City of Colleyville
Planning and Zoning Commission
Agenda

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

Monday, June 22, 2020

WORKSESSION
6:15 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR

CALL TO ORDER

WS-1 Presentation and discussion of an amendment to the PUD-C Planned Unit Development-Commercial district for the Winding Creek development, specifically for hours of operation on Lots 9R and 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Boulevard, Case ZC20-012

WS-2 Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 1, Block 7, Creekside at Colleyville, Phase 3, located at 3501 Valmur Avenue, Case ZC20-013

WS-3 Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 54, Block 5, Creekside at Colleyville, Phase 3, located at 3913 Lambrusco Lane, Case ZC20-014

WS-4 Presentation and discussion for a Special Use Permit for a 'Day Care Center' on Lots 9R and 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Boulevard, Case ZC20-0015

WS-5 Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 3, Block 7, Creekside at Colleyville, located at 3509 Valmur Avenue, Case ZC20-016

WS-6 Presentation and discussion of amendments to Chapter 2, Section 2.5 Definitions, Chapter 3, Section 3.24.B Schedule of Permitted Principal Uses, and Chapter 3, Section 3.24.C Special Land Use Standards of the Land Development Code, specifically for the inclusion of Massage Therapy as a land use and for regulations associated with a Massage Therapy use

1. EXECUTIVE SESSION – In accordance with Texas Government Code Chapter 551, Subchapter D,

Section 551.071 - Legal - Consultation with attorney on legal issues raised by public hearing or action items on the agenda

Legal briefing by City Attorney regarding planning, zoning, platting, and land use

Review of Regular Agenda Items and discussion of previous meeting minutes

Discussion of items to be placed on future agendas and updates on development trends, progress, and City Council actions on past agenda items

REGULAR MEETING
7:00 P.M.
CITY COUNCIL CHAMBERS

INVOCATION: Commissioner Bevill
PLEDGE OF ALLEGIANCE

2. CITIZEN COMMENTS

3. APPROVAL OF MINUTES

May 11, 2020 Minutes

4. PUBLIC HEARING AGENDA ITEMS

4a Consideration of a Special Use Permit for a Fence to extend into the required street side yard on Lot 1, Block 1, of the Stowe Addition, located at 816 Shelton Drive, Case ZC20-009 TABLED FROM THE JUNE 8, 2020 PLANNING & ZONING COMMISISON MEETING

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Thursday, June 18, 2020 by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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

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

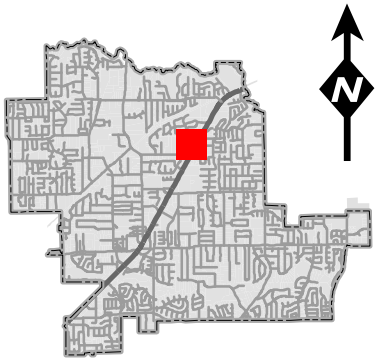
If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.

Aerial Map

CITY OF COLLEYVILLE TEXAS

ZC20-012

6412-6416 Colleyville Blvd



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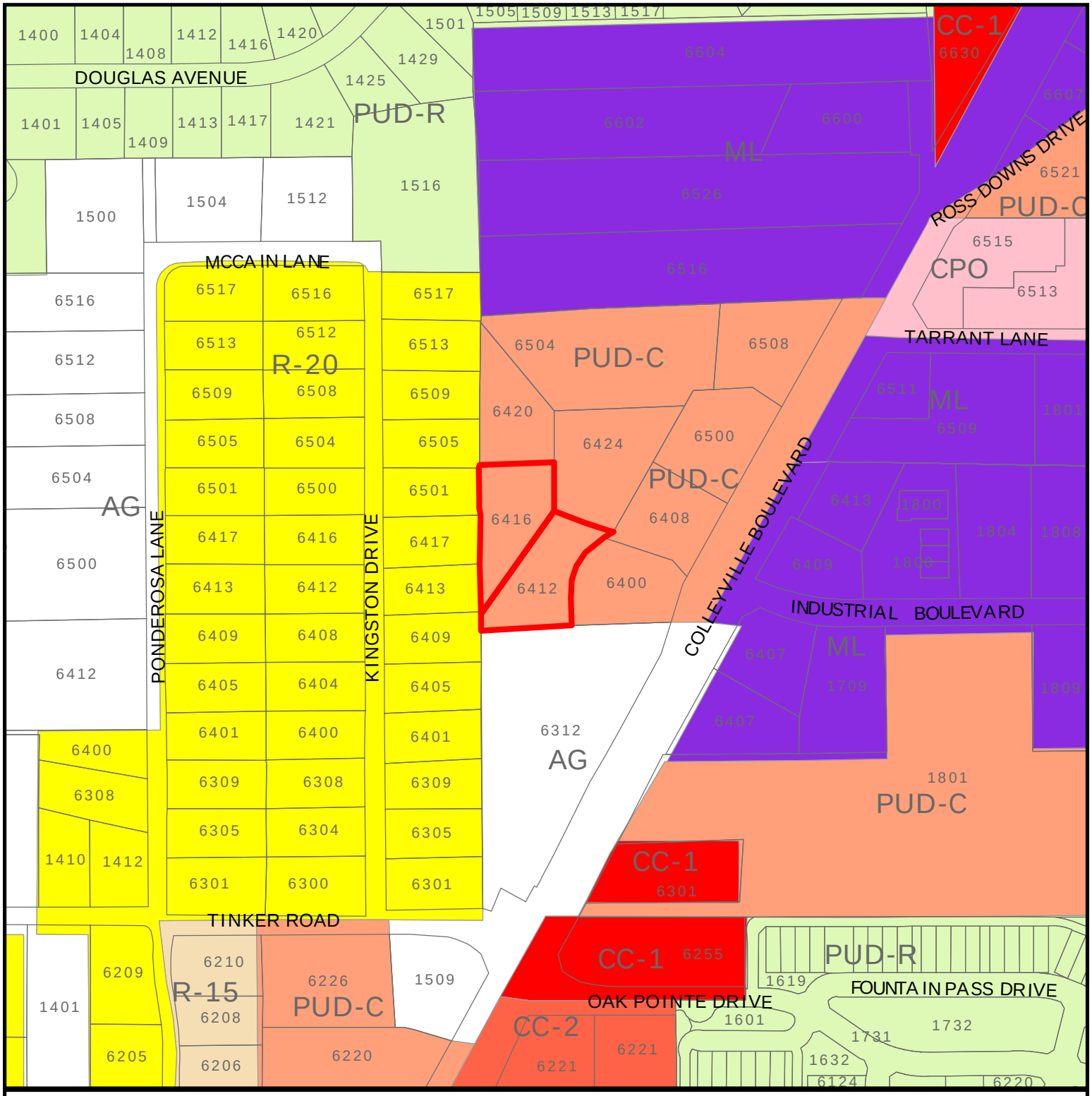
Subject Property

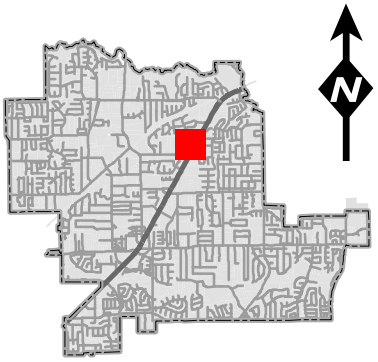
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC20-012

6412-6416 Colleyville Blvd



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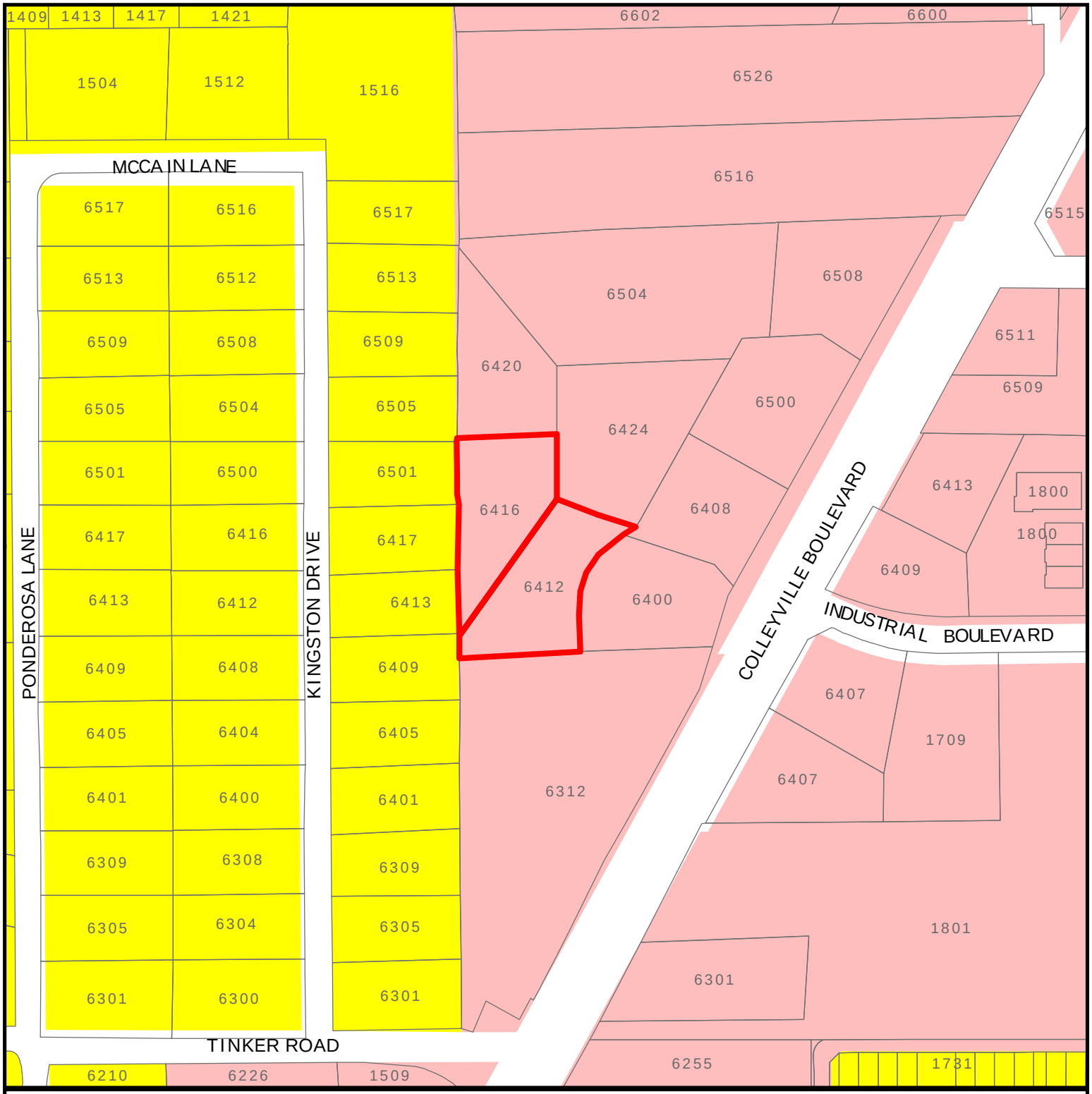
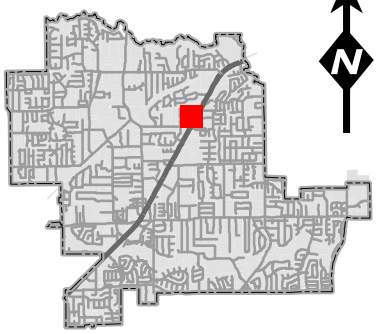
Subject Property

Future Land Use Map



ZC20-012

6412-6416 Colleyville Blvd



N

Subject Property

Residential

Colleyville Blvd Corridor

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ORDINANCE O-20-XXXX

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING PLANNED UNIT DEVELOPMENT ORDINANCE O-09-1736, BY AUTHORIZING AN AMENDMENT TO ALLOW FOR A CHILD DAYCARE FACILITY TO OPERATE BETWEEN THE HOURS OF 6:30 A.M. TO 6:30 P.M. IN LIEU OF THE 7:00 A.M. TO 8:00 P.M. HOURS OF OPERATION; 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 to amend the hours of operation for a childcare facility from 6:30 a.m. to 6:30 p.m. Case No. ZC20-012; 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 Ordinance O-09-1736 of the City of Colleyville, Texas, be, and the same is hereby amended by allowing for a child day care facility to operate between the hours of 6:30 a.m. to 6:30 p.m. on 1.41 acres, being Lots 9R & 10R Block 1, of the Winding Creek located at 6412 and 6416 Colleyville Boulevard as shown in Exhibit "A"

.

Sec. 2. THAT the Ordinance O-09-1736 shall be subject to the following condition:

1. GENERAL

a. 10.Other
b. For any building not fronting on State Highway 26, the hours of operation shall not exceed 7:00 a.m. to 8:00 p.m. and specifically for a child daycare facility on lots 9R and 10R the hours of operation shall not exceed 6:30 a.m. to 6:30 p.m.

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 7th day of July 2020.

The second reading and public hearing being conducted on the 21st day of July 2020.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 21st DAY OF JULY 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" – Ordinance Exhibit

1. GENERAL

a. The purpose of this PUDC is for office and retail uses.

b. This property is subject to all the regulations contained the Colleyville Land Development Code, except where amended by this Ordinance.

2. SITE PLAN AND PLATTING

a. The development of this property shall be generally consistent with the site plan attached as Exhibit "B".

b. Prior to the issuance of any building permit, a replat of the subject properties must be submitted and approved. No building permit may be issued until said plat is filed with the County Clerk.

3. PERMITTED AND PROHIBITED USES

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

1. All office used allowed in the Land Development Code.
2. For all buildings with frontage along State Highway 26, all uses allowed in the CC-2 Shopping Center district shall be permitted.

4. BUILDINGS AND SITE PLAN APPROVAL

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

1. General Office: Maximum Square Footage: 34,515
2. Medical Office: Maximum Square Footage: 13,565

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

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

d. All buildings constructed as part of this development shall meet the minimum design score of 30 as described in Chapter 6-Building Design in the Land Development Code.

5. PARKING

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

6. LIGHTING

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

7. LANDSCAPING, BUFFERING AND OPEN SPACE

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

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

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

8. SIDEWALKS

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

b. A minimum four (4) foot sidewalk shall be constructed along all fire lanes and in front of each building when any new structures are built.

9. FENCES AND SCREENING

a. A minimum eight (8) foot masonry screening fence shall be constructed along the entire western property line adjacent to

residential properties prior to the issuance of the certificate of occupancy for any new structures.

10. OTHER

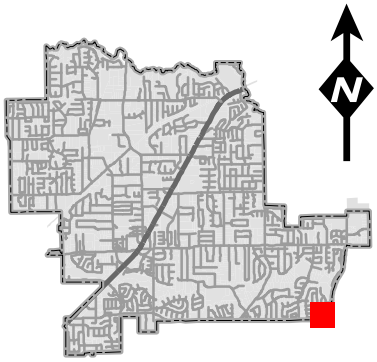
a. A minimum of 221 caliper inches of new trees shall be planted on the subject property per requirements of Chapter 5-Tree Preservation in the Land Development Code prior to the issuance of the certificate of occupancy for the fifth structure built on the subject properties.

b. For any building not fronting on State Highway 26, the hours of operation shall not exceed 7:00 a.m. to 8:00 p.m. and specifically for a child daycare facility on lots 9R and 10R the hours of operation shall not exceed 6:30 a.m. to 6:30 p.m.

Aerial Map

ZC20-013

3501 Valmur Avenue



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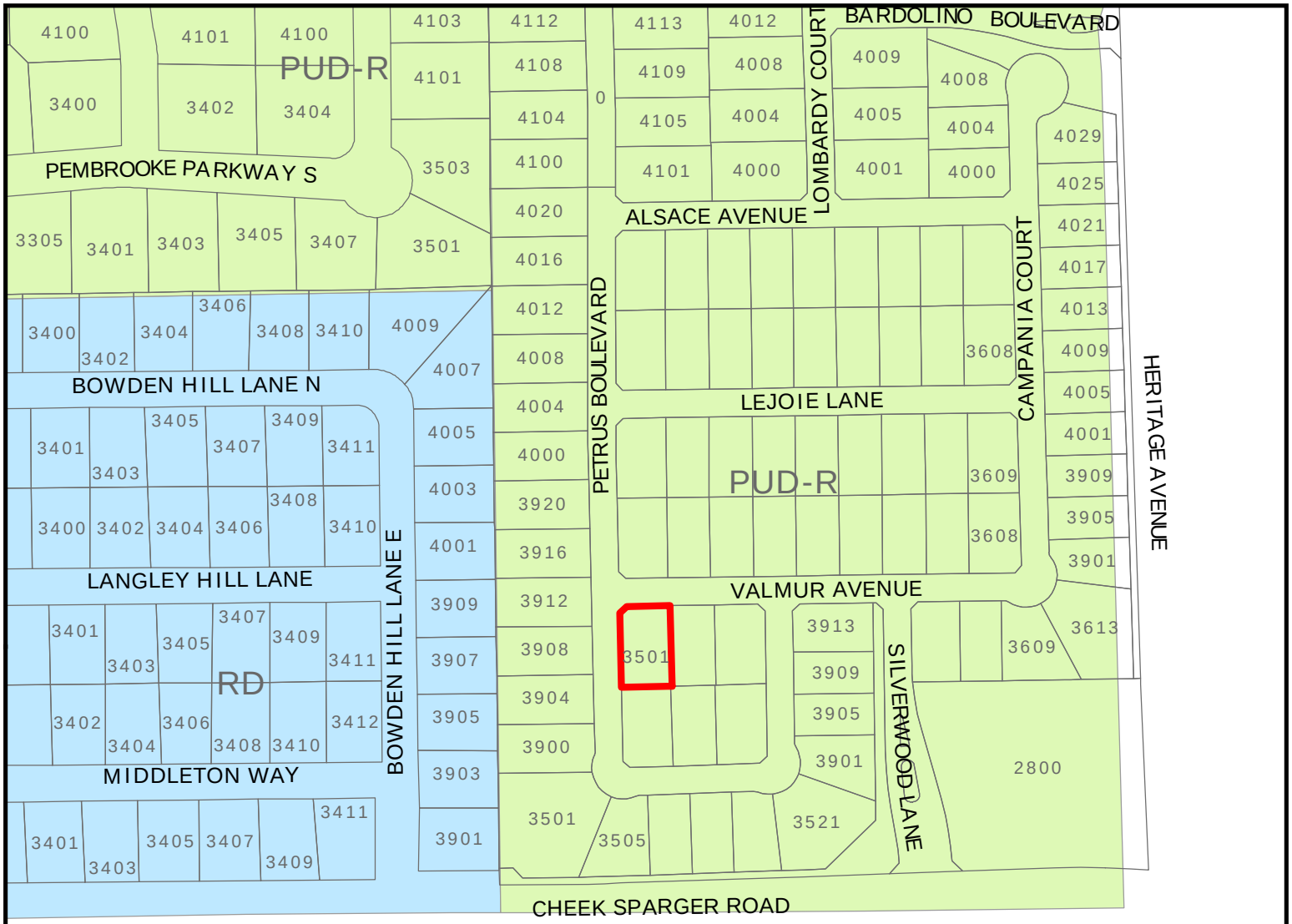
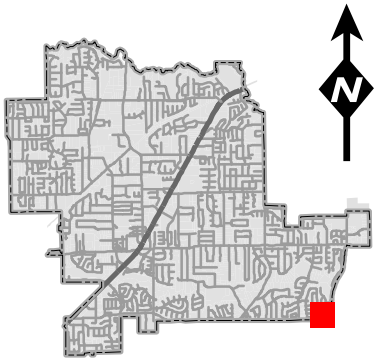
Subject Property

Zoning Map



ZC20-013

3501 Valmur Avenue



Subject Property

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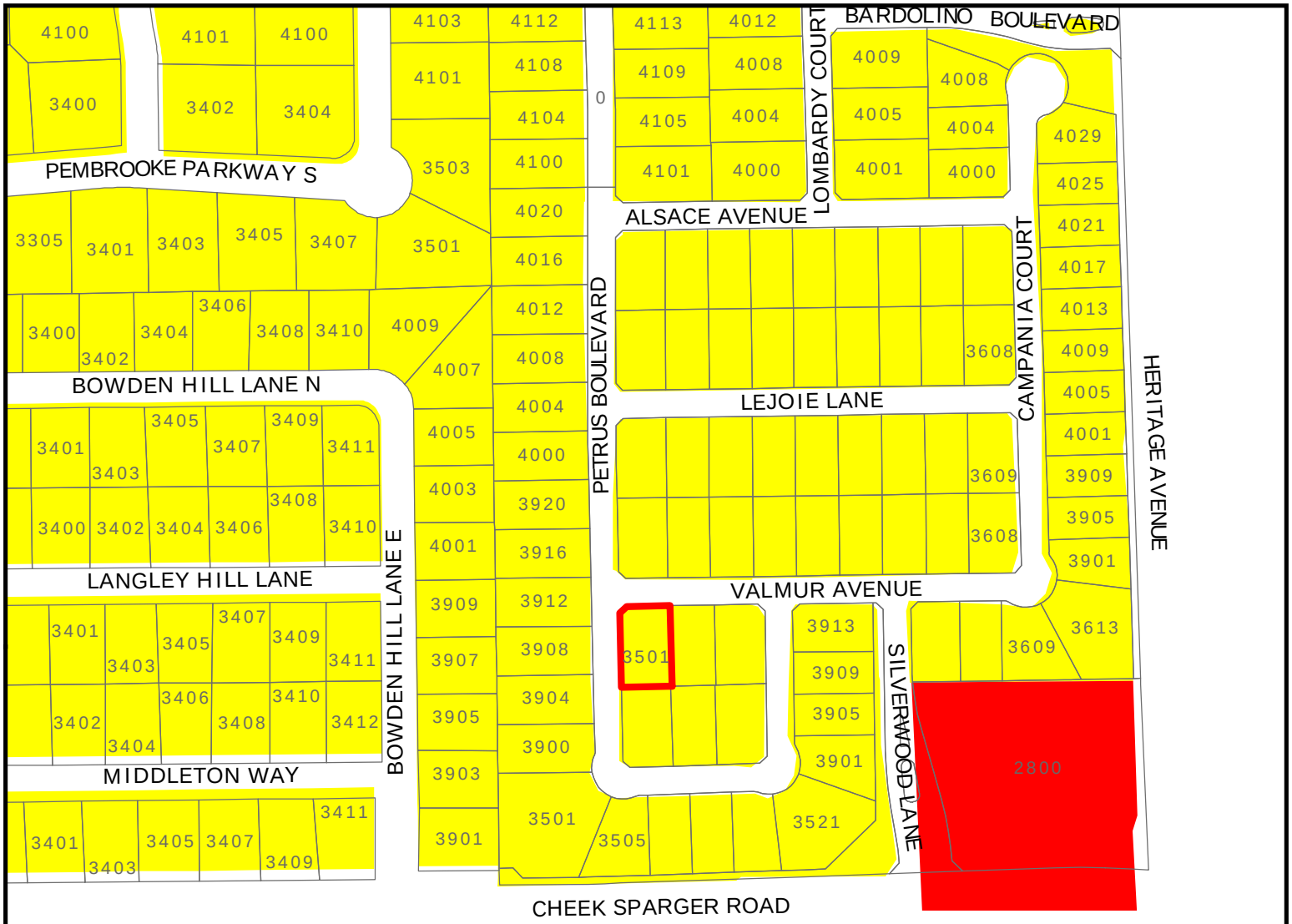
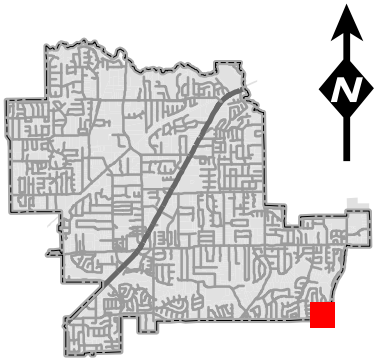
Future Land Use Map



ZC20-013

3501 Valmur Avenue



Subject Property

Residential

Commercial

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EXHIBIT TO APPLICATION FOR SPECIAL USE PERMIT

FOR A RESIDENTAL FENCE AT 3501 VALMUR LANE

REQUEST: This SUP is sought to allow a rod iron fence at 3501 Valmur Lane to terminate 18" from the sidewalk, similar to the location of several other rod iron fences in the gated community of Creekside at Colleyville. This fence will be of the same, 5' black rod iron material as all the existing rod iron fences in Creekside at Colleyville. The fence will not exceed 25% opacity.

BACKGROUND:

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

The subject property is a home under construction on a corner lot.

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

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

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

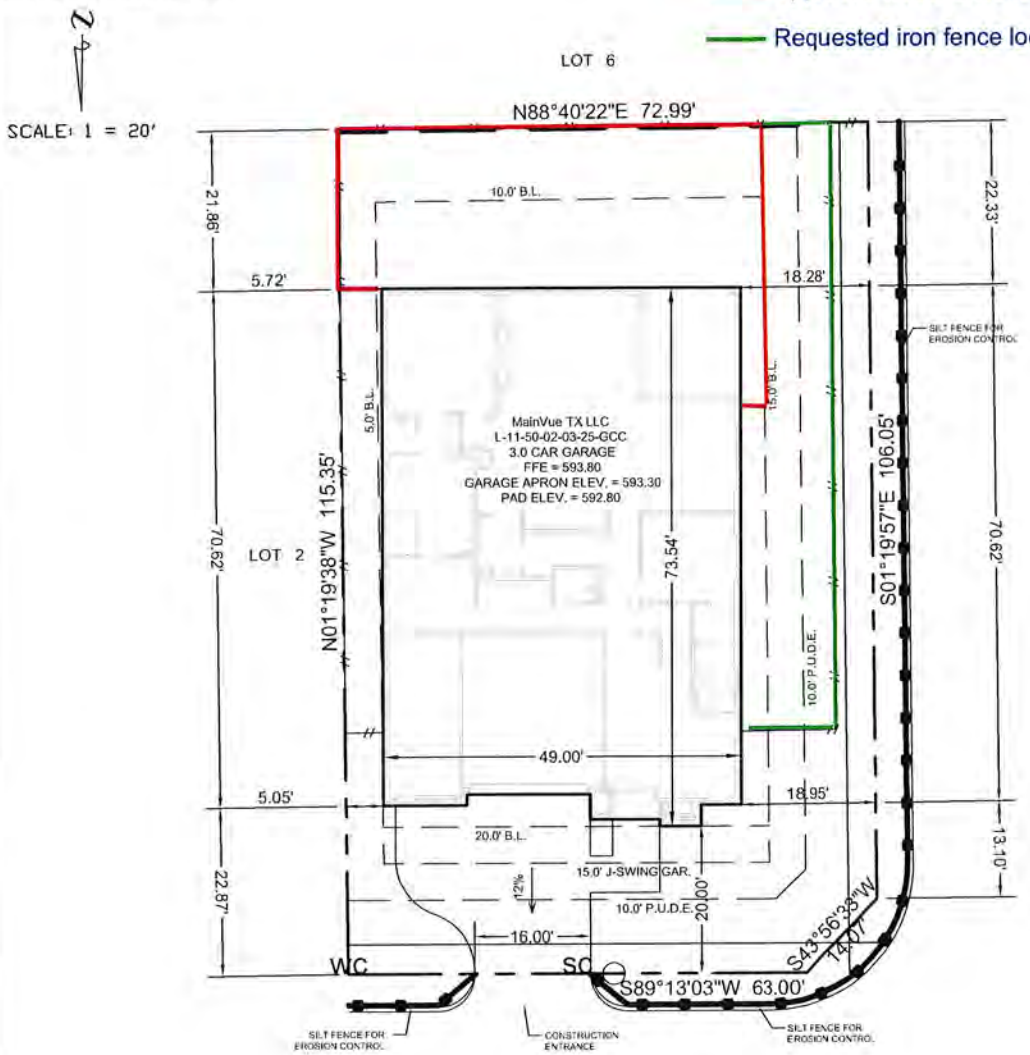
BASIS FOR REQUEST:

Over 75% of the homes in Creekside at Colleyville are occupied residences. Many of the occupied homes were allowed to construct fences in various locations beyond the build line, setting the precedent for property owners in this unique, small-lot, gated community to expect the ability to expand their fenced yard. In the case of the subject property, requiring the fence to be placed at the build line only yields a 1055sf private yard. Allowing a rod iron fence as previously allowed in Creekside increases the usable fenced yard to 2301sf. While such a move may be insignificant on a large lot community, in a small lot community, the difference is very significant. The request further allows for consistency by placing the subject fence in the same location as other metal fences in Creekside. The subject home is one of the last to be constructed in Creekside, and not allowing additional back yard space will likely prejudice the value of this home in relation to neighboring properties that were allowed to place their fences outside the build line.

Tarrant County
Lot Area: 8396 Sq.Ft.

Approved wood fence location

Requested iron fence location



LEGEND:

- BOUNDARY CORNER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- STORM DRAIN
- TRANSFORMER
- ELECTRIC JUNCTION BOX
- ELECTRICAL METER
- AIR CONDITIONER
- GAS METER
- COMMUNICATION PEDESTAL
- COMMUNICATION JUNCTION BOX
- CLEAN OUT
- SANITARY SEWER MANHOLE
- SIGN
- MAILBOX
- MISC. VAULT
- ZERO LOT LINE

ABBREVIATIONS:

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

LINETYPES:

- WOOD FENCE
- WROUGHT IRON FENCE
- FENCE LINE

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

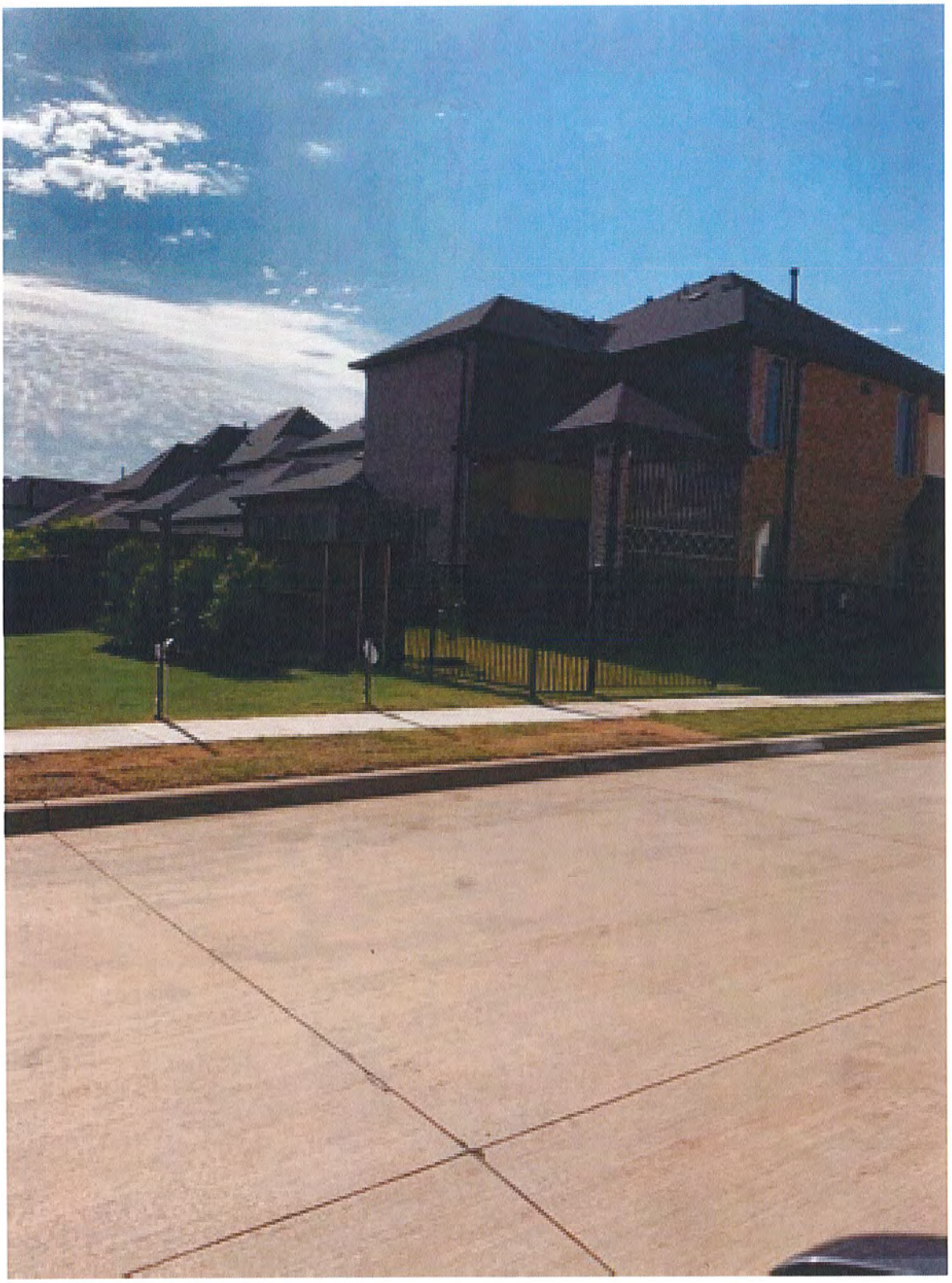
FLATWORK	SQ.FT.
Driveway:	597
Citywalk:	735
Approach:	106
TOTAL:	1438
SOD	**SQ.YDS.**
Front:	109
Left:	6
Back:	346
Right:	22
TOTAL:	482

AREAS	
Lot Area:	8396 s.f.
House & Garage:	3470 s.f.
House & Driveway:	4067 s.f.
Total Impervious:	4802 s.f.
House & Garage:	41.33 %
House & Driveway:	48.44 %
Impervious Coverage:	57.19 %
Fence:	251.0 l.f.

REV.	DATE	DESCRIPTION
1.	2/16/2020	Final, L-11-50-02-03-25-GCC
2.		
3.		
4.		
5.		

SPRY SURVEYORS
8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182
PH: 817.776.4049 • spry@sprysurveyors.com • www.sprysurveyors.com
Firm Reg. No. 10112000

builder: MainVue TX LLC			
subdivision: Creekside at Colleyville			
lot: 1	blk: 7	phase / section: 3	
address: 3501 Valmur Avenue		city: Colleyville, TX	
date: 2/16/2020	plan: L-11-50-02-03-25-GCC		



PROPERTY ACROSS THE STREET
FROM SUBJECT SHOWING EXISTING
FENCE LOCATION. PROPOSED FENCE
TO BE OF SAME HEIGHT AND STYLE.

42126183

November 16, 2018

RE: Corner Side Street Fencing – Creekside at Colleyville

To Whom It May Concern:

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

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

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

Please contact me for questions or comments.

Sincerely,

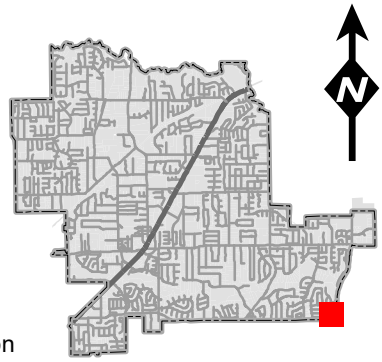
Ben Bryner, AICP
Director, Community Development Department
(817) 503-1052
bbryner@colleyville.com

Aerial Map

CITY OF COLLEYVILLE TEXAS

ZC20-014

3913 Lambrusco Lane



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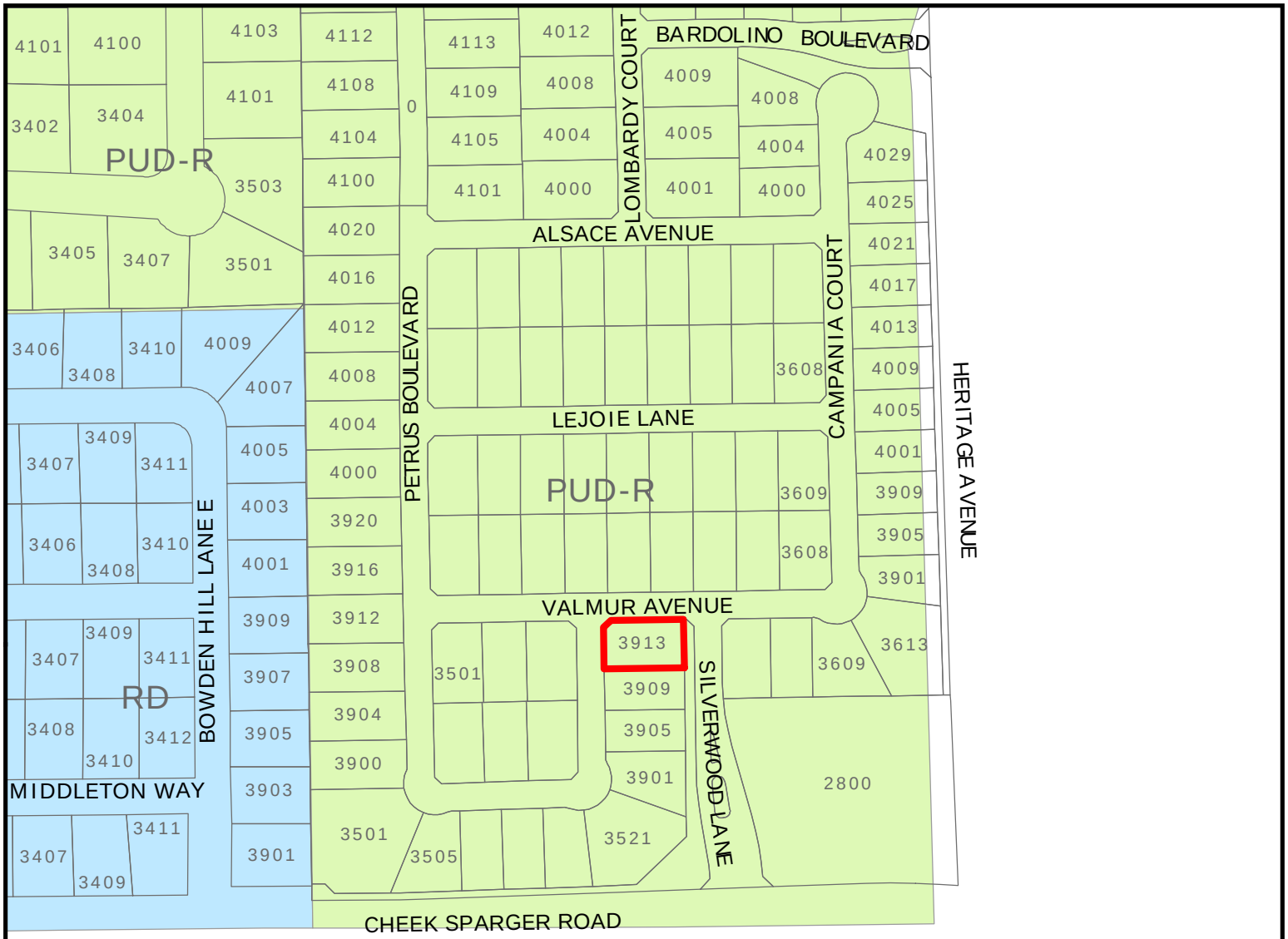
Subject Property

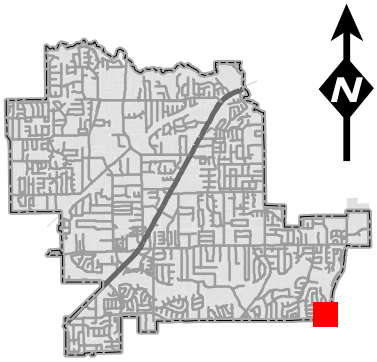
Sales Tax Preferred Intersection

Zoning Map



ZC20-014

3913 Lambrusco Lane



Subject Property

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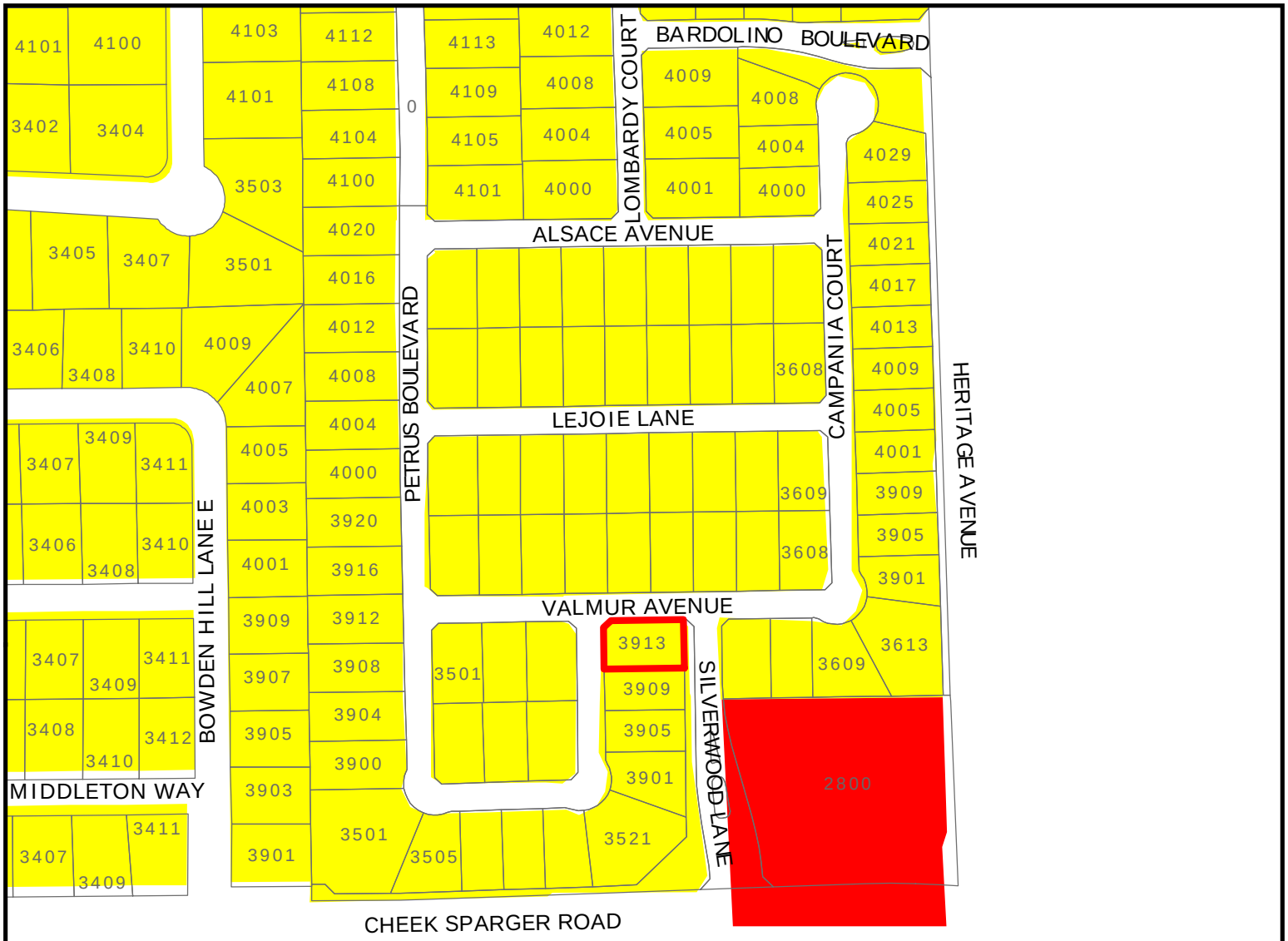
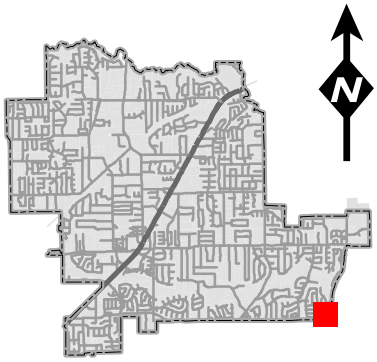
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC20-014

3913 Lambrusco Lane



Subject Property

Residential

Commercial

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42125942

EXHIBIT TO APPLICATION FOR SPECIAL USE PERMIT

FOR A RESIDENTAL FENCE AT 3513 LAMBRUSCO LANE

REQUEST: This SUP is sought to allow a rod iron fence at 3513 Lambrusco Lane to terminate at and join the masonry community wall that forms the rear property line of this home, similar to the location of several other rod iron fences in the gated community of Creekside at Colleyville. This fence will be of the same, 5' black rod iron material as all the existing rod iron fences in Creekside at Colleyville. The fence will not exceed 25% opacity.

BACKGROUND:

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

The subject property is a home under construction on a corner lot. The rear fencing for the home is an 8' masonry community screening wall built by the developer. Because of the unusual shape of this lot, if the allowed wood fence was placed on the build line, the side yard would be less than 3' (2' less than the community minimum side yard of 5'), making access to the yard for maintenance of the home or foundation impossible. To comply with the existing ordinance would require placing the fence well within the build line, denying this homeowner a significant portion of useable, private yard. It would also mean that the fence does not tie into the end of the screening wall, leaving an open and unfinished "wing" wall. Clearly, the fence for this property was originally intended to join (and finish off) the masonry community wall.

On November 18, 2018, the City issued a letter allowing iron fencing to exceed the build line on corner lots (letter is attached to the application). In reliance of the November 18, 2018 letter, the builders in Creekside at Colleyville constructed several homes with rod iron fencing between the build line and the community sidewalks. One such home is located at 3500 Valmur and is across the street and three lots over from the subject property. Photographs of the existing fence at 3500 Valmur are attached to this application to show the style and height currently existing in the neighborhood.

In August of 2019, Council adopted O-19-2089, changing the rules and limiting side yard fences to 30" in height and no more than 25% opacity. This change means that the last 25% of homes in Creekside will be held to different fencing rules than the rest of the community.

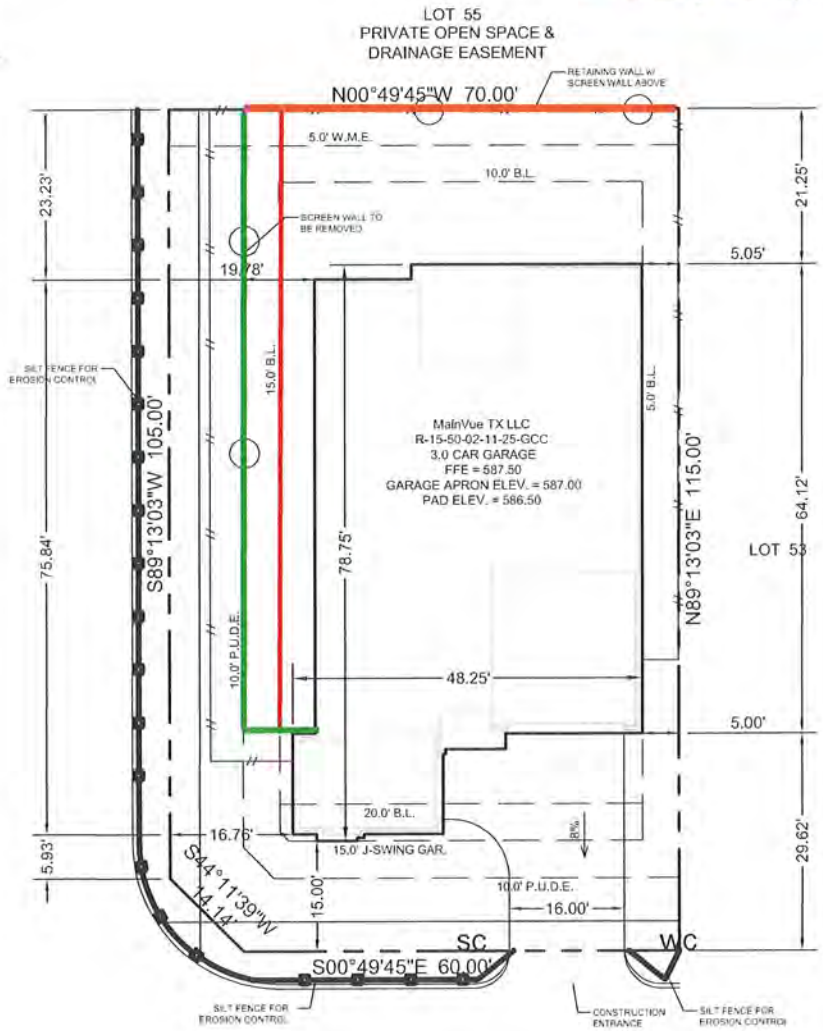
BASIS FOR REQUEST:

In the case of the subject property, requiring the fence to be placed at the build line only yields a 3' side yard and leaves the community fence with an unfinished "wing" wall. Allowing a rod iron fence as previously allowed in Creekside: 1) increases the usable fenced yard; 2) allows reasonable access to the side of the home; and 3) creates a finished intersection with the existing masonry wall. Moreover, the subject home is one of the last to be constructed in Creekside, and not allowing this fence extension will likely prejudice the value of this home in relation to neighboring properties that were allowed to place their fences outside the build line.

Tarrant County
Lot Area: 8000 Sq.Ft.

Approved wood fence location
Requested iron fence location
Existing masonry fence location

SCALE: 1 = 20'



LEGEND:

- BOUNDARY CORNER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- STORM DRAIN
- TRANSFORMER
- ELECTRIC JUNCTION BOX
- ELECTRICAL METER
- AIR CONDITIONER
- GAS METER
- COMMUNICATION PEDESTAL
- COMMUNICATION JUNCTION BOX
- CLEAN OUT
- SANITARY SEWER MANHOLE
- SIGN
- MAILBOX
- MISC. VAULT
- ZERO LOT LINE

ABBREVIATIONS:

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

LINETYPES:

- WOOD FENCE
- WROUGHT IRON FENCE
- FENCE LINE

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

FLATWORK	SQ.FT.
Driveway:	511
Citywalk:	719
Approach:	85
TOTAL:	1315
SOD	**SQ.YDS.**
Front:	162
Left:	19
Back:	351
Right:	6
TOTAL:	538

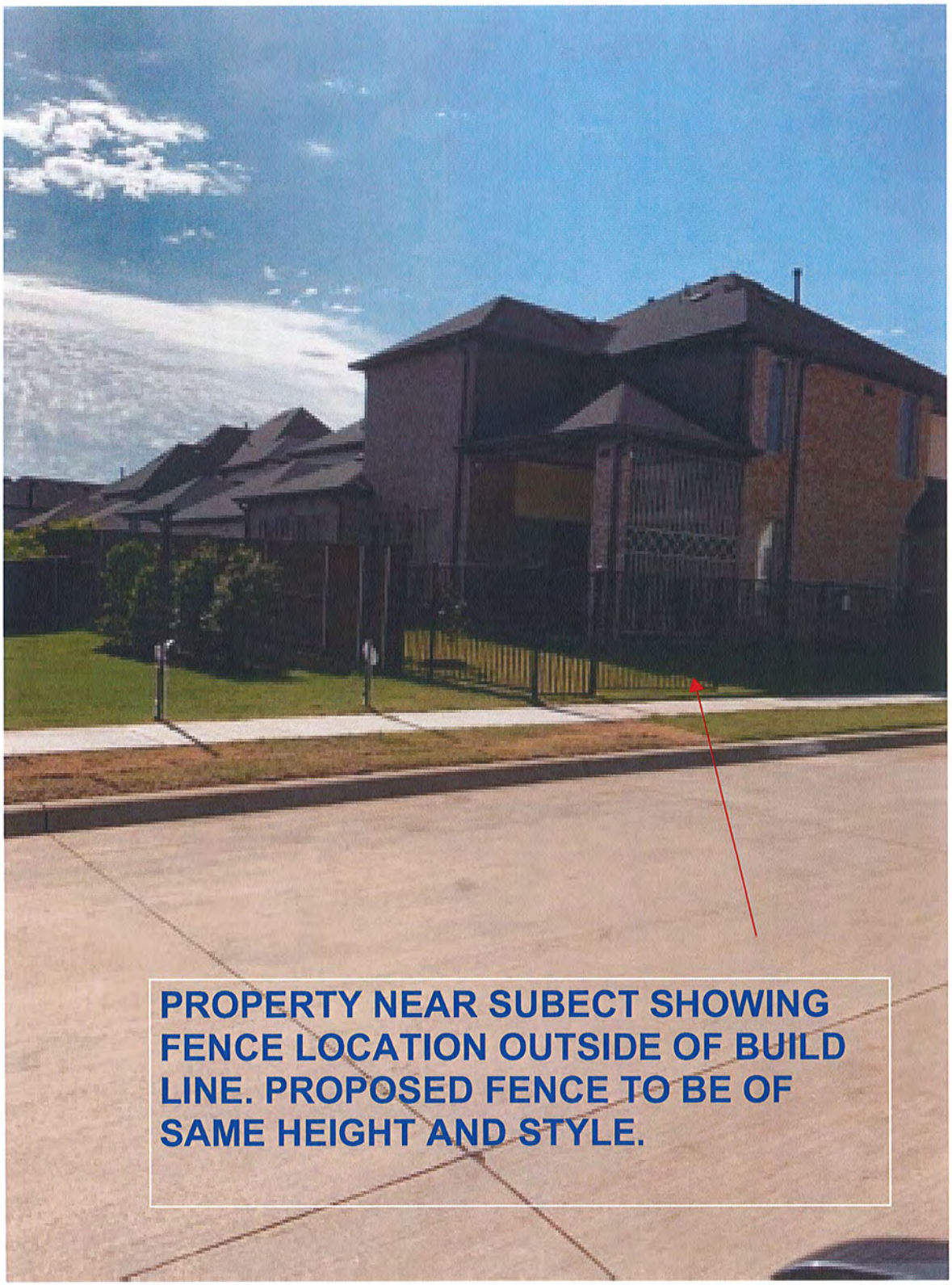
AREAS	
Lot Area:	8000 s.f.
House & Garage:	3178 s.f.
House & Driveway:	3689 s.f.
Total Impervious:	4408 s.f.
House & Garage:	39.73 %
House & Driveway:	46.11 %
Impervious Coverage:	55.10 %
Fence:	244.7 l.f.

REV.	DATE	DESCRIPTION
1.	1/10/2020	Final, R-15-50-02-11-25-GCC
2.	1/15/2020	Final, R-15-50-02-11-25-GCC, FENCE LOCATION
3.		
4.		
5.		

SPRY SURVEYORS
8241 Mid-Cities Blvd., Suite 102 · North Richland Hills, TX 76182
PH:817 776 4049 · spry@sprysurveyors.com · www.sprysurveyors.com
Firm Reg. No. 10112000

builder	MainVue TX LLC
subdivision	Creekside at Colleyville
lot	54
blk	5
phase / section	3
address	3913 Lambrusco Lane
city	Colleyville, TX
date	1/15/2020
plan	R-15-50-02-11-25-GCC

SUBJECT PROPERTY


PROPERTY NEAR SUBECT SHOWING
FENCE LOCATION OUTSIDE OF BUILD
LINE. PROPOSED FENCE TO BE OF
SAME HEIGHT AND STYLE.

November 16, 2018

RE: Corner Side Street Fencing – Creekside at Colleyville

To Whom It May Concern:

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

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

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

Please contact me for questions or comments.

Sincerely,

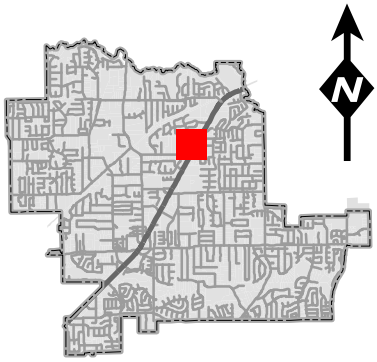
Ben Bryner, AICP
Director, Community Development Department
(817) 503-1052
bbryner@colleyville.com

Aerial Map

CITY OF COLLEYVILLE TEXAS

ZC20-008

6412-6416 Colleyville Blvd



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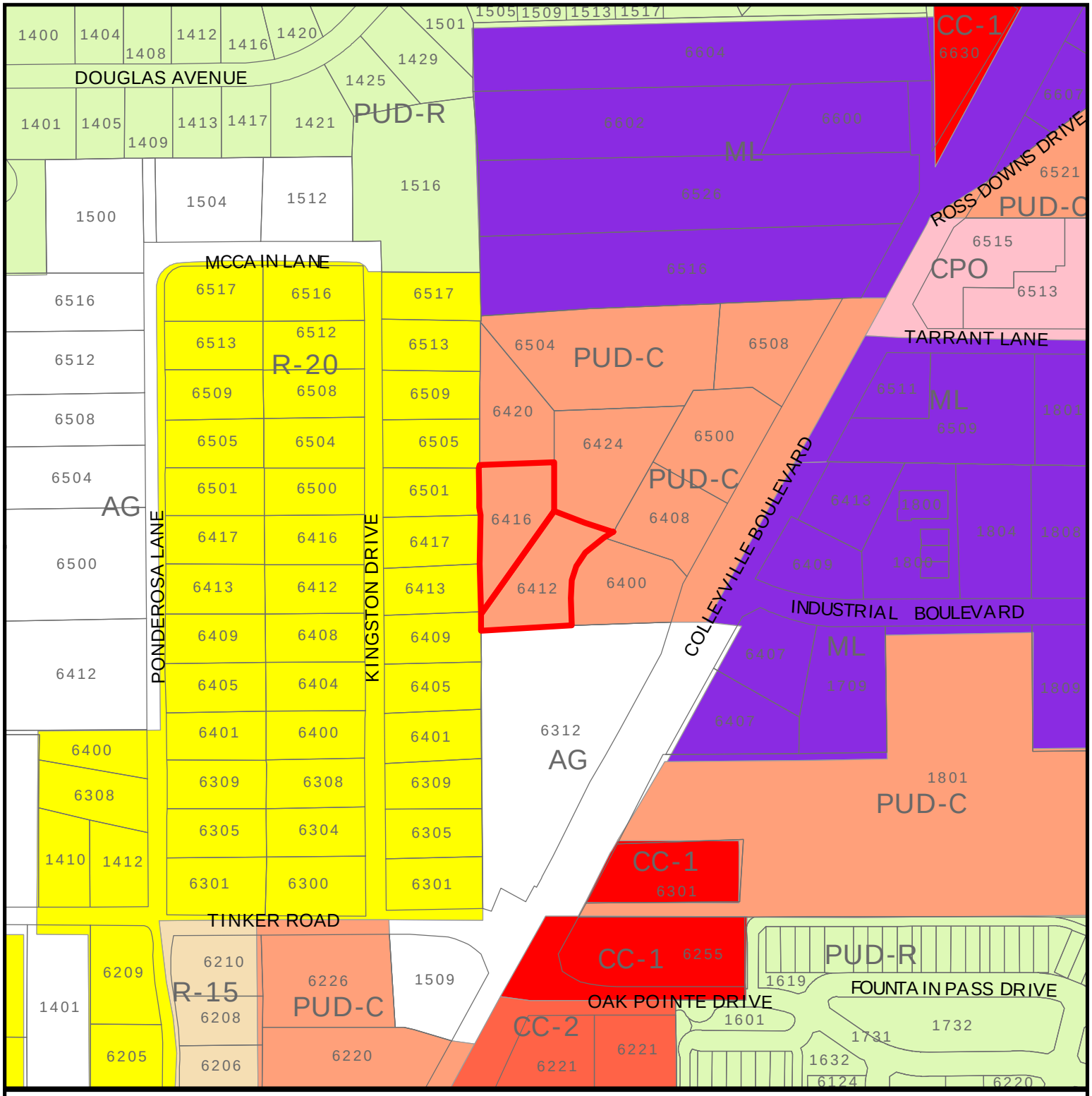
Subject Property

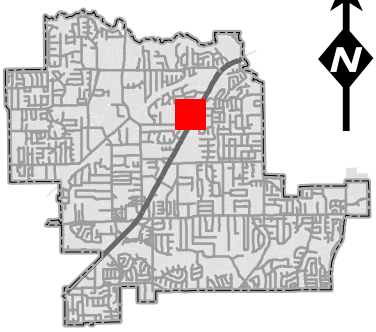
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC20-008

6412-6416 Colleyville Blvd



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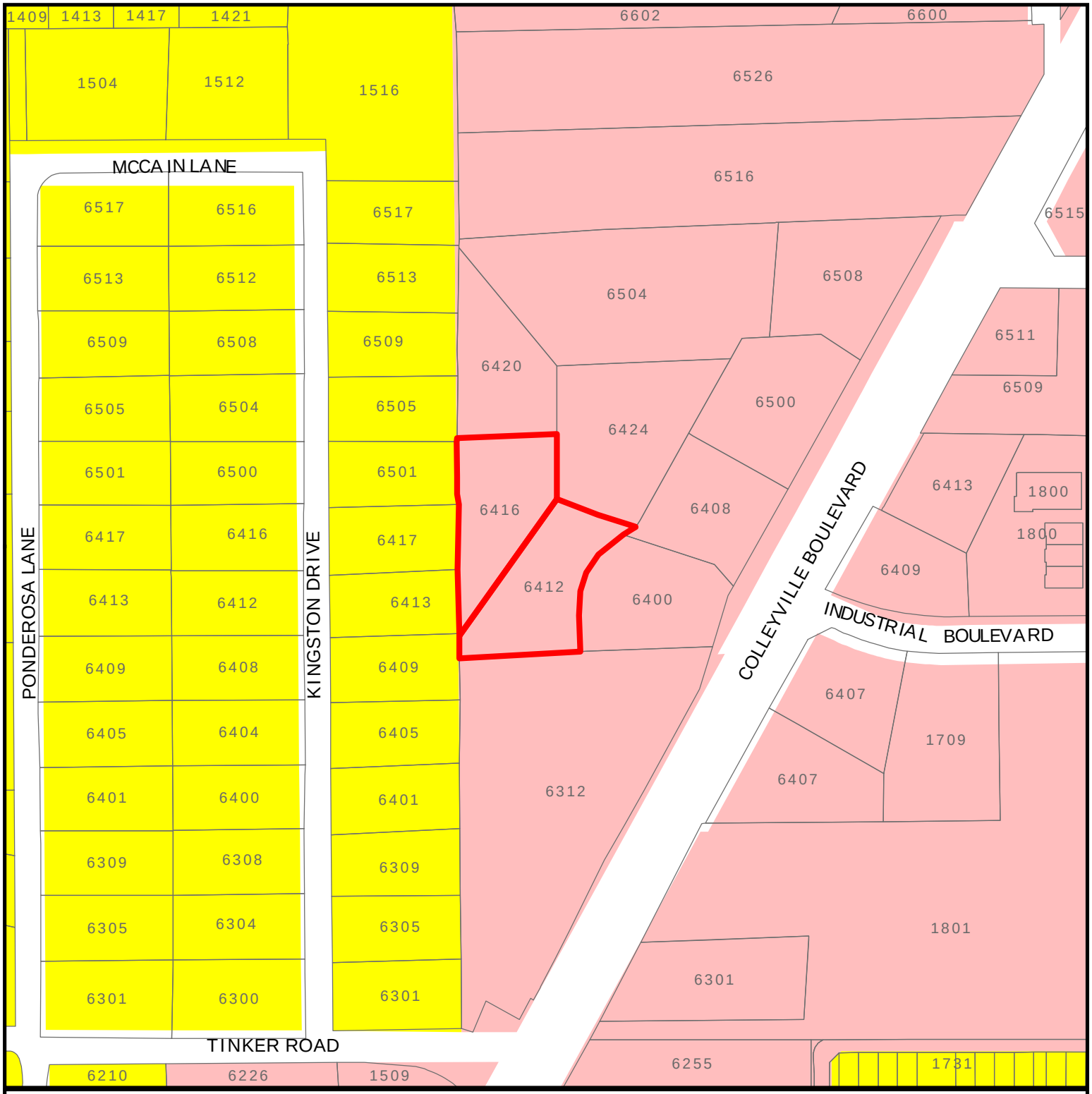
Subject Property

Future Land Use Map



ZC20-008

6412-6416 Colleyville Blvd

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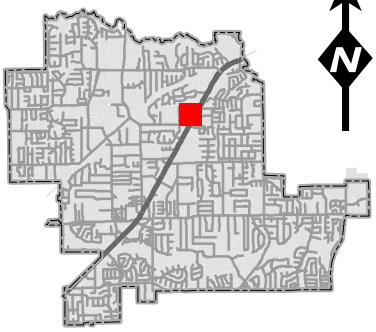
Subject Property

Residential

Colleyville Blvd Corridor



N

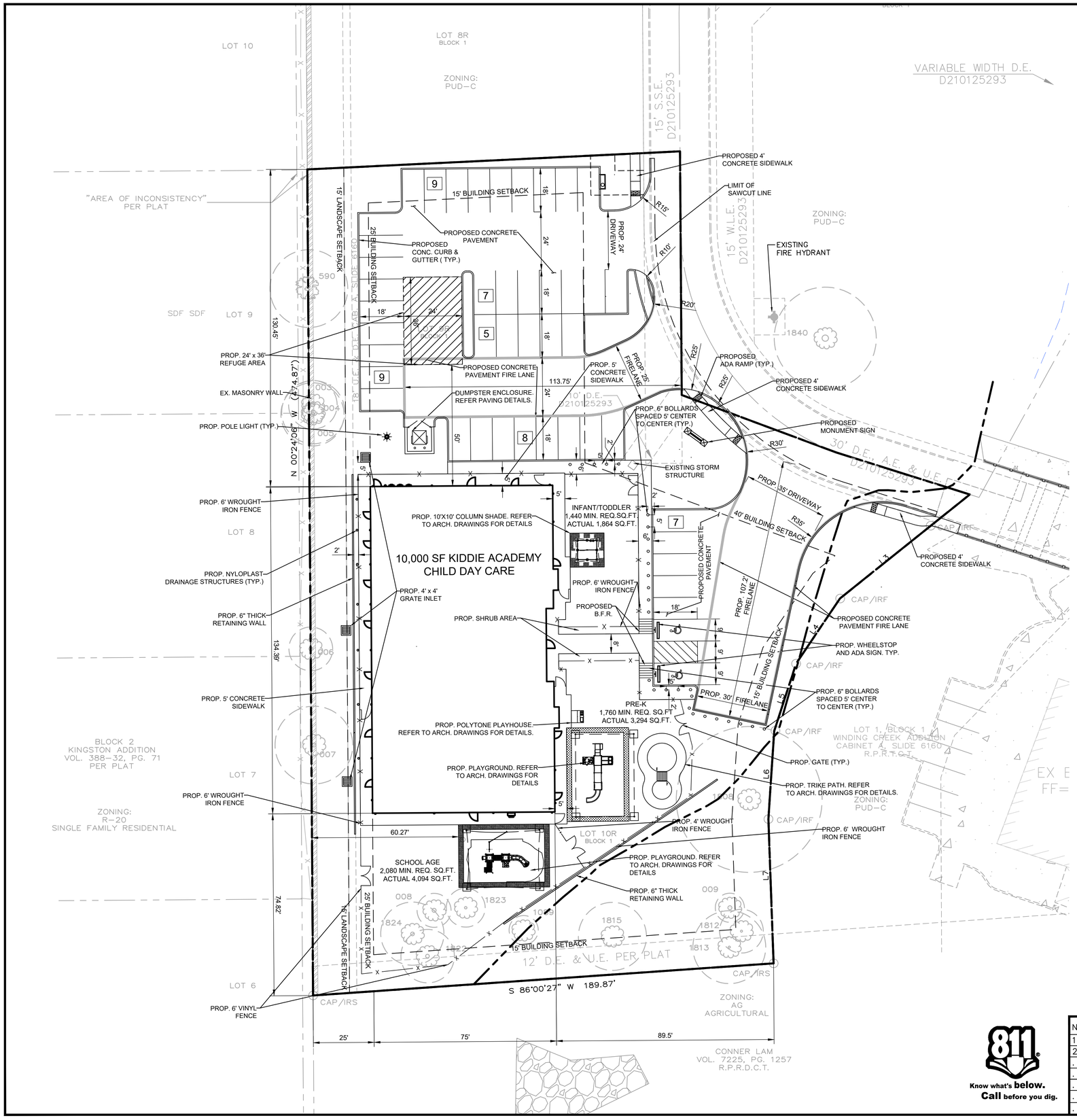
State of Planning Objectives

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

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

Development Schedule

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



SITE DATA SUMMARY CHART

EXISTING ZONING	PUD-C
PROPOSED USE	DAYCARE
GROSS ACREAGE	1.473 ACRES OR 64,164 S.F.
BUILDING SQUARE FOOTAGE	10,000
LOT COVERAGE	16.27%
FAR	0.16
MAXIMUM HEIGHT	26' - 1 STORY
PARKING RATIO PER USE	1 SPACE PER 5 CHILDREN 190 CHILDREN
PARKING REQUIRED	38
PARKING PROVIDED	45
BUILDING SETBACKS	40' FRONT & 25' REAR
LANDSCAPE SETBACK	15' REAR
IMPERVIOUS AREA	34,693 SF / 54%
PERVIOUS /LANDSCAPE	29,471 SF / 46%

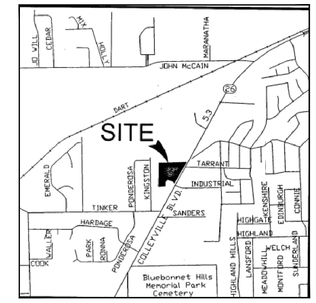
PROJECT CONTACT LIST

OWNER	DEVELOPER
WINDING CREEK VILLAGE LLC 1801 PRECINCT LINE RD. STE A HURST, TX. 76054 KEVIN AFKAMI 469-363-3222	BUTTRY & BROWN DEVELOPMENT, LLC 5040 TENNYSON PARKWAY PLANO, TX 75024 STEPHEN BROWN 214-277-4830
ENGINEER	
TRIANGLE ENGINEERING LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX. 75013 ANDREW YEOH 469-213-2804	

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	X X
FIRE LANE	
STRIPING	
PARKING SPACES	9
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
LIGHT POLE	

0 40
Scale: 1" = 20' Feet



VICINITY MAP

N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.

2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

3. 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 ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.

4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.

5. 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, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.

7. 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.

8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

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

NO.	DATE	DESCRIPTION	BY
1	04/15/2020	1st CITY SUBMITTAL	AY
2	06/15/2020	2nd CITY SUBMITTAL	AY
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS
PIK HAU YEOH
121532
LICENSED
PROFESSIONAL ENGINEER
6/12/2020

SITE PLAN

KIDDIE ACADEMY

6412 COLLEYVILLE BOULEVARD (S.H.26)

CITY OF COLLEYVILLE

TARRANT COUNT, TEXAS

LOT 9R & 10 R, BLOCK 1, WINDING CREEK ADDITION

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	GH	04/15/20	SEE SCALE BAR	28-20	C1

TX. P.E. FIRM #11525

L1 RIGHT ELEVATION

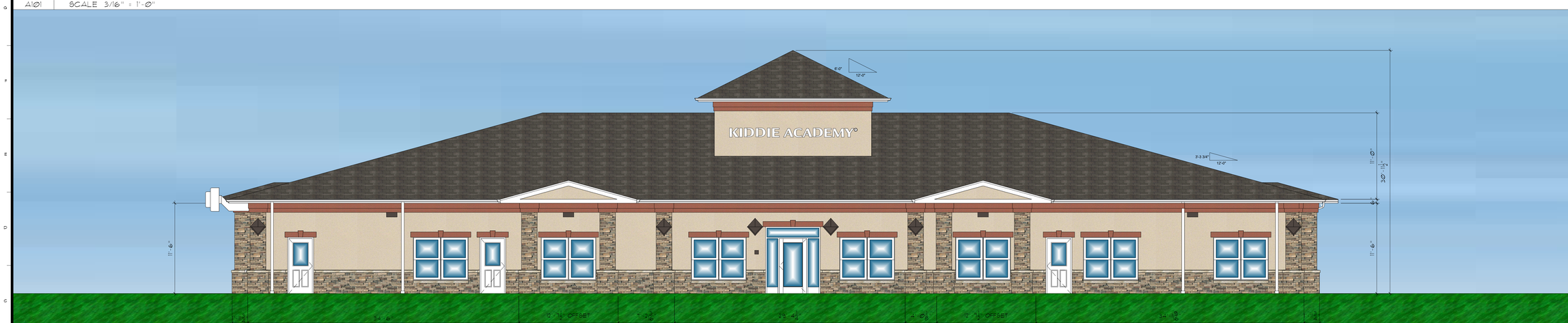
A101 SCALE 3/16" = 1'-0"

L9 LEFT ELEVATION

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

G1 REAR ELEVATION (NOT SEEN FROM ROAD

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



C1 FRONT ELEVATION

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

DARK BRONZE FINISH WALL PACKS

PRE-CAST STONE SILL

STUCCO #1 - DRYVIT #113 AMARILLO WHITE, SANDPEBBLE FINE FINISH

STUCCO #2 - DRYVIT #365A IRISH COFFEE, SANDPEBBLE FINE FINISH

ASPHALT SHINGLE ROOFING GAF - WEATHERED WOOD

GUTTERS & DOWNSPOUTS WHITE

STONE WAINSCOTING BORAL STONE - DRYSTACK - CHARDONNAY

DOORS & WINDOWS - WHITE

A1 LEGEND

A101 SCALE NTS

DEVELOPER

BUTTRY & BROWN DEVELOPMENT, LLC
5801 TENNYSON PARKWAY
SUITE 150
PLANO, TX 75024
214.296.4989

FRANCHISEE

MEP ENGINEER

STRUCTURAL ENGINEER

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ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO 'EXTRAS' FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY, OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED ON DRAWINGS.

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MARK	REVISION ISSUE DATE	DESCRIPTION
A1		90% OWNER REVIEW SET
A2		100% OWNER REVIEW SET
A3		CONSTRUCTION RECORD
A4		
A5		
A6		
A7		

MARK	ADDENDUM ISSUE DATE	DESCRIPTION
A1		
A2		
A3		

ISSUED FOR REVIEW
- ■ PRELIM COLOR RENDERING
- ■ 90% OWNER REVIEW SET
- □ OWNER REVIEW PLAN & ELEV.
- □ OWNER REVIEW REV. PLAN & ELEV.
- □ □ □ □ □

KIDDIE ACADEMY.
EDUCATIONAL CHILD CARE
6412 & 6416 Colleyville BOULEVARD
Colleyville TX 76034

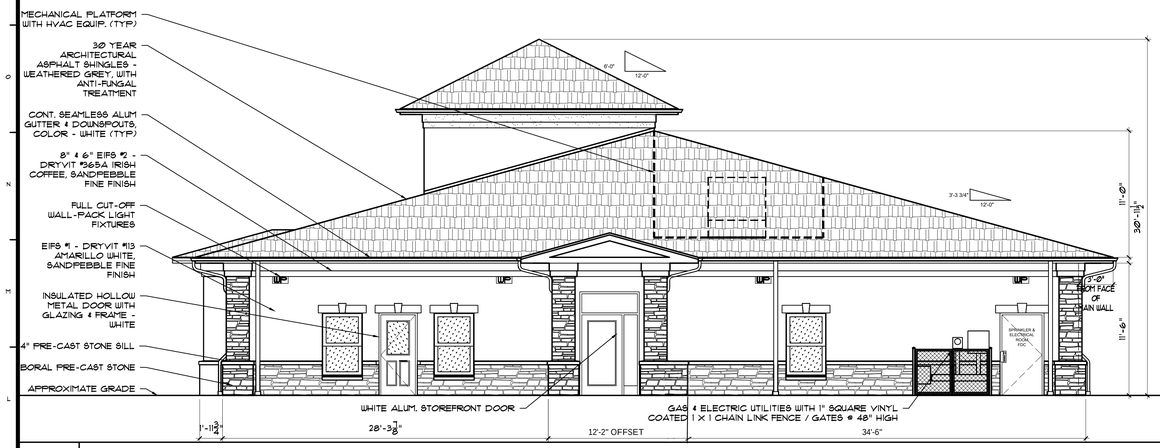
HAROLD C. BAKER, AIA
ARCHITECT
613 High Street, Ste 104, Lexington, OH 44904 614.436.0955
email: baker@bakerarch.com

ARCHITECT'S REGISTRATION SEAL
DATE SIGNED: 03.30.20
EXPIRY DATE: 06.30.20

Drawn By:	CAC
Checked By:	HCB
Project Number:	120008
Scale:	AS NOTED

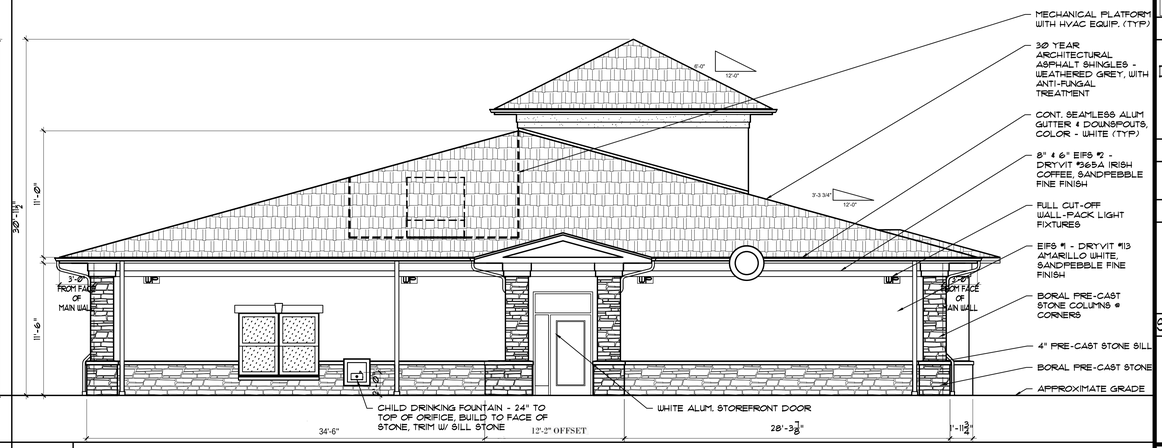
A200

EXTERIOR ELEVATIONS RENDERING



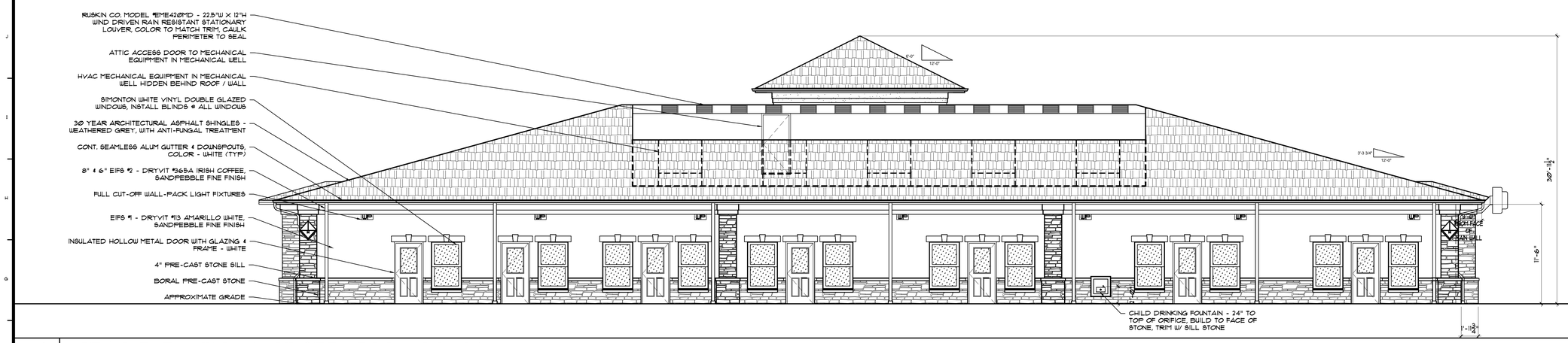
L1 RIGHT ELEVATION

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



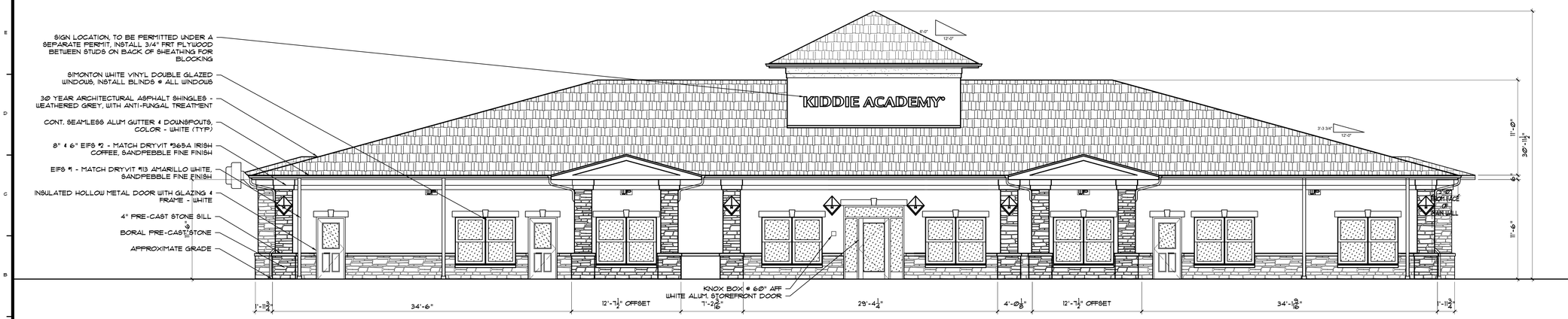
L9 LEFT ELEVATION

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



G1 REAR ELEVATION (NOT SEEN FROM ROAD)

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



A1 FRONT ELEVATION

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

DEVELOPER

BUTTRY & BROWN DEVELOPMENT, LLC
5801 TENNYSON PARKWAY
SUITE 150
PLANO, TX 75024
214.296.4989

FRANCHISEE

MEP ENGINEER

STRUCTURAL ENGINEER

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MARK	REVISION	ISSUE DATE
A		
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MARK	DESCRIPTION	ISSUE DATE
A	ADDENDUM	

05/20/22 ■ PRELIM. COLOR RENDERING
05/20/22 ■ 60% OWNER REVIEW
□ OWNER REVIEW PLAN & ELEV.
□ OWNER REVIEW REV. PLAN & ELEV.
□ 90% OWNER REVIEW REV. PLAN & ELEV.
□ PERMIT SET
□ CONSTRUCTION
□ RECORD

KIDDIE ACADEMY™
EDUCATIONAL CHILD CARE
6412 & 6416 Colleyville BOULEVARD
Colleyville, TX 76034

HAROLD C. BAKER, AIA
A R C H I T E C T
613 High Street, Ste. 204, Morrington, OH 43085 614-436-0955
email: baker@bakerarchitects.com

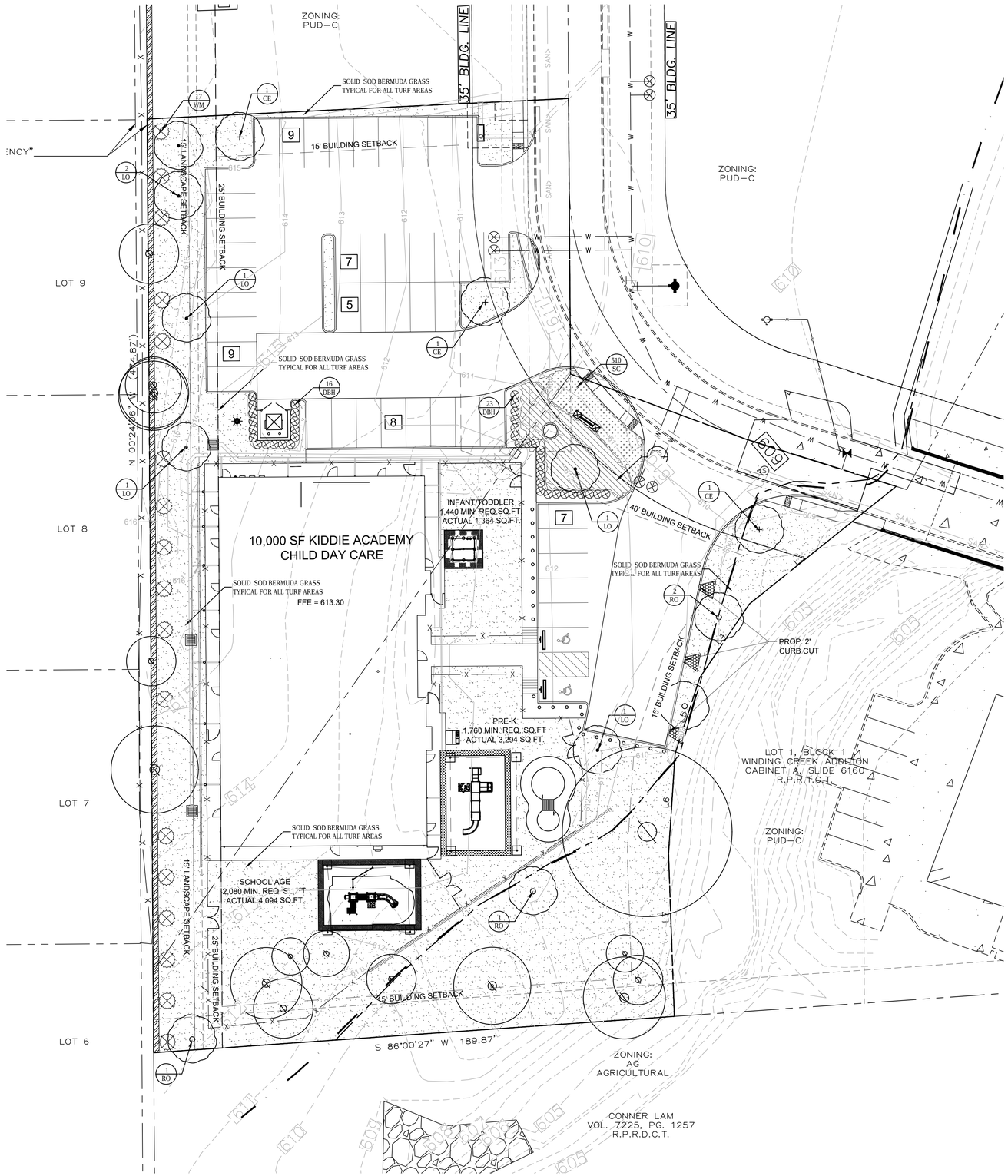
REGISTERED ARCHITECT HAROLD C. BAKER III 16750 STATE OF OHIO
DATE ISSUED: 05/20/22
EXPIRY DATE: 06/30/23

ARCHITECTS/ENGINEERS SEAL

Drawn By: CJC
Checked By: HCB
Project Number: 220502
Scale: AS NOTED

A200

EXTERIOR ELEVATIONS RENDERING



GENERAL LAWN NOTES

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

LANDSCAPE NOTES

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

SOLID SOD NOTES

1 FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.

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

LANDSCAPE TABULATIONS

SITE AREA - 64,162 s.f.
Requirement:

30% of the total site area to be landscape area.

50% of the required landscape area to be located in the front yard.

Required	Provided
19,249 s.f. (30%)	26,768 s.f. (42%)
9,625 s.f. (50%)	10,230 s.f. (53%)

PARKING LOTS - 45 spaces
Requirement:

(1) tree per 18 parking spaces

All parking spaces to be within 90 l.f. of canopy tree

Required	Provided
(3) canopy trees, 3" cal.	(3) canopy trees, 3" cal.
All spaces within 90 l.f. of tree	All spaces within 90 l.f. of a tree

RESIDENTIAL ADJACENCY
Requirement:

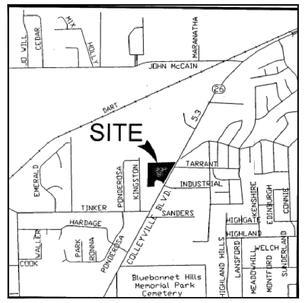
Required	Provided
15' wide landscape buffer	15' wide landscape buffer
Wax Myrtle Shrubs 15' o.c.	Wax Myrtle Shrubs 15' o.c.

PLANT MATERIAL SCHEDULE

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
CE	3	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 12' ht., 5' spread min., 5' clear trunk
LO	6	Live Oak	*Quercus virginiana*	3" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
RO	4	Red Oak	*Quercus shumardii*	3" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
SHRUBS					
DBH	39	Dwarf Burford Holly	*Ilex cornuta 'burfordii Nana'*	5 gal.	container, 24" ht., 20" spread
WM	17	Wax Myrtle	*Myrica cerifera*	15 gal.	container, 48" ht., 36" spread
GROUNDCOVERS					
SC	510	Seasonal Color		4" pots	selection by owner, 12" o.c.
LIR	755	Liriope	*Liriope muscari spp.*	4" pots	container, 3- 12" runners min., 12" o.c.
		'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod refer to notes

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

01 LANDSCAPE PLAN
SCALE 1"=20'-0"
0 10 20 40



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REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALE 2042 STATE OF TEXAS
06.12.2020

KIDDIE ACADEMY

COLLEYVILLE BLVD.
CITY OF COLLEYVILLE, TEXAS

ISSUE:
FOR APPROVAL 03.16.2020
CITY COMMENTS 04.16.2020
CITY COMMENTS 04.29.2020
FOR APPROVAL 06.12.2020

DATE:
06.12.2020

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

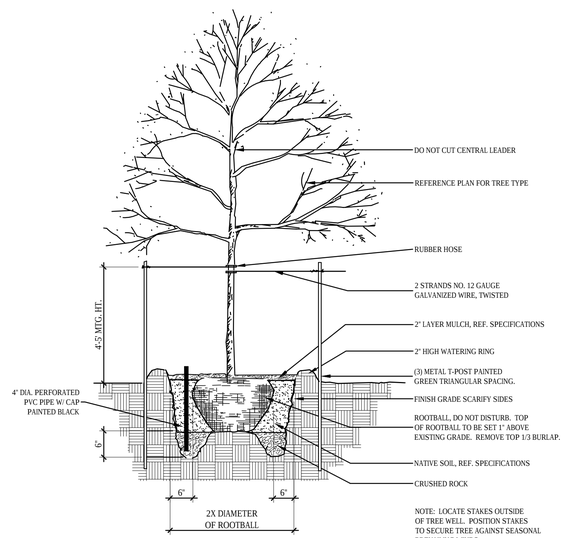
A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.



01 TREE PLANTING DETAIL
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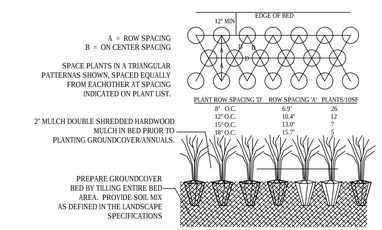

02 GROUNDCOVER PLANTING DETAIL
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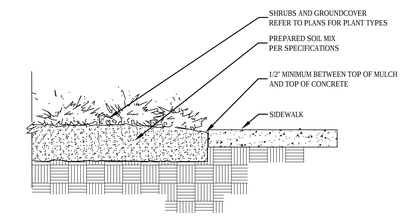
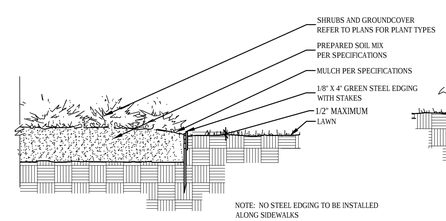


03 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE



04 STEEL EDGING DETAIL
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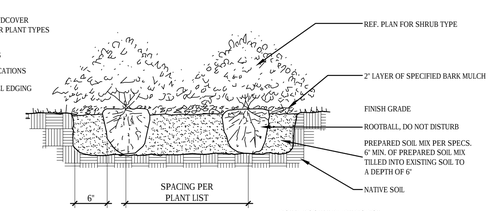

05 SHRUB PLANTING DETAIL
NOT TO SCALE

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REGISTERED LANDSCAPE ARCHITECT
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KIDDIE ACADEMY

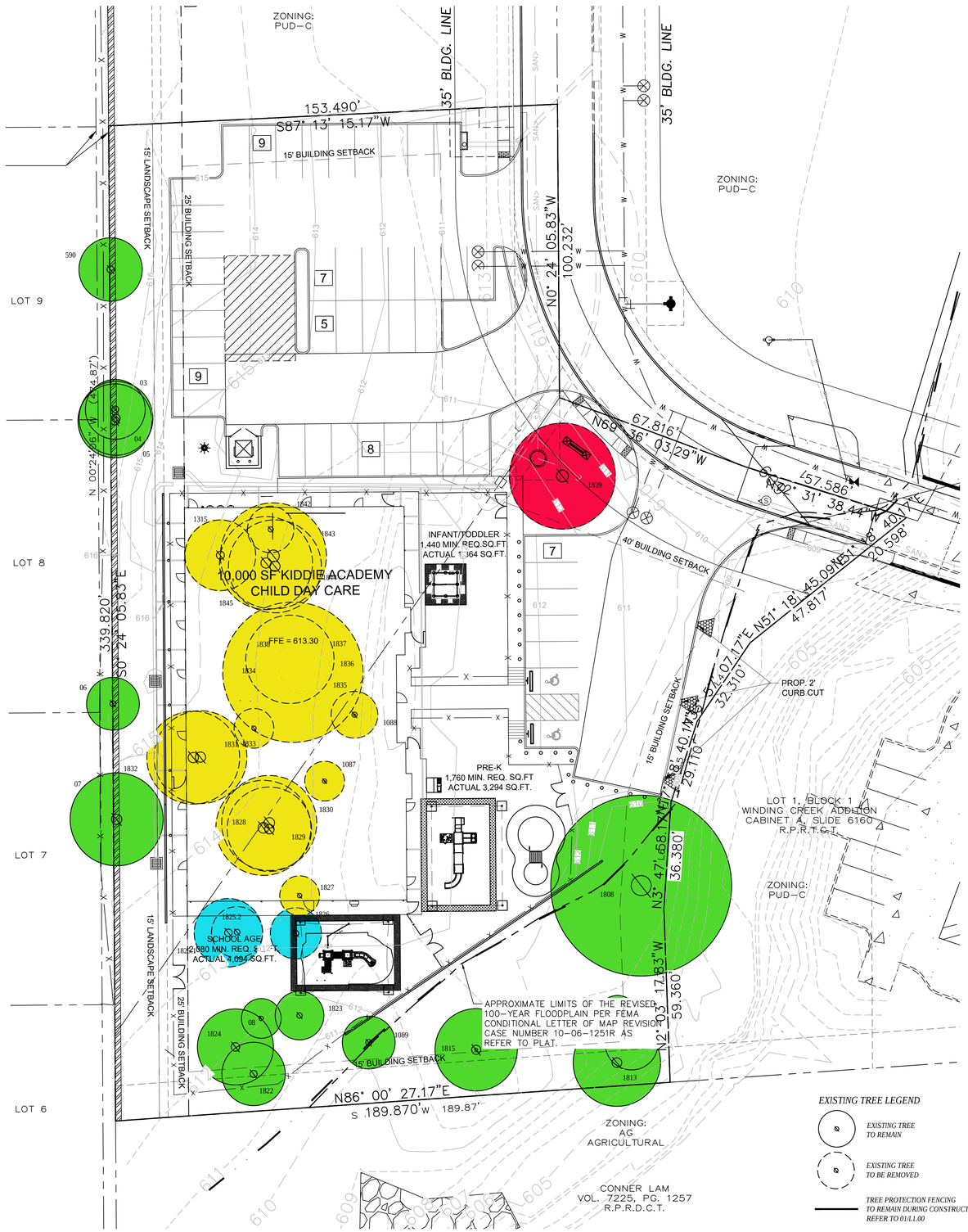
COLLEYVILLE BLVD.
CITY OF COLLEYVILLE, TEXAS

ISSUE:
FOR APPROVAL 06.12.2020

DATE:
06.12.2020

SHEET NAME:
LANDSCAPE DETAILS

SHEET NUMBER:
L.3



EXISTING TREE CHART

NO.	DIA. (INCHES)	MITIGATION REQUIRED	SPECIES (COMMON NAME)	CANOPY COVERAGE	REMARK$
03	10	0	GUM BUMELIA	314	TO REMAIN
04	13	0	POST OAK	531	TO REMAIN
05	13	0	POST OAK	531	TO REMAIN
06	9	0	POST OAK	254	TO REMAIN
07	16	0	BLACKJACK OAK	804	TO REMAIN
08	7	0	AMERICAN ELM	151	TO REMAIN
09	6	0	OSAGE ORANGE (NON PROTECTED)	113	TO REMAIN
590	16	0	AMERICAN ELM	804	TO REMAIN
1087	7	0	SLASH PINE	154	TO BE REMOVED (BUILDING PAD)
1088	8	0	BLACKJACK OAK	201	TO BE REMOVED (BUILDING PAD)
1089	6	0	AMERICAN ELM	113	TO REMAIN
1315	12	0	GUM BUMELIA	452	TO BE REMOVED (BUILDING PAD)
1808	30	0	POST OAK	2827	TO REMAIN
1812	9	0	POST OAK	254	TO REMAIN
1813	15	0	POST OAK	707	TO REMAIN
1815	14	0	BLACKJACK OAK	616	TO REMAIN
1822	9	0	POST OAK	380	TO REMAIN
1823	8, 6	0	AMERICAN ELM	254	TO REMAIN
1824	13	0	AMERICAN ELM	531	TO REMAIN
1825.1	10	0	POST OAK	427	TO BE REMOVED
1825.2	6	0	POST OAK	240	TO BE REMOVED
1826	9	0	POST OAK	254	TO BE REMOVED
1827	7	0	BLACKJACK OAK	154	TO BE REMOVED (BUILDING PAD)
1828	16	4020	POST OAK	804	TO BE REMOVED (5 L.F. FROM BUILDING PAD)
1829	14	0	POST OAK	616	TO BE REMOVED (5 L.F. FROM BUILDING PAD)
1830	16	4020	POST OAK	804	TO BE REMOVED (5 L.F. FROM BUILDING PAD)
1831	21	$2100 VALUE	POST OAK	1385	TO BE REMOVED (BUILDING PAD)
1832	16	4020	POST OAK	804	TO BE REMOVED (BUILDING PAD)
1833	7	0	HACKBERRY (NON PROTECTED)	804	TO BE REMOVED
1834	24	$2400 VALUE	POST OAK	1810	TO BE REMOVED (BUILDING PAD)
1835	8	0	POST OAK	201	TO BE REMOVED (BUILDING PAD)
1836	8	0	POST OAK	201	TO BE REMOVED (BUILDING PAD)
1837	8	0	POST OAK	201	TO BE REMOVED (BUILDING PAD)
1838	15	3535	POST OAK	707	TO BE REMOVED (BUILDING PAD)
1839	16	0	BLACKJACK OAK	804	TO REMAIN
1840	21	0	OSAGE ORANGE (NON PROTECTED)	1385	TO BE REMOVED
1842	8	0	EASTERN RED CEDAR	201	TO BE REMOVED (5 L.F. FROM BUILDING PAD)
1843	18, 14	$3200 VALUE	POST OAK	1634	TO BE REMOVED (BUILDING PAD)
1844	18	$1800 VALUE	POST OAK	1018	TO BE REMOVED (BUILDING PAD)
1845	16	4020	POST OAK	804	TO BE REMOVED (5 L.F. FROM BUILDING PAD)

15,261 S.F. OF TREE CANOPY TO BE REMOVED
12,151 S.F. OF TREE CANOPY TO BE REMOVED ARE LOCATED ON / WITHIN 5 L.F. OF THE BUILDING PAD
921 S.F. OF TREE PROTECTED TREE CANOPY TO BE REMOVED FROM THE REMAINDER OF THE SITE
2,189 S.F. OF UNPROTECTED TREE CANOPY TO BE REMOVED FROM THE REMAINDER OF THE SITE

50% OF THE EXISTING TREE CANOPY THAT IS NOT LOCATED WITHIN THE BUILDING PAD MUST BE PRESERVED (10,909 S.F. OF CANOPY X .50= 5,454.5 S.F. OF TREE CANOPY PRESERVATION)
9,988 S.F. OF TREE CANOPY TO BE PRESERVED

19,615 S.F. OF HERITAGE TREE CANOPY IS WITH IN THE BUILDING PAD AND REQUIRE MITIGATION
10- 3" CALIPER LARGE CANOPY TREES ARE PROPOSED TO BE PLANTED ON SITE= 20,000 S.F.

TREE NUMBERS 1831 ($2100 TREE VALUE), 1834 ($2400 VALUE), AND 1843 ($3200 TREE VALUE), AND 1844 ($1800 VALUE) ARE TO BE PAID INTO
THE CITY TREE FUND= $9500.00

64 CALIPER INCHES OF MITIGATION IS REQUIRED ON LOT 9R AND 10R PER DEVELOPER AGREEMENTS
64 CALIPER INCHES TO BE PAID INTO THE CITY TREE FUND @ $100.00 PER CALIPER INCH= $6400.00

TREE PROTECTION STANDARDS

The following procedures shall be followed for all construction projects which involve activity that requires Urban Forestry Review, unless an alternative is deemed appropriate by the Administrative Official.

A. Pre-Construction: The ensuing procedures shall be followed prior to construction.

1. All Preserved Trees shall have protective fencing located at the tree's critical root zone. The protective fencing shall be comprised of orange vinyl construction fencing, with a minimum of four-foot (4') approximate height.
2. Lumber shall be wrapped vertically around the tree trunk and held in place with wire or any other non-damaging method if a tree is within ten (10) feet of the construction of a building or any other situation determined by the Administrative Official that would pose a physical risk to the tree trunk.
3. In order to prevent damage to low hanging limbs, anything that may be impacted by equipment shall be pruned according to ANSI A300 standards.
4. Each area of tree protection shall require temporary signage that indicates the area is a "Tree Protection Area" and to "Keep Out". A wording standard will be developed, updated, and maintained by the Administrative Official. The wording shall be in English and Spanish and include the appropriate contact phone number with the City to report violations.

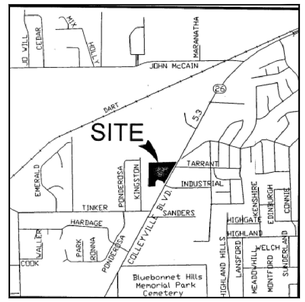
B. During Construction: The following procedures shall be followed within the limits of the Critical Root Zone (CRZ) of any Preserved Tree for any activity that is subject to the requirements of this chapter.

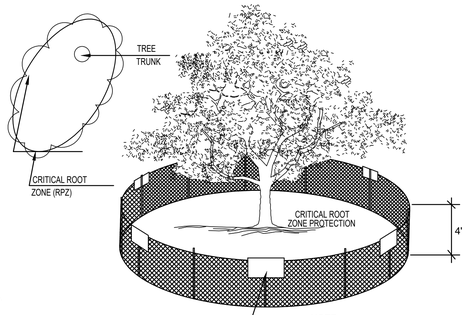
1. No placement of materials intended for use in construction or waste materials accumulated due to excavation or demolition.
2. No equipment may be cleaned or other liquids deposited. This would include but not be limited to, paint, oil, solvents, asphalt, concrete, mortar or other materials.
3. No signs, wires or other attachments, other than those of a protective nature shall be attached to the trees.
4. No vehicular and construction equipment traffic or parking.
5. Underground utilities shall be bored underneath trees' CRZ unless pre-approved by the Administrative Official.
6. Irrigation systems shall be designed to NOT require trenching across the critical root zone of any tree unless otherwise approved by the Administrative Official.
7. No digging, building, paving, or elevation changes.

EXISTING TREE LEGEND

- *EXISTING TREE TO REMAIN*
- *EXISTING TREE TO BE REMOVED*
- *TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.00*

- EXISTING TREE TO REMAIN
- EXISTING UNPROTECTED TREE TO BE REMOVED
- EXISTING TREE IN THE BUILDING PAD OR WITHIN 5' TO BE REMOVED
- EXISTING TREE TO BE REMOVED

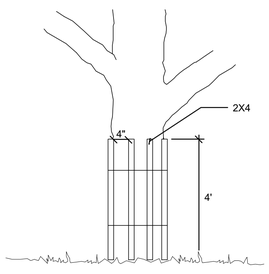




TEMPORARY SIGNAGE THAT INDICATES THIS AREA IS A "TREE PROTECTION AREA. REFER TO TREE PROTECTION STANDARDS FOR INFORMATION THAT IS REQUIRED TO BE ON SIGNS

NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE CRITICAL ROOT ZONE AND LIMITED TO PROJECT BOUNDARY

01 TREE PROTECTION FENCE A
NOT TO SCALE



NOTE:
WRAP TREE TRUNK WITH 2 X 4 STUDS AND ROPE OR BAND IN-PLACE
AS NEEDED TO PROECT TREES IN WORK AREAS

02 TREE PROTECTION FENCE B
NOT TO SCALE

01 TREE PRESERVATION PLAN
SCALE 1"=20'-0"
0 10 20 40

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

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALE 2042 STATE OF TEXAS
06.12.2020

KIDDIE ACADEMY

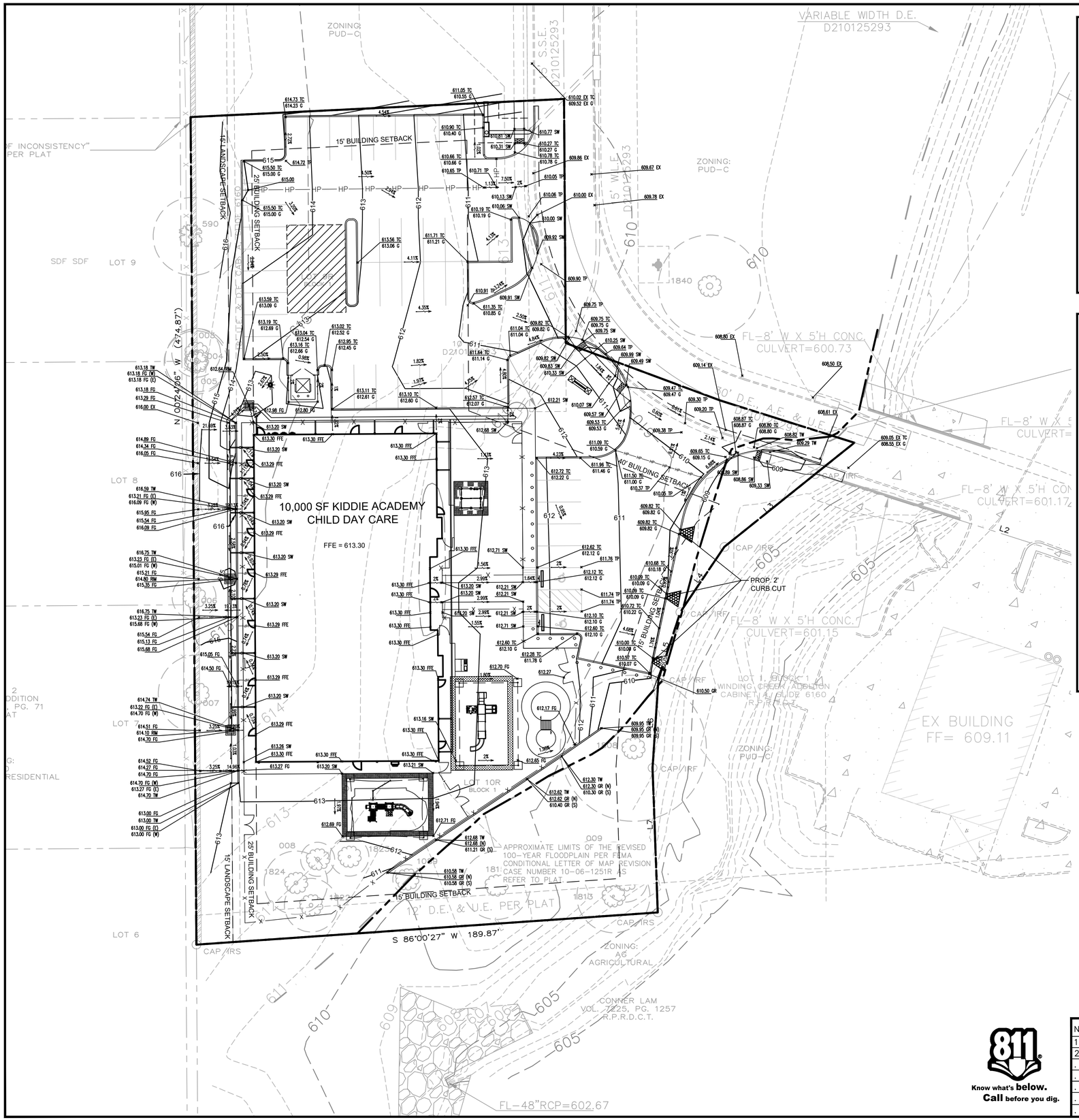
COLLEYVILLE BLVD.
CITY OF COLLEYVILLE, TEXAS

ISSUE:
FOR APPROVAL 03.16.2020
CITY COMMENTS 04.16.2020
CITY COMMENTS 04.29.2020
FOR APPROVAL 06.12.2020

DATE:
06.12.2020

SHEET NAME:
TREE PRESERVATION PLAN

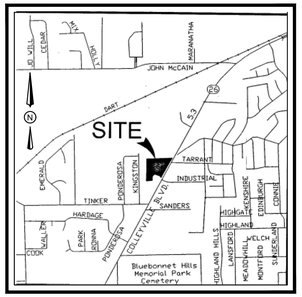
SHEET NUMBER:
L.1



EXISTING LEGEND

1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR. VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
1" IR FOUND	GAS MARKER	EASEMENT
1" IP FOUND	OVERHEAD UTILITY LINE	BOUNDARY
POINT FOR CORNER	GUY WIRE ANCHOR	HIGHBANK LINE
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE
3/4" IP FOUND	IRON FENCE	HANDICAP SPACE
TELE. BOX	CHAINLINK FENCE	
CABLE BOX	WOOD FENCE	
ELECTRIC BOX	PIPE RAIL FENCE	
BRICK COLUMN	COVERED AREA	TREE TO BE PRESERVED
STONE COLUMN	ASPHALT	
STORM DRAIN MH.	FIRE LANE STRIPE	
SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH.		

0 40
Scale: 1" = 20' Feet



VICINITY MAP
N.T.S.

GRADING LEGEND

EXISTING ELEVATION	464.00 EX
EXISTING MINOR CONTOURS	464
EXISTING MAJOR CONTOURS	465
MINOR CONTOURS	464
MAJOR CONTOURS	465
SWALE	
HIGH POINT	
STORM PIPE	STM->
RETAINING WALL	
RIP RAP	
FINISH FLOOR ELEVATION	467.00 FF
TOP OF CURB ELEVATION	466.00 TC
GUTTER ELEVATION	465.50 G
SIDEWALK ELEVATION	465.00 SW
TOP OF PAVEMENT	464.00 TP
GROUND ELEVATION	463.00 GR
DRAINAGE FLOW DIRECTION	1%
CURB INLET	
GRATE INLET	
STORM MANHOLE	
STORM CLEANOUT	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
WATER METER	W
IRRIGATION METER	
GAS METER	
LIGHT POLE	
POWER POLE	

GRADING GENERAL NOTES

1. ALL SURPLUS EXCAVATION AND WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO REMOVE SUCH SURPLUS EXCAVATION AND WASTE MATERIAL FROM THE SITE TO A PUBLIC DUMP SITE APPROVED FOR THE DISPOSAL OF SUCH MATERIALS. IF SURPLUS EXCAVATION IS REMOVED FROM THIS SITE TO ANOTHER PROPERTY, IT SHALL BE PLACED ON SUCH PROPERTY WITH THE WRITTEN CONSENT OF THE OWNER(S) OF SUCH PROPERTY. A COPY OF SUCH WRITTEN CONSENT SHALL BE PROVIDED TO THE OWNER. IF THE CONTRACTOR WISHES TO DISPOSE OF SURPLUS EXCAVATION ON-SITE, IT SHALL BE ONLY WITH THE PRIOR APPROVAL OF THE OWNERS PROJECT REPRESENTATIVE AND CARE SHOULD BE TAKEN TO AVOID BLOCKING NATURAL DRAINAGE AND INCREASING STEEP SLOPES. THE CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN STAKING AND TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL ALIGNMENT.
2. THE CONTRACTOR SHALL PREPARE ALL LANDSCAPE AREAS INCLUDING STREET RIGHT-OF-WAY AREAS TO AN ACCEPTABLE SUBGRADE CONDITION IN ACCORDANCE WITH THE LANDSCAPE PLANS. IF THE CONTRACTOR IS NOT EMPLOYED TO PROVIDE AND INSTALL LANDSCAPING, HE SHALL PREPARE A FINISHED AND COMPACTED SUB-GRADE IN THE LANDSCAPING AREAS.
3. NO SLOPES TO EXCEED 3H:1V WITHOUT SLOPE STABILIZATION.

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

NO.	DATE	DESCRIPTION	BY
1	04/15/2020	1st CITY SUBMITTAL	AY
2	06/15/2020	2nd CITY SUBMITTAL	AY
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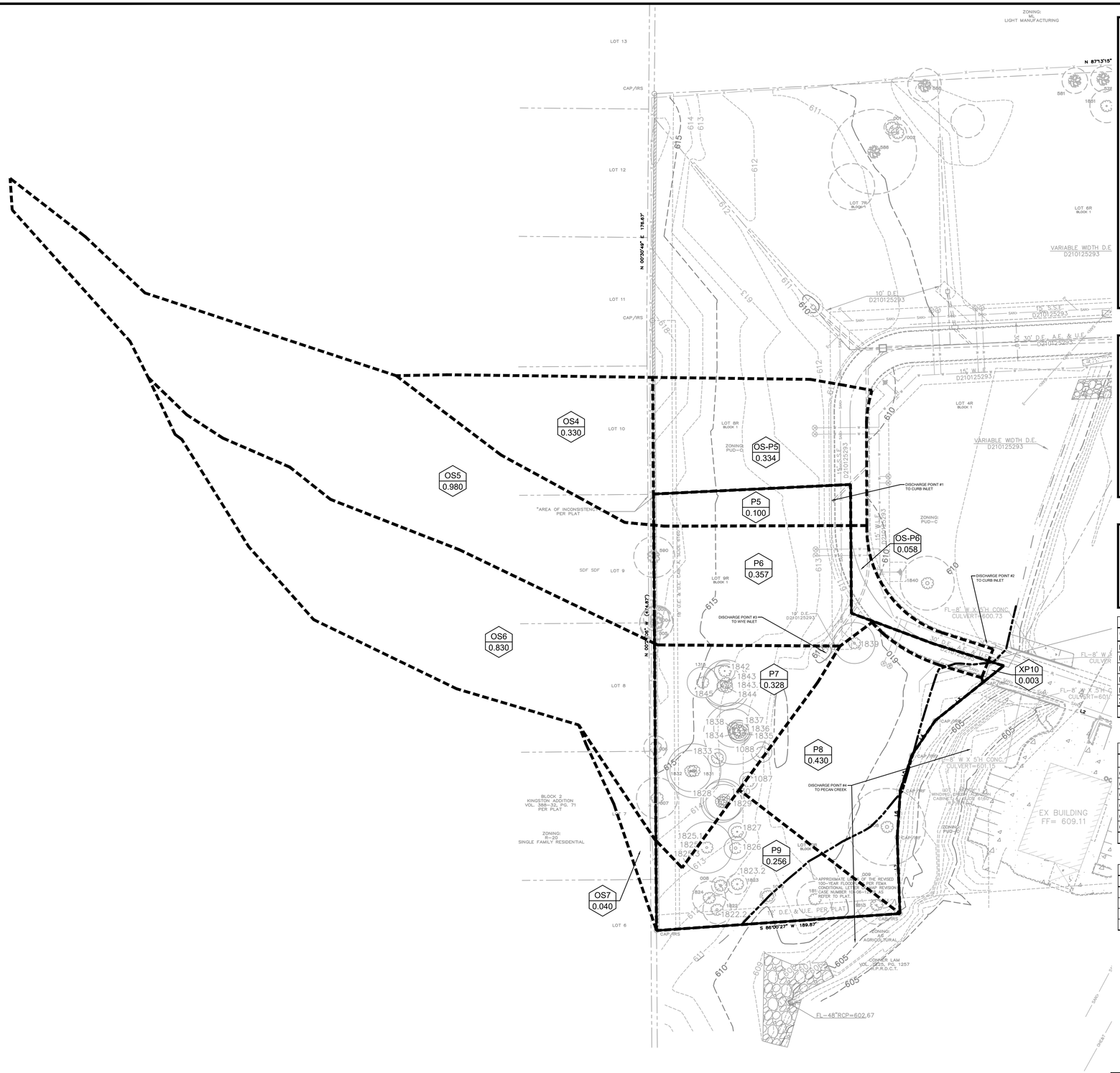
STATE OF TEXAS
PIK HAU YEOH
121532
LICENSED
PROFESSIONAL ENGINEER
06/12/2020

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

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	GH	04/15/20	SEE SCALE BAR	28-20	C-4.0

TX. P.E. FIRM #11525



EXISTING LEGEND

1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR. VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
1" IR FOUND	GAS MARKER	EASEMENT
1" IP FOUND	OVERHEAD UTILITY LINE	BOUNDARY
POINT FOR CORNER	GUY WIRE ANCHOR	HIGHBANK LINE
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE
3/4" IP FOUND	IRON FENCE	HANDICAP SPACE
TELE. BOX	CHAINLINK FENCE	
CABLE BOX	WOOD FENCE	
ELECTRIC BOX	PIPE RAIL FENCE	
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STONE COLUMN	ASPHALT	
STORM DRAIN MH.	FIRE LANE STRIPE	
SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH.		

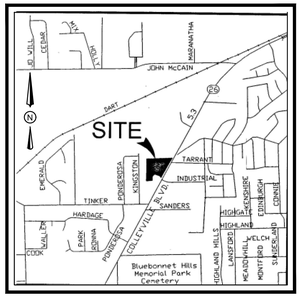
PRE-DRAINAGE LEGEND

EXISTING MINOR CONTOURS — 464
EXISTING MAJOR CONTOURS — 465
DRAINAGE DIVIDE
DRAINAGE AREA NO. — DA-X
DRAINAGE AREA ACREAGE — X.XX
DRAINAGE FLOW DIRECTION

FLOOD PLAIN NOTE

A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480590 0095 K, PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2009, ZONE X (SHADED & UNSHADED).

Scale: 1" = 40' Feet



VICINITY MAP
N.T.S.

Onsite Drainage							
*Drainage Area	Area (acres)	T_c (min)	C	I_{100} (in/hr)	Q_{100} (cfs)	Discharge Point	Commments
P5	0.100	10	0.85	9.24	0.79	#1	To Curb Inlet #1
P6	0.357	10	0.85	9.24	2.80	#2	To Curb Inlet #2
P7	0.328	10	0.85	9.24	2.58	#3	To wye inlet
P8	0.430	10	0.85	9.24	3.37	#4	To Pecan Creek
P9	0.256	10	0.85	9.24	2.01	#4	To Pecan Creek
XP10	0.003	10	0.85	9.24	0.02	#4	Fraction of P10; to Pecan Creek
Note: Refer to Drainage Map by Homeyer Engineering Inc.							

Offsite Drainage							
*Drainage Area	Area (acres)	T_c (min)	C	I_{100} (in/hr)	Q_{100} (cfs)	Discharge Point	Commments
OS4	0.330	15	0.60	7.98	1.56	#1	To P5
OS5	0.980	15	0.60	7.98	4.67	#2	To P6
OS6	0.830	15	0.60	7.98	3.97	#3	To P7
OS7	0.040	15	0.60	7.98	0.20	#4	To P9
OS-P5	0.334	10	0.85	9.24	2.62	#1	Offsite area of P5; To Curb Inlet #1
OS-P6	0.058	10	0.85	9.24	0.46	#2	Offsite area of P6; To Curb Inlet #2
Notes: Refer to Drainage Map by Homeyer Engineering Inc.							

Summary	
Discharge Point	Total Flow (cfs)
#1	4.97
#2	7.93
#3	6.55
#4	5.61

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

NO.	DATE	DESCRIPTION	BY
1	04/15/2020	1st CITY SUBMITTAL	AY
2	06/15/2020	2nd CITY SUBMITTAL	AY
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.	.	.	.

STATE OF TEXAS — PIK HAU YEOH — 121532 — LICENSED PROFESSIONAL ENGINEER
06/12/2020

PRE-DRAINAGE PLAN

KIDDIE ACADEMY

6412 COLLEYVILLE BOULEVARD (S.H.26)
CITY OF COLLEYVILLE
TARRANT COUNT, TEXAS
LOT 9R & 10 R, BLOCK 1, WINDING CREEK ADDITION

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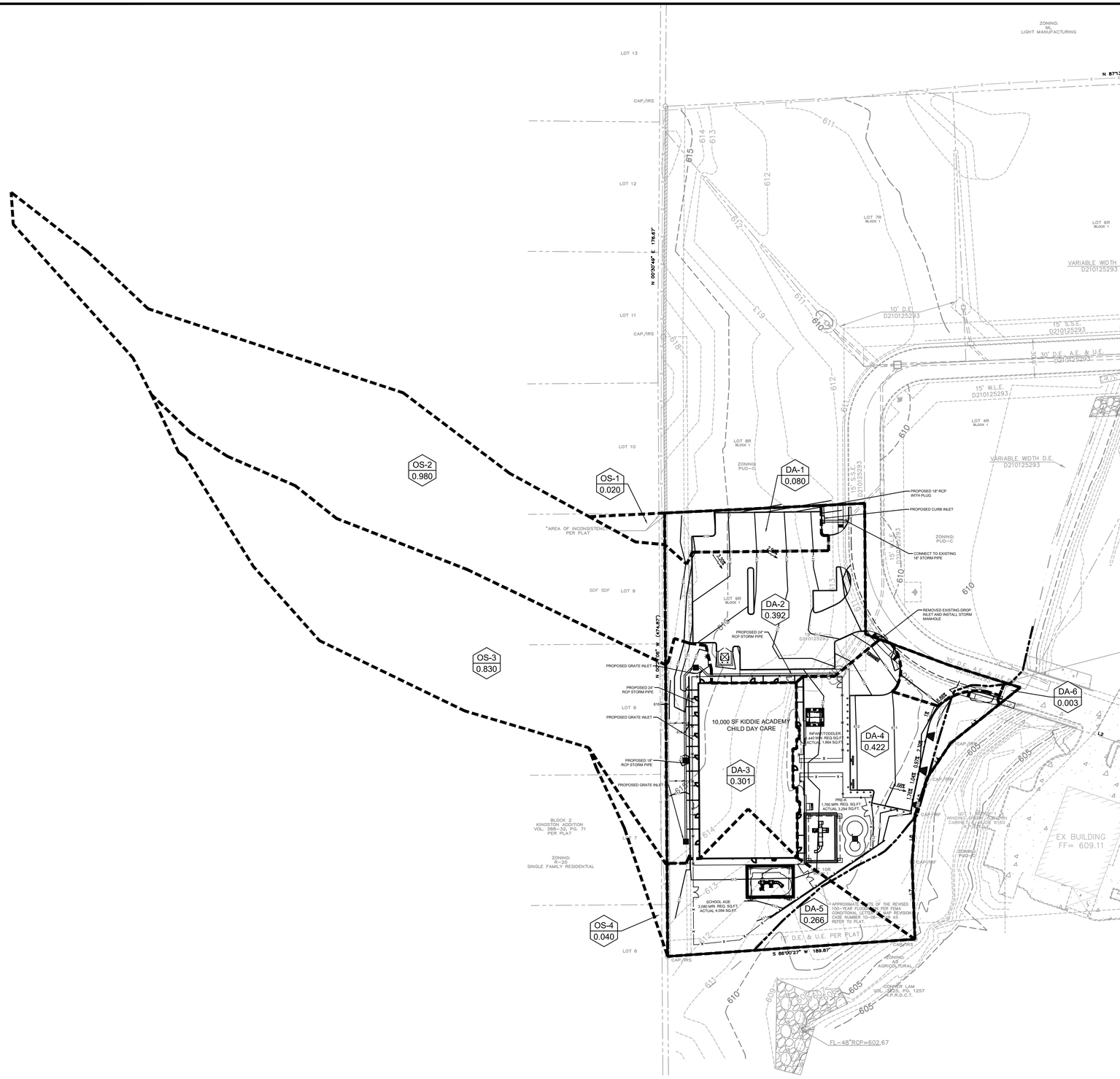
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	GH	04/15/20	SEE SCALE BAR	28–20	C-5.0

TX. P.E. FIRM #11525



EXISTING LEGEND

1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
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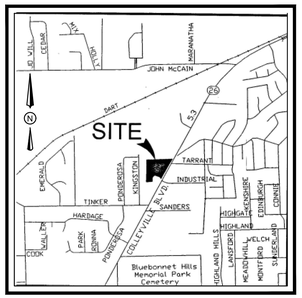
STORM DRAIN MH.	FIRE LANE STRIPE	
SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH.		

0 80
Scale: 1" = 40' Feet



VICINITY MAP
N.T.S.

POST-DRAINAGE LEGEND

EXISTING MINOR CONTOURS	464
EXISTING MAJOR CONTOURS	465
MINOR CONTOURS	464
MAJOR CONTOURS	465
DRAINAGE DIVIDE	
HIGH POINT	HP
DRAINAGE AREA NO.	DA-X
DRAINAGE AREA ACREAGE	X.XX
DRAINAGE FLOW DIRECTION	1%

FLOOD PLAIN NOTE

A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480590 0095 K, PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2009, ZONE X (SHADED & UNSHADED).

Onsite Drainage

Drainage Area	Area (acres)	T_c (min)	C	I_{100} (in/hr)	Q_{100} (cfs)	Discharge	Comments
DA-1	0.080	10	0.85	9.24	0.63	#1	To curb inlet
DA-2	0.392	10	0.85	9.24	3.08	#2	To curb inlet
DA-3	0.301	10	0.85	9.24	2.36	#3	To wye inlet
DA-4	0.422	10	0.85	9.24	3.31	#4	To Pecan Creek
DA-5	0.266	10	0.85	9.24	2.09	#4	To Pecan Creek
DA-6	0.003	10	0.85	9.24	0.02	#4	To Pecan Creek

Offsite Drainage

Drainage Area	Area (acres)	T_c (min)	C	I_{100} (in/hr)	Q_{100} (cfs)	Discharge	Comments
OS-1	0.020	15	0.6	7.98	0.10	#1	To DA-1
OS-2	0.98	15	0.6	7.98	4.69	#2	To DA-2
OS-3	0.83	15	0.6	7.98	3.97	#3	To DA-3
OS-4	0.04	15	0.6	7.98	0.19	#4	To DA-5

Summary

Discharge	Pre-Drainage Total Flow (cfs)	Post-Drainage Total Flow (cfs)	Comments
#1	4.96	0.73	OK
#2	7.92	7.77	OK
#3	6.58	6.34	OK
#4	5.64	5.61	OK

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

NO.	DATE	DESCRIPTION	BY
1	04/15/2020	1st CITY SUBMITTAL	AY
2	06/15/2020	2nd CITY SUBMITTAL	AY
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS
PIK HAU YEOH
121532
LICENSED
PROFESSIONAL ENGINEER
06/12/2020

POST-DRAINAGE PLAN

KIDDIE ACADEMY

6412 COLLEYVILLE BOULEVARD (S.H.26)

CITY OF COLLEYVILLE

TARRANT COUNT, TEXAS

LOT 9R & 10 R, BLOCK 1, WINDING CREEK ADDITION

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

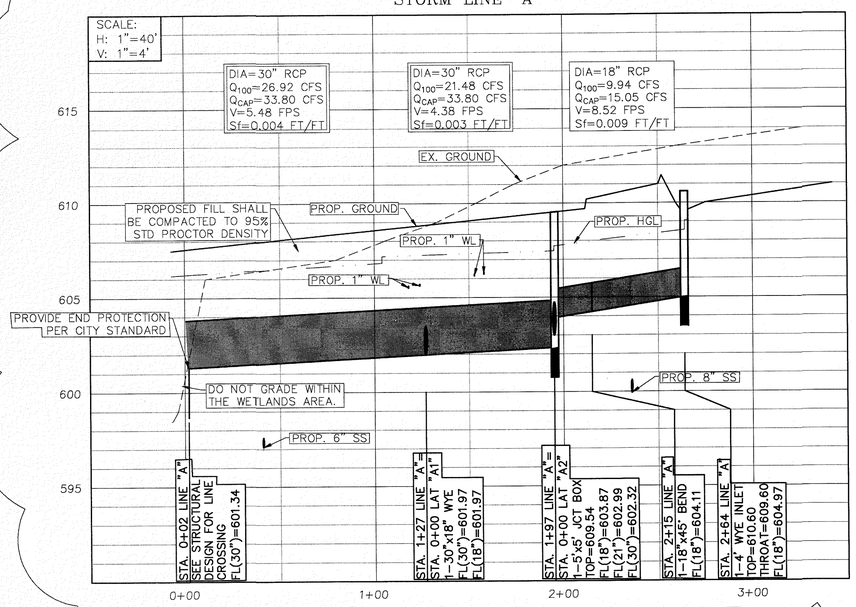
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	GH	04/15/20	SEE SCALE BAR	28–20	C-6.0

TX. P.E. FIRM #11525

0 80 160
P2 1.16
OS1 0.68
P3 4.76
P1 8.69
OS10 6.77
OS2 8.36
P4 1.58
P12 1.12
OS3 2.87
P11 3.26
OS9 0.31
OS4 1.56
P5 3.40
P10 17.30
OS5 4.67
P6 3.25
OS6 3.97
P7 2.61
P8 3.43
OS8 2.56
OS7 0.20
P9 1.99
10/27/17
COLLEYVILLE BOULEVARD (S.H. 26)
ZONING: IL LIGHT MANUFACTURING
JAMES DAVID BOWDEN VOL. 11970, PG. 1677 R.P.R.T.C.T.
EX. BUILDING FF= 606.22 ZONING: PUD-C
TEX. BUILDING FF= 609.11 ZONING: PUD-C
TX DOT MONUMENT
ZONING: AG AGRICULTURAL
CONNER CAM VOL. 7295, PG. 1257 R.P.R.D.C.T.
LOT 1, BLOCK 1 WINDING CREEK ADDITION CABINET A, SLIDE 6840 R.P.R.T.C.T.
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 6
"AREA OF INGRESS/EGRESS" PER PLAT
KINGS VOL.
ZONING: SINGLE FAMILY RESIDENTIAL
CAP/FIRE
N 00°00'00" E 176.17'
N 00°00'00" E 174.47'
S 89°00'27" W 189.87'
N 87°53'53" E 742.13'
S 89°00'27" W 174.47'
S 89°00'27" W 189.87

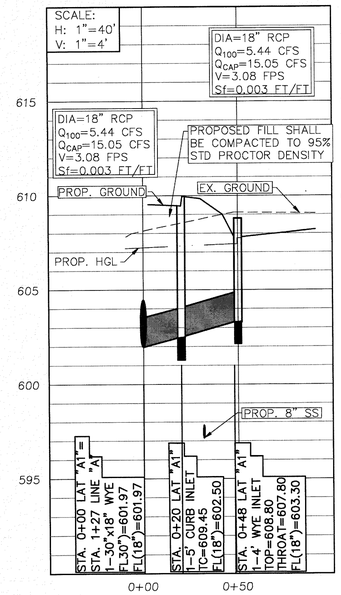
10/27/17

STORM LINE "A"

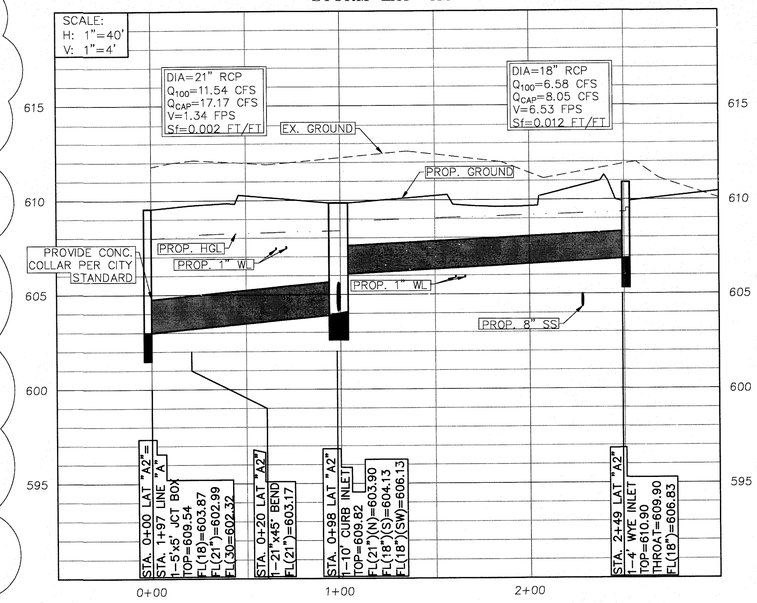


10/27/17

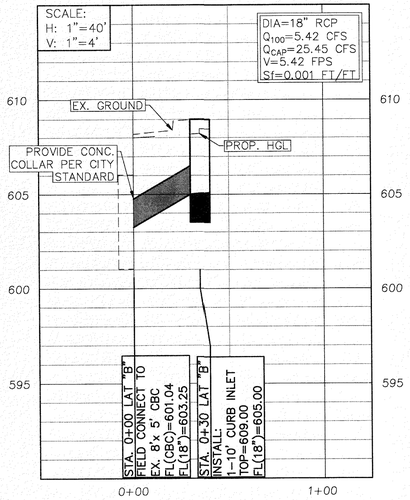
STORM LAT "A1"



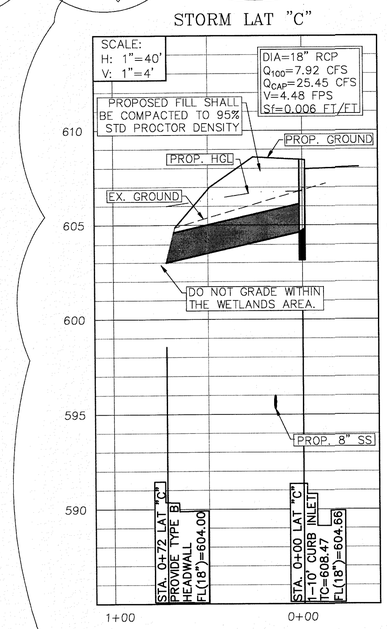
STORM LAT "A2"



STORM LAT "B"

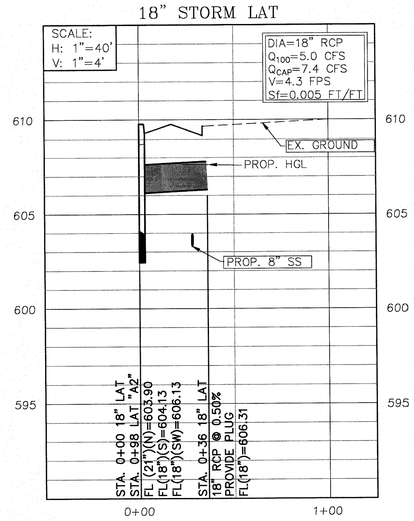


STORM LAT "C"



10/27/17

18" STORM LAT



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

RECORD DRAWING

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

Matthew Haskin, P.E. #120889

Date 1/11/19

STATE OF TEXAS
MATTHEW HASKIN
120889
LICENSED
PROFESSIONAL ENGINEER
11/10/17

HOMEYER ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 ♦ LEWISVILLE ♦ TEXAS ♦ 75029
972-906-9985 PHONE ♦ 972-906-9987 FAX
WWW.HEI.US.COM

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

STORM DRAINAGE PROFILE

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

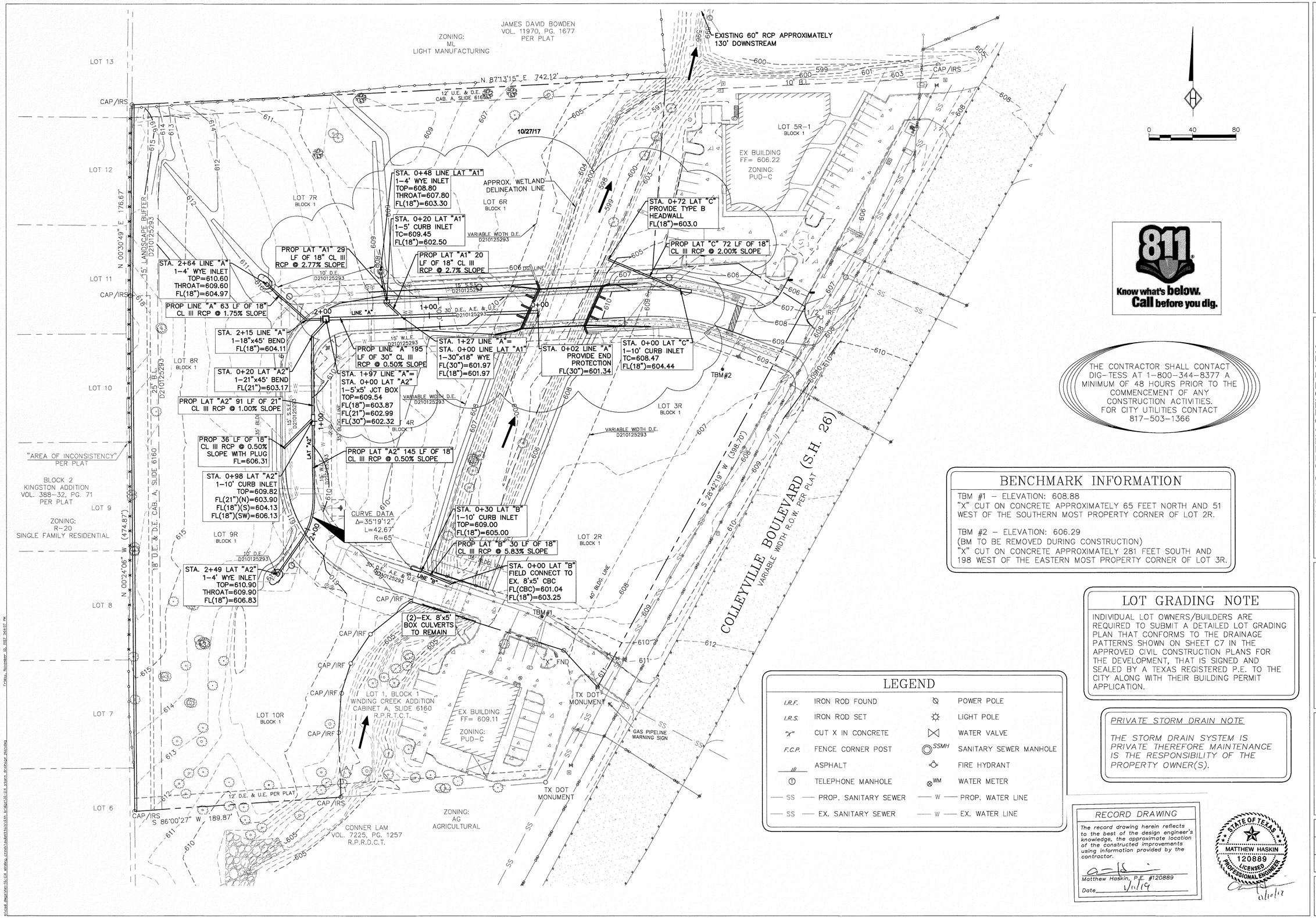
DRAWN: JDH

DATE: 03/04/2016

HEI #: 16-114

SHEET NO: C10

p:\hei\16-114 winding creek\sheets\16th bridge\16-114 storm drainage profiles.dwg Monday, November 13, 2017 2:05:55 PM



Know what's below. Call before you dig.

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

BENCHMARK INFORMATION

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

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

LOT GRADING NOTE

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

LEGEND

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

PRIVATE STORM DRAIN NOTE

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

RECORD DRAWING

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

Matthew Haskin, P.E. #120889

Date 1/1/19

STATE OF TEXAS
MATTHEW HASKIN
120889
LICENSED
PROFESSIONAL ENGINEER
1/16/19

HOMEYER ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE • TEXAS • 75029
972-906-9985 PHONE • 972-906-9987 FAX
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WINDING CREEK OFFICE PARK
LOTS 2R-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.717 ACRES
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

STORM DRAINAGE PLAN

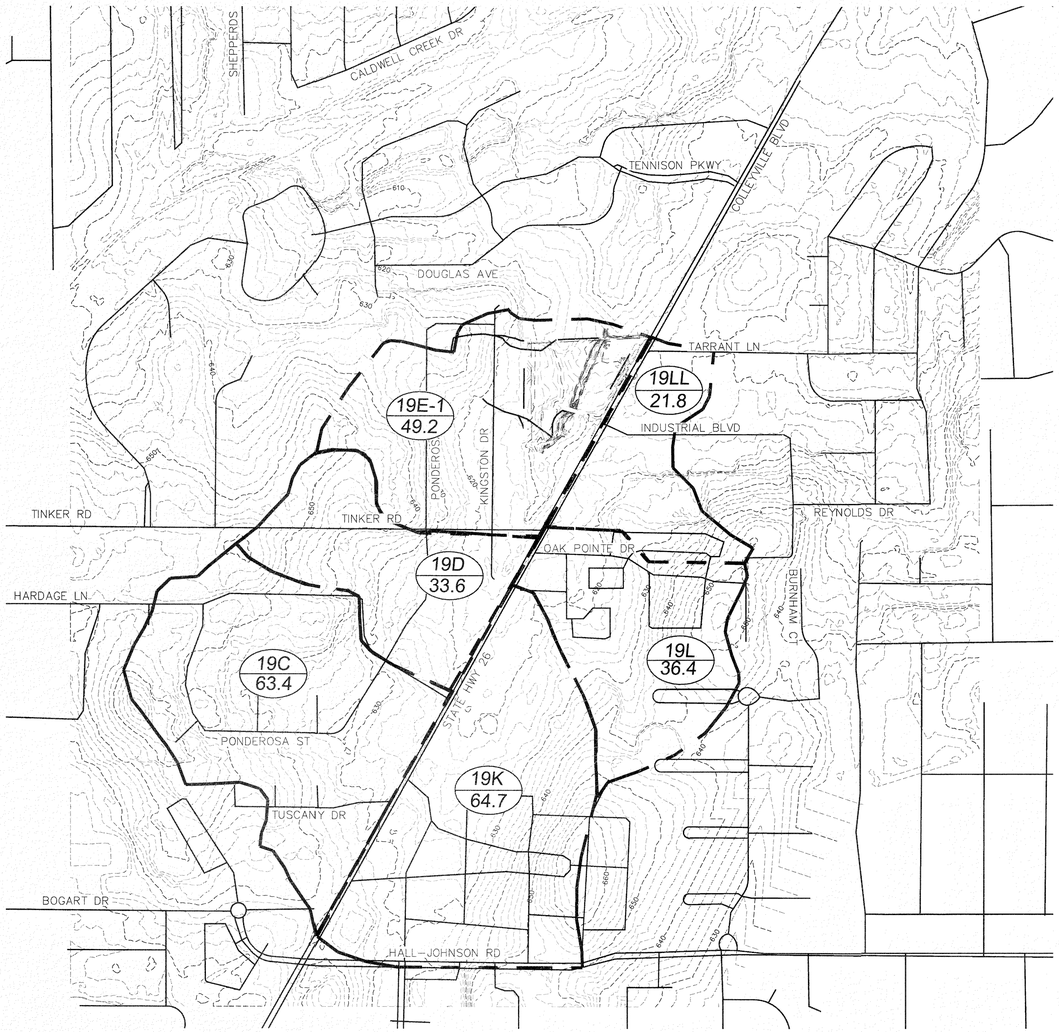
REVISION:
03/21/17 RAISED STORM
10/27/17 BRIDGE
Added Bridge, Revised Storm

DRAWN: JDH

DATE: 03/04/2016

HEI #: 16-114

SHEET NO:
C9



EXISTING DRAINAGE AREA MAP

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

LEGEND

Z1 / X.XX	DRAINAGE AREA NUMBER / DRAINAGE AREA
	DRAINAGE AREA LIMITS
— —xxx— —	EXISTING CONTOURS
—xxx—	PROPOSED CONTOURS
→	DIRECTION OF STORMWATER FLOW

0 500 1000

HYDROLOGIC PARAMETERS AND RESULTS

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

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

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

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

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

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

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

HYDRAULIC ANALYSIS AND RESULTS

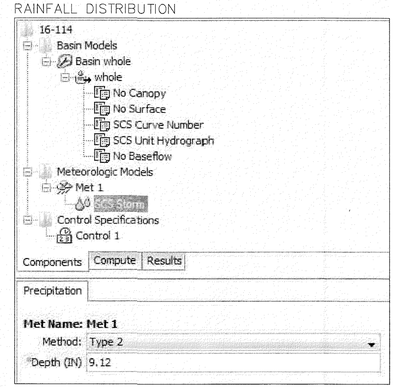
HEC-RAS WAS USED TO DETERMINE THE EXISTING AND PROPOSED HYDRAULIC CONDITIONS. PLEASE REFER TO THE HYDRAULIC REPORT SEPARATE OF THESE PLANS.

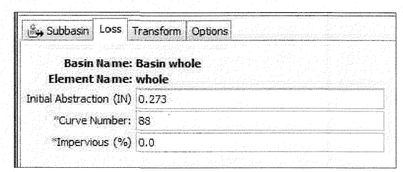
PROPOSED FLOW CONDITIONS ARE BASED UPON TWO EXISTING CULVERTS. THE FIRST CULVERT TWO (2) 8'X5' RCB'S AT THE SOUTHERN UPSTREAM END OF THE PROJECT. THE SECOND CULVERT IS A 60-INCH RCP JUST UPSTREAM OF THE SITE. EACH CULVERT CAUSES A SIGNIFICANT HYDRAULIC JUMP SINCE THEY ARE BOTH UNDERSIZED. PROPOSED (6) 6'X6' RCB's ARE USED DUE TO THE BACK WATER EFFECT TO KEEP THE ROADWAY ABOVE THE 100-YEAR WATER SURFACE ELEVATION.

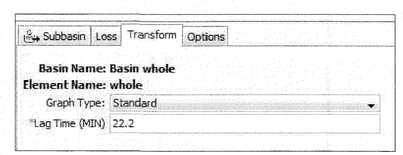
CONCLUSION

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

RAINFALL DISTRIBUTION







HYDROLOGY CALCULATIONS

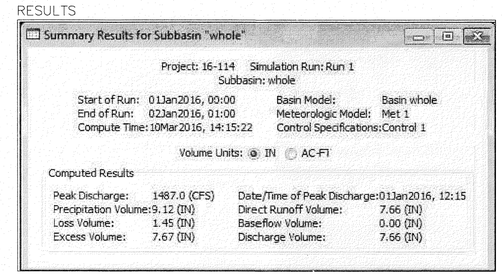
BASIN NAME	AREA ACRES	SOIL D 80	Tc (MIN)	WEIGHTED CN
19E-1	49.2	100	25	91.67
19LL	21.8	100	25	94.53
19L	36.4	100	25	87.24
19D	33.6	100	25	87.51
19C	63.4	100	25	87.22
19K	64.7	100	25	86.76
TOTAL	269.10			

HYDROLOGIC INPUT

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

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

RESULTS



RECORD DRAWING

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Matthew Haskin, P.E. #120889

Date 1/11/19

STATE OF TEXAS
MATTHEW HASKIN
120889
LICENSED
PROFESSIONAL ENGINEER
3/1/17

HOMEYER ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
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972-906-9985 • PHONE • 972-906-9987 FAX
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WINDING CREEK OFFICE PARK
LOTS 2R-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.717 ACRES
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

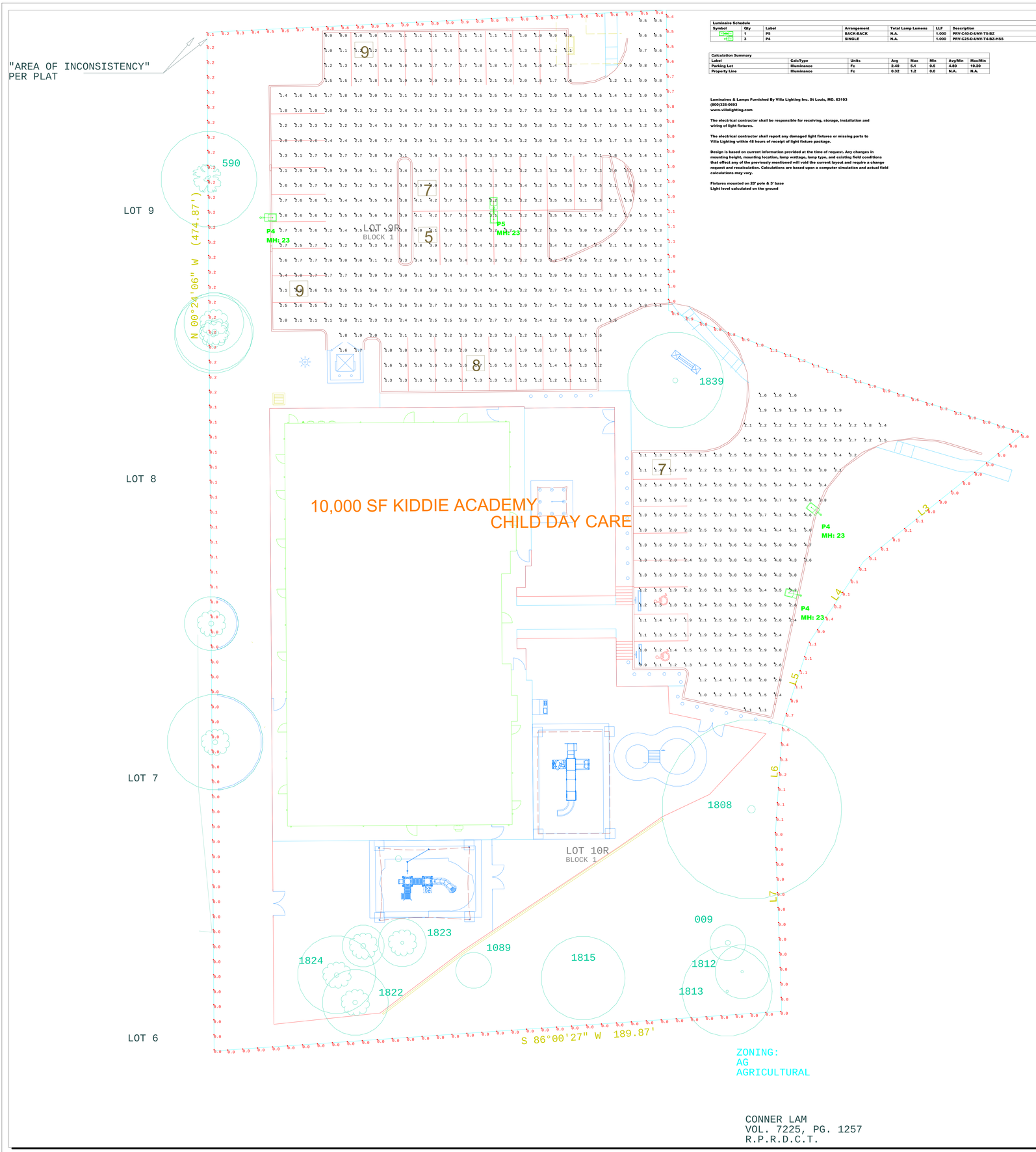
OVERALL DRAINAGE AREA MAP

DRAWN: JDH

DATE: 03/04/2016

HEI #: 16-114

SHEET NO: C8



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	1	P5	BACK-BACK	N.A.	1.000	PRV-C40-D-UNV-T5-BZ
	3	P4	SINGLE	N.A.	1.000	PRV-C25-D-UNV-T4-BZ-HSS

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.40	5.1	0.5	4.80	10.20
Property Line	Illuminance	Fc	0.32	1.2	0.0	N.A.	N.A.

Luminaires & Lamps Furnished By Villa Lighting Inc. St Louis, MO. 63103
(800)325-0693
www.villalighting.com

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

The electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package.

Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions that effect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulation and actual field calculations may vary.

Fixtures mounted on 20' pole & 3' base
Light level calculated on the ground

villa LIGHTING

#	Date	Comments

Revisions

Date:6/12/2020

KIDDIE ACADEMY
COLLEYVILLE, TX

PROPOSED KIDDIE ACADEMY® OF COLLEYVILLE

05/05/2020

Kiddie Academy of Colleyville TX

OPERATIONAL INFORMATION

Days of Operation:	Monday thru Friday
Hours of Operation:	6:30 AM - 6:30 PM
Holiday Closings:	6 Major Holidays
Square Footage:	10,000 sq/ft

OUTDOOR PLAY AREA

- Total playground square footage: **9,252** square feet
- Play area divided into a minimum of three separate play areas for safety.
- Infant/toddler area approximately: **1,864** square feet
- Pre-school play area approximately: **3,294** square feet, and
- School age play area approximately **4,094** square feet
- Children will have outdoor play twice a day.
- Outdoor play schedules will rotate in accordance with program scheduling (see below). This proposed play schedule is provided for illustrative purposes only and is subject to change based upon age groups.

Infant/Toddler Playground Schedule

- The largest infant/toddler group size at any given time would be **47** children allowing **80** square feet per child.

Morning

Staff/Child Ratio	Age Group	Time Schedule
1:4	Infant	10:00 - 10:30 AM
1:9 max	toddler	10:30 - 11:00 AM
1:11	2 years	11:00 - 11:30 AM

Afternoon

Staff/Child Ratio	Age Group	Time Schedule
1:4	Infant	3:00 - 3:30 PM
1:9 max	toddler	3:30 - 4:00 PM
1:11	2 years	4:00 - 4:30 PM

Pre-School and School Age Playground Schedule

- The largest group size at any given time would be **48** children allowing **80** square feet per child.

Morning

Staff/Child Ratio	Age Group	Time Schedule
1:15	3 years	9:30 - 10:00 AM
1:18	4 years	10:00 - 10:30 AM
1:22	5 years	10:30 - 11:00 AM

Afternoon

Staff/Child Ratio	Age Group	Time Schedule
1:15	3 years	3:00 - 3:30 PM
1:18	4 years	3:30 - 4:00 PM
1:22	5 years	4:00 - 4:30 PM

TRAFFIC FLOW

`

CAPACITY **190**

PARENT PARKING

DROP OFF AM

Time	Children Drop Off	Cumulative Children	Number of Cars	Time	Children Drop Off	Cumulative Children	Number of Cars
6:30 - 6:40	4	4	3	8:00 - 8:10	17	99	12
6:40 - 6:50	6	10	4	8:10 - 8:20	17	116	12
6:50 - 7:00	6	15	4	8:20 - 8:30	15	131	11
7:00 - 7:10	8	23	5	8:30 - 8:40	13	144	9
7:10 - 7:20	10	32	7	8:40 - 8:50	13	158	9
7:20 - 7:30	11	44	8	8:50 - 9:00	13	171	9
7:30 - 7:40	11	55	8	9:00 - 9:30	10	181	7
7:40 - 7:50	13	68	9	9:30 - 10:00	6	186	4
7:50 - 8:00	13	82	9	10:00 - 10:30	4	190	3

PICK-UP PM

Time	Children Pick up	Cumulative Children	Number of Cars	Time	Children Pick up	Cumulative Children	Number of Cars
3:00 - 3:10	2	188	1	4:40 - 5:00	13	110	9
3:10 – 3:20	4	184	3	5:00 - 5:10	15	95	11
3:20 - 3:30	4	181	3	5:10 - 5:20	15	80	11
3:30 - 3:40	5	176	3	5:20 - 5:30	17	63	12
3:40 - 3:50	5	171	3	5:30 - 5:40	17	46	12
3:50 - 4:00	6	165	4	5:40 - 5:50	17	29	12
4:00 - 4:10	8	158	5	5:50 - 6:00	11	17	8
4:10 - 4:20	10	148	7	6:00 – 6:10	8	9	5
4:20 - 4:30	11	137	8	6:10 – 6:20	6	4	3
4:30 - 4:40	13	124	9	6:20 – 6:30	4	0	3

PARENT AND STAFF PARKING

TOTAL (AM)

Time	# of Staff at Academy	Total Cars (Staff & Parents)*		Time	# of Staff at Academy	Total Cars (Staff & Parents)*
6:30 – 6:40	2	5		8:00 – 8:10	13	23
6:40 – 6:50	3	7		8:10 – 8:20	15	25
6:50 – 7:00	4	8		8:20 – 8:30	16	25
7:00 – 7:10	5	10		8:30 – 8:40	18	25
7:10 – 7:20	6	12		8:40 – 8:50	19	26
7:20 – 7:30	7	14		8:50 – 9:00	21	27
7:30 – 7:40	8	15		9:00 – 9:30	22	26
7:40 – 7:50	10	18		9:30 – 10:00	22	24
7:50 – 8:00	11	19		10:00 – 10:30	23	23

**Considers 15% of Staff do not park a car at the Academy*

Mid-day	Total Projected Cars*
10:30 – 3:00	20

TOTAL (PM)

Time	# of Staff at Academy	Total Cars (Staff & Parents)*		Time	# of Staff at Academy	Total Cars (Staff & Parents)*
3:00 - 3:10	24	25		4:40 - 5:00	13	22
3:10 – 3:20	23	25		5:00 - 5:10	11	22
3:20 - 3:30	23	25		5:10 - 5:20	10	20
3:30 - 3:40	22	25		5:20 - 5:30	8	20
3:40 - 3:50	20	23		5:30 - 5:40	6	18
3:50 - 4:00	19	23		5:40 - 5:50	4	16
4:00 - 4:10	18	23		5:50 - 6:00	3	11
4:10 - 4:20	17	24		6:00 – 6:10	2	7
4:20 - 4:30	16	24		6:10 – 6:20	2	5
4:30 - 4:40	15	24		6:20 – 6:30	2	5

**Considers 15% of Staff do not park a car at the Academy*

TRAFFIC FLOW RESULTS

Drop off / Pick up Schedules of Children

- Approximately 115 parent cars are projected during peak drop off (7:00 – 9:00 AM) in intervals of 10 minutes.
- Approximately 104 parent cars are projected during peak pick up (4:00 – 6:00 PM) in intervals of 10 minutes.
- Approximately 1/3 of children enrolled in program are 2 sibling households.

Staff Parking

- A maximum of 17 teachers and two (2) administrators (part time food service personnel and director) are planned to maintain staff/child ratios and management of the academy throughout the day. This equates to a total of 19 staff members.
- Approximately 15% of staff is dropped off at the academy or has another means of transportation to the academy.

Total Projected Parking

- The projected total number of parent and staff cars for any period of time is **27**

ORDINANCE O-09-1736

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

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

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

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

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

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

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

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

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

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 8.8 acres on Lots 1, 2R, 3R and 5R, Block 1, Winding Creek Addition from the PUDC-Planned Unit Development Commercial zoning district to the PUDC-Planned Unit Development Commercial zoning district, as depicted in Exhibit "A".

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 4. THAT Ordinances O-00-1211 and O-08-1675 are hereby repealed in their entirety.

Sec. 5. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The purpose of this PUDC is for office and retail uses.

b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. SITE PLAN AND PLATTING

a. The development of this property shall be generally consistent with the site plan attached as Exhibit "B".

b. Prior to the issuance of any building permit, a replat of the subject properties must be submitted and approved. No building permit may be

issued until said plat is filed with the County Clerk.

3. PERMITTED AND PROHIBITED USES

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

1. All office uses allowed in the Land Development Code.
2. For buildings with frontage along State Highway 26, all uses allowed in the CC2-Shopping Center district shall be permitted.

4. BUILDINGS AND SITE PLAN APPROVAL

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

1. General Office: Maximum Square Footage: 34,515
2. Medical Office: Maximum Square Footage: 13,565

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

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

d. All buildings constructed as part of this development shall meet the minimum building design score of 30 as described in Chapter 6-Building Design in the Land Development Code.

5. PARKING

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

6. LIGHTING

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

7. LANDSCAPING, BUFFERING AND OPEN SPACE

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

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

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

8. SIDEWALKS

a. A minimum five (5) foot sidewalk shall be constructed along State Highway 26 when any new structures are built.

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

9. FENCES AND SCREENING

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

10. OTHER

a. A minimum of 221 caliper inches of new trees shall planted on the subject property per the requirements of Chapter 5-Tree Preservation in the Land Development Code prior to the issuance of the certificate of occupancy for the fifth structure built on the subject properties.

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

c. All driveway approaches on State Highway 26 shall receive approval from the Texas Department of Transportation.

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

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

Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

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

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

ATTEST:

Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A" - Location and Zoning Map

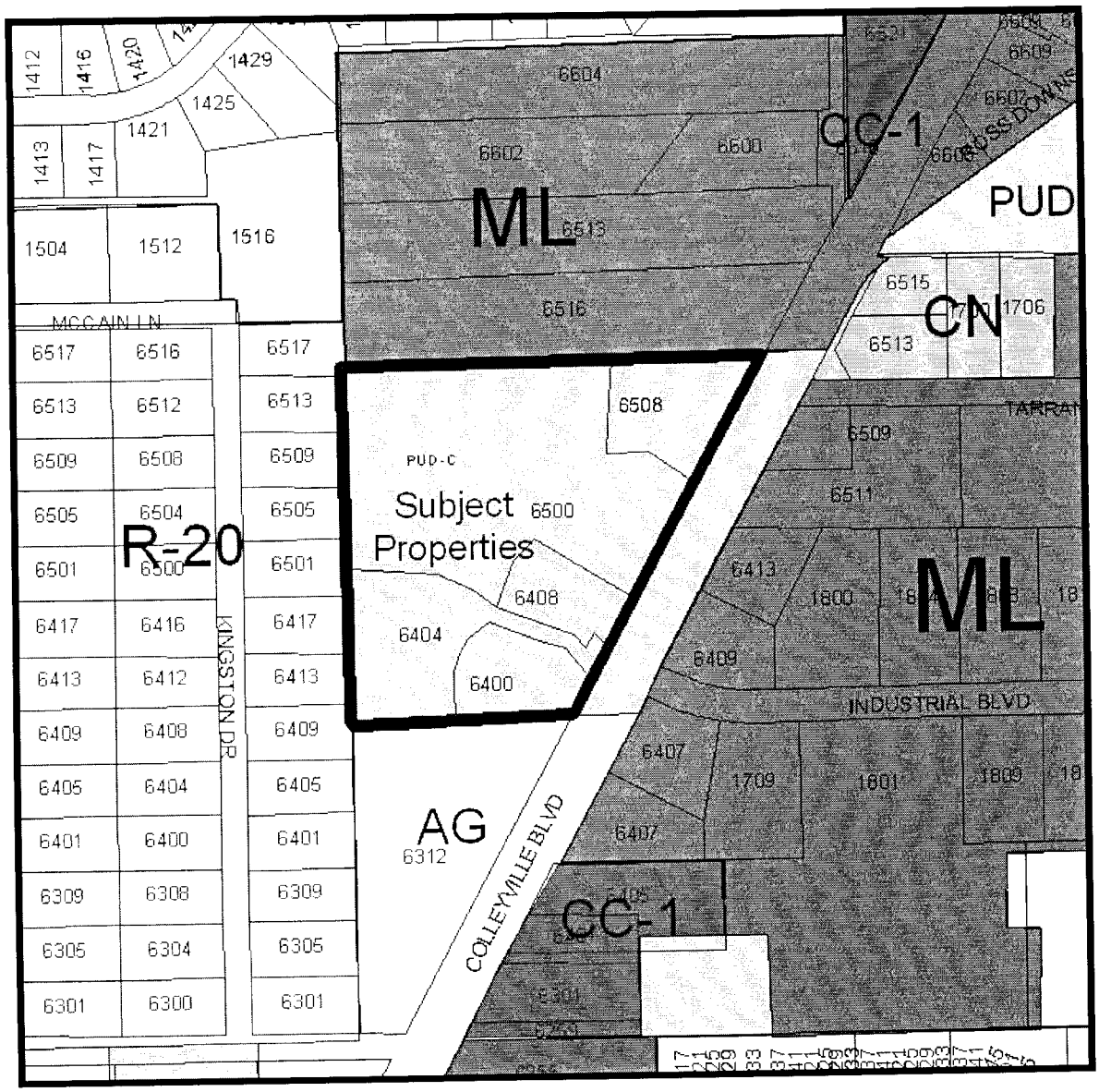


Exhibit "B" – Zoning Exhibit

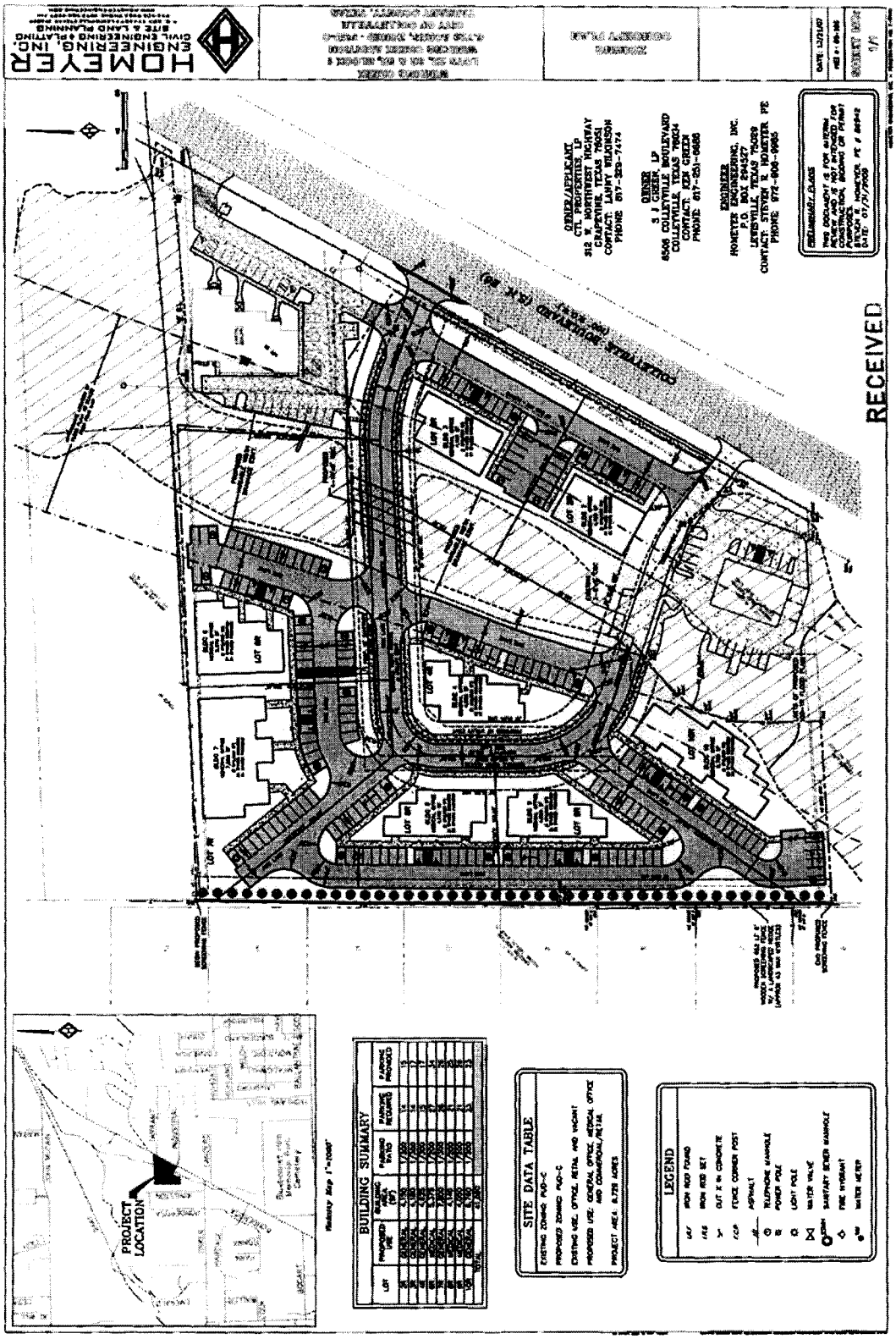
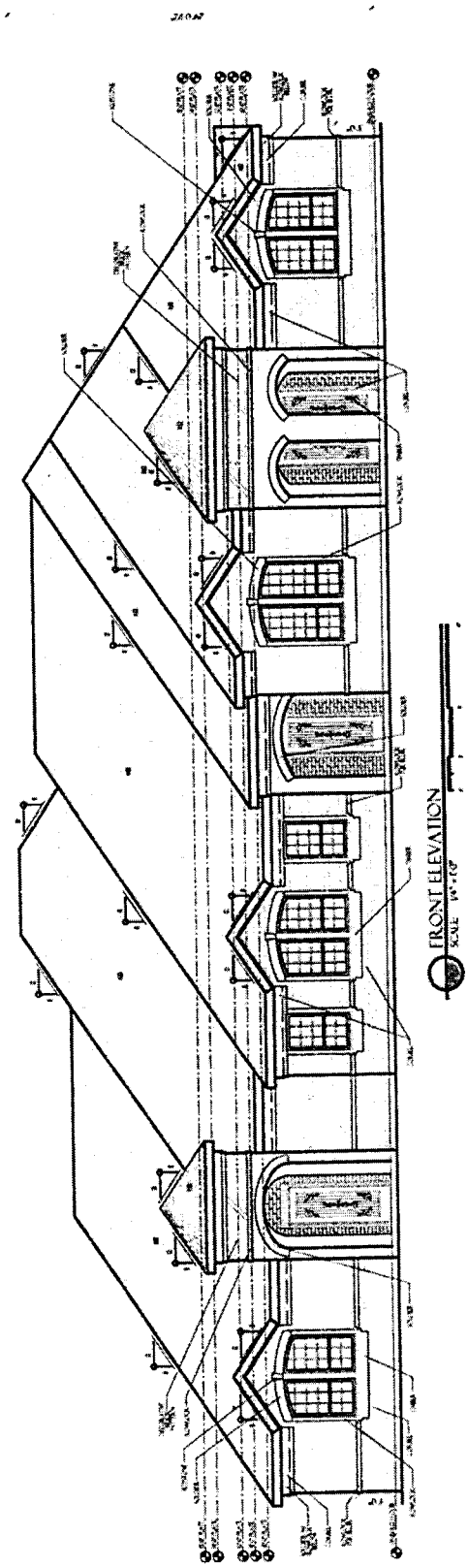


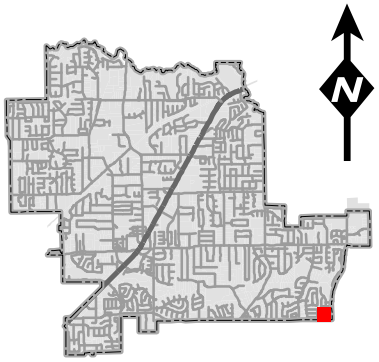
Exhibit “C” – Building Elevations



Aerial Map

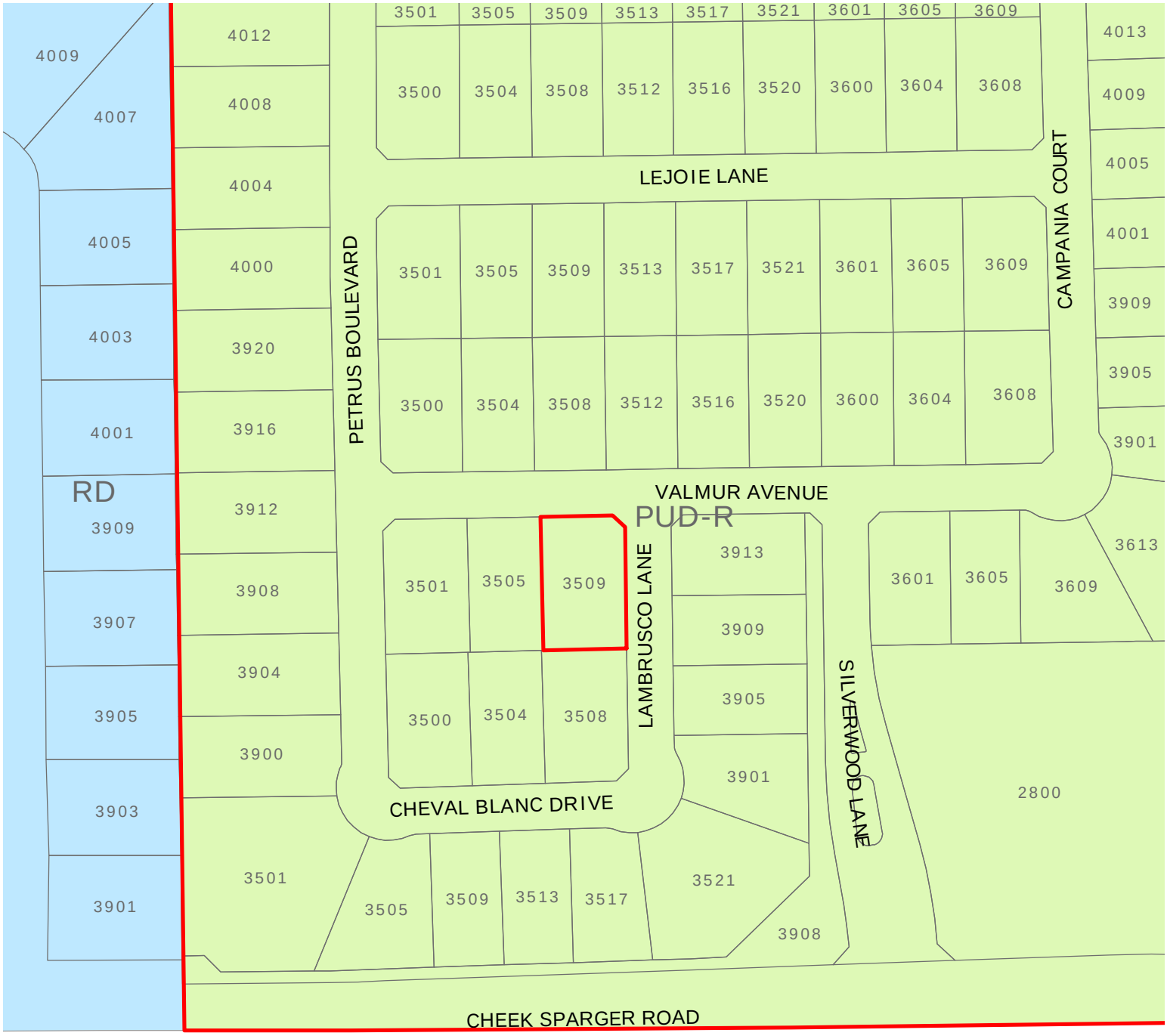
3509 Valmur Avenue

Address



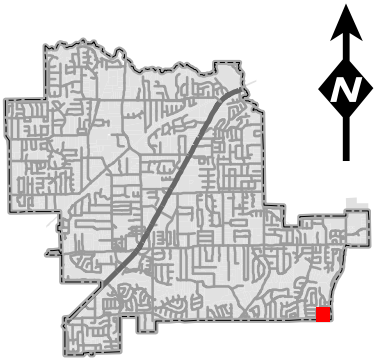
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

Zoning Map



3509 Valmur Avenue

Address



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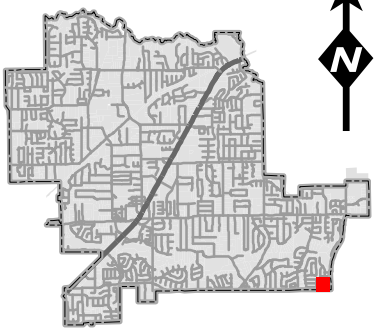
Future Land Use Map

3509 Valmur Avenue

Address



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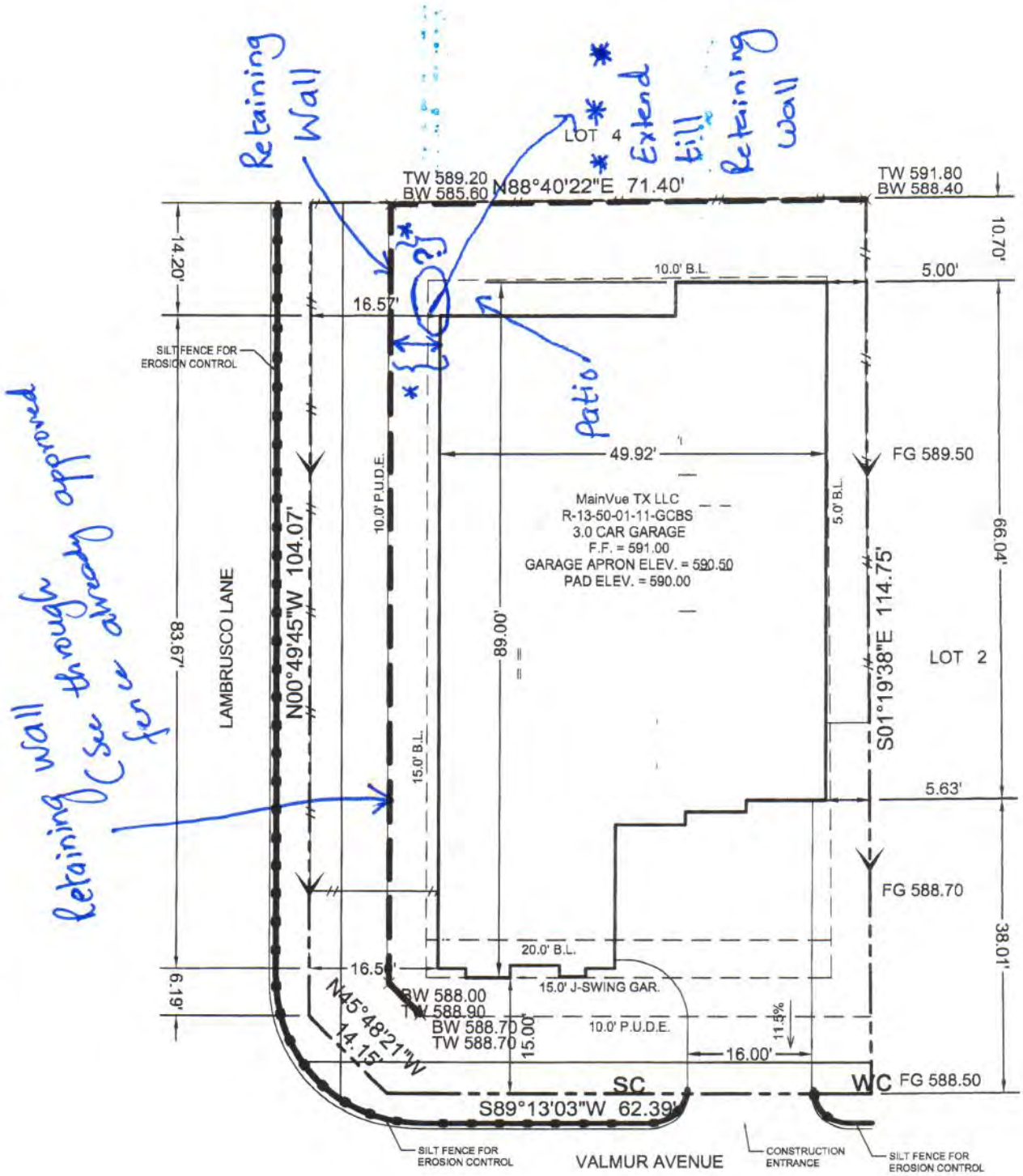
Residential

Commercial



LEGEND:

FFE	-	FINISHED FLOOR ELEVATION
WC	-	WATER CONNECTION
SC	-	SEWER CONNECTION
G	-	GAS CONNECTION
▶	-	ZERO LOT LINE
DG	-	DROP GARAGE W/ DISTANCE
FG	-	FINISHED GRADE
TW	-	TOP OF WALL
BW	-	BOTTOM OF WALL
BL	-	BUILD LINE
UE	-	UTILITY EASEMENT
DE	-	DRAINAGE EASEMENT
-//-	-	FENCE LINE

NOTE:
LOT GRADING IS PER THE ENGINEERED PLANS BY J. VOLK CONSULTING DATED 7/20/2015.

FLATWORK	SQ.FT.
Driveway:	711
Citywalk:	725
Approach:	73
TOTAL:	1509

SOD	SQ.YDS.
Front:	118
Left:	19
Back:	277
Right:	6
TOTAL:	420

AREAS	
Lot Area:	8176 s.f.
House & Garage:	3715 s.f.
House & Driveway:	4426 s.f.
Total Impervious:	5151 s.f.
House & Garage:	45.44 %
House & Driveway:	54.13 %
Impervious Coverage:	63.00 %
Fence:	248.0 l.f.

REV.	DATE	DESCRIPTION
1.	7/19/2017	Final, R-13-50-01-11-GCBS
2.		

builder
MainVue TX LLC

STOP

STOP

DEFINITIONS *{New definitions to add to Chapter 2 of the LDC}*

MASSAGE THERAPY, LICENSED. Any place of business in which massage therapy is practiced by a massage therapist, as defined by State Law. "Massage therapy", as a health care service, means the manipulation of soft tissue for therapeutic purposes. The term includes but is not limited to effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics/massage. The practice may include the use of oil, salt glows, heat lamps, hot and cold packs, and tub, shower, or cabinet baths. Equivalent terms for "massage therapy" are massage, therapeutic massage. Massage and "therapeutic" do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law.

MASSAGE THERAPY, UNLICENSED. Any place of business in which massage therapy is practiced by an unlicensed massage therapist. "Massage therapy", as a health care service, means the manipulation of soft tissue for therapeutic purposes. The term includes but is not limited to effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics/massage. The practice may include the use of oil, salt glows, heat lamps, hot and cold packs, and tub, shower, or cabinet baths. Equivalent terms for "massage therapy" are massage, therapeutic massage. Massage and "therapeutic" do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law. Acupuncture, acupressure, reflexology, and similar unlicensed therapeutic practices are included in this definition. This definition does not include barbers, beauticians, and manicurists who are duly licensed by the state of Texas while engaging in the practice within the scope of their respective licenses, for which this exemption applies solely to the massaging of the neck, face, and/or scalp of the customer of a barber or beautician, or massaging of the forearms, hands, calves, and/or feet of the customer of a licensed manicurist.

MASSAGE THERAPY ESTABLISHMENT. An establishment registered with the State Department of Health Services as a massage therapy establishment under Tex. Occupations Code Chapter, 455. Does not include a sexually oriented business as defined in Tex. Local Gov't Code § 243.002.

REFLEXOLOGY. Energy work on the hands and feet only which involves holding on the energy points. It does not involve manipulating soft tissue, stroking, rubbing, tapping, stretching, bathing, scrubbing, or the use of oils or lotions. The person performing reflexology cannot touch any other part of the body (e.g. cannot start rubbing the ankles as part of foot reflexology) and cannot represent they are a massage therapist or use any of the other protected terms of the state statute.

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards or Section Ref.	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
A. RESIDENTIAL ACCOMODATION USES																	
Single Family Detached Dwelling	P	P	P	P	P	P	P	P	P							6	3
Duplex – Attached Dwelling							P	S								6	2
Townhome – Attached Dwellings								S								6	4
Multi-family – Attached Dwellings								S								6	4
HUD Code Manufactured Housing									P							6	2
Assisted Living Facilities	PUD only																17
Bed and Breakfast Lodging	S	S	S	S	S	S	S	S								1,6	18
Private (HOA) Recreational Facilities		P	P	P	P	P	P	P	P								5
B. ACCESSORY USES																	
Accessory Building	P	P	P	P	P	P	P	P	P							Sec. 3.27	n.a.
Carport	S	S	S	S	S	S	S	S	S							Sec. 3.27.C	n.a.
Home Occupations Uses	P	P	P	P	P	P	P	P	P							6	n.a.
Accessory Dwelling	P	P	S	S	S										S	11	1
C. AGRICULTURAL USES																	
Commercial equestrian boarding stable and school	P	S															25
Crop Farming	P	P															n.a.
Livestock raising and breeding	P	P														8	n.a.
Private horse stables for domestic use	P	P	P	S	S												n.a.
Roadside produce stands (year round)	S	S															n.a.
D. UTILITY USES																	
Electrical Substations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		21
Public Utility Supply and Storage Yards	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24

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**		
Telecommunications Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	2	21
Water Pumping Stations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24
Wind Driven Generators	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	14	n.a.
E. PUBLIC AND INSTITUTIONAL USES																	
Colleges or Universities										S	S	S	S	S	S		12
Community Centers or Recreation Centers	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		5
Government Buildings, Offices and Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		8
Fire Stations / Police Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		16
Golf Courses – Public Owned	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		22
Government Maintenance Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		25
Libraries										P	P	P	P	P	P		9
Museums										P	P	P	P	P	P		8
Post Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		10
Parks and Open Space Areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		25
Public Maintenance and Storage Buildings	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		25
Private Schools – Elementary and Secondary	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		13
Private Schools – High School	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		14
Public Schools – Elementary and Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		13
Public Schools – High School	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		14
Religious Institutions	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		18
F. OFFICE USES																	
Accountant's Offices										P	P	P	P	P	S		8
Advertising Agencies										P	P	P	P	P	S		8

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		
Attorney Offices										P	P	P	P	P	S		8
Chiropractic Clinics										P	P	P	P	P	S		8
Emergency Clinic (24 hrs.)												S	P	P	S	7	6
Engineering, Architect's, and Surveyor's Offices										P	P	P	P	P	S		8
General Business Offices not elsewhere listed										P	P	P	P	P	S		8
Insurance Agencies										P	P	P	P	P	S		8
Management and Public Relations Services Offices										P	P	P	P	P	S		8
Optometrist Office										P	P	P	P	P	S		8
Psychologist Offices										P	P	P	P	P	S		8
Physician's or Dentist's Offices										P	P	P	P	P	S	4	7
Real Estate Agency Offices										P	P	P	P	P	S		8
Security Broker Offices										P	P	P	P	P	S		8
Telemarketing Offices												P	P	P	S		5
Title Abstract Offices										P	P	P	P	P	S		8
Trade or Business Schools												S	S	S	P		15
Travel Agency / Airline Ticket Offices										P	P	P	P	P	S		8
G. RETAIL AND SERVICE USES																	
Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premises Consumption												S	S	S		9	n.a.
Alcoholic Beverage Sales – On-premises Consumption												S	S	S		9	n.a.
Package Store Sales – Off-premises Consumption												S	S	S		9	n.a.
Alcohol or Drug Treatment Center										S	S	S	S	S	S		24
Antique Stores												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		
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
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
Massage Therapy (Licensed and Unlicensed)												S	S	S		16	7
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

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**		
Restaurants with drive-in or drive-thru service													**P**	**P**			5
Second hand goods shop												***S***	***S***	***S***			7
Self-service Laundries											***S***	***S***	***S***	***S***			7
Short Term Loans (Title/Payday)															***S***		7
Sporting Goods Store												**P**	**P**	**P**			
Shoe Repair Shops												**P**	**P**	**P**			8
Tailor and Alteration Shops											**P**	**P**	**P**	**P**			8
Veterinarian Clinic with indoor and/or outdoor kennels													***S***	***S***	***S***	3, 4	8
Video Rental and Sales Stores												**P**	**P**	**P**			7
Wedding Chapels												***S***	***S***	***S***	***S***		24
H. RECREATIONAL AND ENTERTAINMENT USES																	
Adult Entertainment Establishments	**See section 22-5 Code of Ordinances**																5
Amusement Centers (indoors)												**P**	**P**	**P**	***S***		7
Archery and Firearms Ranges														***S***	***S***	5	24
Billiard Parlors												***S***	***S***	***S***		13	23
Commercial Recreation (outdoor)	***S***										***S***	***S***	***S***	***S***	***S***		24
Fitness Centers											***S***	**P**	**P**	**P**	**P**		7
Golf Courses – Privately Owned	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	**P**	**P**	**P**	**P**	**P**	**P**		22
Golf Driving Ranges											***S***	***S***	***S***	***S***	***S***		22
Miniature Golf Courses												***S***	***S***	***S***			20
Roller or Ice Skating Rinks												***S***	***S***	***S***			24
Theaters												**P**	**P**	**P**	***S***		18
I. AUTOMOTIVE AND TRANSPORTATION USES																	

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Airports and Heliports	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24
Auto Alarm / Stereo / Window Tinting Stores													S	S	P	10	7
Auto Lube Shops													S	S	P	10	9
Automotive and Motor Vehicle Sales													S	S	S	10	8
Auto Parts and Accessory Stores												P	P	P	P	10	7
Auto, Truck or Trailer Rental													S	S	S	10	8
Auto Upholstery Shops														S	P	10	9
Auto Parking Lots and Garages (free standing)										S	S	S	S	S	S		n.a.
Auto Repair Shop													S	S	S	10	9
Boat and Water-craft Sales and Service													S	S	S	10	8
Bus or Passenger Train Stations												S	S	S	S		24
Car Wash (self service and automatic)														S	S		9
Commuter Transit Stations												S	S	S	S		24
Gasoline Service Stations														S	S	10	7
LPG / CNG Dispensing Stations														S	S		24
Motorcycle Sales and Service														S	S	10	8
Paint and Body Shops														S	S	10	9
Park and Ride Facilities												S	S	S	S		24
Railroad or Motor Freight Terminals													~~S~~	~~S~~	S		24
Recreational Vehicle Sales and Service														S	S	10	8
Tire and Battery Stores													S	S	S	10	7
Truck and Heavy Equipment Sales and Service														S	S	10	8
Vehicle Storage Yards or Facilities												S	S	S	S		24

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		
J. HEAVY COMMERCIAL, INDUSTRIAL & MANUFACTURING USES																	
Appliance Repair Shops														***S***	***S***		8
Building Material Sales with outside storage														***S***	***S***		7
Commercial Laundry														***S***	***S***		24
Contractor Office with storage yard														***S***	***S***		24
Contractor Office without storage yard														**P**	**P**		8
Electronic Assembly or Manufacturing															**P**		25
Exterminator Shop														***S***	***S***		24
Food Packaging and Manufacturing															***S***		24
Furniture and Cabinet Manufacturing															**P**		25
Office Showroom															**P**		25
Oil and Gas Extraction	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	See Ch. 3.1	24
Plumbing, HVAC and Electrical Trades Shops														**P**	**P**		8
Printing and Publishing - Commercial															**P**		8
Research and Development Labs															**P**		8
Scientific Instrument Assembly and Manufacturing															**P**		8
Self Storage Facilities (mini-warehouse)															***S***		24
Upholstery and Furniture Repair Shops														**P**	**P**		8
Warehouse and Distribution Facilities															***S***		24
Wood, Paper or Leather Products															**P**		25
Manufacturing not elsewhere listed															***S***		24
Welding or Machine Shop															**P**		25
Wholesale Store/Supply															**P**		25

Wholesale Store/Supply with outdoor storage															***S***		24

{New regulations for Massage Therapy – reviewed as part of the SUP approval}

Section 3.24 (C) Schedule of Permitted Uses

16. Massage Therapy – Any building, room, place, or establishment with a Massage Therapy use shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a Massage Therapy use has imposed other requirements necessary in the particular case to protect the public interests:

a) Shall be located not less than 300 feet from another Massage Therapy establishment. **Exception:** In shopping centers with multiple buildings, at least one (1) Massage Therapy establishment shall be permitted per building regardless of distance.
b) Approval of an application to locate a Massage Therapy establishment shall be deemed a temporary permit. Said permit shall be in effect as long as the current tenant, at the time the approval was granted, operates within the location and may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing **occupancy classification** or **use** or **occupant** or **business name** or **business owner**.

Legal-nonconforming Uses or Buildings: Massage therapy businesses legally in existence after the effective adoption date of the applicable amended provisions for massage therapy may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing **occupancy classification** or **use** or **occupant** or **business name** or **business owner**. Before issuance of a new Certificate of Occupancy, a Special Use Permit must be approved.

{Existing section describing the SUP process – for reference}

Section 3.25 Special Use Permit

The purpose of a Special Use Permit is to allow a use not normally allowed in a zoning district, which could be of benefit in a particular case to the general welfare, provided adequate development standards, and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood. Upon proper application and payment of the applicable fee, the City Council, after public hearing and proper notice to all parties affected and after recommendation from the Planning and Zoning Commission, may authorize a Special Use Permit for a use not allowed by right in *Section 3.24 "Schedule of Permitted Principal Uses"* in accordance with the following criteria.

1. Procedures – Every Special Use Permit application shall be reviewed and considered using the same procedures for reviewing and considering a rezoning application as specified in *Chapter 1 – General Provisions* of this Land Development Code.

2. Site Plan – The applicant must submit a site plan in the form and manner specified by the Administrative Official, showing the details of the proposed use and its relationship to surrounding properties.

3. Additional Information – The City Council and the Planning and Zoning Commission, in considering and determining its recommendation to the City Council on any request for a Special Use Permit, may require from the applicant plans, information, operating data and expert evaluation concerning the location and function and characteristics of any building, structure or use proposed.

4. Conditions of Approval – The City Council may impose such safeguards, requirements and conditions as it deems are necessary to properly protect any surrounding property, surrounding use, or neighborhood character and to insure the appropriate conduct of the special permitted use, including, without limitation, imposing development standards, requiring public facility improvements and means of ingress and egress of public streets, establishing conditions of operation, establishing time limits, establishing location,

arrangement and construction of any uses or structures, adopting regulations to protect the general welfare and adjacent property from excessive noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view of other undesirable or hazardous conditions. All conditions imposed by the City Council shall be complied with prior to the issuance of a Certificate of Occupancy.

5. Revocation Upon Failure to Develop – A special use permit approved by the Council shall become null and void one year from the date of approval by the City Council unless a building permit or certificate of occupancy, whichever is applicable, has been obtained on the property within said one year period. The City Council may in its adopting ordinance, shorten or lengthen the time in which a building permit or certificate of occupancy must be issued in order to preserve the special use permit. Any Special Use Permit in existence upon the passage of this ordinance shall become null and void one year after the passage of this ordinance, unless a building permit or certificate of occupancy, whichever is applicable, has been issued within said year.

   Exception: The ordinance authorizing a Special Use Permit may provide for an alternate expiration period.

6. Termination and Abandonment of Use – In the event the building, premises or land uses authorized by a Special Use Permit are terminated or abandoned for a period of six (6) months or longer, the use of the same shall thereafter conform to the regulations applicable to the zoning district, unless a new and separate Special Use Permit is approved for continuation of the use.

7. Modification – No building or premises authorized by a Special Use Permit may be enlarged, modified, structurally altered, or otherwise significantly changed unless an amendment to the Special Use Permit is approved by the City Council using the procedures specified in *Chapter 1 – General Provisions* of this Land Development Code.

8. Violation – It shall be unlawful for property owner or tenant to violate any terms or conditions of the ordinance approving the Special Use Permit.

City of Colleyville
Planning and Zoning Commission
Minutes

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

Monday, May 11, 2020 City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission was called to order by Vice Chair Moore on May 11, 2020, at 7:00 p.m.

Roll Call

Present: Ryan Moore, Kimberly Holt, Matt Koch, and George Bond

Present via Webex: Claudia Bevill

Absent: Sayeda Syed and Susan Mathisen

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, Eddie Tangadunrat, Araceli Botello, Nicole Corr

2. CITIZEN COMMENTS

There were no citizens wishing to speak.

3. APPROVAL OF MINUTES

September 23, 2019 Worksession Meeting Minutes
October 14, 2019 Regular Meeting Minutes
October 28, 2019 Worksession Meeting Minutes
November 12, 2019 Regular Meeting Minutes

Commissioner Koch made a motion to approve the September 23, 2019 regular meeting minutes, the October 14, 2019 regular meeting minutes, the October 28, 2019 worksession meeting minutes, and the November 12, 2019 regular meeting minutes. Commissioner Holt seconded the motion.

Vice Chair Moore recessed the meeting at 7:17 p.m. The meeting resumed at 7:42 p.m. Due to technology issues, Commissioner Bevill was not able to participate via Webex.

The motion to approve carried with the following vote:

Aye: 4 – Moore, Holt, Koch, Bond
Nay: 0

4. PUBLIC HEARING AGENDA ITEMS

4a Consideration of a zoning change request from the R40 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

Ben Bryner presented the case and briefed the Commission.

Dan Horne, 108 John McCain Road, owner, briefed the Commission.

The public hearing was opened at 7:49 p.m. There was no one present wishing to speak, and the public hearing was closed at 7:49 p.m.

Commissioner Koch made a motion to approve Case ZC20-003. Commissioner Bond seconded the motion.

The motion to approve carried with the following vote:

Aye: 4 – Moore, Holt, Koch, Bond
Nay: 0

4b Consideration of a Replat for Lots 2R and 3, Block 1, of the Newgren Addition, being Lot 2, Block 1, of the Newgren Addition and Tract 4, Abstract 295, in the William E Crooks Survey, located at 108 and 7204 John McCain Road, Case PC20-002

Ben Bryner presented the case and briefed the Commission.

The public hearing was opened at 7:52 p.m. There was no one present wishing to speak, and the public hearing was closed at 7:52 p.m.

Commissioner Bond made a motion to approve Case PC20-002. Commissioner Holt seconded the motion.

The motion to approve carried with the following vote:

Aye: 4 – Moore, Holt, Koch, Bond
Nay: 0

4c Consideration of a zoning change request from AG Agricultural district to the R40 Single Family Residential district on Tract 1A01B1, Abstract 1756, in the A T Young Survey, located at 218 W Glade Road, Case ZC20-004

Ben Bryner presented the case and briefed the Commission.

The public hearing was opened at 7:57 p.m. There was no one present wishing to speak, and the public hearing was closed at 7:57 p.m.

Commissioner Koch made a motion to approve Case ZC20-004. Commissioner Holt seconded the motion.

The motion to approve carried with the following vote:

Aye: 4 – Moore, Holt, Koch, Bond
Nay: 0

4d Consideration of a Minor Plat for Lot 1, Block A, of the Parvin Wilkerson Addition, being Tract 1A01B1, Abstract 1756, in the A T Young Survey, located at 218 W Glade Road, Case PC20-003

Ben Bryner presented the case and briefed the Commission.

The public hearing was opened at 8:01 p.m. There was no one present wishing to speak, and the public hearing was closed at 8:01 p.m.

Commissioner Bond made a motion to approve Case PC20-003. Commissioner Koch seconded the motion.

The motion to approve carried with the following vote:

Aye: 4 – Moore, Holt, Koch, Bond
Nay: 0

4e Consideration of a zoning change request from the AG Agricultural district to the R40 Single Family Residential district on Tract 1A01C1, Abstract 1756, in the A T Young Survey, located at 304 W Glade Road, Case ZC20-005

Ben Bryner presented the case and briefed the Commission.

The public hearing was opened at 8:04 p.m. There was no one present wishing to speak, and the public hearing was closed at 8:04 p.m.

Commissioner Bond made a motion to approve Case ZC20-005. Commissioner Holt seconded the motion.

The motion to approve carried with the following vote:

Aye: 4 – Moore, Holt, Koch, Bond
Nay: 0

4f Consideration of a Minor Plat for Lot 1, Block A, of the Patricia and Michael Addition, being Tract 1A01C1, Abstract 1756, in the A T Young Survey, located at 304 W Glade Road, Case PC20-004

Ben Bryner presented the case and briefed the Commission.

The public hearing was opened at 8:06 p.m. There was no one present wishing to speak, and the public hearing was closed at 8:06 p.m.

Commissioner Bond made a motion to approve Case PC20-004. Commissioner Koch seconded the motion.

The motion to approve carried with the following vote:

Aye: 4 – Moore, Holt, Koch, Bond
Nay: 0

4g Consideration of a Special Use Permit for an Accessory Dwelling on Lot 7, Block 2, of the Westcoat Place Addition, located at 6009 Westcoat Drive, Case ZC20-006

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding the accessory dwelling.

The public hearing was opened at 8:17 p.m. There was no one present wishing to speak, and the public hearing was closed at 8:18 p.m.

Commissioner Bond made a motion to approve Case ZC20-006. Commissioner Holt seconded the motion.

The motion to approve carried with the following vote:

Aye: 4 – Moore, Holt, Koch, Bond
Nay: 0

Commissioner Bevill joined the meeting at 8:22 p.m.

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

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding the history of the case, and what constitutes an accessory dwelling.

Randy Primrose, 5506 Sycamore Drive, applicant, briefed the Commission. Mr. Primrose addressed issues which were identified regarding the case at a previous Planning and Zoning Commission meeting, and his plans for the property in the future.

The public hearing was opened at 8:57 p.m.

Gary Reeder, 4603 Meandering Way, spoke in support of the case. Mr. Reeder spoke regarding the family living in the house on the property.

Andrew Phelan, 2307 Ballantrae Drive, spoke in opposition to the case. Mr. Phelan spoke regarding setting a precedence, the permit, and the original agreement the applicant had with the City.

Monika Medina, 2313 Hall-Johnson Road, spoke in support of the case. Mrs. Medina, the occupant of the house on the property, spoke regarding the improvements Mr. Primrose has made to the property under his ownership.

John Jay, 2309 Hall-Johnson Road, spoke in opposition to the case. Mr. Jay spoke regarding the negative appearance of the building and the owner's intentions.

Jon Arita, 2401 Poplar Court East, spoke in support of the case. Mr. Arita spoke regarding the improvements Mr. Primrose has made to the property under his ownership.

Brandon Awalt, 107 Williamsburg Court, spoke in support of the case. Mr. Awalt spoke regarding the improvements to the property and the family living in the home on the property possibly being displaced.

Mr. Primrose spoke regarding the concerns addressed by citizens.

The public hearing was closed at 9:17 p.m.

The Commissioners each spoke on their thought process regarding the case.

There was discussion regarding the family in the front house being evicted, the options the Commission has regarding the case, and the results of those options.

Mr. Reeder spoke regarding the changes to the Land Development Code, and the steps which have led up to this point.

Mr. Jay spoke regarding his astonishment at the case.

Commissioner Koch made a motion to approve Case ZC20-007 with the consideration of the tree size being as large as possible. Commissioner Bond seconded the motion.

The motion to approve was denied with the following vote:

Aye: 3 – Moore, Koch, Bond
Nay: 2 – Holt, Bevill

4i Consideration of a request for a Special Use Permit for a 'Day Care Center' on Lots 9R and 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Blvd, Case ZC20-008

Ben Bryner presented the case and briefed the Commission.

Steven Brown, 6612 Josephine Street, Plano, applicant, briefed the Commission. Mr. Brown answered questions of the Commission regarding the building structure, playground activity, drop offs and pick-ups, landscaping, parking, and fencing.

The public hearing was opened at 10:07 p.m.

Susan Reynolds, 6417 Kingston, spoke in opposition to the case. Ms. Reynolds spoke regarding the proximity of the daycare center to neighboring residences, the noise when the children use the playground, and traffic.

Brad Hildreth, 6409 Kingston, spoke in opposition to the case. Mr. Hildreth spoke regarding the threat of dangerous reptiles in the area, and the noise from the children.

Frank Webster, 112 Quail Run, spoke in support of the case. Mr. Webster spoke regarding the development of the property and the property not being located on a main thoroughfare.

Ms. Reynolds spoke regarding the noise from the children at the daycare center.

There was discussion regarding the need of an SUP, other types of businesses which could occupy the property according to the Land Development Code, children drop offs, and the options the Commission has regarding the case.

Commissioner Holt made a motion to table Case ZC20-008. Commissioner Bond seconded the motion.

The motion to table was approved with the following vote:

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

4j Consideration of amendments to Chapter 2 Definitions and Chapter 3, Section 3.24.B – Schedule of Permitted Principal Uses & Section 3.24.C – Special Land Use Standards of the Land Development Code specific to Cannabidiol (CBD) Stores

Commissioner Holt made a motion to table item 4j. Commissioner Bond seconded the motion.

The motion to table was approved with the following vote:

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

4k Consideration of amendments to Chapter 9, Section 9.21 – Sidewalks of the Land Development Code

Commissioner Holt made a motion to table item 4k. Commissioner Bevill seconded the motion.

The motion to table was approved with the following vote:

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

5. ADJOURNMENT

The meeting adjourned at 10:40 p.m.

The minutes were written and prepared by:

Keera Seiger
Assistant to the City Secretary

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

City of Colleyville
Planning and Zoning Commission
Agenda Briefing

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

Agenda Number 4a **Agenda Date** 6/22/2020 **Number**
Type Public Hearing Agenda Items
Department Community Development

Title
Consideration of a Special Use Permit for a Fence to extend into the required street side yard on Lot 1, Block 1, of the Stowe Addition, located at 816 Shelton Drive, Case ZC20-009 TABLED FROM THE JUNE 8, 2020 PLANNING & ZONING COMMISISON MEETING

Explanation
Mark Cooper, the applicant, has submitted a request for a Special Use Permit (SUP) for a five foot steel fence to encroach into the street side yard setback for a corner lot on Lot 1, Block 1, of the Stowe Addition, being approximately 0.48 acres, and zoned AG Agricultural district.

Existing Conditions/Background: The subject property, 816 Shelton Drive, has AG zoning and is located on the northwest corner at the intersection of Shelton Drive and Pleasant Run Road. The subject property has a new single family residence.

In 2017, the property received approval for a Minor Plat with Plat waivers from City Council (Resolution R-17-4171) for lot size and lot dimensions. This allowed for the zoning to remain AG. This approval also required for the home to face Shelton Drive and not Pleasant Run Road.

In 2018, permits were applied for and approved to build a new home on the property. At this time no permit was applied for the fence. The Land Development Code was amended by City Council in August 2019 (Ordinance O-19-2088), which then changed the placement of fencing and where it may be allowed for property lines facing a street (front and street side).

In 2020, home construction is nearing completion and a fence permit application was received in February. The fence permit was denied based on the proposed location to encroach into the street side yard setback for a corner lot. The applicant subsequently applied for an SUP as allowed per the Land Development Code.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a five foot steel fence to be located approximately 10 feet from the corner street side property line, which is within the street side yard of the property.

Ordinance – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

"*E.* Fence and Free-Standing Wall Setback Requirement:

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

Regulation "2" above applies in this case requiring no fence be allowed to extend into the street side yard which is 40 feet per the zoning and approved plat. The applicant proposes to locate a 5 foot steel fence to encroach into the side yard setback approximately 10 feet from the property line. The Land Development Code provides the opportunity to modify from the requirements per this:

> ***Special Use Permit Provision****: Any request for a building permit for a fence/wall 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.*

Analysis: Any request for a residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The applicant is proposing the fence for privacy and security from Pleasant Run Road, which is designated as a major collector roadway. Shelton Drive is designated as a minor collector roadway.

Surrounding Development: The properties to the north, east and west are zoned AG and contain residential and institutional development. The property to the south is zoned R-40 and contains a single-family residential development.

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 denial as it does not meet the technical requirements of the Land Development Code.

Recommendation
Denial

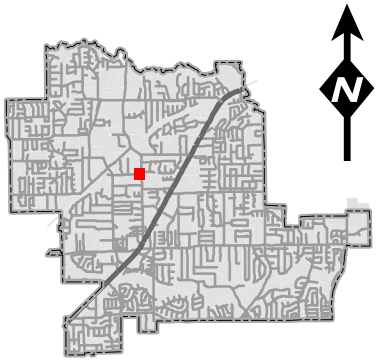
Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Fence Details
7. Photos Provided by Applicant
8. Landscape Plan
9. Grading Plan
10. Notification Map
11. Notification List
12. Property Owner Notification
13. Draft Ordinance

Aerial Map

ZC20-009

816 Shelton Drive



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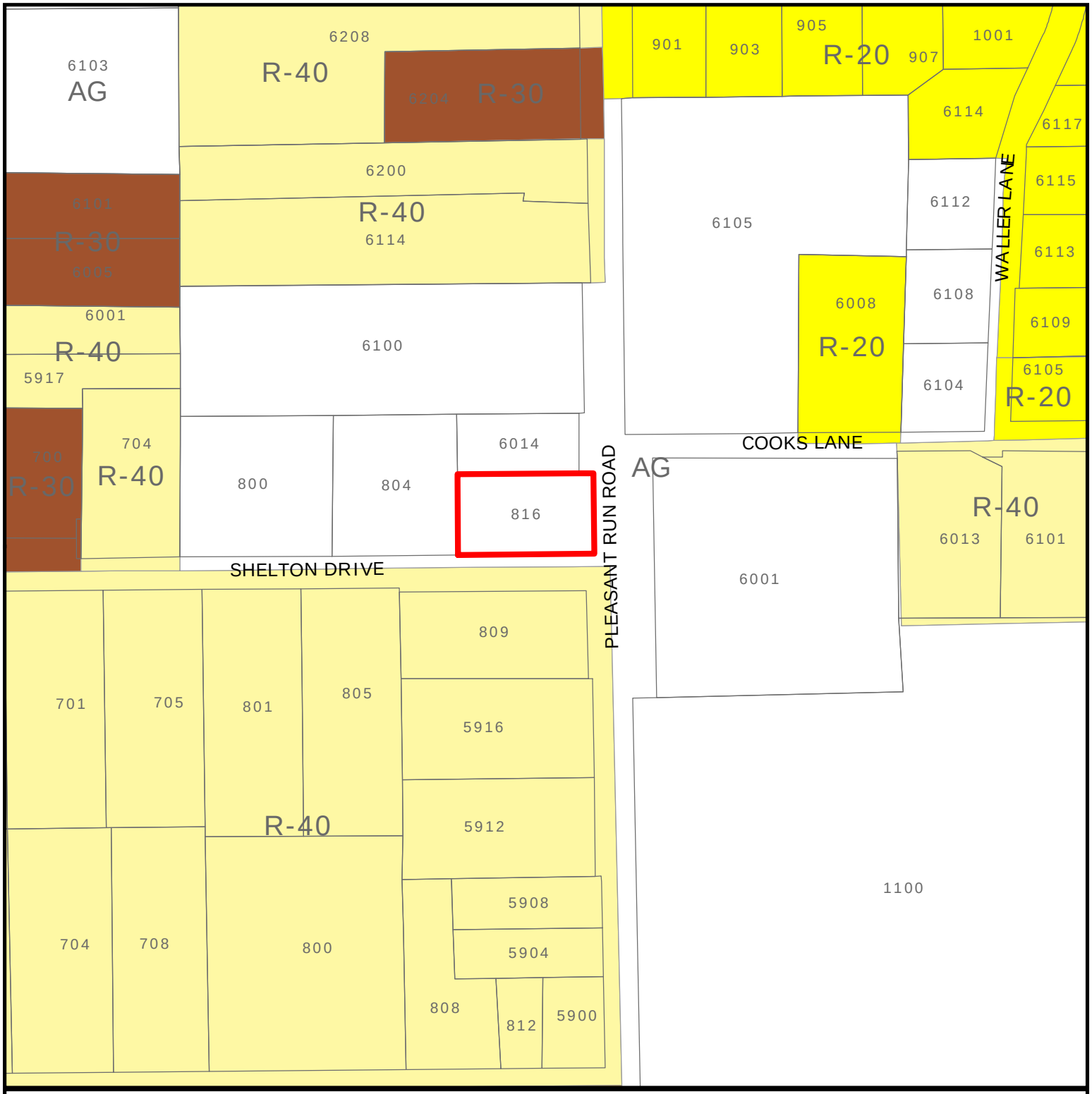
Subject Property

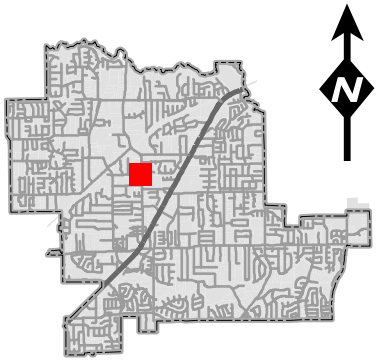
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC20-009

816 Shelton Drive



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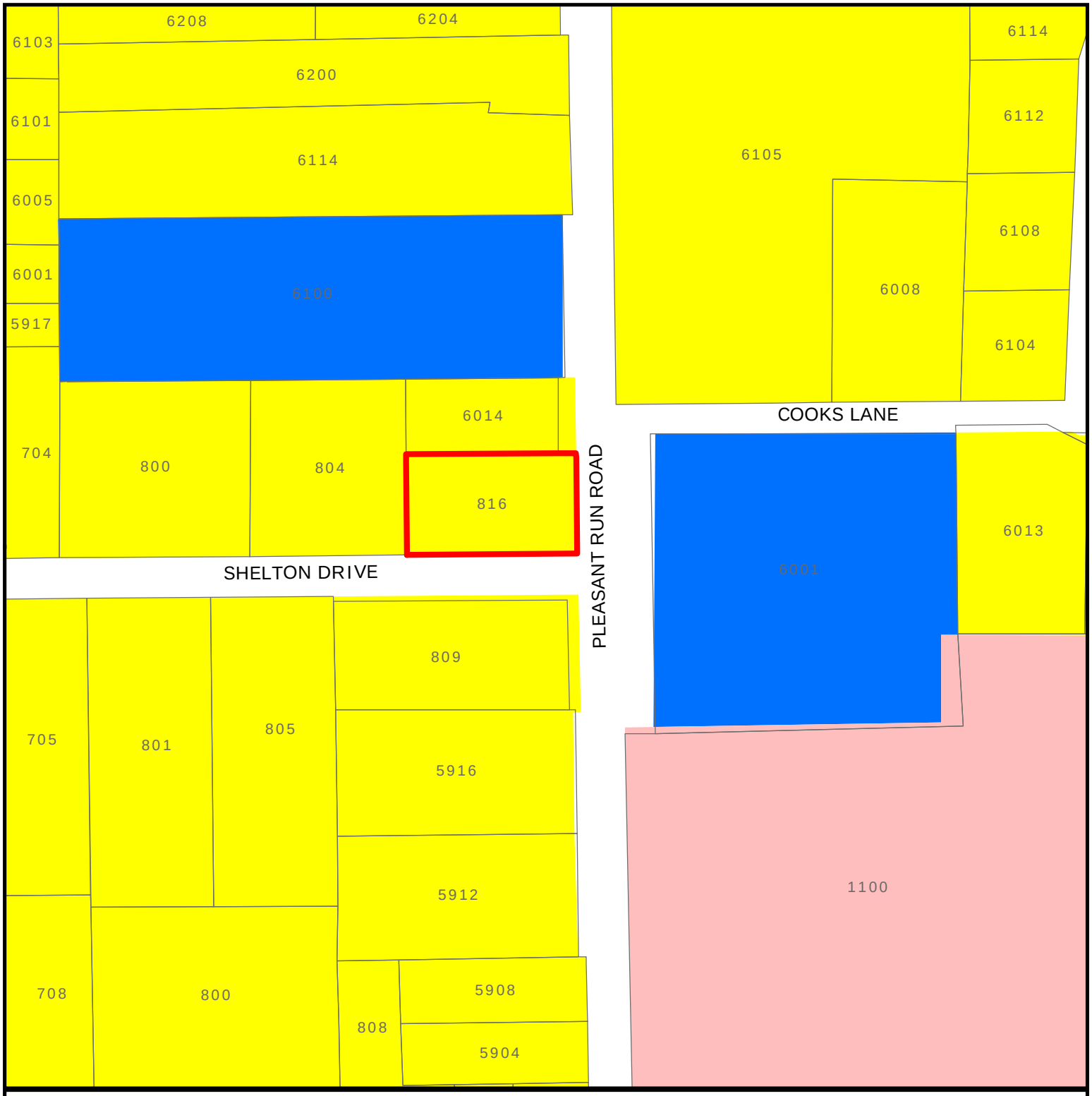
Subject Property

Future Land Use Map



ZC20-009

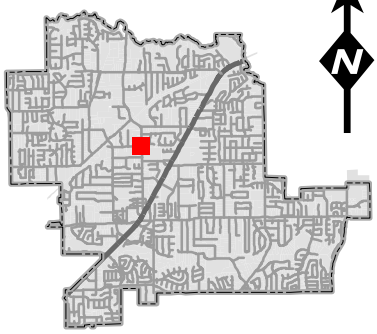
816 Shelton Drive

Subject Property

Residential

Institutional

Colleyville Blvd Corridor



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.

Statement of Planning Objectives

816 Shelton Dr. Application for Special Use Permit

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

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

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

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

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

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

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

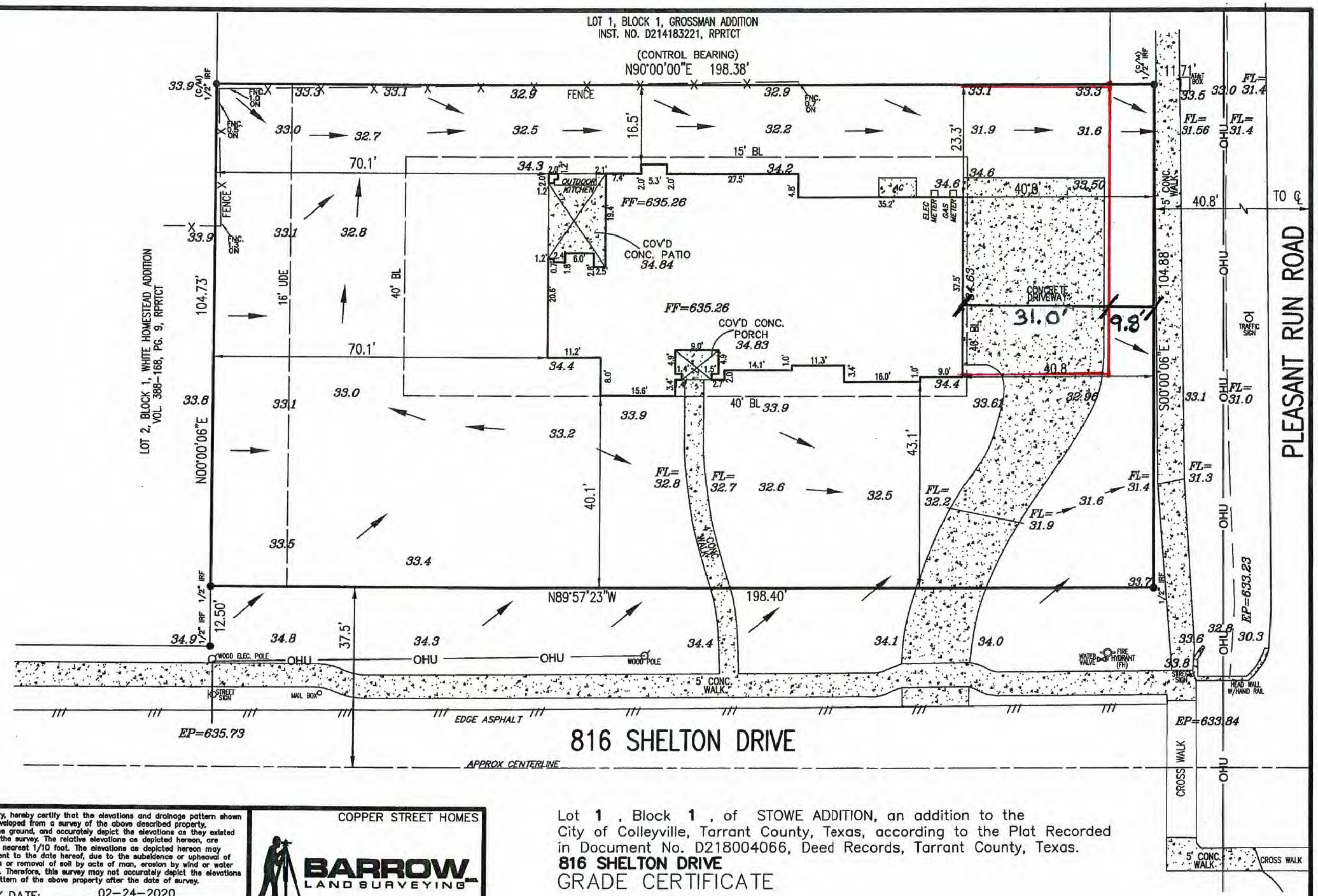
Statement of Planning Objectives

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

Regards,

Mark Cooper

Copper Street Homes LLC



"FLOOD CERTIFICATION"
Subject property is located in Zone X (unshaded) according to the Flood Insurance Rate Map Community Panel Map # 48439C0095 K Map Revised September 25, 2009

"Zone X (unshaded)"
Areas determined to be outside the 0.2% annual chance floodplain.

Determination based on graphically scaling from the above listed map, only.

This flood statement does not create liability on part of the surveyor and/or surveying company.

VERTICAL SOURCE:
Elevations shown hereon were derived locally from RTK Network via Real Time Kinematic (RTK) methods.

BEARING SOURCE

BEARINGS SHOWN HEREON ARE BASED ON THE PLAT RECORDED IN DOC. NO. D218004066, D.R.T.C.T.

STATE OF TEXAS
REGISTERED
RICKY L. GENTRY
5519
PROFESSIONAL
LAND SURVEYOR

I, Ricky L. Gentry, hereby certify that the elevations and drainage pattern shown hereon, were developed from a survey of the above described property, performed on the ground, and accurately depict the elevations as they existed on the date of the survey. The relative elevations as depicted hereon, are accurate to the nearest 1/10 foot. The elevations as depicted hereon may change subsequent to the date hereof, due to the subsidence or upheaval of the soil, addition or removal of soil by acts of man, erosion by wind or water or other factors. Therefore, this survey may not accurately depict the elevations and drainage pattern of the above property after the date of survey.

SURVEY DATE: 02-24-2020

LEGEND

BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
DE	=	DRAINAGE EASEMENT
PUE	=	PUBLIC UTILITY EASEMENT
CM	=	CONTROLLING MONUMENT
IRF	=	IRON ROD FOUND
IRS	=	IRON ROD SET
●	=	IRON ROD
-X-	=	FENCE
◄	=	DIRECTION OF FLOW

SCALE: 1" = 20'

DRAWN BY: PDS

JOB # SA-01-01

BLS JOB # 1804060-05

COPPER STREET HOMES

BARROW LAND SURVEYING

Platting / Planning / Residential / Commercial

3970 SANDSHELL DRIVE
FORT WORTH, TEXAS 76137
PHONE (817) 961-0082
FAX (817) 961-0086
FIRM REGISTRATION No. 10183700

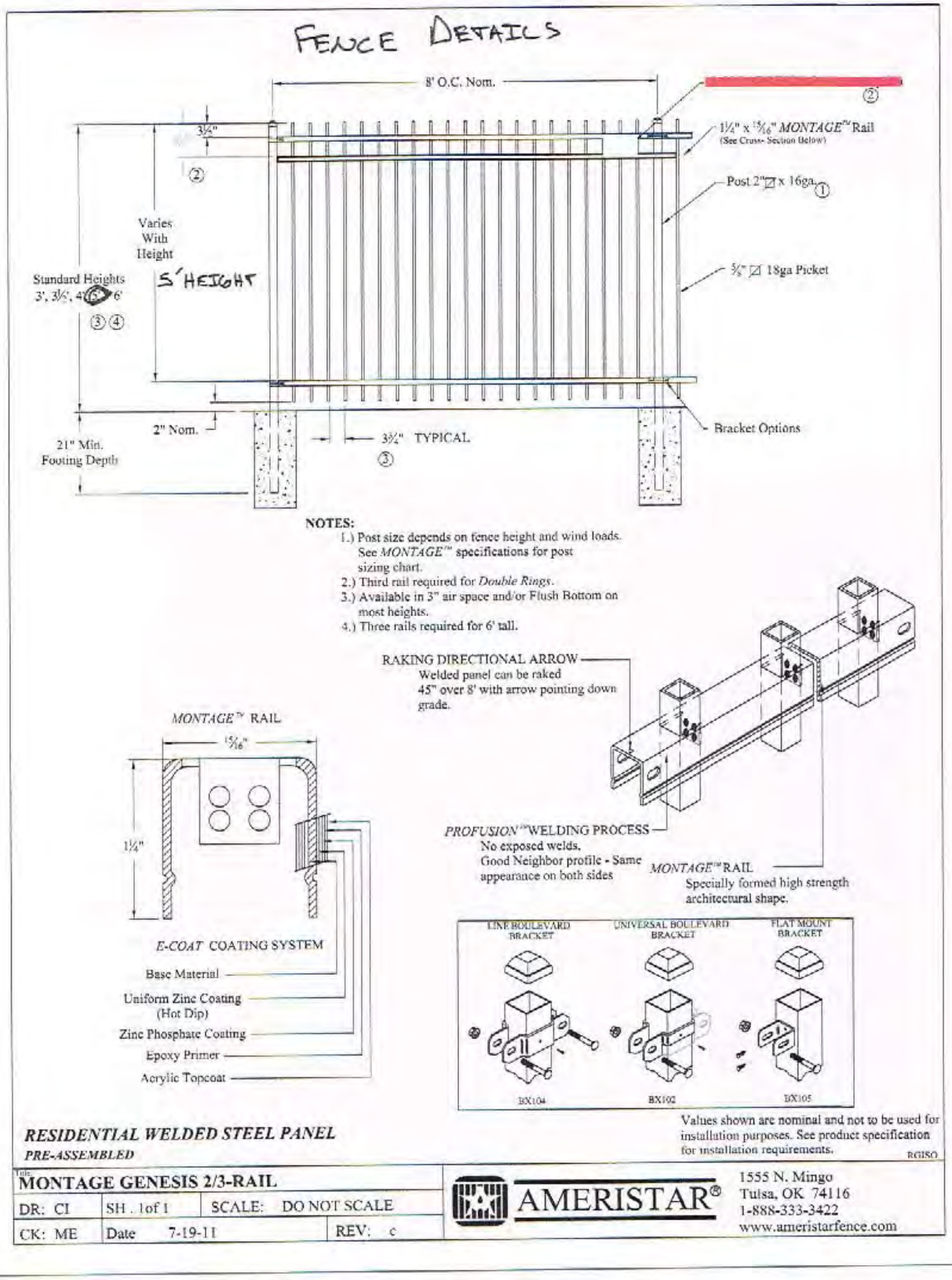
Lot **1** , Block **1** , of STOWE ADDITION, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat Recorded in Document No. D218004066, Deed Records, Tarrant County, Texas.

816 SHELTON DRIVE

GRADE CERTIFICATE

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THUS OTHER INTEREST MAY EXIST.

Fence Details



Fence Details

Fence Details

E. Fence and Free Standing Wall Setback Requirements

1. *Front Yards:* No fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall be located beyond the front façade of the primary residential structure.

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

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

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

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

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

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

3. *Adjacent to Undeveloped Property:* Except for perimeter subdivision fencing meeting the requirements above, no fence or wall greater than thirty (30) inches in height that is greater than twenty-five (25) percent opaque construction, shall be located less than fifteen (15) feet from the side property line adjacent to the street which leads into undeveloped property. See Exhibit "3-4".

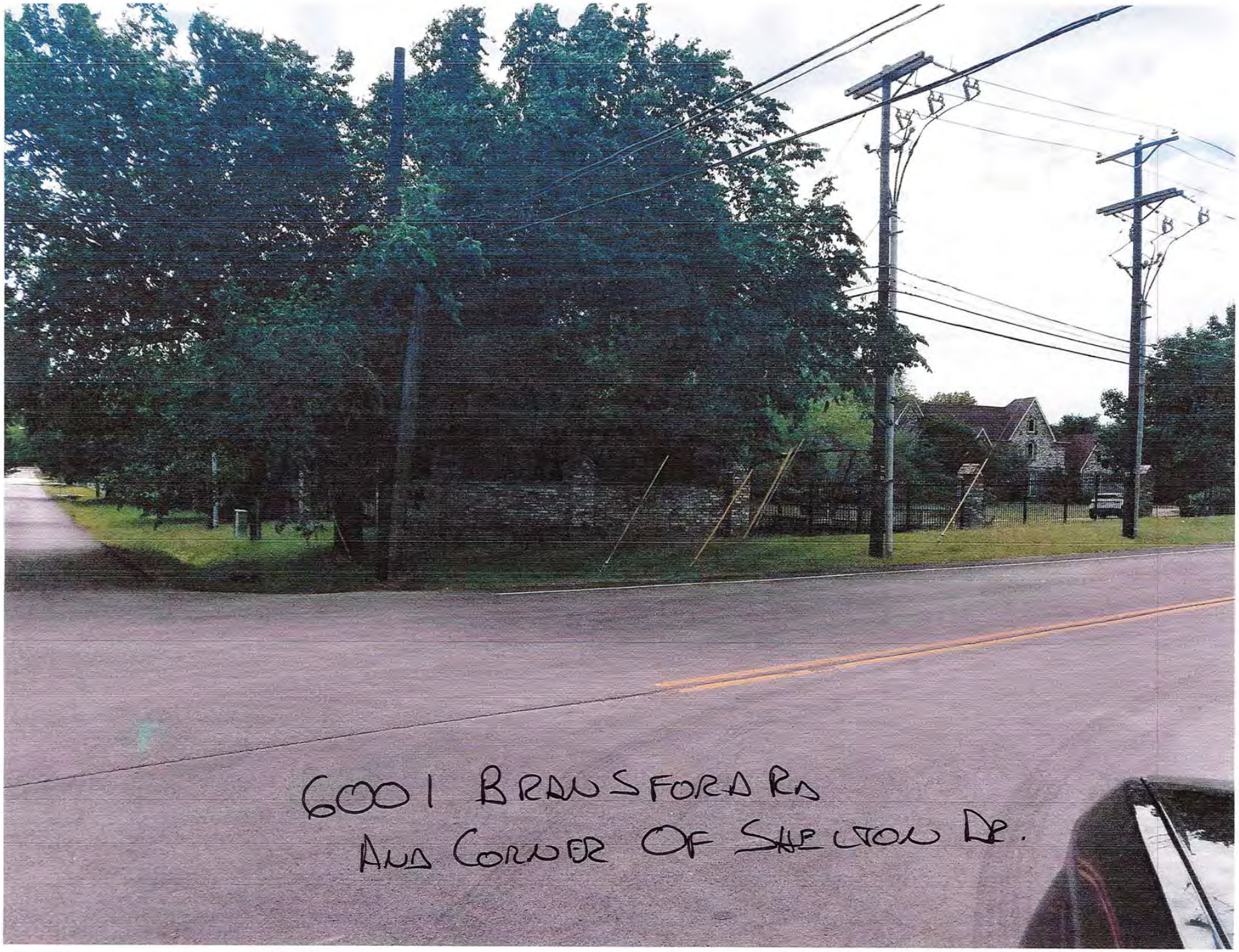
4. *Rear Fence and Free Standing Wall Setbacks:* Fences and walls meeting all of the construction requirements of paragraph "1.a" above and other adopted standards may be erected on the rear property line except; however, lots whose rear property line abuts a public street on which one of the immediate adjacent lots maintains its required front yard, then no fence nor wall greater than thirty (30) inches in height shall be located within fifteen (15) feet of the subject lots rear property line. See Exhibit "3-4".

Photos Provided By Applicant

Photos Provided By Applicant

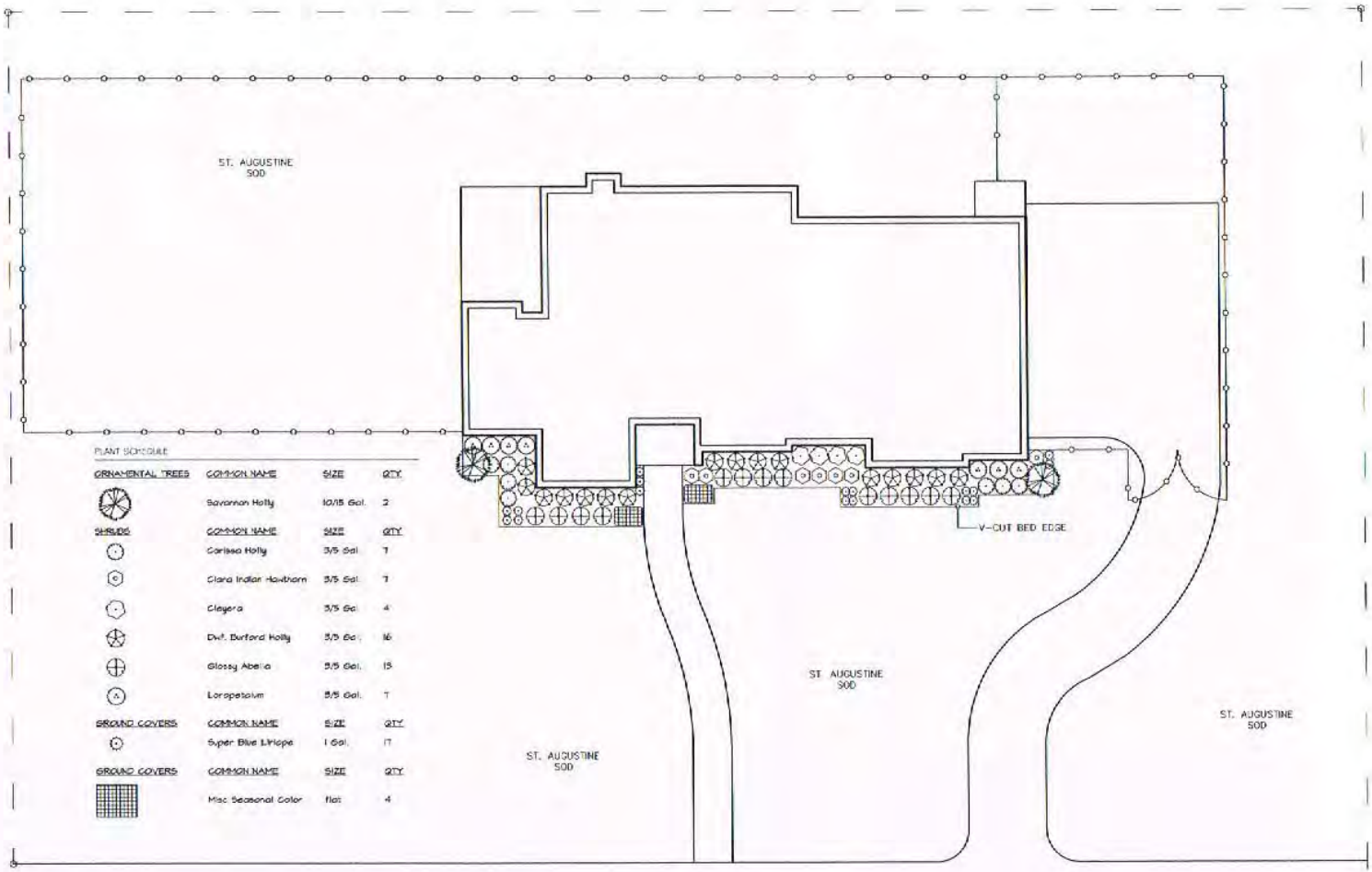
Photos Provided By Applicant

Photos Provided By Applicant



Photos Provided By Applicant

Landscape Plan



PLANT SCHEDULE

ORNAMENTAL TREES	COMMON NAME	SIZE	QTY
	Savannah Holly	10/15 Gal.	2
SHRUBS	**COMMON NAME**	**SIZE**	**QTY**
	Carissa Holly	3/5 Gal.	7
	Clara Indian Hawthorn	3/5 Gal.	7
	Cleyera	3/5 Gal.	4
	Dwf. Burford Holly	3/5 Gal.	16
	Glossy Abelia	3/5 Gal.	15
	Loropetalum	3/5 Gal.	7
GROUND COVERS	**COMMON NAME**	**SIZE**	**QTY**
	Super Blue Liriope	1 Gal.	17
GROUND COVERS	**COMMON NAME**	**SIZE**	**QTY**
	Misc Seasonal Color	flat	4

CONTRACTOR NOTE:
IRRIGATION CONTROLLERS ARE TO BE INSTALLED ON THE HOUSE EXTERIOR, UNLESS OTHERWISE NOTED OR PROHIBITED

NOTE: IRRIGATION TO PROVIDE INCREASED DRIP IRRIGATION IN AREA MEET MARKED AS SEASONAL COLOR.

1 Planting Plan
1/8" = 1'0"
SEE PLAN SHEET L-1.0

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

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

ALL PLANS AND SPECIFICATIONS ARE PROPERTY OF GARDEN DESIGN, LLC. ANY USE FOR CONSTRUCTION OF SAME IS PROHIBITED UNLESS A DESIGN FEE HAS BEEN PAID TO GARDEN DESIGN, LLC

COPYRIGHT BY GARDEN DESIGN, LLC 2013

PLAN APPROVAL DATE:

SIGNATURE:

RICKS RESIDENCE
816 Shelton Drive
Colleyville, Texas

DATE/PERSON
2.7.20 JRP

APPROVED BY: DATE:

SEAL VALID ONLY IF SIGNED AND DATED

GARDEN DESIGN

214.350.2525

SHEET 1 OF 1

L1

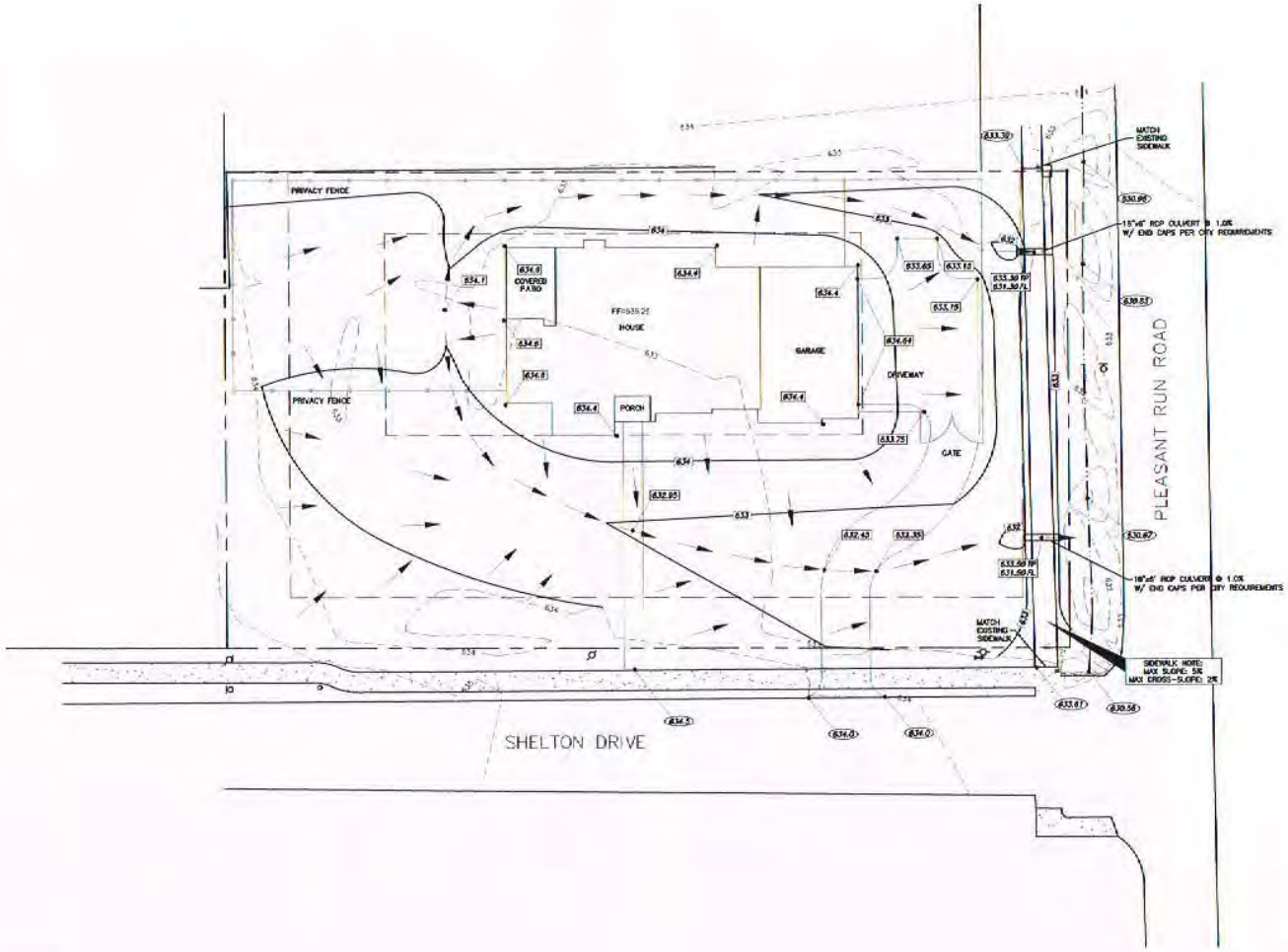
Grading Plan

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

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

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

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



LEGEND

- - - - - -	EASEMENT
(XXX)	EXISTING SPOT ELEVATION
XXX	PROPOSED SPOT ELEVATION
— — — —	PROPERTY LINE
—XXX—	PROPOSED CONTOURS
XXX	EXISTING CONTOURS
→	PROPOSED FLOW DIRECTION
— · — · —	FLOW LINE
TP	TOP OF PAVEMENT
FL	FLOWLINE

STATE OF TEXAS
MITCHELL K. LENAMOND
92714
LICENSED
PROFESSIONAL ENGINEER

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

2/28/2020

ERIC L. DAVIS ENGINEERING, INC.
F-5987
120 EAST MAIN STREET
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

GRADING PLAN
ENGINEERED FOR
COPPER STREET HOMES

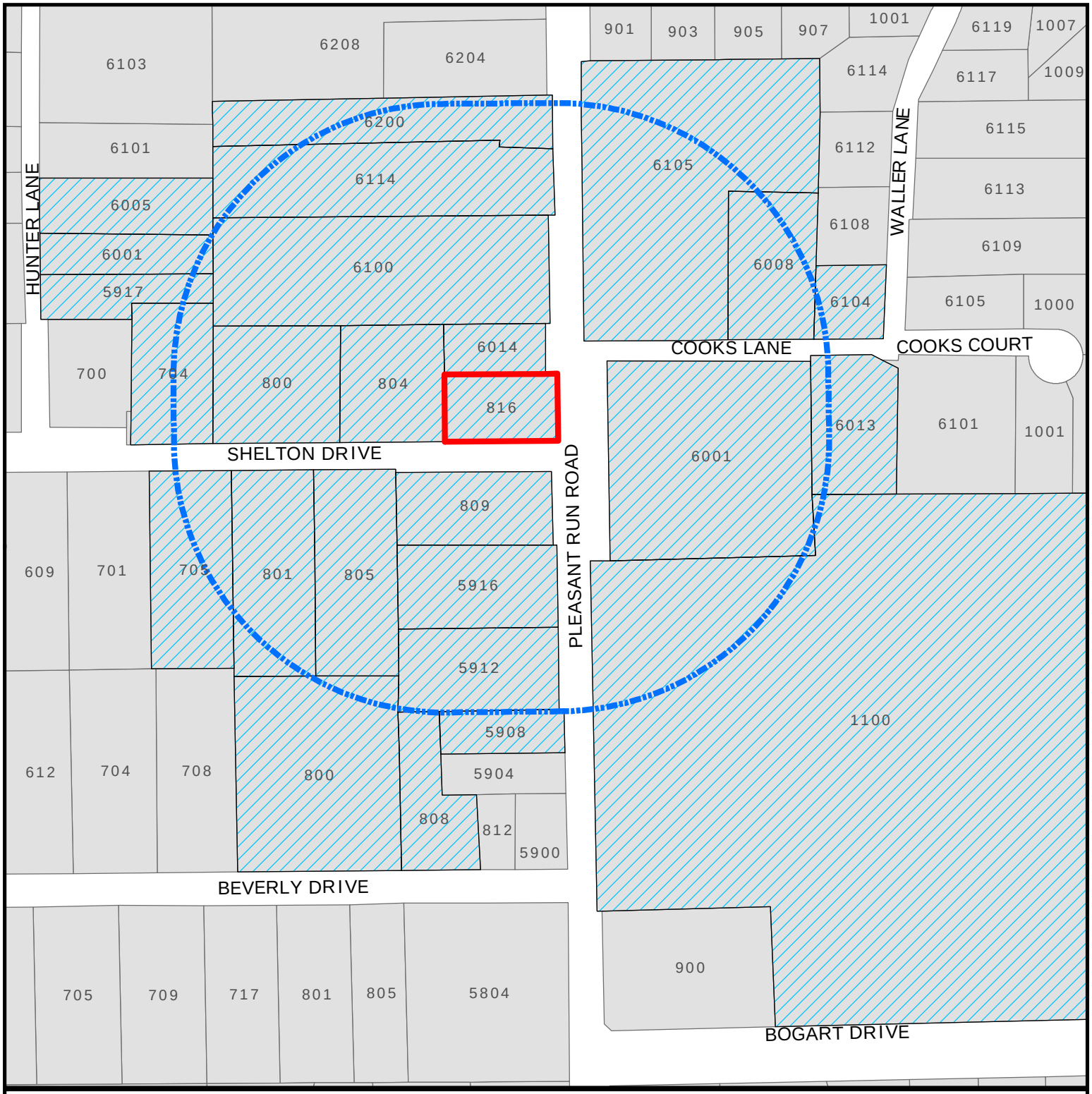
BUILDER: COPPER STREET HOMES
ADDITION: STOWE
ADDRESS: 816 SHELTON DRIVE
LOT: 1 BLOCK: 1
CITY: COLLEYVILLE, TX

PLAN: GRADING
ELD JOB NO: DIF18-1197
DRAWN BY: BW
CHECKED BY: ML

SCALE: 1"= 30'

SHEET 01

Notification Map



CITY OF COLLEYVILLE TEXAS

ZC20-009

816 Shelton Drive

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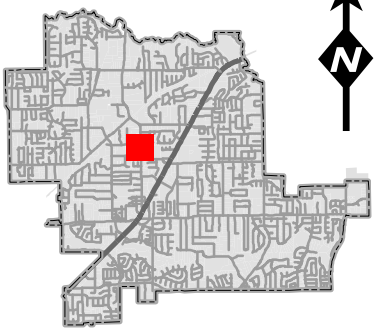
Subject Property

500ft Buffer

Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
CONGREGATION BETH ISRAEL	PO BOX 397	COLLEYVILLE, TX	76034	6100 PLEASANT RUN RD
GABLE, STEPHAN D	705 SHELTON DR	COLLEYVILLE, TX	76034	705 SHELTON DR
SLINEY, PAMELA M	6008 COOKS LN	COLLEYVILLE, TX	76034	6008 COOKS LN
MCCLURE, RICK	800 BEVERLY DR	COLLEYVILLE, TX	76034	800 BEVERLY DR
IRVING INVESTMENT LTD	4004 GATEWAY DR #109	COLLEYVILLE, TX	76034	704 SHELTON DR
MCMEANS, JAY B	6013 COOKS LN	COLLEYVILLE, TX	76034	6013 COOKS LN
ROBARE, LISA	PO BOX 2802	GRAPEVINE, TX	76099	6001 HUNTER LN
ST CLAIR, LLOYD S	808 BEVERLY DR	COLLEYVILLE, TX	76034	808 BEVERLY DR
HEDGES, B D	6104 WALLER LN	COLLEYVILLE, TX	76034	6104 WALLER LN
PANNO, RYAN	PO BOX 217	COLLEYVILLE, TX	76034	809 SHELTON DR
HASSAN FAMILY TRUST, THE	5912 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5912 PLEASANT RUN RD
WILLIS, SCOTT A	6114 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6200 PLEASANT RUN RD
MCINTYRE, TREVOR	5917 HUNTER LN	COLLEYVILLE, TX	76034	5917 HUNTER LN
GROSSMAN, LISA	6014 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6014 PLEASANT RUN RD
WILLIS FAMILY REVOCABLE TRUST,	6114 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6114 PLEASANT RUN RD
ELMS, JASON R	801 SHELTON DR	COLLEYVILLE, TX	76034	801 SHELTON DR
STOWE, ELLIE P	13548 W MAUNA LOA LN	SURPRISE, AZ	85379	816 SHELTON DR
PLEASANT RUN BAPTIST CHURCH	6005 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6001 PLEASANT RUN RD
DAY, JAMES B	805 SHELTON DR	COLLEYVILLE, TX	76034	805 SHELTON DR
KAUL, SONIA	5908 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5908 PLEASANT RUN RD
KERLEE, TWYLA	800 SHELTON DR	COLLEYVILLE, TX	76034	800 SHELTON DR
WALKER, DONNA	804 SHELTON DR	COLLEYVILLE, TX	76034	804 SHELTON DR
CRUSON, GLEN A	5916 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5916 PLEASANT RUN RD
COULTER, MONA COOK	6105 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6105 PLEASANT RUN RD
GRAPEVINE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	1100 BOGART DR
FARAGHER, JACK	6005 HUNTER LN	COLLEYVILLE, TX	76034	6005 HUNTER LN
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
COOPER, MARK	404 E WALL STREET	GRAPEVINE, TX	76051	APPLICANT

Property hearing notices were mailed on May 22, 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, June 8, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, July 7, 2020 & Tuesday, July 21, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a Special Use Permit for a Fence to extend into the required street side yard. The purpose is to allow for a 5 foot steel fence to encroach into the side yard setback.
Zoning Case:	ZC20-009
Applicant:	Mark Cooper
Owner:	Jerome Ricks and Qing Bai
Location:	816 Shelton Drive
Property Description:	Lot 1, Block 1, of the Stowe Addition
Present Zoning:	AG Agricultural

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-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.48 ACRES, BEING LOT 1 BLOCK 1, OF THE STOWE ADDITION, LOCATED AT 816 SHELTON DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT FOR A 5 FOOT STEEL FENCE TO ENCROACH INTO THE SIDE YARD SETBACK FOR A CORNER LOT; 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 a 5 foot steel fence to encroach into the street side yard setback for a corner lot under Case No. ZC20-009; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to 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 a 5 foot steel fence to encroach into the street side yard setback for a corner lot on 0.48 acres, being Lot 1 Block 1, of the Stowe Addition, located at 816 Shelton 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 5 foot steel fence to encroach into the street side yard setback for a corner lot.

b. The fence location shall be approximately 10 feet from the street side property line and shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".

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 7th day of July 2020.

The second reading and public hearing being conducted on the 21st day of July 2020.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 21ST DAY OF JULY 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 Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

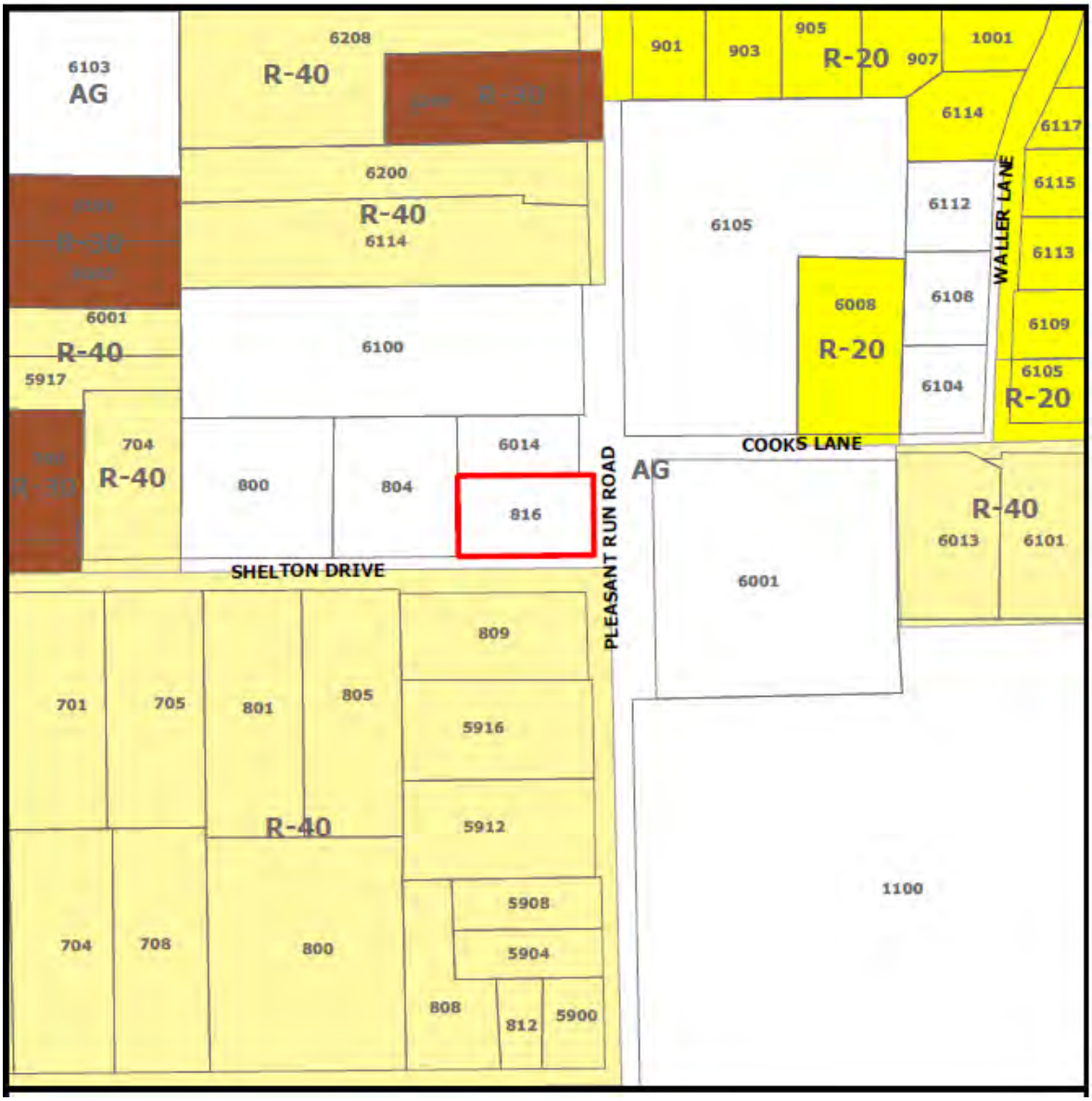
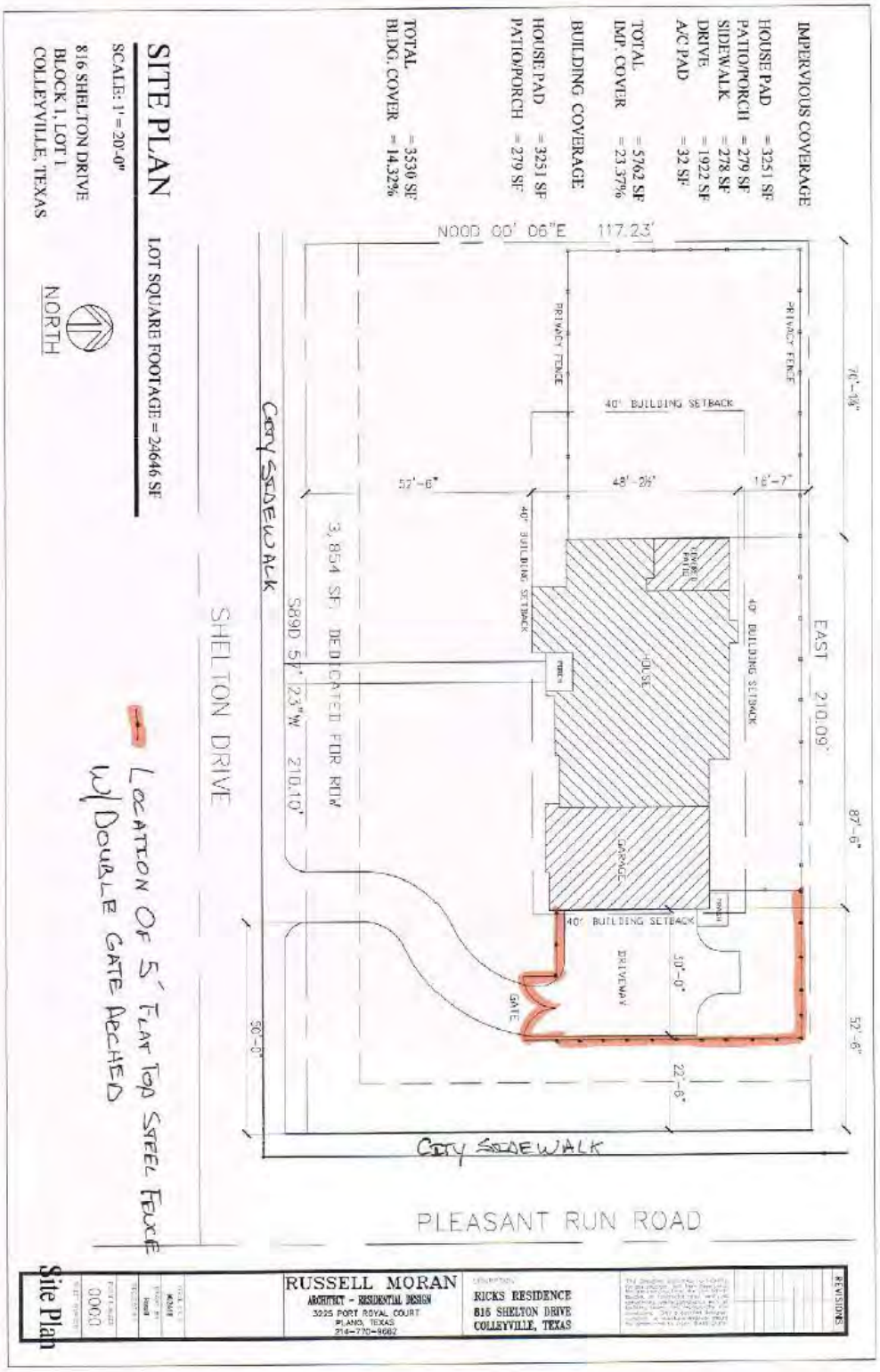



Exhibit "B" – Site Plan