



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, September 14, 2020

City Council Chambers

**PRE COMMISSION MEETING
6:15 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

**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**

**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**

**7:00 P.M. - REGULAR MEETING
CALL TO ORDER AND ROLL
INVOCATION: COMMISSIONER MOORE
PLEDGE OF ALLEGIANCE**

- 1. CITIZEN COMMENTS**
- 2. APPROVAL OF MINUTES**

June 22, 2020 Planning and Zoning Commission Worksession Minutes
June 22, 2020 Planning and Zoning Commission Minutes
July 13, 2020 Planning and Zoning Commission Minutes

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Newgren Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006, TABLED PER THE APPLICANT'S REQUEST TO THE OCTOBER 12, 2020 PLANNING AND ZONING COMMISSION MEETING.
- 3b** Consideration of a zoning change request from the AG Agricultural to R-40 Single Family Residential district on Lot 7, Mrs. Eva Paul's Subdivision, located at 1101 Tinker Road, Case ZC20-017
- 3c** Consideration of a Special Use Permit for a Fence to extend into the required street side yard on Lot 4, Block 6, Creekside at Colleyville, Phase 3, located at 4000 Campania Court, Case ZC20-018
- 3d** Consideration of a Special Use Permit for a Fence to extend into the require street side yard on Lot 4, Block 7, Creekside at Colleyville, Phase 3, located at 3508 Cheval Blanc, Case ZC20-020
- 3e** Consideration of a Special Use Permit for a Fence to extend into the required street side yard on Lot 1, Block 9, Creekside at Colleyville, Phase 3, located at 3501 Alsace Avenue, Case ZC20-019
- 3f** Consideration of a Special Use Permit for a Fence to extend into the required street side yard on Lot 18, Block 9, Creekside at Colleyville, Phase 3, located at 3500 Lejoie Lane, Case ZC20-021
- 3g** Consideration of a Special Use Permit for an Accessory Building to exceed the required 4% maximum lot coverage for accessory buildings on Lot 16, Block C, Brook Meadows Addition, located at 4501 Shadycreek Lane, Case ZC20-022

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards September 11, 2020 by 5:00 p.m.



Araceli Botello
Planning Technician

A quorum of the Colleyville City Council may be in attendance at this meeting.

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

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number

Agenda Date 9/14/2020

Type Approval of Minutes

Department Community Development

Title

June 22, 2020 Planning and Zoning Commission Worksession Minutes

June 22, 2020 Planning and Zoning Commission Minutes

July 13, 2020 Planning and Zoning Commission Minutes

Attachments

1. June 22, 2020 P&Z Minutes
2. June 22, 2020 P&Z WK Minutes
3. July 13, 2020 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

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Monday, June 22, 2020

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Mathisen on June 22, 2020, at 7:17 p.m.

Roll Call

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

Absent: Claudia Bevill

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, and Keera Seiger

2. CITIZEN COMMENTS

There were no citizens wishing to speak.

3. APPROVAL OF MINUTES

May 11, 2020 Planning and Zoning Commission Minutes

Commissioner Koch made a motion to approve the May 11, 2020 regular meeting minutes. Commissioner Moore seconded the motion.

The motion to approve carried with the following vote:

Aye: 6 – Moore, Syed, Holt, Mathisen, Koch, and Bond

Nay: 0

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 COMMISSION MEETING

Commissioner Moore made a motion to remove Case ZC20-009 from the table. Commissioner Holt seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Moore, Syed, Holt, Mathisen, Koch, and Bond

Nay: 0

Jacquelyn Reyff presented the item and briefed the Commission. Mrs. Reyff answered questions of the Commission regarding the type of fence material.

The applicant, Mark Cooper, 2804 Lake Brook Court, Highland Village, came forward and briefed the Commission. Mr. Cooper answered questions of the Commission regarding if the request is to extend the fence onto the property line, the existing fence, traffic, height of the fence, gates, security, privacy, permits, and fence ordinances.

The public hearing was opened at 7:40 p.m.

Lisa Grossman, 6014 Pleasant Run Road, came forward and spoke in opposition to the case. Mrs. Grossman addressed concerns regarding view of the fencing, the request not meeting requirements, and no hardship or safety concerns to merit the approval of the request by the applicant.

Mr. Cooper addressed the concerns brought forth by Mrs. Grossman. Mr. Cooper addressed the permits acquired for the existing fence on the property, the approval of position for the home to face Shelton Drive, and setbacks.

The public hearing was closed at 7:48 p.m.

There was general discussion amongst the Commissioners regarding the timeline for the permits requested, maintaining the integrity of the neighborhood, timeline of the changes for the fence ordinance, the hardship of the request, the height of the fence, the location of the house and setbacks, traffic, landscaping, history of the property, and the intent of the Land Development Code.

Mr. Cooper addressed the concerns brought forth by the Commission. Mr. Cooper stated the building plan of the house was submitted with the fence outline in the plan.

Commissioner Koch made a motion to approve Case ZC20-009 with the condition that the fence be placed along the boundary of the driveway and not along the rear yard property line.

Due to a lack of a second, the motion failed and a new motion was required.

Commissioner Moore made a motion to deny Case ZC20-009. Commissioner Holt seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Moore, Syed, Holt, Mathisen, and Bond

Nay: 1 - Koch

5. AJOURMENT

The meeting adjourned at 8:04 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

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



City of Colleyville Planning and Zoning Commission Worksession Minutes

City Hall
100 Main Street
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817. 503.1000
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Monday, June 22, 2020

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession was called to order by Chair Mathisen on June 22, 2020, at 6:17 p.m.

Roll Call

Present: Sayeda Syed, Kimberly Holt, Ryan Moore, Susan Mathisen, Matt Koch, and George Bond

Absent: Claudia Bevill

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, and Keera Seiger

1. WORKSESSION ITEMS

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

Jacquelyn Reyff and Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding privacy, safety, fencing, location of the play, purpose of the retaining wall, tree preservation, total square foot of the play areas, setbacks, the ages of children, dates of operation, and noise.

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

Jacquelyn Reyff presented the case and briefed the Commission.

There was general discussion regarding hours of operation, traffic along Highway 26, types of permitted uses, history of the property's PUD ordinance, and property road access.

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

Jacquelyn Reyff and Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding the location of the property, type of fencing material, location of the driveway, the required fence regulation, the type of fencing found in surrounding properties, the height the required fence, and joint worksession with City Council regarding the fence ordinance.

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

There was no discussion.

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

Jacquelyn Reyff presented the case and briefed the Commission.

There was general discussion regarding the location of the proposed fence, the distance from the property line, location of the retaining wall, the intent of the pipe located in the home, and maintaining the consistency in the neighborhood.

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

Ben Bryner presented the case and briefed the Commission.

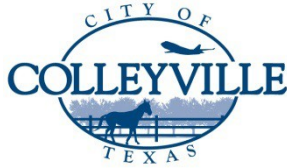
2. ADJOURNMENT

The meeting adjourned at 7:12 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

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



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, July 13, 2020

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Mathisen on July 13, 2020, at 7:00 p.m.

Roll Call

Present: Susan Mathisen, Kimberly Holt, Sayeda Syed, Matt Koch, Claudia Bevill, and George Bond

Absent: Ryan Moore

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

1. APPROVAL OF MINUTES

November 25, 2019 Planning and Zoning Commission Worksession
December 9, 2019 Planning and Zoning Commission
May 26, 2020 Planning and Zoning Commission Worksession
May 26, 2020 Planning and Zoning Commission
June 8, 2020 Planning and Zoning Commission

Commissioner Bond made a motion to approve the November 25, 2019 worksession minutes, the December 9, 2019 regular meeting minutes, the May 26, 2020 worksession minutes, the May 26, 2020 regular meeting minutes, and June 8, 2020 regular meeting minutes. Commissioner Holt seconded the motion.

The motion carried by the following vote:

Aye: 6 – Syed, Holt, Mathisen, Koch, Bevill, Bond
Nay: 0

2. CITIZEN COMMENTS

There were no citizens wishing to speak.

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration 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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant/owner, Steven Brown, 6612 Josephine Street, Plano, briefed the Commission. Mr. Brown spoke regarding the site plan, the playground, hours of operation, safety, and traffic.

The public hearing was opened at 7:21 p.m.

Fray Webster, 112 Quail Run, spoke in support of the Case.

Brad Hildred, 6409 Kingston, spoke in opposition to the Case. Mr. Hildred posed questions regarding the fence backing up to his property, and drainage.

Susan Reynolds, 6417 Kingston, spoke in opposition to the Case. Ms. Reynolds spoke regarding the location of the daycare, noise from the children, building doors, trees, and traffic.

Mr. Brown spoke regarding the questions and concerns addressed by the speakers. Mr. Brown addressed concerns regarding the fence, drainage, building size, and trees.

The public hearing was closed at 7:38 p.m.

There was general discussion amongst the Commissioners, staff, Mr. Brown, and Mr. Webster regarding building and playground square footage, the fence, the safety of children, the speed limit on the private drive, drainage, traffic, the clearing of brush, parking spaces, the special use permit, noise, and drainage.

Commissioner Holt made a motion to approve Case ZC20-015 with the condition the property owner place 25 MPH speed limit signs and drainage is addressed between property owners, the City, and neighboring property owners. Commissioner Koch seconded the motion.

The motion carried by the following vote:

Aye: 4 – Holt, Mathisen, Koch, Bond

Nay: 2 – Syed, Bevill

- 3b** Consideration of an amendment to the PUDC 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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant/owner, Steven Brown, 6612 Josephine Street, Plano, briefed the Commission, and answered questions.

There was general discussion regarding after-hour events at the day care center.

The public hearing was opened at 8:43 p.m. With no one wishing to speak, the public hearing was closed at 8:43 p.m.

Commissioner Holt made a motion to approve Case ZC20-012. Commissioner Bond seconded the motion.

The motion carried by the following vote:

Aye: 6 – Syed, Holt, Mathisen, Koch, Bevill, and Bond
Nay: 0

- 3c** Consideration 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

Jacquelyn Reyff presented the item and briefed the Commission.

Cheryl Turner, applicant, 5835 Shoreside Bend, Irving, briefed the Commission, and answered questions.

The public hearing was opened at 8:54 p.m. With no one wishing to speak, the public hearing was closed at 8:54 p.m.

There was general discussion regarding the Creekside Development, the placement of the fence, continuity, and the Land Development Code.

Commissioner Koch made a motion to approve Case ZC20-013. Commissioner Holt seconded the motion.

The motion was denied by the following vote:

Aye: 3 – Holt, Koch, Bond

Nay: 3 – Syed, Mathisen, Bevill

Due to a lack of four affirmative votes, the motion fails and the case is therefore denied.

3d Consideration 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

Jacquelyn Reyff presented the item and briefed the Commission.

Cheryl Turner, applicant, 5835 Shoreside Bend, Irving, briefed the Commission, and answered questions.

The public hearing was opened at 9:27 p.m. With no one wishing to speak, the public hearing was closed at 9:27 p.m.

There was general discussion regarding the Creekside development, the fence, a privacy fence, trees, and the layout of the property.

Commissioner Syed made a motion to approve Case ZC20-014. Commissioner Bevill seconded the motion.

The motion carried by the following vote:

Aye: 5 – Syed, Holt, Koch, Bevill, Bond

Nay: 1 - Mathisen

3e Consideration of a Special Use Permit for a Fence to extend into the require street side yard on Lot 3, Block 7, Creekside at Colleyville, located at 3509 Valmur Avenue, Case ZC20-016

Jacquelyn Reyff presented the item and briefed the Commission.

Amish Patel, 3509 Valmur Avenue, applicant, briefed the Commission, and answered questions.

The public hearing was opened at 9:50 p.m.

Cheryl Turner, 5835 Shoreside Bend, Irving, spoke in support of the Case.

The public hearing was closed at 9:52 p.m.

There was general discussion regarding staff's recommendation of denial and the development.

Commissioner Syed made a motion to approve Case ZC20-016. Commissioner Koch seconded the motion.

The motion carried by the following vote:

Aye: 4 – Syed, Holt, Koch, Bond

Nay: 2 – Mathisen, Bevill

3f Consideration 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

Ben Bryner presented the item and briefed the Commission.

There was general discussion regarding the proposed amendments and owner/operators of the related businesses.

The public hearing was opened at 10:09 p.m. With no one wishing to speak, the public hearing was closed at 10:09 p.m.

Commissioner Holt made a motion to approve Item 3f. Commissioner Syed seconded the motion.

The motion carried by the following vote:

Aye: 6 – Syed, Holt, Mathisen, Koch, Bevill, Bond

Nay: 0

4. AJOURMENT

The meeting adjourned at 10:11 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
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Agenda Number 3a	Agenda Date 9/14/2020	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Newgren Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006, TABLED PER THE APPLICANT'S REQUEST TO THE OCTOBER 12, 2020 PLANNING AND ZONING COMMISSION MEETING.

Explanation

Matt Maly, the applicant, requests approval of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition on approximately 2.20 acres, located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail. The applicant proposes to combine and redevelop 2 lots, an old right-of-way area, and an open space lot into 2 single-family residential lots and an open space lot. The old right-of-way area will be abandoned as part of the plat.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is a combination of Lots 1 & 2, Block 1, Neidholt Addition, and old right-of-way area, and Lot 2X, Block E, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north. The property is currently undeveloped. The plat up for consideration proposes to combine and redevelop the property for future residential development on 2 lots and an open space lot.

Lot Dimensions and Setbacks:

Per Ordinances O-04-1475, Lot Requirements and Setbacks, the PUD zoning regulations require the following standards:

Minimum Lot Area: 13,000 square feet

Average Lot Area: 16,000 square feet

Minimum Lot Width: 90 feet

Minimum Lot Depth: 120 feet

Minimum Front Yard Setback: 25 feet

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

As submitted, the proposed plat meets all of the requirements of the PUD-R zoning and the Land Development Code.

Surrounding Development: The properties to the north, south, and west are zoned PUD-R Planned Unit Development – Residential district and primarily developed with single family homes. The property to the east is zoned R-30 Single Family Residential district and developed with a single family home. There is a large retention/detention pond adjacent to the south.

Analysis: The property is located at the northeast side of the Old Grove neighborhood. The PUD-R zoning approved in 2004 originally planned for 4 lots. The proposal has reduced the lot number to 2 lots for single-family residential development.

The proposed Final Plat also includes a small open space lot adjacent to an existing Emergency Access Easement and drive lane.

Finally, an old right-of-way area is currently unused with no improvements existing. The approval of the Final Plat will include the abandonment of the right-of-way and the area incorporated into the lot area of the proposed area of Lot 1.

DRC Comments - Drainage & Engineering: The current drainage does not meet City of Colleyville standards. The proposed design reroutes storm water onto drainage easements where it never previously flowed through and wasn't designed to convey. The proposed improvement does not analyze existing flows within those drainage easements and therefore is not sized correctly. The proposed improvements would also be built in part over an existing City of Colleyville improved underground storm drain system, thereby making maintenance on said system impossible without having to remove the proposed improvements. Any proposed improvements must provide access to the existing underground system or upgrade the underground system.

Engineering Comments per September 4, 2020 DRC Submittal: "The supporting drainage documents from Westmont September 2000 and Old Grove March 2004 do not prove the existence of the channel section "C" between lots 101 John McCain and 203 Colden Court. In the construction of Westmont 2000, I agree that the plans show the channel section "C" with a capacity of 54.4 CFS. However when the same developer came in and developed Old Grove 2004, they piped the water underground that the channel was designed to convey. The underground system was installed in the same location as the channel. The 2004 plans didn't require the re-establishment of the channel. Therefore, it is very likely that the channel no longer exists or has a

reduced capacity. LIDAR topography doesn't support it conclusively nor does the later plan set. If the applicant intends to use the channels from Westmont (circa 2000), they will need to show that the channel still exists or provide construction plans for its reinstallation. Also, at the bend of their system to the north they need to show how their design doesn't impede the additional flow shown in the Westmont flow in channel section "B" from the south, which may or may not exist as well."

Currently the plans are still incomplete. Due to the assumptions that are being made.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

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

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

Public Notification: Staff mailed notices to all property owners within 500 feet of the subject property. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends denial. The proposed Replat does not meet the requirements of the Land Development Code for drainage.

Recommendation

Denial

Attachments

1. Applicant's Request to Table
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Plat Exhibit
6. Civil Plans Exhibit
7. Notification Map
8. Notification List
9. Property Owner Notification

10. Draft Resolution

From: [Mike Boswell](#)
To: [Matthew Maly](#) ; [Jackie Reyff](#)
Cc: [Mark Spear](#) ; [Ben Bryner](#)
Subject: RE: DRC Comments PC20-006 Replat 105 and 103 John McCain Rd. 7189 Cast Iron Forest Trail
Date: Wednesday, September 9, 2020 11:35:44 AM
Attachments: [image013.png](#)

Jackie:

While we are working through the latest round of comments, we respectfully request that our item (PC20-006) be tabled at the next meeting to the first subsequently available Planning and Zoning meeting in order that we address the comments Larry Wright provided September 8, 2020.

Thank you,

Mike Boswell
Director of Land Development

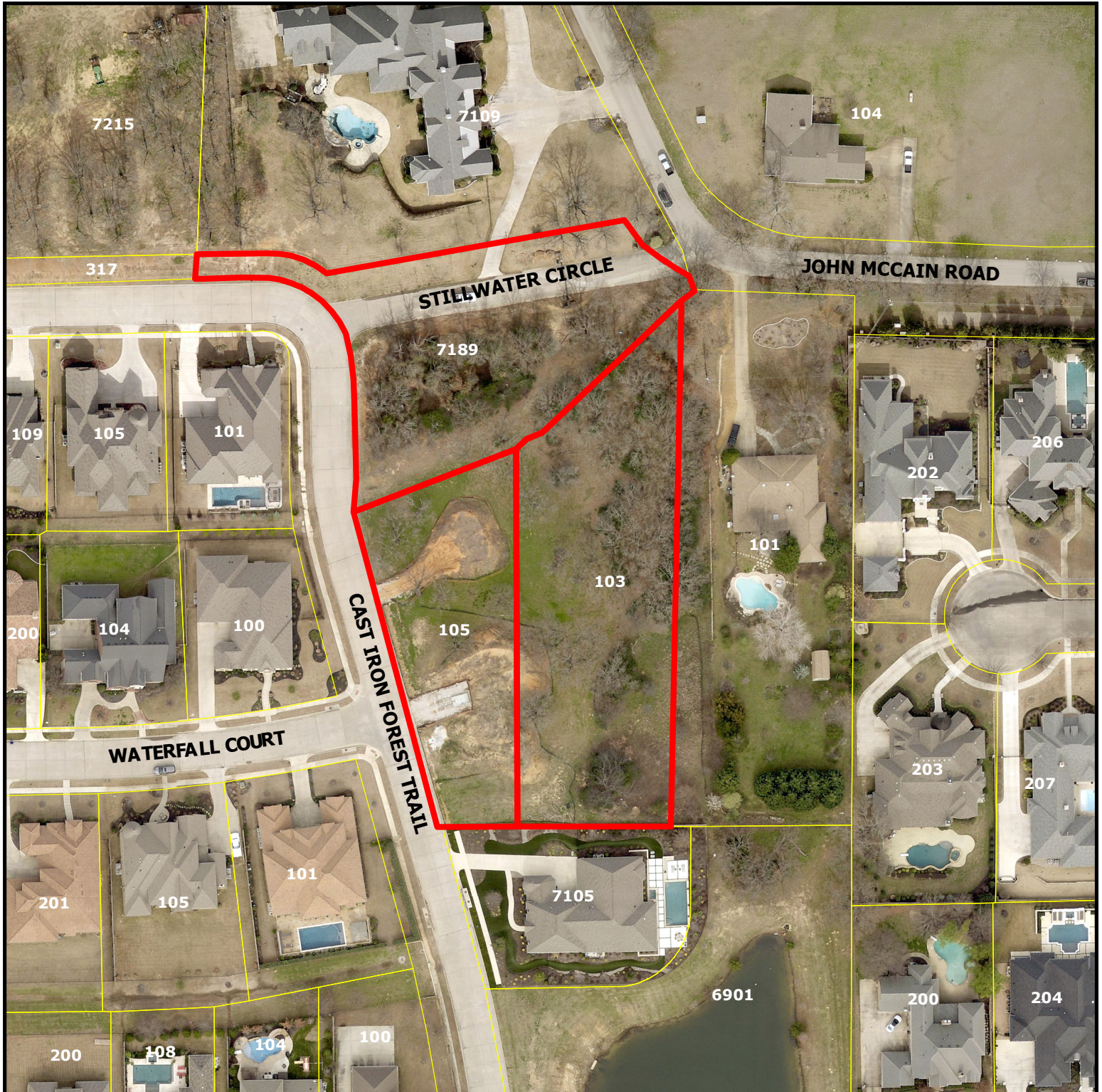
Toll Brothers, *America's Luxury Home Builder®*
2555 SW Grapevine Parkway, Suite 100, Grapevine, Texas 76051
Office: (817) 329-7973 | Cell: (972) 672-5228 | Fax: (817) 251-7309



1ST IN HOMEBUILDING
6 YEARS IN A ROW

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Aerial Map



PC20-006

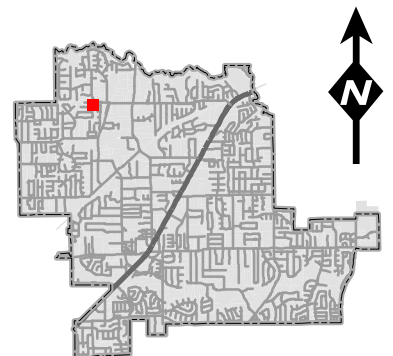
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

DISCLAIMER:

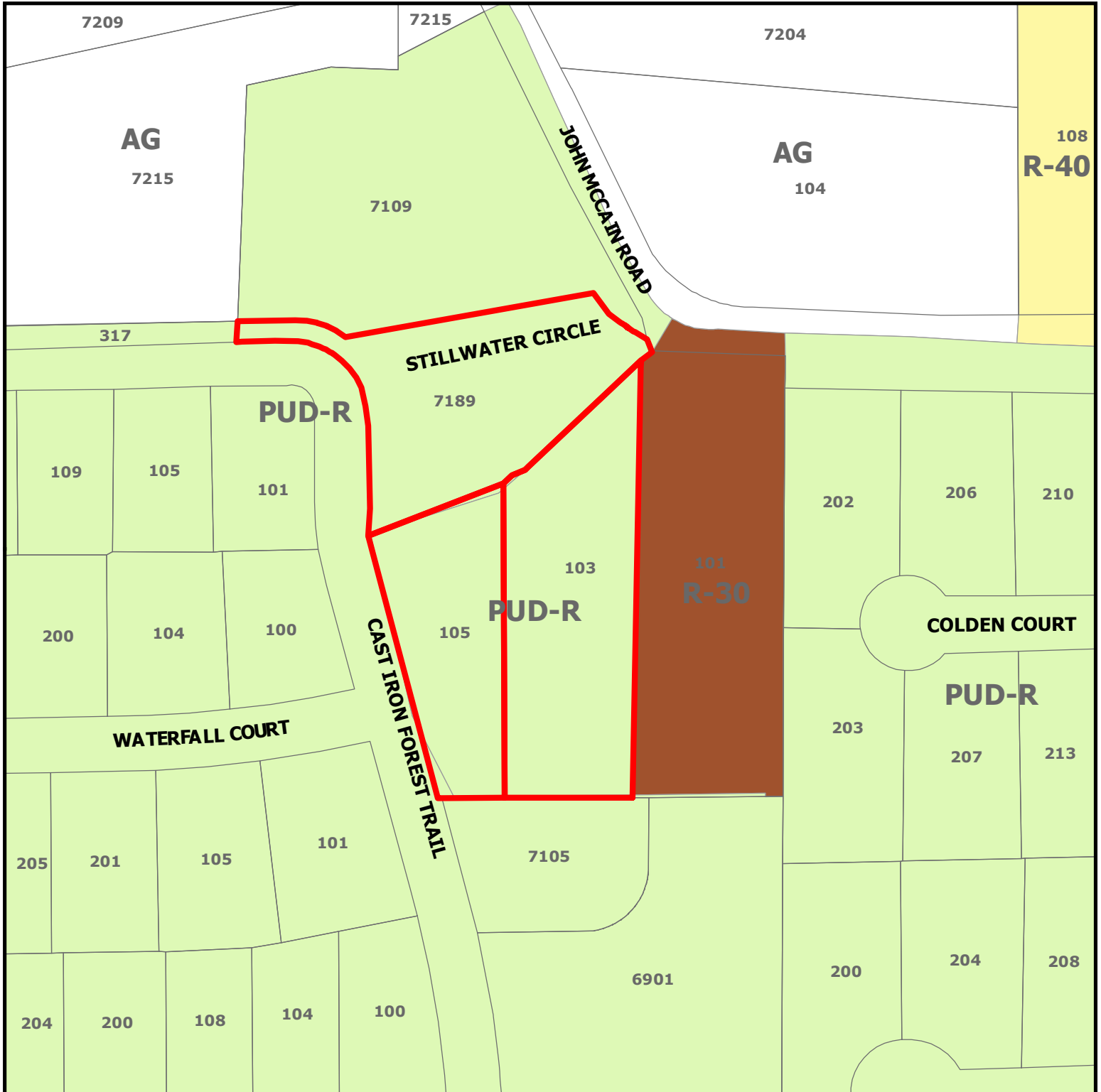
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



PC20-006

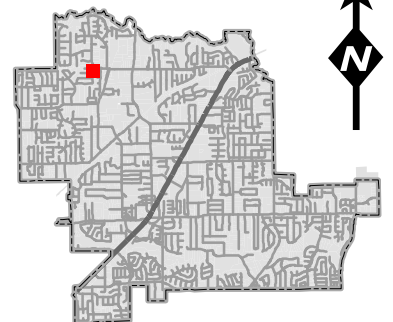
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

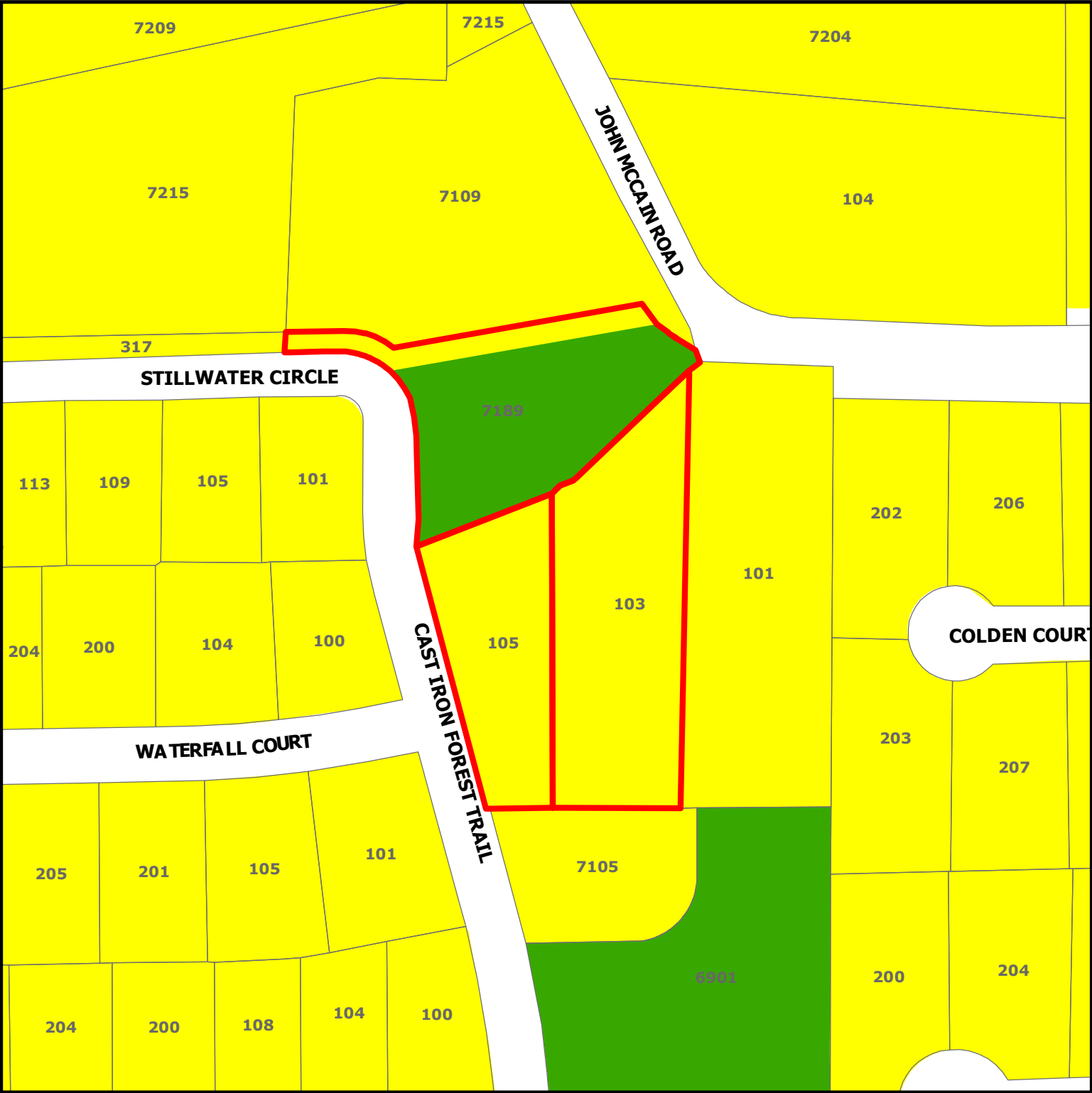
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Subject Property



Future Land Use Map

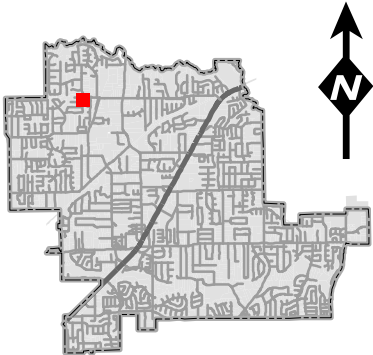


PC20-006

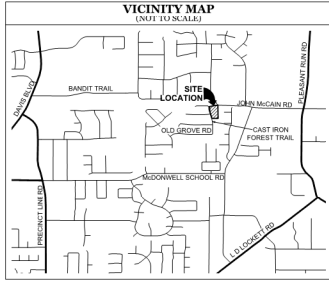
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

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-  Subject Property
-  Residential
-  Open Space; Parks



Plat Exhibit



GENERAL NOTES

- The purpose of this plat is to reconfigure former Lots 1 & 2 of the Neidholt Addition to face East Iron Forest Trail instead of John McCain Road.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0095K.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AITerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- DRAINAGE EASEMENT RESTRICTION: No construction of filling, without the written approval of the City of Coleville, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted. All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
- UTILITY EASEMENTS: Any public utility, including the City of Coleville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Coleville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- The maintenance of all drainage and utility easements located on private property are the responsibility of the owner.
- Open Space Lot 3X, Block A, to be maintained by HOA.

LEGEND

- PG = PAGE
VOL = VOLUME
CAB = CABINET
RPT = POINT OF BEGINNING
RPT = IRON ROD FOUND
CRF = CAPPED IRON ROD FOUND
CRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS
DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS
DENTON COUNTY, TEXAS

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Pape-Dawson Engineers, Inc.
One Ridgeman Centre
6500 West Fwy, Suite 700
Fort Worth, TX 76116
(817) 510-3688

OWNER
Toll Dallas TX, LLC
2557 Grapevine Parkway, Suite 100
Grapevine, TX 75051
(817) 510-8770

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Coleville, Texas voted affirmatively on this _____ day of _____, 2020 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

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

Mayor, City of Coleville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, TOLL DALLAS TX, LLC, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Coleville, Tarrant County, Texas, being all of Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, all of Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of East Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition; **THENCE**, N16°10'52"W, along the East Right-of-Way line of East Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition; **THENCE**, N60°22'47"E, along the East Right-of-Way line of East Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the beginning of a non-tangent curve to the left; **THENCE**, leaving the North line of the Right-of-Way Dedication of Neidholt Addition along the East Right-of-Way line of East Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the right, having a radius of 245.00 feet, a chord bearing of N02°27'38"W, a chord length of 37.35 feet, a delta angle of 08°44'07", an arc length of 37.35 feet to a 1/2" iron rod with yellow plastic cap stamped "BEASLEY" found; **THENCE**, N01°05'15"W, along the East Right-of-Way line of East Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the beginning of a non-tangent curve to the left; **THENCE**, along the East Right-of-Way line of East Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.18 feet, a delta angle of 22°28'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition; **THENCE**, N01°18'53"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition; **THENCE**, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northwest corner hereof; **THENCE**, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 47.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition; **THENCE**, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North line of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, TOLL DALLAS TX, LLC, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Coleville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Coleville, Texas.

OWNER: TOLL DALLAS TX, LLC, a Texas limited liability company

BY: _____
Authorized Agent Date

NAME: _____
Print name

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Coleville, Tarrant County, Texas.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

Matthew Raabe, R.P.L.S., #6402

Date

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1-3X, BLOCK 1 2.20 ACRES

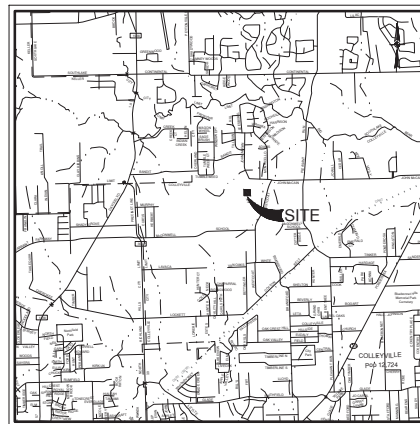
A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLEVILLE, TARRANT COUNTY, TEXAS

Civil Plans Exhibit

OLD GROVE - GRADING AND DRAINAGE

COLLEYVILLE, TARRANT COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS



LOCATION MAP
NOT-TO-SCALE

TOLL DALLAS TX, LLC
2555 SW GRAPEVINE PKWY, STE 100
GRAPEVINE, TEXAS 76051

AUGUST 2020

PAPE-DAWSON
ENGINEERS

FORT WORTH ■ SAN ANTONIO ■ AUSTIN ■ HOUSTON ■ DALLAS
6500 WEST FWY, STE 700 ■ FORT WORTH, TX 76116 ■ 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	C0.0
FINAL PLAN	C1.0
GENERAL NOTES	C2.0
SITE & UTILITY PLAN	C3.0
GRADING PLAN	C4.0
DRAINAGE & DETENTION PLAN	C5.0
DRAINAGE & DETENTION CALCULATIONS	C5.1
EROSION CONTROL PLAN	C6.0
CONSTRUCTION DETAILS	C7.0

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALLY,
P.E. #120484
AUGUST 17, 2020.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.

SHEET C0.00

CONSTRUCTION DOCUMENTS

PD JOB NO. 61233-01 OLD GROVE - GRADING AND DRAINAGE

Civil Plans Exhibit

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF COLLEYSVILLE AND GOVERNED BY THE CITY OF COLLEYSVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014), TEXAS DEPARTMENT OF TRANSPORTATION TEXAS STANDARD SPECIFICATION, 1993 EDITION, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.
- A COPY OF THE COLLEYSVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE: WWW.COLLEYSVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSANDDETAILS
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYSVILLE STANDARDS WHERE THEY DIFFER FROM MTCOG STANDARDS.
- WORK PERFORMED IN THE STATE HIGHWAY RIGHT-OF-WAY, AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TxDOT FOR REVIEW.
- A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT. CONTACT NUMBER 817-503-1366.
- THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

UNDERGROUND FACILITY OWNER	811 (214) 869-8352
AT&T	(214) 745-2964
AT&T TEXAS (CALL DITCHES)	(800) 344-8377
ATMOS ENERGY	(817) 359-1313
CHARTER COMMUNICATIONS	(817) 822-8745
CITY OF COLLEYSVILLE	(817) 748-8082
DITCHES (LINE LOCATES)	(800) 344-8377
LEVEL (3) COMMUNICATIONS	(877) 368-8344
ONCOR ELECTRIC DELIVERY	(817) 215-6688
ONE SOURCE COMMUNICATIONS	(817) 692-6042
TRI COUNTY ELECTRIC	(817) 431-1541
VERIZON ENGINEERING	(972) 478-3354
- 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 INSPECTOR AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P, PG. 128 - 137, AND ANY AMENDMENTS THERE TO.
- THIS ITEM SHALL COVER THE CONTROL MEASURES NECESSARY TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION, AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS INCLUDING RIVERS, STREAMS, LAKES, RESERVOIRS, GROUND WATER, AND WETLANDS. THE CONTROL MEASURES CONTAINED HEREIN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT AND COORDINATED WITH ANY PERMANENT OR TEMPORARY POLLUTION CONTROL FEATURES SPECIFIED ELSEWHERE ON THE PLANS AND IN THE SPECIFICATIONS TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIODS. THESE CONTROL MEASURES SHALL NOT BE USED AS A SUBSTITUTE FOR THE PERMANENT POLLUTION CONTROL MEASURES UNLESS OTHERWISE DIRECTED BY THE CITY IN WRITING. THE CONTROLS MAY INCLUDE SILT FENCES, STRAW BALE Dikes, ROCK BENS, DIVERSION Dikes, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS, PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDING, SOODOING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, SPRINKLER SYSTEMS, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

- RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP ONE (1) RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ENGINEER AND THE CITY AND SHALL BE DELIVERED TO THE CITY UPON COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF FINAL PAYMENT AND/OR INITIAL ACCEPTANCE LETTER.
- 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.
- THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE OR AS DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM THE GENERAL CONTRACTOR, SUB-CONTRACTORS, THE DESIGN ENGINEER, AND THE CITY OF COLLEYSVILLE STAFF.
- ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYSVILLE TREE PRESERVATION ORDINANCE.

WATER IMPROVEMENTS

- THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.
- WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.
- ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY CITY PERSONNEL. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY CITY A OF COLLEYSVILLE REPRESENTATIVE.
- FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.
- ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO ASTM C-900 DR-18 MINIMUM, WITH NSF SEAL. PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH MTCOG STD. SPECS. (SEE C1.7) WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.
- SERVICE LINE CONNECTORS, UNDER 2" SHALL BE CLASS K SOFT COPPER AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. 1/2" TAPS AND SERVICE LINES ARE PROHIBITED.
- WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.
- WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".
- WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.
- CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
- ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE SHALL BE PAINTED KEMULSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATS OF PAINT OR UNTIL APPROVED BY THE CITY.
- ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMA) NO BLOCK OUTS WILL BE ALLOWED.
- FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.
- WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.
- ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.
- FOR VALVES WITH OPERATING NUTS 6" BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).

SANITARY SEWER IMPROVEMENTS

- SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.
- PIPE SHALL HAVE CL B (S-8) EMBEDED, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- AFTER COMPLETION OF ALL TESTING (I.E. MANHOLE & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.
- A 2" HIGH LETTER "S" SHALL BE STAMPED ON THE CURB TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT.
- CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
- RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED BY UTILITY CONTRACTOR AND ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED.
- MANHOLES 10' IN DEPTH OR LESS SHALL BE 4FT IN DIAMETER, 10 FT. PLUS OR DROP MANHOLES SHALL BE 3FT. IN DIAMETER.
- ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.
- ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 300 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. IF THE DISTANCE BETWEEN MANHOLES EXCEEDS 300 L.F., A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE CITY OF COLLEYSVILLE HAS APPROVED ALL TRENCH WORK.
- ALL MANHOLES SHALL BE VACUUMED TESTED.
- ANY SERVICE TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
- CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.

STORM DRAINAGE IMPROVEMENTS

- ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.
- BACKFILL SHALL BE 1/2 TO 1" ROCK, 6" MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.
- AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
- INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.
- ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WEPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.
- NO PRE-CAST INLETS ARE ALLOWED.

DATE	REVISION	NO.

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW H. MALY, P.E. #120494 AUGUST 17, 2020. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

PAPE-DAWSON ENGINEERS

1001 WEST 30TH ST. SUITE 1000 AUSTIN, TX 78705
8000 WEST HWY. 375 SUITE 1000 WORTH, TX 75150
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION #408

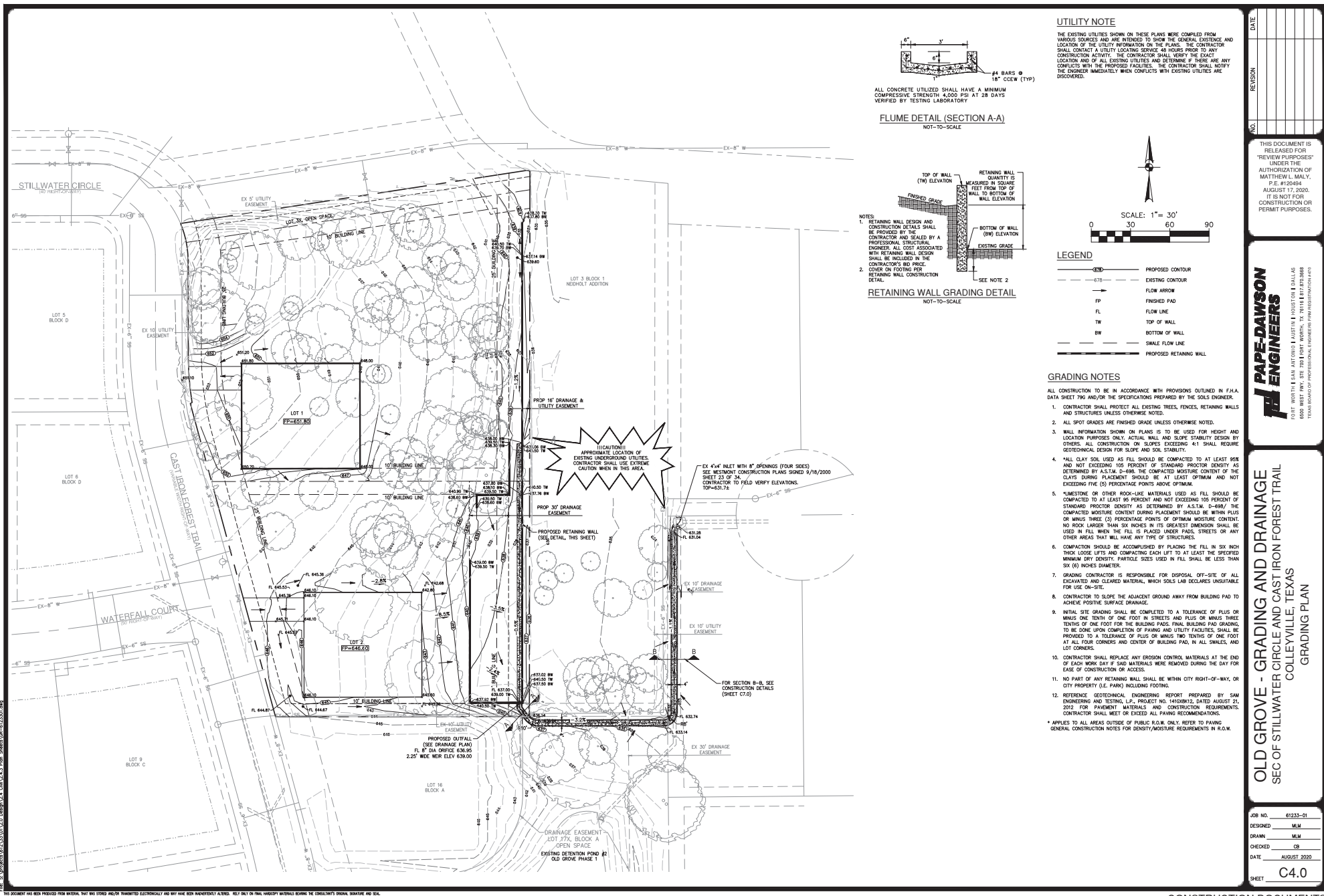
OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYSVILLE, TEXAS
GENERAL NOTES

JOB NO.	61233-01
DESIGNED	MLW
DRAWN	MLW
CHECKED	CB
DATE	AUGUST 2020
SHEET	C2.0

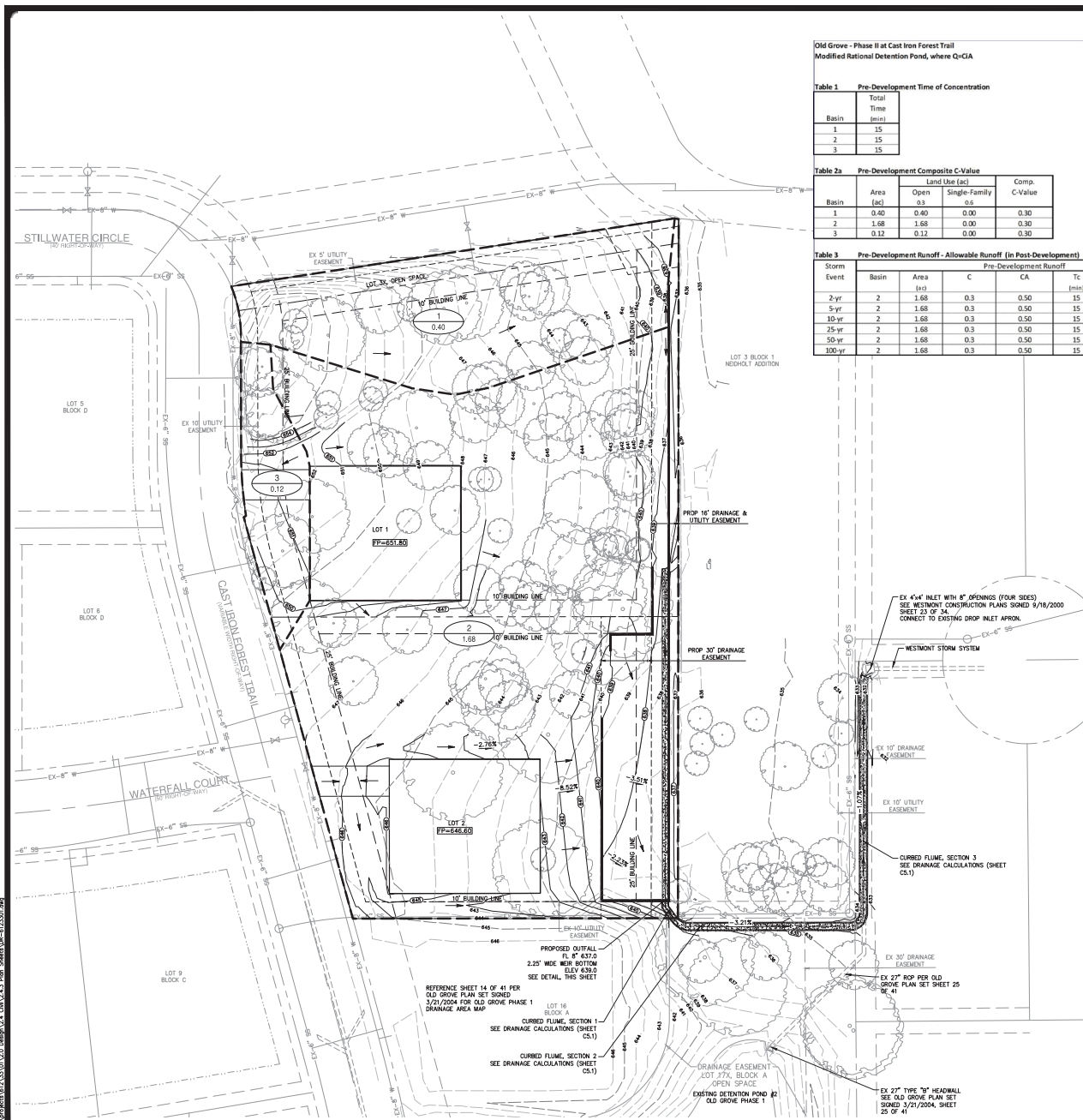
Date: Aug 17, 2020, 2:44pm User ID: mmmdy
File: S:\projects\612\33\01\2.0 Design\2.4 Ch4\2.4.3 Plan Sheets\SP-0123301.dwg



Civil Plans Exhibit



Civil Plans Exhibit



Old Grove - Phase II at Cast Iron Forest Trail
Modified Rational Detention Pond, where $Q=CiA$

Basin	Total Time (min)
1	15
2	15
3	15

Table 2a Pre-Development Composite C-Value

Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open 0.3	Single-Family 0.5	
1	0.40	0.40	0.00	0.30
2	1.68	1.68	0.00	0.30
3	0.12	0.12	0.00	0.30

Table 2b Post-Development Composite C-Value

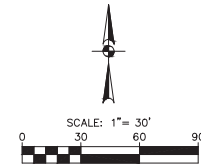
Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
		0.3	0.6	
1	0.40	0.40	0.00	0.30
2	1.68	0.00	1.68	0.60
3	0.12	0.00	0.12	0.60

Table 3 Pre-Development Runoff - Allowable Runoff (in Post-Development)

Table 3 Pre-Development Runoff - Allowable Runoff (In Post-Development)							
Storm Event	Pre-Development Runoff						
	Basin	Area (a2)	C	CA	Tc (min)	I (in/hr)	Qa (cfs)
2-yr	2	1.68	0.3	0.50	15	3.90	1.97
5-yr	2	1.68	0.3	0.50	15	4.86	2.49
10-yr	2	1.68	0.3	0.50	15	5.53	2.75
15-yr	2	1.68	0.3	0.50	15	6.46	3.26
50-yr	2	1.68	0.3	0.50	15	7.70	3.63
100-yr	2	1.68	0.3	0.50	15	7.98	4.02

UTILITY NOTE

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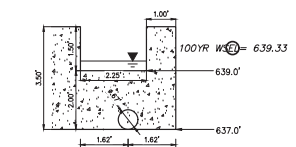


LEGEND

-
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DRAINAGE AREA
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- A-1
- 1.00
- DRAINAGE AREA
- ACRES

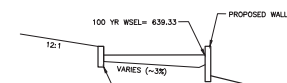
NOTES

1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
3. DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.



ALL CONCRETE UTILIZED SHALL HAVE A MINIMUM
COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS
VERIFIED BY TESTING LABORATORY

OUTFALL STRUCTURE DETAIL
NOT-TO-SCALE



POND SECTION

NOT-TO-SCALE

THIS DOCUMENT IS
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"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
AUGUST 17, 2020.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.

**PAPE-DAWSON
ENGINEERS**
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST HWY. STE. 700 | FORT WORTH, TX 76116 | 817.870.8668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #478

VE - GRADING AND DRAINAGE

WATER CIRCLE AND CAST IRON FOREST TRAIL

COLLEYVILLE, TEXAS

DRAINAGE & DETENTION PLAN

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE AUGUST 2020
C5.0
SHEET

Civil Plans Exhibit

Old Grove - Phase II at Cast Iron Forest Trail
Modified Rational Detention Pond, where Qc=IA

Table 4 Post-Development Required Detention Volume (Vreq)

Storm Event	Basin	Area (ac)	Tc (min)	C	Qa (cfs)	Td (min)	Vprelim (cu ft)	P180 (in)	Ptd (in)	Vreq (cu ft)	Vreq (ac-ft)
2-yr	2	1.68	15	0.6	1.97	28.62	2,191	2.19	1.29	3,700	0.08
5-yr	2	1.68	15	0.6	2.45	32.83	2,974	2.95	1.76	5,000	0.11
10-yr	2	1.68	15	0.6	2.79	34.69	3,516	3.46	2.06	5,900	0.14
25-yr	2	1.68	15	0.6	3.26	36.14	4,237	4.19	2.49	7,100	0.16
50-yr	2	1.68	15	0.6	3.63	37.18	4,826	4.77	2.83	8,100	0.19
100-yr	2	1.68	15	0.6	4.02	38.57	5,473	5.44	3.22	9,200	0.21

Detention calculations in Table 4 from Section 1.5.2 of Hydrology SWM Manual.

Table 5 Elevation - Volume - Discharge Rating Curve

Elevation (ft)	Area (ft ²)	Area (ac-ft)	Volume (cu ft)	Q (cfs)
637.0	0	0.00	0.00	0.00
637.5	938	0.02	0.01	0.69
638.0	3,382	0.08	0.03	1.37
638.5	5,715	0.13	0.08	1.82
639.0	6,923	0.16	0.15	2.17
639.5	7,859	0.18	0.24	4.94
640.0	9,635	0.22	0.34	9.72
640.5				

Table 6 Outlet Structure

Orifice	Diam (in)	Q (cfs)	# of Pipes	1
Flow Line	637.00			
Ke	0.6			
Length (ft)	2.25	Bottom Elev	639.00	
Height (ft)	1.50	Top Elev	640.50	
Ke		Weir C	3.1	
Outfall	Diam (in)	8		
	Slope (ft/ft)	0.0300		
	Length (ft)	0.5		

Table 7 Proposed Detention Storage Volume

Storm Event	Qa (cfs)	Vreq (cu ft)	Design WSEL ¹ (ft)	Qout ² (cfs)	Qout / Qa	Vprovided ³ (cu ft)	V / Vreq	Freeboard (ft)	Delta Qa (cfs)
2-yr	1.97	3,700	0.08	638.71	✓ 100.0%	0.11	✓ 132.9%	1.79	0.00
5-yr	2.45	5,000	0.11	639.05	✓ 100.0%	0.16	✓ 142.4%	1.45	0.00
10-yr	2.79	5,900	0.14	639.11	✓ 100.0%	0.17	✓ 128.3%	1.39	0.00
25-yr	3.26	7,100	0.16	639.20	✓ 100.0%	0.19	✓ 118.5%	1.30	0.00
50-yr	3.63	8,100	0.19	639.26	✓ 100.0%	0.20	✓ 107.3%	1.24	0.00
100-yr	4.02	9,200	0.21	639.33	✓ 100.0%	0.21	✓ 100.2%	1.17	0.00

Design Notes:

1. Design WSEL determined iteratively based on interpolation of Qa against Crotal from Table 5.

2. Qout calculated based on outlet structure hydraulic information in Table 6 and Design WSEL.

3. Vprovided determined by comparing Design WSEL against Elevation-Volume in Table 5.

Tarrant County

		Return Period					
		1	2	5	10	25	50
e	0.82169	0.81144	0.81423	0.79952	0.79381	0.78265	0.77882
b	43.653	51.393	71.154	77.103	90.982	97.721	110.202
d	8	9	12	12	13	14	2
a	95.835	121.96	170.81	203.93	247.1	282.6	322.07
b	13.425	15.704	19.435	21.09	22.366	23.302	24.388

	e	b	d	a	b
1-yr	0.82169	43.653	8	95.835	13.425
2-yr	0.81144	51.393	9	121.96	15.704
5-yr	0.81423	71.154	12	170.81	19.435
10-yr	0.79952	77.103	12	203.93	21.09
25-yr	0.79381	90.982	13	247.1	22.366
50-yr	0.78265	97.721	13	282.6	23.302
100-yr	0.77882	110.202	14	322.07	24.388

Formulas from Section 1.5.2 of SWM Criteria Manual:

$$T_d = \sqrt{\frac{2CAab}{Q_a}} \cdot b$$

$$V_{\text{preliminary}} = 60 [CAa - (2CAbQ_a)^{1/2} + (Q/2) (b - L_1)]$$

$$V_{\text{max}} = V_{\text{preliminary}} + P_{180}/P_{10}$$

Curbed Flume Calculations

Label	Friction Method	Roughness Coefficient	Channel Slope	Normal Depth (ft)	Bottom Width (ft)	Flow Area (ft ² /s)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)	Critical Depth (ft)	Critical Slope	Velocity (ft/s)
Section 1	Manning Formula	0.013	0.0021	0.21	3	4.02	0.62	3.41	0.18	3	0.38	0.00459
Section 2	Manning Formula	0.013	0.0021	0.17	4	4.02	0.68	4.34	0.16	4	0.32	0.0044
Section 3	Manning Formula	0.013	0.0107	0.24	4	4.02	0.95	4.48	0.21	4	0.32	0.0044

UTILITY NOTE

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DATE	
REVISION	
NO.	

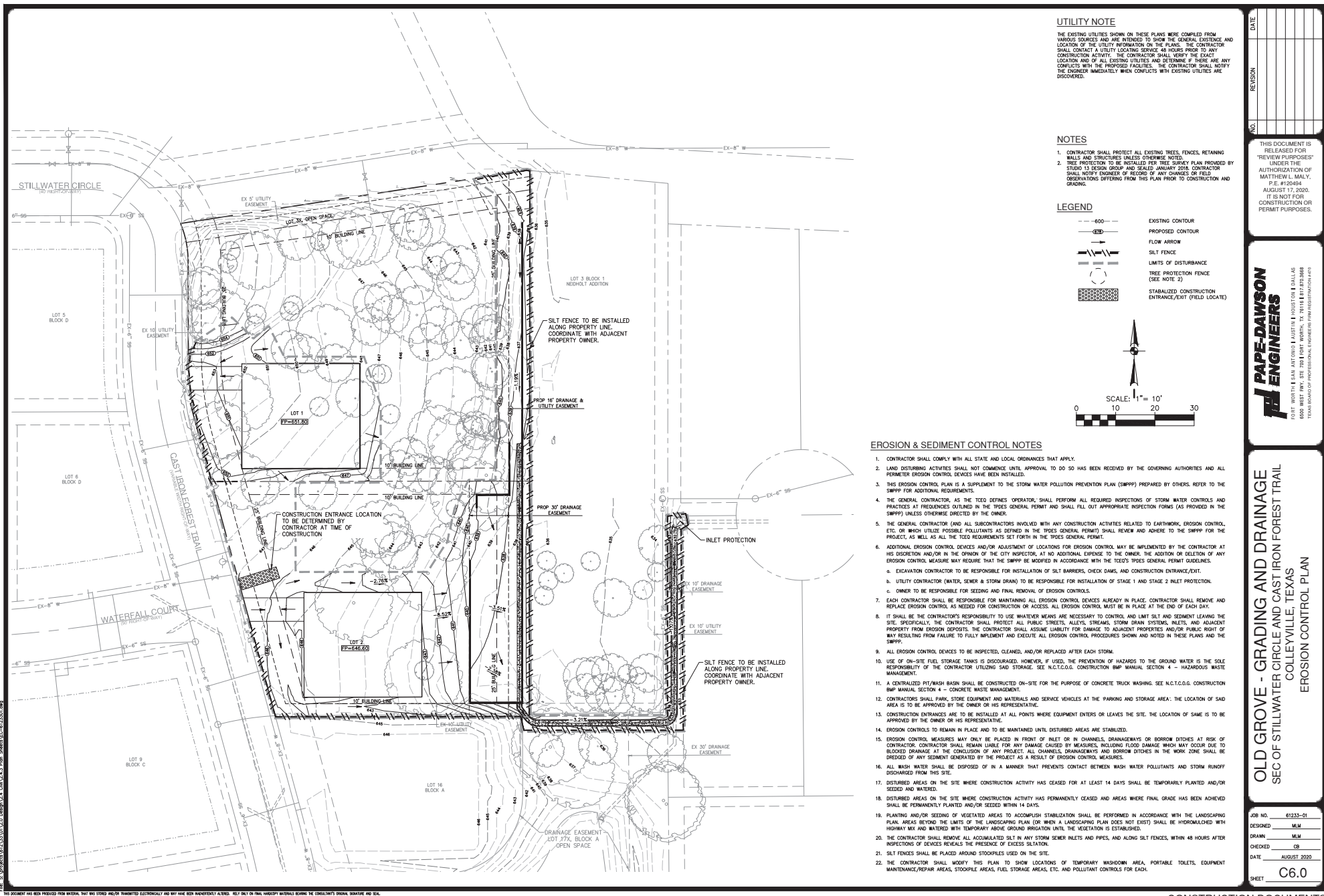
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PAPE-DAWSON ENGINEERS
P.E. #120484
AUGUST 17, 2020
1100 WEST 11TH AVE. SUITE 1000 FORT WORTH, TX 76104-1100
TELEPHONE: 817.333.8888
FAX: 817.333.8888
TEAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION #018

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
DRAINAGE & DETENTION CALCULATIONS

JOB NO. 61233-01
DESIGNED M.W.
DRAWN M.W.
CHECKED C.B.
DATE AUGUST 2020
SHEET C5.1

Civil Plans Exhibit



Civil Plans Exhibit

SILT FENCE

GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPACE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN, (e.g. FARMROAD) WEIGH FABRIC FLAP WITH ROCK OR UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 8 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAD IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THESE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS NOT TO CONTRIBUTE TO ADDITIONAL SILTATION.

NORTH CENTRAL COUNCIL OF GOVERNMENTS
STD. SPEC. 022713-B DWG. NO. 2020-9
DEC. '92



DESIGNED BY: COLLETTVILLE
D-10

CURB INLET PROTECTION DETAIL

NOTES:

1. WIRE MESH BACKING MUST BE OF SUFFICIENT STRENGTH TO SUPPORT STONE FOR CURB INLETS WITH WATER FULLY SPUNGED AGAINST IT.
2. STONE IS 3"-5" IN SIZE AND CLEAN.
3. FORM THE WIRE FABRIC STRUCTURE TO THE CONCRETE OUTLET AND AGAINST THE FACE OF CURB OR BODIES OF THE INLET. PLACE CLEAN STONE, WRAPPED IN WIRE OR AROUND THE STONE, AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE STONE.
4. THE TYPE OF INLET PROTECTION MUST BE INSPECTED FREQUENTLY AND THE STONE REPLACED WHEN LOGGED WITH SEDIMENT.
5. ASSURE THAT STORM FLOW DOES NOT PIVOT INLET BY INSTALLING TEMPORARY DITCH OR RAPIDS DITCH DIRECTION FLOW INTO INLET.
6. CONSTRUCT SIMILAR TYPE STRUCTURE AT BACK OF PROPOSED CURB INLETS WITH OPEN SPACE.
7. STONE WRAPPED IN WIRE MESH MUST BE SECURED TO THE WIRE BACKING WITH CLIPS OR TIE RINGS AT THE LOCATION.
8. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2\"/>



DESIGNED BY: COLLETTVILLE
D-14

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**PAPE-DAWSON
ENGINEERS**
1001 WEST 10TH AVE. SUITE 1000 | AUSTIN, TX 78703 | TEL: 512.466.1111
6000 WEST HWY. 375 SUITE 400 | WORTH, TX 76180 | TEL: 817.372.8888
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION #476

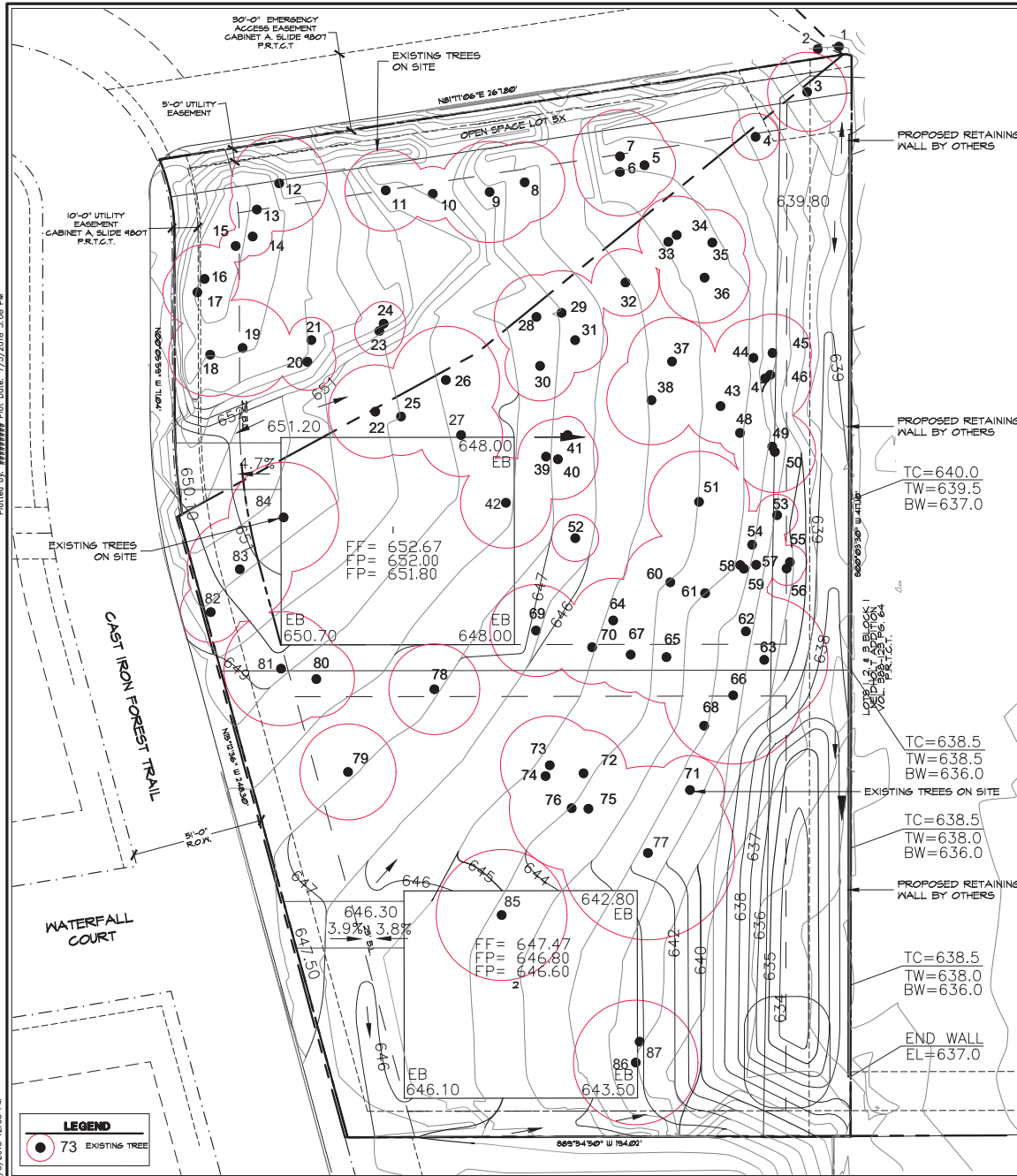
OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLETTVILLE, TEXAS
CONSTRUCTION DETAILS

JOB NO. 61233-01
DESIGNED: M.W.
DRAWN: M.W.
CHECKED: CB
DATE: AUGUST 2020
SHEET: C7.0

CONSTRUCTION DOCUMENTS

Civil Plans Exhibit

Drawing: \\Studio\main\Users\Shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR.dwg Saved By: Matthew Sove Time: 7/5/2018 12:05 PM Plotted by: TBI013 Plot Date: 7/5/2018 3:08 PM



EXISTING TREE COVERAGE

- TOTAL PROPERTY AREA = 45,126SF

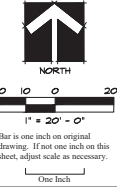
- TOTAL CANOPY COVERAGE ON SITE = 44,810SF

1

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.

STUDIO 13 DESIGN GROUP, P.L.L.C.
 180 W. Main Street
 Lewisville, Texas 76047
 469-455-1900
 TBAU Firm 008643



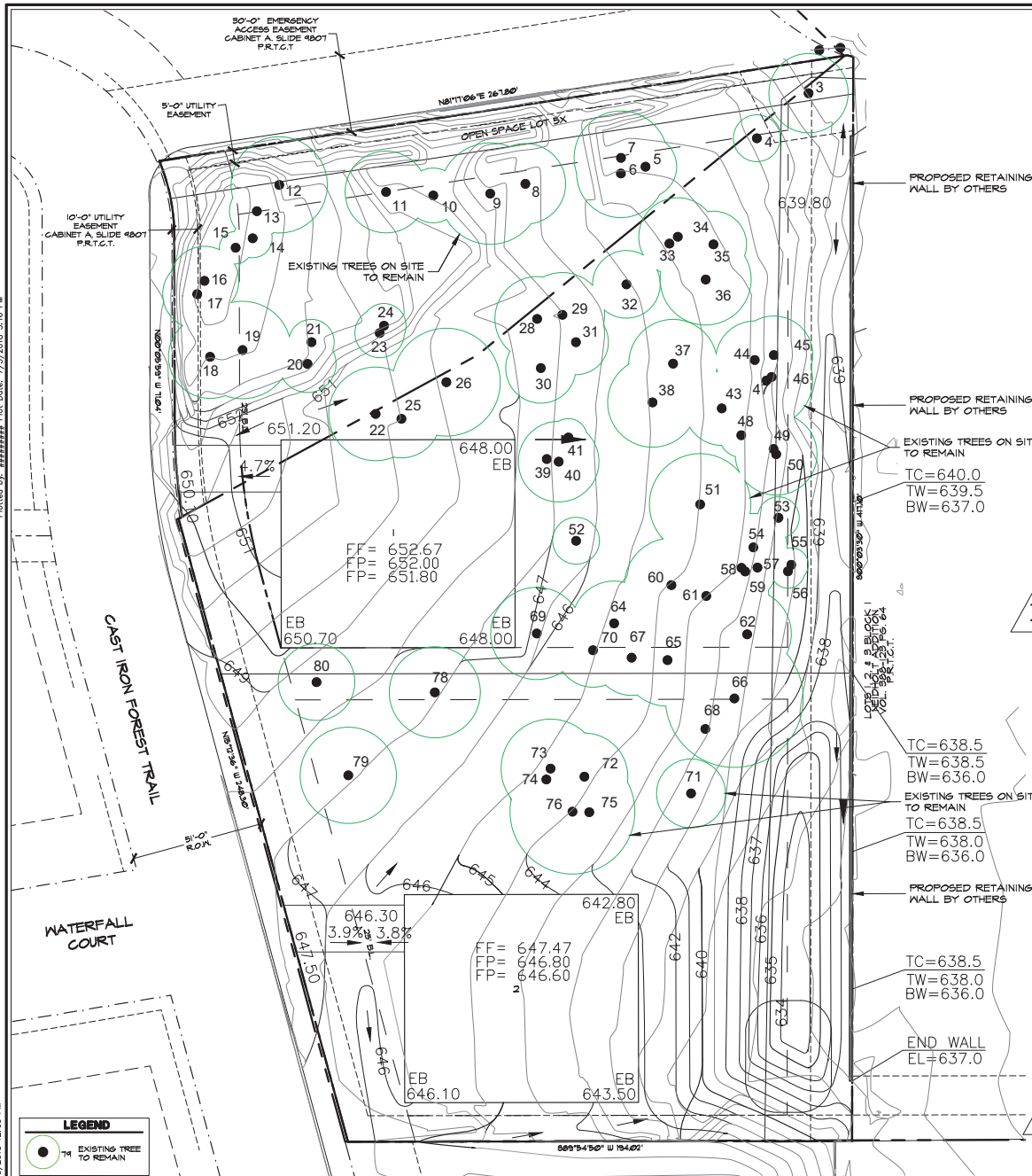
TREE SURVEY
 Tree Survey Plan
 Old Grove, Ph. 2
 City Colleyville, Tarrant County, Texas

PLAN REVIEW REVISIONS	BY	DATE
1	MRH	7-5-2018

PROJECT
TBI013

SHEET
TR1 of 3

Civil Plans Exhibit



Old Grove, Ph.1							
Coleyville, Tenn.							
TR. NO.	SIZE	COMMON NAME	SCIENTIFIC NAME	STATUS	EXEMPT/ REPAIR	REPAIR/ REMOVE	LOCATION
1	0	Post Oak	Quercus Shastae	Poor - Untreated - Cavity - Canopy Damage	Exempt	Remove	Off Site - NE Corner
2	0	Post Oak	Quercus Shastae	Good Condition	Exempt	Remove	Off Site - NE Corner
3	15-20	Post Oak	Quercus Shastae	Good Condition	Exempt	Remove	Off Site - NE Corner
4	9	Post Oak	Quercus Shastae	Good Condition	Non-Exempt	Remove	Lot 1
5	15	Post Oak	Quercus Shastae	Good Condition	Non-Exempt	Remove	Lot 1
6	17	Post Oak	Quercus Shastae	Good Condition	Non-Exempt	Remove	Lot 1
7	18	Post Oak	Quercus Shastae	Good Condition	Non-Exempt	Remove	Lot 1
8	15-18	Post Oak	Quercus Shastae	Good Condition	Non-Exempt	Remove	Lot 1
9	19-24	Post Oak	Quercus Shastae	Good Condition	Non-Exempt	Remove	Lot 1
10	10-15	Post Oak	Quercus Shastae	Good Condition	Non-Exempt	Remove	Lot 1
11	15-18	Coast Elm	Ulmus Crassifolia	Good Condition	Non-Exempt	Remove	Lot 1
12	18-21	Post Oak	Quercus Shastae	75% Dead - Canopy Damage	Exempt	Remove	Lot 1
13	10-15	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
14	7-8	Post Oak	Quercus Shastae	Poor - Vines - Canopy Damage	Exempt	Remove	Lot 1
15	6-20	Post Oak	Quercus Shastae	Poor - Vines	Exempt	Remove	Lot 1
16	13-25	Post Oak	Quercus Shastae	Post - Untreated - Leaning	Non-Exempt	Remove	Lot 1
17	13-25	Post Oak	Quercus Shastae	Post - Untreated - Leaning	Non-Exempt	Remove	Lot 1
18	16	Post Oak	Quercus Shastae	OK	Exempt	Remove	Lot 1
19	15-20	Post Oak	Quercus Shastae	Poor - Canopy Damage	Exempt	Remove	Lot 1
20	11	Post Oak	Quercus Shastae	Poor - Canopy Damage	Exempt	Remove	Lot 1
21	8-15	Eastern Red Cedar	Juniperus Virginiana	OK	Exempt	Remove	Lot 1
22	16	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
23	8-9	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
24	8-8	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
25	15	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
26	20-25	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
27	16	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1 - Building Pad
28	15-20	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
29	16-20	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
30	13-24	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
31	12-14	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
32	13	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
33	9	Eastern Red Cedar	Juniperus Virginiana	Poor - Untreated - Leaning	Exempt	Remove	Lot 1
34	15	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
35	20-25	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
36	17-18	Post Oak	Quercus Shastae	Slight Canopy Damage	Non-Exempt	Remove	Lot 1
37	17	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
38	17-25	Post Oak	Quercus Shastae	Good Condition	Non-Exempt	Remove	Lot 1
39	8-9	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
40	15-18	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
41	7-20	Gum Bursera	Sideroxylon Lanuginosum	Understory	Non-Exempt	Remove	Lot 1
42	17-18	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1 - Building Pad
43	14-25	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
44	15	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
45	15	Post Oak	Quercus Shastae	Poor - Untreated - Leaning - Cavity	Non-Exempt	Remove	Lot 1
46	15-18	Post Oak	Quercus Shastae	Poor - Untreated - Leaning	Exempt	Remove	Lot 1
47	17-18	Post Oak	Quercus Shastae	Poor - Canopy Damage - Vines	Exempt	Remove	Lot 1
48	8-9	Mexican Plum	Rhus Mexicana	Understory	Exempt	Remove	Lot 1
49	14	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
50	15-18	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
51	16-18	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
52	Hackberry	Maia Andersonii		Poor - Canopy	Exempt	Remove	Lot 1
53	8	Mexican Plum	Rhus Mexicana	Poor	Non-Exempt	Remove	Lot 1
54	13	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
55	6-8	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
56	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1	
57	6-8	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
58	8-9	Hackberry	Celtis Occidentalis	Understory	Non-Exempt	Remove	Lot 1
59	11-15	Post Oak	Quercus Shastae	Canopy Damage	Ex	Remove	Lot 1
60	18	Post Oak	Quercus Shastae	Poor - Cavity - Leaning	Exempt	Remove	Lot 1
61	24	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
62	NF	Red Oak	Quercus Shastae	Severely Damaged	Exempt	Remove	Off Site
63	24	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
64	18-24	Post Oak	Quercus Shastae	Severely Damaged - Canopy Damage	Exempt	Remove	Lot 1
65	17-18	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
66	28-31	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 2
67	14-18	Post Oak	Quercus Shastae	Poor - Cavity - Canopy Damage	Exempt	Remove	Lot 1
68	15	Post Oak	Celtis Occidentalis	OK	Non-Exempt	Remove	Lot 1
69	17-18	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
70	12-20	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
71	19-24	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
72	16-18	Post Oak	Quercus Shastae	Poor - Cavity - Leaning	Exempt	Remove	Lot 2
73	19	Post Oak	Quercus Shastae	Canopy Damage	Non-Exempt	Remove	Lot 1
74	15-18	Post Oak	Quercus Shastae	Understory - Leaning	Exempt	Remove	Lot 2
75	12-18	Post Oak	Quercus Shastae	Understory - Leaning	Exempt	Remove	Lot 1
76	24	Post Oak	Quercus Shastae	Poor - Cavity	Exempt	Remove	Lot 2
77	18	Post Oak	Quercus Shastae	Poor - Canopy Damage - Wind Damage	Exempt	Remove	Lot 1
78	17-18	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 2
79	17-18	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 2
80	16-18	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 2
81	22	Post Oak	Quercus Shastae	Poor - Dying - Cavity - Lighting Damage - Ants	Exempt	Remove	Lot 1
82	17-18	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
83	20-25	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
84	25	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
85	25-28	Post Oak	Quercus Shastae	Canopy Damage - Ants	Exempt	Remove	Lot 2 - Building Pad
86	24	Peccan	Quercus tinctoria	OK	Non-Exempt	Remove	Lot 2 - Building Pad
87	Hackberry	Celtis Occidentalis		Understory	Exempt	Remove	Lot 2 - Building Pad

TREE SPECIES	NUMBER OF TREES OR FTE	TOTAL CALIPER INCHES (INCH)	NUMBER OF EXEMPT TREES REMOVED	CALIPER INCHES EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	CALIPER INCHES NON-EXEMPT TO BE REMOVED	REPLACEMENT TREES TO BE PLANTED (F CALIPER)
Pied Oak	71	1110	8	156.5	0	0	0
Blackjack Oak	0	0	0	0	0	0	0
Live Oak	0	0	0	0	0	0	0
Bald Cypress	0	0	0	0	0	0	0
Chinquapin	2	25.25	0	0	0	0	0
Peachtree	0	0	0	0	0	0	0
Cottonwood	0	0	0	0	0	0	0
Loblolly Pine	0	0	0	0	0	0	0
Mulberry	0	0	0	0	0	0	0
Sum. Sycamore	1	7.25	0	0	0	0	0
Pecan	1	24	0	0	1	24	8
Eastern Red Cedar	2	116.75	0	0	0	0	0
Cedar Elm	1	16.75	0	0	0	0	0
Loblolly Elm	0	0	0	0	0	0	0
hackberry	7	62.5	0	0	0	0	0
American Elm	0	0	0	0	0	0	0
Total	85	1295.5	8	167.5	1	24	8

TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CANOPY COVERAGE SF (10% MIN)	NUMBER OF EXEMPT TREES REMOVED	SQUARE FEET EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	SQUARE FEET NON-EXEMPT TO BE REMOVED	NUMBER OF TREES SAVED/SQUARE FEET
Total	85	44,870	9	10,814	3	1,810	73 / 33,260
% of Total				23.3%		4.0%	14.3%

CANOPY COVERAGE

TOTAL EXISTING TREE CANOPY COVERAGE ON SITE
- 46.8%
- TOTAL CANOPY COVERAGE 44,870sf
- TOTAL SITE 95,729sf

TOTAL TREE CANOPY COVERAGE
REQUIRED TO BE PRESERVED: 500

REQUIRED TO BE PRESERVED - 50%
TOTAL TREE CANOPY BEING

EXISTING TREE COVERAGE PRESERVATION REQUIREMENTS

- TOTAL PROPERTY AREA = 95,129SF

46.8% CANOPY COVERAGE ON SITE

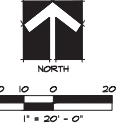
50% MIN. CANOPY COVERAGE TO BE PRESERVED

145% OF EXISTING CANOPY COVERAGE REPAIR

STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAI Firm #08643



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

Tree Mitigation Plan
Old Grove, Ph. 2
City Colleyville, Tarrant County,

[illegible][illegible]

TBI013

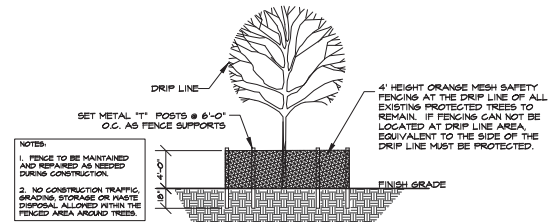
TR2 of 3

Civil Plans Exhibit



TREE PROTECTION NOTES

1. EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED GHAINLING FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREES CLIPS TO BE REMOVED. THE FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
2. DISPOSAL OF ANY WASTE MATERIAL, SUCH AS, BUT NOT LIMITED TO, BRICK, CONCRETE, ASPHALT, ETC. SHALL BE DONE WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIC WELL OF THE EXISTING TREE TO BE EXCAVATED.
5. NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.



1 **TR3** **PROTECTED TREES - TREE PROTECTION DETAIL** NOT TO SCALE



STUDIO 13
DESIGN GROUP

Studio 13 Design Group, P.L.L.C.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAU Firm #BR643



1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

TREE SURVEY

Tree Protection Plan

Old Grove, Ph. 2

City Colleyville, Tarrant County, Texas

#	PLAN REVIEW RETAINAGE	DATE	NOTE
1	REVISED PER CIVIL CHANGES	MRH 7-5-2018	

PROJECT
TBI013

TR3 of 3

Notification Map



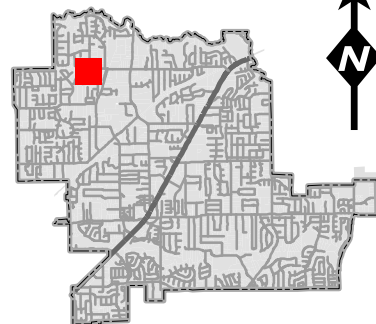
PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
	204		76034	204
	2300	209	75022	200
	101		76034	101
	200		76034	200
	101		76034	101
	202		76034	202
	7212		76034	7212
	208		76034	208
	113		76034	113
	213		76034	213
	108		76034	7204
	104		76034	104
	105		76034	105
	406		75060	7215
	406		75060	7215
	3421		75060	7209
	108		76034	108
	101		76034	101
	117		76092	117
	104		76034	104
	200		76034	200
	100		76034	100
	104		76034	104
	212		76034	212
	203		76034	203
	105		76034	105
	201		76034	201
	109		76034	109
	208		76034	208
	109		76034	109
	207		76034	207
	1800	101	75093	6901
	1800	101	75093	317
	7001		76034	7001
	201		76034	201
	209		76034	209
	101		76034	101
	105		76034	105
	100		76034	100
	7105		76034	7105
	201		76034	201
	7109		76034	7109
	204		76034	204
	208		76034	208
	205		76034	205
	210		76034	210
	250		19044	105
	250		19044	103
	250		19044	7189
	108		76034	108
	206		76034	206
	205		76034	205
	204		76034	204
	7300		76034	
	-	254	76034	
		1481	76034	
	7105		76034	
	5751		76244	
	350		76248	
	3051		76051	
	6500	700	76116	



NOTICE OF PUBLIC HEARING

SS

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, September 14, 2020 at 7:00 p.m.

City Council Meetings: Monday, October 5, 2020 at 7:30 p.m.

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

Request: Consideration of a Replat for Lots 1, 2, and 3X, Block 1, of the Old Grove Addition, Phase II, being Lot 1 & 2, Block 1, of the Newgren Addition and Lot 2X, Block E, of the Old Grove Addition. The Purpose is to plat the three properties into two single-family residential lots and one open space.

Zoning Case: PC20-006

Applicant: Matthew Maly

Owner: Toll Dallas TX LLC

Location: 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail

Property Description: Lot 1 & 2, Block 1, of the Newgren Addition and Lot 2X, Block E, of the Old Grove Addition

Present Zoning: PUD-R Planned Unit Development-Residential

NOTICE OF PUBLIC HEARING

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

RESOLUTION R-20-XXXX

A RESOLUTION DENYING A REPLAT FOR LOTS 1, 2, AND 3X, BLOCK 1, OF THE OLD GROVE ADDITION, PHASE II

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat of Lots 1 & 2, Block 1, of the Neidholt Addition and Lot 2X, Block E, of the Old Grove Addition, Phase II September 14, 2020.

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

Sec. 1. THAT the Replat for Lots 1, 2, and 3X, Block 1, of the Old Grove Addition, Phase II on approximately 2.20 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 5TH DAY OF OCTOBER 2020.

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

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

ATTEST:

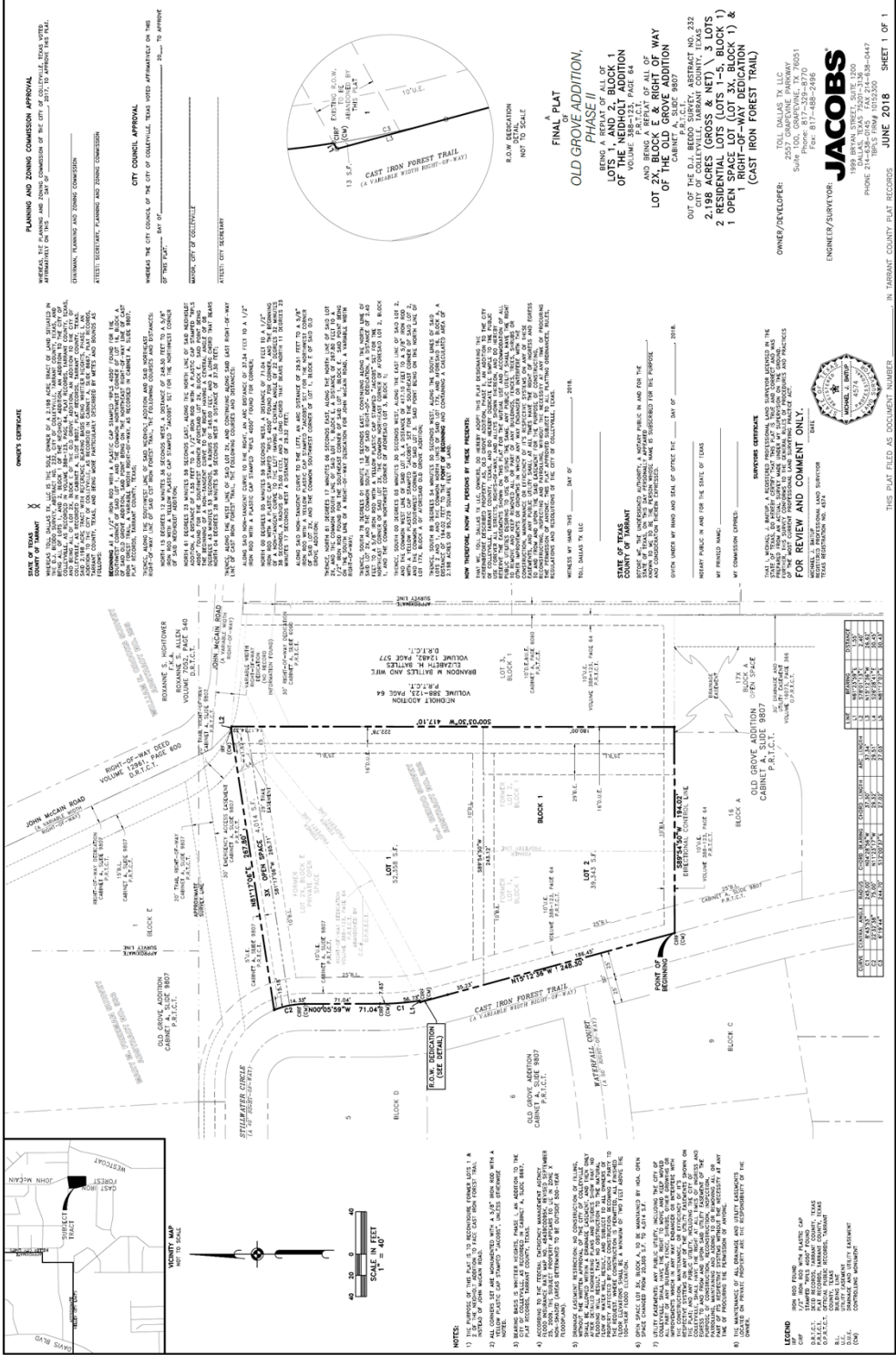
CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

Exhibit "A" - Plat Exhibit

OLD GROVE ADDITION, PHASE II





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3b	Agenda Date 9/14/2020	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a zoning change request from the AG Agricultural to R-40 Single Family Residential district on Lot 7, Mrs. Eva Paul's Subdivision, located at 1101 Tinker Road, Case ZC20-017

Explanation

Hetal Patel, the applicant, has submitted a request for a zoning change on approximately 1.06 acres, being Lot 7 of the Mrs. Eva Paul's Subdivision and zoned AG Agricultural district. The purpose is to rezone from the AG Agricultural district to the R-40 Single Family Residential district to allow for construction of a new single-family residential dwelling in the future. There are no new lots proposed.

Existing Conditions/Background: The subject property, 1101 Tinker Road, resides on the south side of Tinker Road at the intersection of Tinker Road and Emerald Drive. The subject property has AG zoning and is currently developed with a single-family home, accessory building and a pool. The existing structures will be demolished to allow for construction of a new single family home.

Proposed Zoning:

Request – The applicant requests to rezone the property from AG to R-40 zoning. The applicant desires to keep the existing building for now, but plans to build a new house on the lot. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 square feet	46,174 square feet
Minimum Lot Width	150 feet	150 feet
Minimum Lot Depth	150 feet	298 feet
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	

Max. Impervious Coverage 50%

Analysis: The applicant is requesting the zoning change to allow for a single-family residential lot. The current size of the property does comply with all the minimum standards of the R-40 Single-Family Residential zoning.

Surrounding Development: The properties to the north are zoned R-40 Single Family residential zoning. The properties to the south are zoned R-20 Single Family Residential zoning. The property to the east is zoned R-40 Single Family residential. The property to the west is zoned AG Agricultural zoning. The surrounding lots have developed with single family residences.

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

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

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

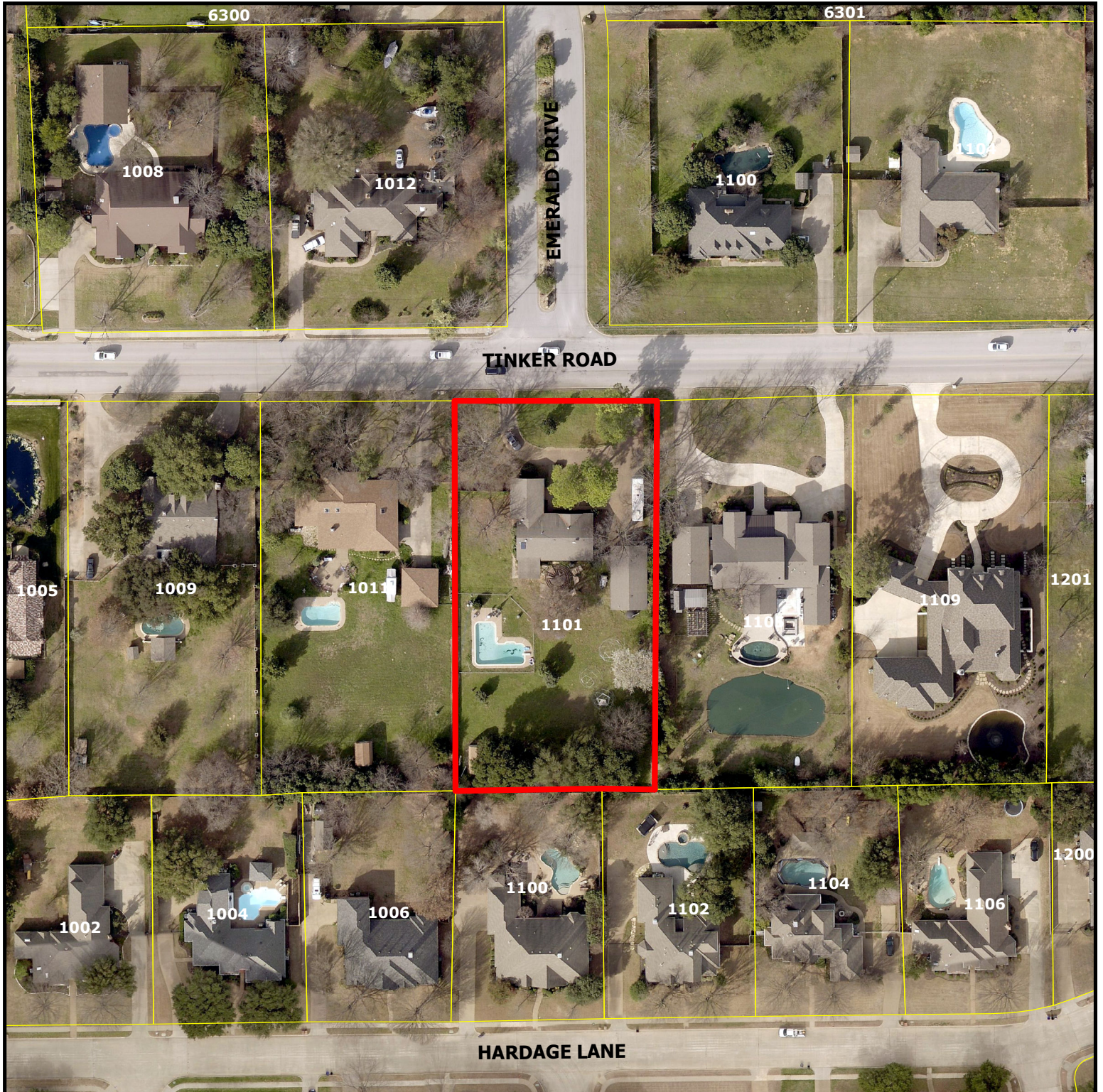
Recommendation

Approve

Attachments

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

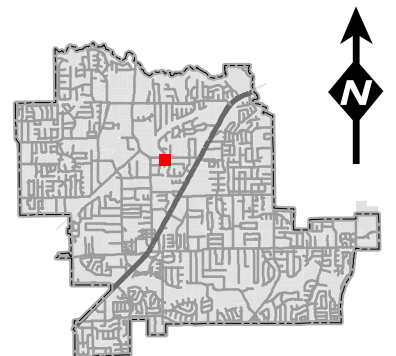
Aerial Map



ZC20-017
1101 Tinker Road

DISCLAIMER:
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 Subject Property



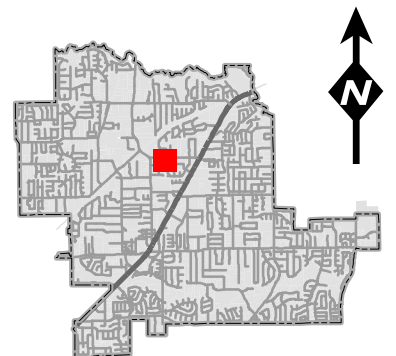
Zoning Map



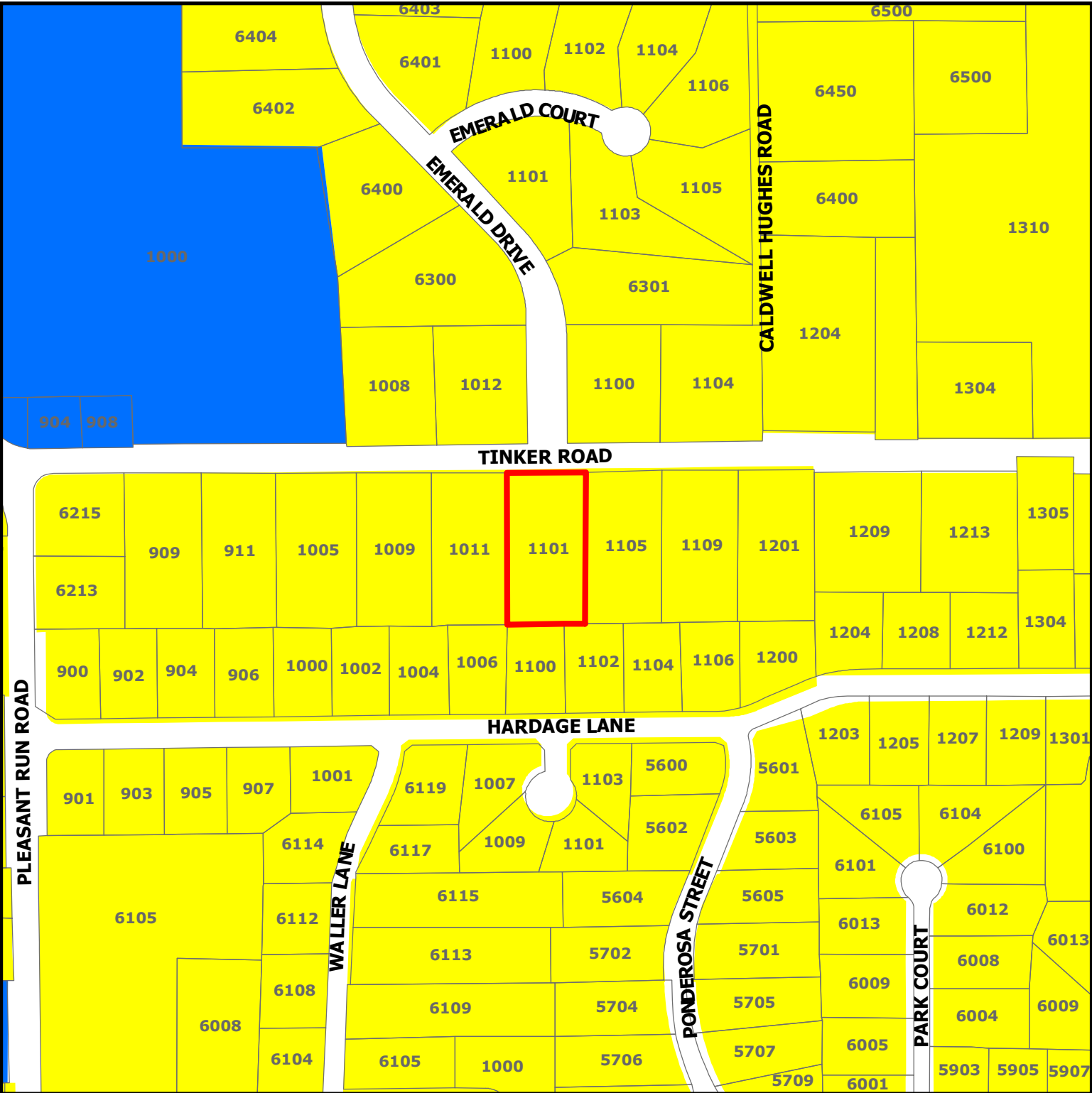
ZC20-017
1101 Tinker Road

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 Subject Property



Future Land Use Map

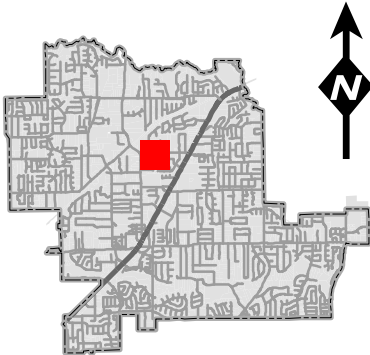


ZC20-017

1101 Tinker Road

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-  Subject Property
-  Residential
-  Institutional



Filed for Record
And Recorded
Aug 10 1953
at 10:39 A.M.

358
1953

PLAT SHOWING

MRS. EVA PAUL'S SUBDIVISION OF 11.6 ACRES OF LAND OUT
OF THE A.J. CALDWELL SURVEY IN TARRANT COUNTY, TEX.

SURVEYED 27 JULY 1953

APPROVED August 7, 1953
GRAPEVINE CITY COUNCIL
[Signature]
MAYOR
BY *[Signature]*
SECRETARY

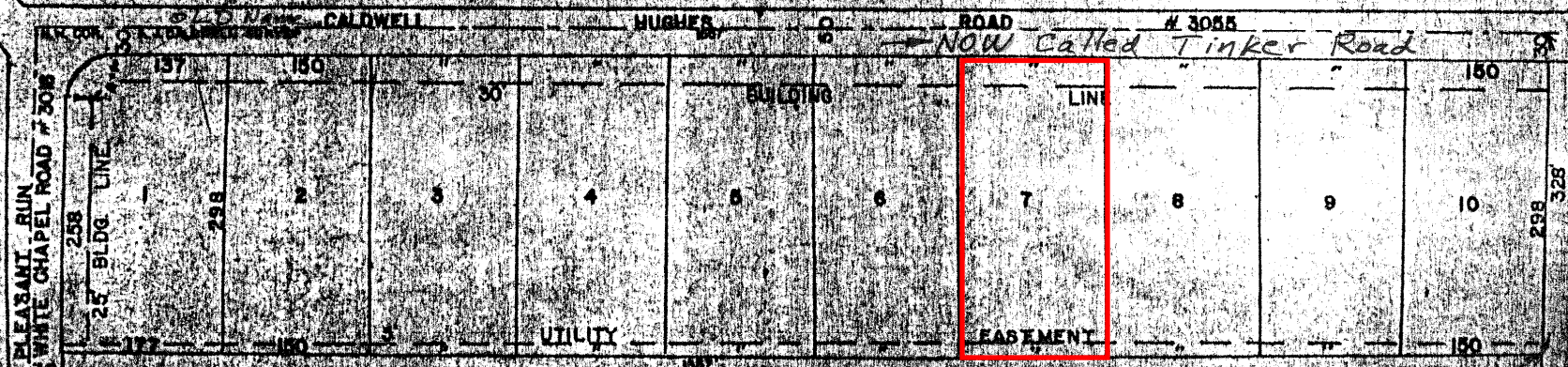
BY *[Signature]*
LICENSED STATE LAND SURVEYOR
COUNTY SURVEYOR TARRANT COUNTY, TEX.

AUTHORIZED BY ORDER OF THE COMM.
COURT OF TARRANT COUNTY, TEXAS THIS
THE 6th DAY OF August 1953

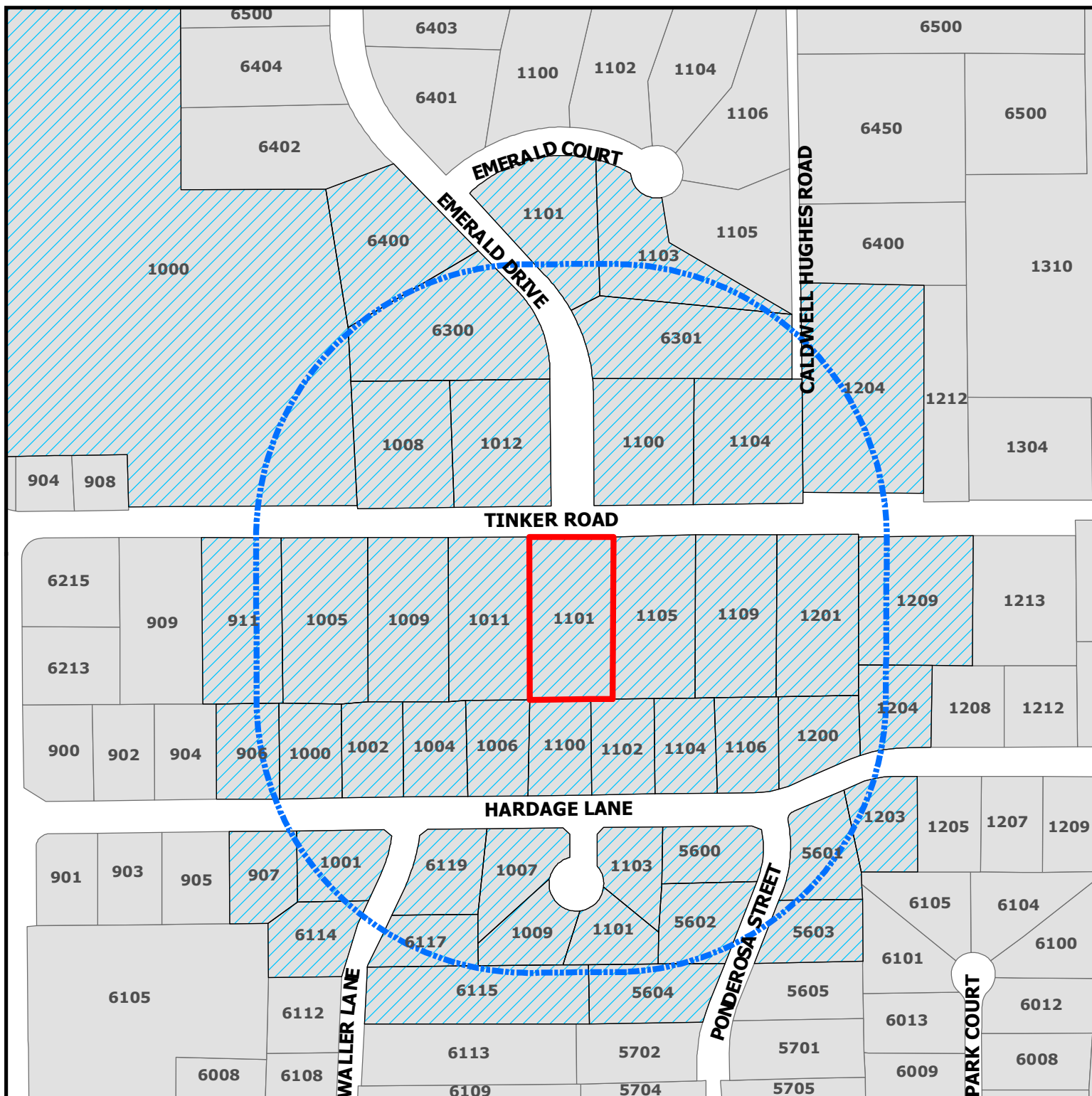
MELVIN "MEL" FAULK
CLERK OF THE COMMISSIONERS COURT
BY *[Signature]*
DEPUTY

SCALE 1"=100'

[Signature]
8-6-53



Notification Map



ZC20-017
1101 Tinker Road

DISCLAIMER:

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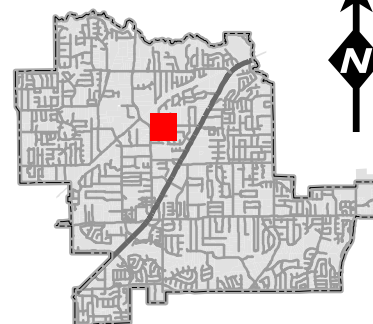
Subject Property



500ft Buffer



Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
	1009		76034	1009
	5602		76034	5602
	1009		76034	1009
	6117		76034	6117
	911		76034	911
	6119		76034	6119
	1103		76034	1103
	1203		76034	1203
	1000		76034	1000
	1001		76034	1001
	6114		76034	6114
	1104		76034	1104
	6400		76034	6400
	1012		76034	1012
2016	1006		76034	1006
	800 820		76108	1000
	1209		76034	1209
	1204		76034	1204
	1005		76034	1005
	1204		76034	1204
	6301		76034	6301
	1103		76034	1103
	1106		76034	1106
	1002		76034	1002
	1101		76034	1101
	6300		76034	6300
	7004		76034	1201
	1200		76034	1200
	1101		76034	1101
	906		76034	906
	1105		76034	1105
	1007		76034	1007
	1101		76034	1101
	1004		76034	1004
	5600		76034	5600
	1100		76034	1100
	5603		76034	5603
	5601		76034	5601
	1109		76034	1109
	1104		76034	1104
	1100		76034	1100
	1008		76034	1008
	1011		76034	1011
	6115		76034	6115
	6115		76034	5604
	1102		76034	1102
	907		76034	907
	3051		76051	
	3812		76021	



NOTICE OF PUBLIC HEARING

SS

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, September 14, 2020 at 7:00 p.m.
City Council Meetings: Monday, October 5, 2020 & Tuesday, October 20, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change request from the AG Agricultural to R-40 Single Family Residential district. The purpose is to rezone the property from AG to R-40 in order to develop the property into a single family residential lot. No new lots proposed.

Zoning Case: ZC20-017

Applicant: Hetal Patel

Owner: Kenneth E. Nunn Jr.

Location: 1101 Tinker Road

Property Description: Lot 7, Mrs. Eva Paul's Subdivision

Present Zoning: AG Agricultural District

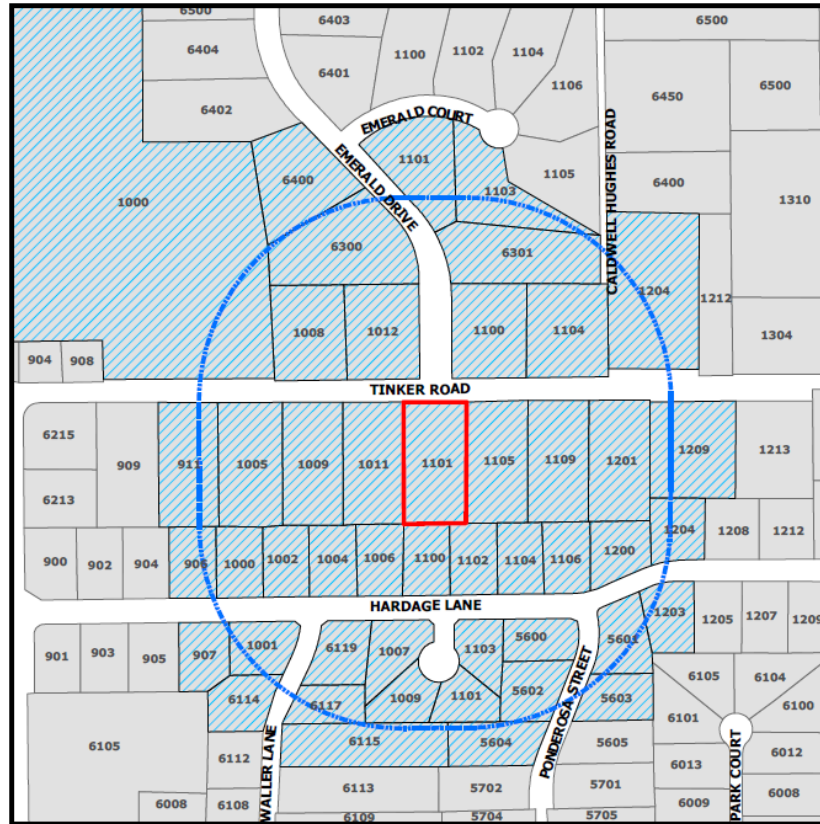
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.06 ACRES, LOT 7, OF THE MRS. EVA PAUL'S SUBDIVISION, FROM THE AG AGRICULTURAL DISTRICT TO THE R-40 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case ZC20-017; and

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

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 1.06 acres, being Lot 7, of the Mrs. Eva Paul's Subdivision from the AG Agricultural district to the R-40 Single Family Residential district, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein, and subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of October 2020.

The second reading and public hearing being conducted on the 20th day of October 2020.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 20TH DAY OF OCTOBER 2020.

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

ATTEST:

CITY OF COLLEYVILLE

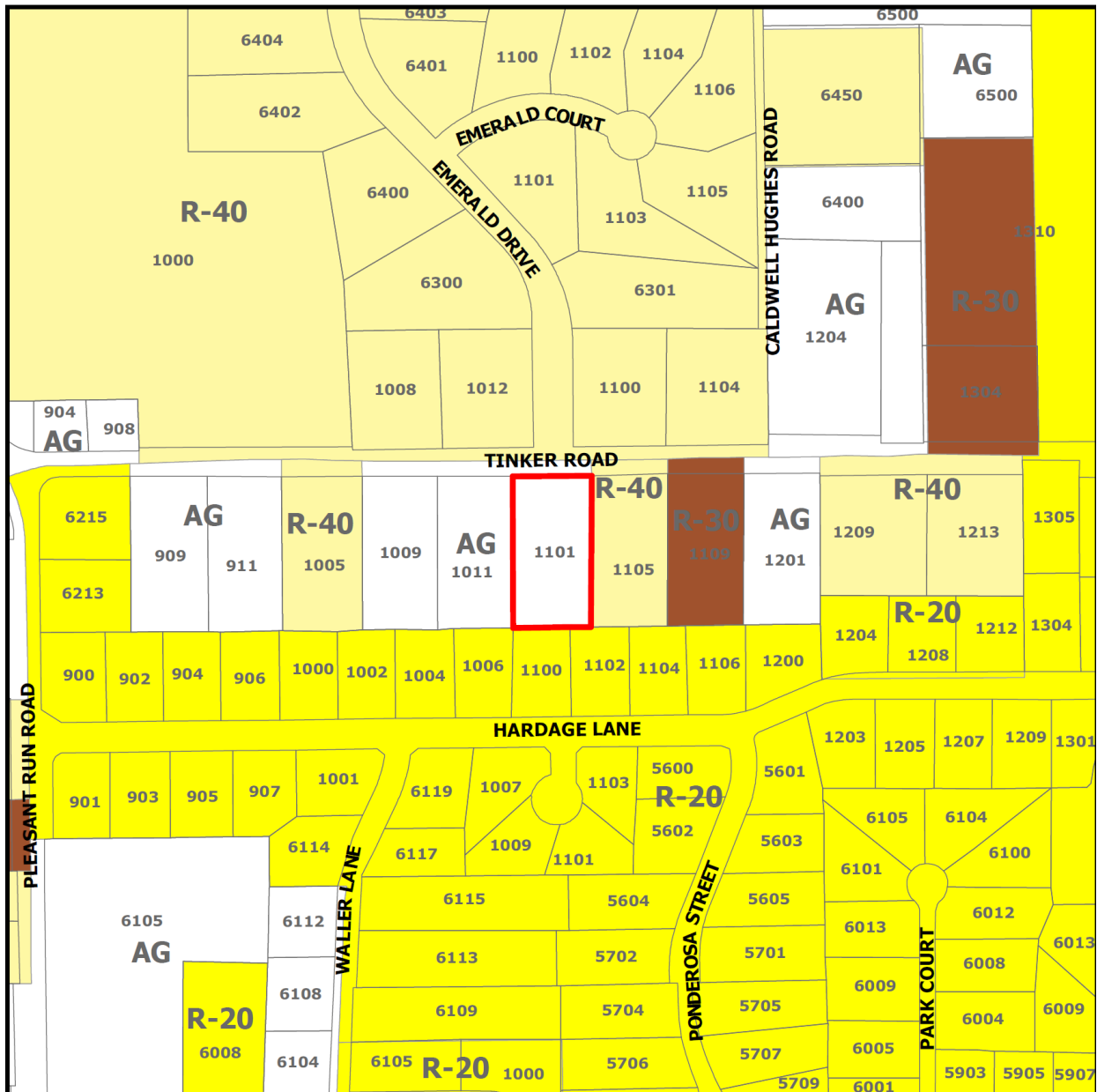
Christine Loven, TRMC
City Secretary

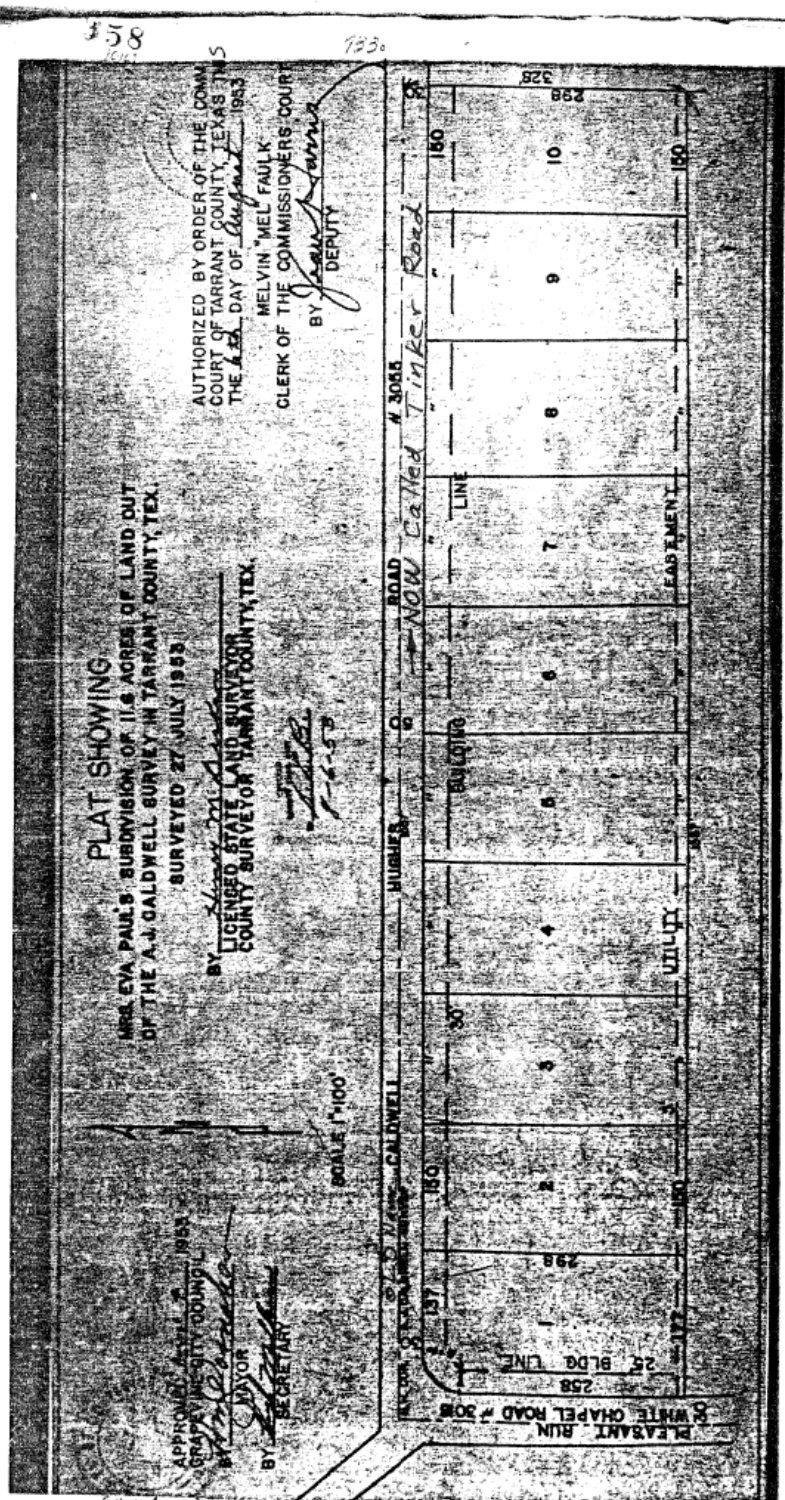
Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit “A”- Zoning Map







City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
3c	9/14/2020	
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit for a Fence to extend into the required street side yard on Lot 4, Block 6, Creekside at Colleyville, Phase 3, located at 4000 Campanina Court, Case ZC20-018

Explanation

Zach Schneider, the applicant, has submitted a request for a Special Use Permit (SUP) for a five foot wrought rod fence above an existing retaining wall to encroach into the street side yard setback for a corner lot on Lot 4, Block 6, Creekside at Colleyville, being approximately 0.1877 acres, and zoned PUD-R Planned Unit Development-Residential district.

Existing Conditions/Background: The subject property, 4000 Campanina, has PUD-R zoning and is located on the northwest corner at the intersection of Campanina Court and Alsace Avenue.

A building permit was applied for in August of 2020 and has not yet been issued for the construction of a new home at 4000 Campanina Court.

The applicant was informed that the Land Development Code had been amended by the City Council in August of 2019 (Ordinance O-19-2088) and; therefore the request for the location of future fences is not allowed unless approved with an SUP.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 5 foot wrought iron fence above an existing retaining wall located within the corner street side yard setback. The proposed fence is approximately 10 feet from the property line.

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 that no fence be allowed to extend into the street side yard which is 15 feet per the PUD-R zoning. The applicant proposes to locate a 5 foot wrought iron fence above an existing retaining wall to encroach into the street side yard setback approximately 10 feet from the property line. The Land Development Code provides the opportunity to request an SUP to modify from the requirements:

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 to be located on the retaining wall for safety and maintenance reasons. The height of the retaining wall goes from 3 feet to 8 feet in height as it moves along the Alsace Avenue side of the lot.

Surrounding Development: The properties to the north, south, east and west are zoned PUD-R and contain residential development in the Creekside at Colleyville Subdivision.

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 of the requested SUP 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. Photo Provided by Applicant
7. Grading Plans
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Draft Ordinance

Aerial Map



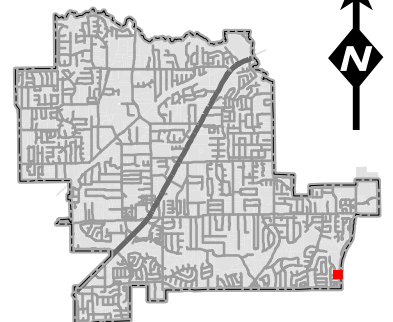
ZC20-018 4000 Campania Court

DISCLAIMER:

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Subject Property



Zoning Map



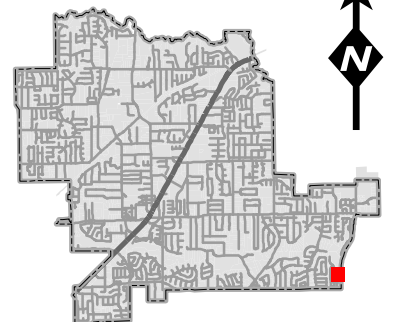
ZC20-018
4000 Campania Court

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Subject Property



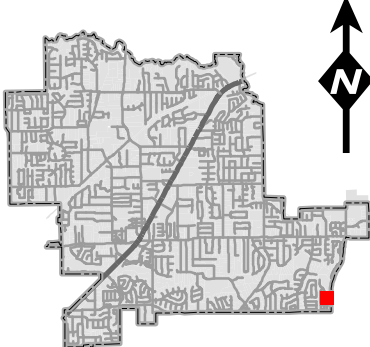
Future Land Use Map



ZC20-018
4000 Campania Court

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 Subject Property
 Residential



Statement of Planning Objectives

The purpose of this Special Use Permit (SUP) is to request the City of Colleyville's approval to construct an iron fence on the retaining wall.

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

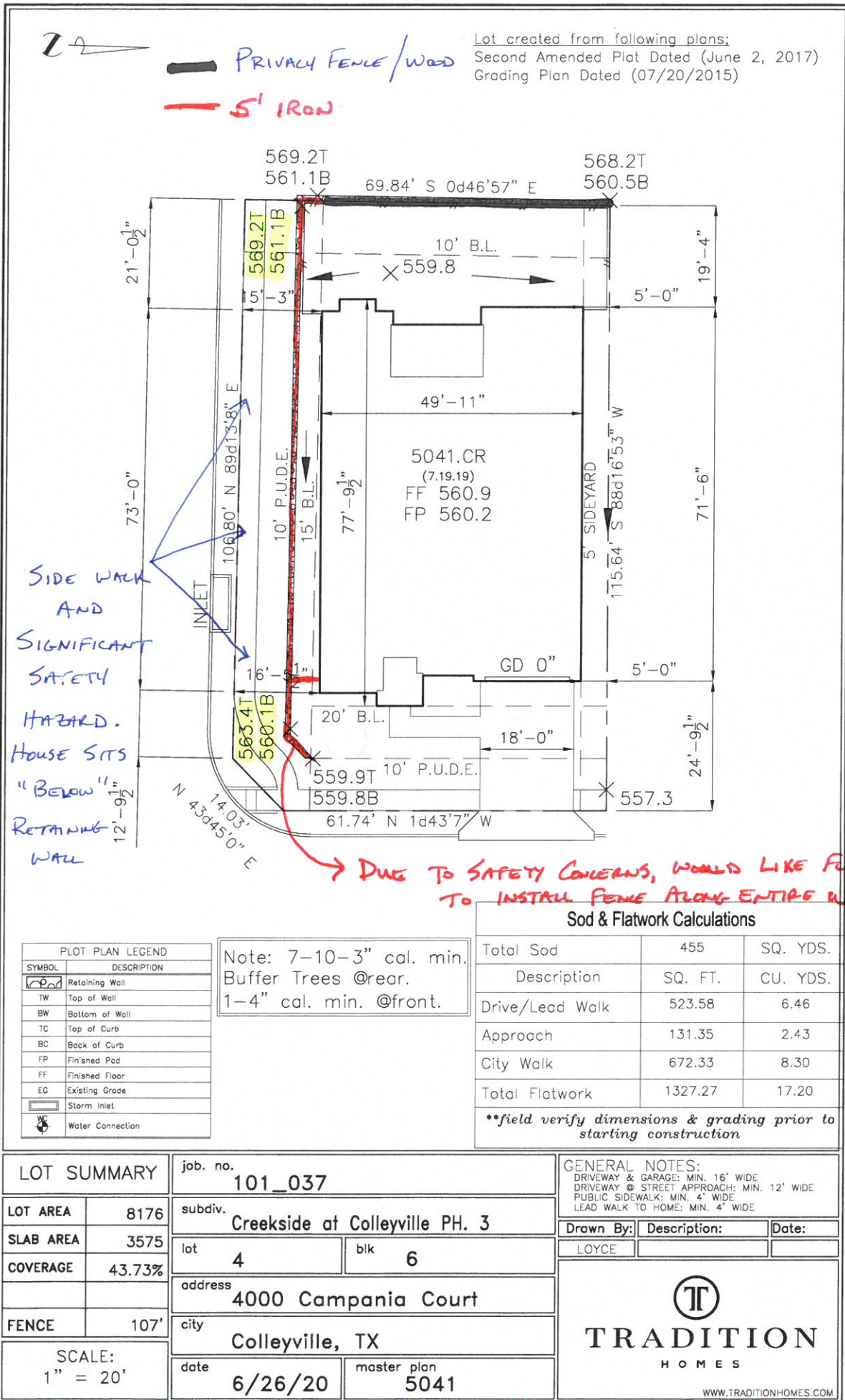
The lot is located at 4000 Campania Court (Lot 4, Block 6) in Creekside at Colleyville Phase 3. The retaining wall was constructed during development operations and is located in between the build line and property line. The retaining wall was "cored" during development operations in order for the fence to be installed on top of the wall. In an effort to adhere to the continuity already established in this gated community, the Applicant believes installing the fence on top of the retaining wall would be appropriate and aesthetically pleasing to the overall neighborhood. This proposed fence location would also allow the future homeowner to enjoy a much more usable backyard. The schematic below shows the lot in question.



Tradition Homes, LLC is the applicant. Tradition Homes has thirty-nine (39) lots under contract in Creekside at Colleyville Phase 3. Tradition's model home is located at 3604 Valmur Avenue, Colleyville, TX 76034.

The stamped/approved Grading Plans for the community are included with this SUP submittal. The Grading Plans identify the location of the retaining wall. As previously stated, the retaining wall was built by the Developer (Terra Manna). It was designed and cored in anticipation of the fence posts/fence installation.

Site Plan



Photos Provided By Applicant

4

Key

- Slide 1 – Overview Map
- Slide 2 – 3608 Valmur Avenue
- Slide 3 – 3609 Lejoie Lane
- ***Slide 4 – 4000 Campania Court***
- Slide 5 – 3501 Alsace Avenue
- Slide 6 – 3500 Lejoie Lane
- Slide 7 – 3508 Cheval Blanc
- Slide 8 – 3601 Valmur Avenue
- Slide 9 – Additional Pictures

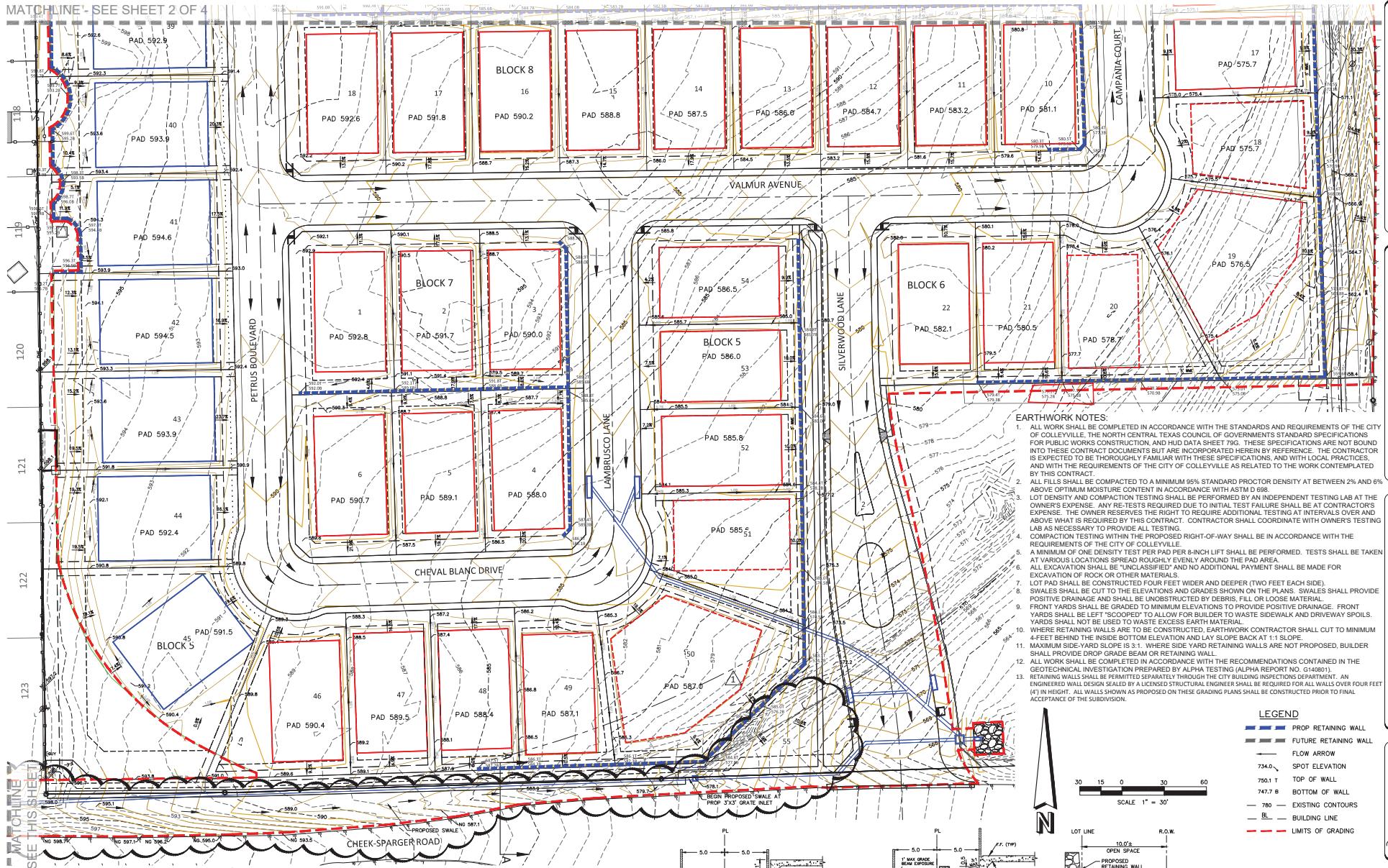


Photos Provided By Applicant



Grading Plan

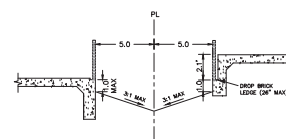
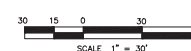
MATCHLINE - SEE SHEET 2 OF 4



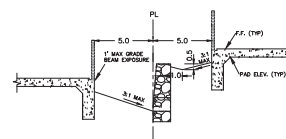
EARTHWORK NOTES:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF COLLEEVILLE, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND HUD DATA SHEET 799. THESE SPECIFICATIONS ARE NOT BOUND INTO THESE CONTRACT DOCUMENTS BUT ARE INCORPORATED HEREIN BY REFERENCE. THE CONTRACTOR IS EXPECTED TO BE THOROUGHLY FAMILIAR WITH THESE SPECIFICATIONS, AND WITH LOCAL PRACTICES, AND WITH THE REQUIREMENTS OF THE CITY OF COLLEEVILLE AS RELATED TO THE WORK CONTEMPLATED BY THIS CONTRACT.
2. ALL FILLS SHALL BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT BETWEEN 2% AND 6% ABOVE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698.
3. LOT DENSITY AND COMPACTION TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB AT THE OWNER'S EXPENSE. ANY RE-TESTS REQUIRED DUE TO INITIAL TEST FAILURE SHALL BE AT CONTRACTOR'S EXPENSE. THE OWNER RESERVES THE RIGHT TO REQUIRE ADDITIONAL TESTING AT INTERVALS OVER AND ABOVE WHAT IS REQUIRED BY THIS CONTRACT. CONTRACTOR SHALL COORDINATE WITH OWNER'S TESTING LAB AS NECESSARY TO PROVIDE ALL TESTING.
4. COMPACTION TESTING WITHIN THE PROPOSED RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF COLLEEVILLE.
5. A MINIMUM OF ONE DENSITY TEST PER PAD PER 8-INCH LIFT SHALL BE PERFORMED. TESTS SHALL BE TAKEN AT VARIOUS LOCATIONS SPREAD ROUGHLY EVENLY AROUND THE PAD AREA.
6. ALL EXCAVATION SHALL BE "UNCLASSIFIED" AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR EXCAVATION OF ROCK OR OTHER MATERIALS.
7. LOT PAD SHALL BE CONSTRUCTED FOUR FEET WIDER AND DEEPER (TWO FEET EACH SIDE). SWALES SHALL BE CUT TO THE ELEVATIONS AND GRADES SHOWN ON THE PLANS. SWALES SHALL PROVIDE POSITIVE DRAINAGE AND SHALL BE UNOBTSTRUCTED BY DEBRIS, FILL, OR LOOSE MATERIAL.
8. FRONT YARDS SHALL BE GRADDED TO MINIMUM ELEVATIONS TO PROVIDE POSITIVE DRAINAGE. FRONT YARDS SHALL BE LEFT "SCOOPED" TO ALLOW FOR BUILDER TO WASTE SIDEWALK AND DRIVEWAY SPOILS. YARDS SHALL NOT BE USED TO WASTE EXCESS EARTH MATERIAL.
9. WHERE RETAINING WALLS ARE TO BE CONSTRUCTED, EARTHWORK CONTRACTOR SHALL CUT TO MINIMUM 4 FEET BEHIND THE INSIDE BOTTOM ELEVATION AND LAY SLOPE BACK AT 1:1 SLOPE.
10. MAXIMUM SIDE-YARD SLOPE IS 3:1. WHERE SIDE-YARD RETAINING WALLS ARE NOT PROPOSED, BUILDER SHALL PROVIDE DROP GRADE BEAM OR RETAINING WALL.
11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY ALPHA TESTING (ALPHA REPORT NO. G140801).
12. RETAINING WALLS SHALL BE PERMITTED SEPARATELY THROUGH THE CITY BUILDING INSPECTIONS DEPARTMENT. AN ENGINEER WALL DESIGN SEALED BY A LICENSED STRUCTURAL ENGINEER SHALL BE REQUIRED FOR ALL WALLS OVER FOUR FEET (4') IN HEIGHT. ALL WALLS SHOWN AS PROPOSED ON THESE GRADING PLANS SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.

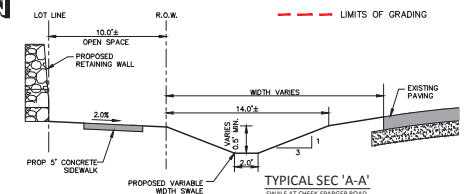
- LEGEND**
- PROP RETAINING WALL
 - FUTURE RETAINING WALL
 - FLOW ARROW
 - SPOT ELEVATION
 - 734.0 T TOP OF WALL
 - 747.7 B BOTTOM OF WALL
 - 780 EXISTING CONTOURS
 - BL BUILDING LINE
 - LIMITS OF GRADING



SIDE YARD SWALE BETWEEN PADS
2.0' OR LESS ELEVATION DIFFERENCE - NO RETAINING WALL REQUIRED

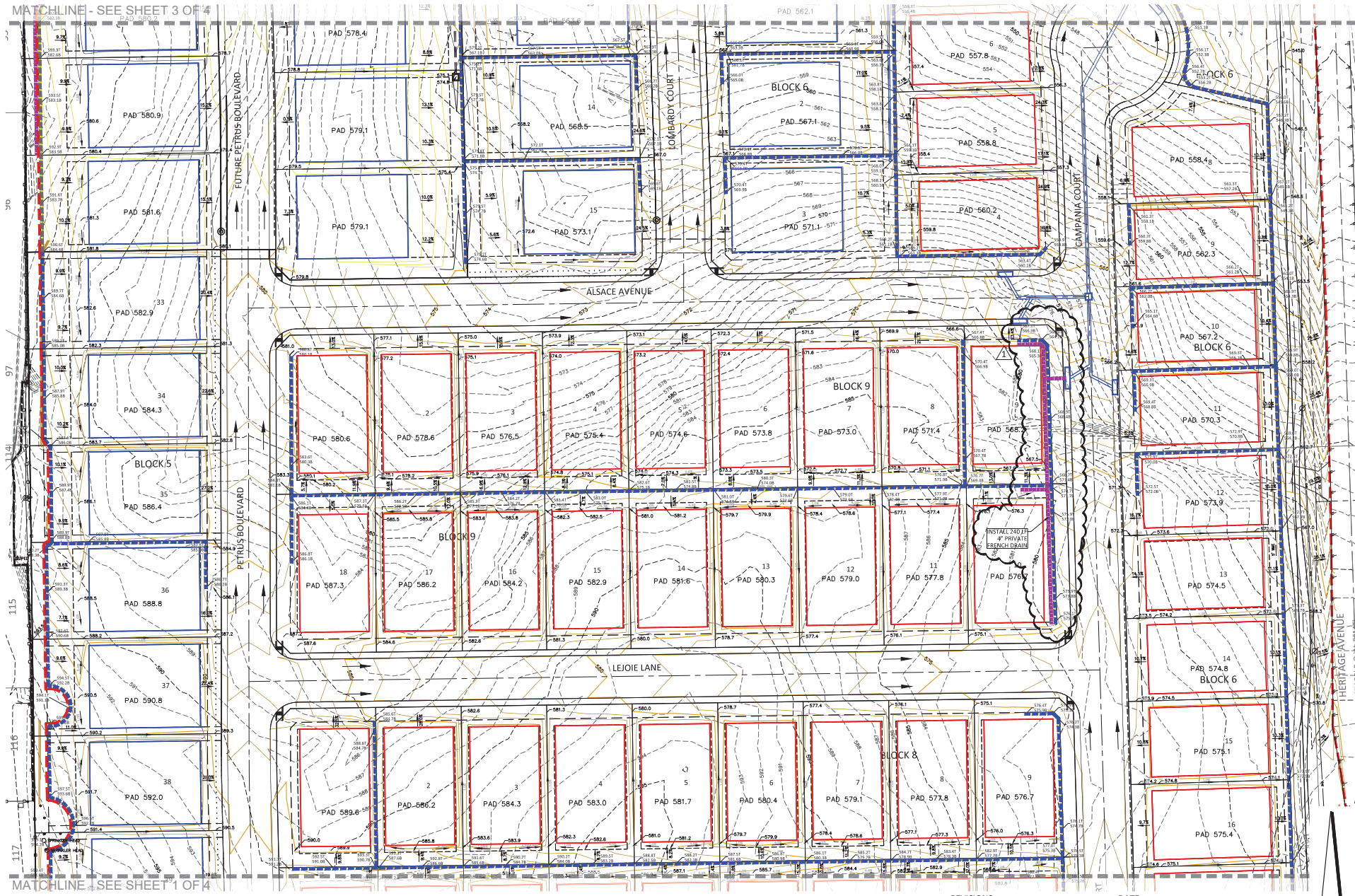


SIDE YARD SWALE BETWEEN PADS
GREATER THAN 2.0' ELEVATION DIFFERENCE - RETAINING WALL REQUIRED

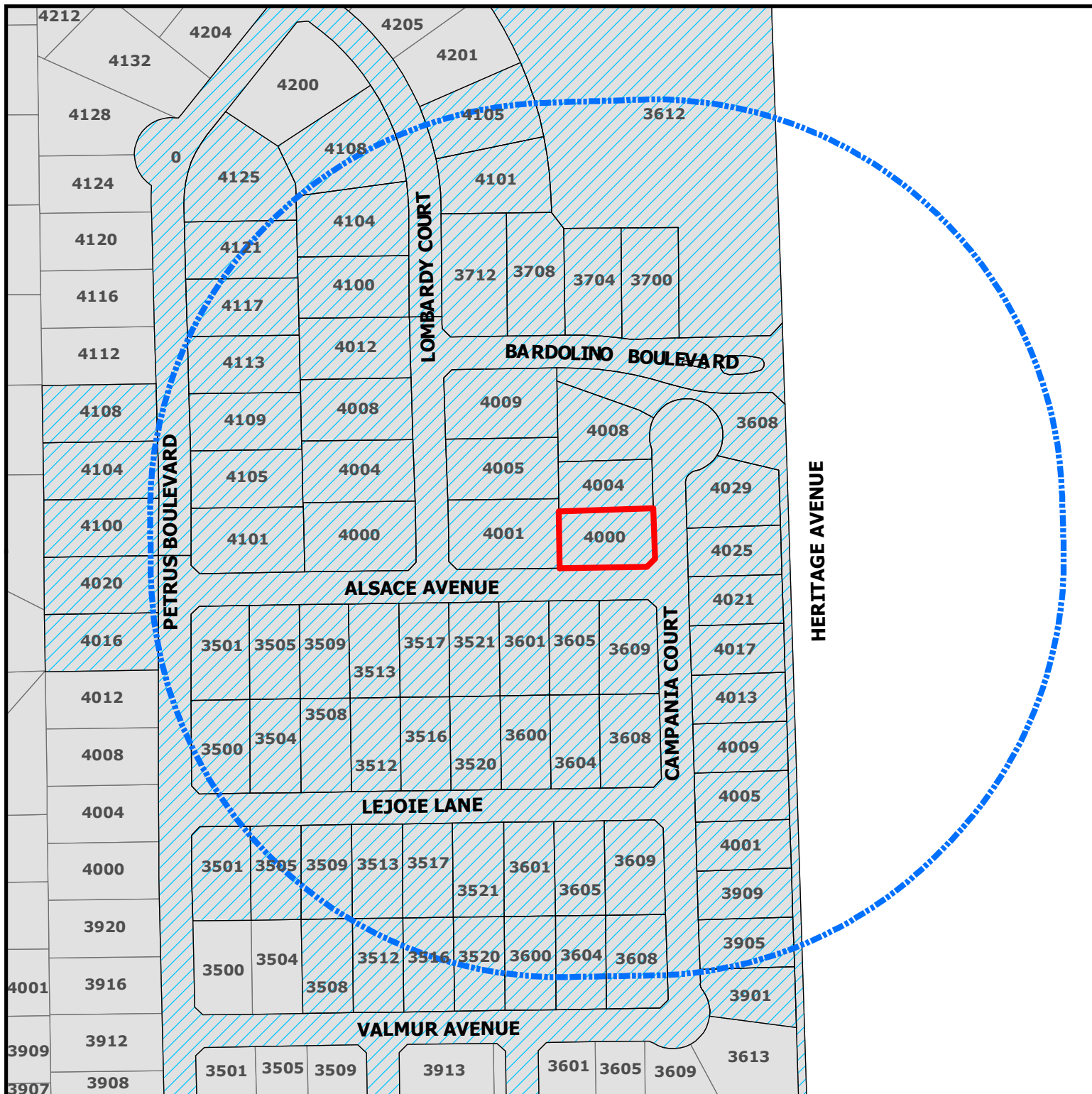


REVISIONS	DATE
REVISED OPEN SPACE GRADING	JUNE-2015

Grading Plan



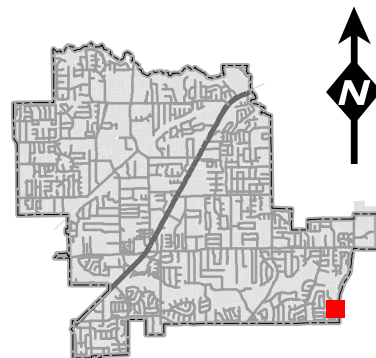
Notification Map



ZC20-018 4000 Campania Court

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
	3704		76034	3704
	3508		76034	3508
	3712		76034	3712
	4105		76034	4105
	3521		76034	3521
	3604		76034	3604
	3708		76034	3708
	4105		76034	4105
	395	300	76092	3612
	101		76092	0
	3601		76034	3601
	4117		76034	4117
	4101		76034	4101
	4009		76034	4009
	4104		76034	4104
	4125		76034	4125
	4008		76034	4008
	3700		76034	3700
	4012		76034	4012
	4021		76034	4021
	4101		76034	4101
	4609		63089	4108
	4104		76034	4213
	3520		76034	3520
	405	121	75067	3604
	405	121	75067	3600
	1110-112	202	98004	3517
	1110-112	202	98004	4005
	1110-112	202	98004	3512
	1110-112	202	98004	4013
	1110-112	202	98004	4020
	1110-112	202	98004	4008
	1110-112	202	98004	3508
	1110-112	202	98004	4016
	1110-112	202	98004	3600
	1110-112	202	98004	3516
	1110-112	202	98004	3608
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	1110-112	202	98004	3601
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	3509		76034	3509
	3517		76034	3517
	4108		76034	4108
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	4109		76034	4109
	4001		76034	4001
	3513		76034	3513
	4113		76034	4113
	8751		75070	3909
	8751		75070	3604
	4121		76034	4121
	3608		76034	3608
	3512		76034	3512
	4005		76034	4005
				3608
	4100		76034	
	101		76092	
	3051		76051	
	8751	402	75070	



NOTICE OF PUBLIC HEARING

SS

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, September 14, 2020 at 7:00 p.m.
City Council Meetings: Monday, October 5, 2020 & Tuesday, October 20, 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 wrought iron fence to be placed on a retaining wall and encroach into the side yard setback (corner lot).

Zoning Case: ZC20-018

Applicant: Zach Schneider

Owner: Zach Schneider

Location: 4000 Campania Court

Property Description: Lot 4, Block 6, Creekside at Colleyville, Phase 3

Present Zoning: PUD-R Planned Unit Development-Residential istrict

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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.1877 ACRES, ON LOT 3, BLOCK 7, CREEKSIDE AT COLLEYVILLE, LOCATED AT 4000 CAMPANIA COURT, BY AUTHORIZING A SPECIAL USE PERMIT FOR A 5 FOOT WROUGHT IRON FENCE ABOVE AN EXISTING RETAINING WALL TO ENCROACH INTO THE STREET SIDE YARD SETBACK LINE 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 wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot under Case No. ZC20-018; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for an 5 foot wrought iron fence above an existing retaining wall to encroach into the side yard

property line for a corner lot on 0.1877 acres, being Lot 3 Block 7, of the Creekside at Colleyville, located at 4000 Campania Court, 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 a 5 foot open wrought iron fence above an existing retaining wall within the existing sleeve pattern of the retaining wall 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 for the fence to be setback 10 feet back from the front of the home. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. No fence shall extend across the rear lot into the side yard setback unless such fence is of an open wrought iron material for the property at 4000 Capanina Court.
- d. That the fence would be of the similar color, design and material as the fence located at 3501 LeJoie Lane.
- e. All requirements of the Land Development Code shall be met, except where amended herein.

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

- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of October 2020.

The second reading and public hearing being conducted on the 20th day of October 2020.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 20th DAY OF OCTOBER 2020.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

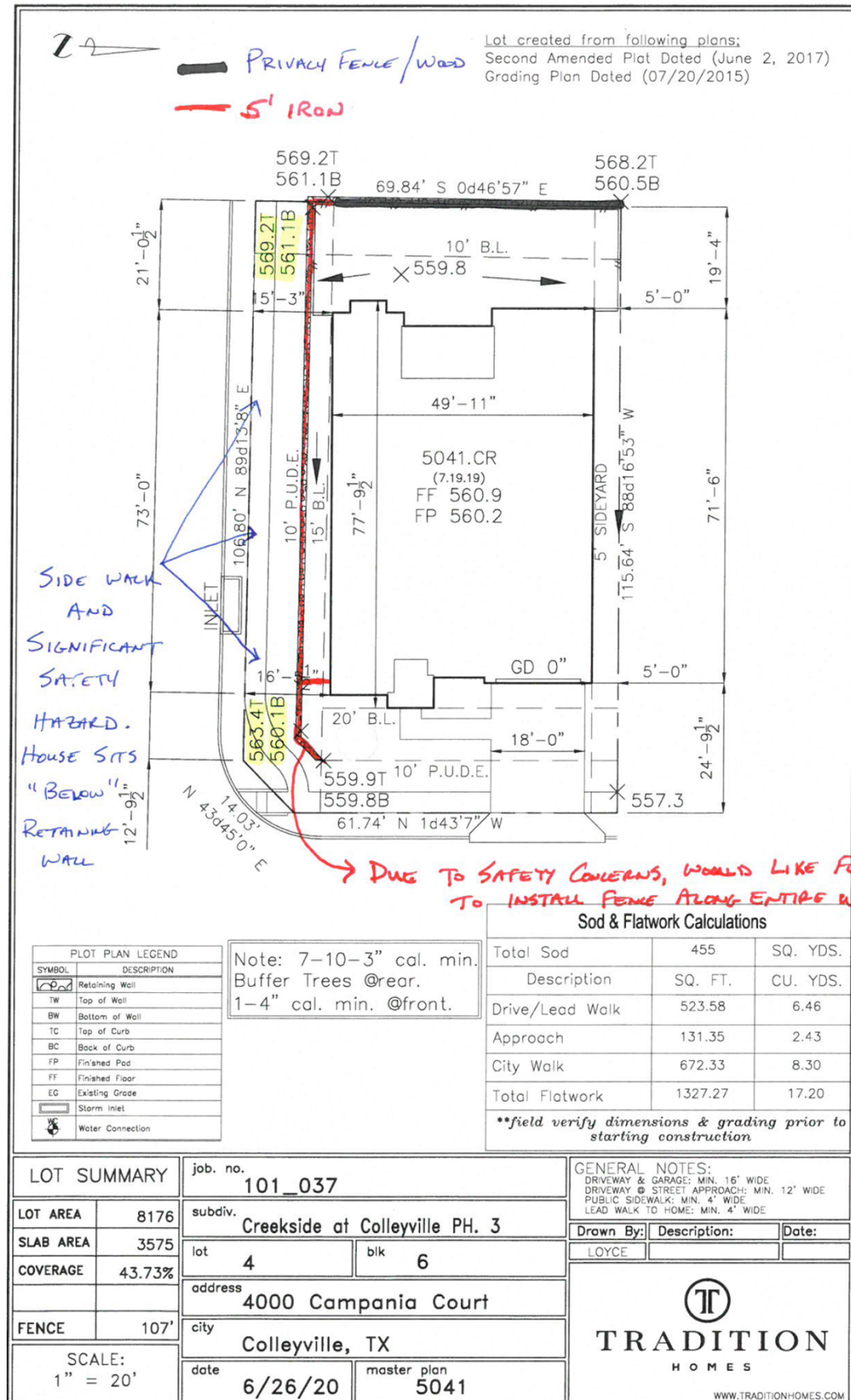
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



Exhibit "B" – Site Plan





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
3d Type Presentation and Discussion Department Community Development	9/14/2020	

Title

Consideration of a Special Use Permit for a Fence to extend into the require street side yard on Lot 4, Block 7, Creekside at Colleyville, Phase 3, located at 3508 Cheval Blanc, Case ZC20-020

Explanation

Zach Schneider, the applicant, has submitted a request for a Special Use Permit (SUP) for a five foot wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot on Lot 4, Block 7, Creekside at Colleyville, being approximately 0.1867 acres, and zoned PUD-R Planned Unit Development-Residential district.

Existing Conditions/Background: The subject property, 3508 Cheval Blanc, has PUD-R zoning and is located on the northwest corner at the intersection of Cheval Blanc Drive and Lambrusco Lane.

A building permit was issued for the construction of a new home at 3508 Cheval Blanc Drive in August of 2020.

The applicant was informed that the Land Development Code had been amended by the City Council in August of 2019 (Ordinance O-19-2088) and therefore the request for the location of the fence is not allowed unless approved with an SUP.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 5 foot wrought iron fence above an existing retaining wall located within the corner street side yard setback. The proposed fence is approximately 10 feet from the property line.

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 15 feet per the PUD-R zoning. The applicant proposes to locate a 5 foot wrought iron fence above an existing retaining wall to encroach into the street side yard setback approximately 10 feet from the property line. The Land Development Code provides the opportunity to request an SUP to modify from the requirements:

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 to be located on the retaining wall for safety and maintenance reasons. The height of the retaining wall is between 2 and 3 feet in height.

Surrounding Development: The properties to the north, south, east and west are zoned PUD-R and contain residential development in the Creekside at Colleyville Subdivision.

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 of the requested SUP 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. Photos Provided by Applicant
7. Grading Plans
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Draft Ordinance

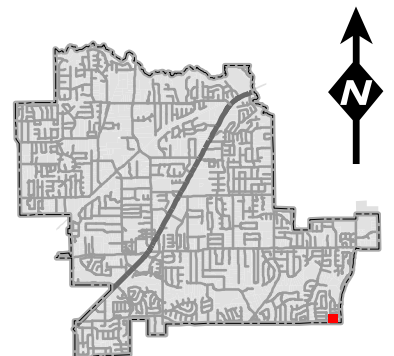
Aerial Map



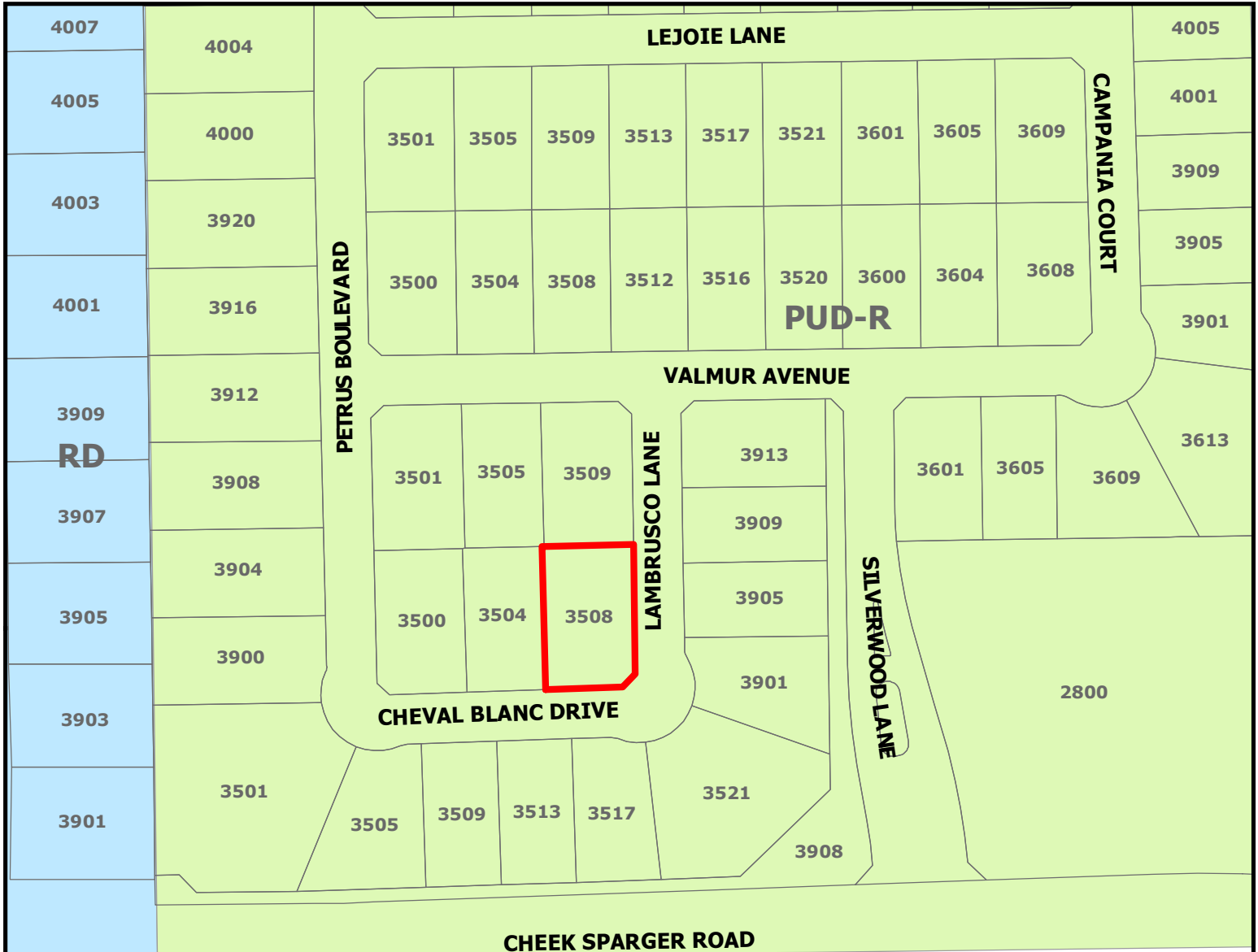
ZC20-020
3508 Cheval Blanc

DISCLAIMER:
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 Subject Property



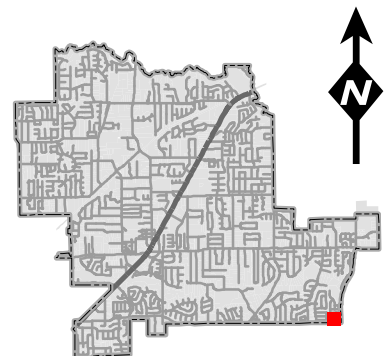
Zoning Map



ZC20-020
3508 Cheval Blanc

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 Subject Property



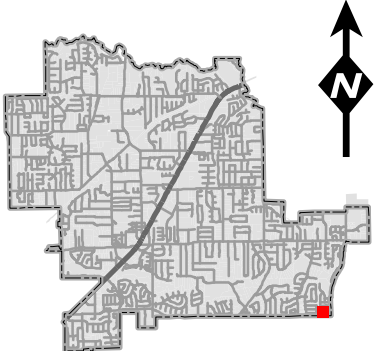
Future Land Use Map



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ZC20-020
3508 Cheval Blanc

- Subject Property
- Residential
- Commercial

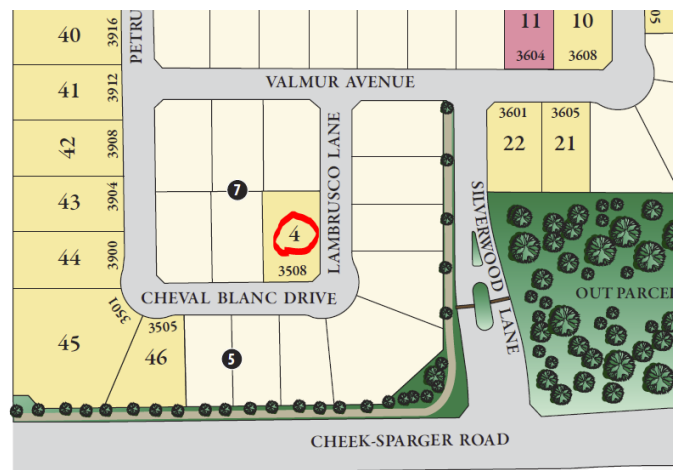


Statement of Planning Objectives

The purpose of this Special Use Permit (SUP) is to request the City of Colleyville's approval to construct an iron fence on the retaining wall.

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

The lot is located at 3508 Cheval Blanc Drive (Lot 4, Block 7) in Creekside at Colleyville Phase 3. The retaining wall was constructed during development operations and is located in between the build line and property line. The retaining wall was "cored" during development operations in order for the fence to be installed on top of the wall. In an effort to adhere to the continuity already established in this gated community, the Applicant believes installing the fence on top of the retaining wall would be appropriate and aesthetically pleasing to the overall neighborhood. This proposed fence location would also allow the future homeowner to enjoy a much more usable backyard. The schematic below shows the lot in question.



Tradition Homes, LLC is the applicant. Tradition Homes has thirty-nine (39) lots under contract in Creekside at Colleyville Phase 3. Tradition's model home is located at 3604 Valmur Avenue, Colleyville, TX 76034. Our model lot is identified in pink in the schematic above (Lot 11/Block 8). Our first home closing is anticipated to occur in June 2020.

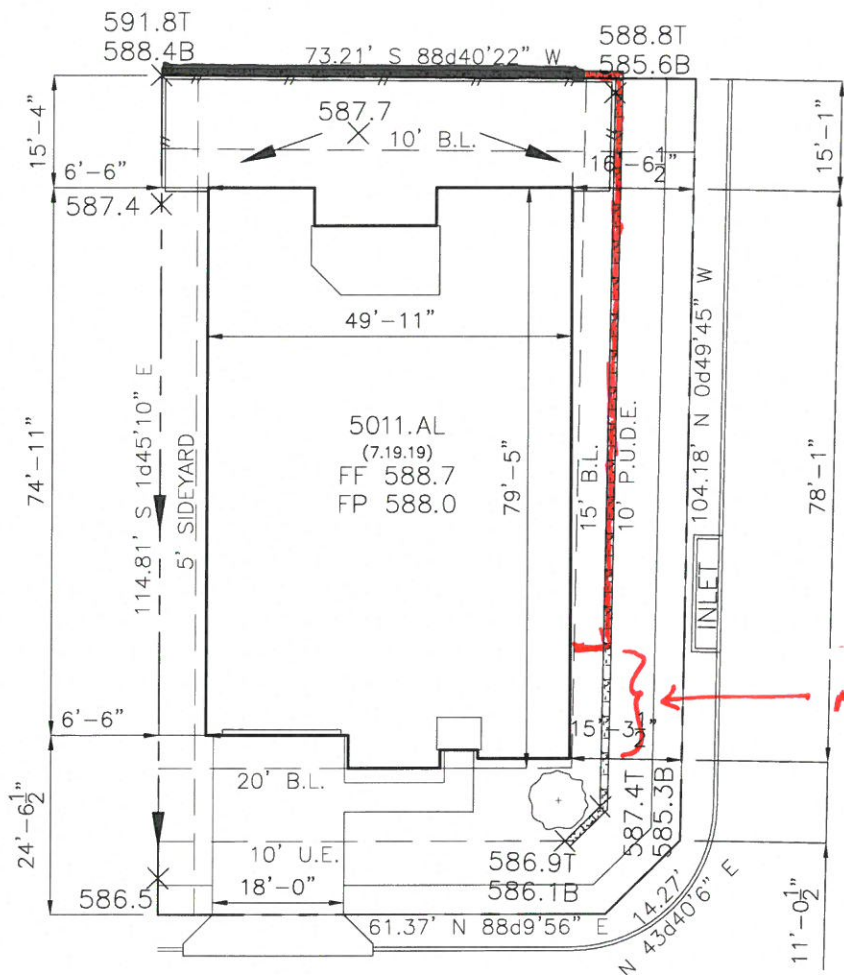
The stamped/approved Grading Plans for the community are included with this SUP submittal. The Grading Plans identify the location of the retaining wall. As previously stated, the retaining wall was built by the Developer (Terra Manna). It was designed and cored in anticipation of the fence posts/fence installation.

Site Plan

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



— Privacy/Wood Fence
— 5' IRON



PLOT PLAN LEGEND	
SYMBOL	DESCRIPTION
	Retaining Wall
TW	Top of Wall
BW	Bottom of Wall
TC	Top of Curb
BC	Back of Curb
FP	Finished Pad
FF	Finished Floor
EG	Existing Grade
	Storm Inlet
	Water Connection

Sod & Flatwork Calculations

Total Sod	441	SQ. YDS.
Description	SQ. FT.	CU. YDS.
Drive/Lead Walk	530.41	6.55
Approach	131.09	2.43
City Walk	634.07	7.83
Total Flatwork	1295.56	16.80

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

LOT SUMMARY

LOT AREA	8226
SLAB AREA	3759
COVERAGE	45.70%
FENCE	102'

SCALE:
1" = 20'

job. no.

101_036

subdiv.

Creekside at Colleyville PH. 3

lot

4

blk

7

address

3508 Cheval Blanc

city

Colleyville, TX

date

6/22/20

master plan

5011

GENERAL NOTES:

DRIVEWAY & GARAGE: MIN. 16' WIDE
DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE
PUBLIC SIDEWALK: MIN. 4' WIDE
LEAD WALK TO HOME: MIN. 4' WIDE

Drawn By:

Description:

Date:



TRADITION
HOMES

WWW.TRADITIONHOMES.COM

Photos Provided By Applicant

7

Key

- Slide 1 – Overview Map
- Slide 2 – 3608 Valmur Avenue
- Slide 3 – 3609 Lejoie Lane
- Slide 4 – 4000 Campania Court
- Slide 5 – 3501 Alsace Avenue
- Slide 6 – 3500 Lejoie Lane
- **Slide 7 – 3508 Cheval Blanc**
- Slide 8 – 3601 Valmur Avenue
- Slide 9 – Additional Pictures

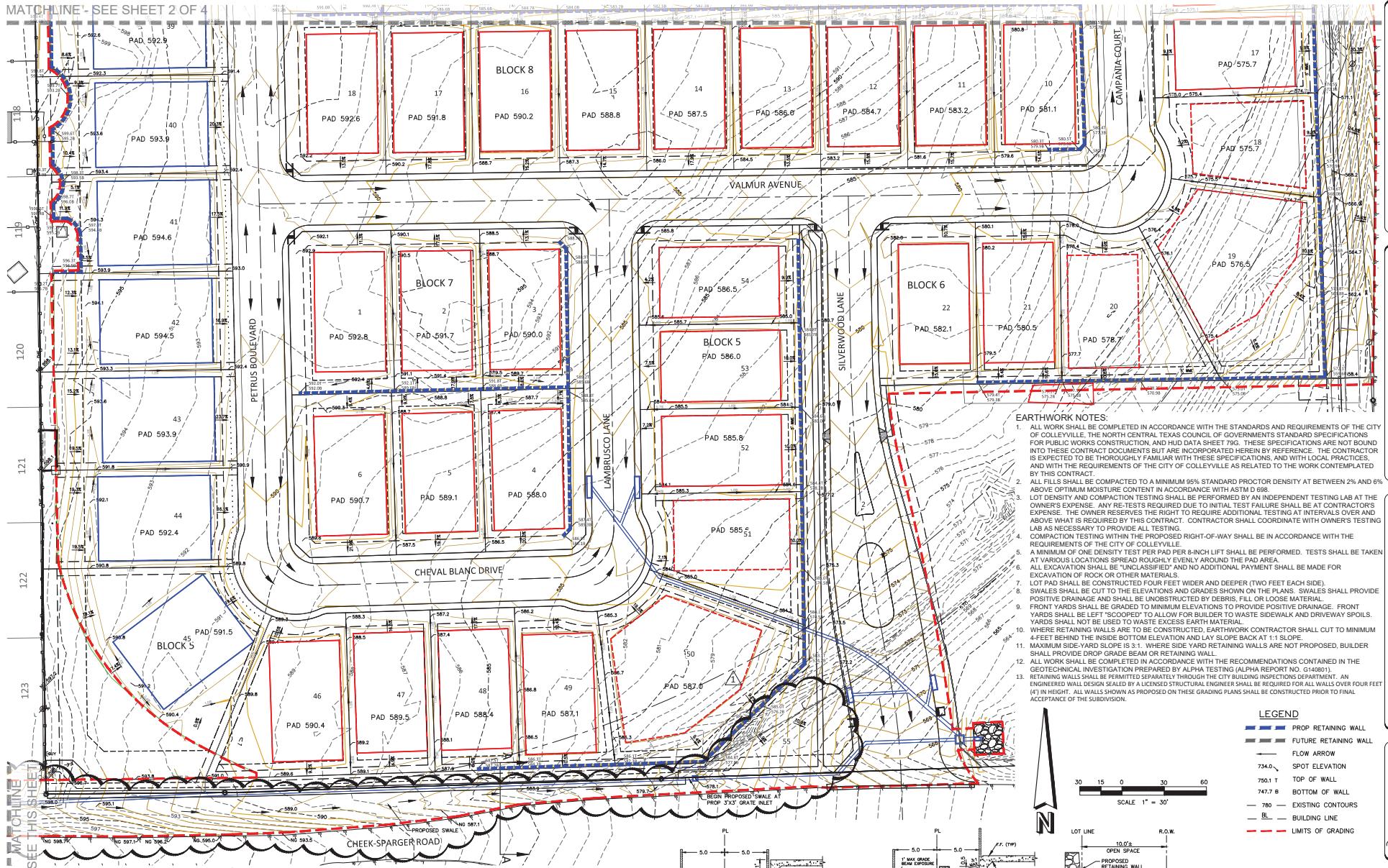


Photos Provided By Applicant



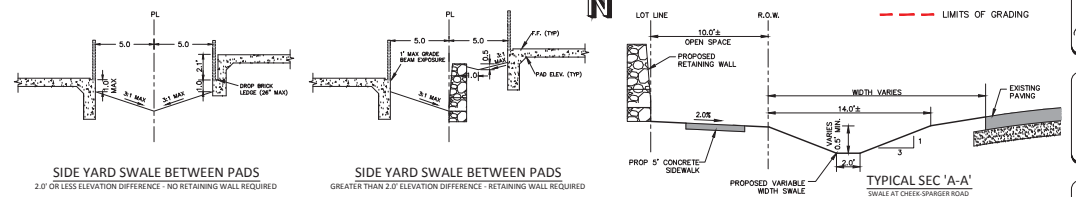
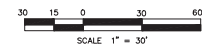
Grading Plan

MATCHLINE - SEE SHEET 2 OF 4



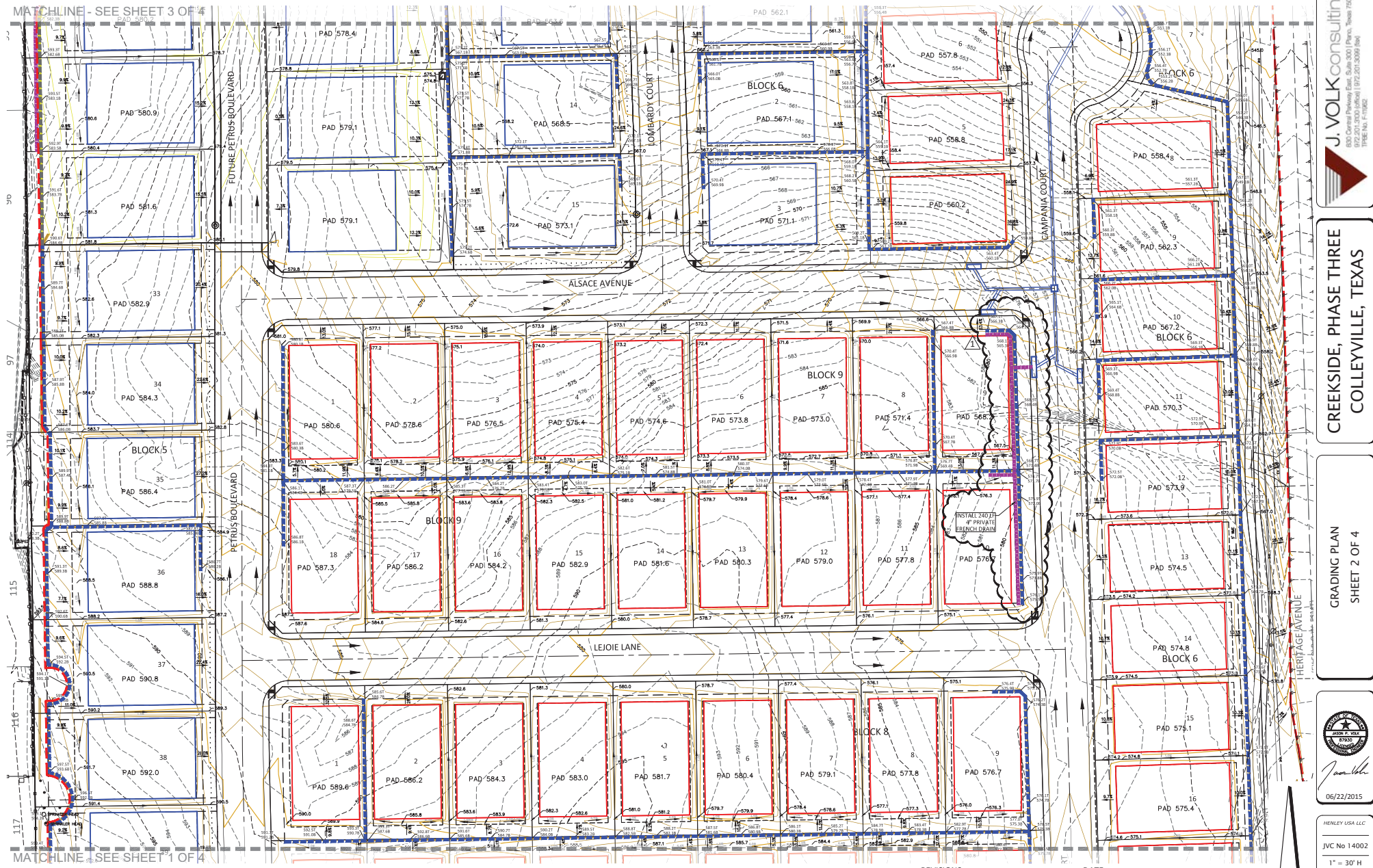
- EARTHWORK NOTES:**
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF COLLEVILLE, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND HUD DATA SHEET 799. THESE SPECIFICATIONS ARE NOT BOUND INTO THESE CONTRACT DOCUMENTS BUT ARE INCORPORATED HEREIN BY REFERENCE. THE CONTRACTOR IS EXPECTED TO BE THOROUGHLY FAMILIAR WITH THESE SPECIFICATIONS, AND WITH LOCAL PRACTICES, AND WITH THE REQUIREMENTS OF THE CITY OF COLLEVILLE AS RELATED TO THE WORK CONTEMPLATED BY THIS CONTRACT.
 2. ALL FILLS SHALL BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT BETWEEN 2% AND 6% ABOVE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698.
 3. LOT DENSITY AND COMPACTION TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB AT THE OWNER'S EXPENSE. ANY RE-TESTS REQUIRED DUE TO INITIAL TEST FAILURE SHALL BE AT CONTRACTOR'S EXPENSE. THE OWNER RESERVES THE RIGHT TO REQUIRE ADDITIONAL TESTING AT INTERVALS OVER AND ABOVE WHAT IS REQUIRED BY THIS CONTRACT. CONTRACTOR SHALL COORDINATE WITH OWNER'S TESTING LAB AS NECESSARY TO PROVIDE ALL TESTING.
 4. COMPACTION TESTING WITHIN THE PROPOSED RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF COLLEVILLE.
 5. A MINIMUM OF ONE DENSITY TEST PER PAD PER 8-INCH LIFT SHALL BE PERFORMED. TESTS SHALL BE TAKEN AT VARIOUS LOCATIONS SPREAD ROUGHLY EVENLY AROUND THE PAD AREA.
 6. ALL EXCAVATION SHALL BE "UNCLASSIFIED" AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR EXCAVATION OF ROCK OR OTHER MATERIALS.
 7. LOT PAD SHALL BE CONSTRUCTED FOUR FEET WIDER AND DEEPER (TWO FEET EACH SIDE). SWALES SHALL BE CUT TO THE ELEVATIONS AND GRADERS SHOWN ON THE PLANS. SWALES SHALL PROVIDE POSITIVE DRAINAGE AND SHALL BE UNOBTSTRUCTED BY DEBRIS, FILL, OR LOOSE MATERIAL.
 8. FRONT YARDS SHALL BE GRADED TO MINIMUM ELEVATIONS TO PROVIDE POSITIVE DRAINAGE. FRONT YARDS SHALL BE LEFT "SCOOPED" TO ALLOW FOR BUILDER TO WASTE SIDEWALK AND DRIVEWAY SPOILS. YARDS SHALL NOT BE USED TO WASTE EXCESS EARTH MATERIAL.
 9. WHERE RETAINING WALLS ARE TO BE CONSTRUCTED, EARTHWORK CONTRACTOR SHALL CUT TO MINIMUM 4 FEET BEHIND THE INSIDE BOTTOM ELEVATION AND LAY SLOPE BACK AT 1:1 SLOPE.
 10. MAXIMUM SIDE-YARD SLOPE IS 3:1. WHERE SIDE YARD RETAINING WALLS ARE NOT PROPOSED, BUILDER SHALL PROVIDE DROP GRADE BEAM OR RETAINING WALL.
 11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY ALPHA TESTING ALPHA REPORT NO. G140011.
 12. RETAINING WALLS SHALL BE PERMITTED SEPARATELY THROUGH THE CITY BUILDING INSPECTIONS DEPARTMENT. AN ENGINEER WALL DESIGN SEALED BY A LICENSED STRUCTURAL ENGINEER SHALL BE REQUIRED FOR ALL WALLS OVER FOUR FEET (4') IN HEIGHT. ALL WALLS SHOWN AS PROPOSED ON THESE GRADING PLANS SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.

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



REVISIONS	DATE
REVISED OPEN SPACE GRADING	JUNE-2015

Grading Plan

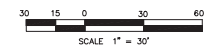


REVISIONS

1	ADDED PRIVATE FRENCH DRAIN ALONG RETAINING WALL FOOTING
----------	--

DATE

JUNE-2015



J. VOLK consulting
830 Central Expressway East, Suite 300 | Plano, Texas 75074
972.201.3000 (office) | 972.201.3009 (fax)
TPBE No. F-11902

CREEKSIDE, PHASE THREE
COLLEYVILLE, TEXAS

GRADING PLAN
SHEET 2 OF 4



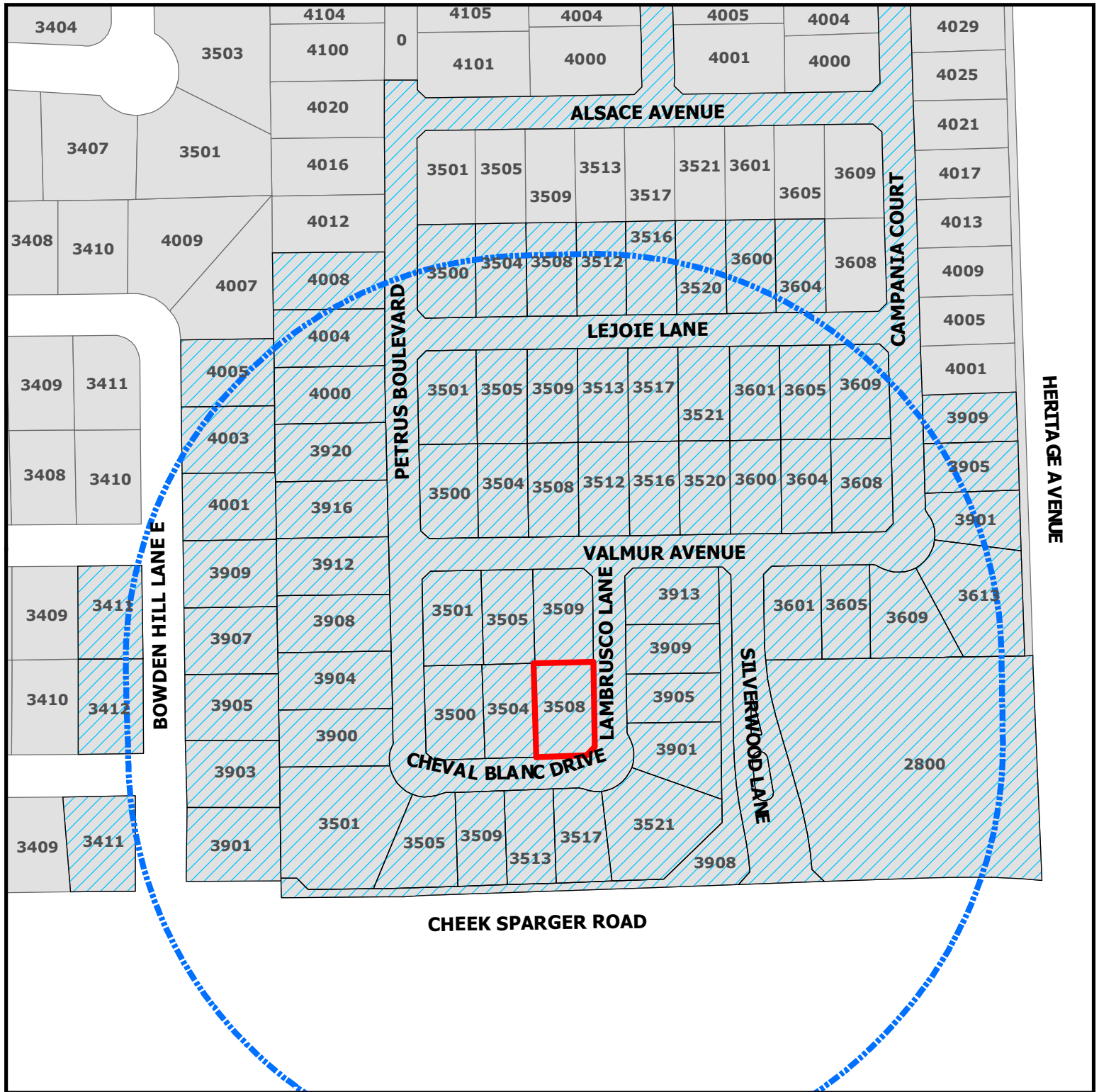
06/22/2015

HENLEY USA LLC

JVC No 14002

12

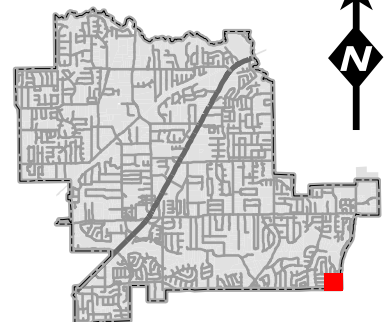
Notification Map



ZC20-020 3508 Cheval Blanc

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
170	170		76092	2800
	3521		76034	3521
	4003		76034	4003
	3411		76034	3411
	3508		76034	3508
	4001		76034	4001
	3412		76034	3412
	3909		76034	3909
	3509		76034	3509
	3604		76034	3604
	101		76092	3900
	101		76092	3904
	4005		76034	4005
	3450		94505	3903
	3613		76034	3613
	3520		76034	3520
	3513		76034	3513
	1110-112	202	98004	3908
	1110-112	202	98004	3517
	1110-112	202	98004	3512
	1110-112	202	98004	3501
	1110-112	202	98004	3517
	1110-112	202	98004	3505
	1110-112	202	98004	3508
	1110-112	202	98004	3600
	1110-112	202	98004	3516
	1110-112	202	98004	3608
	1110-112	202	98004	3521
	1110-112	202	98004	3520
	1110-112	202	98004	4004
	1110-112	202	98004	3505
	1110-112	202	98004	3508
	1110-112	202	98004	4000
	1110-112	202	98004	3513
	1110-112	202	98004	3900
	1110-112	202	98004	3609
	1110-112	202	98004	3509
	1110-112	202	98004	3500
	1110-112	202	98004	3913
	1110-112	202	98004	3501
	1110-112	202	98004	3605
	1110-112	202	98004	3901
	1110-112	202	98004	3905
	1110-112	202	98004	3920
	1110-112	202	98004	3609
	1110-112	202	98004	3600
	1110-112	202	98004	3905
	1110-112	202	98004	3601
	1110-112	202	98004	3504
	1110-112	202	98004	3601
	1110-112	202	98004	3516
	3505		76034	3505
	610		76034	3504
	3509		76034	3509
	3500		76034	3500
	610735		75261	3411
	3901		76034	3901
	3905		76034	3905
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	8751		75070	3912
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	8751		75070	3604
	8751		75070	4008
	3504		76034	3504
	3907		76034	3907
	3512		76034	3512
	3500		76034	3500
	3909		76034	3909
	3901		76034	3901
				3908
	4100		76034	
	101		76092	
	3051		76051	
	8751	402	75070	



NOTICE OF PUBLIC HEARING

SS

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, September 14, 2020 at 7:00 p.m.
City Council Meetings: Monday, October 5, 2020 & Tuesday, October 20, 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 wrought iron fence to be placed on a retaining wall and encroach into the street side yard setback (corner lot).

Zoning Case: ZC20-020

Applicant: Zach Schneider

Owner: Zach Schneider

Location: 3508 Cheval Blanc

Property Description: Lot 4, Block 7, Creekside at Colleyville, Phase 3

Present Zoning: Planned Unit Development-Residential District

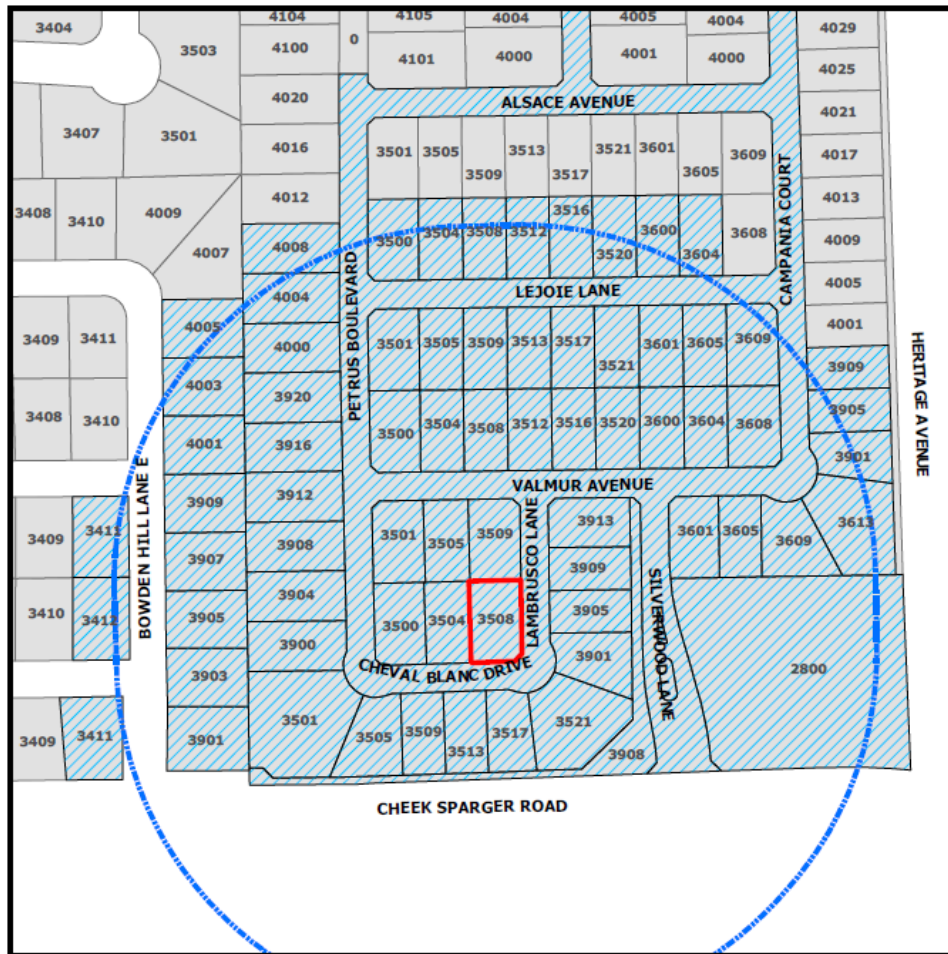
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.1867 ACRES, ON LOT 4, BLOCK 7, CREEKSIDE AT COLLEYVILLE, LOCATED AT 3508 CHEVAL BLANC DRIVE BY AUTHORIZING A SPECIAL USE PERMIT FOR A 5 FOOT WROUGHT IRON FENCE ABOVE AN EXISTING RETAINING WALL TO ENCROACH INTO THE STREET SIDE YARD SETBACK LINE 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 wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot under Case No. ZC20-020; 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 wrought iron fence above an existing retaining wall to encroach into the side yard

property line for a corner lot on 0.1867 acres, being Lot 4 Block 7, of the Creekside at Colleyville, located at 3508 Cheval Blanc 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 a 5 foot open wrought iron fence above an existing retaining wall within the existing sleeve pattern of the retaining wall 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 for the fence to be setback 10 feet back from the front of the home. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. No fence shall extend across the rear lot into the side yard setback unless such fence is of an open wrought iron material for the property at 3508 Cheval Blanc Drive.
- d. That the fence would be of the similar color, design and material as the fence located at 3501 LeJoie Lane.
- e. All requirements of the Land Development Code shall be met, except where amended herein.

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

- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of October 2020.

The second reading and public hearing being conducted on the 20th day of October 2020.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 20th DAY OF OCTOBER 2020.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

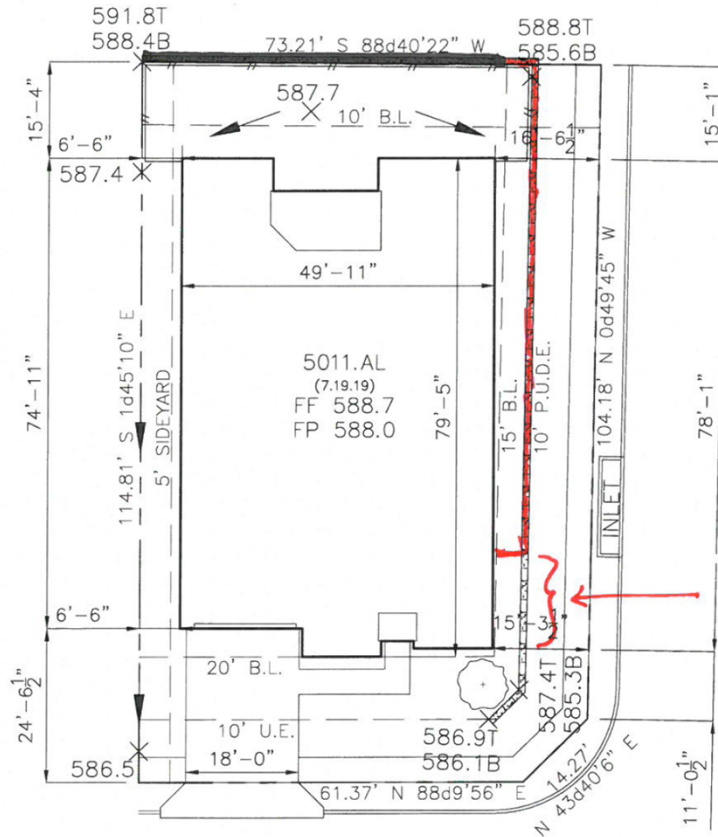
Exhibit "A" - Location and Zoning Map



Exhibit "B" – Site Plan

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

— Privacy/Wood Fence
— 5' IRON



MIN. 10 FEET
FROM B/L

PLOT PLAN LEGEND	
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job. no.

101_036

subdiv.

Creekside at Colleyville PH. 3

lot

4

blk

7

address

3508 Cheval Blanc

city

Colleyville, TX

date

6/22/20

master plan

5011

GENERAL NOTES:

DRIVEWAY & GARAGE: MIN. 16' WIDE
DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE
PUBLIC SIDEWALK: MIN. 4' WIDE
LEAD WALK TO HOME: MIN. 4' WIDE

Drawn By:

Description:

Date:



TRADITION
HOMES

WWW.TRADITIONHOMES.COM

SCALE:

1" = 20'



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3e	Agenda Date 9/14/2020	Number
Type Presentation and Discussion		
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 9, Creekside at Colleyville, Phase 3, located at 3501 Alsace Avenue, Case ZC20-019

Explanation

Zach Schneider, the applicant, has submitted a request for a Special Use Permit (SUP) for a 5 wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot on Lot 1, Block 9, Creekside at Colleyville, being approximately 0.1867 acres, and zoned PUD-R Planned Unit Development- Residential district.

Existing Conditions/Background: The subject property, 3501 Alsace Avenue, has PUD-R zoning and is located on the southeast corner at the intersection of Alsace Avenue and Petrus Boulevard. The subject property is undeveloped currently, but planned for a new single family residence.

A building permit has not yet been issued for the construction of a new home at 3501 Alsace Avenue.

The applicant was informed that the Land Development Code had been amended by the City Council in August of 2019 (Ordinance O-19-2088) and; therefore the request for the location of future fences is not allowed unless approved with an SUP.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 5 foot wrought iron fence above an existing retaining wall located within the corner street side yard setback. The proposed fence is approximately 10 feet from the property line.

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 that no fence be allowed to extend into the street side yard which is 15 feet per the PUD-R zoning. The applicant proposes to locate a 5 foot wrought fence above an existing retaining wall to encroach into the street side yard setback approximately 10 feet from the property line. The Land Development Code provides the opportunity to request an SUP to modify from the requirements:

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 to be located on the retaining wall for safety and maintenance reasons. The height of the retaining wall is between 3 feet to 8 feet in height.

Surrounding Development: The properties to the north, south, east and west are zoned PUD-R and contain residential development in the Creekside at Colleyville Subdivision.

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

Recommendation

Denial

Attachments

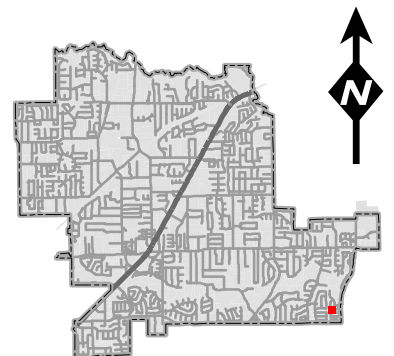
1. Aerial Map
2. Zoning Map
3. Future Land Use Map

4. Statement of Planning Objectives
5. Site Plan
6. Photo Provided by Applicant
7. Grading Plans
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Draft Ordinance

Aerial Map



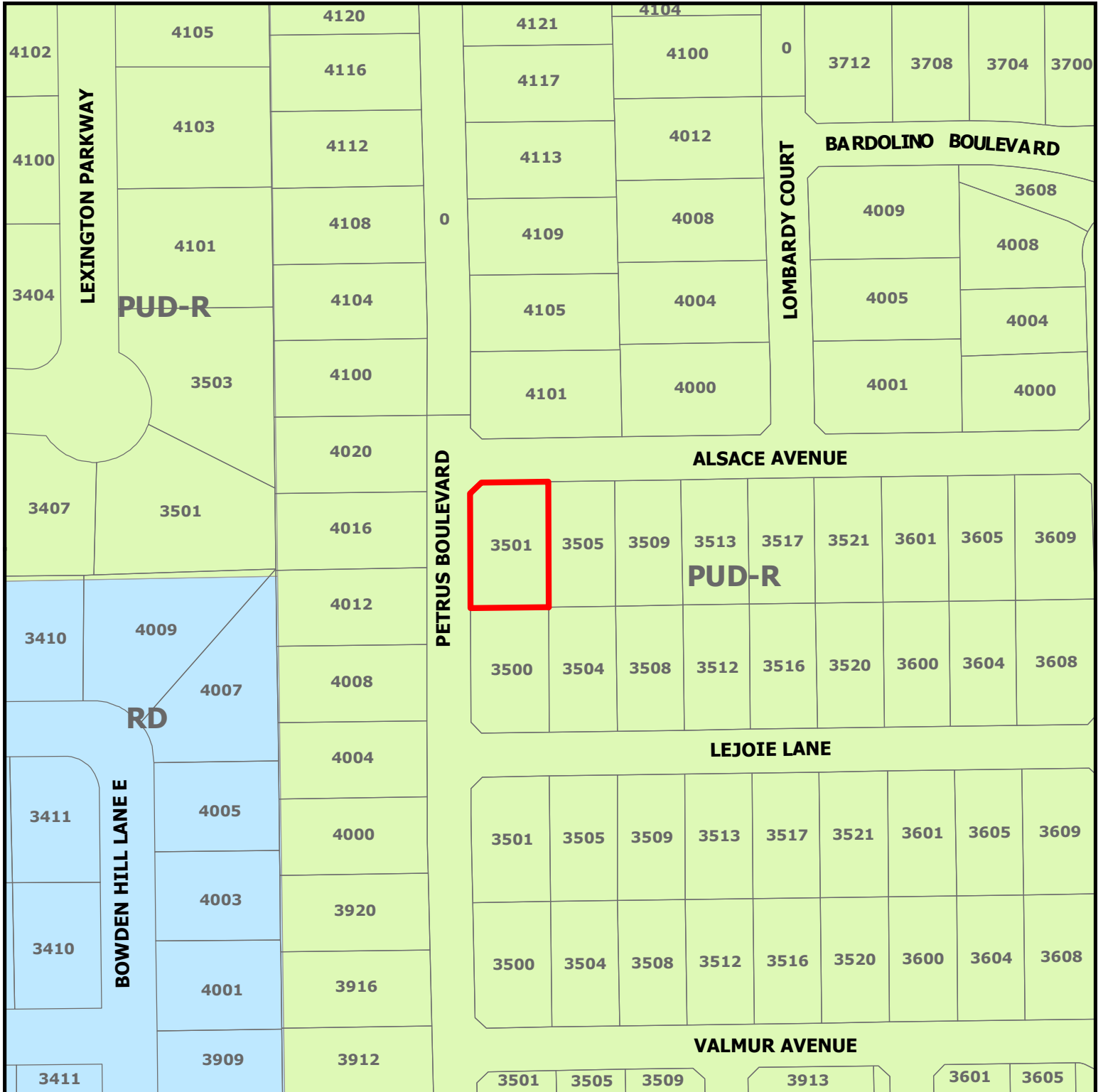
ZC20-019
3501 Alsace Avenue



DISCLAIMER:
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 Subject Property

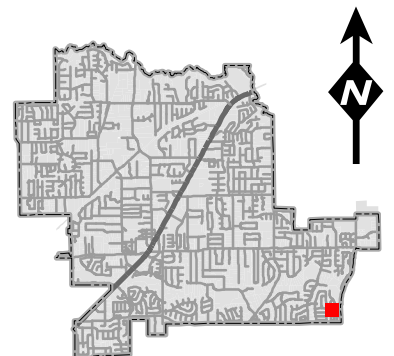
Zoning Map



ZC20-019
3501 Alsace Avenue

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 Subject Property



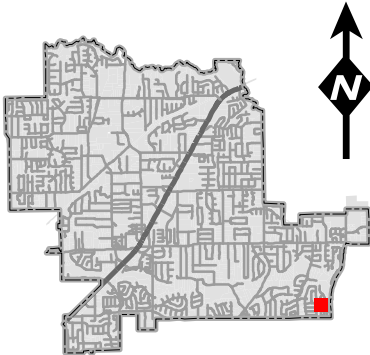
Future Land Use Map



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ZC20-019
3501 Alsace Avenue

-  Subject Property
-  Residential

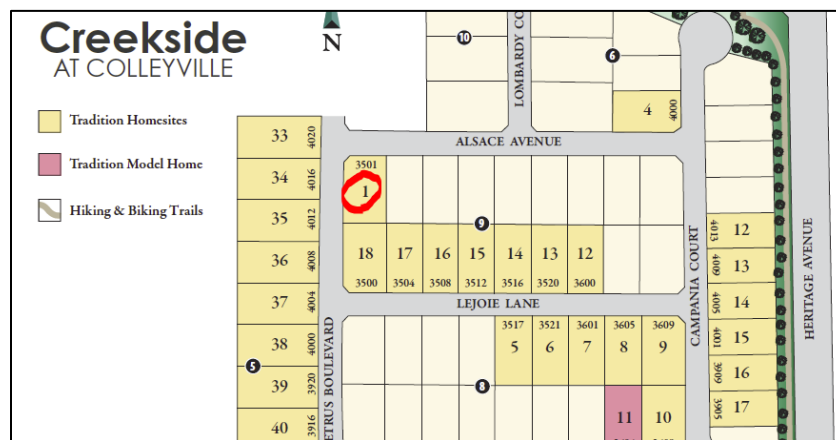


Statement of Planning Objectives

The purpose of this Special Use Permit (SUP) is to request the City of Colleyville's approval to construct an iron fence on the retaining wall.

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

The lot is located at 3501 Alsace (Lot 1, Block 9) in Creekside at Colleyville Phase 3. The retaining wall was constructed during development operations and is located in between the build line and property line. The retaining wall was "cored" during development operations in order for the fence to be installed on top of the wall. In an effort to adhere to the continuity already established in this gated community, the Applicant believes installing the fence on top of the retaining wall would be appropriate and aesthetically pleasing to the overall neighborhood. This proposed fence location would also allow the future homeowner to enjoy a much more usable backyard. The schematic below shows the lot in question.



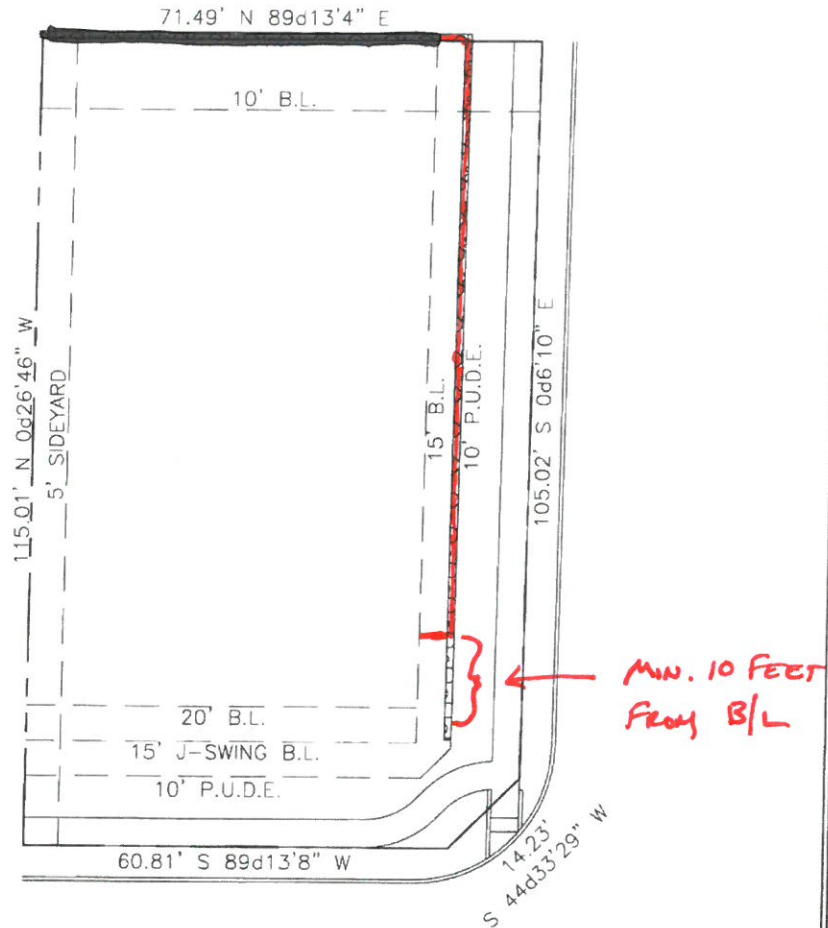
Tradition Homes, LLC is the applicant. Tradition Homes has thirty-nine (39) lots under contract in Creekside at Colleyville Phase 3. Tradition's model home is located at 3604 Valmur Avenue, Colleyville, TX 76034.

The stamped/approved Grading Plans for the community are included with this SUP submittal. The Grading Plans identify the location of the retaining wall. As previously stated, the retaining wall was built by the Developer (Terra Manna). It was designed and cored in anticipation of the fence posts/fence installation.

Site Plan

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

— Privacy/Wood Fence
— 5' Iron



PLOT PLAN LEGEND	
SYMBOL	DESCRIPTION
	Retaining Wall
TW	Top of Wall
BW	Bottom of Wall
TC	Top of Curb
BC	Back of Curb
FP	Finished Pad
FF	Finished Floor
EG	Existing Grade
	Storm Inlet
	Water Connection

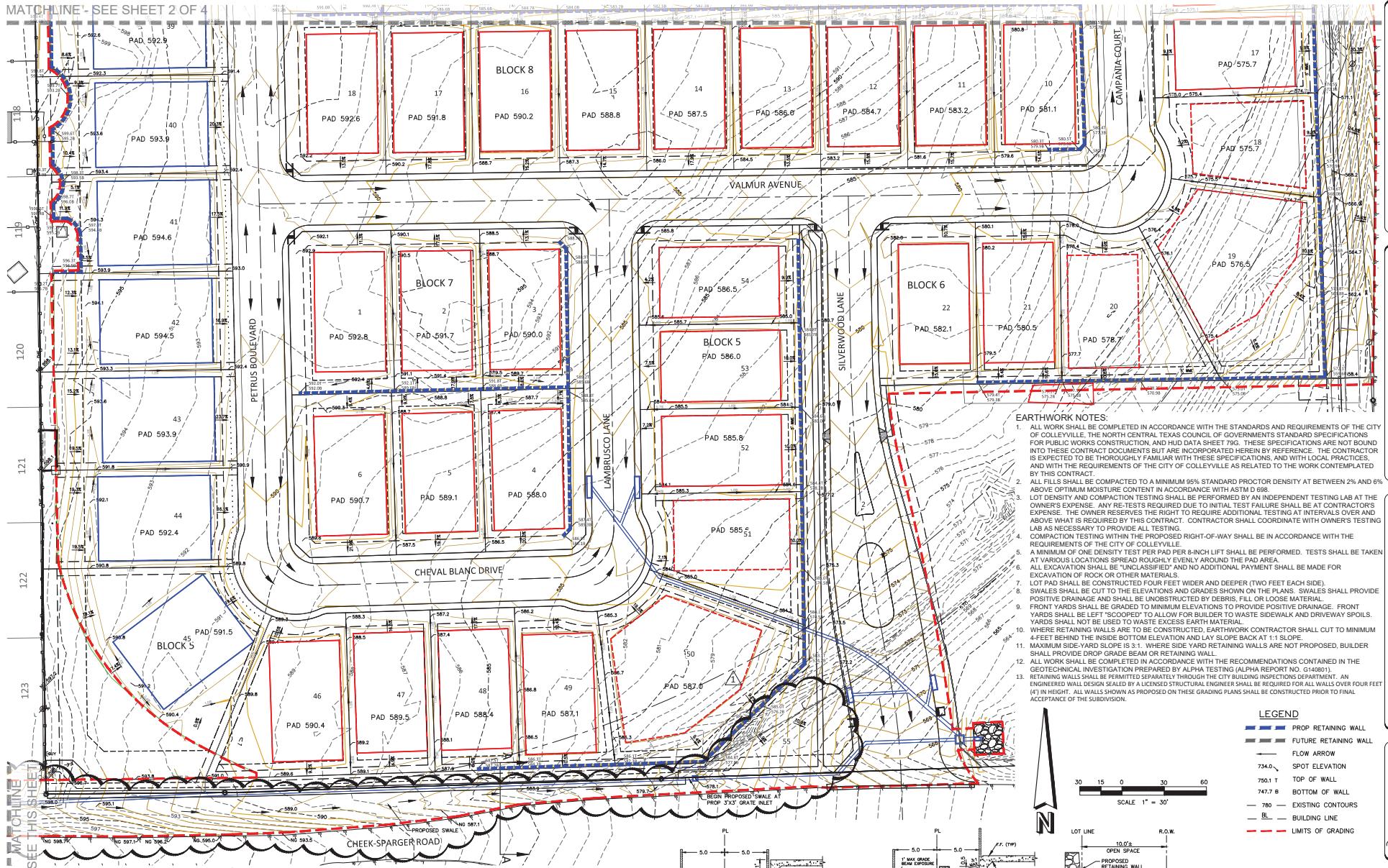
LOT SUMMARY		job. no. 101_027		GENERAL NOTES: DRIVEWAY & GARAGE: MIN. 16' WIDE DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE PUBLIC SIDEWALK: MIN. 4' WIDE LEAD WALK TO HOME: MIN. 4' WIDE	
LOT AREA	8133	subdiv. Creekside at Colleyville Lot Fit Book			
SLAB AREA	####	lot	1	blk	9
COVERAGE	#####%	address 3501 Alsace Avenue		Drawn By: JRD Description: Date:	
FENCE	###'	city Colleyville, TX		 TRADITION HOMES WWW.TRADITIONHOMES.COM	
SCALE: 1" = 20'		date 2/4/20	master plan X00X_X		

Photos Provided By Applicant



Grading Plan

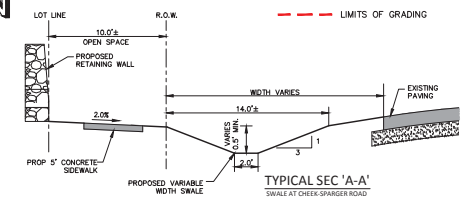
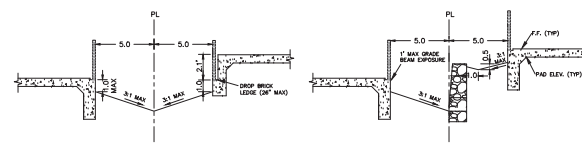
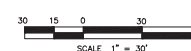
MATCHLINE - SEE SHEET 2 OF 4



EARTHWORK NOTES:

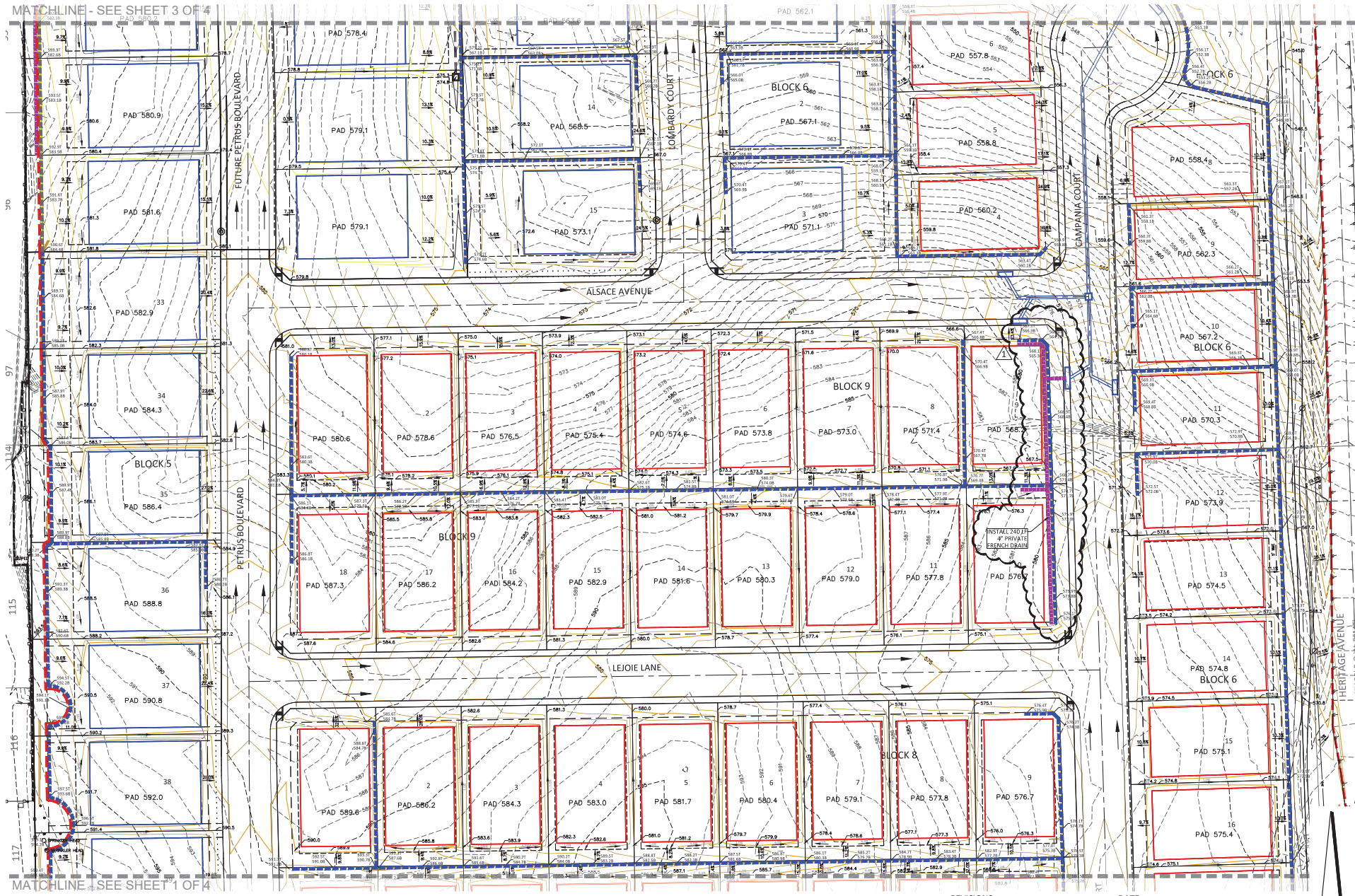
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF COLLEEVILLE, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND HUD DATA SHEET 799. THESE SPECIFICATIONS ARE NOT BOUND INTO THESE CONTRACT DOCUMENTS BUT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

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



REVISIONS	DATE
△ REVISED OPEN SPACE GRADING	JUNE-2015

Grading Plan

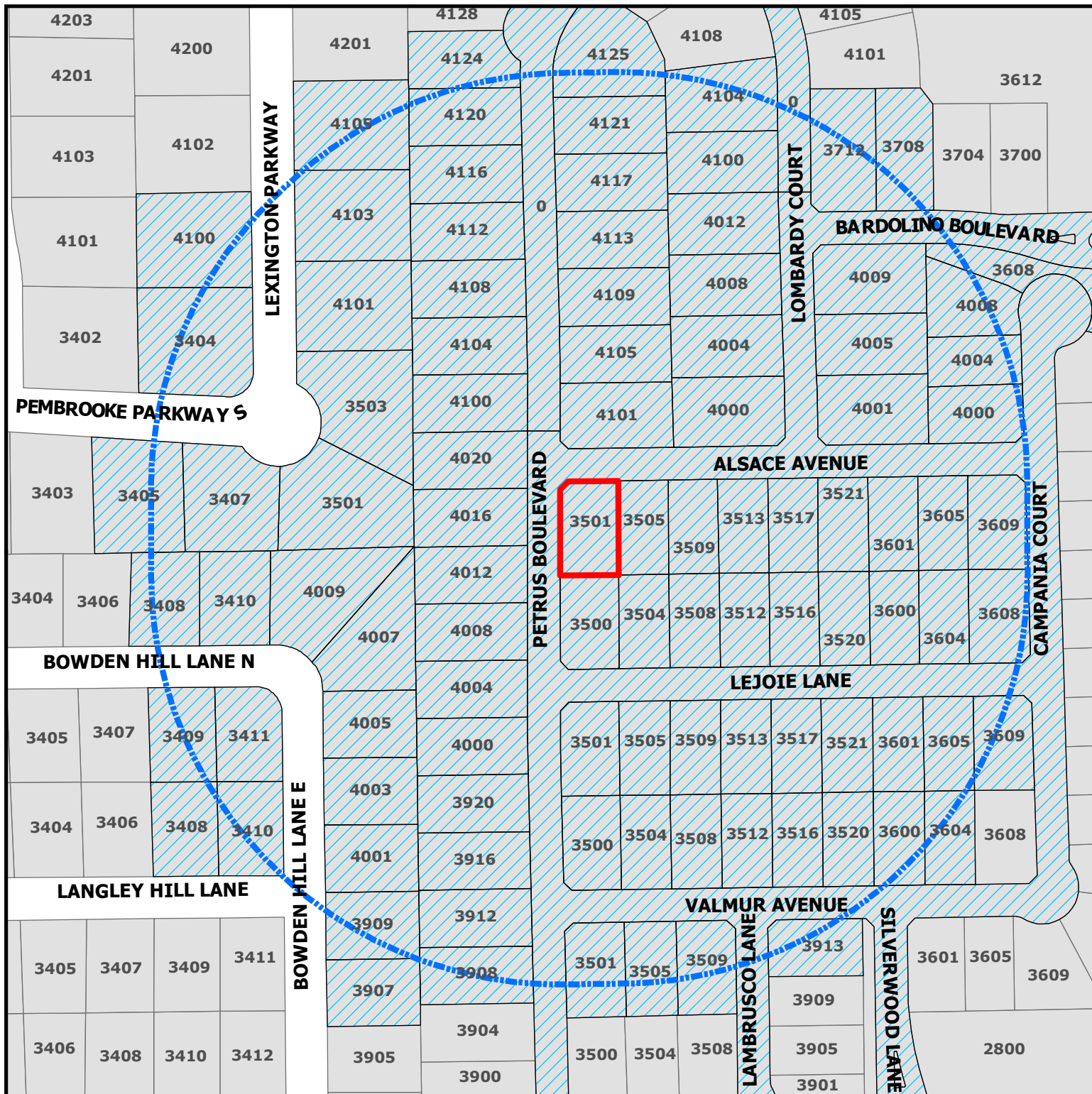


REVISIONS
 △ ADDED PRIVATE FRENCH DRAIN
 ALONG RETAINING WALL FOOTING

DATE
 JUNE-2015

30 15 0 30 60
 SCALE 1" = 30'

Notification Map



ZC20-019

3501 Alsace Avenue

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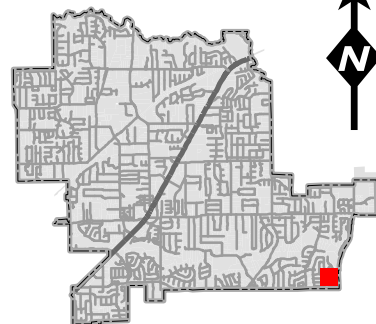
Subject Property



500ft Buffer



Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
	4003		76034	4003
	30601	200	91301	3503
	3508		76034	3508
	3712		76034	3712
	4116		76034	4116
	4001		76034	4001
	3909		76034	3909
	4100		76034	4100
	3521		76034	3521
	3604		76034	3604
	3708		76034	3708
	4105		76034	4105
	101		76092	0
	3601		76034	3601
	4117		76034	4117
	3501		76034	3501
	4005		76034	4005
	4101		76034	4101
	4112		76034	4112
	3409		76034	3409
	4009		76034	4009
	4104		76034	4104
	4125		76034	4125
	4007		76034	4007
	4008		76034	4008
	3405		76034	3405
	3410		76034	3410
	4012		76034	4012
	3411		76034	3411
	3408		76034	3408
	3404		76034	3404
	4609		63089	4108
	4104		76034	4213
	3520		76034	3520
	3408		76034	3408
	4101		76034	4101
	1110-112	202	98004	3908
	1110-112	202	98004	3517
	1110-112	202	98004	3512
	1110-112	202	98004	4020
	1110-112	202	98004	3501
	1110-112	202	98004	4008
	1110-112	202	98004	3508
	1110-112	202	98004	4016
	1110-112	202	98004	3600
	1110-112	202	98004	3516
	1110-112	202	98004	3521
	1110-112	202	98004	3520
	1110-112	202	98004	4004
	1110-112	202	98004	3505
	1110-112	202	98004	4012
	1110-112	202	98004	4000
	1110-112	202	98004	3513
	1110-112	202	98004	4004
	1110-112	202	98004	3509
	1110-112	202	98004	3609
	1110-112	202	98004	3500
	1110-112	202	98004	3913
	1110-112	202	98004	3501
	1110-112	202	98004	3605
	1110-112	202	98004	3501
	1110-112	202	98004	4000
	1110-112	202	98004	3920
	1110-112	202	98004	3609
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	1110-112	202	98004	3601
	1110-112	202	98004	3504
	1110-112	202	98004	3516
	4004		76034	4004
	3505		76034	3505
	4100		76034	4100
	4100		76034	4100
	3509	610	76034	3504
	3605		76034	3509
	4000		76034	3605
	3509		76034	4000
	3517		76034	3509
	4105		76034	3517
	3505		76034	4105
	4109		76034	3505
	4001		76034	4109
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	4113		76034	3513
	4103		76034	4113
	8751		75070	4103
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	8751		75070	3912
	8751		75070	3604
	8751		75070	4008
	4124		76034	4124
	4121		76034	4121
	4120		76034	4120
	4713		76034	4009
	3608		76034	3608
	3907		76034	3608
	3407		76034	3907
	3512		76034	3407
	3500		76034	3512
	4005		76034	3500
	3410		76034	4005
				3410
				3608
	4100		76034	
	101		76092	
	3051		76051	
	8751	402	75070	



NOTICE OF PUBLIC HEARING

SS

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, September 14, 2020 at 7:00 p.m.
City Council Meetings: Monday, October 5, 2020 & Tuesday, October 20, 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 wrought iron fence to be placed on a retaining wall and encroach into the street side yard setback (corner lot).

Zoning Case: ZC20-019

Applicant: Zach Schneider

Owner: Zach Schneider

Location: 3501 Alsace Avenue

Property Description: Lot 1, Block 9, Creekside at Colleyville, Phase 3

Present Zoning: PUD-R Planned Unit Development-Residential District

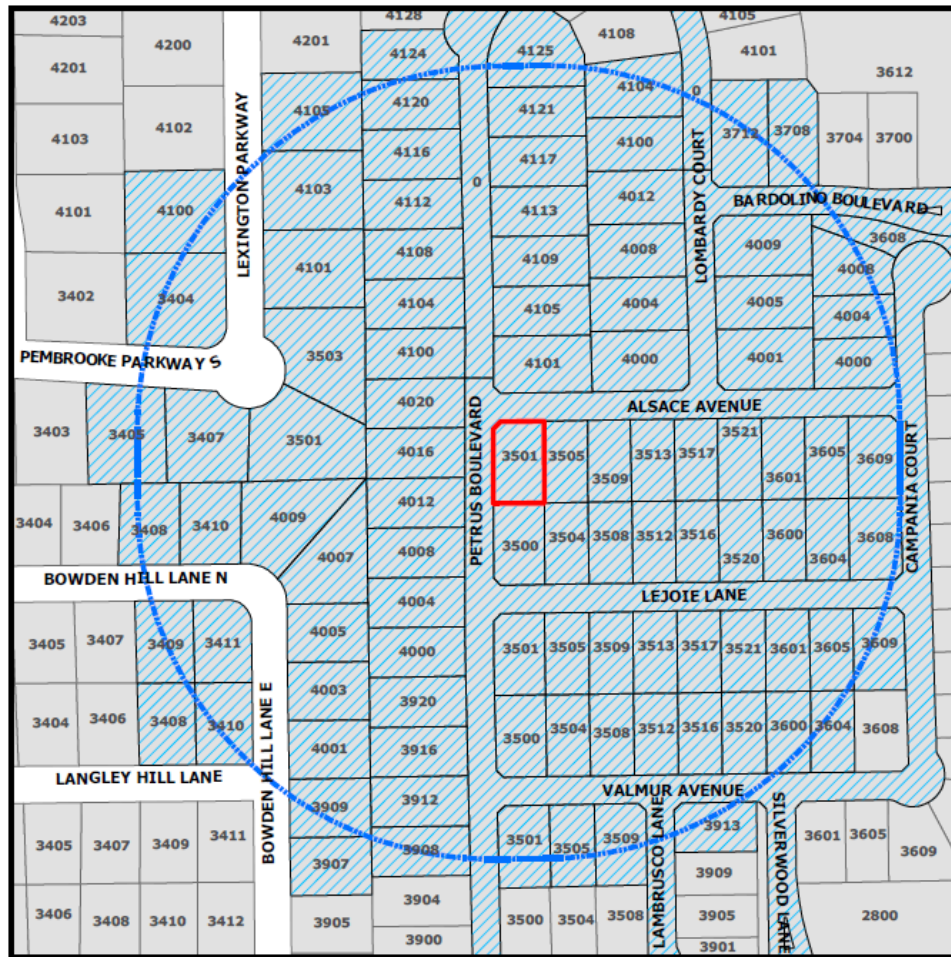
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.1867 ACRES, ON LOT 1, BLOCK 9, CREEKSIDE AT COLLEYVILLE, LOCATED AT 3501 ALSACE AVENUE, BY AUTHORIZING A SPECIAL USE PERMIT FOR A 5 FOOT WROUGHT IRON FENCE ABOVE AN EXISTING RETAINING WALL TO ENCROACH INTO THE STREET SIDE YARD SETBACK LINE 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 wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot under Case No. ZC20-019; 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 wrought iron fence above an existing retaining wall to encroach into the side yard property line for a corner lot on 0.1867 acres, being Lot 1, Block 9,

of the Creekside at Colleyville, located at 3501 Alsace Avenue, 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 a 5 foot open wrought iron fence above an existing retaining wall within the existing sleeve pattern of the retaining wall 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 for the fence to be setback 10 feet back from the front of the home. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
 - c. No fence shall extend across the rear lot into the side yard setback unless such fence is of an open wrought iron material for the property at 3501 Alsace Avenue.
 - d. That the fence would be of the similar color, design and material as the fence located at 3501 LeJoie Lane.
 - e. All requirements of the Land Development Code shall be met, except where amended herein.
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or

provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of October 2020.

The second reading and public hearing being conducted on the 20th day of October 2020.

PASSED AND APPROVED BY A VOTE OF __ AYES, __ NAYS, AND __ ABSTENTIONS ON THIS THE 20th DAY OF OCTOBER 2020.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

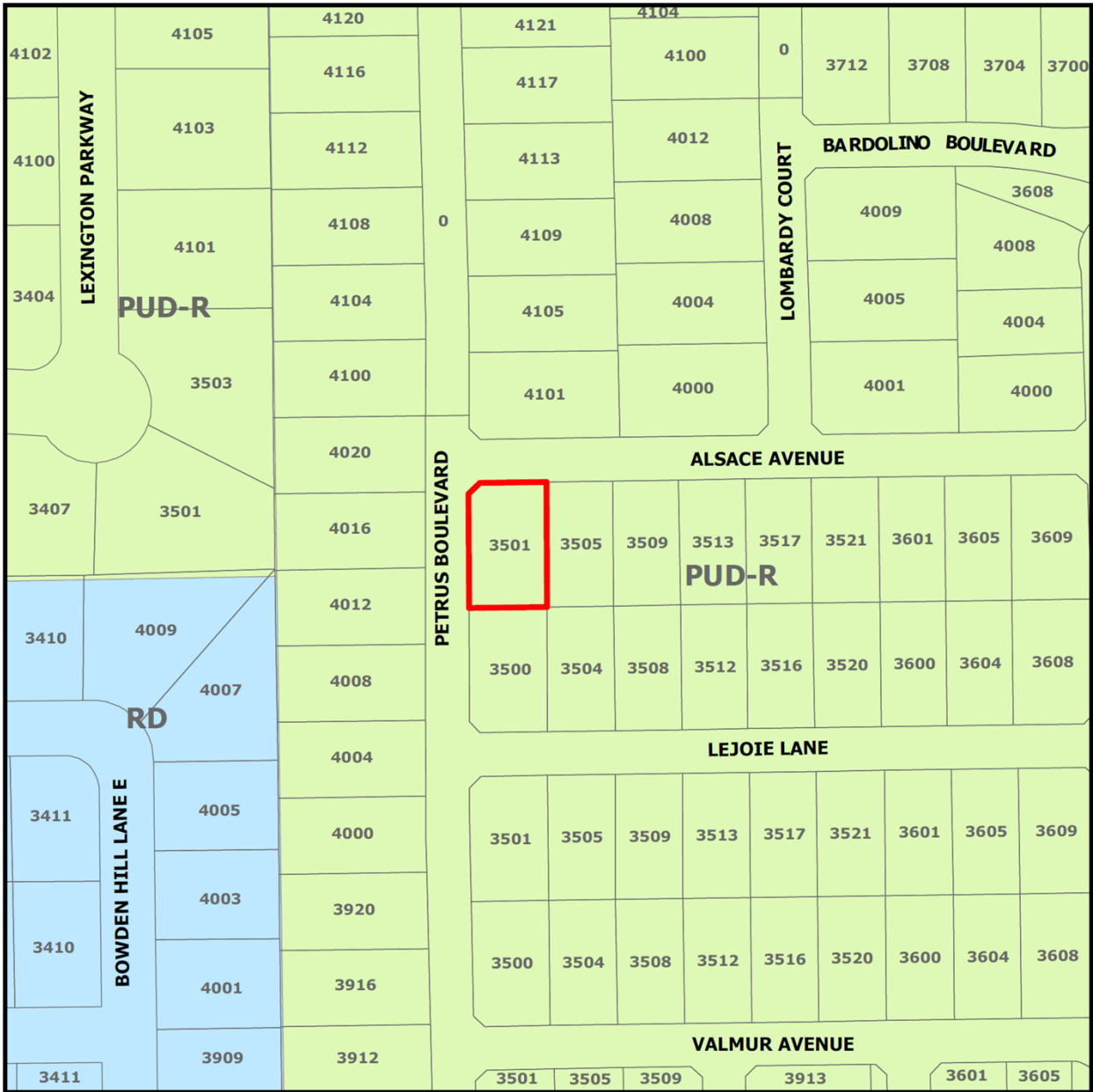
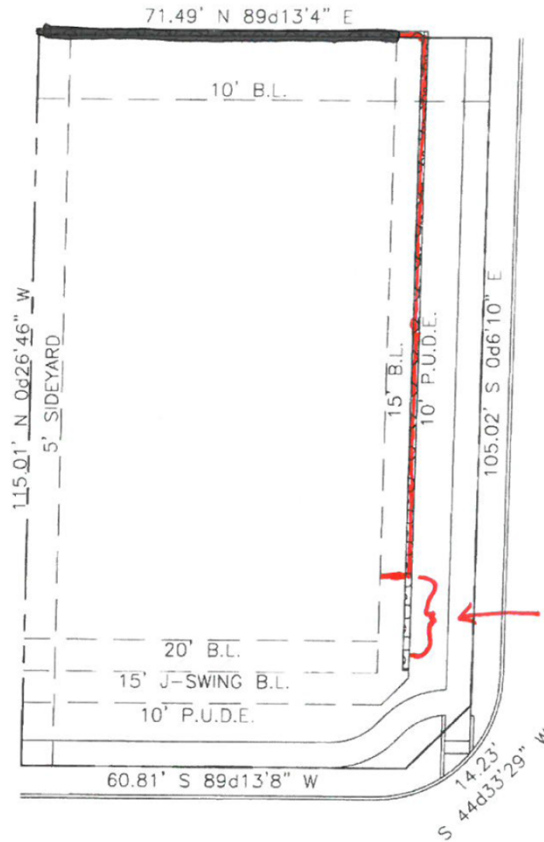


Exhibit "B" – Site Plan

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

— PRIVACY / WOOD FENCE
— 5' IRON



PLOT PLAN LEGEND	
SYMBOL	DESCRIPTION
	Retaining Wall
TW	Top of Wall
BW	Bottom of Wall
TC	Top of Curb
BC	Back of Curb
FP	Finished Pad
FF	Finished Floor
EG	Existing Grade
	Storm Inlet
	Water Connection

LOT SUMMARY		job. no. 101_027		GENERAL NOTES: DRIVEWAY & GARAGE: MIN. 16' WIDE DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE PUBLIC SIDEWALK: MIN. 4' WIDE LEAD WALK TO HOME: MIN. 4' WIDE	
LOT AREA	8133	subdiv. Creekside at Colleyville Lot Fit Book			
SLAB AREA	####	lot	1	blk	9
COVERAGE	#####%	address 3501 Alsace Avenue		Drawn By: JRD Description: Date:	
FENCE	###'	city Colleyville, TX		 TRADITION HOMES WWW.TRADITIONHOMES.COM	
SCALE: 1" = 20'		date 2/4/20	master plan X00X_X		



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
3f	9/14/2020	
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit for a Fence to extend into the required street side yard on Lot 18, Block 9, Creekside at Colleyville, Phase 3, located at 3500 Lejoie Lane, Case ZC20-021

Explanation

Zach Schneider, the applicant, has submitted a request for a Special Use Permit (SUP) for a five wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot on Lot 18, Block 9, Creekside at Colleyville, being approximately 0.1867 acres, and zoned PUD-R Planned Unit Development-Residential district.

Existing Conditions/Background: The subject property, 3500 Lejoie Lane, has PUD-R zoning and is located on the northeast corner at the intersection of Petrus Boulevard and LeJoie Lane. The subject property is undeveloped currently, but planned for a new single family residence.

A building permit has not been issued for a new home for 3500 Lejoie Lane.

The applicant was informed that the Land Development Code had been amended by the City Council in August of 2019 (Ordinance O-19-2088) and; therefore the request for the location of future fences is not allowed unless approved with an SUP.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 5 foot iron rod fence above an existing retaining wall and located within the corner street side yard setback. The proposed fence is approximately 10 feet from the property line.

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 that no fence be allowed to extend into the street side yard which is 15 feet per the PUD-R zoning. The applicant proposes to locate a 5 foot iron rod fence above an existing retaining wall to encroach into the street side yard setback approximately 10 feet from the property line. The Land Development Code provides the opportunity to request an SUP to modify from the requirements:

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 to be located on the retaining wall for safety and maintenance reasons. It differs from other requests being a wooden fence. The height of the retaining wall is between 3 and 8 feet in height.

Surrounding Development: The properties to the north, south, east and west are zoned PUD-R and contain residential development in the Creekside at Colleyville Subdivision.

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

Recommendation

Denial

Attachments

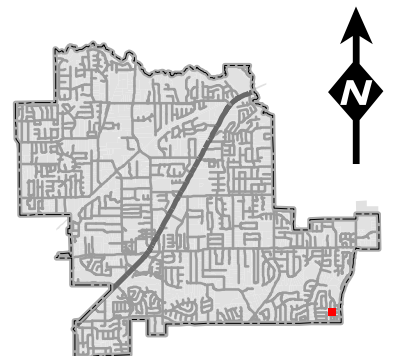
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives

5. Site Plan
6. Photos Provided by Applicant
7. Grading Plans
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Draft Ordinance

Aerial Map



ZC20-021
3500 Lejoie Lane



DISCLAIMER:
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 Subject Property

Zoning Map



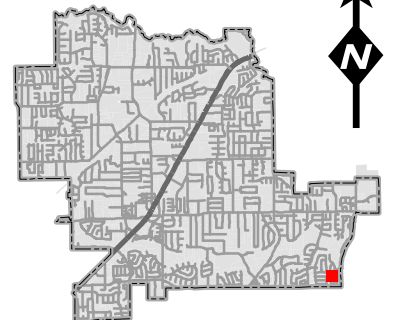
ZC20-021
3500 Lejoie Lane

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Subject Property



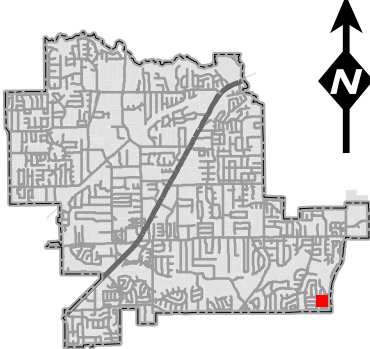
Future Land Use Map



ZC20-021
3500 Lejoie Lane

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 Subject Property
 Residential



Statement of Planning Objectives

The purpose of this Special Use Permit (SUP) is to request the City of Colleyville's approval to construct an iron fence on the retaining wall.

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

The lot is located at 3500 Lejoie Lane (Lot 18, Block 9) in Creekside at Colleyville Phase 3. The retaining wall was constructed during development operations and is located in between the build line and property line. The retaining wall was "cored" during development operations in order for the fence to be installed on top of the wall. In an effort to adhere to the continuity already established in this gated community, the Applicant believes installing the fence on top of the retaining wall would be appropriate and aesthetically pleasing to the overall neighborhood. This proposed fence location would also allow the future homeowner to enjoy a much more usable backyard. The schematic below shows the lot in question.



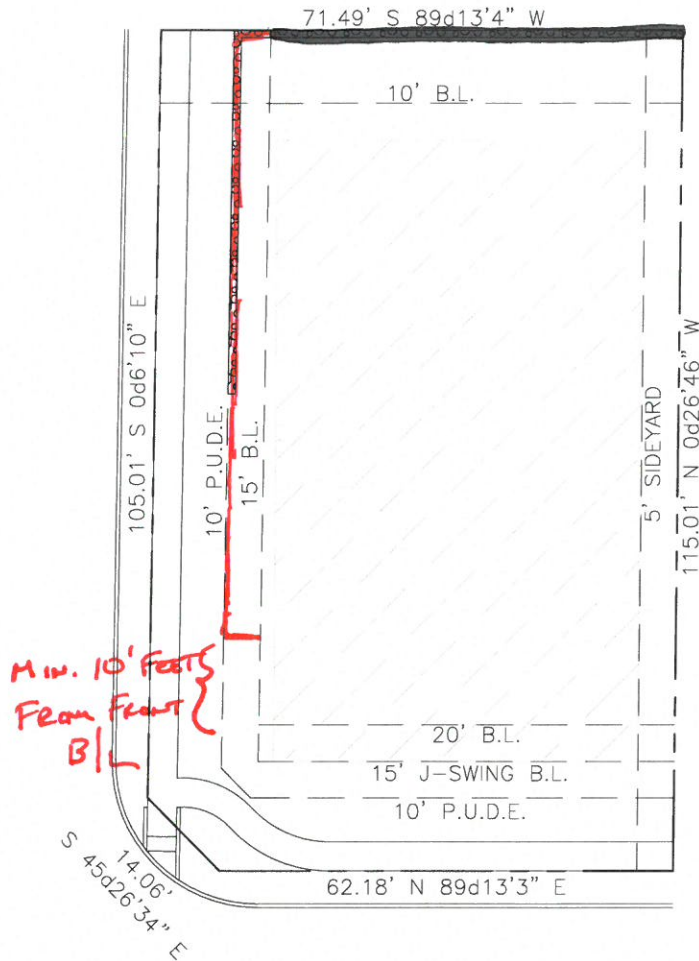
Tradition Homes, LLC is the applicant. Tradition Homes has thirty-nine (39) lots under contract in Creekside at Colleyville Phase 3. Tradition's model home is located at 3604 Valmur Avenue, Colleyville, TX 76034.

The stamped/approved Grading Plans for the community are included with this SUP submittal. The Grading Plans identify the location of the retaining wall. As previously stated, the retaining wall was built by the Developer (Terra Manna). It was designed and cored in anticipation of the fence posts/fence installation.

Site Plan

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

— Privacy / Wood Fence
— 5' IRON



PLOT PLAN LEGEND	
SYMBOL	DESCRIPTION
	Retaining Wall
TW	Top of Wall
BW	Bottom of Wall
TC	Top of Curb
BC	Back of Curb
FP	Finished Pad
FF	Finished Floor
EG	Existing Grade
	Storm Inlet
	Water Connection

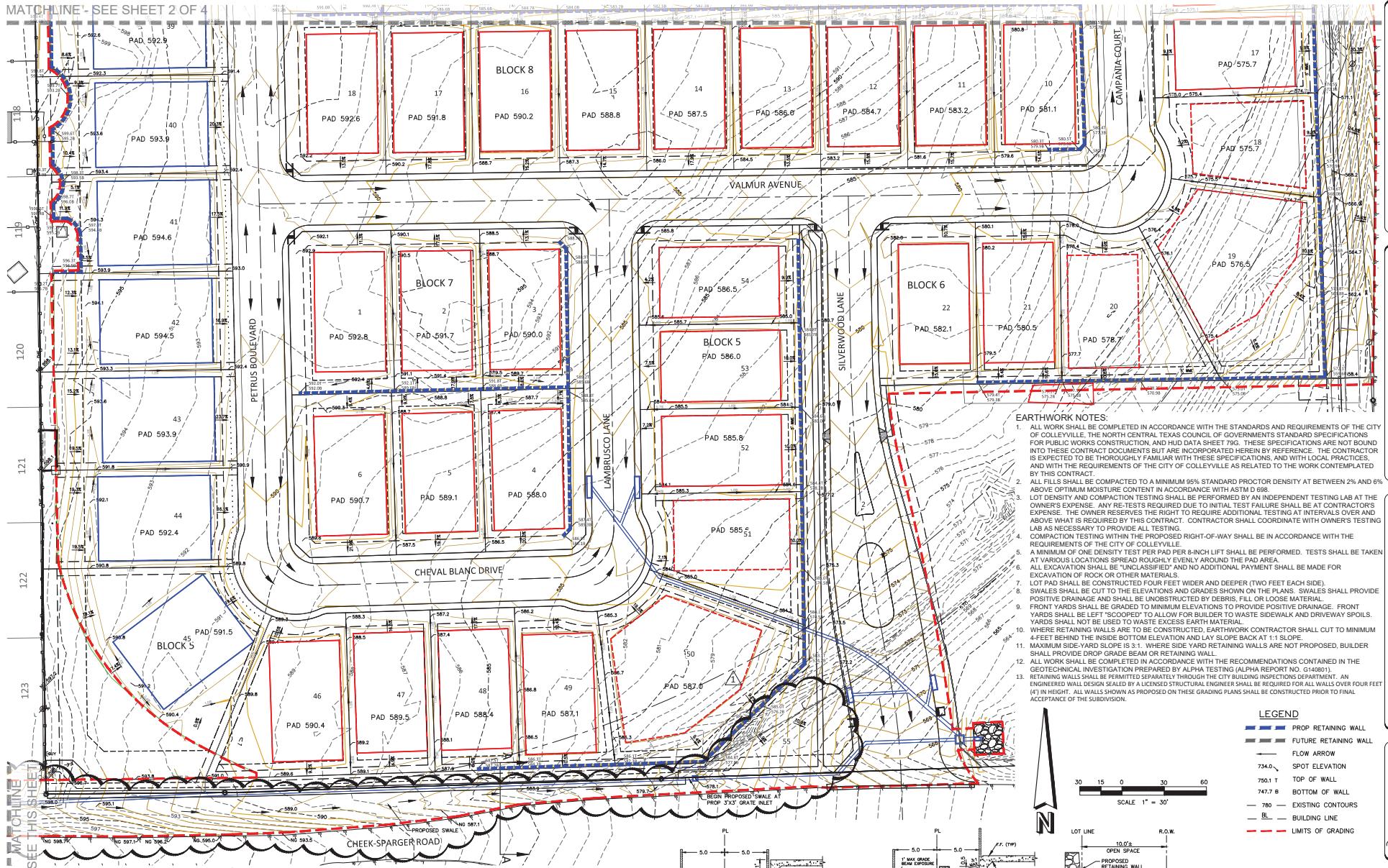
LOT SUMMARY		job. no. 101_034		GENERAL NOTES: DRIVEWAY & GARAGE: MIN. 16' WIDE DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE PUBLIC SIDEWALK: MIN. 4' WIDE LEAD WALK TO HOME: MIN. 4' WIDE	
LOT AREA	8212	subdiv. Creekside at Colleyville Lot Fit Book			
SLAB AREA	####	lot	18	blk	9
COVERAGE	#####%	address 3500 Lejoie Lane		Drawn By:	JRD
FENCE	###'	city Colleyville, TX		Description:	
SCALE: 1" = 20'		date 2/4/20		Date:	
		master plan X00X_X		 TRADITION HOMES WWW.TRADITIONHOMES.COM	

Photos Provided By Applicant



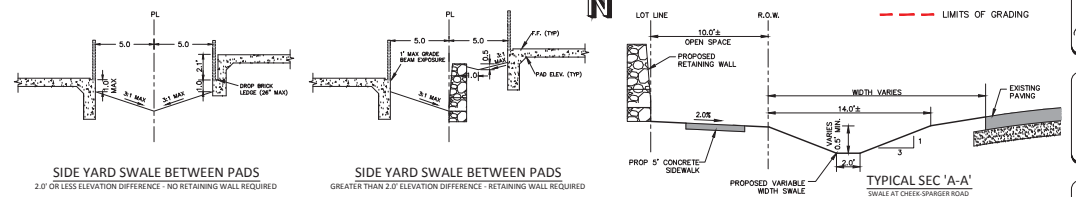
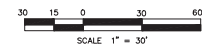
Grading Plan

MATCHLINE - SEE SHEET 2 OF 4



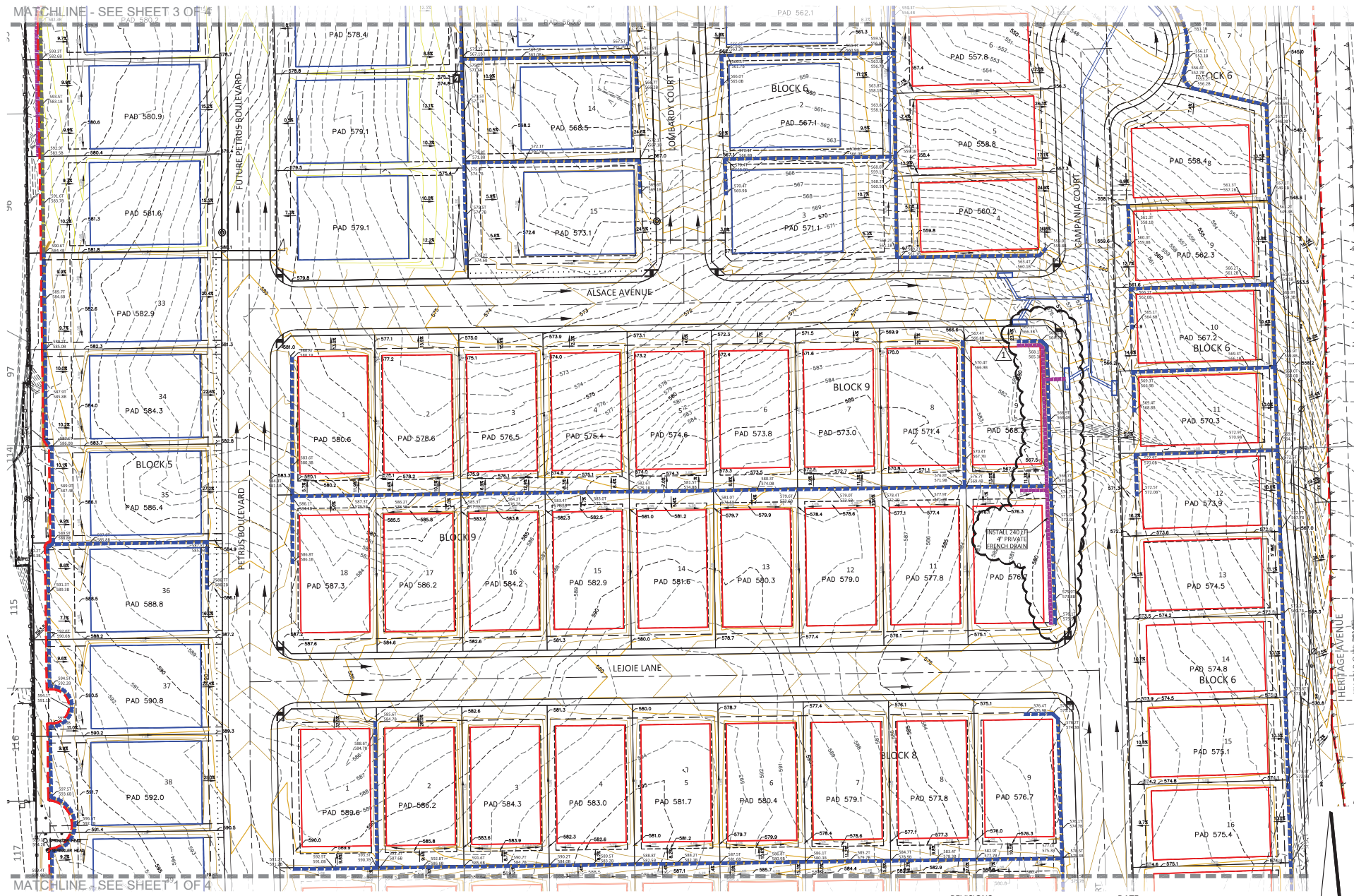
- EARTHWORK NOTES:**
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF COLLEVILLE, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND HUD DATA SHEET 799. THESE SPECIFICATIONS ARE NOT BOUND INTO THESE CONTRACT DOCUMENTS BUT ARE INCORPORATED HEREIN BY REFERENCE. THE CONTRACTOR IS EXPECTED TO BE THOROUGHLY FAMILIAR WITH THESE SPECIFICATIONS, AND WITH LOCAL PRACTICES, AND WITH THE REQUIREMENTS OF THE CITY OF COLLEVILLE AS RELATED TO THE WORK CONTEMPLATED BY THIS CONTRACT.
 2. ALL FILLS SHALL BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT BETWEEN 2% AND 6% ABOVE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698.
 3. LOT DENSITY AND COMPACTION TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB AT THE OWNER'S EXPENSE. ANY RE-TESTS REQUIRED DUE TO INITIAL TEST FAILURE SHALL BE AT CONTRACTOR'S EXPENSE. THE OWNER RESERVES THE RIGHT TO REQUIRE ADDITIONAL TESTING AT INTERVALS OVER AND ABOVE WHAT IS REQUIRED BY THIS CONTRACT. CONTRACTOR SHALL COORDINATE WITH OWNER'S TESTING LAB AS NECESSARY TO PROVIDE ALL TESTING.
 4. COMPACTION TESTING WITHIN THE PROPOSED RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF COLLEVILLE.
 5. A MINIMUM OF ONE DENSITY TEST PER PAD PER 8-INCH LIFT SHALL BE PERFORMED. TESTS SHALL BE TAKEN AT VARIOUS LOCATIONS SPREAD ROUGHLY EVENLY AROUND THE PAD AREA.
 6. ALL EXCAVATION SHALL BE "UNCLASSIFIED" AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR EXCAVATION OF ROCK OR OTHER MATERIALS.
 7. LOT PAD SHALL BE CONSTRUCTED FOUR FEET WIDER AND DEEPER (TWO FEET EACH SIDE). SWALES SHALL BE CUT TO THE ELEVATIONS AND GRADERS SHOWN ON THE PLANS. SWALES SHALL PROVIDE POSITIVE DRAINAGE AND SHALL BE UNOBTSTRUCTED BY DEBRIS, FILL, OR LOOSE MATERIAL.
 8. FRONT YARDS SHALL BE GRADDED TO MINIMUM ELEVATIONS TO PROVIDE POSITIVE DRAINAGE. FRONT YARDS SHALL BE LEFT "SCOOPED" TO ALLOW FOR BUILDER TO WASTE SIDEWALK AND DRIVEWAY SPOILS. YARDS SHALL NOT BE USED TO WASTE EXCESS EARTH MATERIAL.
 9. WHERE RETAINING WALLS ARE TO BE CONSTRUCTED, EARTHWORK CONTRACTOR SHALL CUT TO MINIMUM 4 FEET BEHIND THE INSIDE BOTTOM ELEVATION AND LAY SLOPE BACK AT 1:1 SLOPE.
 10. MAXIMUM SIDE-YARD SLOPE IS 3:1. WHERE SIDE YARD RETAINING WALLS ARE NOT PROPOSED, BUILDER SHALL PROVIDE DROP GRADE BEAM OR RETAINING WALL.
 11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY ALPHA TESTING (ALPHA REPORT NO. G140801).
 12. RETAINING WALLS SHALL BE PERMITTED SEPARATELY THROUGH THE CITY BUILDING INSPECTIONS DEPARTMENT. AN ENGINEER WALL DESIGN SEALED BY A LICENSED STRUCTURAL ENGINEER SHALL BE REQUIRED FOR ALL WALLS OVER FOUR FEET (4') IN HEIGHT. ALL WALLS SHOWN AS PROPOSED ON THESE GRADING PLANS SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.

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



REVISIONS	DATE
REVISED OPEN SPACE GRADING	JUNE-2015

Grading Plan

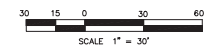


REVISIONS

1	ADDED PRIVATE FRENCH DRAIN ALONG RETAINING WALL FOOTING
----------	--

DATE

JUNE-2015



J. VOLK consulting
830 Central Expressway East, Suite 300 | Plano, Texas 75074
972.201.3000 (office) | 972.201.3009 (fax)
TPBE No. F-11902

CREEKSIDE, PHASE THREE
COLLEYVILLE, TEXAS

GRADING PLAN
SHEET 2 OF 4



06/22/2015

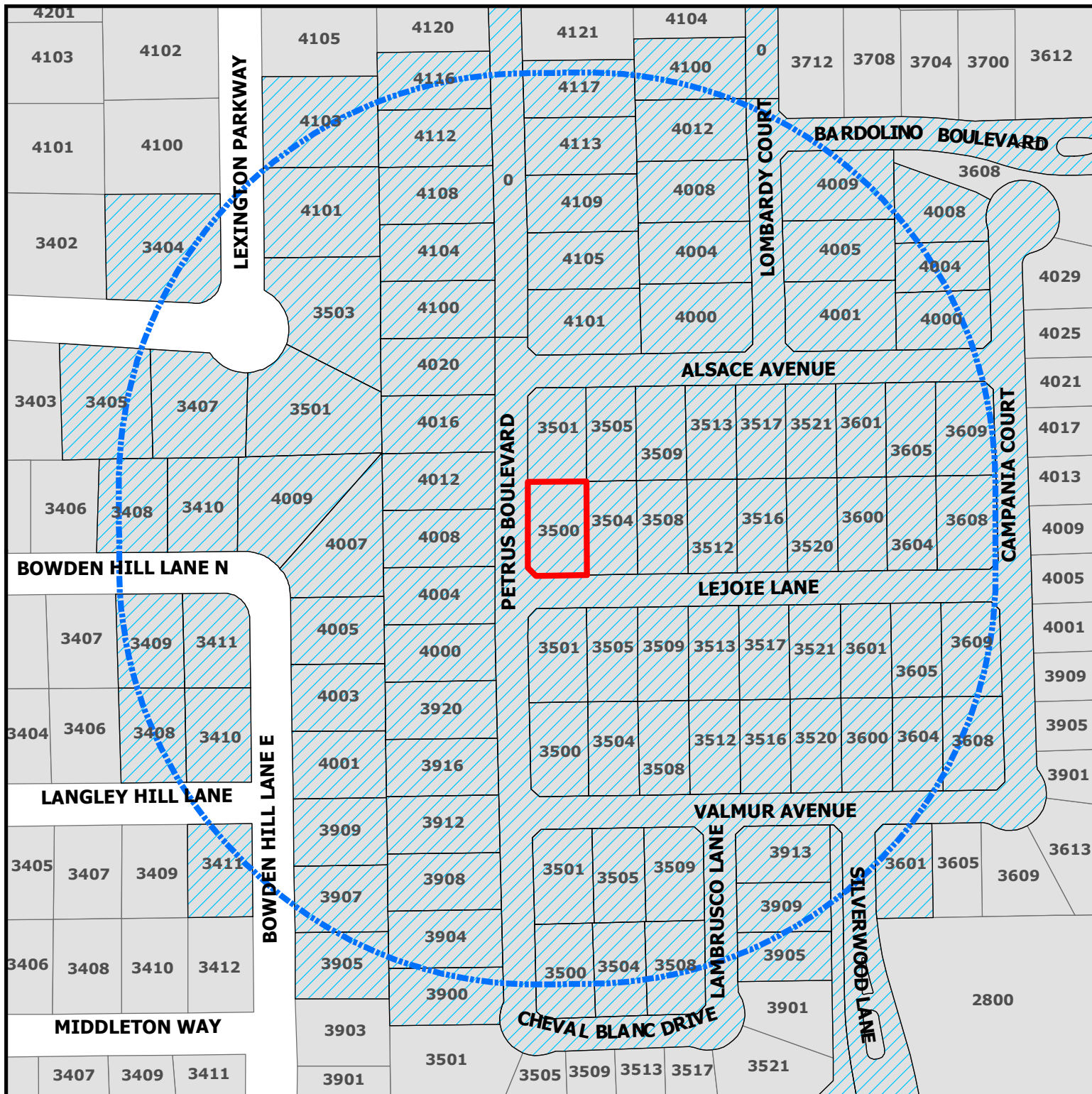
HENLEY USA LLC

JVC No 14002

$$1^{\circ} = 30' \text{ H}$$

12

Notification Map



ZC20-021

3500 Lejoie Lane

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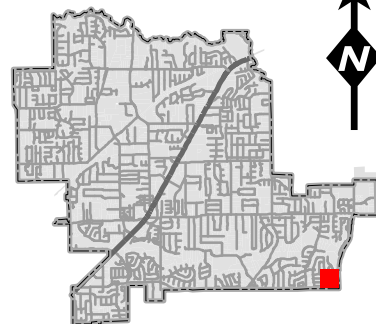
Subject Property



500ft Buffer



Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
	4003		76034	4003
	30601	200	91301	3503
	3411		76034	3411
	3508		76034	3508
	4116		76034	4116
	4001		76034	4001
	3909		76034	3909
	3521		76034	3521
	3604		76034	3604
	4105		76034	4105
	101		76092	0
	3601		76034	3601
	4117		76034	4117
	3501		76034	3501
	4005		76034	4005
	4101		76034	4101
	4112		76034	4112
	3409		76034	3409
	4009		76034	4009
	4104		76034	4104
	4007		76034	4007
	4008		76034	4008
	3405		76034	3405
	3410		76034	3410
	4012		76034	4012
	3411		76034	3411
	3408		76034	3408
	3404		76034	3404
	4609		63089	4108
	3520		76034	3520
	3408		76034	3408
	4101		76034	4101
	1110-112	202	98004	3908
	1110-112	202	98004	3517
	1110-112	202	98004	3512
	1110-112	202	98004	4020
	1110-112	202	98004	3501
	1110-112	202	98004	4008
	1110-112	202	98004	3508
	1110-112	202	98004	4016
	1110-112	202	98004	3600
	1110-112	202	98004	3516
	1110-112	202	98004	3608
	1110-112	202	98004	3521
	1110-112	202	98004	3520
	1110-112	202	98004	4004
	1110-112	202	98004	3505
	1110-112	202	98004	3508
	1110-112	202	98004	4012
	1110-112	202	98004	4000
	1110-112	202	98004	3513
	1110-112	202	98004	3900
	1110-112	202	98004	4004
	1110-112	202	98004	3509
	1110-112	202	98004	3609
	1110-112	202	98004	3500
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	1110-112	202	98004	3601
	1110-112	202	98004	3516
	4004		76034	4004
	3505		76034	3505
	4100		76034	4100
	4100		76034	4100
	610		76034	3504
	3509		76034	3509
	3605		76034	3605
	4000		76034	4000
	3509		76034	3509
	3500		76034	3500
	3517		76034	3517
	3505		76034	3505
	4109		76034	4109
	4001		76034	4001
	3513		76034	3513
	4113		76034	4113
	3905		76034	3905
	4103		76034	4103
	8751		75070	3916
	8751		75070	3912
	8751		75070	3904
	8751		75070	3604
	8751		75070	4008
	4713		76034	4009
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	3504		76034	3504
	3907		76034	3907
	3407		76034	3407
	3512		76034	3512
	3500		76034	3500
	3909		76034	3909
	4005		76034	4005
	3410		76034	3410
				3908
	4100		76034	
	101		76092	
	3051		76051	
	8751	402	75070	



NOTICE OF PUBLIC HEARING

SS

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, September 14, 2020 at 7:00 p.m.
City Council Meetings: Monday, October 5, 2020 & Tuesday, October 20, 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 wrought iron fence to be placed on a retaining wall and encroach into the street side yard setback (corner lot)

Zoning Case: ZC20-021

Applicant: Zach Schneider

Owner: Zach Schneider

Location: 3500 Lejoie Lane

Property Description: Lot 18, Block 9, Creekside at Colleyville, Phase 3

Present Zoning: PUD-R Planned Unit Development-Residential District

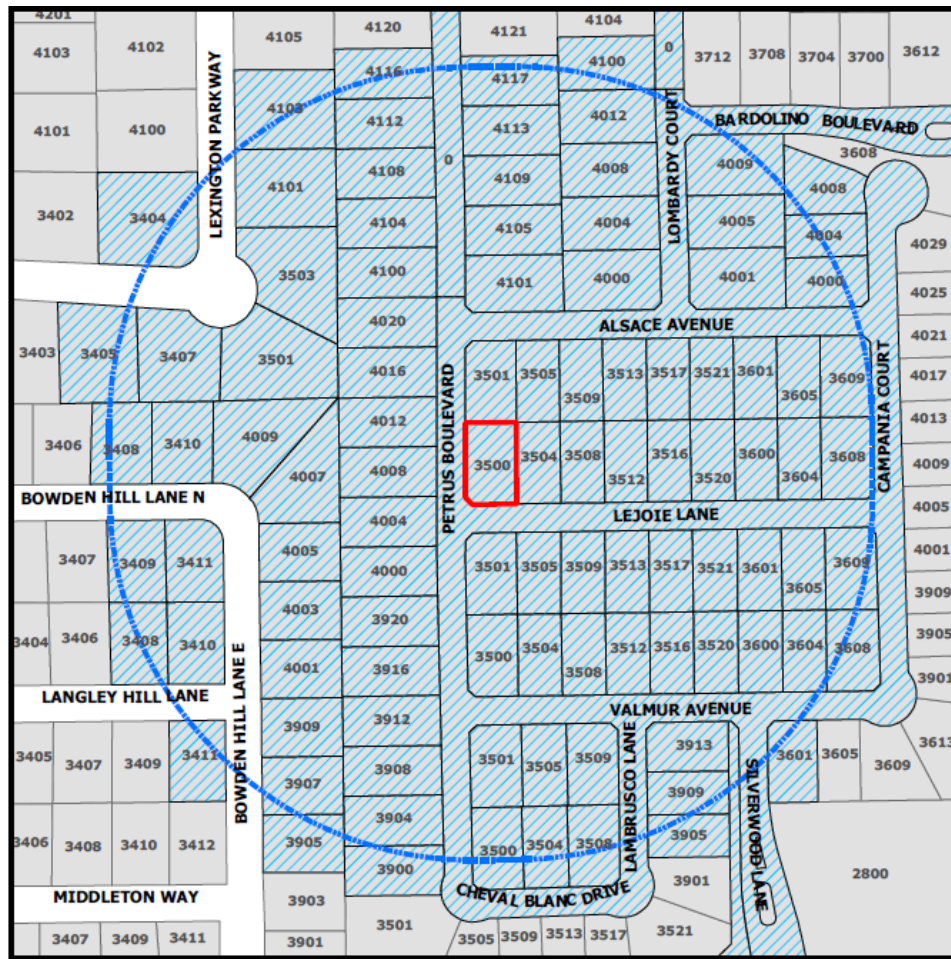
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.1867 ACRES, ON LOT 18, BLOCK 9, CREEKSIDE AT COLLEYVILLE, LOCATED AT 3500 LEJOIE LANE BY AUTHORIZING A SPECIAL USE PERMIT FOR AN 5 FOOT WROUGHT IRON FENCE ABOVE AN EXISTING RETAINING WALL TO ENCROACH INTO THE STREET SIDE YARD SETBACK LINE 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 wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot under Case No. ZC20-020; 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 wrought fence above an existing retaining wall to encroach into the side yard property line for a corner lot on 0.1867 acres, being Lot 18 Block 9, of the

Creekside at Colleyville, located at 3500 LeJoie Lane, 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 a 5 foot open wrought iron fence above an existing retaining wall within the existing sleeve pattern of the retaining wall 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 for the fence to be setback 10 feet back from the front of the home. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
 - c. No fence shall extend across the rear lot into the side yard setback unless such fence is of an open wrought iron material for the property at 3500 LeJoie Lane.
 - d. That the fence would be of the similar color, design and material as the fence located at 3501 LeJoie Lane.
 - e. All requirements of the Land Development Code shall be met, except where amended herein.
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or

provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of October 2020.

The second reading and public hearing being conducted on the 20th day of October 2020.

PASSED AND APPROVED BY A VOTE OF __ AYES, __ NAYS, AND __ ABSTENTIONS ON THIS THE 20th DAY OF OCTOBER 2020.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

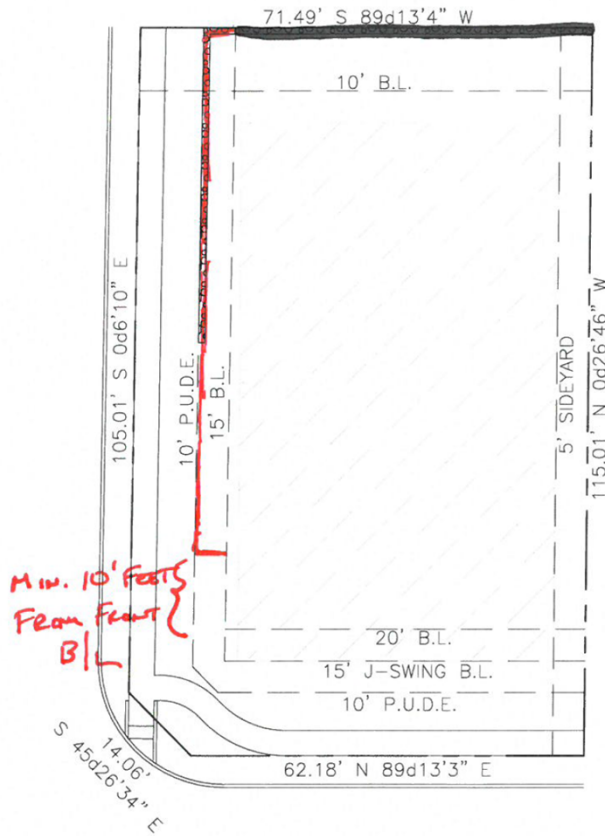


Exhibit "B" – Site Plan

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



PRIVACY / WOOD FENCE
5' IRON



PLOT PLAN LEGEND	
SYMBOL	DESCRIPTION
	Retaining Wall
TW	Top of Wall
BW	Bottom of Wall
TC	Top of Curb
BC	Back of Curb
FP	Finished Pad
FF	Finished Floor
EG	Existing Grade
	Storm Inlet
	Water Connection

LOT SUMMARY

LOT AREA 8212
 SLAB AREA #####
 COVERAGE #####%
 FENCE ###'

SCALE:
 1" = 20'

job. no.

101_034

subdiv.

Creekside at Colleyville Lot Fit Book

lot

18

blk

9

address

3500 Lejoie Lane

city

Colleyville, TX

date

2/4/20

master plan

X00X_X

GENERAL NOTES:

DRIVEWAY & GARAGE: MIN. 16' WIDE
 DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE
 PUBLIC SIDEWALK: MIN. 4' WIDE
 LEAD WALK TO HOME: MIN. 4' WIDE

Drawn By:

Description:

Date:

TRADITION
 HOMES

WWW.TRADITIONHOMES.COM



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3g	Agenda Date 9/14/2020	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit for an Accessory Building to exceed the required 4% maximum lot coverage for accessory buildings on Lot 16, Block C, Brook Meadows Addition, located at 4501 Shadycreek Lane, Case ZC20-022

Explanation

Bruce Taylor, the owner, has submitted a request for a Special Use Permit (SUP) for an accessory building to exceed the 4% lot coverage allowance on Lot 16, Block C, of the Brook Meadows Addition, being approximately 0.4760 acres, and zoned R-20 Single Family Residential district. The purpose is to allow for an oversized garage/workshop and patio cover to exceed the 4% lot coverage allowance.

Existing Conditions/Background: The subject property, 4501 Shadycreek Lane, has R-20 zoning and is located on the east side of Shadycreek Lane south of the intersection with Shenandoah Place. The subject property has an existing single family home and covered patio. The request is for a 928 s.f. workshop building and a new attached 407 s.f. covered patio attached onto the garage/workshop. The new covered patio would replace the existing patio cover.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 928 s.f. garage/workshop and 407 s.f. covered patio for a total of 1,335 s.f., or 6.4% lot coverage.

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

"2. Maximum Size and Number of Buildings:

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

"3. Setbacks:

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

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

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

The applicant is requesting to allow for the use of a new 1,335 s.f. detached garage/workshop and covered patio. The total lot area is 0.4760 acres, or 20,737 square feet. The 4 percent allowance of the total lot area for accessory buildings is 829.48 s.f. The 1,335 s.f. garage and covered patio is a total of 6.4% of lot coverage. Therefore, the requested accessory building amounts for an additional 2.4% above the 4% of lot coverage area allowed. The existing home is an additional 3,468 s.f. for a total lot coverage of 23%. The R-20 zoning allows for a total lot coverage of 30%, which is 6,221 s.f. Additionally, the impervious coverage for a property zoned R-20 is allowed up to 60% and with the garage/workshop and covered patio it will be 54.29% of impervious cover.

Analysis: Any request for an accessory building exceeding the 4% lot coverage allowance shall only be authorized after approval of a Special Use Permit by the City Council.

Surrounding Development: The properties to the north, south, east and west are zoned R-20 Single Family Residential and contain 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 approval of the accessory building. The

requested SUP is to exceed the 4% allowable lot area by 2.4% for a garage/workshop and covered patio. The Land Development Code allows for an accessory building which does not meet the Land Development Code criteria to seek an SUP.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Floor Plan
7. Building Elevations
8. Impervious Lot Coverage
9. Notification Map
10. Notification List
11. Property Owner Notification
12. Letters of Support
13. Draft Ordinance

Aerial Map



ZC20-022

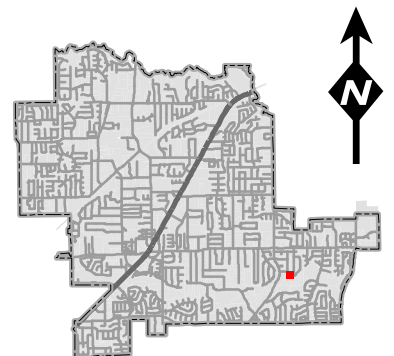
4501 Shadycreek Lane

DISCLAIMER:

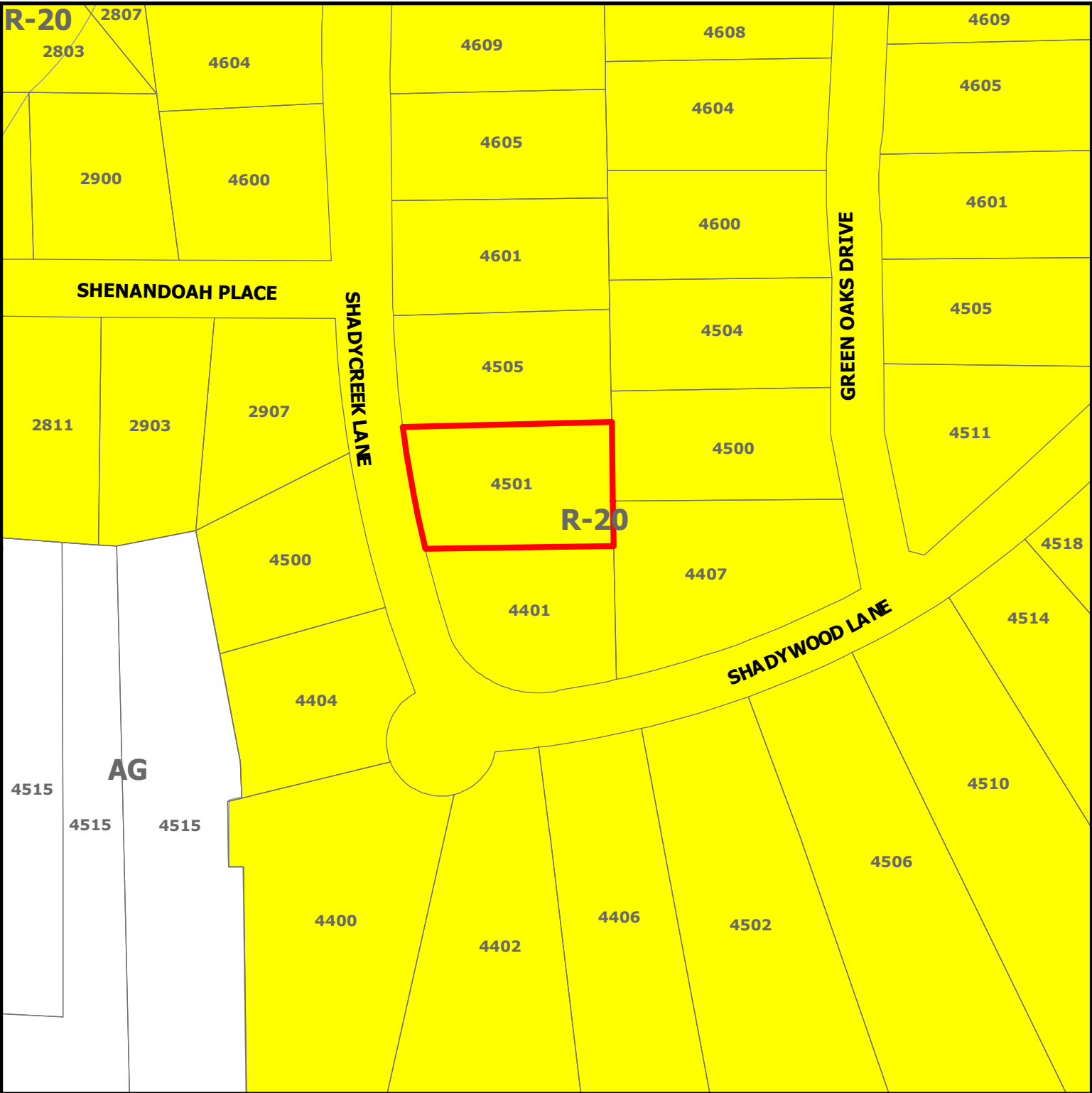
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Subject Property



Zoning Map

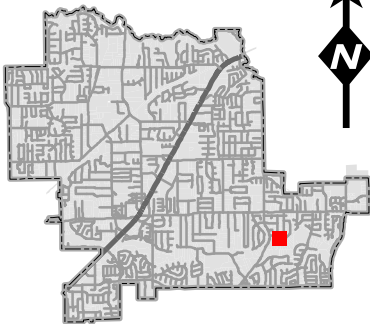


ZC20-022
4501 Shadycreek Lane

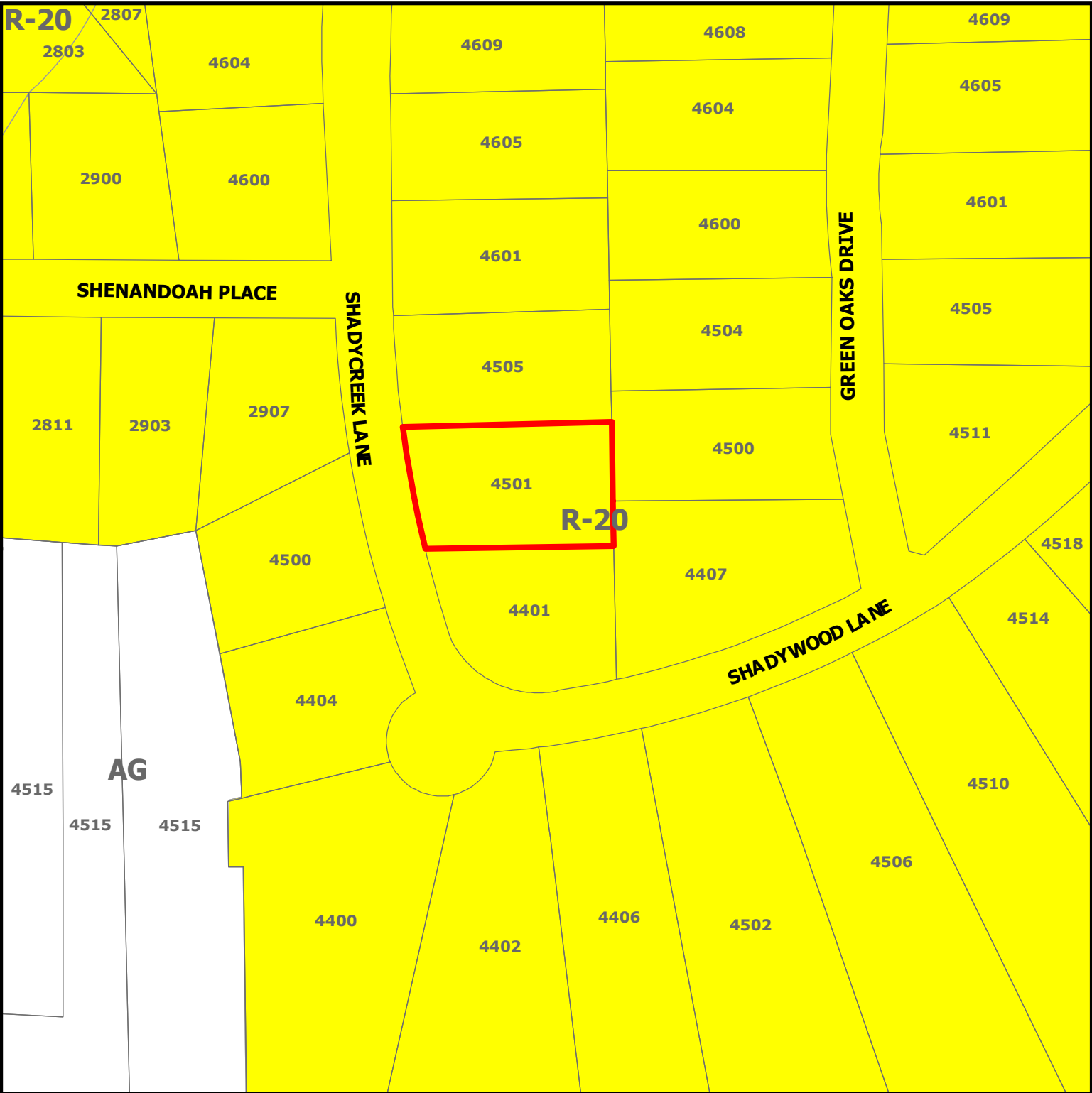
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Subject Property



Zoning Map

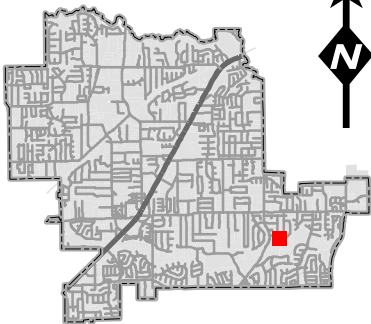


ZC20-022
4501 Shadycreek Lane

DISCLAIMER:
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Subject Property



Statement of Planning Objectives

Bruce Taylor
4501 Shadycreek Lane
Colleyville, TX 76034

August 17, 2020

Description:

The proposed building will be a workshop with attic storage. I am requesting a Special Use Permit (SUP) for the 4.4% building size with an additional covered porch to replace the existing pergola.

This building will have workshop usage with an attic storage space in roof (non-living area) and main floor bathroom with only a toilet and sink. The construction elevation will be brick outside on all four sides matching main house. It will have two dormers in the roofline on the front elevation to enhance visual appeal. It will have one double garage door, one single entry main door and one window on the front elevation. The rear elevation will have one window and a double entry door. The left side elevation will have two single windows. The right side elevation will have one double door entering a covered porch. The interior will be a workshop with one bathroom consisting of a sink and toilet only. The stairs will be to access the unfinished, non-living storage area in the roofline. The building will be under air-conditioning. The structure will measure 32x29 equaling 928 square feet on a 20,737 square foot lot. This represents a 4.4% of the lot area. The covered porch will replace the existing pergola. The left side and back side will have a 13-foot setback complying with the setback requirement based on the roof pitch. The front side and right side are both well within the setback requirements.

The house located on this property is one of the smaller homes in the neighbor with a relatively large lot size compared to other properties in the neighborhood. This brings the total under roof area in line with other homes in the neighborhood.

If you need additional information, please don't hesitate to ask. Thank you for your consideration of this home improvement project.

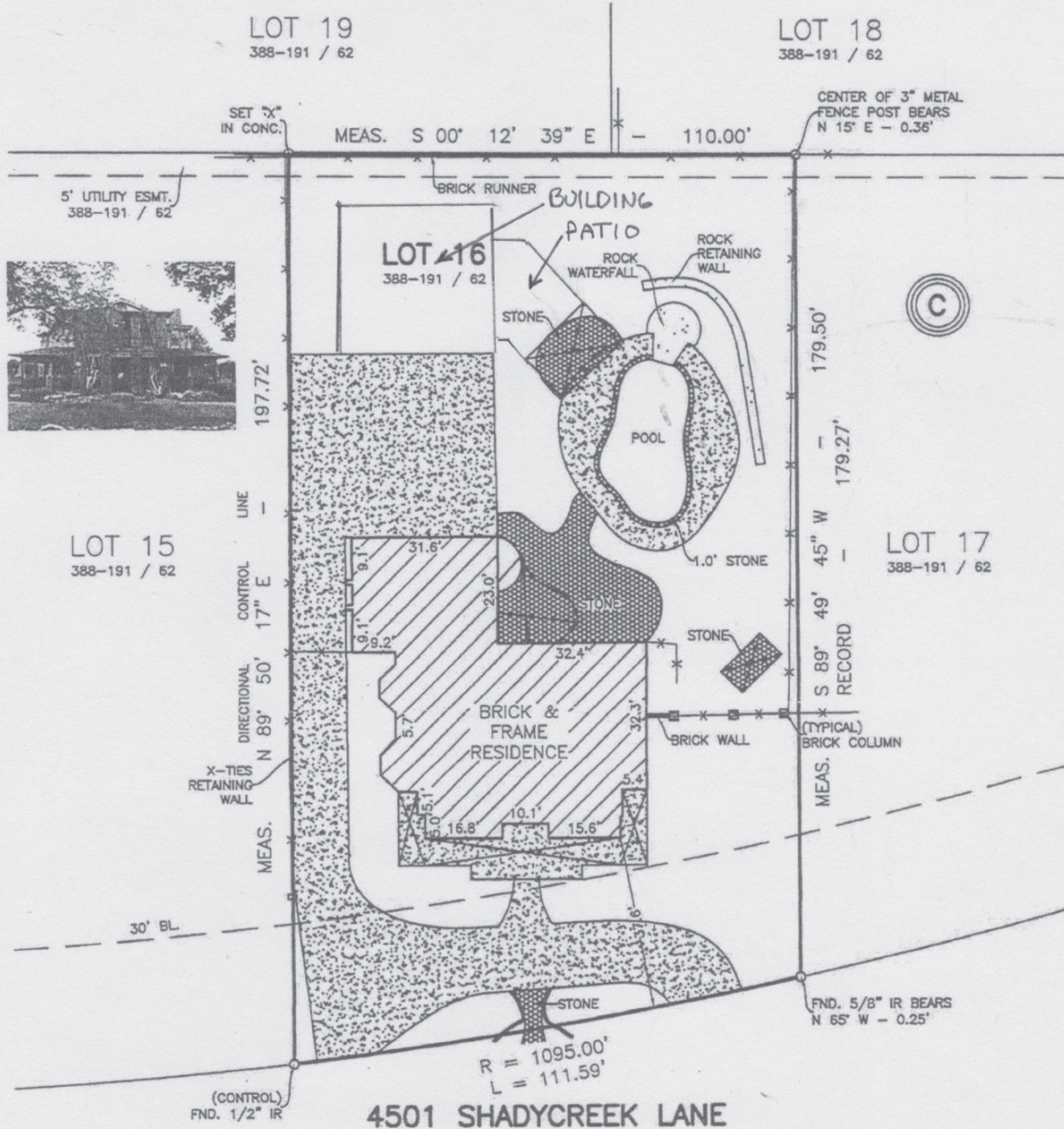
Bruce Taylor

Site Plan

Reference No: 4251Y12 G.F. No: 40030
 Title Co: ALAMO TITLE COMPANY
 Purchaser: PARADIS

PROPERTY DESCRIPTION

Lot 16, Block C, BROOK MEADOWS, FIRST FILING, an Addition to the City of Colleyville, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-191, Page 62, of the Plat Records of Tarrant County, Texas.



SCALE: 1" = 30'

SURVEYOR'S CERTIFICATION

I, WILLIAM H. MOSS, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS

— E —	OVERHEAD UTILITIES
— X —	FENCE
[Pattern]	BRICK
[Pattern]	WOOD DECK
[Pattern]	CONCRETE

LEGEND

This survey is hereby accepted and approved.

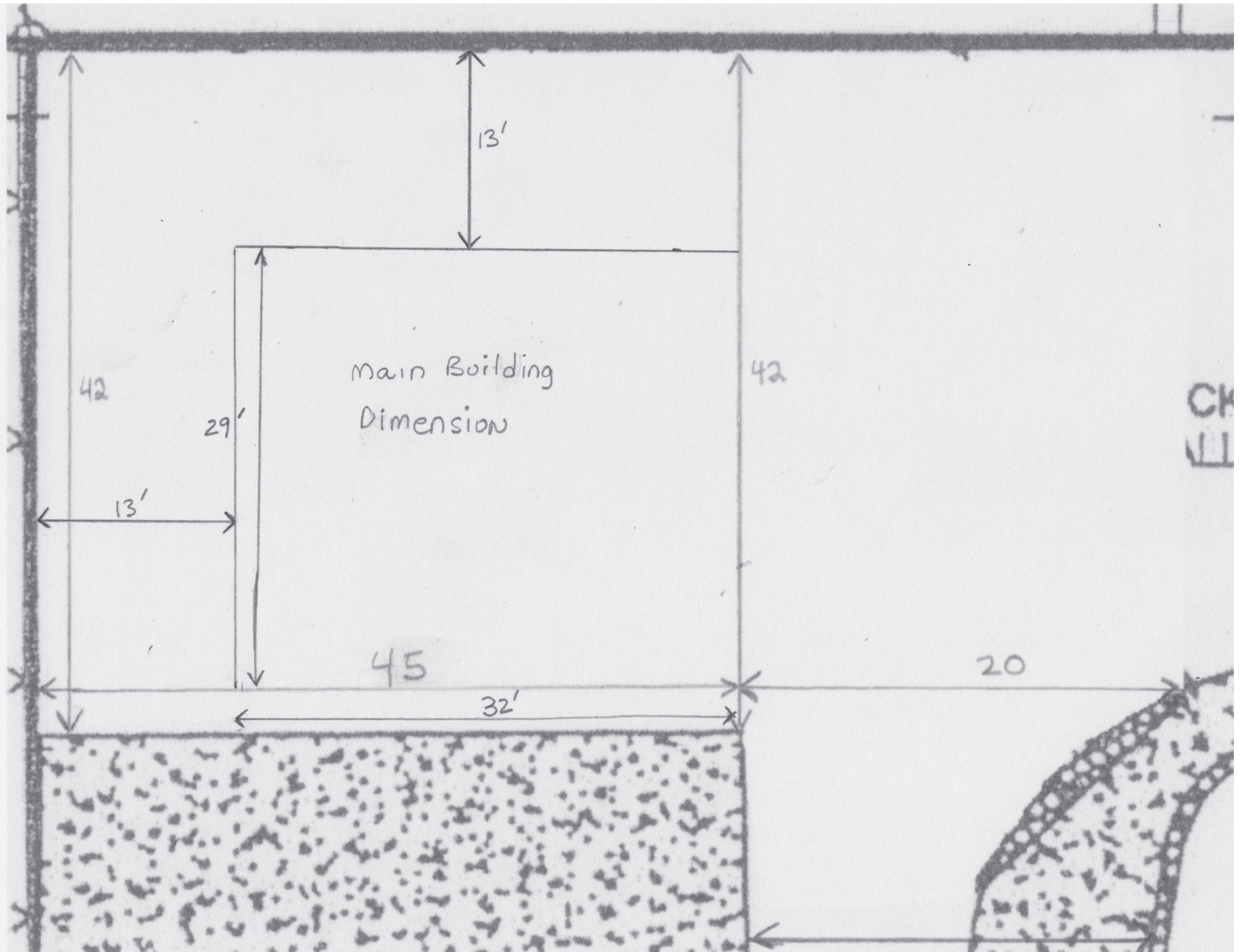
Purchaser

Purchaser

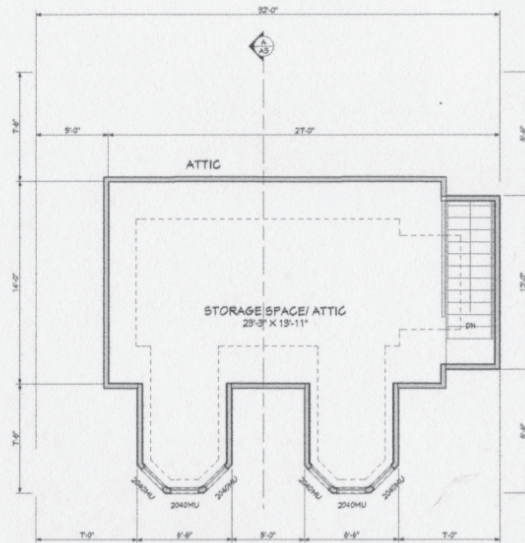
Date

RE OF TS

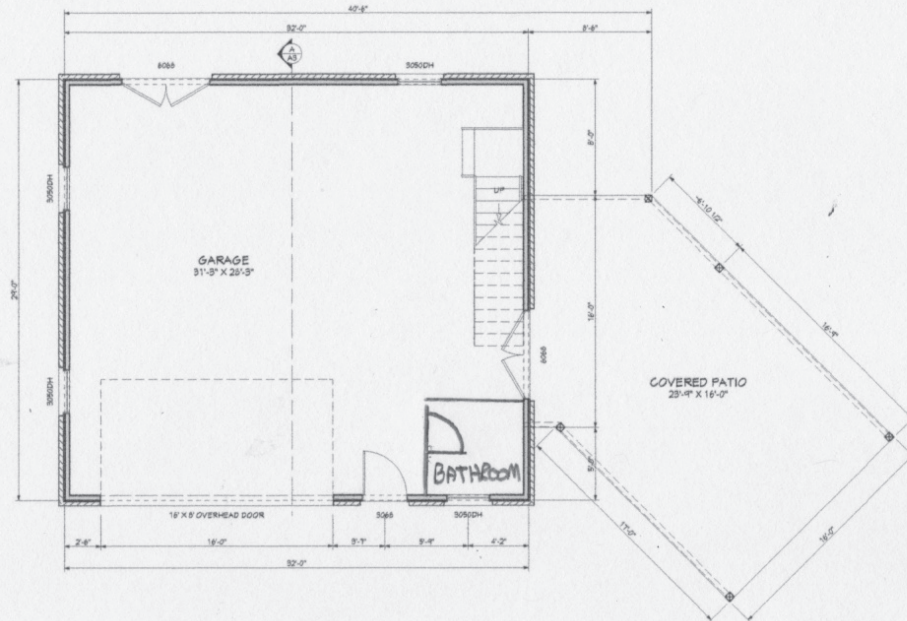
Site Plan



Floor Plan



ATTIC FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Bedroom
Sink and toilet only

Preliminary Plan - Not For Construction

Building Elevations

Taylor Garage

4501 Shadycreek Ln, Colleyville, TX 76034

INDEX OF DRAWINGS	
A1	Cover Page
A2	Floor Plans
A3	Exterior Elevations & Cross Section
D1	Details

DESIGN LOADS:

ATTICS WITHOUT STORAGE	10psf
ATTICS WITH LIMITED STORAGE	20psf
HABITABLE ATTICS	30psf
BALCONIES & DECKS	40psf
INTERIOR ROOMS	40psf
STAIRS	40psf
ASSUMED SOIL BEARING CAPACITY	1500psf
ROOF LIVE LOAD	20psf
BASIC WIND SPEED (V=60)	90mph
ULTIMATE WIND SPEED (V=60)	115mph
WIND EXPOSURE CATEGORY	B
SEISMIC DESIGN CATEGORY	B

ALL WORK IS TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS

ABBREVIATIONS	
A.F.F.	ABOVE FIRST FLOOR
AT	ARCH TOP PENDING
WIN	WINNING PENDING
BD	BOARD
CLG	CEILING
CA	CASEMENT PENDING
COL	COLUMN
CT	CURVE TOP PENDING
DBO	DETERMINED BY OWNER
DH	DOUBLE HUNG PENDING
DR	DOOR
GL	GLIDING PENDING
HDR	HEADER
HGT	HEIGHT
LVL	LAMINATED VENEER LUMBER
O.C.	ON CENTER
O.H. DR	OVERHEAD DOOR
RCH	ROUGH CEILING HEIGHT
SL	SILL/SLIT
(T)	PRESSURE TREATED OR NATURALLY RESISTANT TO DECAY
TO PL	TOP OF PENDING
TEMP GL	TEMPERED GLASS
TR	TRANSOM PENDING
U.N.D	UNLESS NOTED OTHERWISE
WIN	PENDING

DRAWING KEY:

SECTION INDICATOR:
(X) - DRAWING NUMBER
(X) - PAGE

DOOR & WINDOW SIZES (SINGLE):
WIDTH (FEET) - HEIGHT (INCHES)
EXAMPLE 1: 6'00" x 8'0" WIDE X 8'0" HIGH
EXAMPLE 2: 3'00" x 9'0" WIDE X 8'0" HIGH

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER, TYPE & SPACING	
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d	
STUD TO SOLE PLATE, TOP/NAIL	12-50d OR 12-16d	
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.	
DOUBLE TOP PLATES, TYP. FACE NAIL	16d AT 24" O.C.	
DOUBLE TOP PLATES, LAP SPlice MIN 48" OFFSET OF END JOINTS	3-16d	
BLOCKING BETWEEN JOISTS OR RATTENS TO TOP PLATE, TOP/NAIL	3-3d	
TOP PLATES, LAPS @ CORNERS AND INTERSECTION, FACE NAIL	2-16d	
BUILT-UP OR CONT. HEADER, 21 PIECE @ 12" SPACER	16d AT 16" O.C. ALONG EDGE	
CEILING JOIST TO PLATE, TOP/NAIL	3-3d	
CONTINUOUS HEADER TO STUD, TOP/NAIL	4-3d	
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d	
CEILING JOISTS TO PARALLEL RATTENS, FACE NAIL	3-16d	
TRUSS OR RATTEN TO PLATE, TOP/NAIL	3-16d	
BUILT-UP GINDER AND BEAMS, 2 LUMBER LAYERS	16d AT 24" O.C. AT T & B AND STAGGERED	
ROOF RATTEN TO RIDGE, VALLEY OR HIP RATTENS	2-16d AT EACH SPACE & @ ENDS	
RATTEN TIES TO RATTENS, FACE	4-16d TOP/NAIL @ 3-16d FACE/NAIL	
1952P-1	3-16d	

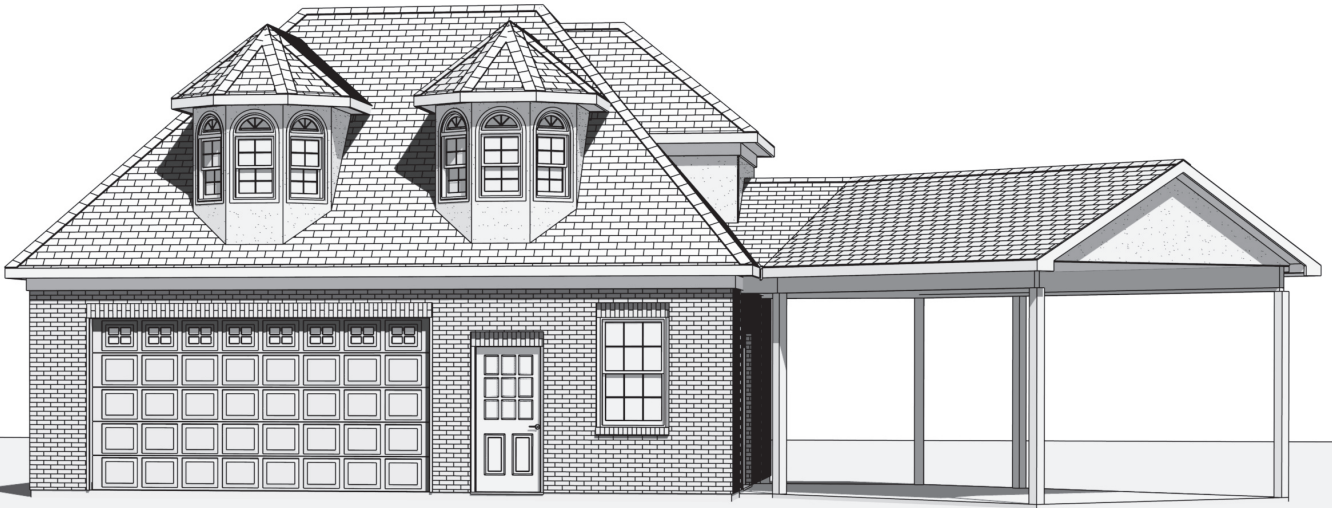
ROOF AND WALL SHEATHING (TO FRAMING)		
5/16" - 1/2" (SUBFLOOR PANEL)	8d COMMON, 8" O.C. EDGES/12" O.C. INTERMEDIATE(S)	
1952P-1	8d COMMON, 8" O.C. EDGES/12" O.C. INTERMEDIATE(S)	
GYPSUM SHEATHING		
1/2" (b)	1 1/2" 5d, 8d ROOFING NAIL, 8d COMMON OR STAPLE @ 1 1/2" - 1 1/4" SCREWS, TYPE IV OR 5/16" x 4" @ 4" O.C. EDGES/12" O.C. INTERMEDIATE(S)	
5/8" (b)	1 3/4" 5d, 8d ROOFING NAIL, 8d COMMON OR STAPLE @ 1 3/4" - 1 1/4" SCREWS, TYPE IV OR 5/16" x 4" @ 4" O.C. EDGES/12" O.C. INTERMEDIATE(S)	

a. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable and wall framing shall be spaced 6 inches on center, when basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from eaves, ends and gable and walls, and 4 inches on center to gable and eave framing.

b. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with QA-293. Fiberglass sheathing shall conform to ASTM C 205.

General Notes:
All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average tensile yield strength as shown: 50 ksi for shank diameter of 0.142 inch (20d common nail), 40 ksi for shank diameters larger than 0.142 inch but not larger than 0.171 inch, and 100 ksi for shank diameters of 0.142 inch or less.
Screws are 18 gauge wire and have a minimum 11/16-inch on diameter crown width.
Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
Four-foot by 8-foot or 4-foot by 8-foot panels shall be applied vertically.
Spacing of fasteners not included in Table QA-293.

THIS TABLE PROVIDES THE MINIMUM NAILING REQUIREMENTS FOR MOST APPLICATIONS. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS TABLE AND WHAT IS SHOWN ELSEWHERE ON THESE PLANS, THE MORE STRINGENT REQUIREMENT SHALL APPLY UNLESS OTHERWISE APPROVED.



GENERAL NOTES

GENERAL:
Work performed shall comply with these general notes unless otherwise noted on plans. The work shall comply with all applicable local and state codes, ordinances, regulations and amendments and all other authorities having jurisdiction.

All conditions and dimensions shown on the plans shall be verified by the contractor. Any discrepancies that require clarification or revision shall be brought to the attention of the designer before commencing with the work. Ryan Moe Home Design (RMHD), its owners and affiliates are not responsible for any delay resulting from an error or omission on these plans.

Contractor shall provide the requirements of all detail callouts denoted as "TYPICAL" or "TYP" at specifically noted conditions and at all like conditions throughout the project, unless otherwise noted. All details on detail sheets titled as "TYPICAL" and not directly referenced on plans, shall be incorporated at occurring locations throughout the project. Requirements of details not denoted or titled as "TYPICAL" or "TYP" shall be provided at the specific location shown on the plan and adjacent areas as applicable. Requirements of details denoted as "SIMILAR" or "SIN" shall be provided with allowances as indicated or implied on referenced details and plans.

Details may be depicted diagrammatically. For example, roof pitches, floor/roof wall thickness, framing members, etc., may differ in scale from actual proposed conditions. Details shall be understood in context with other drawings conveying structural and architectural design intent. Dimensions and notes shall take preference over the scaling of the drawings. It is recommended that contractual sub-contractors do not scale dimensions from the drawings but use the written dimension notes.

Where conflicting information exists between these plans and other referenced requirements, the more stringent requirement shall apply unless otherwise approved.

Contractor shall be responsible for providing adequate structural support of construction loads during all phases of construction including, but not limited to, foundation backfill, bracing of wall framing to resist construction floor loads and lateral building loading, bracing of trusses during installation and subsequent construction loading, and other conditions as dictated by the contractor's construction practice.

On-site verification of all dimensions and conditions shall be the responsibility of the contractor and subcontractors. The contractor shall compare and coordinate all drawings prior to construction and in the opinion of the contractor a discrepancy or error exists, he shall promptly report it to the designer for proper adjustment before proceeding with the work.

All work shall comply with the manufacturer's or fabricator's instructions or recommendations for the preparation of substrates and installation and use of material. Manufacturer's installation instructions/specifications shall be located on the job site at the time of inspection.

FIELD WORK:
These drawings do not cover site work, excavation, grading and landscaping.

EXCAVATION:
Shall be sufficient to provide full design dimensions or to allow for footing as required.

BACKFILL AND COMPACTION:
Use clean material containing no organic material, trash, mud, rocks, logs, stumps, concrete, asphalt or other deleterious substances. Do not backfill against masonry walls until water drainage is in place, or adequate bracing is provided. Prior to placing fill, the existing surface shall be cleared of all refuse or organic materials. Equivalent fluid pressure of soil backfill not to exceed 30 P.C.F., uniform class SW or better.

FOUNDATIONS:
Soil bearing value assumed to be 1,500 PSF minimum unless otherwise noted on drawings. Builder to be notified immediately should bearing capacity of less than 1,500 psf or higher water table be encountered. Foundation walls of masonry and concrete are to be constructed as per plan and in accordance with the applicable building codes.

CONCRETE:
Shall meet minimum compressive strength of 3000 (28 day psi) unless noted otherwise. Concrete for porches, carport slabs, steps and exposed to the weather and garage floor slabs shall have a minimum compressive strength of 3500 (28 day psi) and be air-entrained.

All concrete to be poured in accordance with ACI 311 specification. Concrete exposed to weather to be air entrained.

REINFORCING RODS:
Shall conform to ASTM A-615 grade 60. WWP shall conform to ASTM A-105.

STEEL:
All metal anchors, fasteners, joint hangers, etc., to be galvanized. All structural steel to conform to ASTM-36. Pipe to be A53. Tube to be A500. All detailing to be in accordance with AISC structural steel detailing manual. Connections shall be capable of supporting an allowable uniform load stress of 24 ksi. Steel columns and beams to be given a shop coat of rust inhibitive paint or equivalent. Bottom of steel channel shall be anchored in concrete.

LUMBER EXPOSED TO WEATHER:
All exposed exterior lumber or lumber in contact with masonry or concrete shall be pressure preservative treated in and bear quality mark of approved inspection agency. And comply with the requirements of the American Lumber Standards Committee "Treated Wood Program". Provide fire retardant sheathing and lumber where indicated on drawings. All wood shall be a minimum of 2" above finish grade or pressure preservative treated less than 2" above finish grade.

MAXIMUM MOISTURE CONTENT:
Lumber shall be 19%, kiln dried in accordance with ANPP standards.

PLYWOOD & OSB:
Plywood & OSB used structurally shall meet the performance standards and all other requirements of applicable commercial standards for the type, grade and species of plywood and shall be so identified by an approved testing agency.

FLASHING:
Flash and counter flash at roof and wall intersections, valleys, crickets and saddles, and eaves/ends per code. Flashing at vent pipes, soil stacks, vertical front walls to be applied in accordance with manufacturer's printed instructions. Flashing material to be min. .016 corrosion resistant metal, mineral surfaced roll roofing, or approved equal.

Flash all exterior openings and all building corners as required. Flash and caulk around beams and other projections through exterior walls and roof surfaces.

CAULKING:
Fill all joints of different materials and all penetrations as required.

ALL OPERABLE WINDOWS:
All operable windows shall have noncorrosive screens and sash locks. Screens are provided to prevent the entry of insects and are not intended to prevent children from falling out of open windows. Windows having the lowest part of their clear opening less than 24" above finished floor and more than 12" above finished grade shall: (1) be allowed to open to such a distance such that a sphere of 4" cannot pass through, or (2) shall be provided with guards complying with ASTM F 2040, or (3) provided with window opening control device that comply with ASTM F 2040.

WEATHERPROOFING:
All siding, shingles, and window openings to the exterior shall be fully weatherstripped, caulked, gasketed or otherwise treated to limit air infiltration. Doors and windows shall meet air infiltration and other performance factors as required by code.

HEADERS:
All headers over 48" in length to have a minimum (2) jack studs at each end.

STRENGTH OF FRAMING MATERIALS:
All framing lumber shall be AN/PAN/DO (or other approved agency) rated lumber of the following (or as noted on plans):
Joists and rafter shall be southern pine, grade 2 or better.
Wood studs and posts shall be SPF stud grade or better.
Headers shall be #2 Douglas fir or #1 Southern Pine, #1 Hem fir or #1 SPF.

LVL beams shall have the following minimum properties:
Bending stress "F_b" = 2400 PSI
Horizontal shear "F_v" = 235 PSI
Compression perpendicular to grain "F_c" = 750 PSI
Compression parallel to grain "F_c" = 2510 PSI
Modulus of elasticity "E" = 2,000,000 PSI

ENGINEERED TRUSSES:
Trusses shown on this plan are for design and illustrative purposes. The truss manufacturer is to provide truss design drawings which may differ from what is shown on this plan. Notify RMHD if the truss design drawings affect any aspect of the design.

Truss design drawings shall be provided to the building official and approved prior to installation. Truss design drawings shall include, at a minimum, the information specified below. Truss design drawings shall be provided with the shipment of trusses delivered to the jobsite.

1. Size or depth, span and spacing.
2. Location of all joints.
3. Required bearing walls.
4. Design loads as applicable.
- 4.1. Top chord live load (as determined from Section R301.8).
- 4.2. Top chord dead load.
- 4.3. Bottom chord live load.
- 4.4. Bottom chord dead load.
- 4.5. Concentrated loads and their points of application.
- 4.6. Controlling wind and earthquake loads.
5. Adjustments to lumber and joint connector design values for conditions of use.
6. Each reaction force and direction.
7. Joint connector type and description (e.g., size, thickness or gage) and the dimensional location of each joint connector except where symmetrically located relative to the joint interface.
8. Lumber size, species and grade for each member.
9. Connection requirements for:
 - 9.1. Truss to gilder/rafter.
 - 9.2. Truss to joist/ply.
 - 9.3. Field splice.
10. Calculated deflection ratio and/or maximum deflection for live and total load.
11. Maximum axial compression forces in the truss members to enable the building designer to design the size, connections and anchorage of the permanent continuous lateral bracing. Forces shall be shown on the truss design drawing or on supplemental documents.
12. Required permanent truss member bracing location.

Trusses shall be braced to prevent rotation and provide lateral stability in accordance with the requirements of the individual truss design drawings. In the absence of specific bracing requirements, trusses shall be braced in accordance with accepted industry practice such as the SBCA Building Component Safety Information (BCSI) Guide to Good Practice for Handling, Lifting & Bracing of Metal Plate Connected Wood Trusses.

Truss members shall not be cut, notched, drilled, nailed or otherwise stressed in any way without the approval of a registered design professional. Alterations resulting in the addition of load (e.g., HVAC equipment, water heater) that exceeds the design load for the truss shall not be permitted without verification that the truss is capable of supporting such additional loading.

DRAWING IS PROPERLY PRINTED TO SCALE IF EACH BOX MEASURES ONE INCH BY ONE INCH. ALL OTHER PAGES WILL HAVE MARKS IN THIS CORNER SPACED ONE INCH APART.

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/24/2020

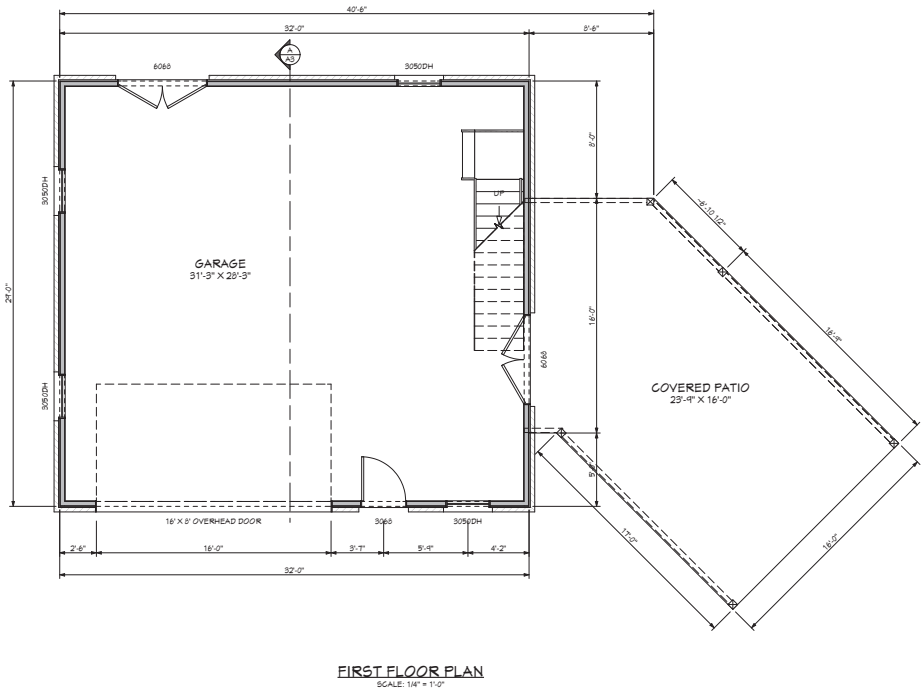
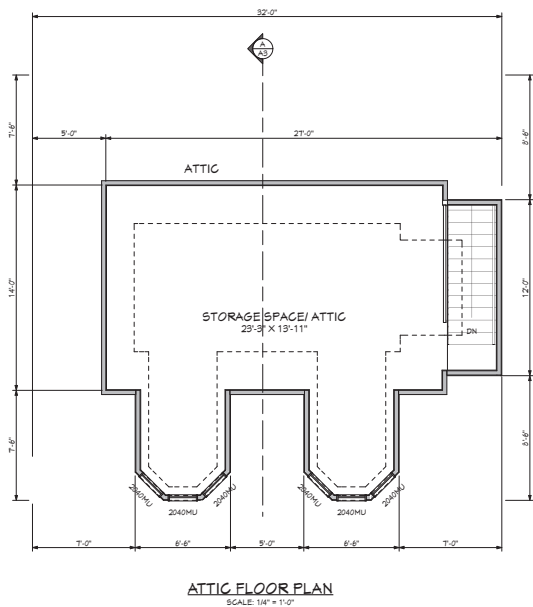
DESIGNER: RDM
PROJECT: 4404b
ISSUE DATE: 12/24/2020
PAGE: 1 OF 4
SHEET NO.: A1

Ryan Moe Home Design
www.RyanMoe.com

Taylor Garage
4501 Shadycreek Ln, Colleyville, TX 76034
© 2017 RYAN MOE HOME DESIGN - SEE PAGE 1 TYPE, GENERAL NOTES AND DISCLAIMERS

COVER PAGE

Building Elevations



Preliminary Plan - Not For Construction

Building Elevations



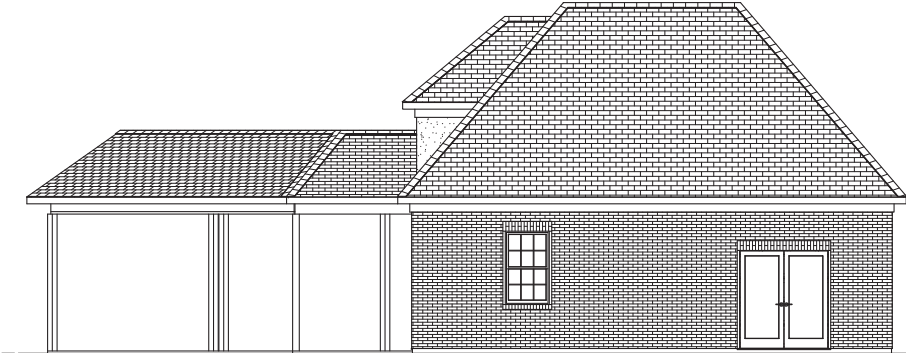
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



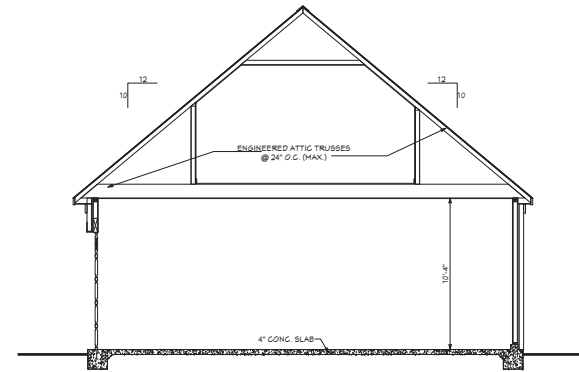
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

ELEVATIONS & CROSS SECTIONS ARE DERIVED FROM A 3D MODEL OF THE PLAN/VISUAL MAY INCLUDE UNNECESSARY LINES AND MINOR DISCREPANCIES. PLEASE REFER TO FLOOR PLANS AND INDICATED DETAILS.

Preview Plan - Not For Construction

Ryan Moe Home Design
www.RyanMoe.com

Taylor Garage
4801 Shadybrook Ln, Collegeville, TX 76034
© 2014 RYAN MOE HOME DESIGN - SEE PAGE 1 FOR LICENSE, NOTES AND DISCLAIMERS

EXTERIOR ELEVATIONS
& CROSS SECTION

REVISIONS

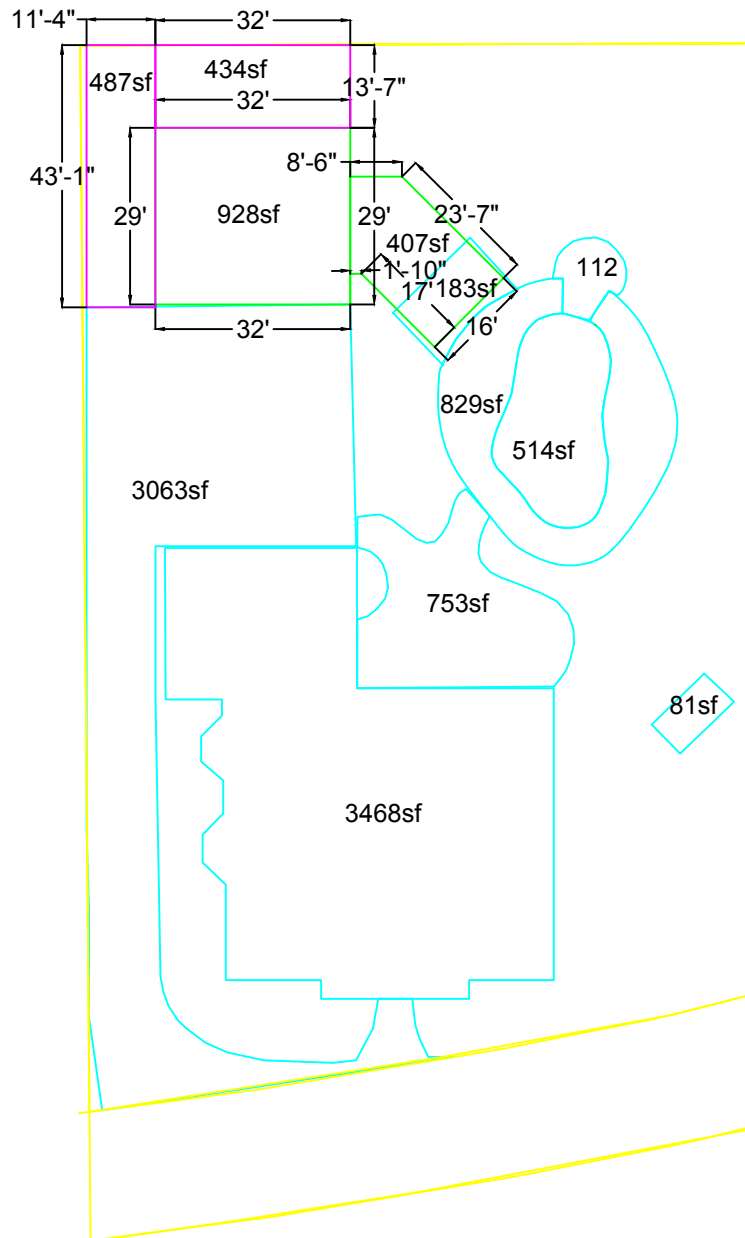
DRAWN BY: RDM
PROJECT: 4409B
ISSUE DATE: 11/24/2020
PAGE: 3 OF 4
SHEET NO:

A3

Impervious Lot Coverage

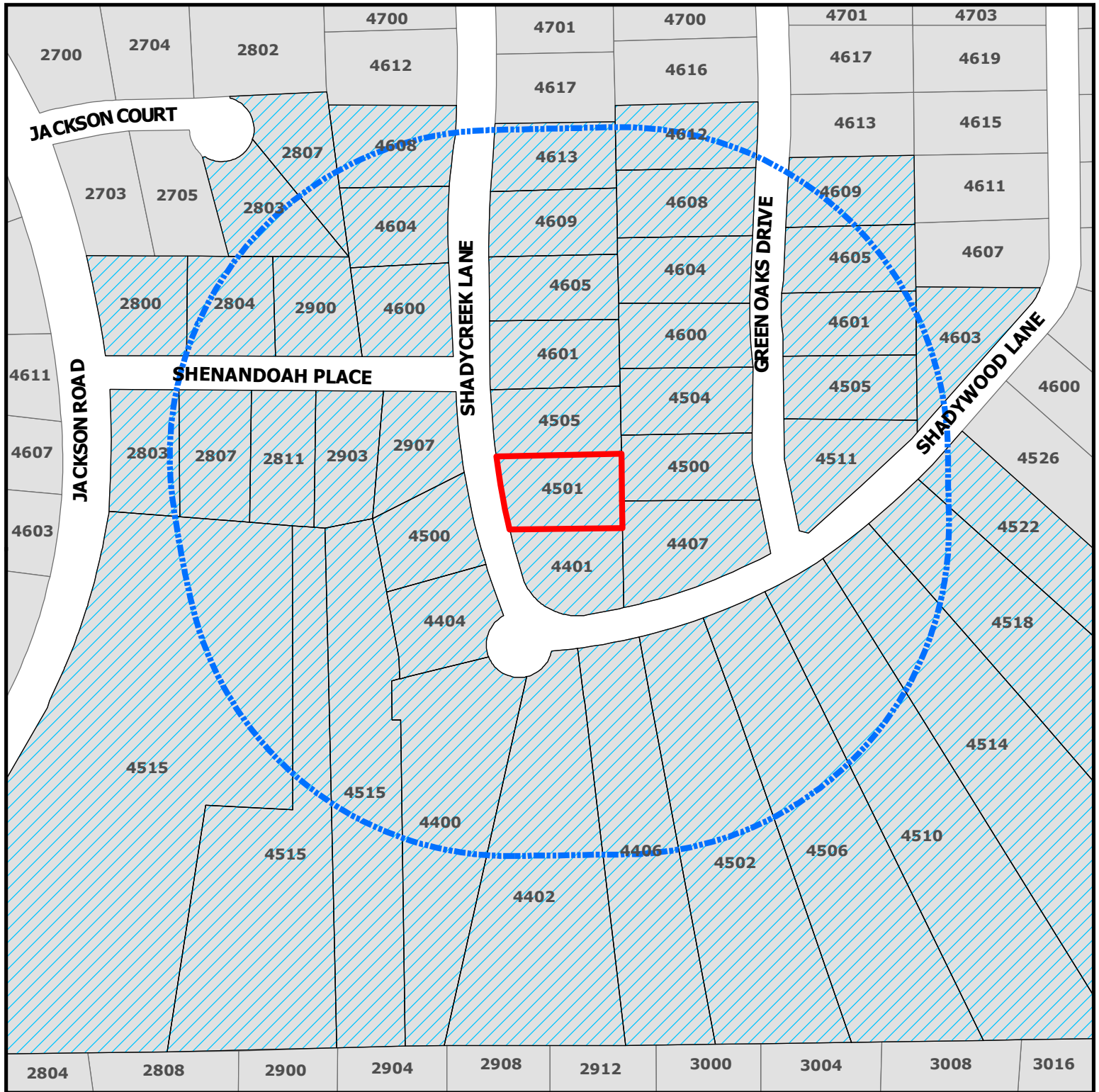
Description	Square Footage	Percent
Driveway	3,063	
House	3,468	
Deck	829	
Pool	514	
Fountain	112	
Workshop	928	
Workshop Patio	407	
Large Patio (overlap Workshop Patio)	183	
Inner Patio by House	753	
Small Patio Lower Right	81	
Workshop Side Drive	487	
Workshop Aft Drive	434	
Subtotal	11,259	54.29%
Boundary	20,737	
60% Limit	12,442	
Balance (under)	1,183	

Impervious Lot Coverage



[illegible]

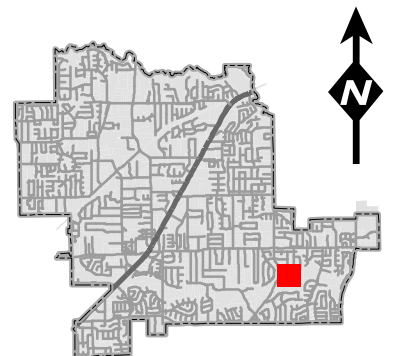
Notification Map



ZC20-022 4501 Shadycreek Lane

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

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
	4608		76034	4608
	2807		76034	2807
	808		76095	4515
	808		76095	4515
	808		76095	4515
	2907		76034	2907
	4500		76034	4500
	1557		76034	4402
	4600		76034	4600
	2900		76034	2900
	31		96734	2803
	4518		76034	4518
	4601		76034	4601
	2807		76034	2807
	4604		76034	4604
	4407		76034	4407
	4400		76034	4400
	4605		76034	4605
	2903		76034	2903
	20		07974	4604
	2811		76034	2811
	4609		76034	4609
	4404		76034	4404
	4514		76034	4514
	4511		76034	4511
	4522		76034	4522
	4609		76034	4609
	4401		76034	4401
	4505		76034	4505
	4613		76034	4613
	4406		76034	4406
	4605		76034	4605
	2803		76034	2803
	4500		76034	4500
	4505		76034	4505
	4510		76034	4510
	4603		76034	4603
	4504		76034	4504
	4506		76034	4506
	4601		76034	4601
	2804		76034	2804
	4502		76034	4502
	4608		76034	4608
	4612		76034	4612
	4600		76034	4600
	2800		76034	2800
	4501		76034	4501
	492		76034	
	4100 f		76034	
	3051		76051	
	4501		76034	



NOTICE OF PUBLIC HEARING

SS

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, September 14, 2020 at 7:00 p.m.
City Council Meetings: Monday, October 5, 2020 & Tuesday, October 20, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Accessory Building to exceed the required 4% maximum lot coverage for accessory buildings. The purpose is to allow for the construction of a garage/workshop building with attic storage and an attached covered patio which exceeds the 4% maximum square footage allowed for accessory buildings on a residential lot. The proposed building is approximately 1,268 square feet for a lot coverage of 6.1%.

Zoning Case: ZC20-022

Applicant: Bruce Taylor

Owner: Bruce Taylor

Location: 4501 Shadycreek Lane

Property Description: Lot 16, Block C, Brook Meadows Addition

Present Zoning: R-20 Single Family Residential

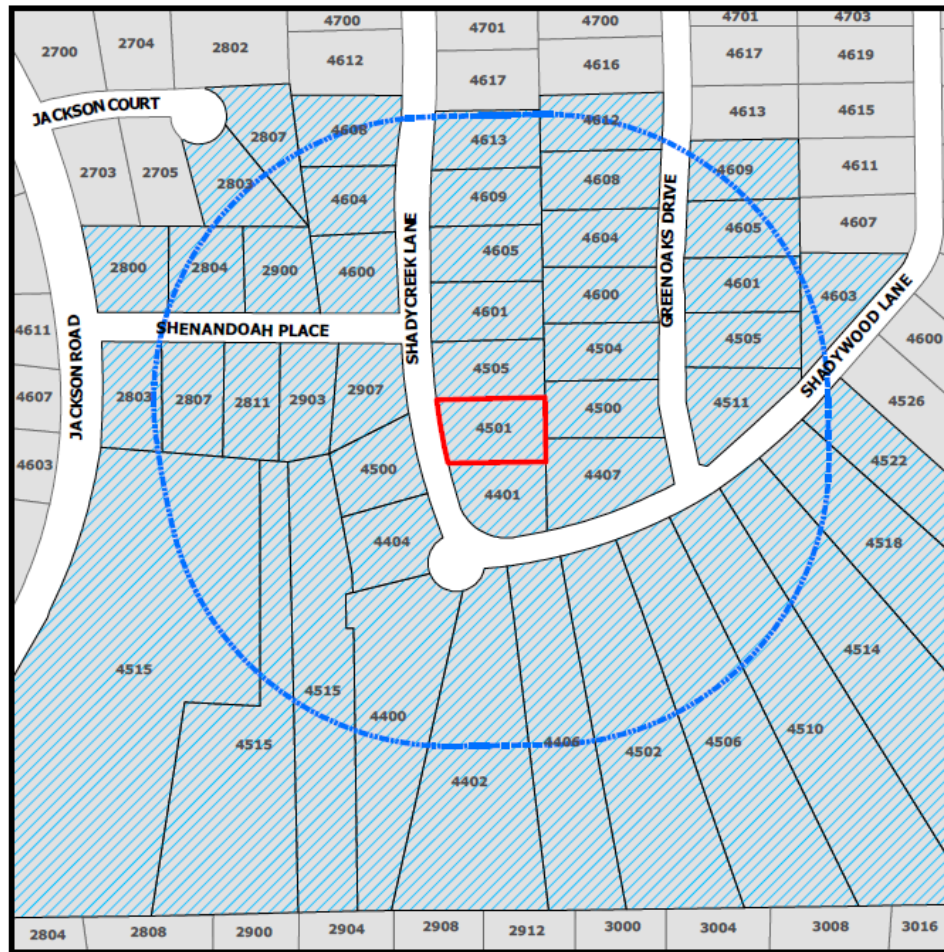
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyst

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letters of Support

August 29, 2020

To the City of Colleyville, Texas:

We are in support of Bruce and Stacey Taylor, residents of 4501 Shadycreek Lane, Colleyville, Texas of receiving a variance regarding the construction of a detached garage, pending HOA approval. The garage will measure 32 by 29 feet for a total area of 882 square feet or 4.25% of the property size. There is an additional covered porch connected to the detached garage measuring 24 by 16 to replace an existing pergola for a total area of 384 square feet or .018% of the property size. The combined total of both is 1266 or 6.1% of the property size. The city has a detached structure limit of 4% of the property size for a detached structure. The lot is 20,737 square feet, which would allow a detached structure of 829 square feet. This places the combined structure 437 square feet over the allowance. Therefore a variance is required to approve the construction project. This variance is needed to allow an exception to raise the limit size of 4% to 6.1%.

The building is planned as a garage with unfinished storage in the roofline as an attic. The overall elevation would be of brick construction matching the existing house.



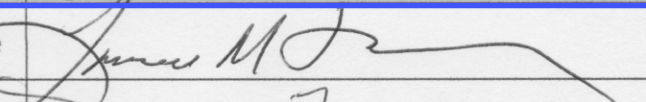
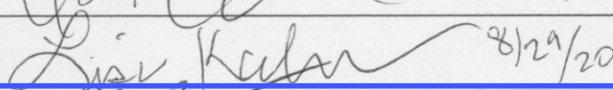
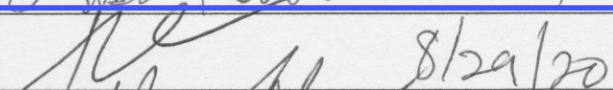
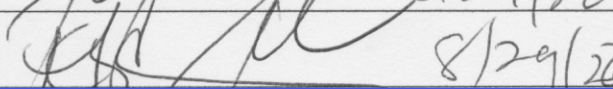
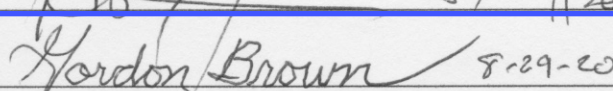
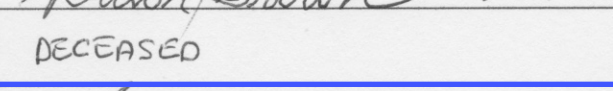
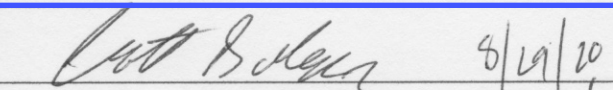
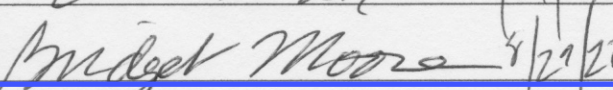
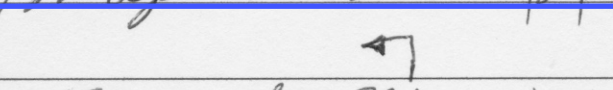
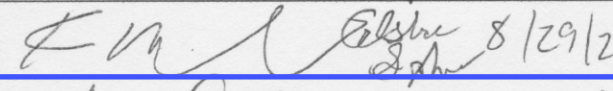
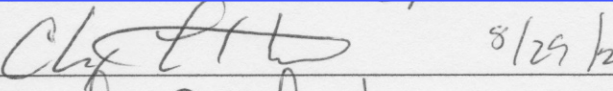
Letters of Support



Letters of Support

We have also reviewed the Taylor Workshop Plan for 4501 Shadycreek Lane.

The following neighbors consent to the city of Colleyville granting the variance.

Resident	Address	Signature
Larry Folk	2907 Shenandoah Place	
Dorothy Folk	2907 Shenandoah Place	
Roland Limosnero	4401 Shadycreek Lane	
Maureen Limosnero	4401 Shadycreek Lane	
Al Kalmbach	4404 Shadycreek Lane	 8/20/20
Lisa Kalmbach	4404 Shadycreek Lane	 8/29/20
Terry Fisher	4407 Shadywood Lane	 8/29/20
Kelley Fisher	4407 Shadywood Lane	 8/29/20
Gordon Brown	4500 Green Oaks Drive	 8-29-20
Geri Brown	4500 Green Oaks Drive	DECEASED
Scott Bulger	4500 Shadycreek Lane	 8/29/20
Bridget Moore	4500 Shadycreek Lane	 8/29/20
Kerry Schwab	4504 Green Oaks Drive	 8/29/20
Celestia Schwab	4504 Green Oaks Drive	 8/29/20
Alex Lortscher	4505 Shadycreek Lane	 8/29/20
Lori Lortscher	4505 Shadycreek Lane	 8/29/20

8-30-20
8-30-20
8-29-20
8-29-20

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.4760 ACRES, BEING LOT 16, BLOCK C, OF THE BROOK MEADOWS ADDITION, LOCATED AT 4501 SHADYCREEK LANE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING TO EXCEED THE 4% LOT COVERAGE ALLOWANCE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for an accessory building to exceed the 4% lot coverage allowance under Case No. ZC20-022; and

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

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for an accessory building to exceed the 4% allowable lot coverage on lot on 0.4760 acres, being Lot 16, Block C, of the Brook Meadows Addition, located at 4501 Shadycreek Lane, as depicted on the attached as Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the new 1,335 s.f. accessory building and covered patio may exceed the 4% allowable lot coverage.
- b. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".
- c. The accessory building and covered patio shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of October 2020.

The second reading and public hearing being conducted on the 20th day of October 2020.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 20th DAY OF OCTOBER 2020.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

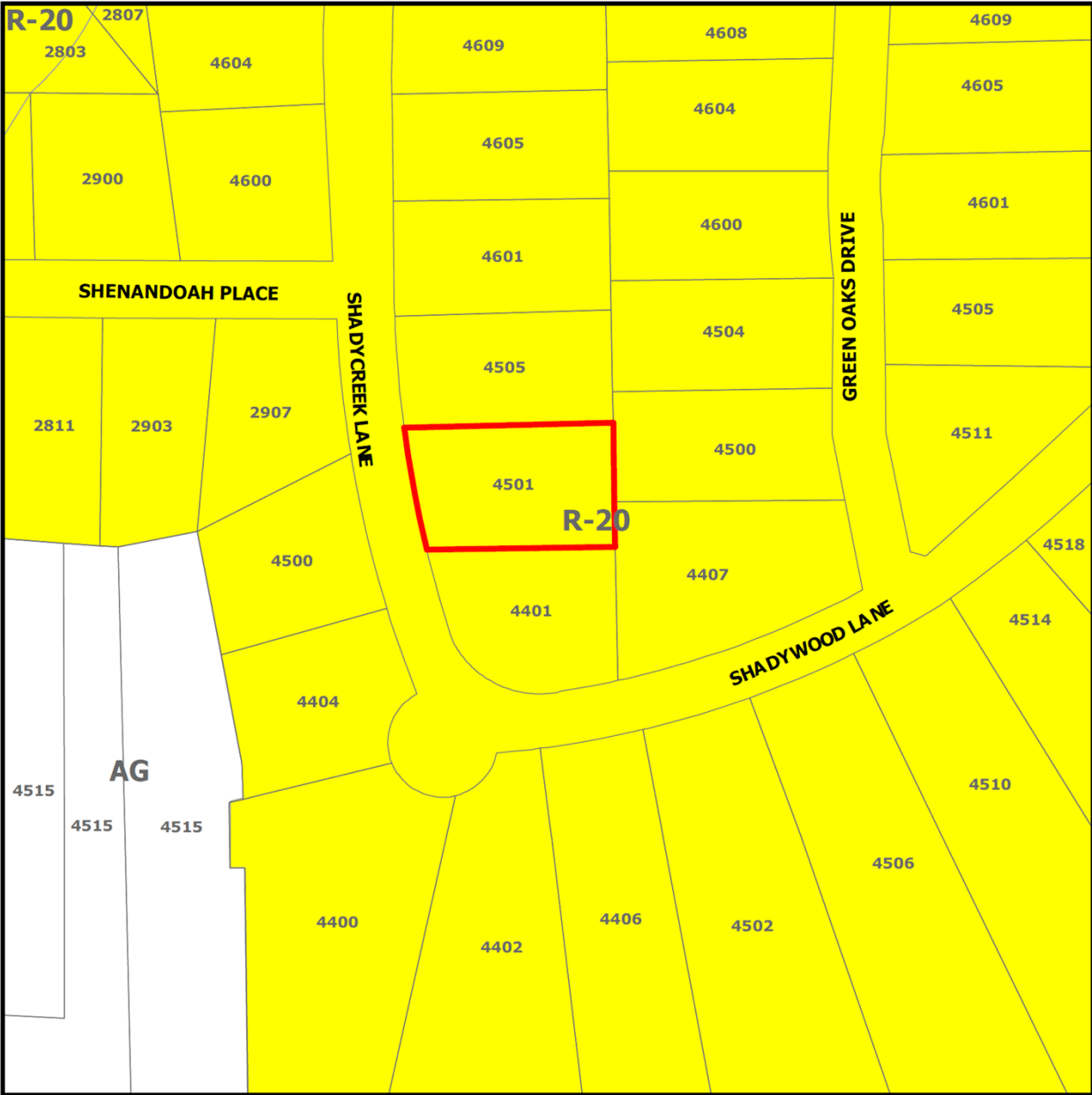
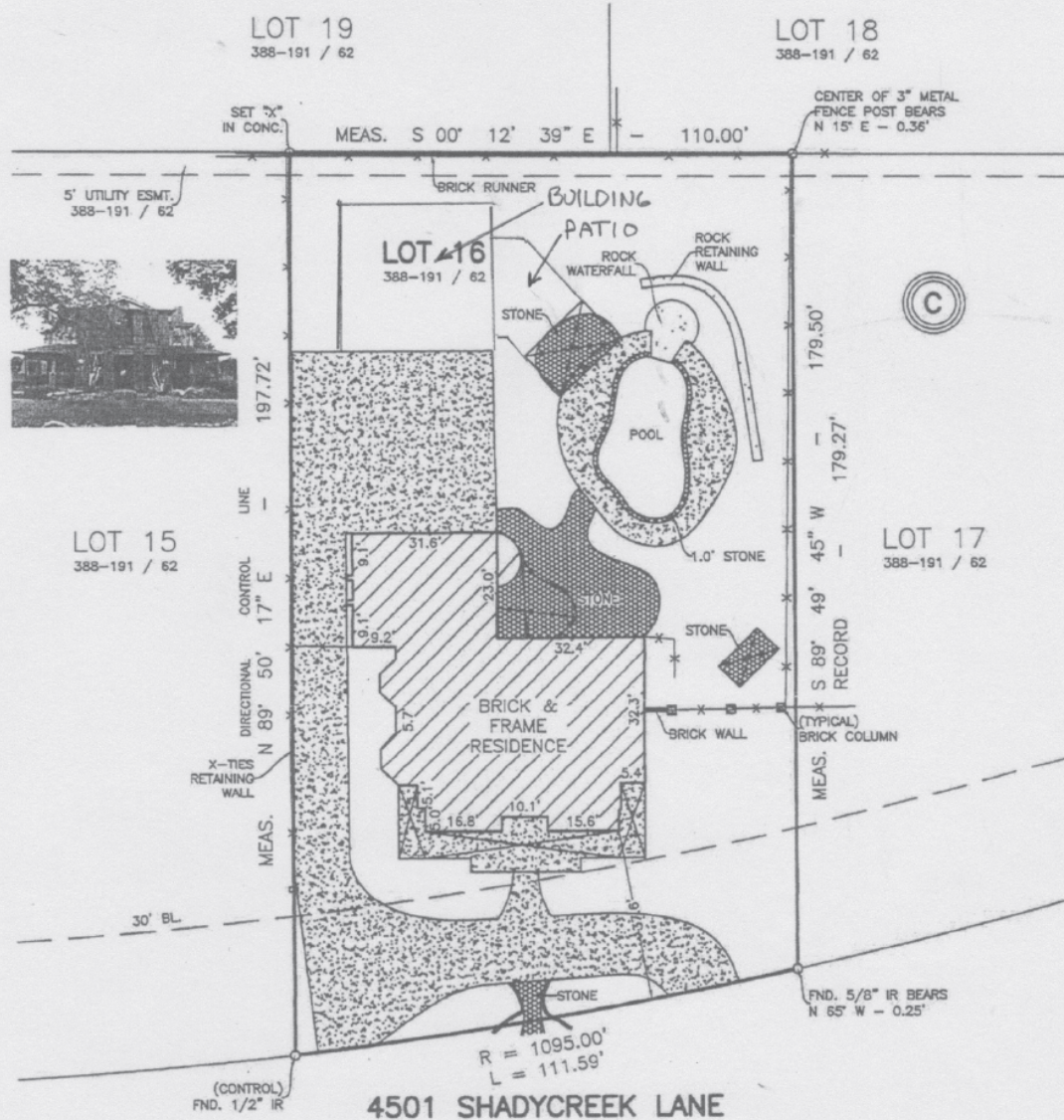


Exhibit "B" – Site Plan

Reference No: 4251Y12 G.F. No: 40030
Title Co: ALAMO TITLE COMPANY
Purchaser: PARADIS

PROPERTY DESCRIPTION

Lot 16, Block C, BROOK MEADOWS, FIRST FILING, an Addition to the City of Colleyville, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-191, Page 62, of the Plat Records of Tarrant County, Texas.



SCALE: 1" = 30'

SURVEYORS CERTIFICATION

I, WILLIAM H. MOSS, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS

— E —	OVERHEAD UTILITIES
— X —	FENCE
— BRICK —	BRICK
— WOOD DECK —	WOOD DECK
— CONCRETE —	CONCRETE

LEGEND

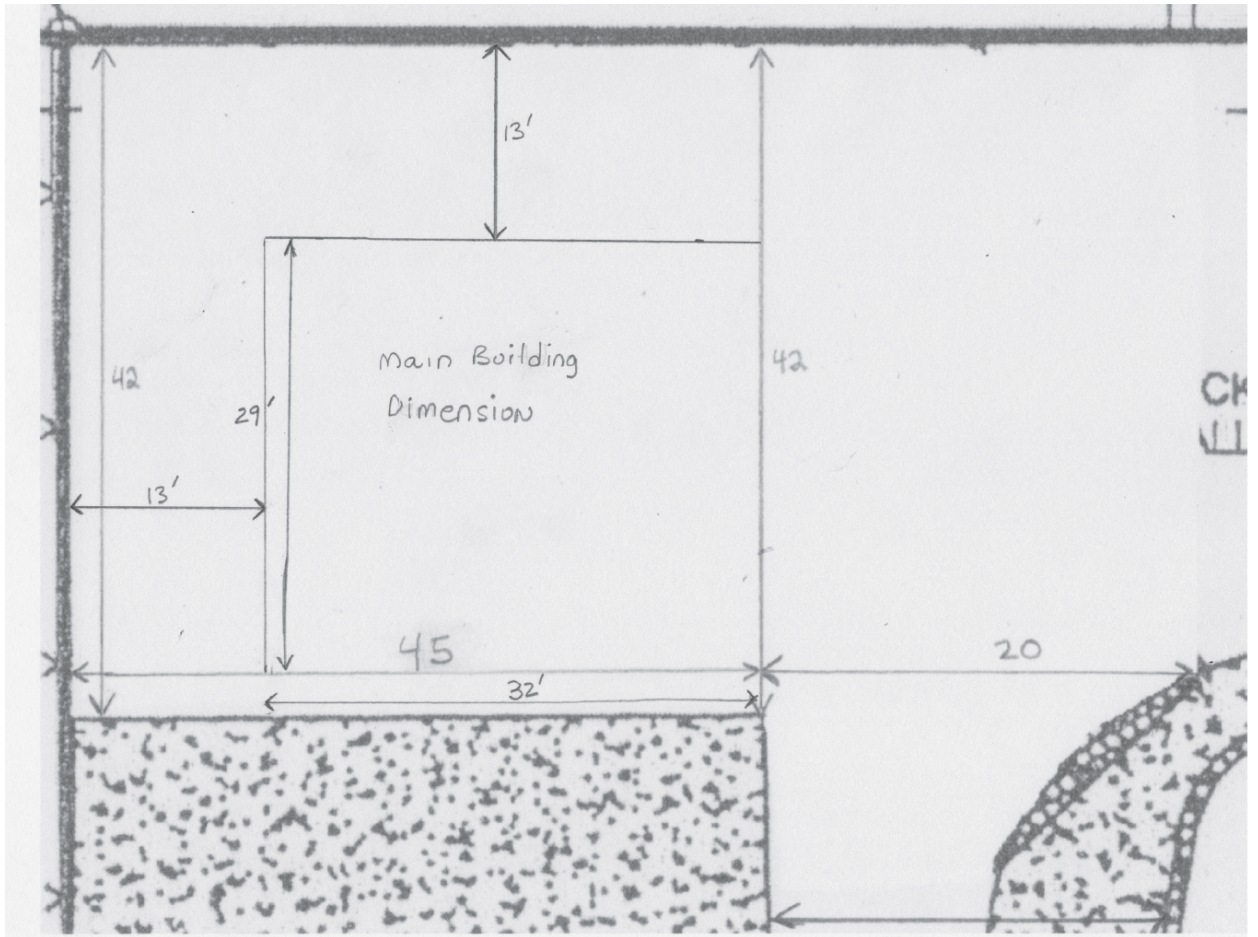
This survey is hereby accepted and approved.

[Signature]
Purchaser

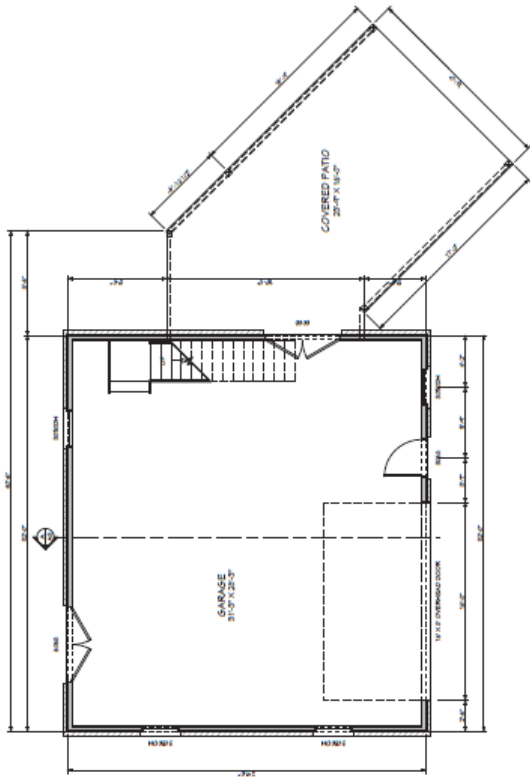
[Signature]
Purchaser

[Signature]
Date

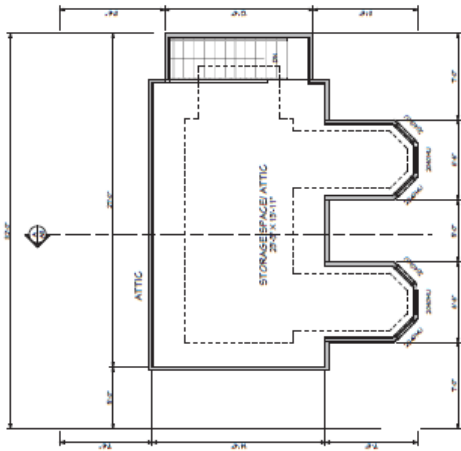
OF 15



[illegible]



FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



ATTIC FLOOR PLAN
Scale: 1/8" = 1'-0"

