGN	D-10

Oakleigh

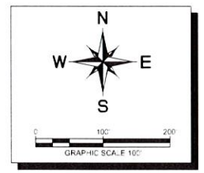
Plotted by: Jarrod Jan Date/Time: February 21, 2018 - 12:23:27pm File Path: K:\FTW_Hydro\067125005 - Oakleigh (CAD)\Documents (Xrf, Prop, ltdm).dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

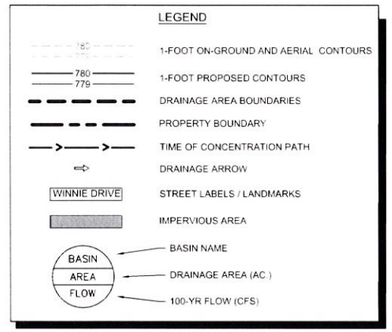


RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 2-19-18 BY: MAS





NOTE: INDIVIDUAL LOT OWNERS/BUILDERS ARE REQUIRED TO SUBMIT A DETAILED LOT GRADING PLAN, SIGNED AND SEALED BY A TEXAS REGISTERED P.E. TO THE CITY ALONG WITH THEIR BUILDING PERMIT APPLICATION.

Basin	SHEET FLOW Length (ft)	$Elev_1$	$Elev_2$	Slope (ft/ft)	Manning's "n"	T_{c1} (min)	SHALLOW CONCENTRATED FLOW Length (ft)	$Elev_2$	$Elev_3$	Slope (ft/ft)	Condition	V_{avg} (ft/s)	T_{c2} (min)	TOTAL T_{cTOTAL}* (min)
	Tc = (0.007(nL)^0.8)/(P2^0.5)(s^0.4) 2-year/24-hr Rainfall Depth (in.) fror 3.36						Tc = L / 60*V							
A1	59	660.3	557.0	1.7500	0.150	1.0	-	-	-	-	-	-	-	15.0
A2	-	-	-	-	-	10.0	680	668.200	658.500	0.0143	Paved	2.43	4.7	14.7
A3	100	674.3	673.5	0.0080	0.150	13.8	308	673.500	671.500	0.0065	Unpaved	1.30	3.9	17.7
A4	100	676.3	674.2	0.0210	0.150	9.4	485	674.200	667.400	0.0140	Unpaved	1.91	4.2	15.0
C1	100	671.5	670.6	0.0085	0.150	13.5	58	670.600	670.500	0.0017	Unpaved	0.67	1.4	15.0
C2	94	672.0	671.4	0.0070	0.150	13.8	-	-	-	-	-	-	-	15.0
D1	-	-	-	-	-	10.0	326	672.100	664.400	0.0236	Paved	3.12	1.7	11.7

*MINIMUM TIME OF CONCENTRATION VALUES OF 10 AND 15 MINUTES OBTAINED FROM CITY OF COLLEYVILLE LAND DEVELOPMENT CODE CHAPTER 14-170 - ENGINEERING DESIGN STANDARDS

POST-PROJECT HYDROLGIC PARAMETERS

DRAINAGE AREA	AREA (Acres)	IMPERVIOUS (%)	C-VALUE	TIME OF CONCENTRATION (min.)	I2 (in/hr)	I5 (in/hr)	I10 (in/hr)	I25 (in/hr)	I50 (in/hr)	I100 (in/hr)	Q2 (cfs)	Q5 (cfs)	Q10 (cfs)	Q25 (cfs)	Q50 (cfs)	Q100 (cfs)
A1	0.15	0.00%	0.30	15.0	3.90	4.86	5.53	6.46	7.20	7.98	0.18	0.22	0.25	0.29	0.32	0.36
A2	**14.89**	**33.27%**	**0.52**	**14.7**	**3.94**	**4.91**	**5.58**	**6.51**	**7.26**	**8.04**	**30.28**	**37.75**	**42.90**	**50.04**	**55.81**	**61.81**
A3	**1.79**	**0.00%**	**0.30**	**17.7**	**3.58**	**4.50**	**5.12**	**6.00**	**6.70**	**7.44**	**1.92**	**2.42**	**2.75**	**3.22**	**3.60**	**4.00**
A4	**2.92**	**15.75%**	**0.40**	**15.0**	**3.90**	**4.86**	**5.53**	**6.46**	**7.20**	**7.98**	**4.58**	**5.71**	**6.50**	**7.59**	**8.46**	**9.37**
C1	0.67	21.77%	0.44	15.0	3.90	4.86	5.53	6.46	7.20	7.98	1.15	1.44	1.64	1.91	2.13	2.36
C2	0.10	0.00%	0.30	15.0	3.90	4.86	5.53	6.46	7.20	7.98	0.12	0.15	0.17	0.19	0.22	0.24
D1	1.33	28.82%	0.49	11.7	4.40	5.41	6.14	7.14	7.94	8.76	2.85	3.51	3.98	4.63	5.15	5.68

NOTE:
- THE PEAK FLOWS DEVELOPED ON THIS SHEET SUPPORT THE DETENTION DESIGN AND ACCOUNT FOR THE TOTAL TIME OF CONCENTRATION AT THE POND. THE FLOWS INCLUDED ON SHEET C-10 UTILIZE MINIMUM INLET TIMES TO SUPPORT THE INLET AND STORM SEWER DESIGNS. THEREFORE THE PEAK FLOW RESULTS ON THE SHEET SLIGHTLY DEVIATE FROM THE FLOWS ON C-10.
- AREAS A2, A3, AND A4 DRAIN TO THE PROPOSED POND AND ARE DENOTED WITH A BOLD FONT AND LIGHT GRAY SHADE TO ILLUSTRATE THIS.

No.	REVISIONS	DATE	BY

Kimley»Horn
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5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
PHONE: 972.335.3580 FAX: 972.335.3779
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE A. DICKEY
108551
LICENSED
PROFESSIONAL ENGINEER
2-19-18

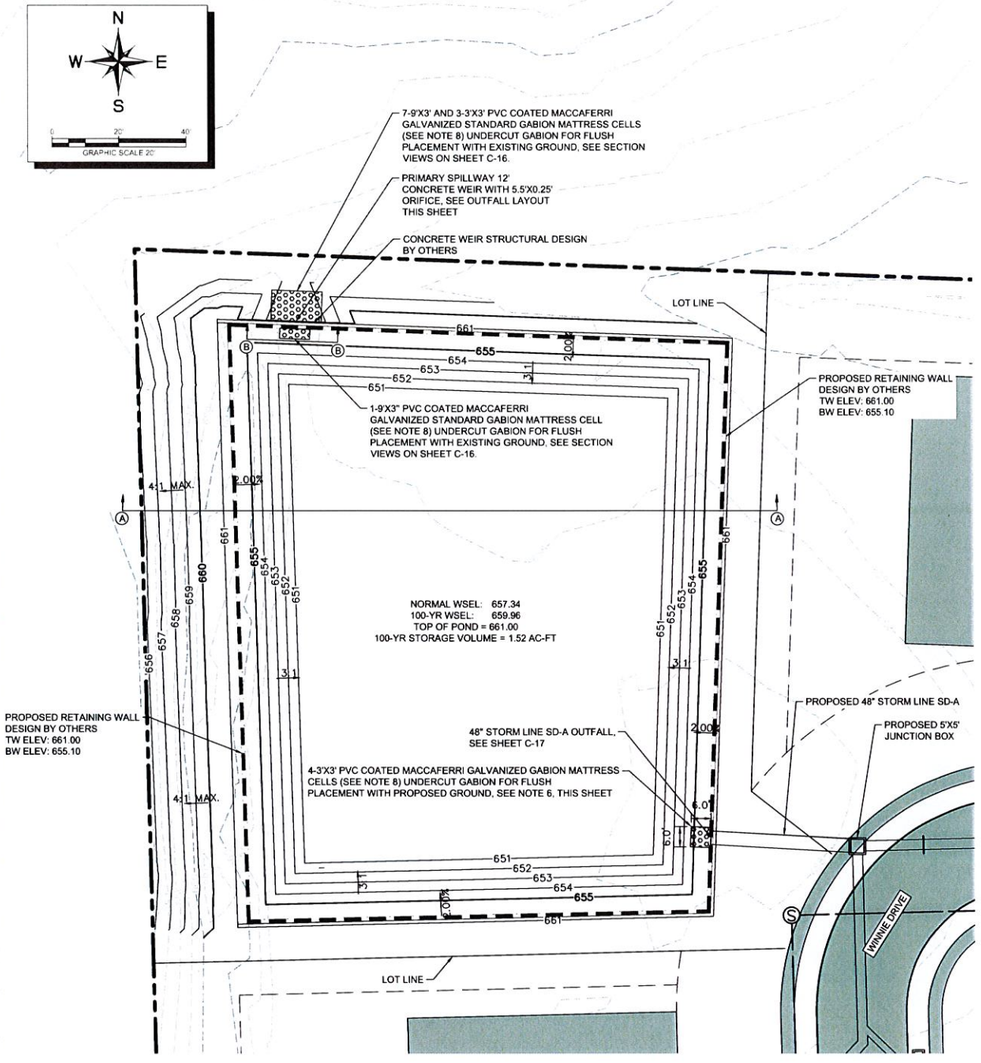
KHA PROJECT 067125005
DATE JAN. 2017
SCALE: AS SHOWN
DESIGNED BY: NJL
DRAWN BY: NJL
CHECKED BY: KAD

DETENTION POND POST-PROJECT CONDITIONS DRAINAGE AREA MAP

OAKLEIGH

CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

SHEET NUMBER
C-13



POST-PROJECT DETENTION POND ELEVATION-STORAGE SUMMARY TABLE		
ELEVATION (FT)	AREA (AC.)	VOLUME (AC-FT)
657.34	0.58	0.00
658.00	0.58	0.38
659.00	0.58	0.96
660.00	0.58	1.54
661.00	0.59	2.13

POST-PROJECT MODIFIED RATIONAL METHOD CALCULATION SUMMARY						
STORM EVENT	DRAINAGE AREA (AC.)	"C"	TIME OF CONCENTRATION (MIN.)	PEAK INFLOW (CFS)	PEAK OUTFLOW (CFS)	DETENTION VOLUME (AC-FT)
2-YR	19.60	0.48	21.90	29.88	8.81	0.79
5-YR	19.60	0.48	21.90	38.00	12.50	1.00
10-YR	19.60	0.48	21.90	43.37	15.17	1.11
25-YR	19.60	0.48	21.90	51.02	19.09	1.27
50-YR	19.60	0.48	21.90	57.02	22.20	1.39
100-YR	19.60	0.48	21.90	63.53	25.99	1.52

ORIFICE EQUATION

$Q = c*A*SQRT(2*g*h)$

c = 0.6
A = 1.375 SF
g = 32.2 ft/sec^2
h = WSEL-CENTROID = WSEL-657.47

WEIR EQUATION

$Q = C*L*H^{1.5}$

C = 3.33
L = 12 FT
H = WSEL-CREST = WSEL-659.54

POST-PROJECT OUTFALL STRUCTURE SUMMARY				
STORM EVENT	WSEL	ORIFICE FLOW	WEIR FLOW	TOTAL FLOW
	ft	cfs	cfs	cfs
2-YR	658.70	7.36	0.00	7.36
5-YR	659.06	8.37	0.00	8.37
10-YR	659.25	8.85	0.00	8.85
25-YR	659.53	9.51	1.26	10.77
50-YR	659.74	9.98	6.78	16.76
100-YR	659.96	10.46	15.46	25.92

DESIGN POINT #1 FLOW SUMMARY TABLE			
EVENT (YEAR)	PRE-PROJECT (CFS)	POST-PROJECT (CFS)	DIFFERENCE (CFS)
2	8.81	7.36	-1.45
5	12.50	8.37	-4.13
10	15.17	8.85	-6.32
25	19.09	10.77	-8.32
50	22.20	16.76	-5.44
100	25.99	25.92	-0.07

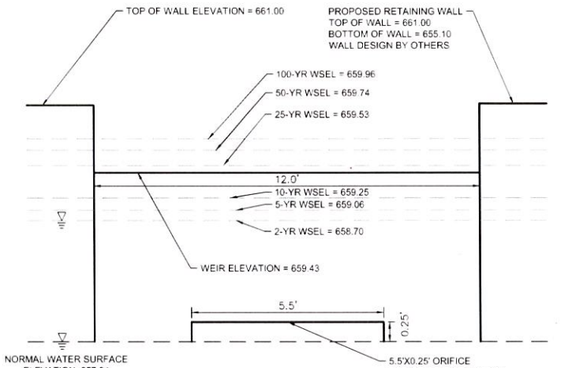
NOTE: THE FLOWS FROM THE TABLE ABOVE INCLUDE THE OUTFLOW FROM THE POND AND BYPASS FLOWS DESCRIBED ON SHEETS C-12 AND C-13

LEGEND

- 1-FOOT ON-GROUND AND AERIAL CONTOURS
- 780 / 779 — 1-FOOT PROPOSED CONTOURS
- PROPERTY BOUNDARY
- WINNIE DRIVE — STREET LABELS / LANDMARKS

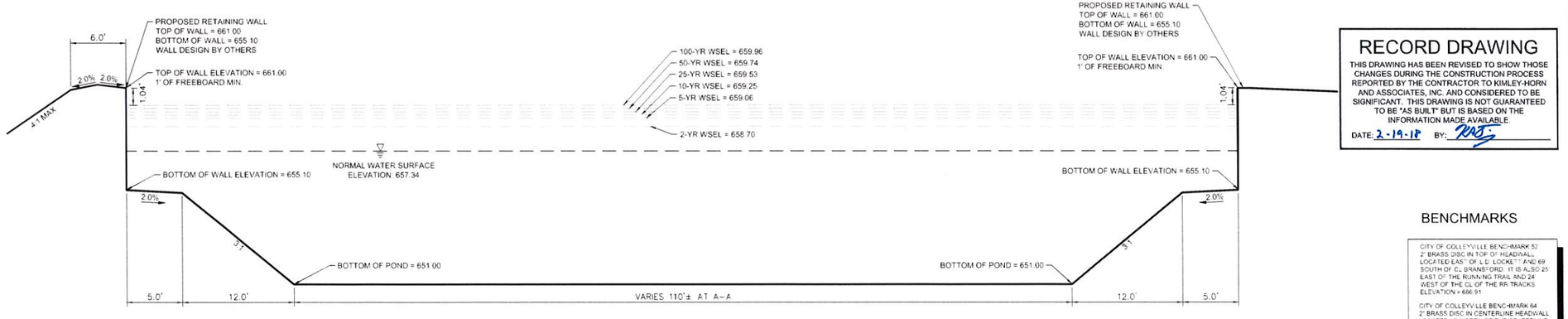
POND NOTES

1. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS.
2. THE POND IS TO BE WATERTIGHT.
3. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE ELIMINATED FOR AT LEAST 20' FROM THE POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL.
4. THE STORM PIPES AND HEADWALLS THAT DRAIN INTO THE POND ARE TO BE INSTALLED WITH WATER TIGHT JOINTS TO AT LEAST THE ELEVATION OF THE NORMAL POOL OF THE POND.
5. THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE POND SHALL BE MONITORED BY THE CONTRACTOR FOR A PERIOD OF AT LEAST ONE MONTH TO OBSERVE WATER INFLOW AND OUTFLOW TO ENSURE THE POND IS HOLDING WATER. THIS MONITORING INFORMATION SHALL BE SUPPLIED TO THE ENGINEER AND THE OWNER.
6. SOIL MATERIAL AND COMPACTION SPECIFICATIONS TO BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER TO ENSURE POND WILL NOT LEAK OR SEEP AND THAT IT CAN WITHSTAND THE HYDROSTATIC LOADING EXPERIENCED INCLUDING AND UP TO THE 100-YR STORM EVENT.
7. CONNECTION BETWEEN CONCRETE WEIR STRUCTURE AND GABION MATTRESS SHALL FOLLOW "GABION MATTRESS TO CONCRETE ATTACHMENT DETAIL" (CITY OF COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS REVISED JULY 2014, DETAIL D-7)
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF GABION MATTRESS AND ADEQUATE TOEWALL DESIGN FOR REVIEW.
9. EXISTING POND TO BE MUCKED AND RECONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THE PROJECT.
10. INDIVIDUAL LOT OWNERS/BUILDERS ARE REQUIRED TO SUBMIT A DETAILED LOT GRADING PLAN, SIGNED AND SEALED BY A TEXAS REGISTERED P.E. TO THE CITY ALONG WITH THEIR BUILDING PERMIT APPLICATION.
11. STRUCTURAL ENGINEER IS RESPONSIBLE TO DESIGN A WALL SYSTEM THAT DOES NOT RELY ON POND SLOPES FOR FOOTING COVER. SOME SLOPE EROSION IS ANTICIPATED TO OCCUR.



OUTFALL STRUCTURE LAYOUT B-B

NTS
*OUTFALL STRUCTURE DESIGN BY OTHERS



WET DETENTION POND SECTION A-A

NTS

RECORD DRAWING

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DATE: 2-19-18 BY: RAT

BENCHMARKS

CITY OF COLLEYVILLE BENCHMARK 52
2" BRASS DISC IN TOP OF HEADWALL, LOCATED EAST OF L.D. LOCKETT AND 69' SOUTH OF C.L. BRANSFORD. IT IS ALSO 25' EAST OF THE RUNNING TRAIL AND 24' WEST OF THE CL OF THE RR TRACKS.
ELEVATION = 666.91

CITY OF COLLEYVILLE BENCHMARK 64
2" BRASS DISC IN CENTERLINE HEADWALL LOCATED 18' NORTH OF THE CENTERLINE OF BEVERLY STREET AND 334' WEST OF CENTERLINE OF PLEASANT RUN. IT IS ALSO LOCATED 7' SOUTH OF A POWER POLE.
ELEVATION = 636.64

No.	REVISIONS	DATE	BY

Kimley»Horn

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5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
PHONE: 972-335-3580 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE A. DICKEY
108551
LICENSED PROFESSIONAL ENGINEER
2-19-18

KHA PROJECT 067125005
DATE JAN. 2017
SCALE: AS SHOWN
DESIGNED BY: NJL
DRAWN BY: NJL
CHECKED BY: KAD

DETENTION POND PLAN

OAKLEIGH

CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

SHEET NUMBER
C-14

Oak leigh 2

Plotted By: nlarris, Inc. Date: February 21, 2018 12:23:58pm File Path: K:\FW_Dept\NOTICES\Drawings\CAD\Documents\XXX_01_ENTIRE_PLAN.dwg
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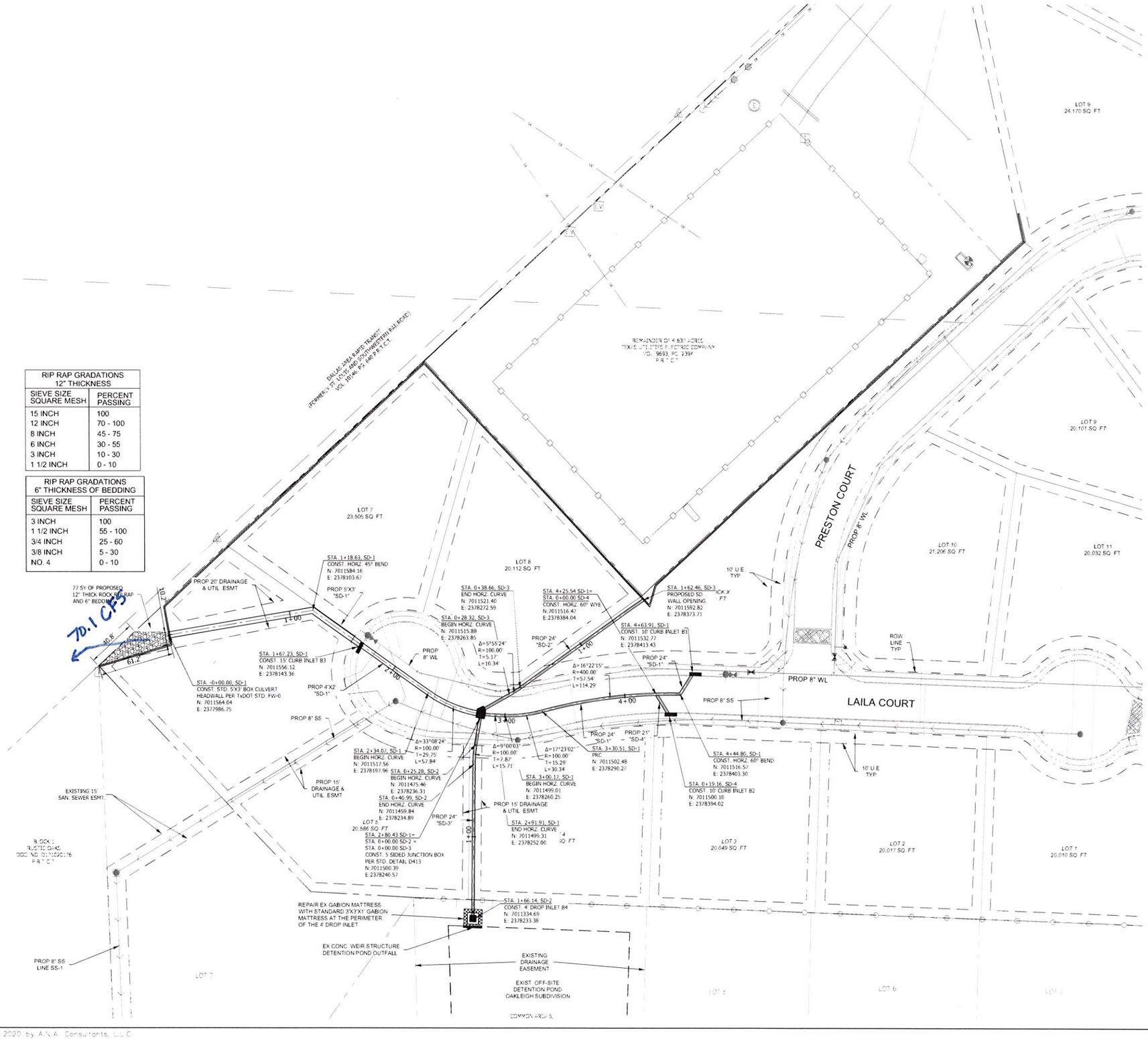
Preston Manor 1

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

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



A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
5000 Thompson Terrace, Colleyville, TX
Tel. 817.335.9900 Fax: 817.335.9955
TBPE Firm No. 2078
TBPLS Firm No.: 10090800

NO.	REVISION DESCRIPTIONS:	DATE:

OVERALL STORM DRAIN PLAN

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PRELIMINARY FOR REVIEW ONLY

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

OSAMA F. NASHED
Name
90373
P.E.
2/18/2020
Date

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

SHEET No.: 11

8:11:45 AM
2/18/2020
\\ANACONSULTANTS\Projects\2019\19-0200 Preston Manor\Drawings\Preston Manor 1.dwg

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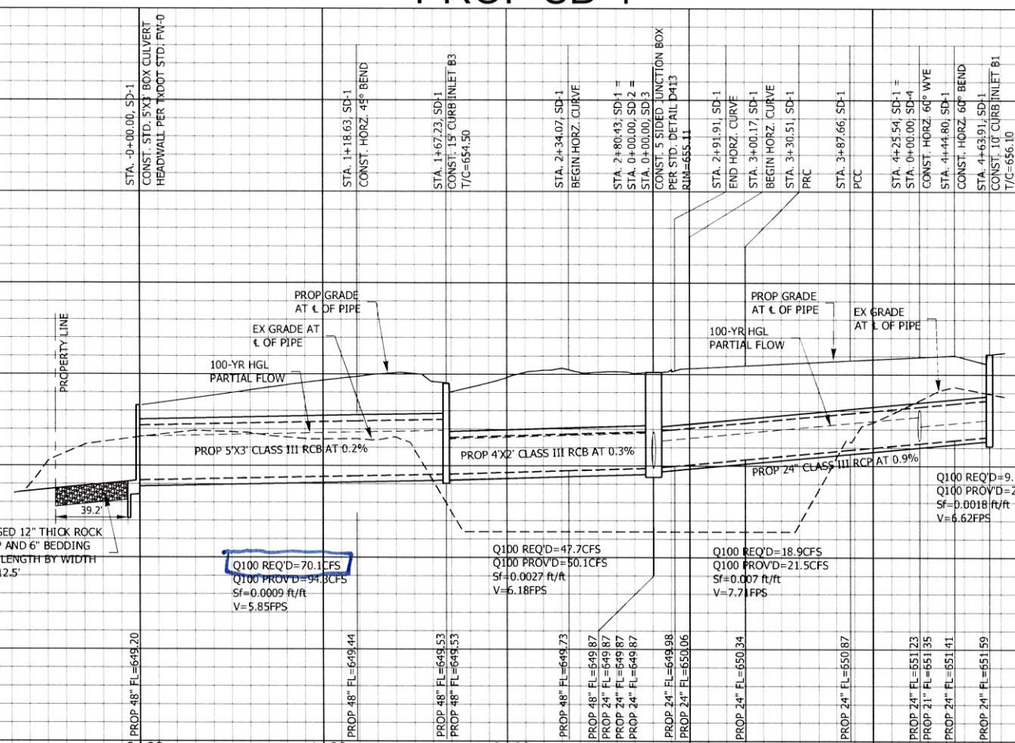
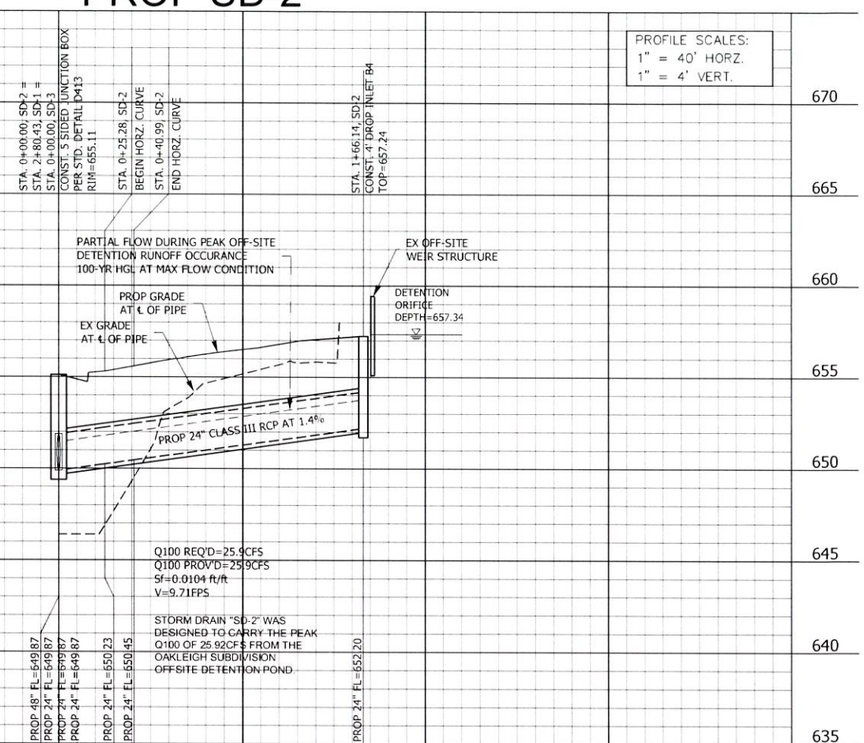
Preston Manor 2

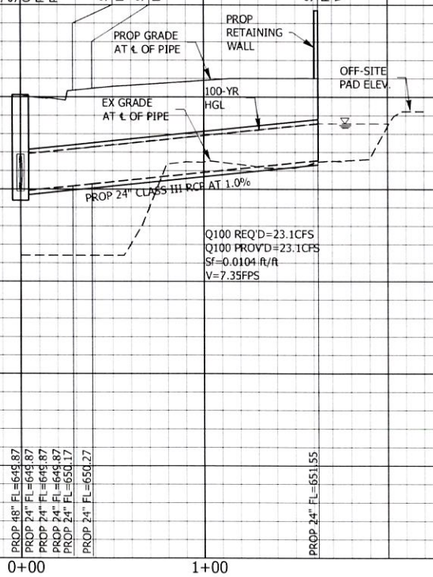
PROP SD-1



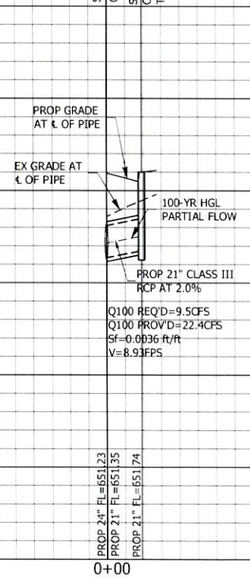
PROP SD-2



PROP SD-3



PROP SD-4



A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
5000 Thompson Terrace, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
TBPE Firm No.: 20
TBPLS Firm No.: 10059000

NO.	REVISION DESCRIPTIONS:	DATE:

STORM DRAIN PROFILE

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PRELIMINARY FOR REVIEW ONLY

These documents are for design review and not intended for construction, bidding or permit purposes.
They were prepared by, or under supervision of:
OSAMA F. NASHED
Name
90373
PE #
2/18/2020
Date

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

SHEET No.: 12

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Access Easement Agreement

D220021054 1/28/2020 3:50 PM PGS 7 Fee: $43.00 Submitter: SIMPLIFILE
Electronically Recorded by Tarrant County Clerk in Official Public Records
Mary Louise Nicholson

EMERGENCY ACCESS AGREEMENT

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

RECITALS

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

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

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

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

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

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

AGREEMENT

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

1. The above recitals are true and correct and are incorporated herein by this reference.

2. Grantor does hereby GIVE, GRANT, and CONVEY unto Grantee, a perpetual Emergency Access Easement on, over, and across the Property, in favor of the Development Land, TO HAVE AND TO HOLD, exclusively for ingress, egress, and access to the Development Land by emergency response vehicles and personnel. This grant of the Emergency Access Easement described herein is made by Grantor without warranty of title, express or implied. Wilbow-Oakleigh intends to deed any and all interest it holds in the Property to the Association for use as a common area.

3. Grantor will allow Grantee to temporarily access the Property, as reasonably necessary, to construct and make improvements to the Emergency Access Easement for the period of time reasonably necessary to complete such construction (the "**Construction Period**").

4. Grantee will indemnify Grantor for any and all claims arising out of the demolition and construction activities related to the Emergency Access Easement and will name Grantor on its liability insurance during the Construction Period. Grantee will indemnify Grantor as to any third-party liens related to the demolition and construction of the Emergency Access Easement.

5. All demolition and construction costs to the pavement tie-in are at the responsibility of Grantee, and Grantee agrees to construct said pavement tie-in in accordance with all local building standards. Grantee will install a gate and restore the fence, landscaping, and irrigation systems to Grantor's satisfaction. Any and all damage to Grantor's real or personal property due to the demolition and construction activities related to the Emergency Access Easement shall be repaired, replaced, and/or restored without delay, at Grantee's sole expense.

6. The Emergency Access Easement is exclusively for ingress, egress, and access to the Development Land by emergency response vehicles and personnel and will be noted as such on the plat.

7. No construction, marketing, or non-emergency access of any kind is permitted through the Oakleigh subdivision to the Development Land.

8. In order to maintain comparable square footage among neighboring homes and preserve the backyard privacy of certain homes in Oakleigh, Grantee will ensure that the homes eventually constructed on the three (3) new lots in Grantee's subdivision (not yet platted) that are adjacent to Oakleigh's Lot 5, Block B, 200 Winnie Drive, Lot 6, Block B, 204 Winnie Drive, and Lot 7, Block B, 208 Winnie Drive, will incorporate the following design requirements:

(a) Minimum 3,000 SF of living space area for single story homes;
(b) Minimum 3,600 SF of living space area for two story homes; and

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

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

This fee is calculated as follows:

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

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

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

[*signature page follows*]

Access Easement Agreement

27th January, 2020

SIGNED AND AGREED this ~~20th~~ day of ~~November~~, ~~2019~~.

GRANTOR:

WILBOW-OAKLEIGH DEVELOPMENT CORPORATION

By _____
Its CO-PRESIDENT

OAKLEIGH RESIDENTIAL COMMUNITY, INC.

By _____
Its President

GRANTEE:

G & H GROUP, LLC

By _____
Waguih Guirguis, Member

STATE OF TEXAS §
§
COUNTY OF DALLAS §

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

Notary Public, State of Texas

Jennifer Turner
NOTARY PUBLIC
ID 13084306-0
State of Texas
Comm. Exp. 09-29-2020

STATE OF TEXAS §
§
COUNTY OF DALLAS §

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

Notary Public, State of Texas

Jennifer Turner
NOTARY PUBLIC
ID 13084306-0
State of Texas
Comm. Exp. 09-29-2020

STATE OF TEXAS §
§
COUNTY OF TARRANT §

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

Notary Public, State of Texas

Megan Marie English
My Commission Expires
05/09/2021
ID No. 131120115

ACCESS EASEMENT

995 SQUARE FOOT (0.023 ACRE) TRACT

Part of Common Area 6, Block X, Oakleigh Addition
J.J. Newton Survey, Abstract No. 1176
City of Colleyville, Tarrant County, Texas

PROPERTY DESCRIPTION:

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

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

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

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

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

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

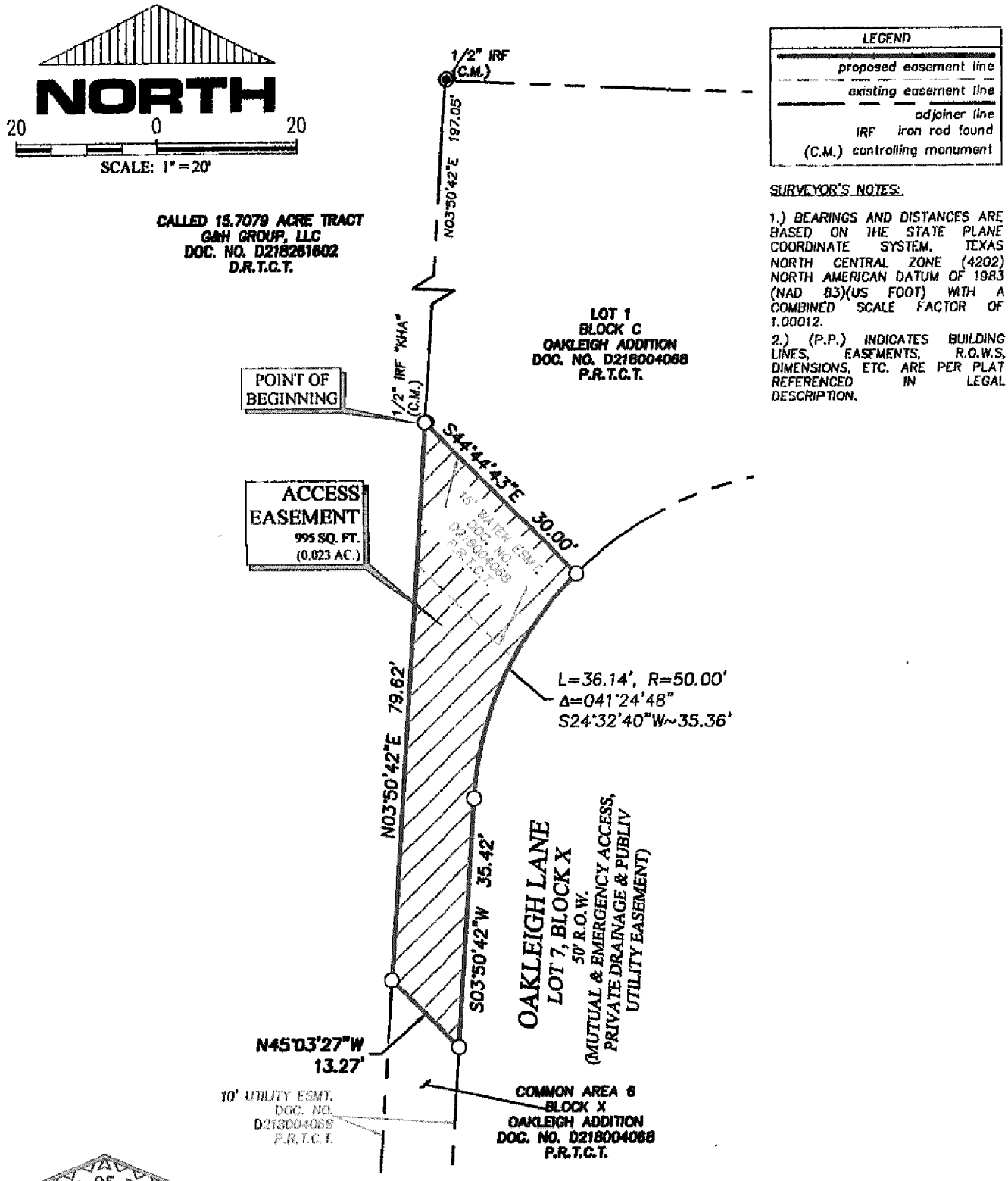
THENCE North 03 degrees 50 minutes 42 seconds East, with the west line of said Common Area 6, and the southernmost east line of said G&H Group, LLC. tract, a distance of 79.62 feet to the POINT OF BEGINNING and containing 995 square feet or 0.023 acres of land, more or less.

STATE OF TEXAS
REGISTERED
MARK N. PEEPLES
6443
PROFESSIONAL
LAND SURVEYOR

RPLS No. 6443

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

EXHIBIT A
ACCESS EASEMENT
Part of Lot Common Area 6, Block X
Oakleigh Addition
J.J. Newton Survey, Abstract No. 1176
City of Colleyville, Tarrant County, Texas
– 2019 –



LEGEND

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

SURVEYOR'S NOTES:

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

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

STATE OF TEXAS REGISTERED MARK N. PEEPLES 6443 PROFESSIONAL LAND SURVEYOR

RPLS No. 6443

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

EXHIBIT B

ACCESS EASEMENT

Part of Lot Common Area 6, Block X
Oakleigh Addition
J.J. Newton Survey, Abstract No. 1176
City of Colleyville, Tarrant County, Texas
– 2019 –

L:\DC Homes\1810913 – 401 Shelton Rd\Drawings

Sewer Line Easement

D219174536 8/7/2019 7:38 AM PGS 8 Fee: $44.00 Submitter: SIMPLIFILE
Electronically Recorded by Tarrant County Clerk in Official Public Records
Mary Louise Nicholson

Unofficial Copy

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

SEWER LINE EASEMENT

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF TARRANT §

THAT Judieth Bradshaw, Robert Bradshaw and Laura Foshee (collectively "Grantor"), for the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, hereby grants and conveys to G & H Group, LLC, a Texas limited liability company, its successors, assigns, lessees, licensees, agents and affiliates (collectively "Grantee"), whose address is 75 Main Street #100, Colleyville, Texas 76034, a perpetual, non-exclusive, ten-foot (10') total width easement ("Easement") to construct, install, operate, maintain, repair, replace and remove a single, no-larger-than 12" diameter sewer line with a single manhole in a location determined by Grantee's civil engineer and approved by the City of Colleyville (collectively, the "Sewer Line") from Grantee's adjacent property to a main sewer line on Oak Top Drive over, under and across the following property situated in Colleyville, Tarrant County, Texas, which Grantor warrants it owns ("Easement Tract"):

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

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

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

Unofficial Copy

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

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

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

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

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

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

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

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

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

Unofficial Copy

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

Signed this 5 day of August, 2019.

GRANTOR:

Judieth Bradshaw

Judieth Bradshaw

Robert Bradshaw

Robert Bradshaw

Laura Foshee

Laura Foshee

GRANTEE:

G & H Group, LLC

By: Waguih Guirguis, Member

Waguih Guirguis, Member

Unofficial Copy

STATE OF TEXAS §
§
COUNTY OF TARRANT §

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

Megan Marie English
My Commission Expires
06/09/2021
ID No. 131120115

Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF TARRANT §

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

Megan Marie English
My Commission Expires
06/09/2021
ID No. 131120115

Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF ~~TARRANT~~ Kendall §

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

DERRICK A. GREENE
Notary Public, State of Texas
Comm. Expires 02-13-2022
Notary ID 131448450

Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF TARRANT §

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

Megan Marie English
My Commission Expires
06/09/2021
ID No. 131120115

Notary Public, State of Texas

EXHIBIT A

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

Unofficial Copy

Sewer Line Easement

EXHIBIT B

15' SANITARY SEWER EASEMENT
5,418 SQUARE FOOT (0.124 ACRE) TRACT

Part of Lot 7, Block 1,Rustic Oaks Addition
J.J. Newton Survey, Abstract No. 1176
City of Colleyville, Tarrant County, Texas

Unofficial Copy

PROPERTY DESCRIPTION:

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

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

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

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

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

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

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

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

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

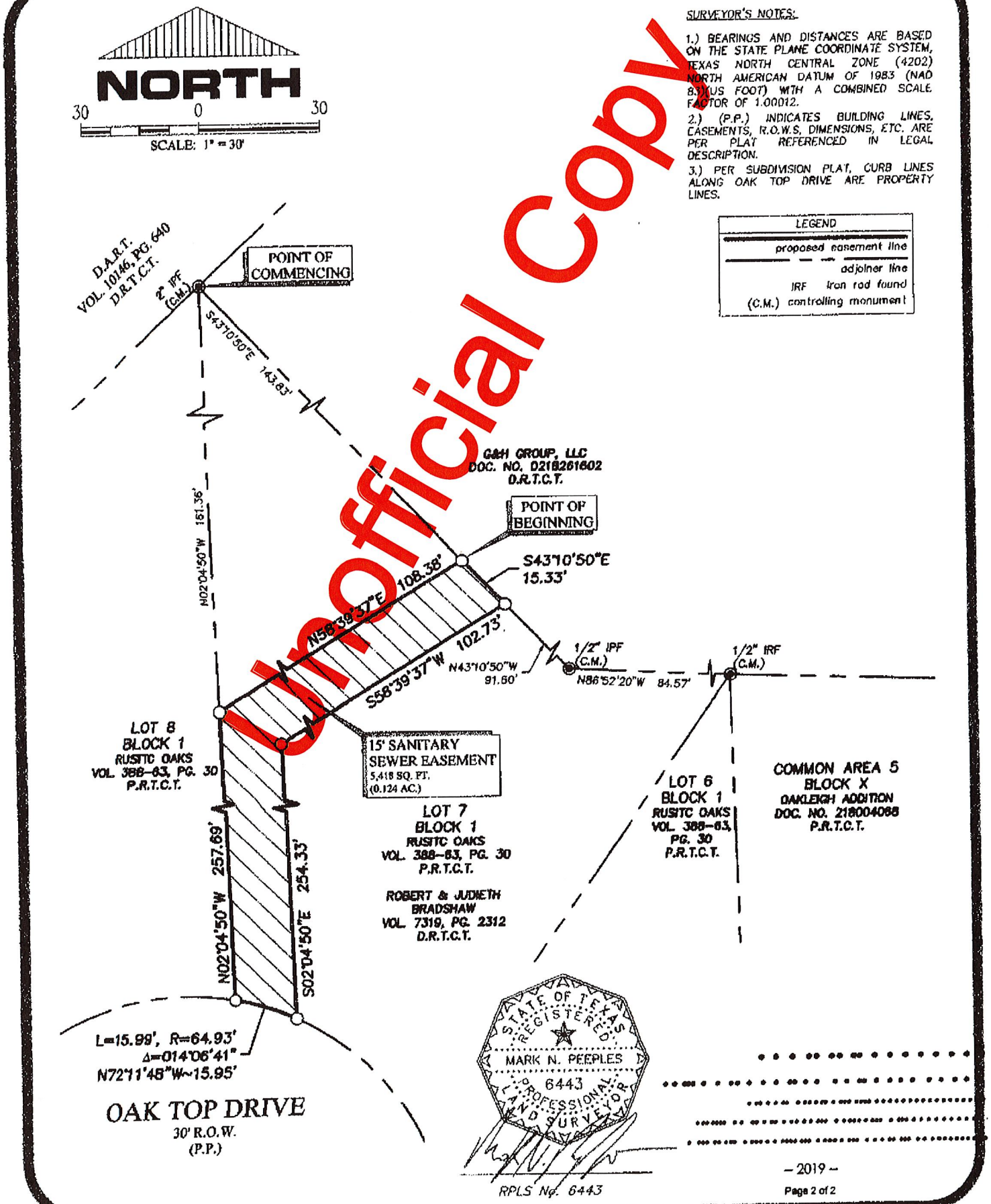
STATE OF TEXAS
REGISTERED
MARK N. PEEPLES
6443
PROFESSIONAL
LAND SURVEYOR

RPLS No. 6443

– 2019 –

L:\GC Home\1810913 – 404 Shelton Rd\Drawings

Sewer Line Easement



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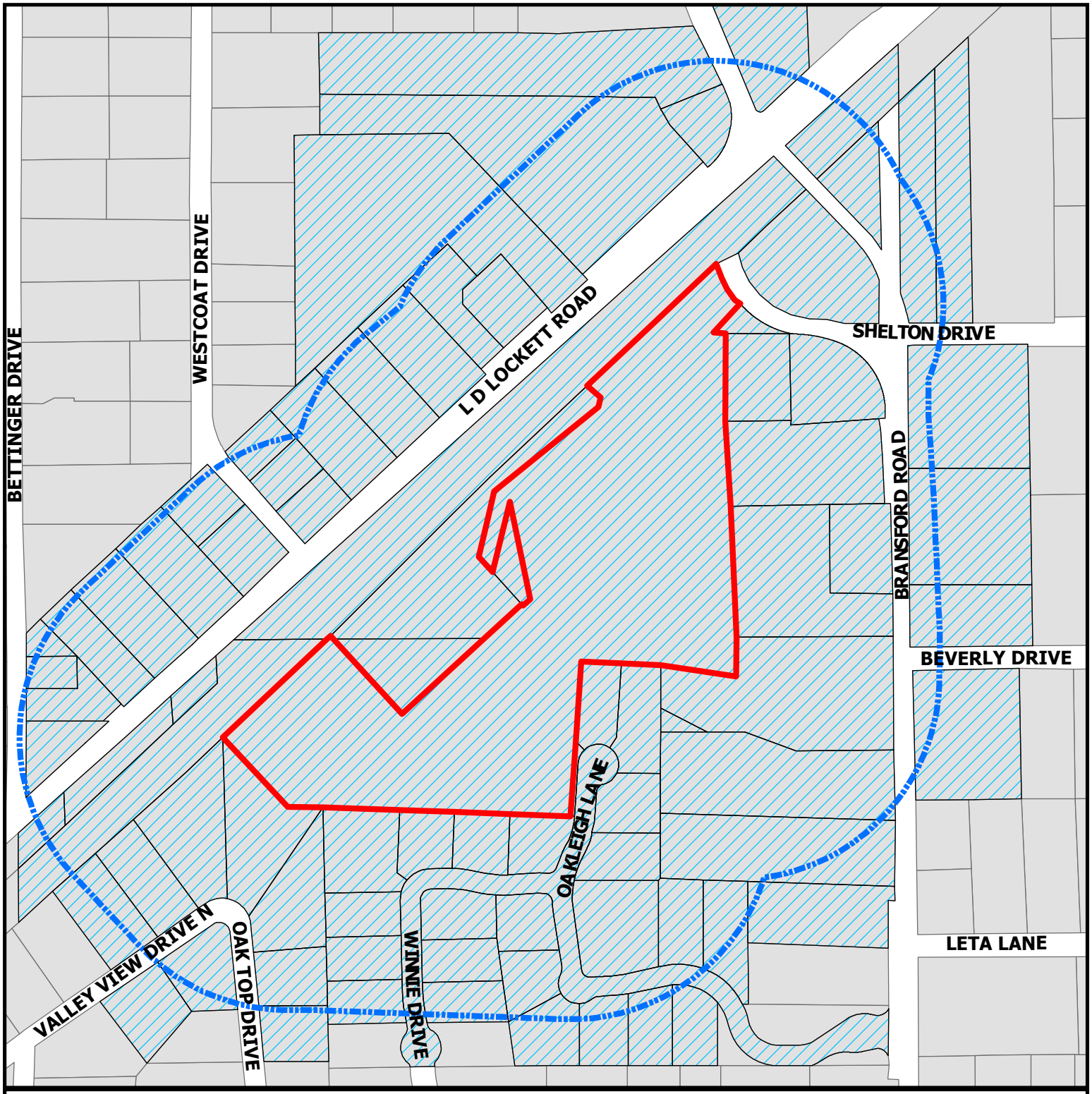
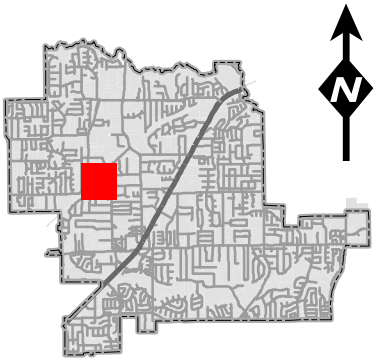
Notification Map



CITY OF COLLEYVILLE TEXAS

Zoning Map

401 Shelton Drive



Subject Property

500ft Buffer

Properties within 500ft

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.

Notification List

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

Public hearing notices were mailed on January 24, 2020

NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

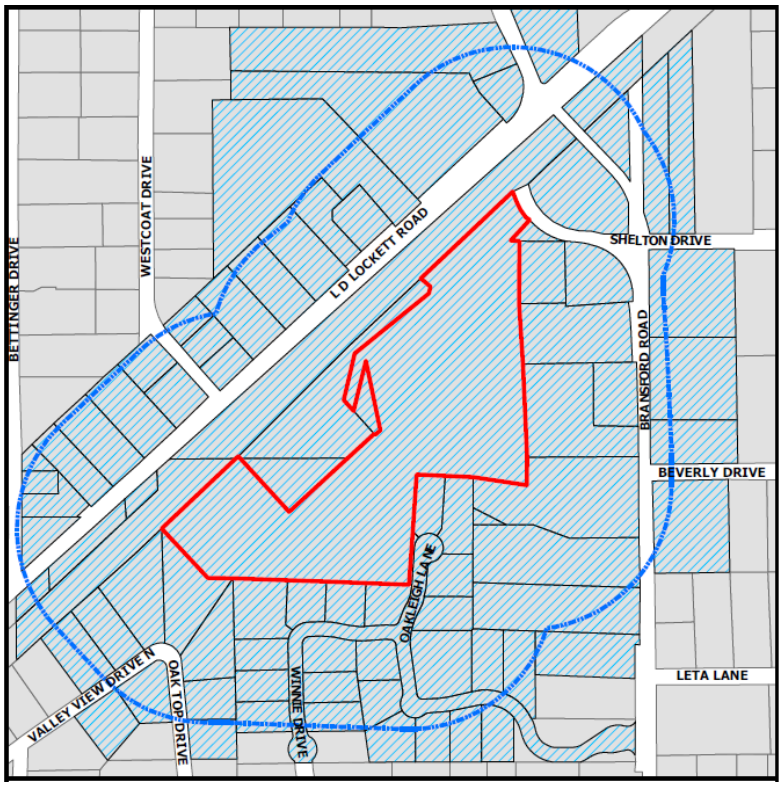
The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

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

Request:	Consideration of a request for a Preliminary/Final Plat for Lots 1-11, Block A, Lots 1-13, Block B, and Lots 1-3, Block X, of the Preston Manor Addition. The purpose is to plat the property into 24 single-family residential lots and 3 common lots.
Zoning Case:	PC20-001
Applicant:	Osama Nashed
Owner:	Waguih Guirguis
Location:	401 Shelton Drive
Property Description:	Tracts 6A1, 6A2, 6A2A, 6A2B1, Abstract 1487, in the O C Sturm Survey, and Tracts 1B, 1B1, 1B2A, Abstract 1176, in the J J Newton Survey
Present Zoning:	R-20 Single Family Residential

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

RESOLUTION R-20-4478

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

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat for the Preston Manner Addition on February 24, 2020.

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

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

AND IT IS SO RESOLVED.

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

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

LOCATION MAP
NTS

GENERAL NOTES

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

PRIVATE FACILITY NOTES:

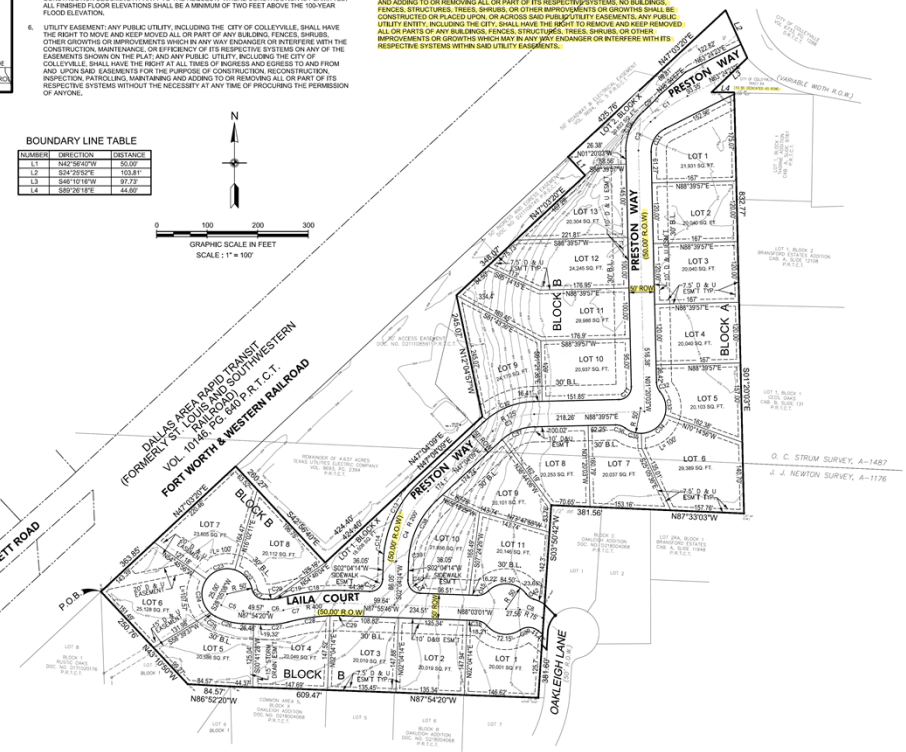
1. THE HOMEOWNERS ASSOCIATION (HOA) OF PRESTON MANOR ADDITION SHALL BE RESPONSIBLE AND LIABLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ANY PRIVATE COMMON AREAS OR FACILITIES IN THE ADDITION CREATED HEREIN (THE ADDITION), INCLUDING BUT NOT LIMITED TO PRIVATE ENTRANCE STRUCTURES, PRIVATE WALLS AND FENCES, PRIVATE PEDESTRIAN ACCESS, PRIVATE OPEN SPACE AND LANDSCAPING, AND EMERGENCY ACCESS.;
2. THE HOA SHALL BE ESTABLISHED BY THE SUBDIVIDER OR DEVELOPER TO OPERATE AND/OR MAINTAIN THE AFOREMENTIONED PRIVATE COMMON AREAS OR FACILITIES.;
3. THE CITY OF COLLEYVILLE, TEXAS (THE CITY) SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY OF THE AFOREMENTIONED PRIVATE COMMON AREAS OR FACILITIES. THE CITY WILL MAINTAIN ONLY THE PUBLIC STREETS, WATER AND SANITARY SEWER SYSTEMS AND STORM DRAIN SYSTEM IN UTILITY EASEMENTS ACCEPTED BY THE CITY.;
4. THE HOA, LOT OWNERS, AND LANDOWNERS SHALL NOT SEEK MAINTENANCE FROM THE CITY, EXCEPT FOR THE AFOREMENTIONED PUBLIC STREETS, WATER, SANITARY SEWER AND STORM DRAIN SYSTEMS IN UTILITY EASEMENTS ACCEPTED BY THE CITY.;
5. ANY PUBLIC UTILITY ENTITIES, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON THE UTILITY EASEMENTS SHOWN HEREIN FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS, NO BUILDINGS, FENCES, STRUCTURES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OR ACROSS SAID PUBLIC UTILITY EASEMENTS, ANY PUBLIC UTILITY ENTITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, STRUCTURES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH ITS RESPECTIVE SYSTEMS WITHIN SAID UTILITY EASEMENTS.;
7. NO CONSTRUCTION SHALL BE ALLOWED WITHIN A FLOODWAY EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT.
8. THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. THE PURPOSE OF THIS PLAT IS TO CREATE A TOTAL OF 24 RESIDENTAL LOTS AND 3 COMMON LOTS FROM ONE EXISTING LOT.
10. 7.5' DRAINAGE AND UTILITY EASEMENT IN THE BACK AND EACH SIDE OF ALL LOTS TYPICAL.

CL & LOT LINE CURVE TABLE

CV#	ARC LENGTH	DELTA ANGLE	RADIUS (FT)	T	CHORD DIRECTION	CHORD LENGTH
C1	77.62	14°49'27"	300.00	39.03	S 55°59'40" W	77.40
C2	63.58	48°34'11"	75.00	33.84	S 22°57'03" W	61.69
C3	90.75	41°35'48"	125.00	47.48	S 67°52'03" W	88.77
C4	157.07	44°59'50"	200.00	82.84	S 24°34'12" W	153.07
C5	45.36	25°59'28"	100.00	23.08	S 74°54'36" E	44.98
C6	30.34	17°23'02"	100.00	15.29	N 83°24'09" E	30.22
C7	121.20	17°21'36"	400.00	61.07	N 83°23'26" E	120.73
C8	47.90	36°35'33"	75.00	24.80	S 69°37'59" E	47.09
C9	44.67	08°31'52"	300.00	22.38	N 44°45'03" E	44.63
C10	87.88	50°21'02"	100.00	47.00	S 23°50'28" W	85.08
C11	39.27	90°00'00"	25.00	25.00	S 43°39'57" W	35.36
C12	108.90	41°35'48"	150.00	56.97	S 67°52'03" W	106.52
C13	197.95	40°13'20"	225.00	82.39	S 26°57'29" W	194.73
C14	10.55	15°06'20"	40.00	5.30	S 14°23'59" W	10.52
C15	46°34'03"	46°12'36"	30.00	12.91	N 68°47'13" E	23.72
C16	24.38	46°34'03"	30.00	12.91	N 64°38'44" W	23.72
C17	31.01	88°49'25"	20.00	19.59	S 47°39'32" W	28.99
C18	128.77	17°21'36"	425.00	64.88	S 83°23'26" W	128.28
C19	13.13	10°01'48"	75.00	6.58	S 79°43'32" W	13.11
C20	9.63	07°21'13"	75.00	4.82	S 88°29'03" W	9.62
C21	33.41	76°34'25"	25.00	19.73	N 49°37'07" W	30.98
C22	53.42	61°12'51"	50.00	29.58	N 41°56'20" W	50.91
C23	63.02	72°13'11"	50.00	36.47	S 71°20'29" W	58.93
C24	72.85	83°28'30"	50.00	44.61	S 06°30'12" E	66.57
C25	11.93	13°40'25"	50.00	5.99	S 35°04'39" E	11.90
C26	56.70	25°59'28"	125.00	28.85	S 74°54'36" E	56.22
C27	44.41	16°57'42"	150.00	22.37	N 83°36'49" E	44.24
C28	95.56	14°36'00"	375.00	48.04	N 82°25'58" E	95.30
C29	15.30	02°20'17"	375.00	7.65	S 89°05'54" E	15.30
C30	38.07	72°41'58"	30.00	22.08	N 87°41'11" W	35.56
C31	56.50	64°44'26"	50.00	31.69	S 31°02'10" W	53.54
C32	20.22	38°37'09"	30.00	10.51	S 20°38'37" E	19.84
C33	49.06	56°13'13"	50.00	26.71	S 13°09'45" E	47.12
C34	64.08	73°25'39"	50.00	37.29	S 51°39'36" W	59.78
C35	35.40	40°33'47"	50.00	18.48	N 71°20'46" W	34.66
C36	20.39	38°56'18"	30.00	10.61	N 71°15'54" W	20.00
C37	72.60	41°35'48"	100.00	37.98	S 67°52'03" W	71.02
C38	109.99	36°00'37"	175.00	56.88	S 29°03'51" W	108.19
C39	30.82	19°37'06"	90.00	15.56	S 01°15'09" W	30.67
C40	17.63	08°04'57"	125.00	8.83	S 04°31'04" E	17.62
C41	30.53	87°27'10"	20.00	19.13	S 44°12'11" E	27.65
C42	18.63	35°35'05"	30.00	9.63	S 54°58'37" E	18.21

BOUNDARY LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N42°56'40"W	50.00'
L2	S74°25'52"E	103.81'
L3	S46°10'16"W	97.73'
L4	S89°26'18"E	44.60'



SURVEYOR'S CERTIFICATION

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

SIGNATURE

DATE

PLANNING AND ZONING COMMISSION APPROVAL

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

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

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

Mayor, City of Colleyville

Attest: City Secretary

STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

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

THENCE SOUTH 42 DEGREES, 56 MINUTES, 40 SECONDS EAST, 280.27 FEET WITH THE SOUTHWESTERLY LINE OF SAID REMAINDER OF 4.637 ACRE TRACT TO THE SOUTH CORNER OF THE SAME;

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

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

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

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

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

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

THENCE SOUTH 46 DEGREES, 19 MINUTES, 16 SECONDS WEST, 97,73 FEET TO ½INCH IRON ROD FOUND;
THENCE SOUTH 89 DEGREES, 26 MINUTES, 18 SECONDS EAST, 44,60 FEET TO ½INCH IRON ROD WITH CAP STAMPED "ALS"FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1, THORNE ADDITION , AS RECORDED IN CABINET A, SLIDE 9787, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES, 20 MINUTES, 03 SECONDS EAST, 832,77 FEET TO ½ INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND AN INTERIOR CORNER FOR LOT 2RA, BLOCK 1, BRANSFORD ESTATES ADDITION , AS RECORDED IN CABINET A, SLIDE 11948, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 87 DEGREES, 33 MINUTES, 03 SECONDS WEST, 381.56 FEET TO ½INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK C, OAKLEIGH ADDITION , AS RECORDED IN INSTRUMENT NUMBER D218094068, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 03 DEGREES, 50 MINUTES, 42 SECONDS WEST, 381,60 FEET TO ½INCH IRON ROD WITH CAP STAMPED "KHA"FOUND FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT NORTH LINE OF LOT 7, BLOCK B, OF SAID OAKLESIH ADDITION;

THENCE NORTH 87 DEGREES, 54 MINUTES, 20 SECONDS WEST, 609.47 FEET TO ½INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID BLOCK B, AND THE NORTH CORNER OF LOT 6, AND NORTHEAST CORNER OF LOT 7, BLOCK 1, OF SAID RUSTIC OAKS ADDITION IN THE SOUTH LINE OF HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 86 DEGREES, 52 MINUTES, 20 SECONDS WEST, 84,57 FEET TO ½INCH IRON ROD FOUND FOR A CORNER IN THE COMMON LINE OF SAID LOT 7, AND HEREIN DESCRIBED TRACT OF LAND;

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

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, G & H GROUP, L.L.C., OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOTS 1-11, BLOCK A, LOTS 1-13, BLOCK B, AND LOTS 1 & 2, BLOCK X, PRESTON MANOR ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME, ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION , MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

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

OWNERS NAME

STATE OF TEXAS§
COUNTY OF TARRANT§

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

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

NOTARY PUBLIC IN AND FOR TARRANT COUNTY

MY PRINTED NAME

MY COMMISSION EXPIRES:

OWNER / DEVELOPER

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

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

ENGINEER / SURVEYOR

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

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

PRELIMINARY / FINAL PLAT
PRESTON MANOR ADDITION
LOTS (1-11) BLOCK A, LOTS (1-13) BLOCK B, AND LOTS (1 & 2) BLOCK X
AN ADDITION TO
THE CITY OF COLLEYVILLE,
TARRANT COUNTY,TEXAS
BEING 15.7079 ACRES OF LAND
SITUATED IN
J. J. NEWTON SURVEY, ABSTRACT NO. 1176, & O.C. STURM SURVEY, ABSTRACT NO. 1487
COLLEYVILLE, TARRANTS COUNTY, TEXAS

REVISIONS		
DATE		

PROJECT NO.	190200
DRAWN BY	GPK
APPROVED BY	EKK
DATE	12-03-2019

PRELIMINARY / FINAL PLAT
FOR
PRESTON MANOR ADDITION
24 RESIDENTIAL LOTS & 2 HOA LOTS

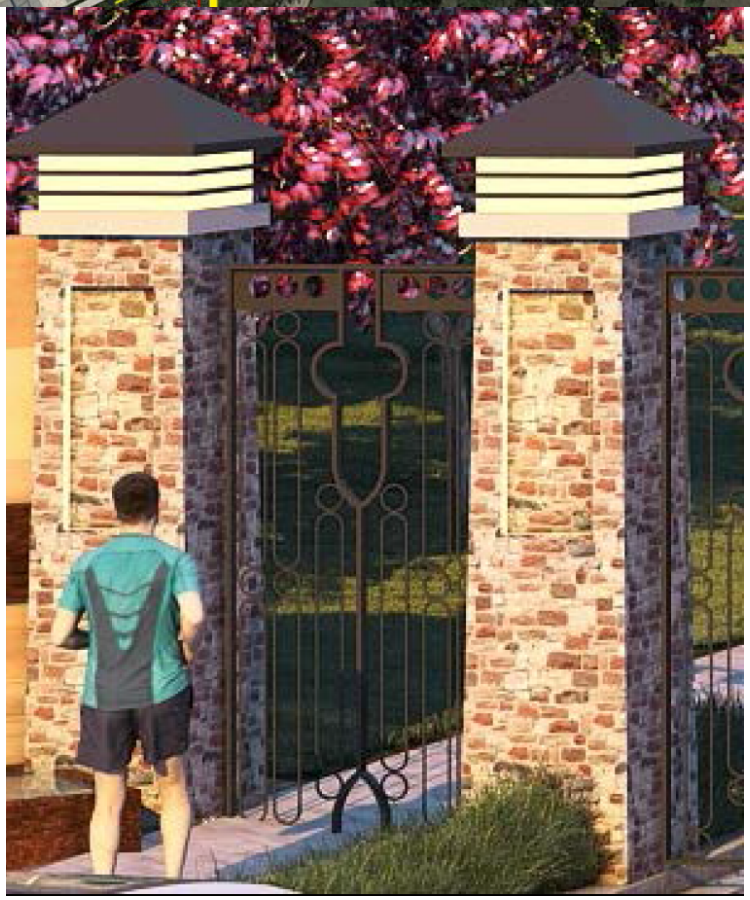
5000 Thompson Terrace
Colleyville, TX.76034
(817)335-9900
FAX:(817)335-9955

PC 20-001

SHEET 1 OF 1

Exhibit "A" - Plat Exhibit

Trees as needed to screen the Rail Road
Remove gravel drive and replace w/ Asphalt for Power Station Drive
2 Columns connected w/ Rod-iron similar to the Subdivision Wall (Page 2) and Landscaping bed.



City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 8b **Agenda Date** 6/2/2020 **Number** Resolution R-20-4499
Type Resolution
Department Finance

Title
A resolution designating a person to fulfill the duties imposed by Tax Code Chapter 26

Strategic Plan
2.1 Provide responsive, efficient city services

Explanation
Reading and Public Hearing

In regular session, the 86th Texas Legislature amended Tax Code § 26.04 which requires each governing body, as part of the tax rate adoption process to designate an officer or employee to do certain tasks, including, but not limited to, the calculation of the relevant tax rates and the posting of information to the web. As the City contracts the Tax Assessor-Collector of the Grapevine-Colleyville Independent School District as the City Tax Assessor-Collector, the proposed resolution will designate Colette Ballinger, Grapevine-Colleyville School District Tax Assessor-Collector.

Mrs. Ballinger is certified by the Texas Department of Licensing and Regulation as a Registered Texas Assessor.

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments
1. Resolution R-20-4499

RESOLUTION R-20-4499

A RESOLUTION OF THE CITY OF COLLEYVILLE DESIGNATING A PERSON TO FULFILL DUTIES IMPOSED BY TAX CODE CHAPTER 26

WHEREAS, the governing body of each local taxing unit is required by law to designate an officer or employee to perform certain functions in connection with the tax rate adoption process each year; and

WHEREAS, presently the City of Colleyville, Texas ("City") has not established an internal Department of Taxation nor an internal City Assessor-Collector position; and

WHEREAS, the City's Director of Finance oversees the process to set City's local tax rate each year; and

WHEREAS, for the past several decades the City has engaged the Tax Assessor-Collector of the Grapevine-Colleyville Independent School District ("GCISD") to perform certain assessor-collector functions for and on behalf of the City; and

WHEREAS, the City presently does not have an agreement with GCISD to perform the foregoing services; and

WHEREAS, the City Council finds that it is presently necessary to engage GCISD to perform certain tax assessor-collector functions for the FY20-21 tax rate adoption in conjunction with the City's Director of Finance; and

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

Sec. 1 THAT Colette Ballinger, RTA, is hereby designated as Tax Assessor-Collector for the City of Colleyville and is authorized to perform all such tasks as required of such a designee in Tax Code Chapter 26 for the calculation and adoption of a tax rate; provided, such services shall be performed in cooperation with the City's Director of Finance and in conformance with the policies of the City's Department of Finance.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 2ND DAY OF JUNE 2020.

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 10a **Agenda Date** 6/2/2020 **Number**
Type Report
Department City Manager

Title
Quarterly Performance Management Report

Explanation
The purpose of this item is to report on the performance of the programs and services identified in the City's strategic plan and the general operations of the City through the use of performance measures. In addition to performance measures, additional metrics called vital statistics are included in the report. Performance measures are measures of efficiency or effectiveness and represent outcomes that can be directly influenced by staff. Vital statistics represent data that is important to track for overall understanding of how a program is performing and for decision making, but is not necessarily a reflection of efficiency or effectiveness, and is not something that staff has significant control over. The presentation of both performance measures and vital statistics provides a well-rounded look at performance and trends in programs and services, while also furthering the City's efforts of accountability and transparency to those we serve.

The attached spreadsheet includes the second quarter of actual data for FY 2020. For performance measures, the FY 2020 year-to-date (YTD) actual numbers are compared to the FY 2020 target that was established by the responsible department and are color coded as listed below. Vital statistics do not have a FY 2020 target and are therefore not color coded, as those metrics represent information that is important to track, but are not necessarily appropriate to set targets for.

Gray - Data not available at this time

Green - Performance met or exceeded the target

Yellow - Performance was near the target, but did not meet it

Red - Performance did not meet the target, or come close to meeting it

Dashboard reports are also included and offer a more visual presentation of highlighted performance measures and vital statistics.

Attachments
1. FY 2020 Q2 Performance Management Report

PUBLIC SAFETY

Performance Measures

	Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 Target	FY 2020 YTD
Percentage of code violations located proactively	Code Enforcement	Safeguard Colleyville's identity	69%	70%	79%	75%	85%	≥ 81%	76%
Number of UCR Part 1 Crimes	Police Administration	Deliver high quality core services	141	158	146	162	176	≤ 168	84
Percentage of UCR Part 1 Offenses cleared	Criminal Investigations	Deliver high quality core services	31%	28%	29%	41%	23%	≥ 25%	39%
Percentage of crime victims contacted by investigators within 3 days	Criminal Investigations	Deliver high quality core services	100%	100%	97%	99%	99%	≥ 100%	98%
Average Priority 1 response time (call dispatch to arrival)	Police Patrol	Deliver high quality core services	3:12	3:25	3:36	3:42	3:18	≤ 3:38	2:38
Fire/Ambulance average response time	Fire and EMS Operations	Deliver high quality core services	(Previously reported percentage	4:43	4:40	4:47	4:50	≤ 4:40	4:35
Percentage of plans reviewed within 48 hours	Fire Prevention / Investigations	Deliver high quality core services	99%	99%	99%	99%	99%	≥ 99%	99%
Percentage of fire investigations cleared within 30 days	Fire Prevention / Investigations	Deliver high quality core services	100%	100%	100%	100%	100%	≥ 100%	100%
Percentage of inspections performed within 48 hours of request	Fire Prevention / Investigations	Deliver high quality core services	100%	100%	100%	98%	99%	≥ 100%	100%

Vital Statistics

	Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 YTD
Injury accidents per 1,000 population	Police Patrol	Deliver high quality core services	3.04	3.4	3.04	2.92	2.04	1.16
Number of self-initiated calls for service (proactive, community policing)	Police Patrol	Operate Transparently	43,781	35,652	37,273	33,765	33,538	17,882
Total number of outstanding warrants in system since 1/1/03	Warrant Officer	Deliver high quality core services	3,657	3,006	2,457	2,103	1,778	2,330
Number of warrants served	Warrant Officer	Deliver high quality core services	2,610	2,350	2,874	1,789	1,089	877
Fire Related Responses	Fire Operations	Deliver high quality core services	542	566	610	758	556	34
Fire Related Responses - Mutual Aid	Fire Operations	Deliver high quality core services	New measure	New measure	New measure	120	116	6
Service Related Responses	Fire Operations	Deliver high quality core services	152	180	191	308	234	163
Service Related Responses - Mutual Aid	Fire Operations	Deliver high quality core services	New measure	New measure	New measure	79	17	21
EMS Related Responses	EMS Operations	Deliver high quality core services	959	1037	967	999	1004	256
EMS Related Responses - Mutual Aid	EMS Operations	Deliver high quality core services	New measure	New measure	New measure	25	47	11
Ambulance billing revenue	EMS Operations	Deliver high quality core services	$354,239	$388,803	$318,738	$354,284	$403,760	$110,065
Percentage of billed services recovered	EMS Operations	Deliver high quality core services	29%	31%	59%	68%	58%	53%
Total number of volunteer hours from CFAAA and Rehab Team	Fire Administration	Operate Transparently	672.5	491.75	482	475	205	266
Community Fire Prevention Events	Fire Prevention / Operations	Operate Transparently	125	122	118	140	146	58
Average hours of training per employee	Fire Operations	Deliver high quality core services	134.77	166	170	170	224	74

DEVELOPMENT

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 Target	FY 2020 YTD
Performance Measures	Percentage of residential plan reviews processed <8 days (was 5 through FY16)	Building Inspection	Enable Responsible Development	77%	75%	84%	45%	46%	≥ 75%	46%
	Percentage of commercial plan reviews processed <8 days (was 10 through FY16)	Building Inspection	Enable Responsible Development	77%	80%	80%	51%	65%	≥ 75%	58%
	Percentage of inspections performed within 24 hours	Building Inspection	Enable Responsible Development	99%	98%	98%	90%	94%	≥ 95%	97%
	Colleyville retail occupancy rate	Economic Development	Enable Responsible Development	90%	96%	97%	95.2%	94%	≥ 94%	94.5%
	Colleyville office occupancy rate	Economic Development	Enable Responsible Development	90%	92%	93%	93%	91%	≥ 90%	91.1%
	Percentage growth in sales tax revenue (General Fund)	Economic Development	Enable Responsible Development	3.1%	8.0%	0.50%	4.18%	0.50%	0.00%	6.89%

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 YTD
Vital Statistics	Number of Inspections Performed	Building Inspection	Enable Responsible Development	7,194	9,977	9,978	11,981	10,519	4,269

LEISURE

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 Target	FY 2020 YTD
Performance Measures	Percentage of competitive athletic fields meeting departmental maintenance standards	Athletic Field Maintenance	Safeguard Colleyville's identity	80%	85%	100%	89%	81%	≥ 85%	73%
	Percentage of park inspections meeting standards	Park Maintenance	Safeguard Colleyville's identity	95%	96%	96%	96%	96%	≥ 96%	94%
	Percentage of library materials requests filled within 30 days	Library Services	Deliver high quality core services	93%	94%	98%	91%	96%	≥ 80%	N/A
	Percentage of library patrons who come to the library looking for items and find them	Library Services	Deliver high quality core services	81%	83%	83%	82%	82%	≥ 80%	90%
	Children's program attendance	Library Services	Safeguard Colleyville's identity	17,173	18,888	19,471	20,995	20,790	≥ 17,000	5,628
	Adult and teen program attendance	Library Services	Safeguard Colleyville's identity	651	800	1,113	821	1,025	≥ 650	441
	Children's summer reading program participation	Library Services	Safeguard Colleyville's identity	987	1,278	1,127	1,249	1,250	≥ 1,000	N/A
	Adult and teen summer reading program participation	Library Services	Safeguard Colleyville's identity	84	148	228	197	179	≥ 100	N/A
	Library patron visits	Library Services	Safeguard Colleyville's identity	133,076	120,202	94,649	114,678	81,663	≥ 75,000	35,317
	Library patron visits - In Person	Library Services	Safeguard Colleyville's identity	New Measure	New Measure	New Measure	109,764	75,970	72,000	32,253
	Library patron visits - Online	Library Services	Safeguard Colleyville's identity	New Measure	New Measure	New Measure	4,914	5,693	3500	3,064
	Reference questions answered	Library Services	Deliver high quality core services	25,025	28,717	33,280	36,530	35,932	≥ 25,000	17,615
	Circulation of the library materials collection	Library Services	Deliver high quality core services	228,160	222,123	227,252	237,124	234,477	≥ 200,000	101,065
	Percentage of offered classes/programs held	Recreation	Safeguard Colleyville's identity	73%	77%	79%	78%	80%	≥ 79%	78%
	Number of participants	Senior Center	Safeguard Colleyville's identity	3,767	4,574	4,148	3,875	4,029	≥ 4,000	1,878
	Percentage of resident membership visits	Senior Center	Safeguard Colleyville's identity	59%	51%	50%	51%	51%	≥ 50%	48%
	Percentage of cost recovery	Colleyville Center	Deliver high quality core services	75%	62%	65%	52%	50%	≥ 65%	38%
	Percentage of customer satisfaction ratings of "excellent"	Colleyville Center	Deliver high quality core services	97.3%	98%	97%	98%	98%	≥ 97%	98%
	Number of events held	Colleyville Center	Safeguard Colleyville's identity	452	376	405	314	314	≥ 320	162

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 YTD
Vital Statistics	Percentage of Colleyville households with at least one active library card holder	Library Services	Safeguard Colleyville's identity	50%	50%	50%	64%	64%	64%
	Library materials collection size	Library Services	Safeguard Colleyville's identity	77,664	80,452	82,182	71,188	70,161	74,377
	Number of staff hours dedicated to athletic field maintenance and game preparation	Athletic Field Maintenance	Safeguard Colleyville's identity	4,032	4,007	3,804	3,358	3,931	1,556
	Number of youth sports participants	Athletic Field Maintenance	Safeguard Colleyville's identity	4,434	4,302	4,517	4,386	4,570	2,314
	Percentage of non-resident youth sports participants	Athletic Field Maintenance	Safeguard Colleyville's identity	52%	59%	49%	49%	52%	53%
	Percentage of revenue recovery	Athletic Field Maintenance	Deliver high quality core services	20%	18%	18%	18%	19%	10%
	Number of classes/programs offered	Senior Center	Safeguard Colleyville's identity	191	172	179	158	160	72
	Average membership visits per month	Senior Center	Safeguard Colleyville's identity	827	1,019	913	878	825	693
	Number of Metroport Meals on Wheels participants	Senior Center	Safeguard Colleyville's identity	1,695	1,553	1,284	1,229	1,277	638
	Percentage of Meals on Wheels participants who are residents	Senior Center	Safeguard Colleyville's identity	47%	43%	45%	43%	34%	26%
	Percentage of resident class participants	Recreation	Safeguard Colleyville's identity	44%	43%	43%	42%	41%	48%
	Revenue generated from bookings	Colleyville Center	Deliver high quality core services	$226,901	$209,919	$230,612	$171,524	$158,242	$63,779
	Percentage of events generating economic impact for local business	Colleyville Center	Safeguard Colleyville's identity	59%	60%	70%	71%	70%	50%
	Percent of total events held: Colleyville residents	Colleyville Center	Safeguard Colleyville's identity	11%	23%	13%	10%	14%	4%
	Percent of total events held: Non-residents	Colleyville Center	Safeguard Colleyville's identity	30%	25%	34%	29%	31%	25%
	Percent of total events held: Non-profits	Colleyville Center	Safeguard Colleyville's identity	50%	45%	46%	54%	46%	63%
	Percent of total events held: City departments	Colleyville Center	Safeguard Colleyville's identity	9%	7%	7%	7%	9%	8%
	Percent of revenue: Colleyville residents	Colleyville Center	Deliver high quality core services	N/A	18%	20%	10%	21%	42%
	Percent of revenue: Non-residents	Colleyville Center	Deliver high quality core services	N/A	61%	53%	63%	56%	33%
	Percent of revenue: Non-profits	Colleyville Center	Deliver high quality core services	N/A	20%	27%	26%	23%	25%
	Percent of revenue: City departments	Colleyville Center	Deliver high quality core services	N/A	1%	0%	0%	0%	0%

PUBLIC WORKS

		Program	Focus Area	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2020 YTD
Performance Measures	Percent of internal customers satisfied w/ facility environment	Facility Services	Sustainable Governemnt	86%	96%	92%	92%	89%	≥ 90%	N/A
	Percentage of facility work orders responded to within one business day	Facility Services	Sustainable Governemnt	83%	89%	91%	90%	92%	≥ 90%	91%
	Percentage of scheduled lane miles of public streets swept	Stormwater Management	Core Service	99%	94%	100%	100%	100%	≥ 98%	100%
	Percent of storm drain inlets inspected	Stormwater Management	Core Service	51%	55%	50%	51%	69%	≥ 50%	56%
	Percentage of drainage ditches cleaned	Drainage Maintenance	Core Service	New Measure	New Measure	New Measure	New Measure	2%	≥ 5%	1%
	Meter reading accuracy	Utility Support	Core Service	98%	99%	98%	98%	97%	≥ 98%	99%
	Scheduled wastewater line cleanings completed	Wastewater Collection	Core Service	91%	94%	93%	96%	98%	≥ 95%	N/A
	Percentage of water valves exercised	Water Distribution	Core Service	0.05%	15%	34%	11%	14%	≥ 5%	7%
	Percentage of water meters replaced	Water Distribution	Core Service	New Measure	New Measure	New Measure	2%	2%	≥8%	3%
	Percent of street and traffic signs replaced	Street Maintenance	Neighborhoods	15%	7%	5%	5%	2%	≥ 10%	1%
	Percentage of pavement markings renewed	Street Maintenance	Neighborhoods	4%	15%	12.2%	23%	69%	≥ 20%	2%

		Program	Focus Area	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
	Quarterly inspections of Public	Engineering Services	Core Service	New	New	New	New	100%	100%
Vital Statistics	Percentage of monthly water samples testing negative for coloform bacteria	Water Distribution	Core Service	98%	100%	100%	100%	100%	100%
	Percentage of fleet time available	Fleet Services	Sustainable Government	98%	99%	99%	99%	99%	98%
	Ratio of scheduled maintenance to unscheduled repairs	Facility Services	Sustainable Government	68%	50%	51%	49%	51%	51%
	Percentage of contstruction time with City staff present	Engineering Services	Neighborhoods	23%	30%	25%	23%	30%	26%
	Percentage of time preventative	Fleet Services	Sustainable	96%	96%	99%	97%	98%	99%
	Water loss ratio	Water Distribution	Core Service	3.08%	2.50%	2.96%	2.9%	6.0%	N/A

ADMINISTRATION

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 Target	FY 2020 YTD
Performance Measures	Achieve GFOA's Distinguished Budget Award	City Manager's Office	Deliver high quality core services	Yes	Yes	Yes	Yes	Yes	Yes	N/A
	Percentage of board, commission, and committee members that have completed Texas Open Meeting Act training	City Secretary	Operate tranparently	91%	86%	94%	96%	97%	≥ 95%	95%

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 YTD
Vital Statistics	Tax rate per hundred dollars of valuation	City Council	Deliver high quality core services	$0.3559	$0.3559	$0.33913	$0.33383	$0.32080	$0.306807
	Number of household hazardous waste collections (at Fort Worth ECC and Clean Sweep event)	City Manager's Office	Deliver high quality core services	658	752	702	639	636	N/A
	E-News Service Subscribers	Communications	Operate transparently	2,839	3,225	3,819	4,074	3,753	3,986
	Social Media Followers on City of Colleyville Government	Communications	Operate transparently	1,000	1,836	2,546	4,755	6,300	8,497
	Number of public information requests	City Secretary	Operate transparently	283	296	255	226	226	176
	Number of citizen survey responses	City Manager's Office	Operate transparently	N/A	N/A	907	N/A	N/A	1,317

FINANCE

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 Target	FY 2020 YTD
	Achieve GFOA's Certificate of Achievement for Excellence in Financial Reporting	Finance	Deliver high quality core services	Yes	Yes	Yes	Yes	Yes	Yes	N/A
	Percentage warrants issued within 10 day (formerly 8 day) period after due date or court date	Municipal Court	Deliver high quality core services	99%	99%	99.0%	99.9%	99.7%	≥ 99.7%	72.0%
	Utility billing accuracy rate	Utility Billing	Deliver high quality core services	99.8%	99.9%	99.6%	99.0%	99.0%	≥ 99.7%	99.0%

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 Target	FY 2020 YTD
Vital Statistics	Percent of ACH payments to total accounts payable	Finance	Deliver high quality core services	26%	26%	28%	30%	29%	30%	29%
	Number of citations filed per FTE	Municipal Court	Deliver high quality core services	4,609	4,220	4,268	3,098	2,880	2,975	1,338
	Number of citations going into warrant	Municipal Court	Deliver high quality core services	New Measure	New Measure	New Measure	883	906	1,100	507
	Percentage of automatic draft customers/total customers	Utility Billing	Deliver high quality core services	16%	17%	19%	21%	22%	24%	24%
	Percentage of customers paying before cutoff	Utility Billing	Deliver high quality core services	97%	97%	96%	99%	98%	97%	97%
	Uncollectible accounts written off at year end (water & sewer)	Utility Billing	Deliver high quality core services	$27,178	$19,150	$22,069	N/A	$17,889	$25,900	N/A

INTERNAL SERVICES

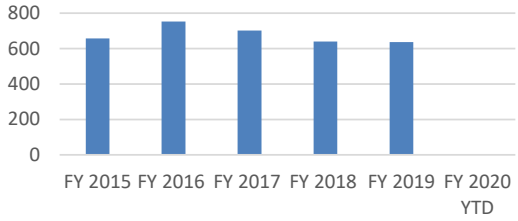
		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 Target	FY 2020 YTD
Performance Measures	Percentage turnover (per fiscal year)	Human Resources	Deliver high quality core services	17%	14%	14%	18%	10.98%	≤ 16%	6.04%
	Percentage of annual performance evaluations completed on time	Human Resources	Deliver high quality core services	73%	99%	95%	97%	98%	≥ 90%	98%
	Percentage of employees who participate in wellness program	Human Resources	Deliver high quality core services	85%	92%	91%	94%	95%	≥ 80%	N/A
	Workers' compensation experience modification factor (actual losses compared to expected losses)	Human Resources	Deliver high quality core services	0.83	0.84	0.84	0.58	0.40	≤ 0.70	0.32
	Medical and pharmacy loss ratio (paid claims divided by premiums)	Human Resources	Deliver high quality core services	87.4%	75.5%	102.4%	82.7%	93.1%	≤ 85%	96.4%
	Percentage of product requests completed on time	Graphical Information Services (GIS)	Deliver high quality core services	93%	93.4%	92%	93.406%	95.000%	≥ 85%	92.590%
	Percentage of broadcast uptime	Network/Desktop Services	Deliver high quality core services	99.88%	99.99%	99.999%	99.998%	99.998%	≥ 99%	99.998%
	Percentage of work orders completed on time	Network/Desktop Services	Deliver high quality core services	87%	92.9%	91%	96.531%	95.970%	≥ 95%	93.630%
	Percentage of network data and telecommunications uptime	Network/Desktop Services	Deliver high quality core services	99.80%	99.99%	99.997%	99.998%	99.998%	≥ 99%	99.981%
	Percentage of IT work plan projects completed on time	Network/Desktop Services	Deliver high quality core services	94%	95%	100%	100%	100%	= 100%	100%
	Percentage of data backup success	Network/Desktop Services	Deliver high quality core services	92%	94.2%	97%	97.802%	95.247%	= 100%	96.910%

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 YTD
Vital Statistics	Total number of equipment pieces maintained by department	Network/Desktop Services	Deliver high quality core services	589	609	609	629	629	629

Dashboard: Strategic Services
FY 2020 Q2

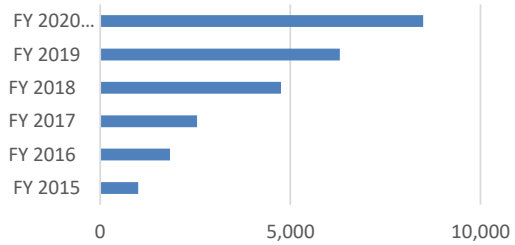
Solid Waste & Recycling

Number of household hazardous waste collections (at Fort Worth ECC and Clean Sweep event)



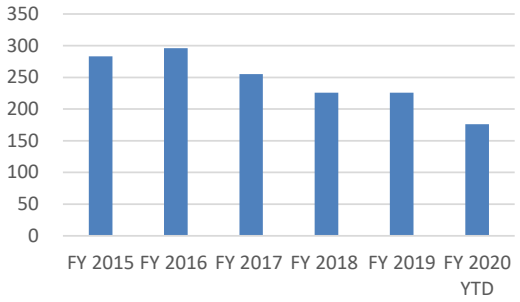
Communications

Social Media Followers on City of Colleyville Government



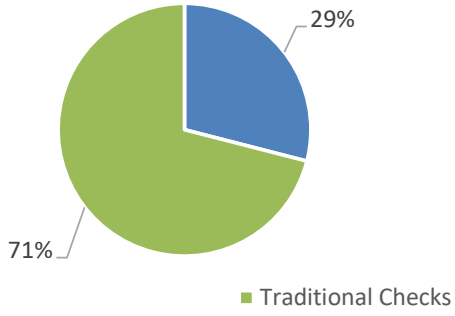
City Secretary

Number of public information requests



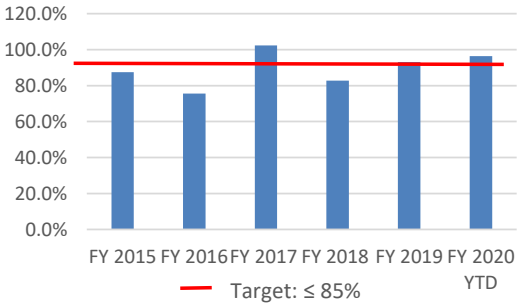
Finance

Percent of ACH payments to total accounts payable



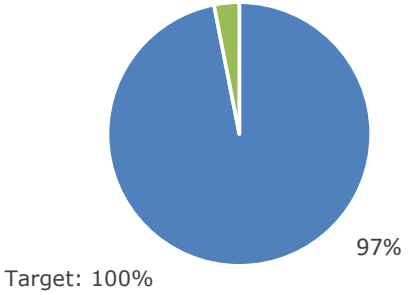
Human Resources

Medical and pharmacy loss ratio (paid claims divided by premiums)



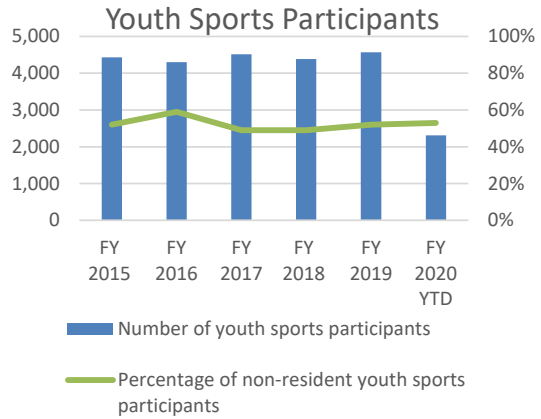
Technology

Percentage of data backup success

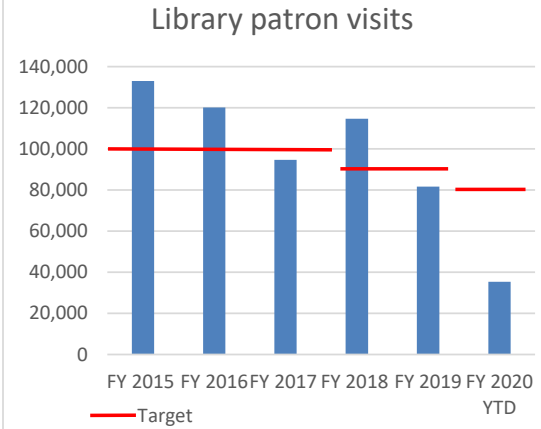


Dashboard: Leisure Services
FY 2020 Q2

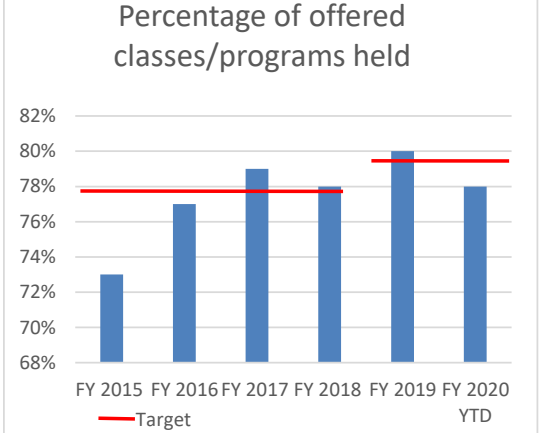
Parks



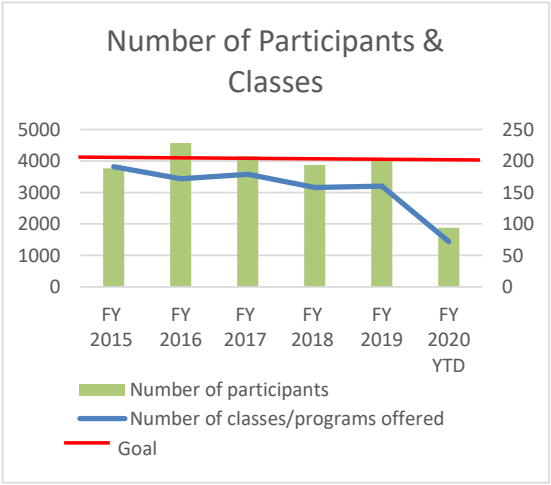
Library



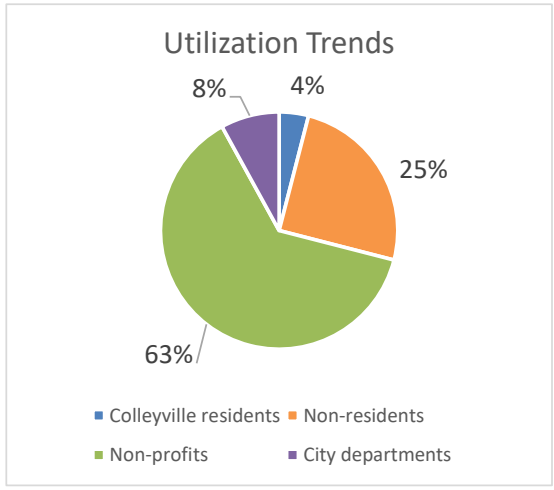
Recreation



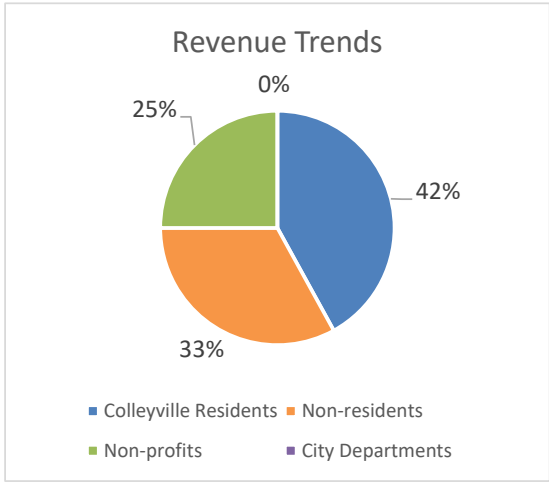
Senior Center



Colleyville Center

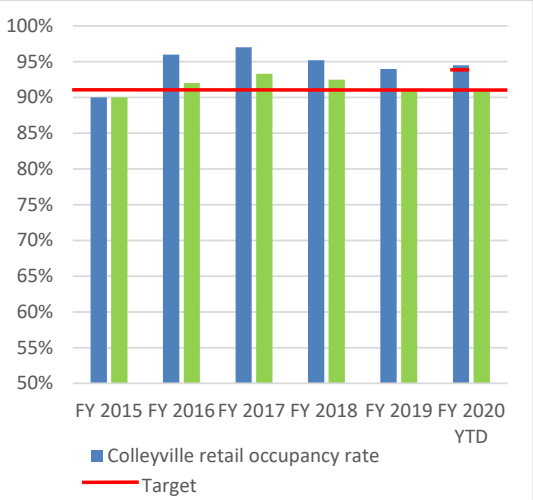


Colleyville Center

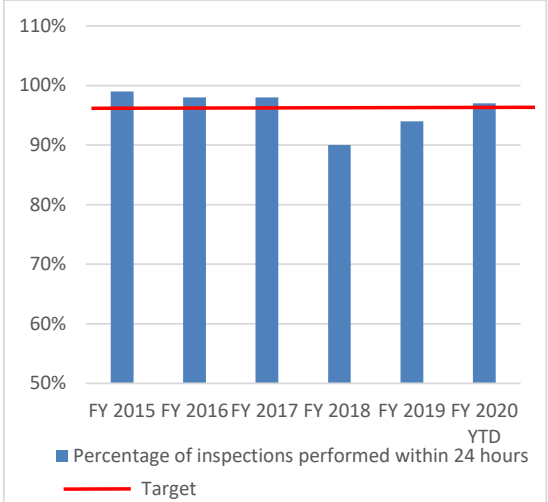


Dashboard: Development & Infrastructure
FY 2020 Q2

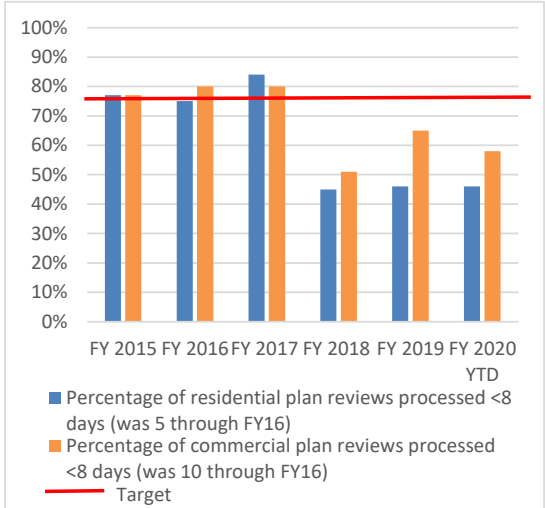
Retail & Office Occupancy Rate



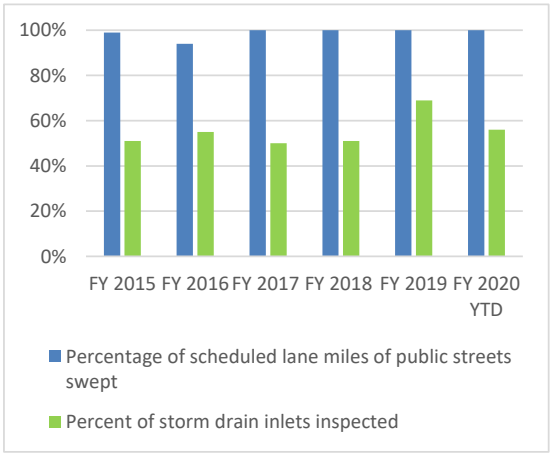
Inspections Performed within 24 hours



Plan Review & Inspections Timeliness

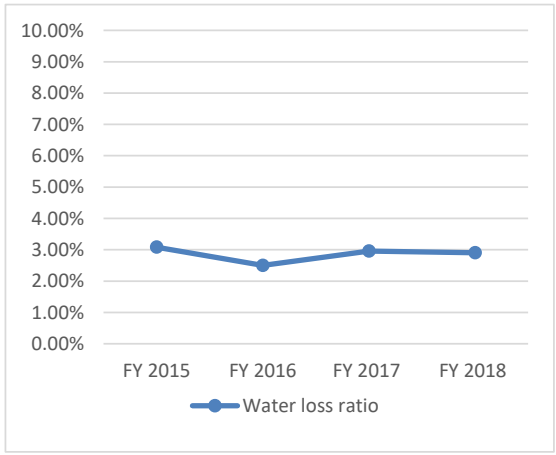


Stormwater & Drainage

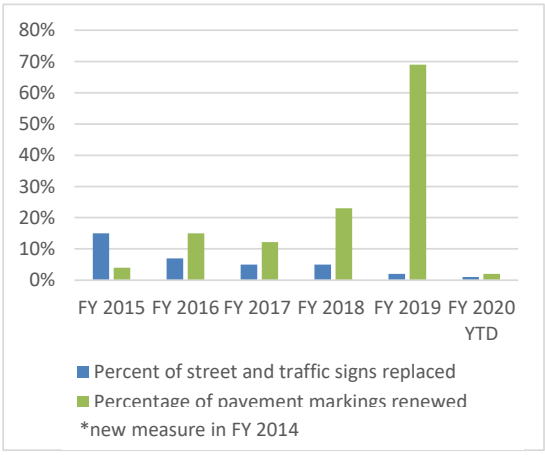


*annual measure

Water Loss Ratio

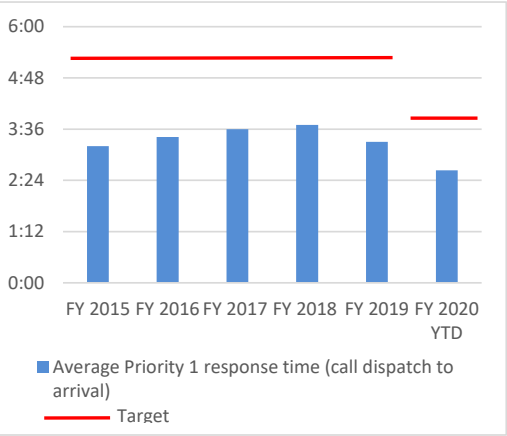


Street Maintenance

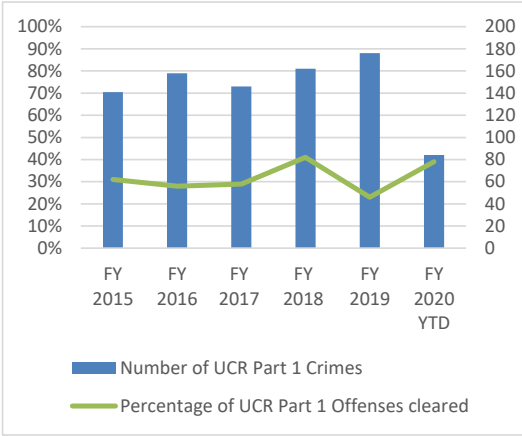


Dashboard: Public Safety
FY 2020 Q2

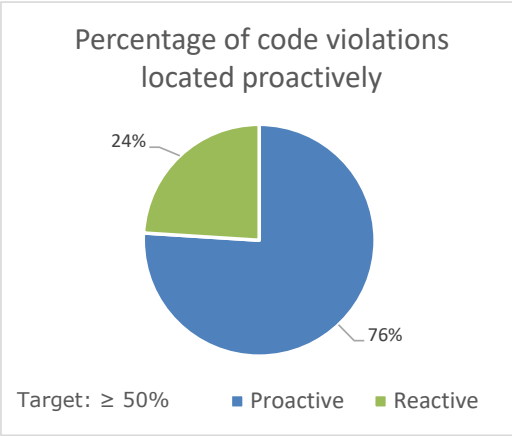
Police Response Time



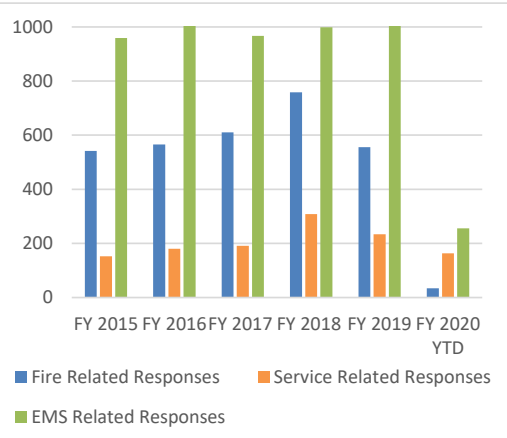
UCR Part 1 Crimes



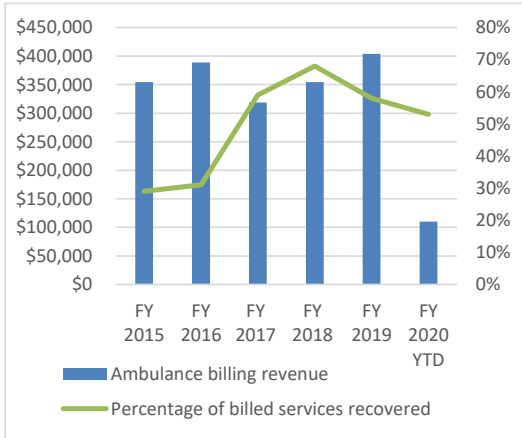
Code Enforcement



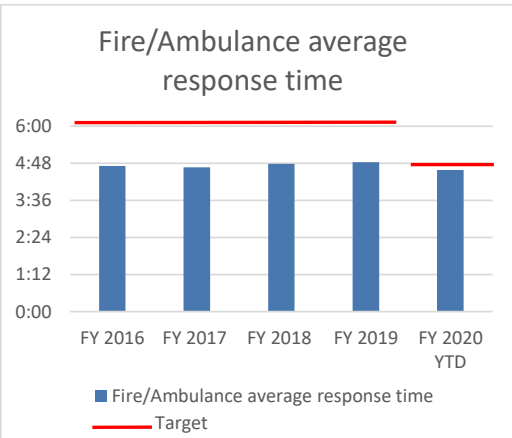
Fire & EMS Responses



Ambulance Billing



Fire Response Time



RESOLUTION R-20-4506

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF JUNE 2, 2020

WHEREAS, City Council has taken action on certain items on the agenda under Business.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

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

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor