



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, October 12, 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 MATHISEN
PLEDGE OF ALLEGIANCE**

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

- 2a. September 14, 2020 P&Z Minutes
- 2b. September 28, 2020 P&Z Worksession 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 FROM THE SEPTEMBER 14, 2020 PLANNING AND ZONING COMMISSION MEETING.
- 3b** 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, TABLED FROM THE SEPTEMBER 14, 2020 PLANNING AND ZONING COMMISSION MEETING.
- 3c** Consideration of a Replat with a plat waiver for lot width for Lot A1R-3, Block 2, Pleasant Oak Estates, being Lot A1S, Block 2, Pleasant Oak Estates Addition, located at 508 Leta Lane, Case PC20-008
- 3d** Consideration of a Special Use Permit for a Fence to exceed the maximum 8 foot height allowed on Lot 36, Block 5, Creekside at Colleyville, Phase 5, located at 4008 Petrus Boulevard, Case ZC20-023
- 3e** Consideration of a zoning change request from the AG Agricultural to R-40 Single Family Residential district on Lot 3, Mrs. Eva Paul's Subdivision, located at 911 Tinker Road, Case ZC20-024
- 3f** Consideration of amendments to Chapter 3, Section 3.28 – Supplementary District Regulations of the Land Development Code specific to parking and storage of vehicles to include Recreation Vehicles, commercial vehicles, and junked/abandoned vehicles

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards October 9, 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** 10/12/2020**Type** Approval of Minutes**Department** Community Development

Title

2a. September 14, 2020 P&Z Minutes

2b. September 28, 2020 P&Z Worksession Minutes

Attachments

1. Septemeber 14, 2020 P&Z Minutes
2. September 28, 2020 P&Z WK Minutes



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, September 14, 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 September 14, 2020, at 7:06 p.m.

Roll Call

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

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

1. CITIZEN COMMENTS

There were no citizens wishing to speak.

2. APPROVAL OF MINUTES

June 22, 2020 Planning and Zoning Commission

Commissioner Syed made a minor modification to section regarding the attendance by the Commissioners.

Commissioner Bevill made a motion to approve the June 22, 2020 minutes with the noted correction. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Moore, Syed, Holt, Mathisen, Koch, Bevill, and Bond
Nay: 0

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

Commissioner Holt made a motion to approve the June 22, 2020 worksession minutes and the July 13, 2020 regular meeting minutes. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Moore, Syed, Holt, Mathisen, Koch, Bevill, and Bond
Nay: 0**

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.

Commissioner Bevill made a motion to table Case PC20-006 to the October 12, 2020 Planning and Zoning Commission Meeting. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Moore, Syed, Holt, Mathisen, Koch, Bevill, and Bond
Nay: 0**

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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Hetal Patel, 3812 Lacebark Lane, Bedford, Texas, came forward and briefed the Commission. Mr. Patel answered questions of the Commission regarding the intent of the property and demolition plans.

The public hearing was opened at 7:17 p.m. With no one wishing to speak, the public hearing was closed at 7:17 p.m.

There was general discussion amongst the Commission regarding the request for zoning being straight forward and meeting the standards of the proposed zoning lot requirements.

Commissioner Koch made a motion to approve Case ZC20-017. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Moore, 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 4, Block 6, Creekside at Colleyville, Phase 3, located at 4000 Campania Court, Case ZC20-018

Jacquelyn Reyff presented the item and briefed the Commission.

Commissioner Bevill inquired about the location and distance of the fence in relation to the wall. Chair Mathisen requested that the applicant come forth to address the question.

The applicant, Zach Schneider, 809 Creekline Way, McKinney, Texas, came forward and briefed the Commission. Mr. Schneider answered questions of the Commission regarding the distance of the fence to the wall, the purpose of the request, and the location of the return for the proposed fence at the front of the property, and safety.

The public hearing was opened at 7:31 p.m. With no one wishing to speak, the public hearing was closed at 7:31 p.m.

There was general discussion amongst the Commission and Mrs. Reyff regarding the safety concern for the request, height of the fence, location of the sidewalk in reference to the fence and wall, options of height and material for the proposed fence, and location of the fence. Chair Mathisen requested that the applicant come forth and address the questions of the Commission.

The applicant, Zach Schneider, 809 Creekline Way, McKinney, Texas, came forward and answered questions of the Commission regarding the proposed location, return, and height of the fence.

There was general discussion amongst the Commission regarding the setback and return for the fence, safety, and proposed language for the fence's setback requirement.

Commissioner Moore made a motion to approve Case ZC20-018 with the condition that the fence stop at the front building line. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

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

Nay: 2– Syed and Koch

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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Zach Schneider, 809 Creekline Way, McKinney, Texas, came forward and briefed the Commission. Mr. Schneider answered questions of the Commission regarding the approval of a rod iron fence for the property to the north of the subject property. Staff confirmed.

There was general discussion amongst the Commission and staff regarding the location, height, material of the approved fence for the property to the north of the subject property.

The public hearing was opened at 8:06 p.m. With no one wishing to speak, the public hearing was closed at 8:07 p.m.

There was general discussion amongst the Commission regarding maintaining consistency of the fences in height and material. Commissioner Koch inquired regarding the distance between the wall and the home.

The applicant, Zach Schneider, 809 Creekline Way, McKinney, Texas, came forward and answered questions of the Commission regarding continuity for proposed fences to match height and material of neighboring property fences.

Discussion continued regarding fence continuity for height and material.

Commissioner Holt made a motion to approve Case ZC20-020 for a fence up to a 6 foot height (wrought iron) to match the adjacent lot and tied into the back corner of the house. Commissioner Moore seconded the motion.

The motion was carried by the following vote:

Aye: 7 –Moore, Syed, Holt, Mathisen, Koch, Bevill, Bond

Nay: 0

- 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

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Mrs. Reyff and Mr. Bryner answered question of the Commission regarding safety and the options for the placement of a fence on the subject property based on the fence regulations in the Land Development Code.

The applicant, Zach Schneider, 809 Creekline Way, McKinney, Texas, came forward and briefed the Commission.

Chair Mathisen questioned staff on the safety concerns from previous fence request in the subdivision. Mr. Bryner responded that there were at least 2 fence request that were approved for continuity due to the design which was built before the current fence regulation were in place.

The public hearing was opened at 8:32 p.m. With no one wishing to speak, the public hearing was closed at 8:32 p.m.

There was general discussion amongst the Commission regarding previous fence request in the subdivision, current fence regulations, the continuity of neighboring fence design, fence material, and setbacks.

The applicant, Zach Schneider, 809 Creekline Way, McKinney, Texas, came forward and addressed the Commission in a closing statement regarding his request. Mr. Schneider addressed property value, esthetics, and the intent to investment further on improving the property.

Commissioner Moore made a motion to deny Case ZC20-019. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Moore, Syed, Holt, and Mathisen

Nay: 3 – Koch, Bevill, and Bond

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Mrs. Reyff answered question of the Commission regarding the location of the subject property to the previous case presented.

The applicant, Zach Schneider, 809 Creekline Way, McKinney, Texas, came forward and briefed the Commission.

The public hearing was opened at 8:44 p.m. With no one wishing to speak, the public hearing was closed at 8:44 p.m.

Commissioner Moore made a motion to deny Case ZC20-021. Commissioner Holt seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Moore, Syed, Holt, and Mathisen

Nay: 3 – Koch, Bevill, and Bond

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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Bruce Taylor, 4501 Shadycreek Lane, came forward and briefed the Commission. Mr. Taylor addressed questions of the Commission regarding the petition letter by surrounding property owners in support of his request, pending request for approval by the HOA, potentially reducing the size of the proposed design, and the intent use of the accessory building.

The public hearing was opened at 8:57 p.m. With no one wishing to speak, the public hearing was closed at 8:57 p.m.

Chair Mathisen questioned staff on the recommendation for approval of the case. Mrs. Reyff responded that proposed accessory building met the architectural requirements in similar materials to the home, the building is built at the same time as the home, and meets the setbacks. Chair Mathisen further discussed the option of maintaining the proposed architectural design and reducing the proposed structures size. Mrs. Reyff confirmed that it would be an option to be considered.

There was general discussion amongst the Commission regarding the intent use of the proposed accessory building, esthetics, the 4 percent accessory maximum lot coverage regulation, and the option to table with the applicant's recommendation.

The applicant, Bruce Taylor, 4501 Shadycreek Lane, came forward and addressed the question of the Commission to table the case. Mr. Taylor addressed the foot print of the proposed accessory building, option to remove the proposed patio, option of resubmitting two new plans.

The Commission questioned staff on the options for the Commission regarding the case. Staff informed the Commission that they may table the case to the next Planning and Zoning Commission meeting, vote to deny and the applicant may appeal to City Council and require a supermajority vote for approval, or vote to approve with or without recommendations to City Council.

Commissioner Holt made a motion to table Case ZC20-022 to the October 12, 2020 Planning and Zoning Commission Meeting. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Moore, Syed, Holt, Mathisen, Koch, Bevill, and Bond

Nay: 0

4. AJOURMENT

The meeting adjourned at 9:08 p.m.

The minutes were written and prepared by:

Araceli Botello

Planning Technician

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



City of Colleyville Planning and Zoning Commission Worksession Minutes

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

Monday, September 28, 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 September 28, 2020, at 6:17 p.m.

Roll Call

Present: Sayeda Syed, Susan Mathisen, Matt Koch, and George Bond

Absent: Ryan Moore, Kimberly Holt, and Claudia Bevill

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

2. WORKSESSION ITEMS

WS-1 Presentation and discussion of a Replat with a plat waiver for lot width for Lot A1R-3, Block 2, Pleasant Oak Estates, being Lot A1S, Block 2, Pleasant Oak Estates Addition, located at 508 Leta Lane, Case PC20-008

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

There was general discussion regarding the zoning of the property, zoning and platting of neighboring properties, subject property's lot width, and the intent use of the property.

WS-2 Presentation and discussion of a Special Use Permit for a Fence to exceed the maximum 8 foot height allowed on Lot 36, Block 5, Creekside at Colleyville, Phase 5, located at 4008 Petrus Boulevard, Case ZC20-023

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

There was general discussion regarding the request for an existing fence, neighboring fence, maintenance of the property between the fences, fence permits, retaining walls, easements, fence material, location of fences for neighboring properties, and drainage.

WS-3 Presentation and discussion of a zoning change request from the AG Agricultural to R-40 Single Family Residential district on Lot 3, Mrs. Eva Paul's Subdivision, located at 911 Tinker Road, Case ZC20-024

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

There was general discussion regarding the request for the zoning, the intent use of the property, request for variances vs. rezoning, and zoning standards.

WS-4 Presentation and discussion of amendments to Chapter 3, Section 3.28 – Supplementary District Regulations of the Land Development Code specific to parking and storage of vehicles to include Recreation Vehicles, commercial vehicles, and junked/abandoned Vehicles

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding current regulations for major recreational equipment and vehicles, intent of the proposed regulations, commercial regulations vs. residential regulations for recreation vehicles, violations, Land Development Code regulations, Municipal Code regulations, junked vehicle regulations, enforcement of the regulations, and screening and parking of the recreational equipment and vehicles.

3. ADJOURNMENT

The meeting adjourned at 7:01 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 Agenda Briefing

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

Agenda Number	Agenda Date	Number
3a	10/12/2020	
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 FROM THE SEPTEMBER 14, 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

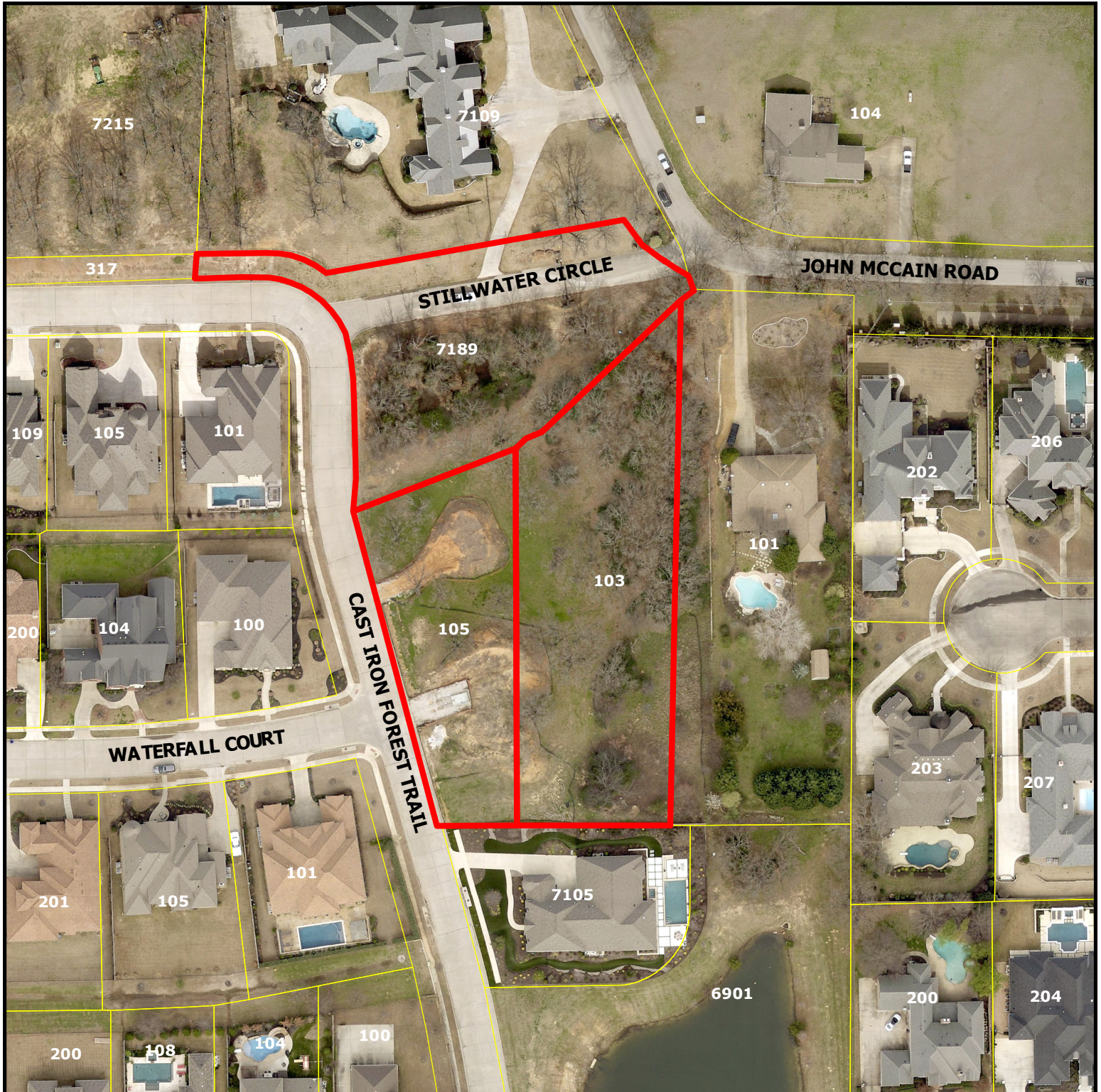
Toll Brothers, *America's Luxury Home Builder®*
2555 SW Grapevine Parkway, Suite 100, Grapevine, Texas 76051
Office: (817) 329-7973 | Cell: (972) 672-5228 | Fax: (817) 251-7309



1ST IN HOMEBUILDING
6 YEARS IN A ROW

© 2020 FORTUNE Media IP Limited.
Used under license.

Aerial Map



PC20-006

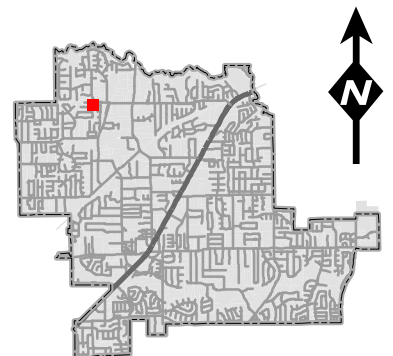
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

DISCLAIMER:

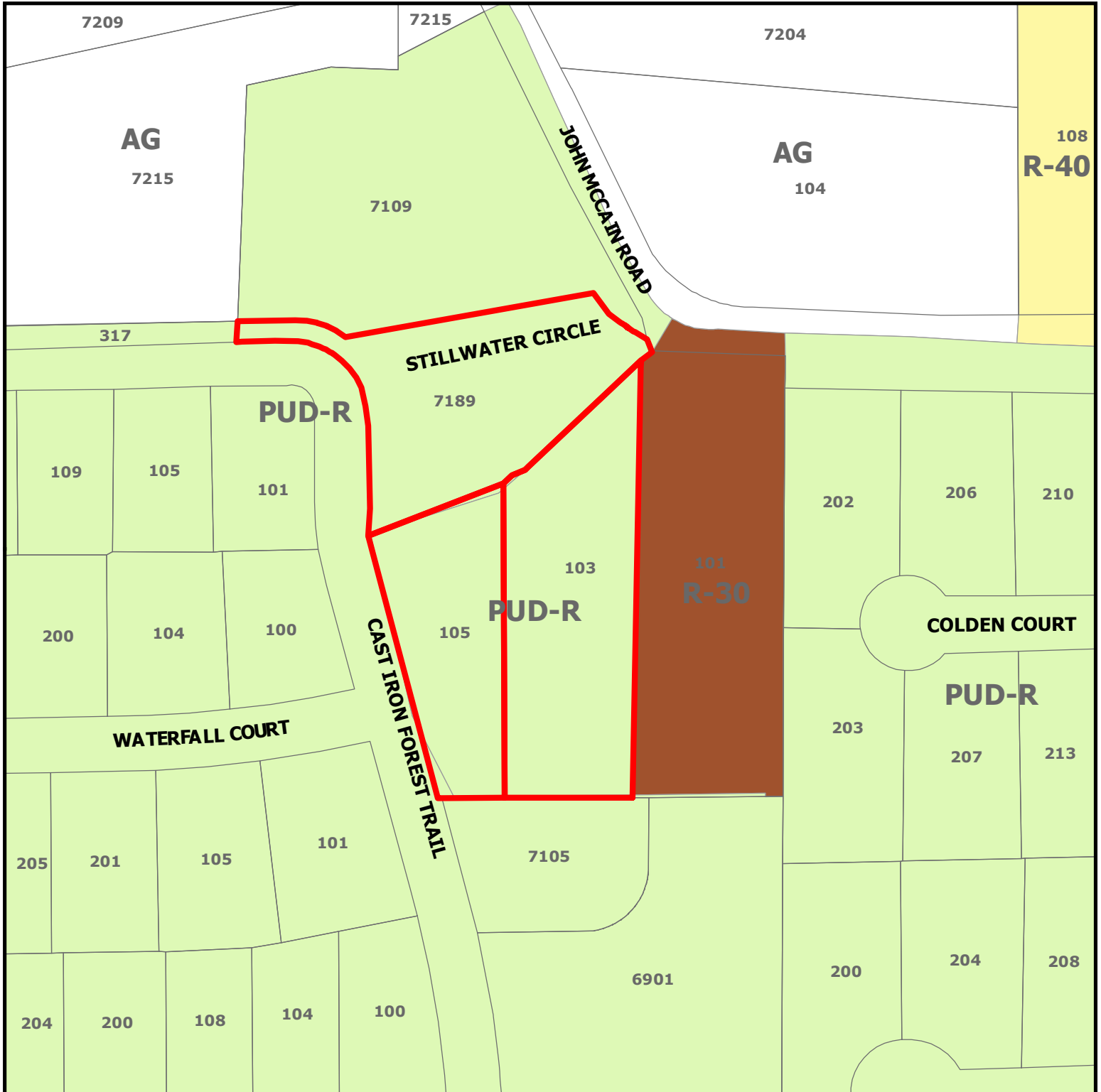
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



PC20-006

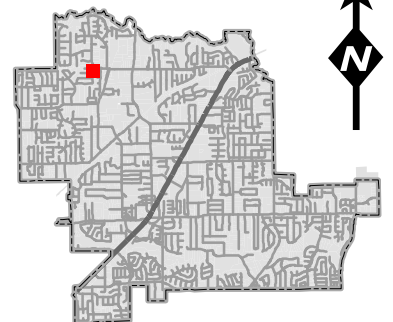
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

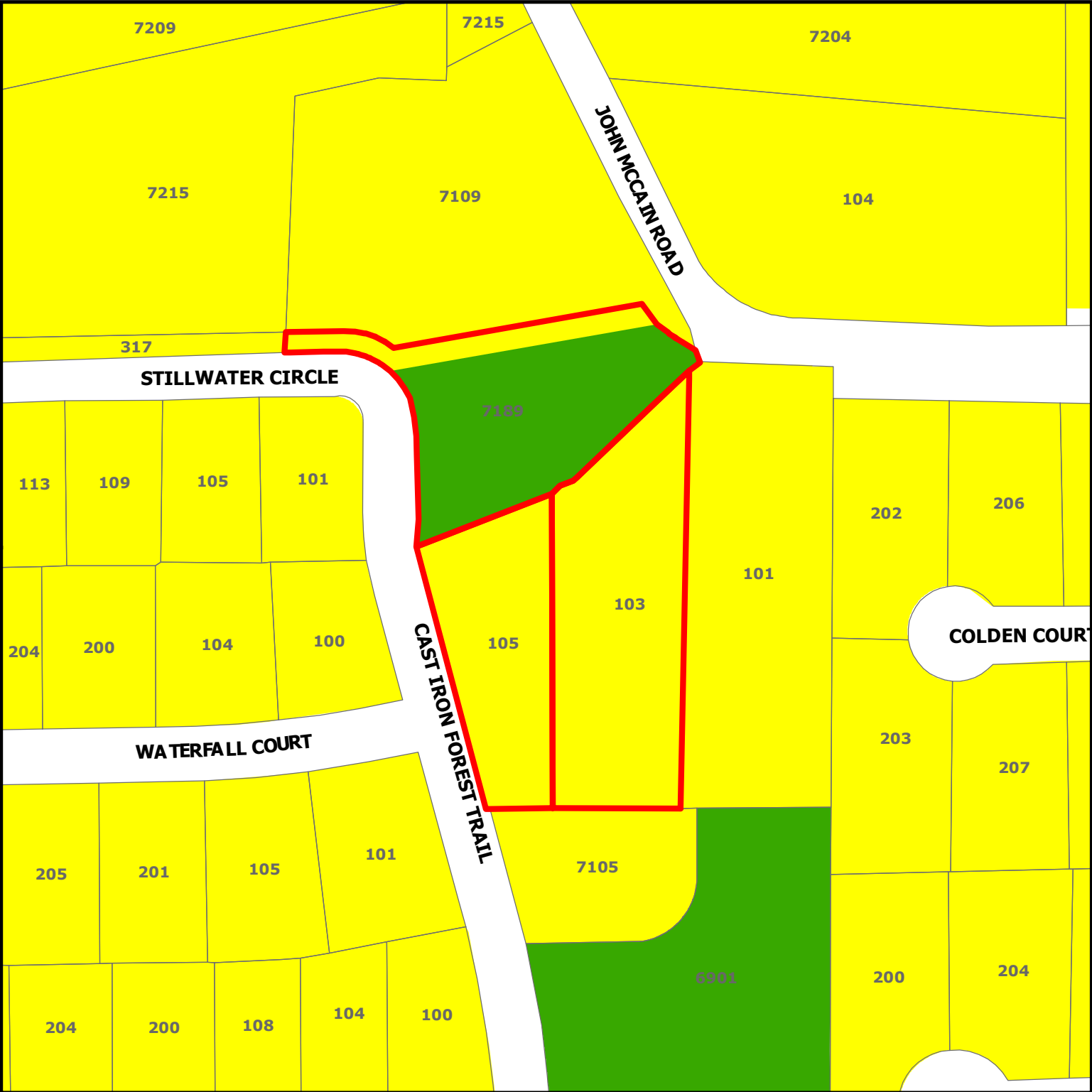
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Future Land Use Map

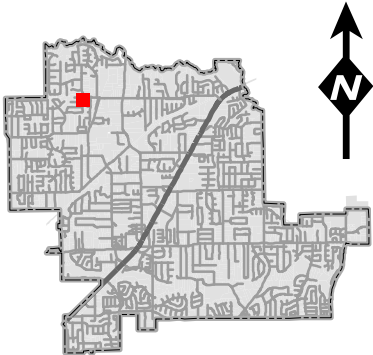


PC20-006

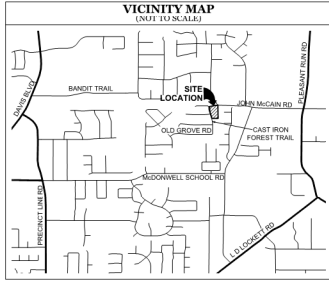
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

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
-  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 Cast 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) 510-3770

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 Cast 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 Cast 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 Cast 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 Cast 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 Cast 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 Cast 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 on or noted 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

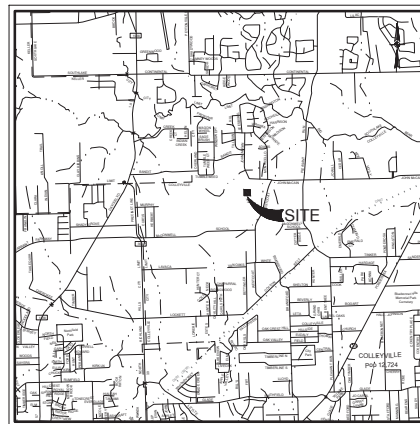
A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS

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) 578-3354
- 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 THERETO.
- 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-H) 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 VACUUM 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
P.E. #120494
AUGUST 17, 2020
IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

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: mmndy
File: S:\projects\612\33\01\2.0 Design\2.4 Cnt\2.4.3 Plan Sheets\SP-0123301.dwg



THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
3. THIS PLAN REFLECTS NO CONSTRUCTION OF PUBLIC WORKS OR SANITARY SEWER INFRASTRUCTURE. CONTRACTOR TO LOCATE EXISTING WATER AND SANITARY SEWER STUBS BUILT AS PART OF OLD GROVE PHASE 1.

PREPARED BY GUDWIN MARSHALL, DATED 3/21/2004.

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

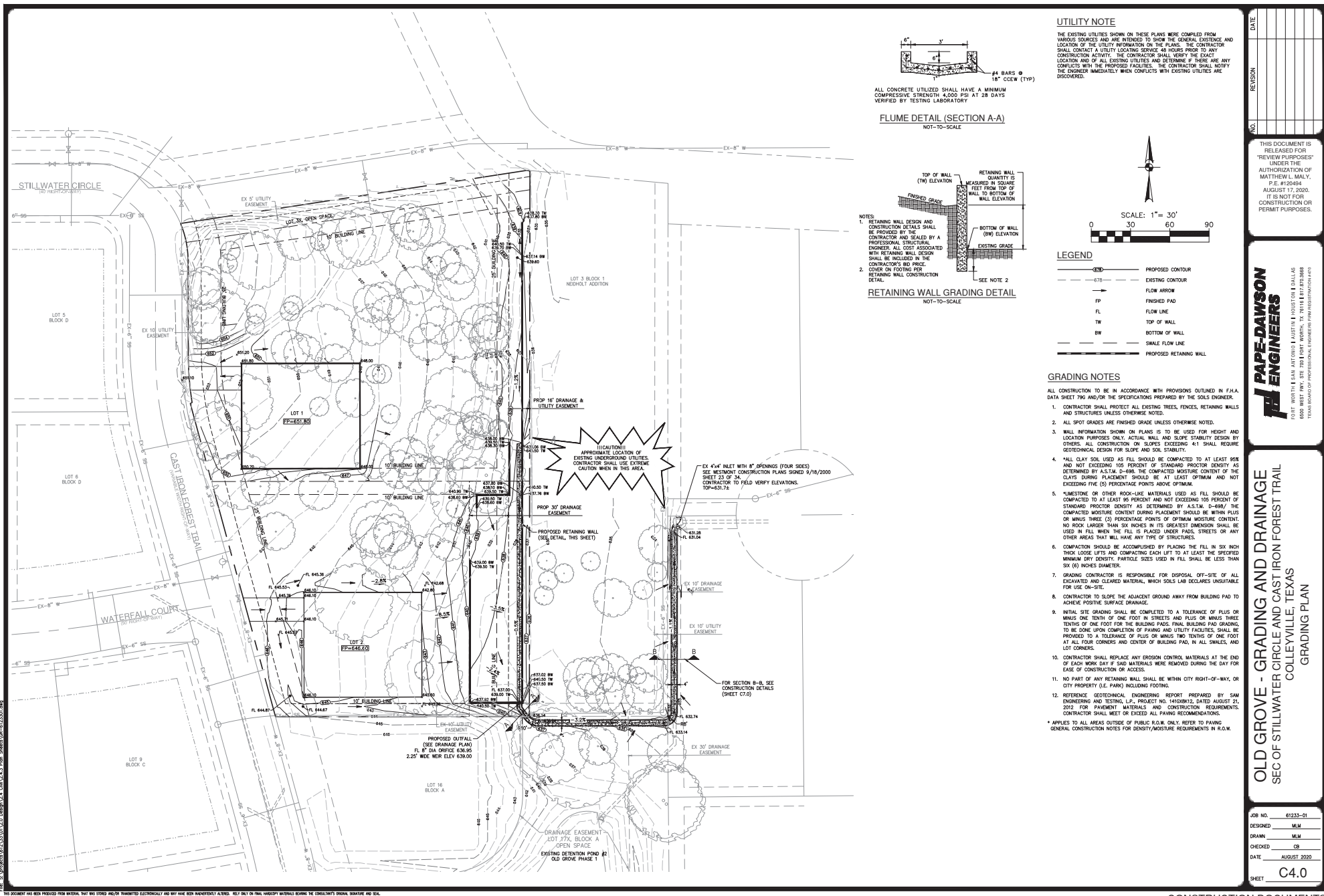
**PAPE-DAWSON
THE ENGINEERS**

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST HWY. 51E, STE 700 | FORT WORTH, TX 76116 | 817-872-3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #478

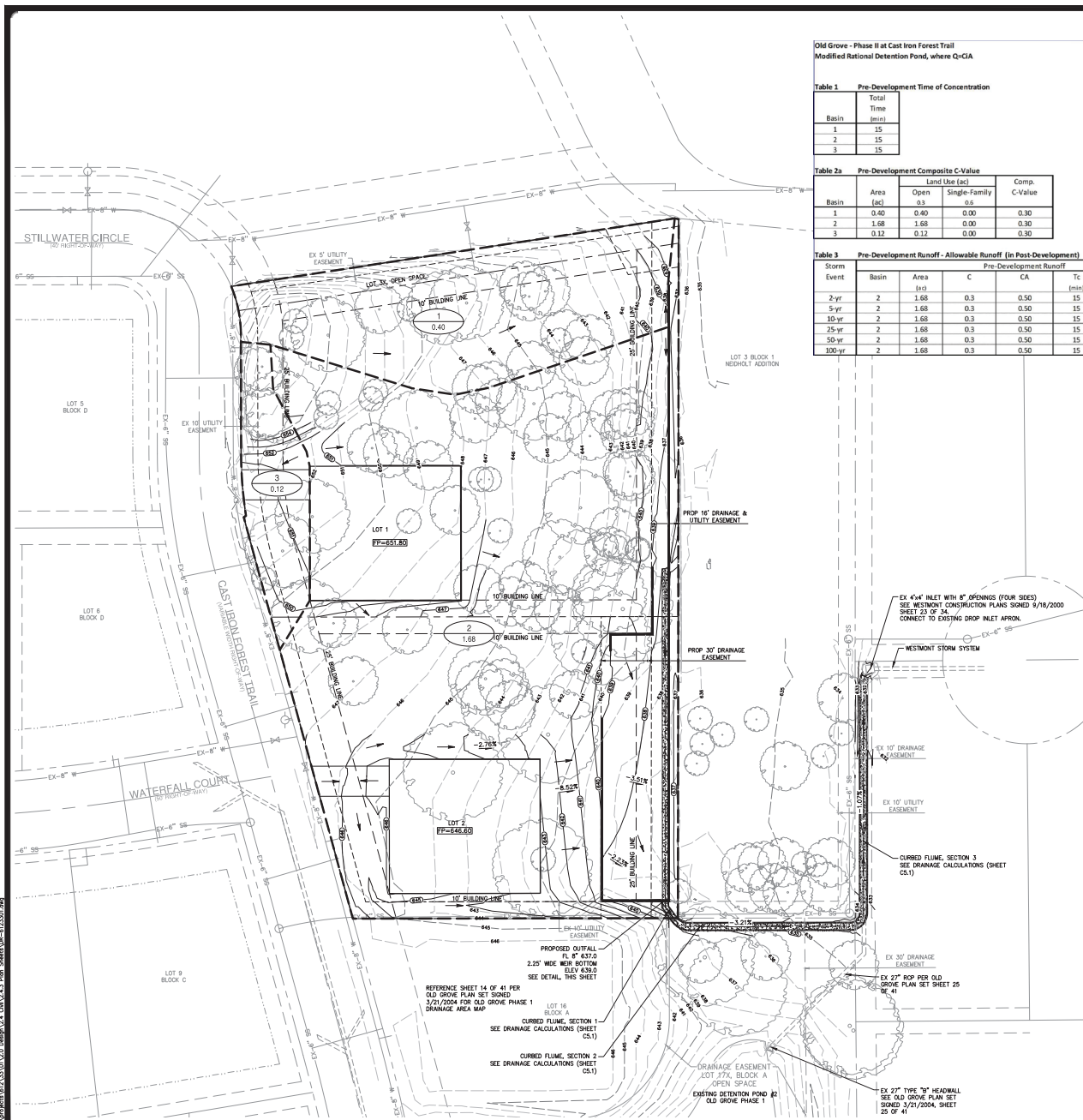
OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
SITE & UTILITY PLAN

SHEET CS.0

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

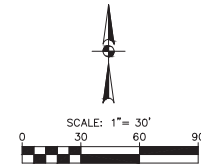
Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
		0.3	0.6	
1	0.40	0.40	0.00	0.30
2	1.68	0.00	1.68	0.60
3	0.12	0.00	0.12	0.60

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

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

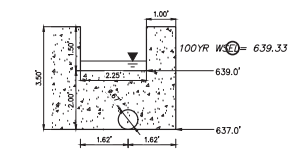


LEGEND

-
- Diagram illustrating the components of a drainage area calculation:
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED DRAINAGE AREA
 - PROPOSED FLOW LINE
 - PROPOSED DRAINAGE FLOW DIRECTION
 - EXISTING STORM DRAIN
- Below the diagram, a circular area is labeled:
- A-1
 - 1.00
 - ACRES

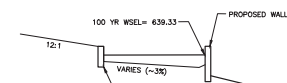
NOTES

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
RELEASED FOR
"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 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS P.E. REGISTRATION #479

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 QcAIA

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	✓ 118.4%	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	100	500		
e	0.82169	0.81144	0.81423	0.79952	0.79381	0.78265	0.77882	0.69850			
b	43.653	51.393	71.154	77.103	90.982	97.721	110.202	87.16			
d	8	9	12	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:

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

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

$$V_{\text{max}} = V_{\text{preliminary}} \cdot P_{\text{cso}}/P_{\text{ci}}$$

Curbed Flume Calculations

Curbed Flume Calculations													
Label	Friction Method	Roughness Coefficient	Channel Slope	Normal Depth (ft)	Bottom Width (ft)	Discharge (ft ³ /s)	Flow Area (ft ²)	Wetted Perimeter	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	6.53
Section 2	Manning Formula	0.013	0.0021	0.17	4	4.02	0.68	4.34	0.16	4	0.32	0.0044	5.94
Section 3	Manning Formula	0.013	0.0107	0.24	4	4.02	0.95	4.48	0.21	4	0.32	0.0044	4.22

UTILITY NOTE

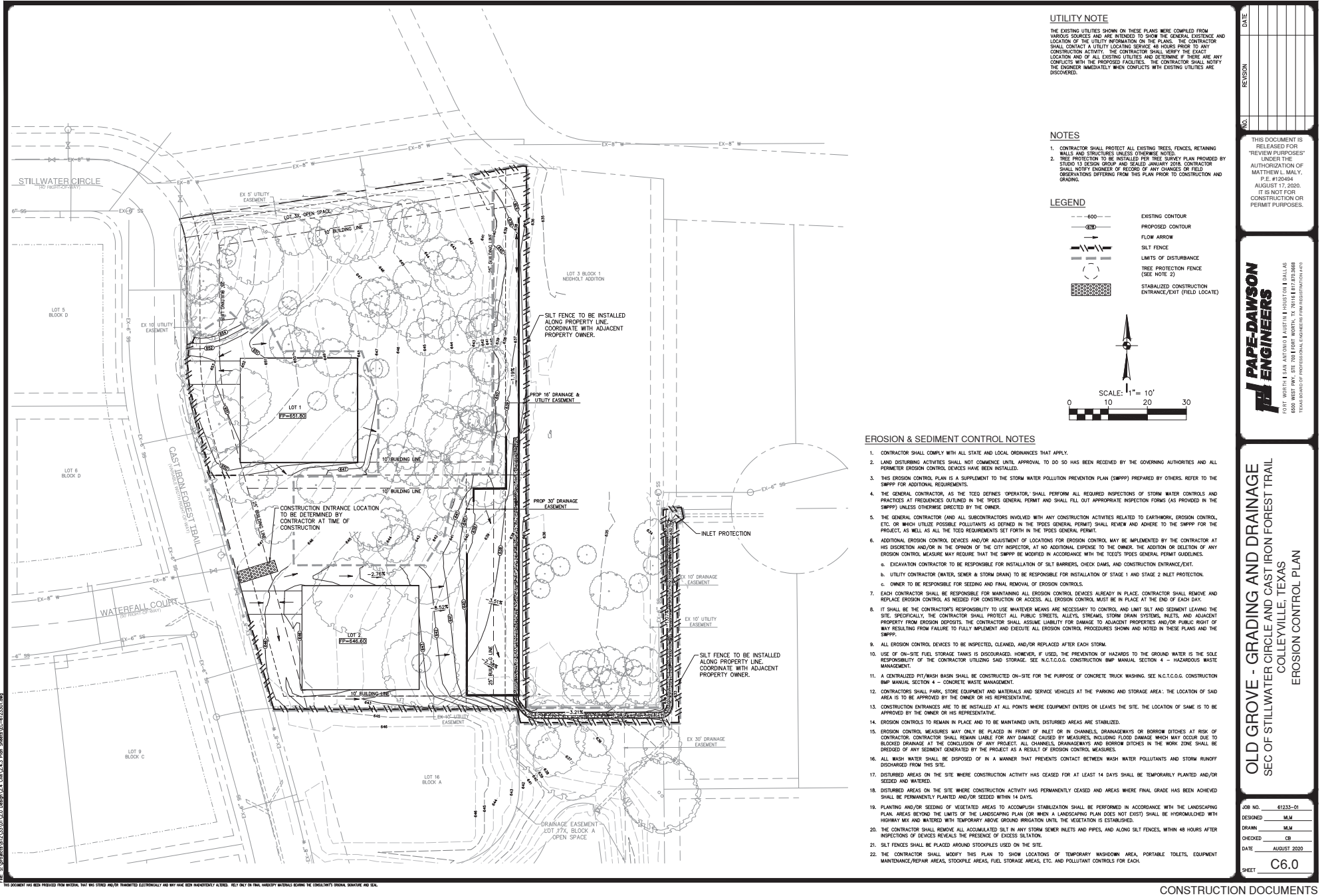
THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

DATE	
REVISION	
NO.	

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

J PAPE-DAWSON ENGINEERS
1001 W. 14th St. Suite 100 Austin, TX 78701
512.452.1111
512.452.1112
512.452.1113
512.452.1114
512.452.1115
512.452.1116
512.452.1117
512.452.1118
512.452.1119
512.452.1120
512.452.1121
512.452.1122
512.452.1123
512.452.1124
512.452.1125
512.452.1126
512.452.1127
512.452.1128
512.452.1129
512.452.1130
512.452.1131
512.452.1132
512.452.1133
512.452.1134
512.452.1135
512.452.1136
512.452.1137
512.452.1138
512.452.1139
512.452.1140
512.452.1141
512.452.1142
512.452.1143
512.452.1144
512.452.1145
512.452.1146
512.452.1147
512.452.1148
512.452.1149
512.452.1150
512.452.1151
512.452.1152
512.452.1153
512.452.1154
512.452.1155
512.452.1156
512.452.1157
512.452.1158
512.452.1159
512.452.1160
512.452.1161
512.452.1162
512.452.1163
512.452.1164
512.452.1165
512.452.1166
512.452.1167
512.452.1168
512.452.1169
512.452.1170
512.452.1171
512.452.1172
512.452.1173
512.452.1174
512.452.1175
512.452.1176
512.452.1177
512.452.1178
512.452.1179
512.452.1180
512.452.1181
512.452.1182
512.452.1183
512.452.1184
512.452.1185
512.452.1186
512.452.1187
512.452.1188
512.452.1189
512.452.1190
512.452.1191
512.452.1192
512.452.1193
512.452.1194
512.452.1195
512.452.1196
512.452.1197
512.452.1198
512.452.1199
512.452.1200
512.452.1201
512.452.1202
512.452.1203
512.452.1204
512.452.1205
512.452.1206
512.452.1207
512.452.1208
512.452.1209
512.452.1210
512.452.1211
512.452.1212
512.452.1213
512.452.1214
512.452.1215
512.452.1216
512.452.1217
512.452.1218
512.452.1219
512.452.1220
512.452.1221
512.452.1222
512.452.1223
512.452.1224
512.452.1225
512.452.1226
512.452.1227
512.452.1228
512.452.1229
512.452.1230
512.452.1231
512.452.1232
512.452.1233
512.452.1234
512.452.1235
512.452.1236
512.452.1237
512.452.1238
512.452.1239
512.452.1240
512.452.1241
512.452.1242
512.452.1243
512.452.1244
512.452.1245
512.452.1246
512.452.1247
512.452.1248
512.452.1249
512.452.1250
512.452.1251
512.452.1252
512.452.1253
512.452.1254
512.452.1255
512.452.1256
512.452.1257
512.452.1258
512.452.1259
512.452.1260
512.452.1261
512.452.1262
512.452.1263
512.452.1264
512.452.1265
512.452.1266
512.452.1267
512.452.1268
512.452.1269
512.452.1270
512.452.1271
512.452.1272
512.452.1273
512.452.1274
512.452.1275
512.452.1276
512.452.1277
512.452.1278
512.452.1279
512.452.1280
512.452.1281
512.452.1282
512.452.1283
512.452.1284
512.452.1285
512.452.1286
512.452.1287
512.452.1288
512.452.1289
512.452.1290
512.452.1291
512.452.1292
512.452.1293
512.452.1294
512.452.1295
512.452.1296
512.452.1297
512.452.1298
512.452.1299
512.452.1300
512.452.1301
512.452.1302
512.452.1303
512.452.1304
512.452.1305
512.452.1306
512.452.1307
512.452.1308
512.452.1309
512.452.1310
512.452.1311
512.452.1312
512.452.1313
512.452.1314
512.452.1315
512.452.1316
512.452.1317
512.452.1318
512.452.1319
512.452.1320
512.452.1321
512.452.1322
512.452.1323
512.452.1324
512.452.1325
512.452.1326
512.452.1327
512.452.1328
512.452.1329
512.452.1330
512.452.1331
512.452.1332
512.452.1333
512.452.1334
512.452.1335
512.452.1336
512.452.1337
512.452.1338
512.452.1339
512.452.1340
512.452.1341
512.452.1342
512.452.1343
512.452.1344
512.452.1345
512.452.1346
512.452.1347
512.452.1348
512.452.1349
512.452.1350
512.452.1351
512.452.1352
512.452.1353
512.452.1354
512.452.1355
512.452.1356
512.452.1357
512.452.1358
512.452.1359
512.452.1360
512.452.1361
512.452.1362
512.452.1363
512.452.1364
512.452.1365
512.452.1366
512.452.1367
512.452.1368
512.452.1369
512.452.1370
512.452.1371
512.452.1372
512.452.1373
512.452.1374
512.452.1375
512.452.1376
512.452.1377
512.452.1378
512.452.1379
512.452.1380
512.452.1381
512.452.1382
512.452.1383
512.452.1384
512.452.1385
512.452.1386
512.452.1387
512.452.1388
512.452.1389
512.452.1390
512.452.1391
512.452.1392
512.452.1393
512.452.1394
512.452.1395
512.452.1396
512.452.1397
512.452.1398
512.452.1399
512.452.1400
512.452.1401
512.452.1402
512.452.1403
512.452.1404
512.452.1405
512.452.1406
512.452.1407
512.452.1408
512.452.1409
512.452.1410
512.452.1411
512.452.1412
512.452.1413
512.452.1414
512.452.1415
512.452.1416
512.452.1417
512.452.1418
512.452.1419
512.452.1420
512.452.1421
512.452.1422
512.452.1423
512.452.1424
512.452.1425
512.452.1426
512.452.1427
512.452.1428
512.452.1429
512.452.1430
512.452.1431
512.452.1432
512.452.1433
512.452.1434
512.452.1435
512.452.1436
512.452.1437
512.452.1438
512.452.1439
512.452.1440
512.452.1441
512.452.1442
512.452.1443
512.452.1444
512.452.1445
512.452.1446
512.452.1447
512.452.1448
512.452.1449
512.452.1450
512.452.1451
512.452.1452
512.452.1453
512.452.1454
512.452.1455
512.452.1456
512.452.1457
512.452.1458
512.452.1459
512.452.1460
512.452.1461
512.452.1462
512.452.1463
512.452.1464
512.452.1465
512.452.1466
512.452.1467
512.452.1468
512.452.1469
512.452.1470
512.452.1471
512.452.1472
512.452.1473
512.452.1474
512.452.1475
512.452.1476
512.452.1477
512.452.1478
512.452.1479
512.452.1480
512.452.1481
512.452.1482
512.452.1483
512.452.1484
512.452.1485
512.452.1486
512.452.1487
512.452.1488
512.452.1489
512.452.1490
512.452.1491
512.452.1492
512.452.1493
512.452.1494
512.452.1495
512.452.1496
512.452.1497
512.452.1498
512.452.1499
512.452.1500
512.452.1501
512.452.1502
512.452.1503
512.452.1504
512.452.1505
512.452.1506
512.452.1507
512.452.1508
512.452.1509
512.452.1510
512.452.1511
512.452.1512
512.452.1513
512.452.1514
512.452.1515
512.452.1516
512.452.1517
512.452.1518
512.452.1519
512.452.1520
512.452.1521
512.452.1522
512.452.1523
512.452.1524
512.452.1525
512.452.1526
512.452.1527
512.452.1528
512.452.1529
512.452.1530
512.452.1531
512.452.1532
512.452.1533
512.452.1534
512.452.1535
512.452.1536
512.452.1537
512.452.1538
512.452.1539
512.452.1540
512.452.1541
512.452.1542
512.452.1543
512.452.1544
512.452.1545
512.452.1546
512.452.1547
512.452.1548
512.452.1549
512.452.1550
512.452.1551
512.452.1552
512.452.1553
512.452.1554
512.452.1555
512.452.1556
512.452.1557
512.452.1558
512.452.1559
512.452.1560
512.452.1561
512.452.1562
512.452.1563
512.452.1564
512.452.1565
512.452.1566
512.452.1567
512.452.1568
512.452.1569
512.452.1570
512.452.1571
512.452.1572
512.452.1573
512.452.1574
512.452.1575
512.452.1576
512.452.1577
512.452.1578
512.452.1579
512.452.1580
512.452.1581
512.452.1582
512.452.1583
512.452.1584
512.452.1585
512.452.1586
512.452.1587
512.452.1588
512.452.1589
512.452.1590
512.452.1591
512.452.1592
512.452.1593
512.452.1594
512.452.1595
512.452.1596
512.452.1597
512.4

Civil Plans Exhibit

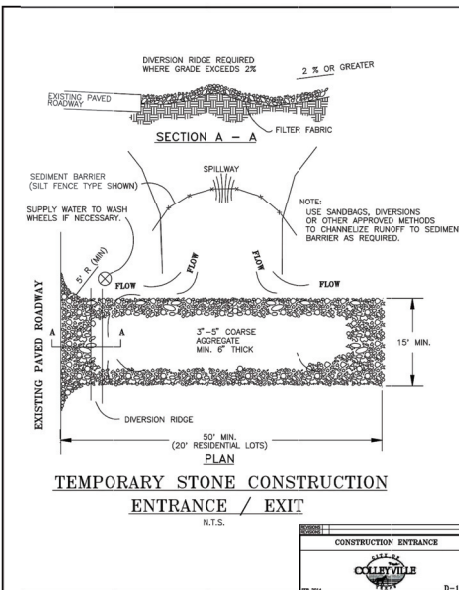
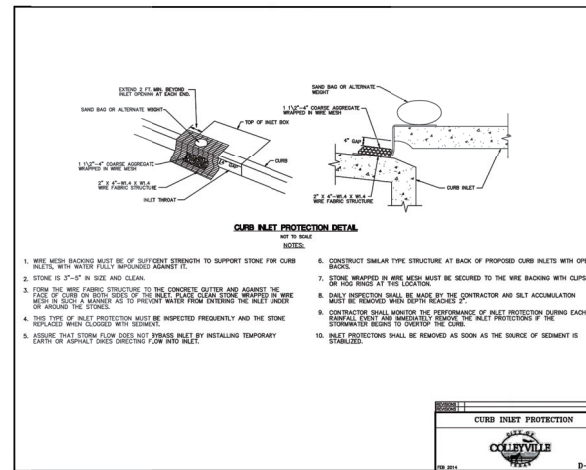
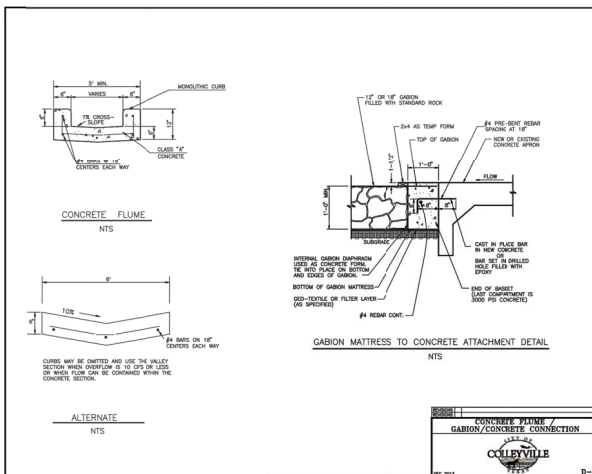
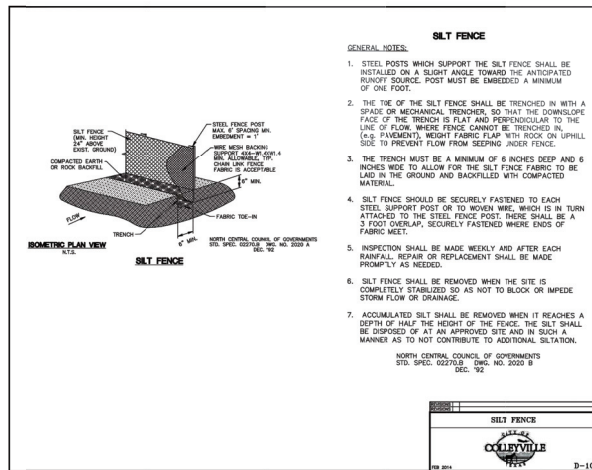


THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MAUL, P.E. #120494 AUGUST 17, 2020. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYSVILLE, TEXAS
EROSION CONTROL PLAN

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE AUGUST 2020
SHEET C6.0

Date: Aug 17, 2020, 2:47pm User ID: mmmdy
File: S:\projects\612\33\01\2.0 Design\2.4 Chd\2.4.3 Plan Sheets\EC-6123301.dwg



UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

[illegible]

THIS DOCUMENT IS
RELEASED FOR
"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 Fwy., STE 700 ■ FORT WORTH, TX 76116 ■ 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

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

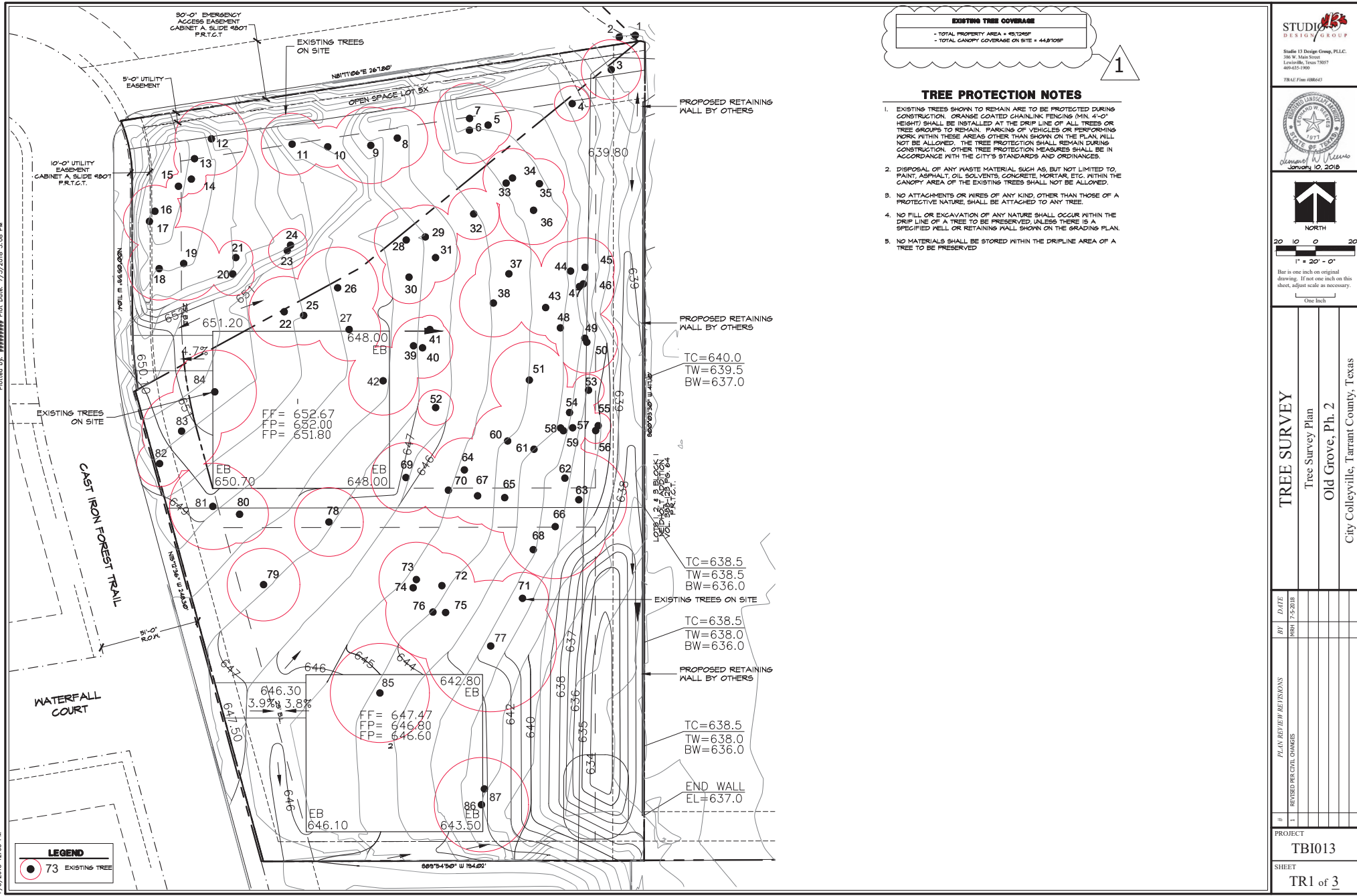
JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE AUGUST 2020
C7.0
SHEET

SHEET 67.0

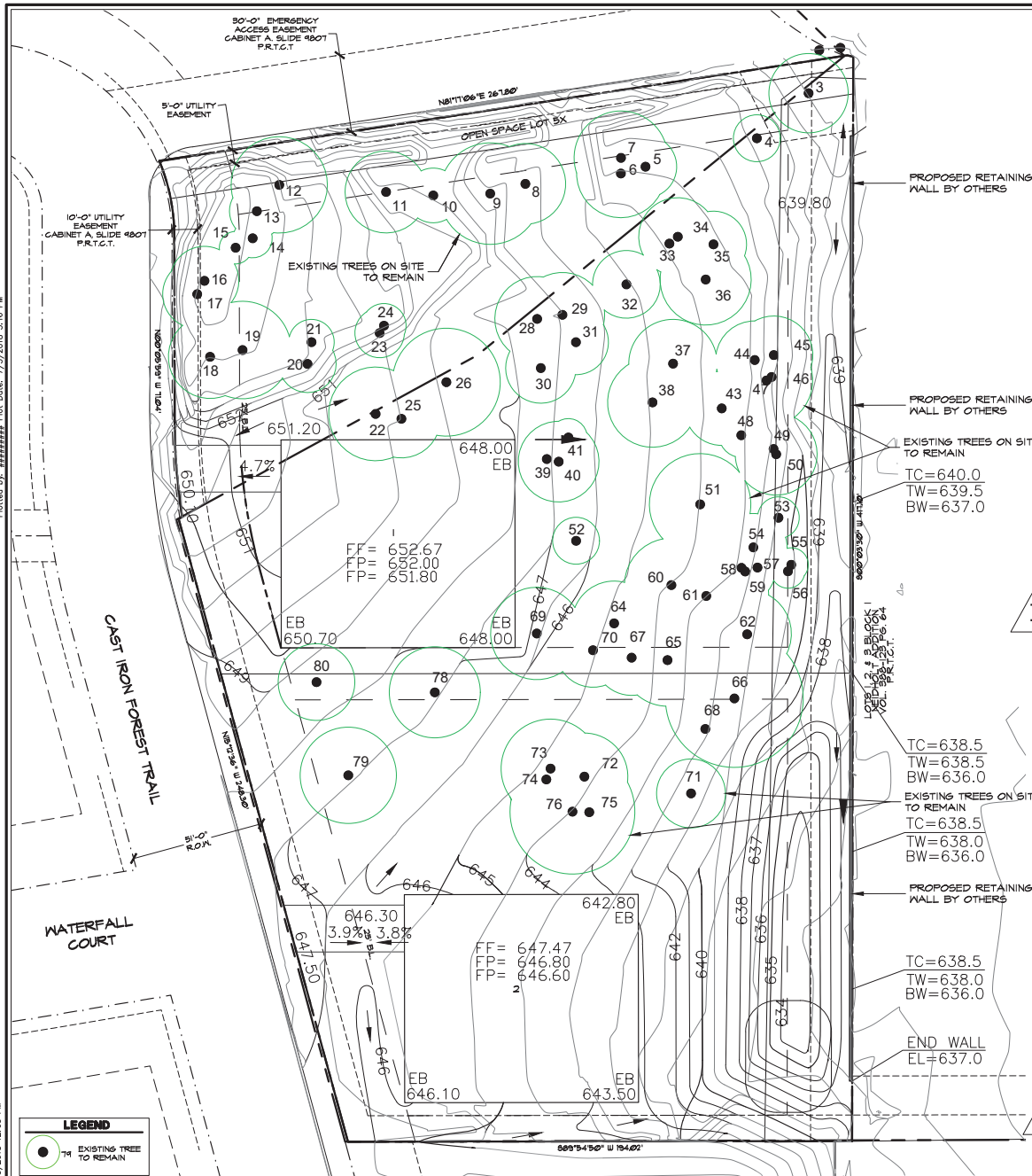
CONSTRUCTION DOCUMENTS

Civil Plans Exhibit

Drawing: \\Studio\main\Users\Shared\Folders\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



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	15-6	Post Oak	Quercus Shastae	Good Condition	Non-Exempt	Remove	Lot 1
9	19-9	Post Oak	Quercus Shastae	Good Condition	Non-Exempt	Remove	Lot 1
10	10-8	Post Oak	Quercus Shastae	Good Condition	Non-Exempt	Remove	Lot 1
11	15-76	Coast Elm	Ulmus Crassifolia	Good Condition	Non-Exempt	Remove	Lot 1
12	18-1	Post Oak	Quercus Shastae	75% Dead - Canopy Damage	Exempt	Remove	Lot 1
13	10	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
14	7-6	Post Oak	Quercus Shastae	Poor - Vines - Canopy Damage	Exempt	Remove	Lot 1
15	6-26	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	OK	Non-Exempt	Remove	Lot 1
18	16	Post Oak	Quercus Shastae	OK	Exempt	Remove	Lot 1
19	15-76	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	8-75	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	20-76	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
27	16	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1 - Building Past
28	15-26	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
29	16-26	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
30	13-6	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
31	12-6	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	12-76	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
36	17-6	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	8-5	Hickberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
40	15-5	Hickberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
41	7-26	Gum Bumelia	Sideroxylon Lanuginosum	Understory	Non-Exempt	Remove	Lot 1
42	17-5	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1 - Building Past
43	14-26	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	15-5	Post Oak	Quercus Shastae	Poor - Untreated - Leaning	Exempt	Remove	Lot 1
47	17-76	Post Oak	Quercus Shastae	Poor - Canopy Damage - Vines	Exempt	Remove	Lot 1
48	8-5	Mexican Plum	Rhus Mexicana	Understory	Exempt	Remove	Lot 1
49	14	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
50	15-76	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
51	16-76	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
52	Hickberry	Malva 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	6-5	Hickberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
56	Hickberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1	
57	6-9	Hickberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
58	8-5	Hickberry	Celtis Occidentalis	Understory	Non-Exempt	Remove	Lot 1
59	11-5	Post Oak	Quercus Shastae	Understory	Non-Exempt	Remove	Lot 1
60	15	Post Oak	Quercus Shastae	Understory	Non-Exempt	Remove	Lot 1
61	18	Post Oak	Quercus Shastae	Poor - Cavity - Leaning	Exempt	Remove	Lot 1
62	24	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
63	NF	Red Oak	Quercus Shastae	Severely Damaged	Exempt	Remove	Off Site
64	24	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
65	14-26	Post Oak	Quercus Shastae	Severely Damaged - Canopy Damage	Exempt	Remove	Lot 1
66	18-76	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
67	28-1	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 2
68	14-5	Post Oak	Quercus Shastae	Poor - Cavity - Canopy Damage	Exempt	Remove	Lot 1
69	15	Post Oak	Celtis Occidentalis	OK	Non-Exempt	Remove	Lot 1
70	17-76	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 1
71	12-26	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
72	16-26	Post Oak	Quercus Shastae	Canopy Damage	Exempt	Remove	Lot 1
73	19	Post Oak	Quercus Shastae	Poor - Cavity - Leaning	Exempt	Remove	Lot 2
74	15-5	Post Oak	Quercus Shastae	Understory - Leaning	Exempt	Remove	Lot 2
75	12-76	Post Oak	Quercus Shastae	Understory - Leaning	Exempt	Remove	Lot 2
76	24	Post Oak	Quercus Shastae	Poor - Cavity	Exempt	Remove	Lot 2
77	16	Post Oak	Quercus Shastae	Poor - Canopy Damage - Wind Damage	Exempt	Remove	Lot 2
78	17-8	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 2
79	18-9	Post Oak	Quercus Shastae	OK	Non-Exempt	Remove	Lot 2
80	16-76	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	11-76	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	25-29	Post Oak	Quercus Shastae	Canopy Damage - Ants	Exempt	Remove	Lot 2 - Building Past
86	24	Peccan	Quercus tinctoria	OK	Non-Exempt	Remove	Lot 2 - Building Past
87	Hickberry	Celtis Occidentalis		Understory	Exempt	Remove	Lot 2 - Building Past

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)
Pine Oak	71	1110	8	155.5	0	0	0
Blackjack Oak	0	0	0	0	0	0	0
Live Oak	0	0	0	0	0	0	0
Balli Cypress	0	0	0	0	0	0	0
Chimney	2	25.25	0	0	0	0	0
Peasepod	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. Yuccella	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	15.75	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 = 45,124SF
- TOTAL CANOPY COVERAGE ON SITE = 44,870SF

46.8% CANOPY COVERAGE ON SITE
50% MIN. CANOPY COVERAGE TO BE PRESERVED

74.3% OF EXISTING CANOPY COVERAGE REMAINING

STUDIO 13
DESIGN GROUP, PLLC

386 W. Main Street
Lewisville, Texas 75057
409-435-1900

TBA/J Firm (08864)



January 10, 2018



NORTH



1" = 20' - 0"

One Inch

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

TREE SURVEY

Tree Mitigation Plan

Old Grove, Ph. 2

City Coleyville, Tarrant County, Texas

NO.	PLAN RETURN NOTATIONS	DATE	
1	REVISED PRELIM CHANGES	7-5-2018	
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT

TBI013

SHEET

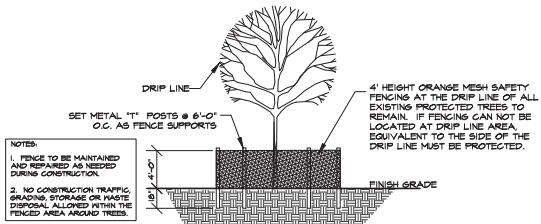
TR2 of 3

Civil Plans Exhibit



TREE PROTECTION NOTES

1. EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HIGH) SHALL BE INSTALLED ALONG THE PERIMETER OF TREES TO BE PROTECTED. ALL EXISTING TREES SHALL BE MAINTAINED. TREES GROUP 1 TO GROUP 3 ARE TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN WILL BE NOT ALLOWED. TREES GROUP 4 TO GROUP 5 SHALL BE REMOVED DURING 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: BRUSH, ASPHALT, CEMENT, CONCRETE, BRICKS, ETC. FROM 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 PERMIT OF THE CITY ENGINEER AND THE GRADING PLAN.
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

NOT TO SCALE



STUDIO 13
DESIGN GROUP

STUDIO 13 DESIGN GROUP, PLLC
386 W. MAIN STREET
LEWISVILLE, TEXAS 75057
469-635-1900

TBAE FIRM #BR643



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

5-2018

DL	7-
NRH	

PLAIN REVIEW REVISIONS
CHANGES

PROJECT

TBI013

SHEET

TR3 of 3

Notification Map



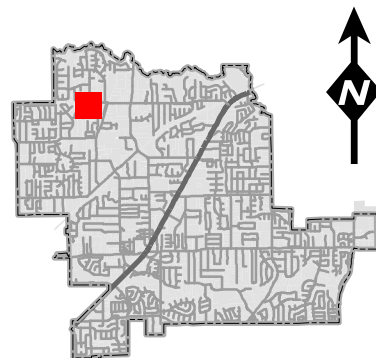
PC20-006

**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
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
AGNEW, GARRICK D	204 WATERFALL CT	COLLEYVILLE, TX	76034	204 WATERFALL CT
ALLEN, CARL E	2300 HENRY PKWY APT 209	FLOWER MOUND, TX	75022	200 COMPTON CT
ALLEN, LEROY	101 STILLWATER CIR	COLLEYVILLE, TX	76034	101 STILLWATER CIR
BARNES, IRWIN	200 WATERFALL CT	COLLEYVILLE, TX	76034	200 WATERFALL CT
BATTLES, BRANDON	101 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	101 JOHN MCCAIN RD
BOLTON, JONATHON	202 COLDEN CT	COLLEYVILLE, TX	76034	202 COLDEN CT
BROYLES, RANDY	7212 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7212 JOHN MCCAIN RD
BUTLER, PERRY L	208 WATERFALL CT	COLLEYVILLE, TX	76034	208 WATERFALL CT
BYRD, MICHAEL C	113 STILLWATER CIR	COLLEYVILLE, TX	76034	113 STILLWATER CIR
CARDONA, GLORIA J	213 COLDEN CT	COLLEYVILLE, TX	76034	213 COLDEN CT
CATALINA LONE STAR LLC	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7204 JOHN MCCAIN RD
CLARK, EDWARD D	104 WATERFALL CT	COLLEYVILLE, TX	76034	104 WATERFALL CT
COX, CLYDE	105 STILLWATER CIR	COLLEYVILLE, TX	76034	105 STILLWATER CIR
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
DAWSON FARMS LLC	3421 S BRIERY	IRVING, TX	75060	7209 JOHN MCCAIN RD
DECKER, RENNI	108 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	108 HAWKS RIDGE TR
ETTA, ANITA B	101 WATERFALL CT	COLLEYVILLE, TX	76034	101 WATERFALL CT
FANG EN LEE, JENNIFER	117 STILLWATER CIR	SOUTHLAKE, TX	76092	117 STILLWATER CIR
FREIG, JOSE	104 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	104 HAWKS RIDGE TR
GULAMHUSSAIN, DIDAR	200 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	200 HAWKS RIDGE TR
HA, THANH THUC	100 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	100 HAWKS RIDGE TR
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	104 JOHN MCCAIN RD
INMAN, MARGARET K	212 WATERFALL CT	COLLEYVILLE, TX	76034	212 WATERFALL CT
JOHNSON, MARK	203 COLDEN CT	COLLEYVILLE, TX	76034	203 COLDEN CT
KELLY, JOHN	105 WATERFALL CT	COLLEYVILLE, TX	76034	105 WATERFALL CT
KILPATRICK, JOHN	201 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	201 HAWKS RIDGE TR
LAW, JAMES	109 STILLWATER CIR	COLLEYVILLE, TX	76034	109 STILLWATER CIR
LOMME, FRED	208 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	208 HAWKS RIDGE TR
MCKENNA, DENISE	109 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	109 HAWKS RIDGE TR
MCKINNON JAMES S & VICKIE S MC	207 COLDEN CT	COLLEYVILLE, TX	76034	207 COLDEN CT
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	6901 CAST IRON FOREST TR
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	317 OLD GROVE RD
OSOWO, AYODELE	7001 CAST IRON FOREST TRL	COLLEYVILLE, TX	76034	7001 CAST IRON FOREST TR
OWEN, JOHN	201 WATERFALL CT	COLLEYVILLE, TX	76034	201 WATERFALL CT
PATEL, AJAY ARVIND	209 WATERFALL CT	COLLEYVILLE, TX	76034	209 WATERFALL CT
PINTO, EZEQUIEL	101 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	101 HAWKS RIDGE TR
PINTO, LYNDA D ETAL	105 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	105 HAWKS RIDGE TR
RAHMAN, EDWARD A	100 WATERFALL CT	COLLEYVILLE, TX	76034	100 WATERFALL CT
RAU, SUSAN	7105 CAST IRON FOREST TRL	COLLEYVILLE, TX	76034	7105 CAST IRON FOREST TR
REVOCABLE TRUST OF CLINT D JAY	201 COMPTON CT	COLLEYVILLE, TX	76034	201 COMPTON CT
RIACH, STEVEN E	7109 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7109 JOHN MCCAIN RD
RIEWE, KEITH	204 COMPTON CT	COLLEYVILLE, TX	76034	204 COMPTON CT
SANTEE, GREGORY N	208 COMPTON CT	COLLEYVILLE, TX	76034	208 COMPTON CT
SMITH, WILLIAM	205 WATERFALL CT	COLLEYVILLE, TX	76034	205 WATERFALL CT
TAYLOR, ROGER	210 COLDEN CT	COLLEYVILLE, TX	76034	210 COLDEN CT
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	105 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	103 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	7189 CAST IRON FOREST TR
VAN HORNE, EDWARD	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	108 JOHN MCCAIN RD
WHEAT, CARROL	206 COLDEN CT	COLLEYVILLE, TX	76034	206 COLDEN CT
WIRT, CARL BRITTON	205 COMPTON CT	COLLEYVILLE, TX	76034	205 COMPTON CT
YANG, YAN	204 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	204 HAWKS RIDGE TR
CHANEL COURT	7300 Chanel Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVLE	P.O. Box 254	COLLEYVILLE, TX	76034	COURTESY NOTICE
OLD GROVE ADDITION	P.O. Box 1481	COLLEYVILLE, TX	76034	COURTESY NOTICE
VANGUARD ESTATES ADDITION	7105 Vanguard Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
WESTMONT ADDITION	5751 Kroger Drive	KELLER, TX	76244	COURTESY NOTICE
KELLER ISD	350 KELLER PKWY	KELLER, TX	76248	STATE REQUIRED
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
MALY, MATTHEW	6500 WEST FREEWAY, STE 700	FORT WORTH, TX	76116	APPLICANT

Public hearing notices were mailed on August 28, 2020



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, 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	_____	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	_____		

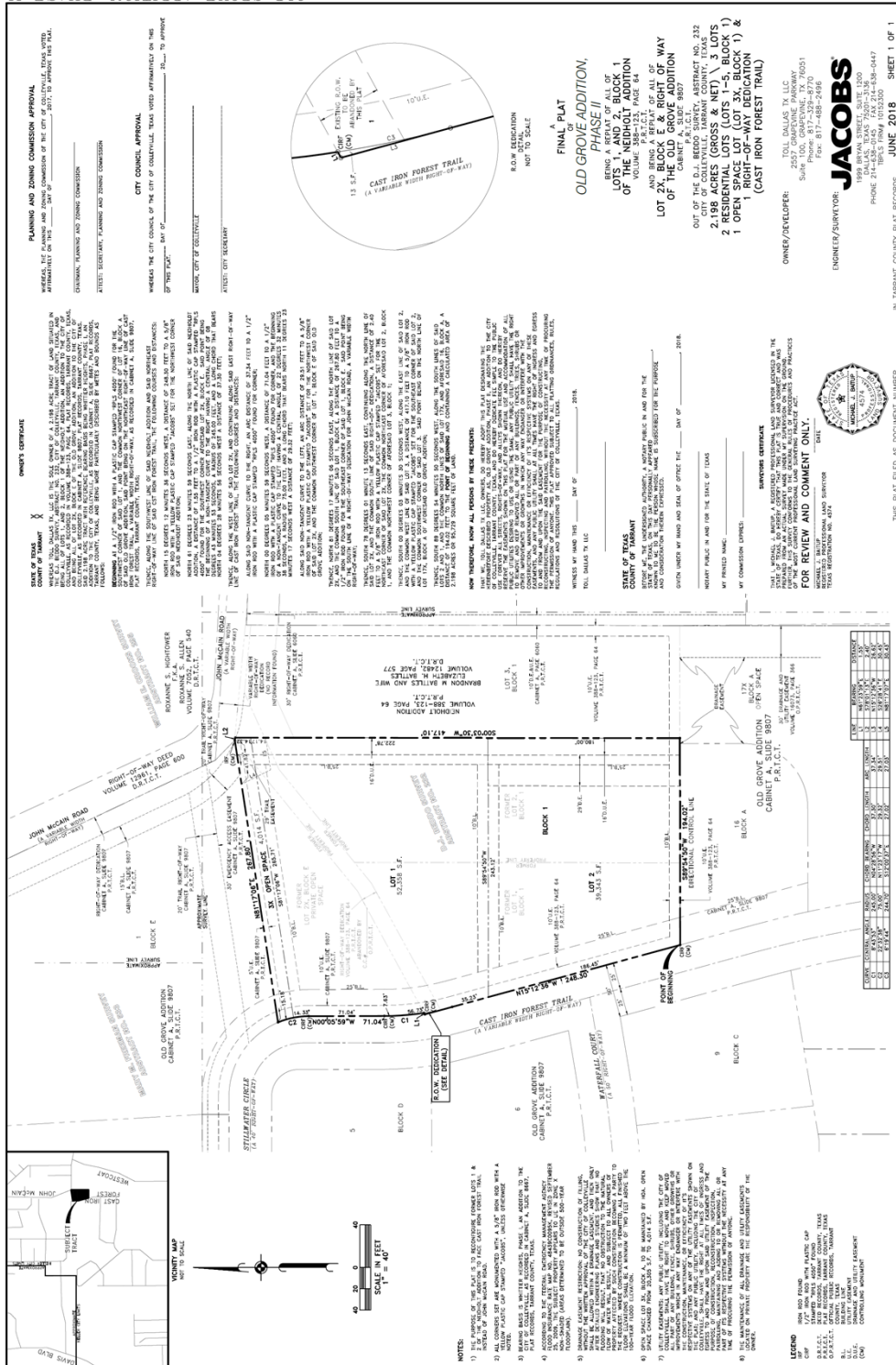
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

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 10/12/2020	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, TABLED FROM THE SEPTEMBER 14, 2020 PLANNING AND ZONING COMMISSION MEETING.

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.

Plat Status: The property is platted as Block C, Lot 16, in the Brook Meadows Subdivision.

DRC Review: The DRC met on August 24th and offered the applicant the following comments:

1. Please provide an exhibit indicating the impervious lot coverage to include the new accessory building and covered patio. For properties in the R-20 zoning district the maximum allowable impervious lot coverage is 60%. Impervious coverage is all structures, pavement (sidewalks, driveways, patios) and non-vegetation areas.

The applicant provided updated exhibits addressing the DRC comments on August 31st and this information was provided to the Planning and Zoning Commission for their September 14th meeting. Staff also met several times with the applicants and encouraged them to enhance the architecture of the building. The proposed building is designed to match the materials of the house.

Drainage: The proposed garage/workshop along with the existing impervious area constitutes 54.29% impervious coverage, which is below the maximum allowed impervious coverage for a property in the R-20 zoning district of 60%.

Changes to the Application since Planning and Zoning Commission: The applicant has provided an updated Statement of Planning Objectives, which provides additional information regarding applicant's reasoning for the location, size, and improvements to the proposed structures.

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. Staff received a petition from the 8 adjacent properties in favor of the request.

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. Revised Statement of Planning Objectives
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Site Plan
7. Floor Plan
8. Building Elevations
9. Impervious Lot Coverage

10. Notification Map
11. Notification List
12. Property Owner Notification
13. Letters of Support
14. Draft Ordinance

Bruce and Stacey Taylor
4501 Shadycreek Lane
Colleyville, TX 76034

Original date:
August 17, 2020

Revised date:
September 27, 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 attached 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 half bath (commode 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 half bath. The stairs will be to access the unfinished, non-living storage area in the roofline. The building will be under air-conditioning.

Our original goal was to attach the addition to the main house but due to the design of our home with rear-entry garage (a requisite of the neighborhood) and the pool situated in the other rear corner of the lot, there is no room to build the addition connected to the main house. We considered extending onto the existing garage but due to the rear entry of the garage and the limited room on the side of the house to the property line of only thirteen feet, access to the garage would be impossible. If this could have been accomplished, the design would have been well below the total square foot limit of 30% footprint of the combined house and addition in relation to the property size. Due to these limits, the only remaining choice was to move the addition behind the existing driveway still allowing access to the garage. This plan included a conservative setback of thirteen feet off the property line (same as the house) and upgrades to the project such as all brick, dormer windows and not any viewable sight lines across the property lines. We have also received 100% signed approval from the eight immediate neighbors on both the location of the stand-alone building and the total square footage.

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, so that area is a wash. The left side and backside 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 neighborhood with a relatively large lot size compared to other properties in the neighborhood. This addition would bring the total under-roof area in line with other homes in the neighborhood, thereby protecting our property value and that of the neighborhood.

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

Bruce Taylor and Stacey Taylor

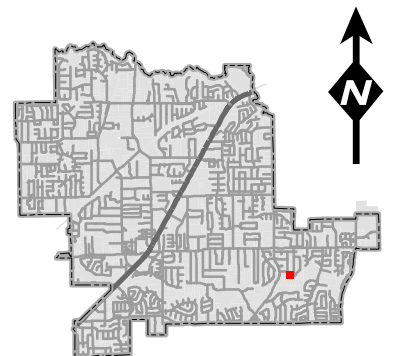
Aerial Map



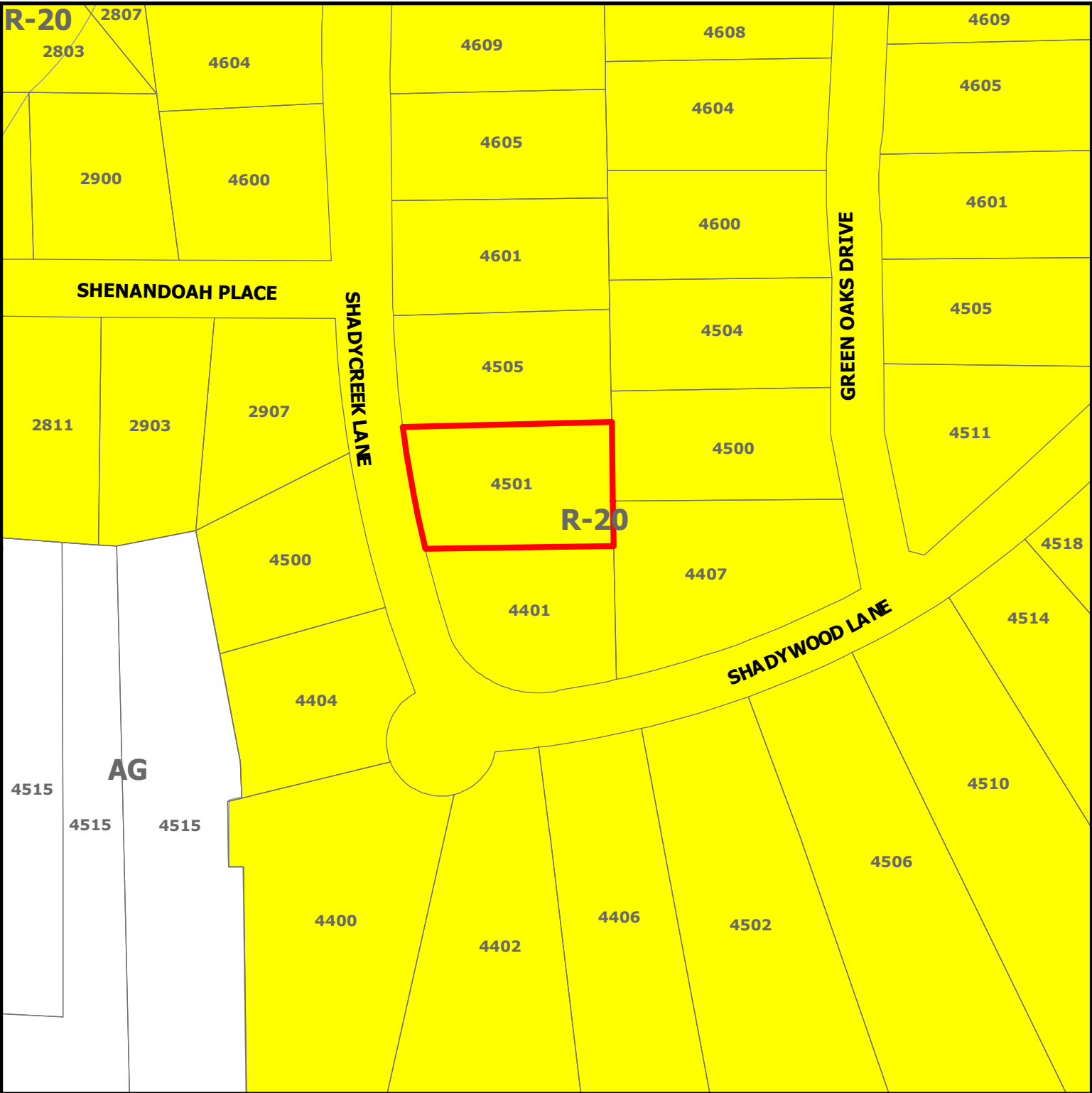
ZC20-022
4501 Shadycreek Lane

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



Zoning Map



ZC20-022

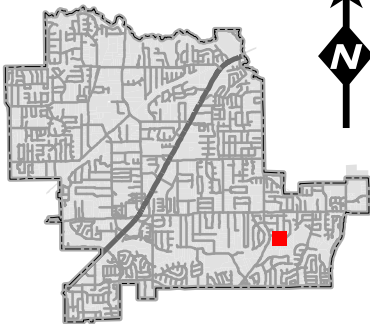
4501 Shadycreek Lane



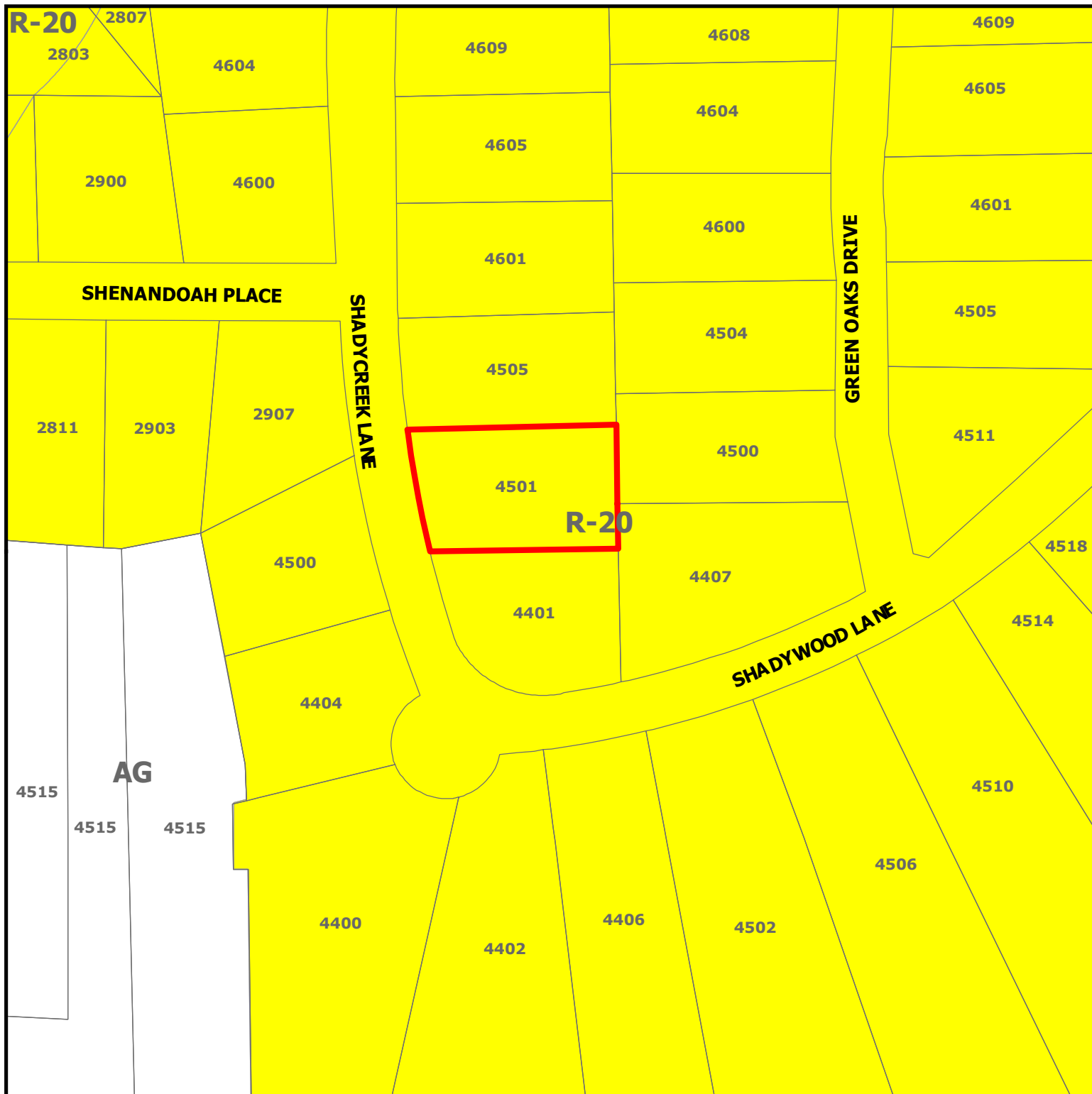
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



Zoning Map



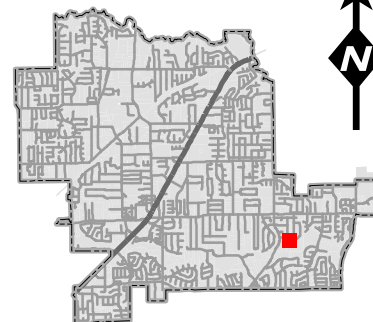
ZC20-022
4501 Shadycreek Lane

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



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.

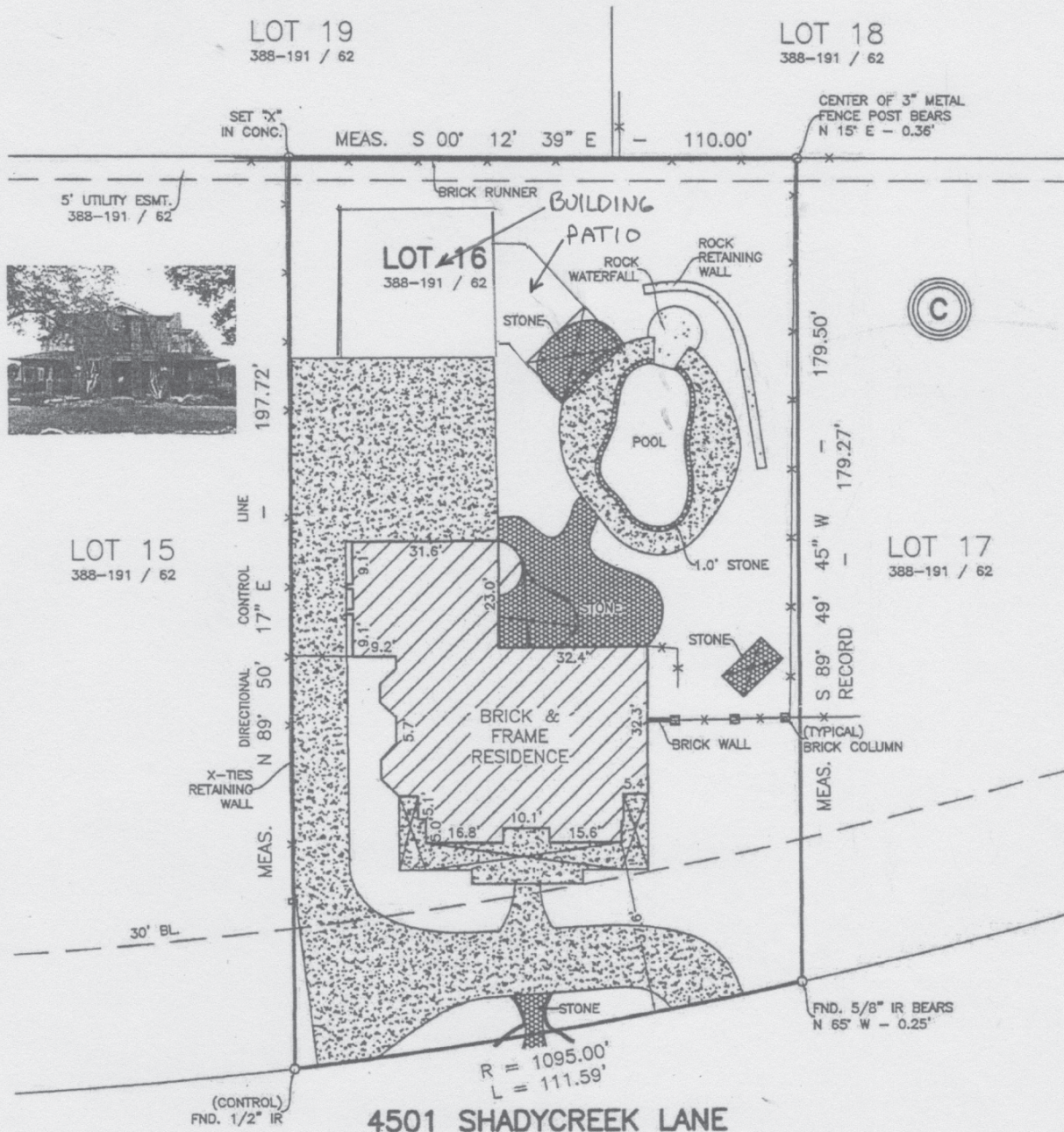
Bruce Taylor

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.

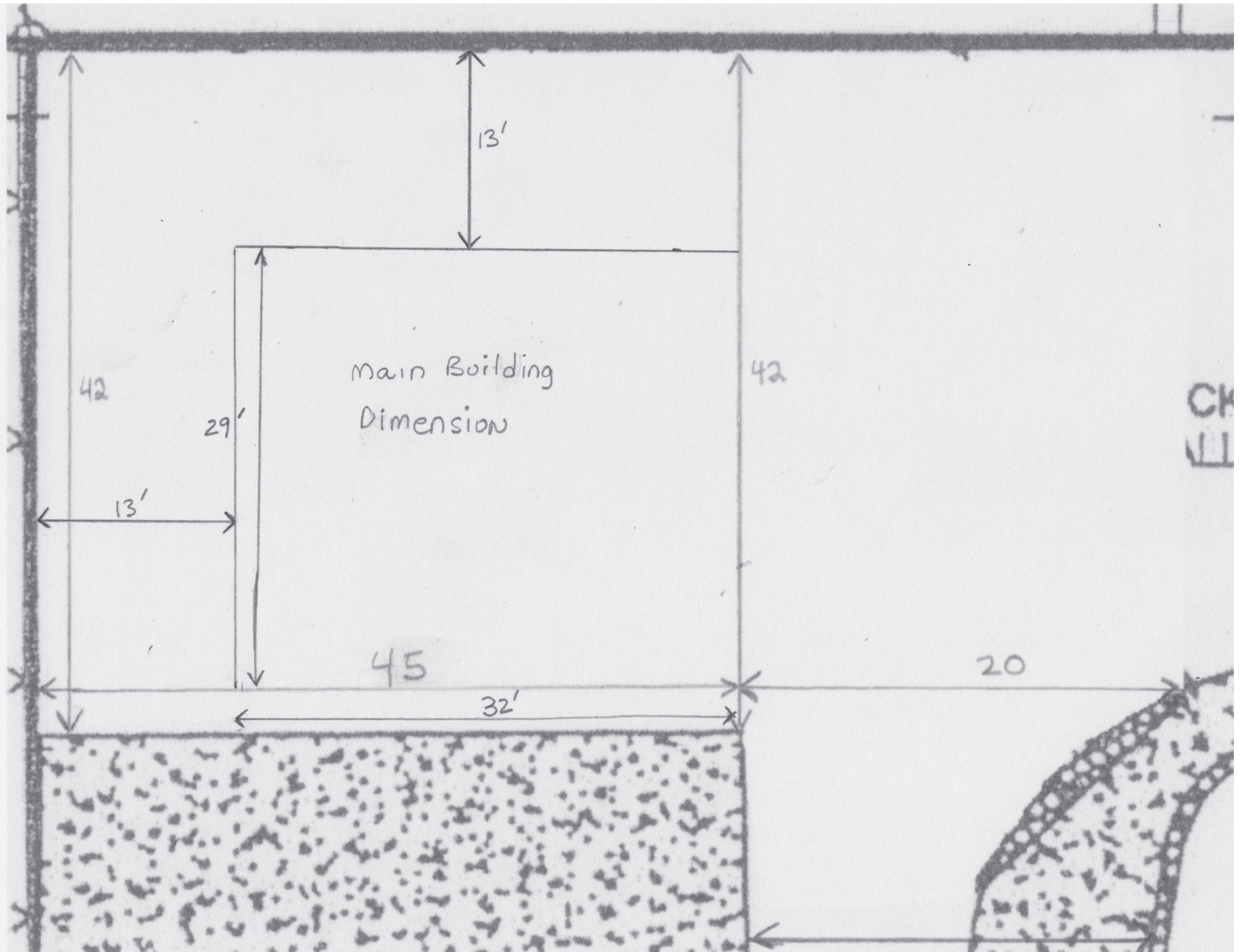
Purchaser

Purchaser

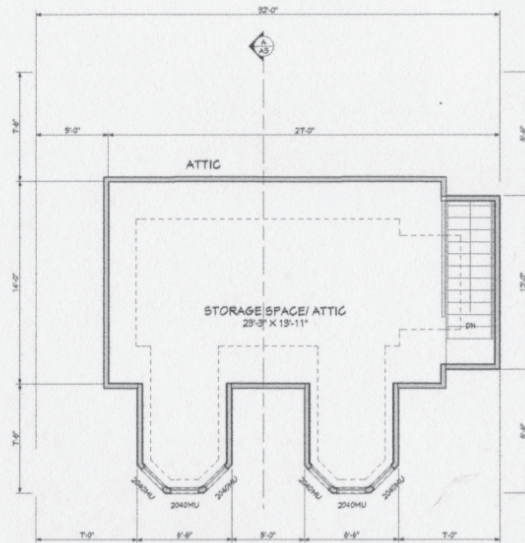
Date

RE OF TS.

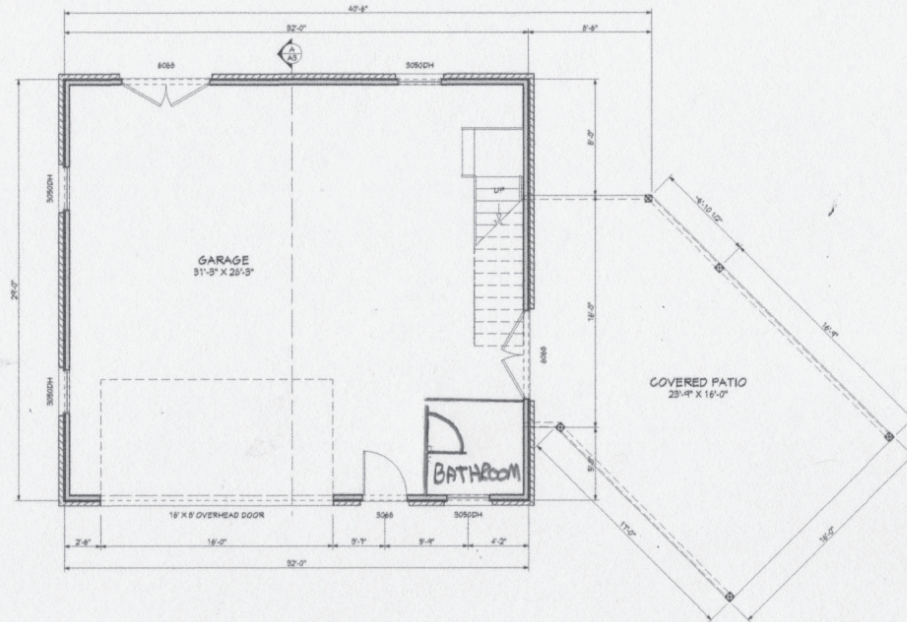
Site Plan



Floor Plan



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



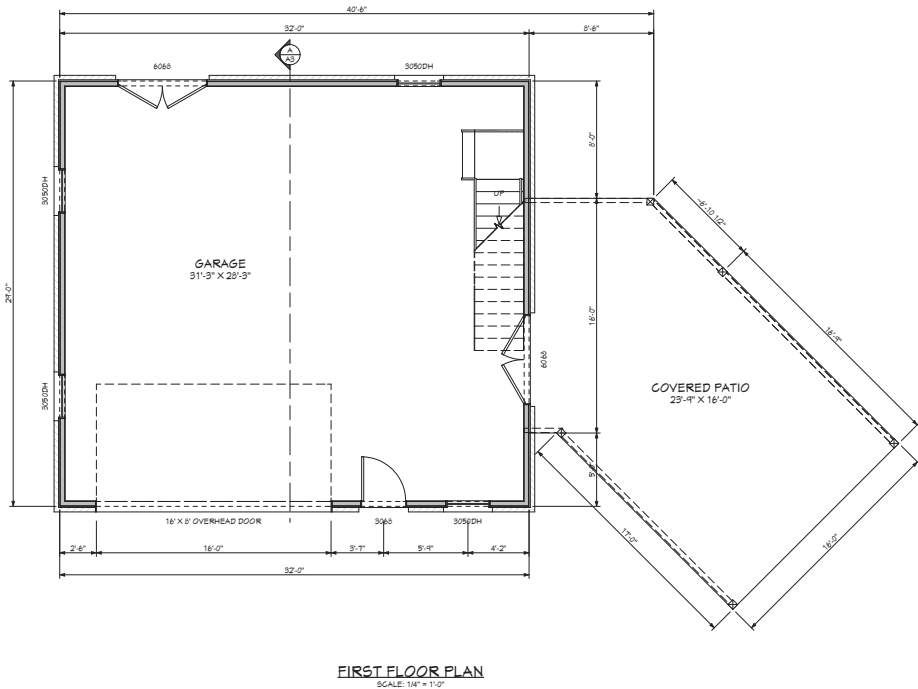
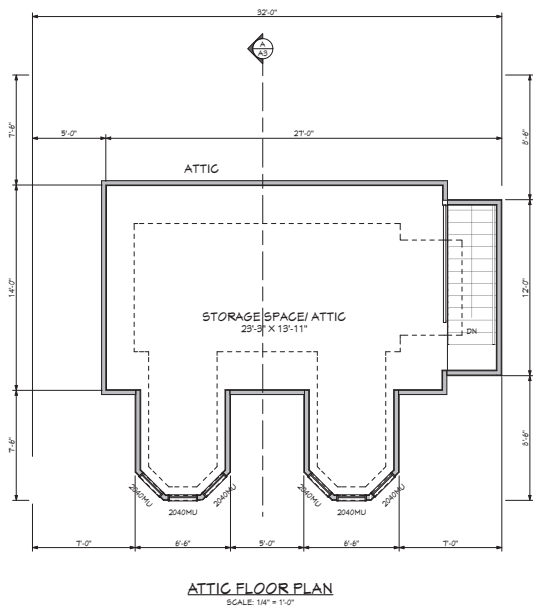
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Bedroom
Sink and toilet only

Preliminary Plan - Not For Construction

4501 Shadycreek Ln, Colleyville, TX 76034

Building Elevations



Preliminary Plan - Not For Construction

Building Elevations



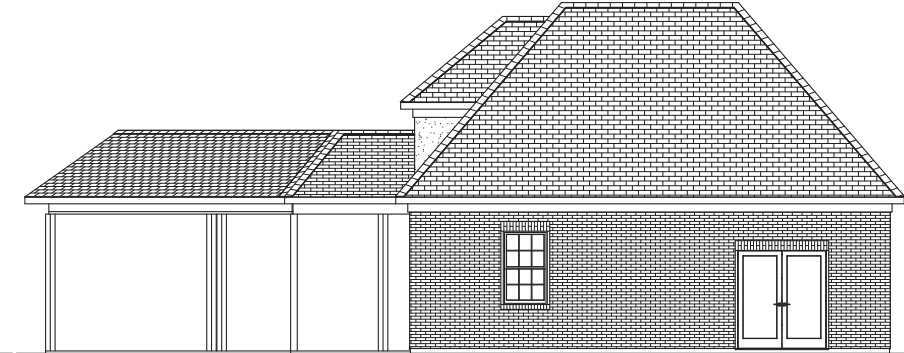
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



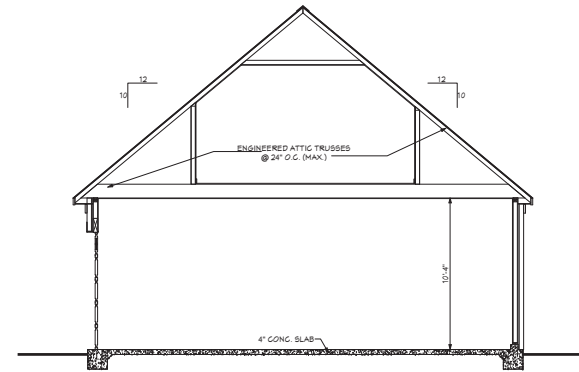
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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.

Pre-Construction 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

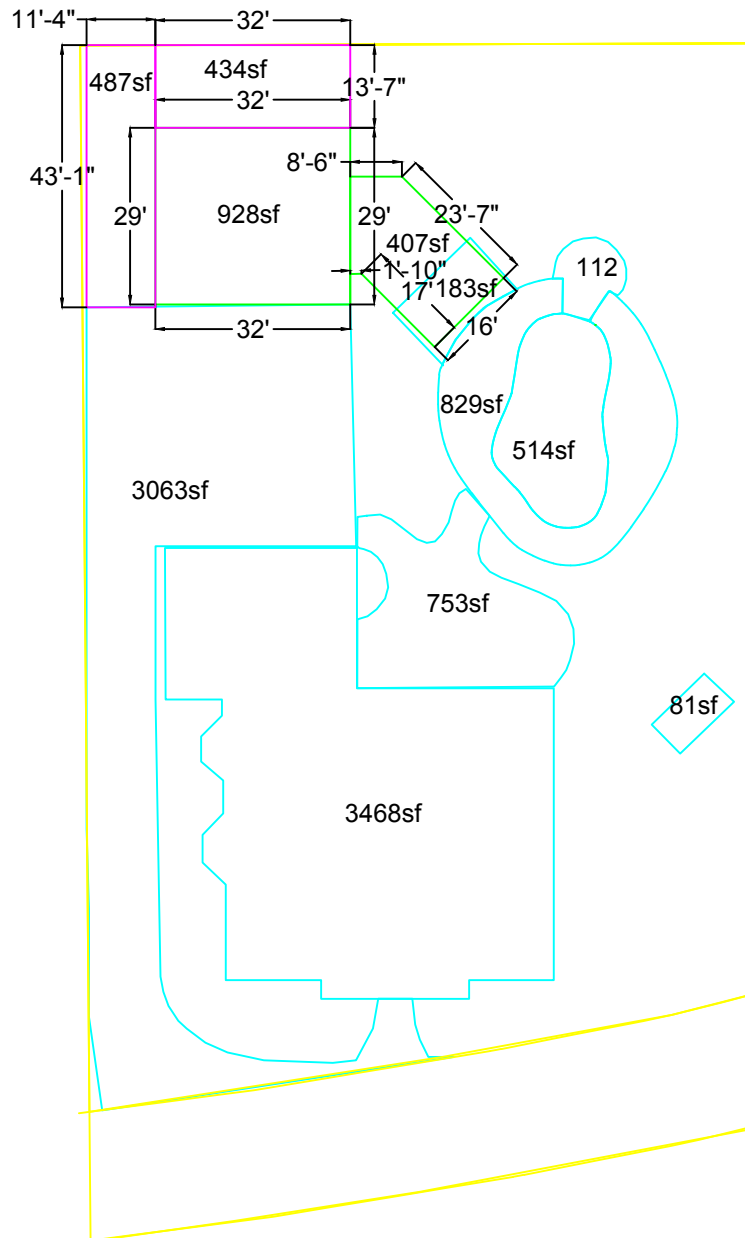
DRAWN BY: RDM
PROJECT: 4409B
ISSUE DATE: 11/24/2020
PAGE: 3 OF 4
SHEET NO:

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



SET "X" IN CONC. MEAS. 32' 00" 12' 39" E 110.00' FENCE N 15'

487sf 434sf 32' BRICK FLOWER

43' 197.72' LINE CONTROL 17" E

LOT 16 8' 6" 29' 23' 7" 29' 36' 8" 34' 62' 407sf 112 11' 10" 13' 8" 829sf POOL 514sf 1.0' STONE

3063sf 9.1' 31.6' 23.0' 9.1' 9.2' 32.4' 32.3' 5.7' 5.0' 5.1' 16.8' 10.1' 15.6' 5.4

BRICK & FRAME RESIDENCE 3468sf

STONE 753sf

STONE 407sf

STONE 112sf

ROCK RETAINING WALL

WATERFALL

BRICK WALL

STONE

MEAS. N 89° 50' 17" E

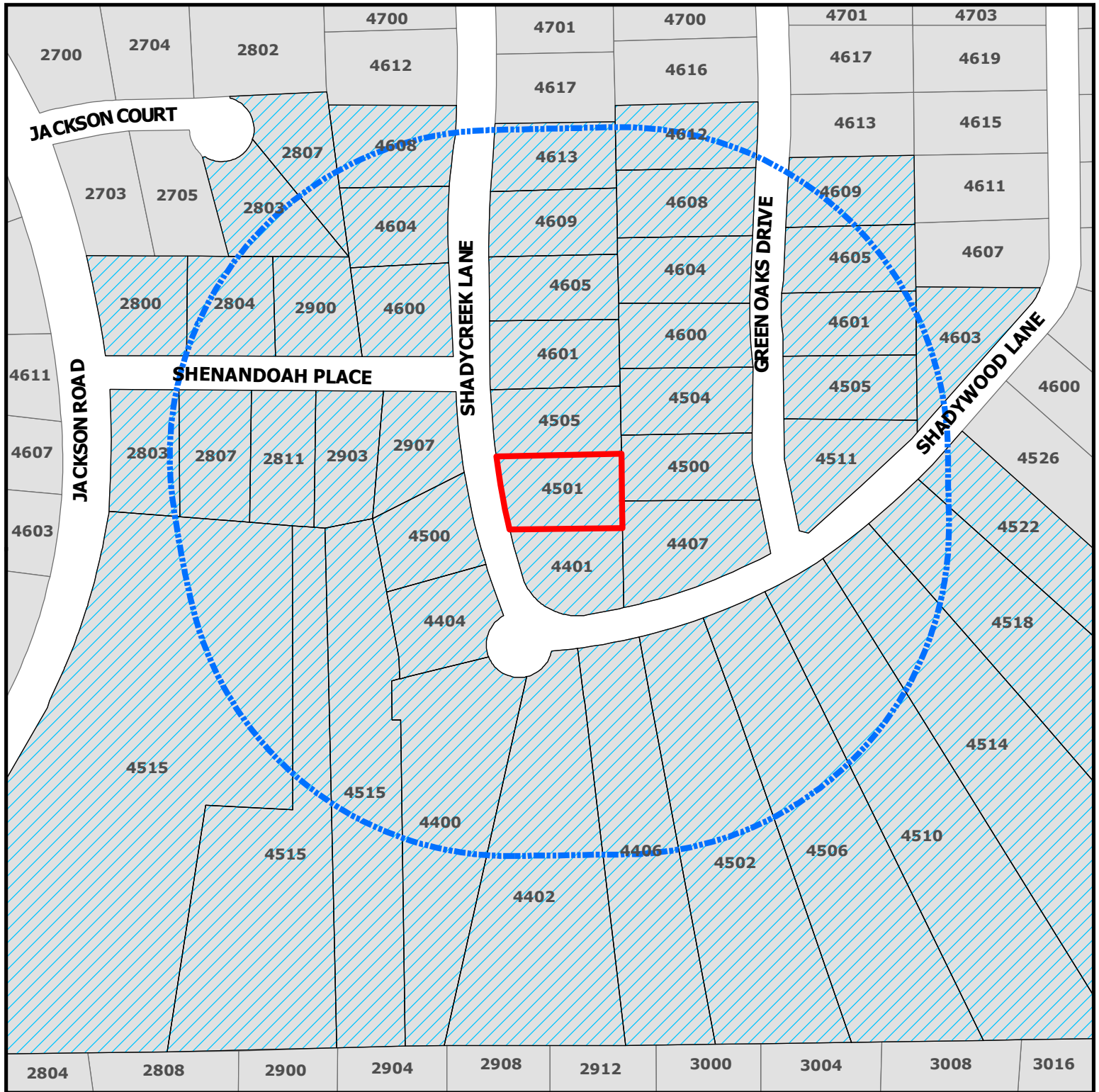
MEAS. S 89° 49' 45" W 179.50' 179.27' RECORD

TYPICAL BRICK C

MEAS. N 65°

R = 1095.00' 111.59'

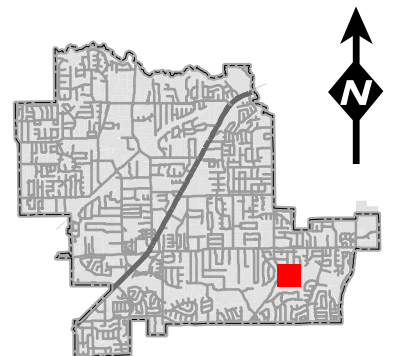
Notification Map



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
AUE FAMILY REVOCABLE TRUST	4608 GREEN OAKS DR	COLLEYVILLE, TX	76034	4608 GREEN OAKS DR
BALL, KENYON	2807 SHENANDOAH PL	COLLEYVILLE, TX	76034	2807 SHENANDOAH PL
BLANTON, JOHN R	PO BOX 808	BEDFORD, TX	76095	4515 JACKSON RD
BLANTON, JOHN R	PO BOX 808	BEDFORD, TX	76095	4515 JACKSON RD
BLANTON, JOHN R	PO BOX 808	BEDFORD, TX	76095	4515 JACKSON RD
BLIND DATE TRUST	2907 SHENANDOAH RD	COLLEYVILLE, TX	76034	2907 SHENANDOAH PL
BROWN, GORDON REX	4500 GREEN OAKS DR	COLLEYVILLE, TX	76034	4500 GREEN OAKS DR
CORNELIUS, KENNETH	PO BOX 1557	COLLEYVILLE, TX	76034	4402 SHADYWOOD LN
DAVIS, DANIEL	4600 GREEN OAKS DR	COLLEYVILLE, TX	76034	4600 GREEN OAKS DR
DION, JOHN	2900 SHENANDOAH PL	COLLEYVILLE, TX	76034	2900 SHENANDOAH PL
DOOLEY, WILLIAM R	31 LAIKI PL	KAILUA, HI	96734	2803 JACKSON CT
DOZE, TODD A	4518 SHADYWOOD LN	COLLEYVILLE, TX	76034	4518 SHADYWOOD LN
DUNKEL, DANIEL S	4601 GREEN OAKS DR	COLLEYVILLE, TX	76034	4601 GREEN OAKS DR
ECHOLS, STEPHEN	2807 JACKSON CT	COLLEYVILLE, TX	76034	2807 JACKSON CT
EHRINGER, BRIAN	4604 SHADYCREEK LN	COLLEYVILLE, TX	76034	4604 SHADYCREEK LN
FISHER, TERRY L	4407 SHADYWOOD LN	COLLEYVILLE, TX	76034	4407 SHADYWOOD LN
GENTRY, RONALD R	4400 SHADYWOOD LN	COLLEYVILLE, TX	76034	4400 SHADYWOOD LN
HARRELL, GARY	4605 SHADYCREEK LN	COLLEYVILLE, TX	76034	4605 SHADYCREEK LN
HAYNES, JO C	2903 SHENANDOAH PL	COLLEYVILLE, TX	76034	2903 SHENANDOAH PL
HIEBER, MATTHEW	20 SALEM RD	NEW PROVIDENCE, NJ	07974	4604 GREEN OAKS DR
HILL WRIGHT, RICHARD	2811 SHENANDOAH PL	COLLEYVILLE, TX	76034	2811 SHENANDOAH PL
JOHNSON, JUSTIN W	4609 GREEN OAKS DR	COLLEYVILLE, TX	76034	4609 GREEN OAKS DR
KALMBACH, ALBERT C	4404 SHADYCREEK LN	COLLEYVILLE, TX	76034	4404 SHADYCREEK LN
KOHM, DAVID	4514 SHADYWOOD LN	COLLEYVILLE, TX	76034	4514 SHADYWOOD LN
LAMB, JON T	4511 SHADYWOOD LN	COLLEYVILLE, TX	76034	4511 SHADYWOOD LN
LANGAN, PATRICK	4522 SHADYWOOD LN	COLLEYVILLE, TX	76034	4522 SHADYWOOD LN
LAST, GREG	4609 SHADYCREEK LN	COLLEYVILLE, TX	76034	4609 SHADYCREEK LN
LIMOSNERO, ROLAND	4401 SHADYCREEK LN	COLLEYVILLE, TX	76034	4401 SHADYCREEK LN
LORTSCHER, ALEXANDER	4505 SHADYCREEK LN	COLLEYVILLE, TX	76034	4505 SHADYCREEK LN
MACLEOD, ROGER	4613 SHADYCREEK LN	COLLEYVILLE, TX	76034	4613 SHADYCREEK LN
MIEYR, JOHN C	4406 SHADYWOOD LN	COLLEYVILLE, TX	76034	4406 SHADYWOOD LN
MOLLENHOFF, JAMES	4605 GREEN OAKS DR	COLLEYVILLE, TX	76034	4605 GREEN OAKS DR
MONEY, GREGORY I	2803 SHENANDOAH PL	COLLEYVILLE, TX	76034	2803 SHENANDOAH PL
MOORE, BRIDGET	4500 SHADYCREEK LN	COLLEYVILLE, TX	76034	4500 SHADYCREEK LN
PEIFFER, W MICHAEL	4505 GREEN OAKS DR	COLLEYVILLE, TX	76034	4505 GREEN OAKS DR
PETCHESKY, JONAH	4510 SHADYWOOD LN	COLLEYVILLE, TX	76034	4510 SHADYWOOD LN
REDDY, MARYADA	4603 SHADYWOOD LN	COLLEYVILLE, TX	76034	4603 SHADYWOOD LN
SCHWAB, KERRY	4504 GREEN OAKS DR	COLLEYVILLE, TX	76034	4504 GREEN OAKS DR
SHAMMAS FAMILY REVOCABLE TRUST	4506 SHADYWOOD LN	COLLEYVILLE, TX	76034	4506 SHADYWOOD LN
SHIPMAN, DON R	4601 SHADYCREEK LN	COLLEYVILLE, TX	76034	4601 SHADYCREEK LN
SMART, ROBERT	2804 SHENANDOAH PL	COLLEYVILLE, TX	76034	2804 SHENANDOAH PL
STRONG, TIMOTHY	4502 SHADYWOOD LN	COLLEYVILLE, TX	76034	4502 SHADYWOOD LN
SUTTON, WILLIAM G	4608 SHADYCREEK LN	COLLEYVILLE, TX	76034	4608 SHADYCREEK LN
SWE, NI NI	4612 GREEN OAKS DR	COLLEYVILLE, TX	76034	4612 GREEN OAKS DR
TAKETA, GREGORY	4600 SHADYCREEK LN	COLLEYVILLE, TX	76034	4600 SHADYCREEK LN
TALABOCK, BRANDI	2800 SHENANDOAH PL	COLLEYVILLE, TX	76034	2800 SHENANDOAH PL
TAYLOR, STACEY	4501 SHADYCREEK LN	COLLEYVILLE, TX	76034	4501 SHADYCREEK LN
BROOK MEADOWS ADDITION	P.O. Box 492	COLLEYVILLE, TX	76034	COURTESY NOTICE
WOODLAND HILLS (COLLEYVILLE)	4100 Oxford Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
TAYLOR, BRUCE	4501 SHADYCREEK LN	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on August 28, 2020



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, 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

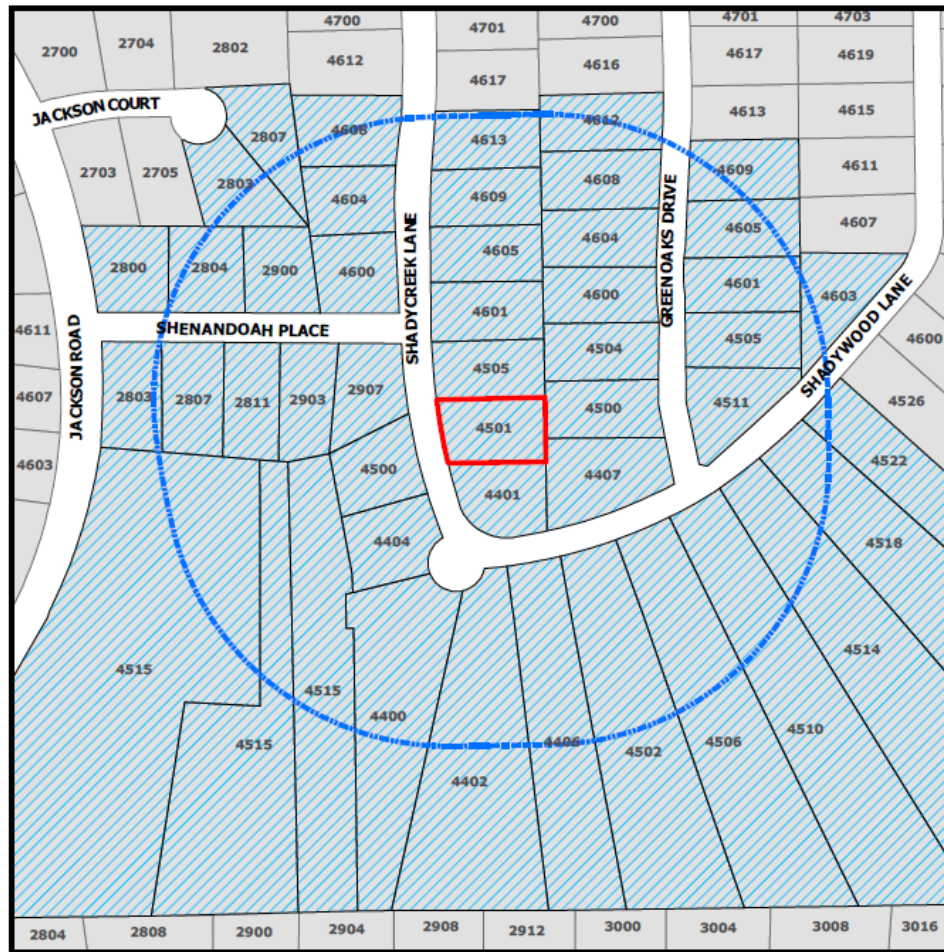
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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



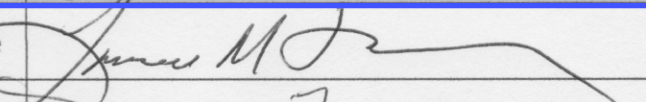
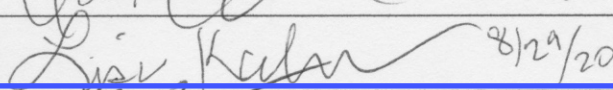
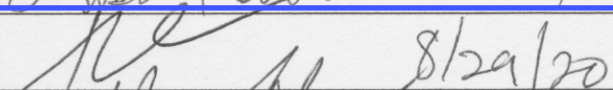
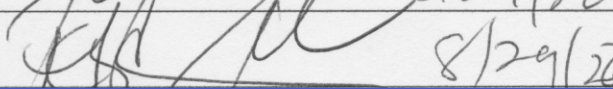
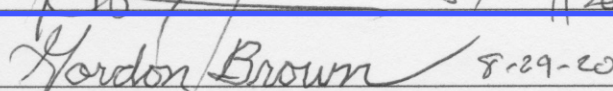
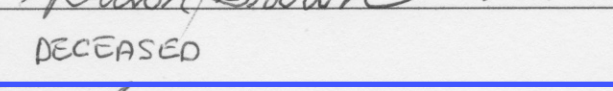
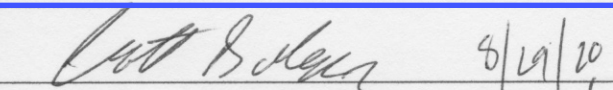
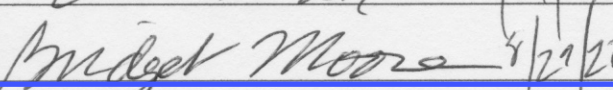
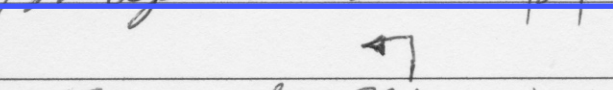
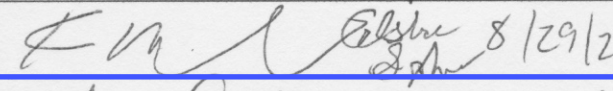
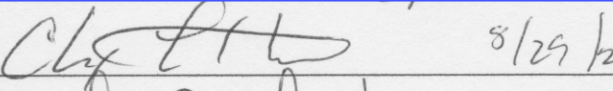
Letters of Support



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

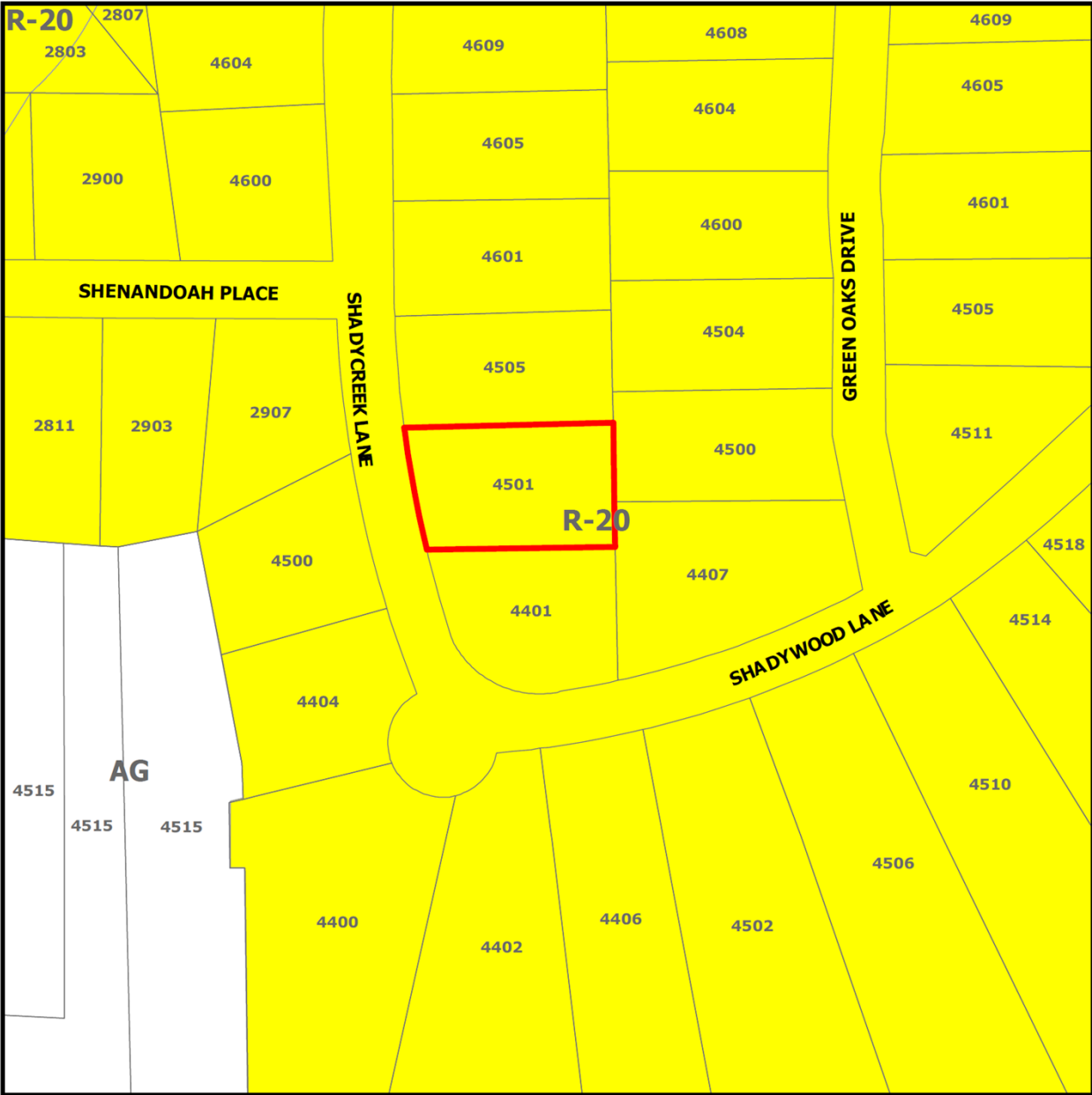
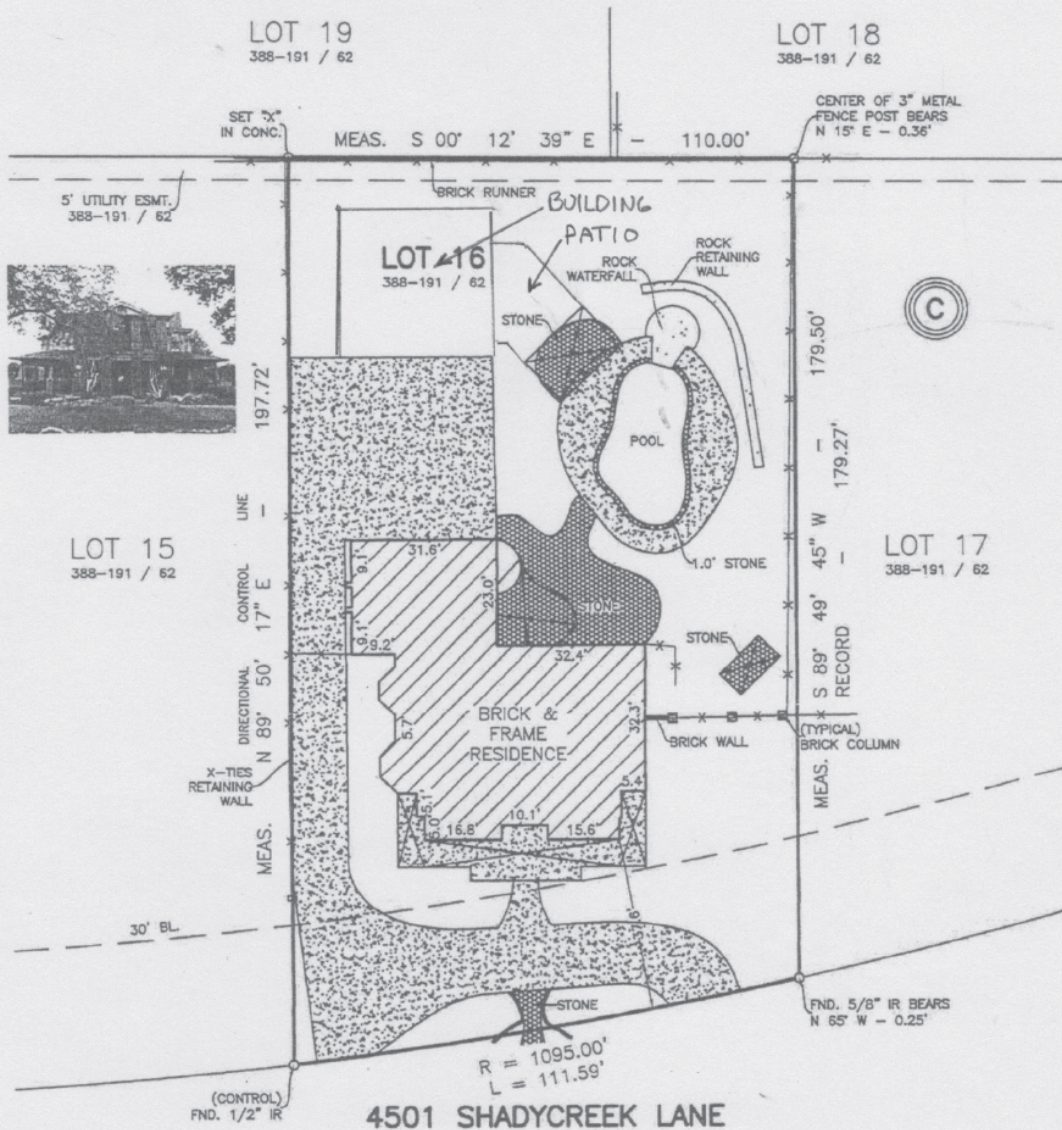


Exhibit "B" – Site Plan

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

T. WILLIAM H. MOSS, REGISTERED PROFESSIONAL AND 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 SURVEY HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS

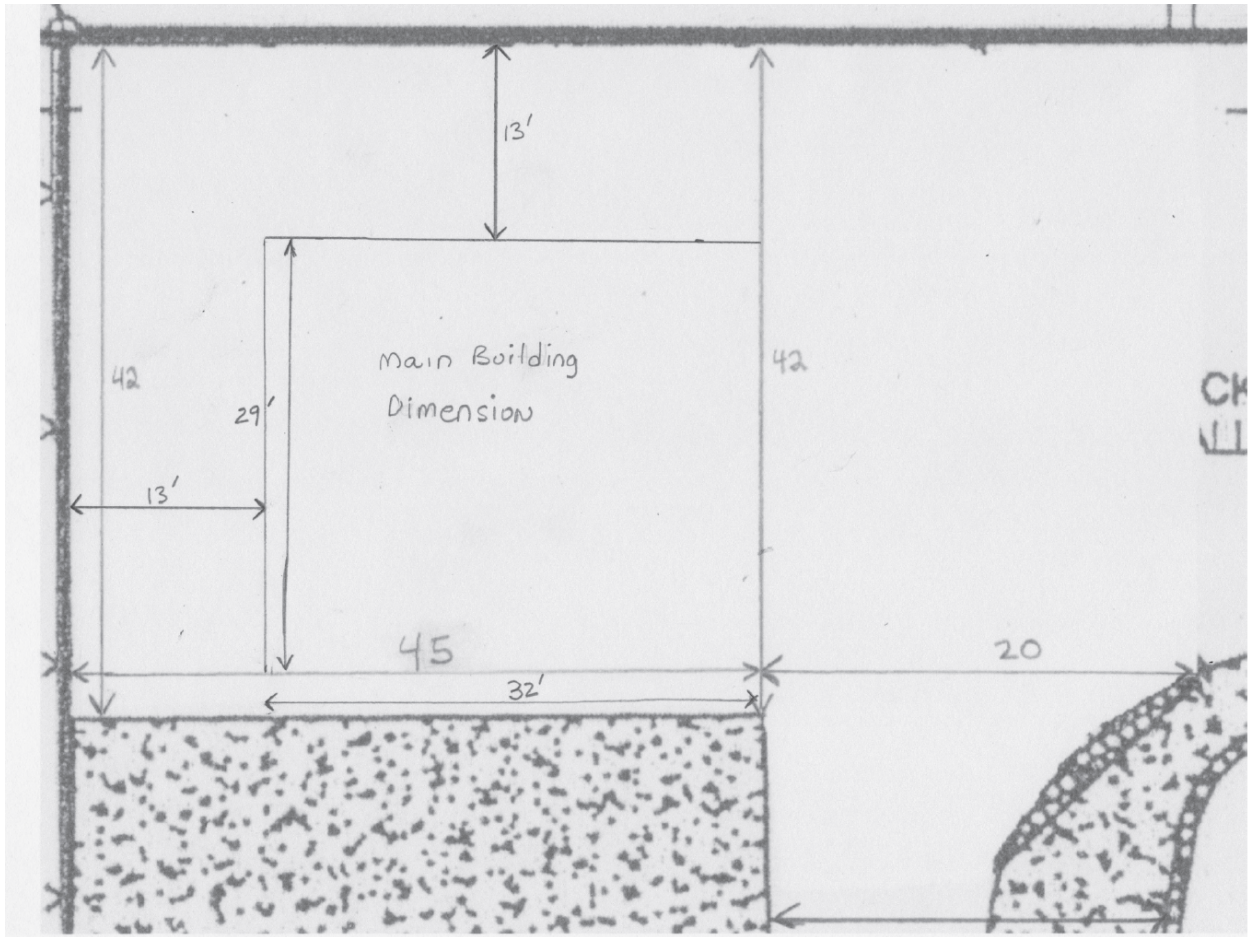
This survey is hereby
accepted and approved.

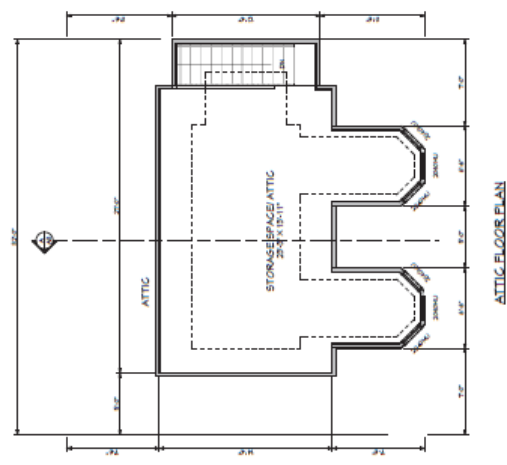
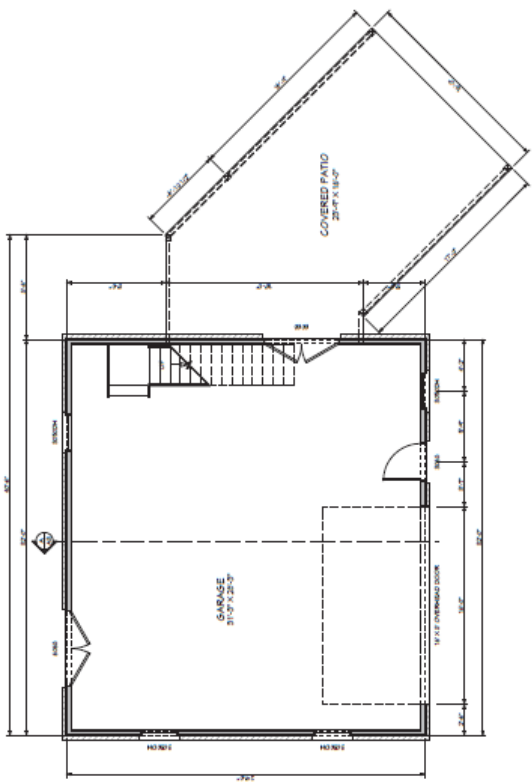
Purchaser

Purchaser

Date _____

RE OF TF.







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	10/12/2020	
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Replat with a plat waiver for lot width for Lot A1R-3, Block 2, Pleasant Oak Estates, being Lot A1S, Block 2, Pleasant Oak Estates Addition, located at 508 Leta Lane, Case PC20-008

Explanation

Grayson Ceballos, the applicant, has submitted a request for a Replat with a plat waiver for lot width for Lot A1R-3, Block 2, of the Pleasant Oaks Estates Addition, being approximately 0.980 acres, and zoned R-40 Single-Family Residential. The purpose is to plat the property into one single-family residential lot. There are no new lots proposed.

Existing Conditions/Background: The subject property, 508 Leta Lane, resides on the north side of Leta Lane east of the intersection of Bransford Road and Leta Lane. The subject property has a single-family home and an accessory building.

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

Minimum Lot Size	40,000 square feet	43,560 square feet
Minimum Lot Width	150 feet	132.60 feet
Minimum Lot Depth	150 feet	322.02 feet
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

As submitted, the proposed plat meets most of the requirements of the R-40 zoning as described in the Land Development Code. The lot width is 132.60 feet, which requires

a plat waiver.

Surrounding Development: The surrounding area consists of properties zoned R-40 Single Family Residential district to the north, east, and west and are improved with single family residential homes. The properties to the south are zoned R-10 Single-Family Residential district and are improved with single family homes.

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

Plat Status: The property is currently a portion of Block 2 and is not its own duly recorded lot of record.

DRC Review: The DRC met on September 21st and offered the following comments to the applicant:

1. Label the 40' front building setback line.
2. The rear yard drainage and utility easement (which is currently shown as 12 feet) change to 16 feet to be in line with adjacent neighboring lots.
3. Rename the approval block currently shown as "Planning and Zoning Commission" with Mayor's signature to "City Council" and have a line for the City Secretary's signature.
4. Informational comment: the lot width is 132.60 feet and not the required 150 feet for an property with R-40 zoning; therefore, a plat waiver will be required as part of the Replat approval process.

Staff received on September 22nd an updated exhibit with all of the comments addressed. This updated exhibit meets the requirements of the Land Development Code.

Drainage: NA

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

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

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

Recommendation

Approve

Attachments

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

Aerial Map

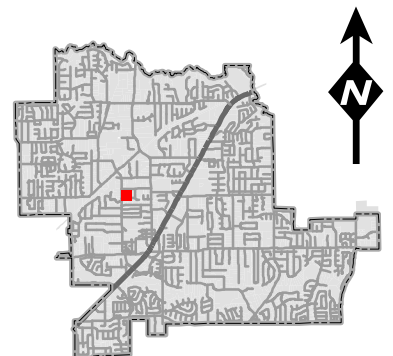


PC20-008
508 Leta Lane

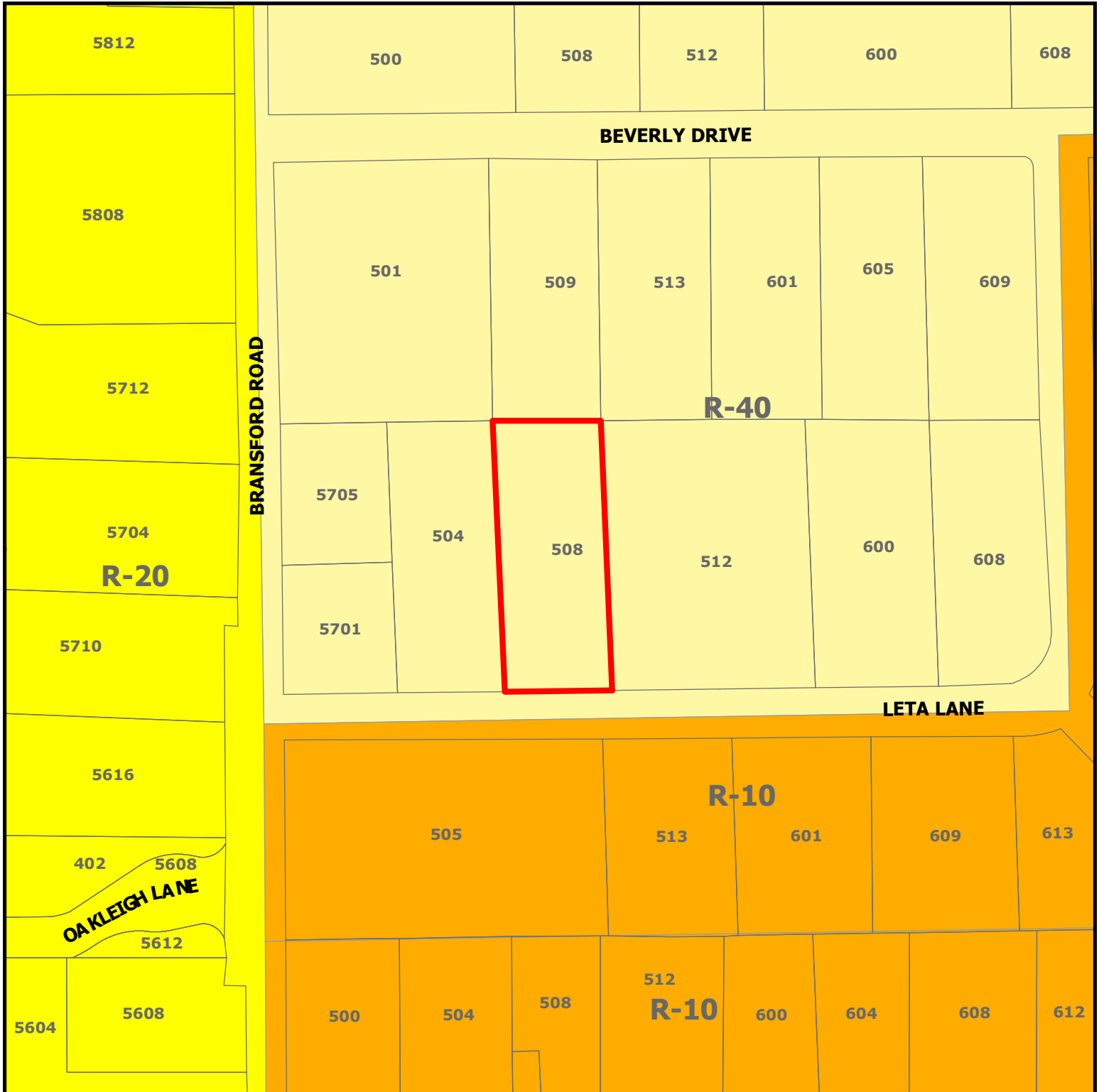
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



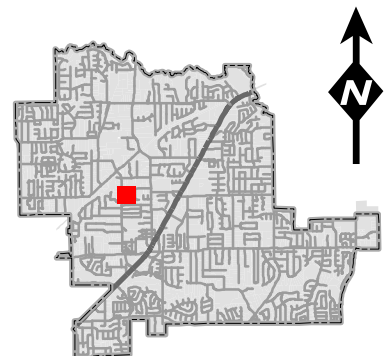
Zoning Map



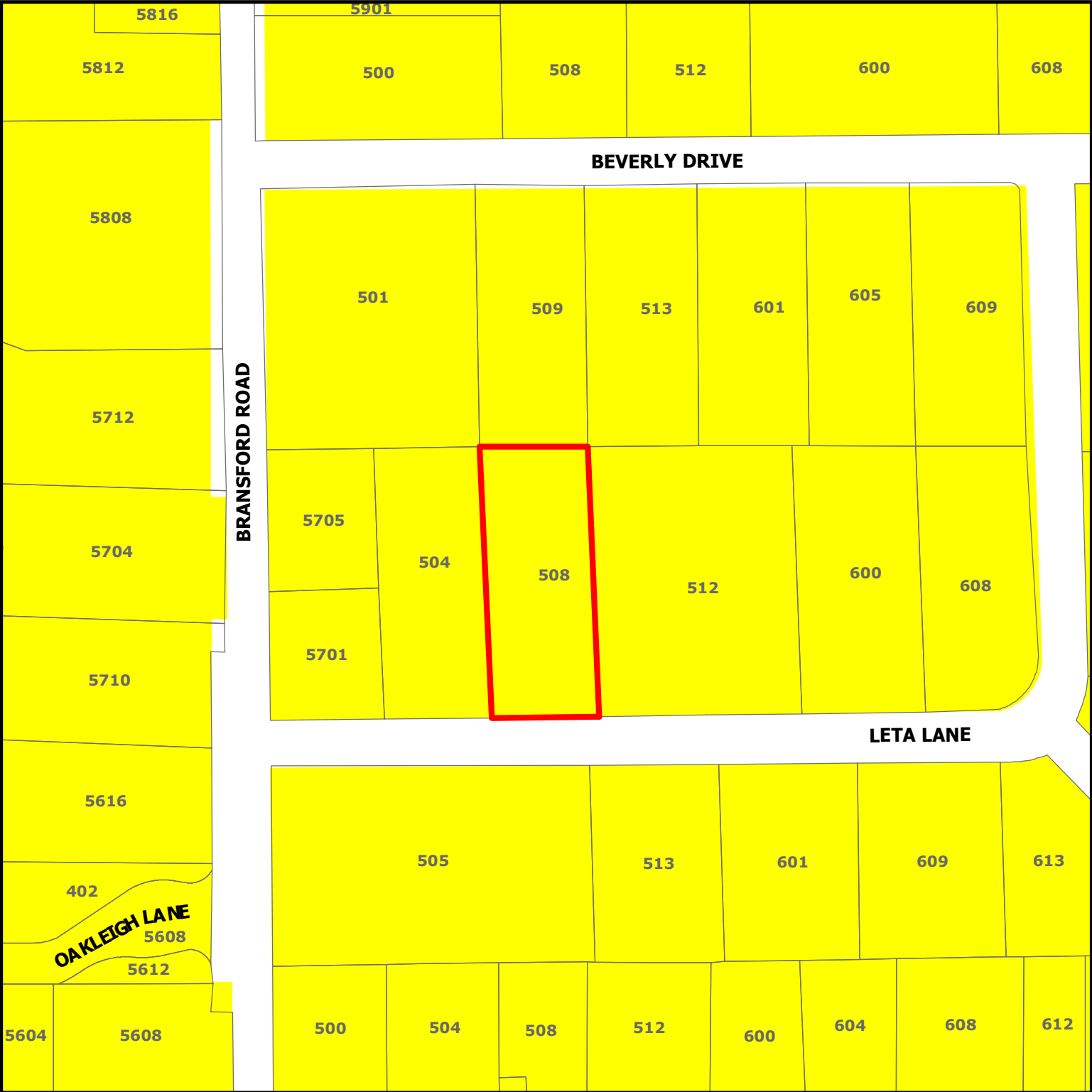
PC20-008
508 Leta Lane

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



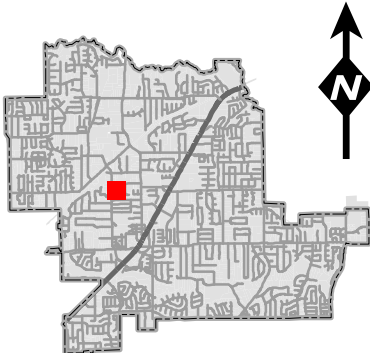
Future Land Use Map



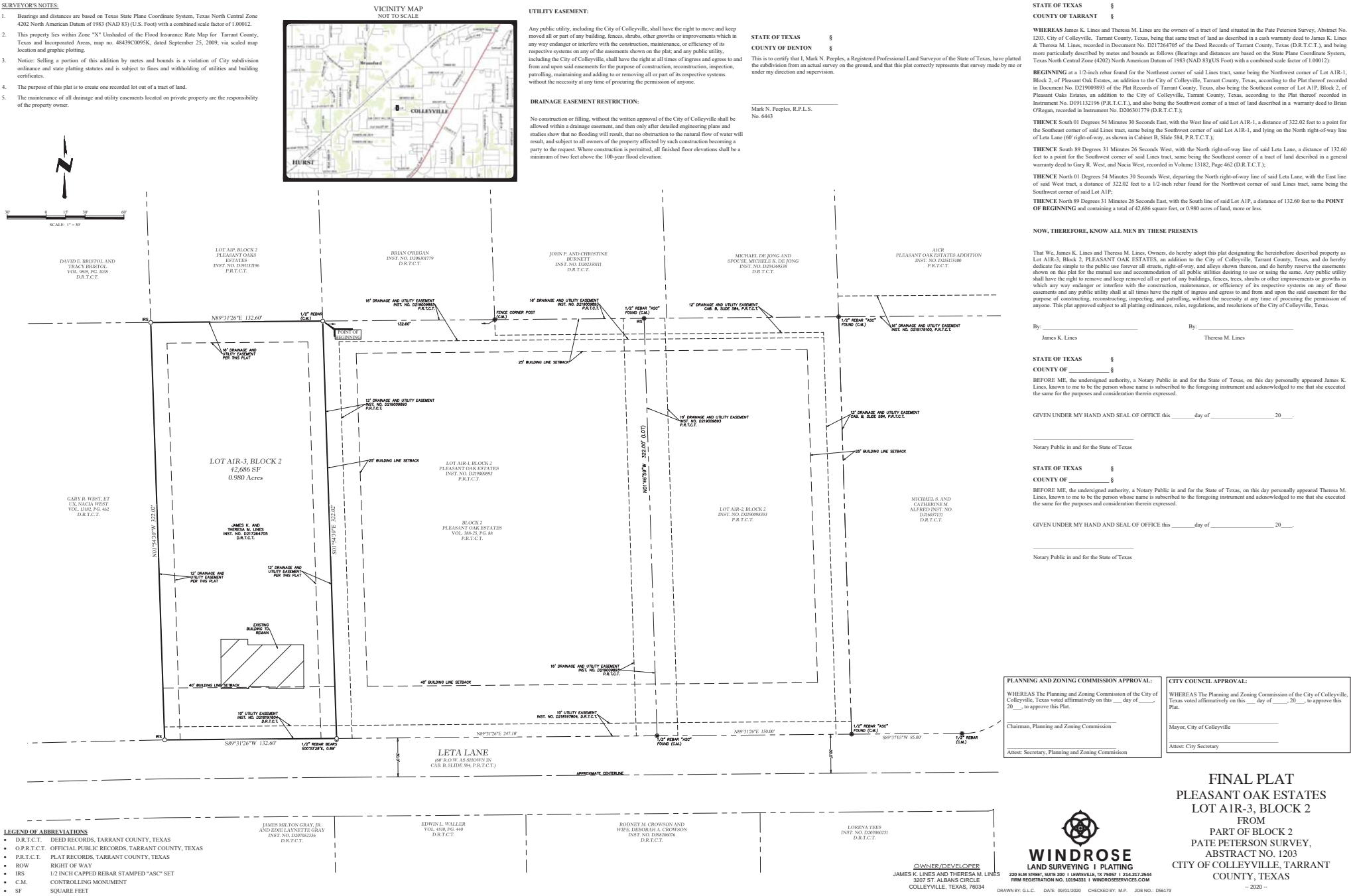
PC20-008
508 Leta Lane

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.

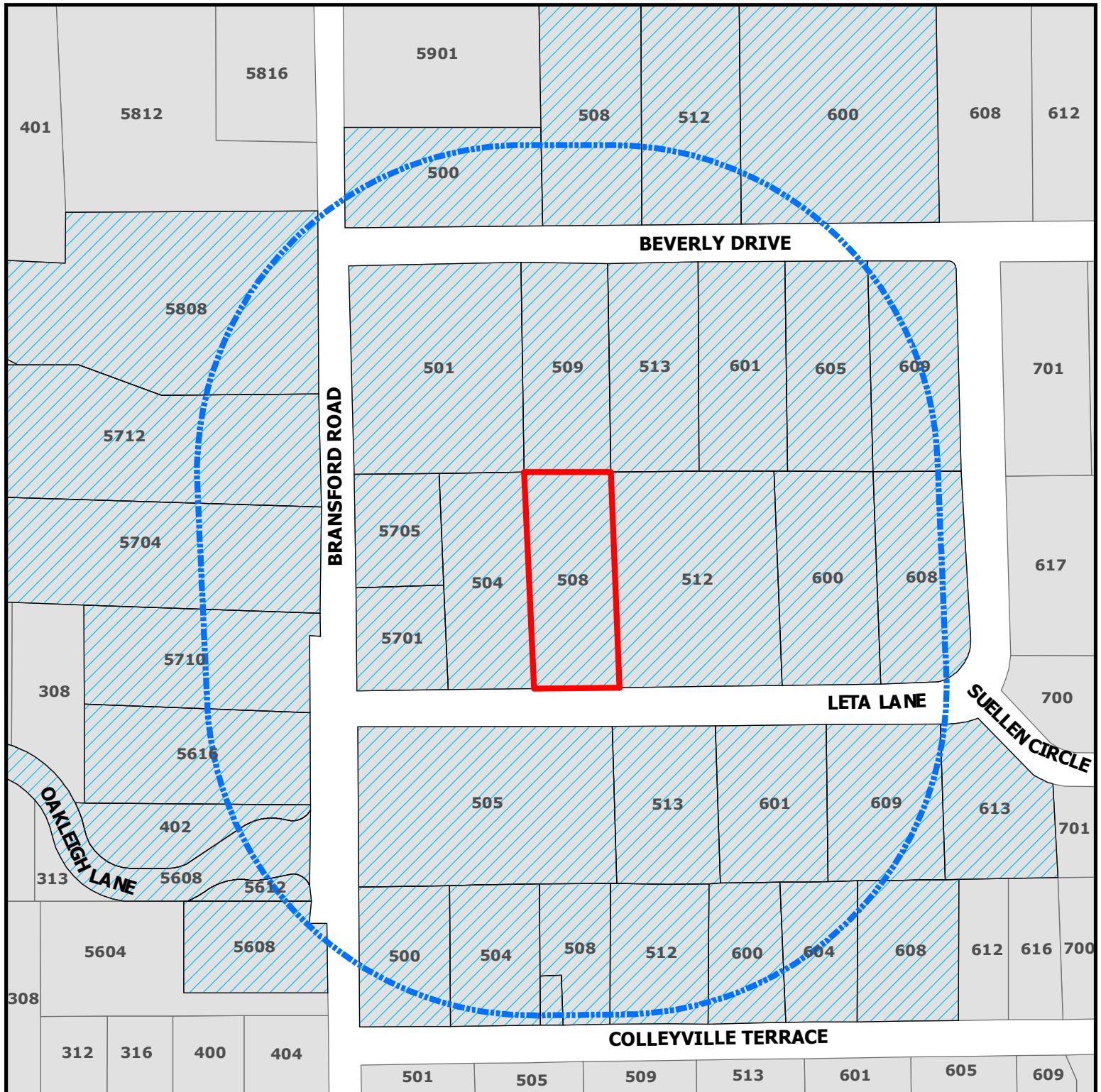
 Subject Property
 Residential



Plat Exhibit



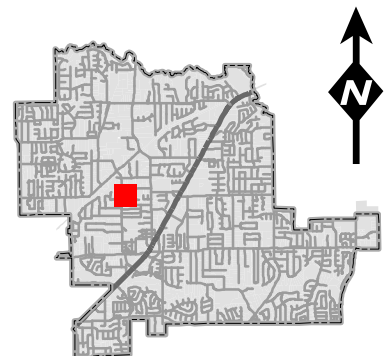
Notification Map



PC20-008
508 Leta 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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, October 12, 2020 at 7:00 p.m.

City Council Meetings: Monday, November 2, 2020 at 7:30 p.m.

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

Request: Consideration of a Replat with a plat waiver for lot width for Lot A1R-3, Block 2, Pleasant Oak Estates, being a portion of Block 2, Pleasant Oak Estates Addition. The purpose is to plat the property into one single-family residential lot. No new lots are proposed.

Zoning Case: PC20-008

Applicant: Grayson Ceballos

Owner: Theresa and James Lines

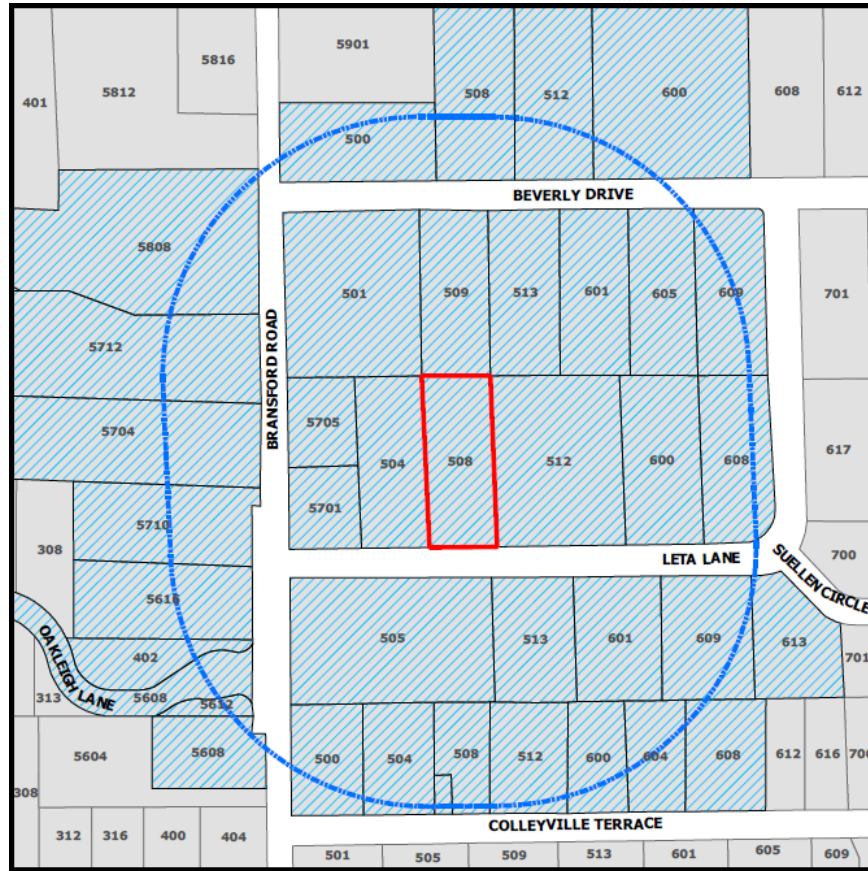
Location: 508 Leta Lane

Property Description: Tract A1S, Block 2, Pleasant Oaks Estates Addition

Present Zoning: R-40 Single Family Residential District

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyer

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
WALLER, EDWIN	513 LETA LN	COLLEYVILLE, TX	76034	513 LETA LN
BUTLER, LINDSAY LEE	508 COLLEYVILLE TERR	COLLEYVILLE, TX	76034	508 COLLEYVILLE TERR
JOHNSON, WM R	608 COLLEYVILLE TERR	COLLEYVILLE, TX	76034	608 COLLEYVILLE TERR
JEFFRIES, BRANDON	512 COLLEYVILLE TERR	COLLEYVILLE, TX	76034	512 COLLEYVILLE TERR
CHILDRESS, JOHN	512 BEVERLY DR	COLLEYVILLE, TX	76034	512 BEVERLY DR
BUTLER, LINDSAY LEE	508 COLLEYVILLE TERR	COLLEYVILLE, TX	76034	508 COLLEYVILLE TERR
GRAY, JAMES M	505 LETA LN	COLLEYVILLE, TX	76034	505 LETA LN
KAMKID PROPERTIES LLC	6016 LD LOCKETT RD	COLLEYVILLE, TX	76034	600 COLLEYVILLE TERR
TALBOTT, NEAL B	504 COLLEYVILLE TERR	COLLEYVILLE, TX	76034	504 COLLEYVILLE TERR
ALVARADO, PATRICIA L	500 COLLEYVILLE TERR	COLLEYVILLE, TX	76034	500 COLLEYVILLE TERR
CROWSON, RODNEY	601 LETA LN	COLLEYVILLE, TX	76034	601 LETA LN
WEST, NICHOLAS	500 BEVERLY DR	COLLEYVILLE, TX	76034	500 BEVERLY DR
RIMMER, HARRY L	508 BEVERLY DR	COLLEYVILLE, TX	76034	508 BEVERLY DR
CALDWELL, J R	604 COLLEYVILLE TERR	COLLEYVILLE, TX	76034	604 COLLEYVILLE TERR
GLEASON, JAMES T	600 BEVERLY DR	COLLEYVILLE, TX	76034	600 BEVERLY DR
TEES, LORENA	609 LETA LN	COLLEYVILLE, TX	76034	609 LETA LN
DWYER, JOHN J	5511 CLERMONT CT	COLLEYVILLE, TX	76034	613 SUELLEN CIR
NELSON, ROBERT	608 LETA LN	COLLEYVILLE, TX	76034	608 LETA LN
LINES, JAMES K	3207 ST ALBANS CIR	COLLEYVILLE, TX	76034	508 LETA LN
TANNER, BRUCE	5616 BRANSFORD RD	COLLEYVILLE, TX	76034	5616 BRANSFORD RD
O'REGAN, BRIAN	513 BEVERLY DR	COLLEYVILLE, TX	76034	513 BEVERLY DR
BURNETT, JOHN P	601 BEVERLY DR	COLLEYVILLE, TX	76034	601 BEVERLY DR
				512 LETA LN
LINES, JAMES K	3207 ST ALBANS CIR	COLLEYVILLE, TX	76034	600 LETA LN
OREGAN, BRIAN	513 BEVERLY DR	COLLEYVILLE, TX	76034	509 BEVERLY DR
WEST, GARY R	104 OAK VALLEY DR	COLLEYVILLE, TX	76034	504 LETA LN
TANNER, VICKI	5616 BRANSFORD RD	COLLEYVILLE, TX	76034	5710 BRANSFORD RD
CARNEY, MAX	5712 BRANSFORD RD	COLLEYVILLE, TX	76034	5712 BRANSFORD RD
GARRISON, LISA	5704 BRANSFORD RD	COLLEYVILLE, TX	76034	5704 BRANSFORD RD
WEST, ERNEST R	104 OAK VALLEY DR	COLLEYVILLE, TX	76034	5705 BRANSFORD RD
BRISTOL, DAVID E	501 BEVERLY DR	COLLEYVILLE, TX	76034	501 BEVERLY DR
WEST, GARY R	104 OAK VALLEY DR	COLLEYVILLE, TX	76034	5701 BRANSFORD RD
DE JONG, MICHAEL	605 BEVERLY DR	COLLEYVILLE, TX	76034	605 BEVERLY DR
BUCKLEY, RACHEL L	13049 WALLICH WAY	GERMANTOWN, MD	20874	5608 BRANSFORD RD
WEBB, JOHN P	609 BEVERLY DR	COLLEYVILLE, TX	76034	609 BEVERLY DR
OAKLEIGH RESIDENTIAL COMMUNITY	5757 ALPHA RD STE 680	DALLAS, TX	75240	402 OAKLEIGH LN
OAKLEIGH RESIDENTIAL COMMUNITY	5757 ALPHA RD STE 680	DALLAS, TX	75240	5612 BRANSFORD RD
				5608 WINNIE DR
MINOR, ARVIL	5808 BRANSFORD RD	COLLEYVILLE, TX	76034	5808 BRANSFORD RD
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
CEBALLOS, GRAYSON	220 ELM STREET, SUITE 200	LEWISVILLE, TX	75057	APPLICANT

Public hearing notices were mailed on September 25, 2020

RESOLUTION R-20-XXXX

**A RESOLUTION APPROVING A REPLAT FOR LOT A1R-3, BLOCK 2, OF
THE PLEASANT OAKS ESTATES ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat with a Plat Waiver for Lot Width for Lot A1R-3, Block 2, of the Pleasant Oaks Addition on October 12, 2020.

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

Sec. 1. THAT the Repplat for Lot A1R-3, Block 2, of the Pleasant Oaks Estates Addition on approximately 0.980 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved with the following plat waiver:

1. For the lot width to be approximately 132.60 feet.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 2nd DAY OF NOVEMBER 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
Assistant City Secretary

Richard Newton
Mayor

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3d	Agenda Date 10/12/2020	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit for a Fence to exceed the maximum 8 foot height allowed on Lot 36, Block 5, Creekside at Colleyville, Phase 5, located at 4008 Petrus Boulevard, Case ZC20-023

Explanation

Mary Lou Hendrickson, the applicant, has submitted a request for a Special Use Permit (SUP) for a fence to exceed the maximum 8-foot height allowed on Lot 36, Block 5, Creekside at Colleyville, Phase 5, being approximately 0.2201 acres, and zoned PUD-R Planned Unit Development- Residential district.

Existing Conditions/Background: The subject property, 4008 Petrus Boulevard, has PUD-R zoning and is located on the west side of Petrus Boulevard just north of its intersection with LeJoie Lane. The subject property recently finished construction for a new single family residence.

A building permit was issued for a new home at 4008 Petrus Boulevard in March of 2020.

A fence permit was issued August 18, 2020 for a fence. The application identifies a height of 6 feet for the fence along the sides and rear. However, the exhibit does have a label for the rear fence to be 8 feet in height on a 2-foot, treated wood retaining wall. The treated wood is not a retaining wall making the overall height of the fence 10 feet tall.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 10 foot wood fence being an eight foot cedar wood fence above a two foot treated wood fence and located near the rear property line. The proposed fence is approximately 4-5 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:

D. General Requirements/Prohibitions for all Fences and Free-standing Walls

8. Eight (8) Foot Maximum Height: No fence in a residential district shall exceed eight (8) feet in height above ground level at the fence line.

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 10-foot tall fence to be permitted for aesthetics reasons specifically to screen the retaining wall and iron fence on the adjacent property. It is requested to be a total of 10 feet in height.

*E.7. **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.*

The property located directly to the west of the subject property (4007 Bowden Hill Lane E.) was issued a building permit for a portion of the retaining wall, north of the rail retaining wall in April of 2019.

Plat Status: The property is platted as Block 5, Lot 36, Creekside at Colleyville, Phase 5.

DRC Review: The DRC reviewed the request and did not have any comments for the applicant related to the request.

Drainage: The fence is located within a platted 10 foot tree preservation and drainage easement. This fence is built on top of a landscaping wall and in the middle of a tree preservation and drainage easement. Contours indicate that water flows generally west to east, perpendicular to this easement. Generally, fences are not built in the middle of easements, generally they are built along the edge or along the property line. Maintenance behind the fence on property is a concern, as well as an unresolved question as to how the fence may adversely affect drainage flows.

Surrounding Development: The properties to the north, south, and east are zoned PUD-R and contain residential development in the Creekside at Colleyville Subdivision. The property to the west is zoned RD Two Family Residential and contain single-family residential development in the Woodland Hills 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

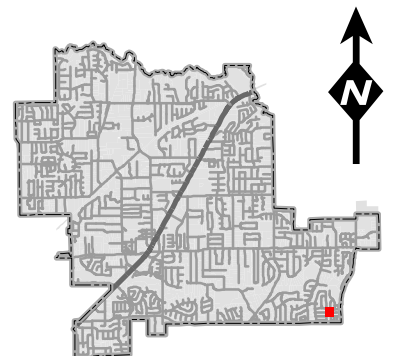
Attachments

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. Notification Map
8. Notification List
9. Property Owner Notification
10. Draft Ordinance

Aerial Map



ZC20-023
4008 Petrus Blvd



DISCLAIMER:

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



Subject Property

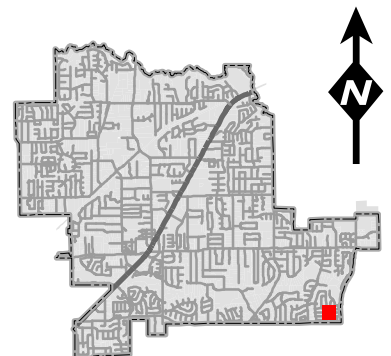
Zoning Map



ZC20-023
4008 Petrus Blvd

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

 Subject Property



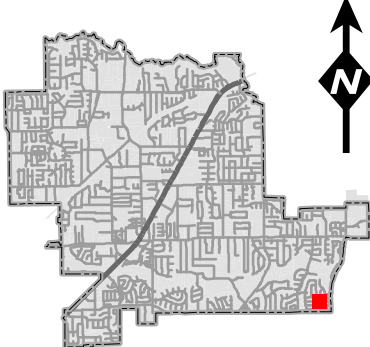
Future Land Use Map



ZC20-023
4008 Petrus Blvd

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

 Subject Property
 Residential



Statement of Planning Objectives

The purpose of this Special Use Permit (SUP) is to request the City of Colleyville's approval allow an 8' cedar fence to remain on Lot 36, Block 5 commonly known as 4008 Petrus Boulevard in the Creekside Phase 3 community.

To: Ben Bryner, Director of Planning, City of Colleyville

From: Mary Lou Hendrickson, Prospective Buyer of 4008 Petrus Blvd, Subdivision of Creekside at Colleyville

Re: Request for Special Use Permit

Per my meeting with my neighbor George Dodson, City Councilman and my phone conversation with you today, I am requesting a Special Use Permit for the fence that has already been built on my prospective property at 4008 Petrus Blvd in the Subdivision of Creekside at Colleyville – Phase 3.

I signed a contract with Tradition Homes on February 21, 2020 to build a home at 4008 Petrus Blvd. As you will see from the pictures attached to the application, the property behind my lot is elevated with a rusty white rod iron fence on top of a railroad tie retaining wall. My property has a slope from north to south and it was imperative that I have a fence built as not to have to look at the neighbor's fence or retaining wall and to have some privacy.

Tradition Homes received verbal approval from the City of Colleyville Planning Department to erect an 8' fence on the rear property line on top of horizontal wood boards to align with the slope and obtain a level fence line at the top and cover up the fence line behind my property.

Pictures are attached to the application.

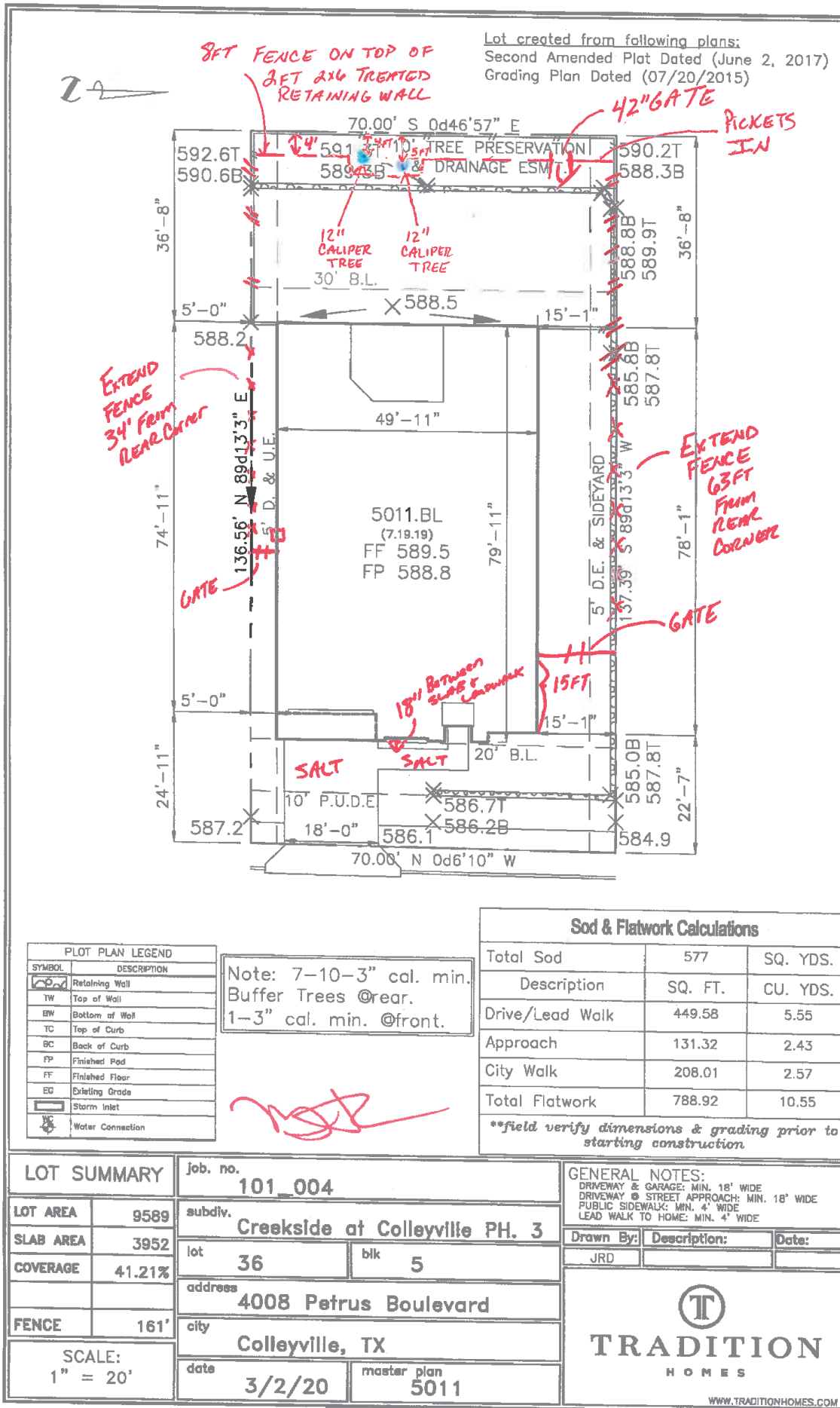
On September 1st, the Colleyville Inspector told the builder that the back fence was against city ordinance, should only be an 8' fence and needs to be torn down. He also said he was going to put a freeze on the inspection of the entire property, inside and out, until the fence is properly built.

I am requesting a Special Use Permit (SUP) to allow the **existing** and **new** fence to remain. The fence is aesthetically pleasing and hides the fence line of the property behind the subject property. In addition, this new fence gives the owner in the house behind me and myself privacy.

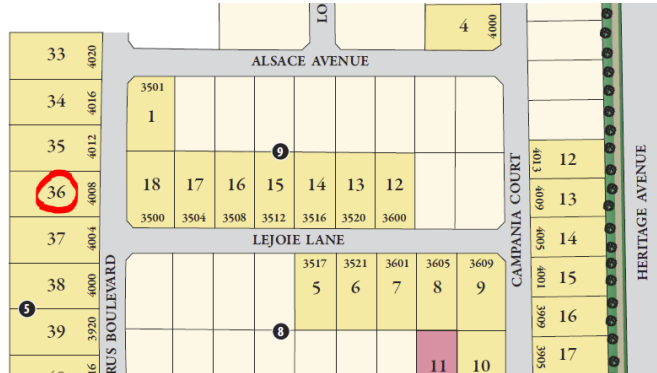
This fence does not impede or is not an eyesore to the neighbor behind me, both our fences are now at even height as you will see from the pictures. I've met and talked to this neighbor and they do not have a problem with the new fence.

Due to the time it takes to process and approve the Special Use Permit, I am also requesting that you only freeze the inspection of the fence and you allow the inspection of the remainder of the property to resume. I have sold my current house in Colleyville and have to be out by September 30, 2020, and do not want to be delayed moving into my new house at the same time.

I appreciate you taking time to review my request. I have lived in Colleyville for 20 years and have been very fond of the city and look forward to spending many more years here. Thank you for your time.



Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



Notification Map

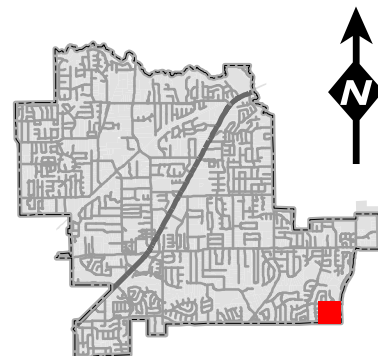


DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

ZC20-023

4008 Petrus Blvd

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
AKERS, THOMAS R	4003 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4003 BOWDEN HILL LN E
AMH ROMAN TWO TX LLC	30601 AGOURA RD STE 200	AGOURA HILLS, CA	91301	3503 PEMBROOKE PKWY S
BARNA, MARY ANN	3406 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3406 LANGLEY HILL LN
BATES, STEPHEN	3411 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3411 LANGLEY HILL LN
BEALS, ENELL	3405 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3405 BOWDEN HILL LN N
BEYENE, SABA	3508 VALMUR AVE	COLLEYVILLE, TX	76034	3508 VALMUR AVE
BHATTACHARYA, SUDIPTA	4116 PETRUS	COLLEYVILLE, TX	76034	4116 PETRUS BLVD
BIEHL, STEVE	4001 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4001 BOWDEN HILL LN E
BILL AND MARY OTTO FAMILY TRUS	3412 MIDDLETON WAY	COLLEYVILLE, TX	76034	3412 MIDDLETON WAY
BOSTICK, JAMES D	3909 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	3909 BOWDEN HILL LN E
BOYDSTUN, JOHN	2804 RIDGECREST DR	WOODWARD, OK	73801	3404 BOWDEN HILL LN N
BROWN, JOSHUA	3521 ALSACE AVE	COLLEYVILLE, TX	76034	3521 ALSACE AVE
BURSON, BONNIE BETH	3407 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3407 LANGLEY HILL LN
CANTU, GARY	3410 MIDDLETON WAY	COLLEYVILLE, TX	76034	3410 MIDDLETON WAY
CHIU, CHIN	3604 LEJOIE LN	COLLEYVILLE, TX	76034	3604 LEJOIE LN
CONG, ZHEN	4105 PETRUS BLVD	COLLEYVILLE, TX	76034	4105 PETRUS BLVD
CREEKSIDE AT COLLEYVILLE HOA I	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	0 PETRUS BLVD
CUMMINGS, KIM	3601 ALSACE	COLLEYVILLE, TX	76034	3601 ALSACE AVE
CURRY, PAIGE	4117 PETRUS BLVD	COLLEYVILLE, TX	76034	4117 PETRUS BLVD
DANA, FARID	3501 PEMBROOKE PKWY S	COLLEYVILLE, TX	76034	3501 PEMBROOKE PKWY S
DANNER, DEYLEE JE	4005 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4005 BOWDEN HILL LN E
DAR, HASSAN	4101 PETRUS BLVD	COLLEYVILLE, TX	76034	4101 PETRUS BLVD
DAVIDSAVER, SAMUEL	4112 PETRUS BLVD	COLLEYVILLE, TX	76034	4112 PETRUS BLVD
DAVIS, LARRY	3409 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3409 BOWDEN HILL LN N
DHARANI, SOHAIL	4009 LOMBARDY CT	COLLEYVILLE, TX	76034	4009 LOMBARDY CT
FANG, ZHENG	4104 PETRUS BLVD	COLLEYVILLE, TX	76034	4104 PETRUS BLVD
GEORGE, JOHN	4007 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4007 BOWDEN HILL LN E
GERDES, DAVID	4008 LOMBARDY CT	COLLEYVILLE, TX	76034	4008 LOMBARDY CT
GRACE, LYNN REARDON	3402 PEMBROOKE PKWY S	COLLEYVILLE, TX	76034	3402 PEMBROOKE PKWY S
GREER, BRADLEY	3404 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3404 LANGLEY HILL LN
HALBACH, CHAD	3405 PEMBROOKE PKWY S	COLLEYVILLE, TX	76034	3405 PEMBROOKE PKWY S
HEMLER, TAYLOR	3410 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3410 BOWDEN HILL LN N
HIGGINS, ANDREW	4012 LOMBARDY CT	COLLEYVILLE, TX	76034	4012 LOMBARDY CT
HOHERTZ, MICHAEL	3411 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3411 BOWDEN HILL LN N
JOHNSON, LARRY B	3408 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3408 LANGLEY HILL LN
JOHNSON, ROBERT B	3404 PEMBROOKE PKWY S	COLLEYVILLE, TX	76034	3404 PEMBROOKE PKWY S
JONES, PATRICK F	3407 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3407 BOWDEN HILL LN N
K E GIBSON LLC	4609 ELDER RD	VILLA RIDGE, MO	63089	4108 PETRUS BLVD
LAMB, JONATHAN	3520 VALMUR AVE	COLLEYVILLE, TX	76034	3520 VALMUR AVE
LANE, LOUIS H	3408 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3408 BOWDEN HILL LN N
LINCOLN, KATHLEEN K	4101 LEXINGTON PKWY	COLLEYVILLE, TX	76034	4101 LEXINGTON PKWY
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3512 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4020 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3501 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3508 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4016 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3600 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3516 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3521 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3520 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3505 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3508 CHEVAL BLANC DR
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4012 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3513 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3509 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3500 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3913 LAMBRUSCO LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3501 LEJOIE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3605 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3501 ALSACE AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3920 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3601 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3504 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3516 LEJOIE LN
MALLAMPATI, SANJAY	4004 LOMBARDY CT	COLLEYVILLE, TX	76034	4004 LOMBARDY CT
MAMIDIBATTULA, KRISHNA	3505 LEJOIE LN	COLLEYVILLE, TX	76034	3505 LEJOIE LN
MANJEE, SHAMIM	3406 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3406 BOWDEN HILL LN N
MATHUR, POONAM	4100 PETRUS BLVD	COLLEYVILLE, TX	76034	4100 PETRUS BLVD
MILLER, RONALD JAKE	3409 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3409 LANGLEY HILL LN
NATURON PROPERTIES LLC	PO BOX 610	COLLEYVILLE, TX	76034	3504 VALMUR AVE
PASCUAL, PAUL	4100 LEXINGTON PKWY	COLLEYVILLE, TX	76034	4100 LEXINGTON PKWY
PATEL, AMISH	3509 VALMUR AVE	COLLEYVILLE, TX	76034	3509 VALMUR AVE
PATEL, ANIL	3605 ALSACE AVE	COLLEYVILLE, TX	76034	3605 ALSACE AVE
PATEL, HAREN	4000 LOMBARDY CT	COLLEYVILLE, TX	76034	4000 LOMBARDY CT
PEREZ, ALFONSO	3509 ALSACE AVE	COLLEYVILLE, TX	76034	3509 ALSACE AVE
PETTY, BRYCE	3500 CHEVAL BLANC	COLLEYVILLE, TX	76034	3500 CHEVAL BLANC DR
REDDY, DIVAKAR	3517 ALSACE	COLLEYVILLE, TX	76034	3517 ALSACE AVE
ROBBINS, BARBARA	3401 PEMBROOKE PKWY S	COLLEYVILLE, TX	76034	3401 PEMBROOKE PKWY S
SHARMA, SUDEEP	3505 ALSACE AVE	COLLEYVILLE, TX	76034	3505 ALSACE AVE
SIDDIQUI, OBAIDULLAH	3912 PETRUS BLVD	COLLEYVILLE, TX	76034	3912 PETRUS BLVD
SINGEETHAM, SHIVA	4109 PETRUS BLVD	COLLEYVILLE, TX	76034	4109 PETRUS BLVD
SKINNER, GINA	4001 LOMBARDY CT	COLLEYVILLE, TX	76034	4001 LOMBARDY CT
SOHAIL, MOHAMMAD	3513 ALSACE AVE	COLLEYVILLE, TX	76034	3513 ALSACE AVE
SREENIVASAN, VIDHYAPRIYA	4113 PETRUS BLVD	COLLEYVILLE, TX	76034	4113 PETRUS BLVD
STOVALL, SCOTT	3905 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	3905 BOWDEN HILL LN E
THEISS, EDWARD	4103 LEXINGTON PKWY	COLLEYVILLE, TX	76034	4103 LEXINGTON PKWY
TOOLE, LAURA	3916 PETRUS	COLLEYVILLE, TX	76034	3916 PETRUS BLVD
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3908 PETRUS BLVD
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3517 LEJOIE LN
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	4004 PETRUS BLVD
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY SUIT	MCKINNEY, TX	75070	4000 PETRUS BLVD
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3900 PETRUS BLVD
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3904 PETRUS BLVD
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY SUIT	MCKINNEY, TX	75070	3600 LEJOIE LN
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	4008 PETRUS BLVD
VON STORCH, KENNETH	4713 BEHRENS CT	COLLEYVILLE, TX	76034	4009 BOWDEN HILL LN E
WALLACE, RICHARD	3403 PEMBROOKE PKWY S	COLLEYVILLE, TX	76034	3403 PEMBROOKE PKWY S
WHIP, MATTHEW	3504 CHEVAL BLANC DR	COLLEYVILLE, TX	76034	3504 CHEVAL BLANC DR
WOEHRLE, SANDRA	3907 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	3907 BOWDEN HILL LN E
WRIGHT, DAVID R	3407 PEMBROOKE PKWY S	COLLEYVILLE, TX	76034	3407 PEMBROOKE PKWY S
WU, WANG	3512 VALMUR AVE	COLLEYVILLE, TX	76034	3512 VALMUR AVE
XUE, YAN	3500 VALMUR AVE	COLLEYVILLE, TX	76034	3500 VALMUR AVE
YORK, CHRISTOPHER	3909 LAMBRUSCO	COLLEYVILLE, TX	76034	3909 LAMBRUSCO LN
ZEPEDA, GABRIEL	4005 LOMBARDY CT	COLLEYVILLE, TX	76034	4005 LOMBARDY CT
ZIEGLER, DAVID C	3410 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3410 LANGLEY HILL LN
WOODLAND HILLS (COLLEYVILLE)	4100 OXFORD COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
CREEKSIDE	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
HENDRICKSON, MARY LOU	7213 BALMORAL DRIVE	COLLEYVILLE, TX	76034	APPLICANT



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, October 12, 2020 at 7:00 p.m.
City Council Meetings: Monday, November 2, 2020 & Tuesday, November 17, 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 exceed the maximum 8 foot height allowed on Lot 36, Block 5, Creekside at Colleyville, Phase 5. The purpose is to allow for an 8 foot cedar wood fence on a 2 foot treated wood retaining wall for a total of 10 feet in height and located at 4-5 feet from the rear property line.

Zoning Case: ZC20-023

Applicant: Mary Lou Hendrickson

Owner: Zach Schneider

Location: 4008 Petrus Boulevard

Property Description: Lot 36, Block 5, Creekside at Colleyville, Phase 5

Present Zoning: PUD-R Planned Unit Development-Residential

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

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

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

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 0.2201 ACRES, BEING LOT 36, BLOCK 5, CREEKSIDE AT COLLEYVILLE, PHASE 5, LOCATED AT 4008 PETRUS BOULEVARD BY AUTHORIZING A SPECIAL USE PERMIT FOR A FENCE TO EXCEED THE MAXIMUM 8-FOOT HEIGHT ALLOWED; 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 to allow for an 8-foot wooden fence to exceed the maximum 8-foot height allowed under Case No. ZC20-023; 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 Fence to exceed the maximum 8-foot height allowed on 0.2201 acres, being Lot 36 Block 5, Creekside at Colleyville, Phase 5, located at 4008 Petrus Boulevard, 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 an 8-foot wooden fence to exceed the maximum height allowed.
- b. The fence location shall be approximately 4-5 feet from the rear property line and generally consistent with the site plan attached as Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

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

The second reading and public hearing being conducted on the 17th day of November 2020.

PASSED AND APPROVED BY A VOTE OF __ AYES, __ NAYS, AND __ ABSTENTIONS ON THIS THE 17TH DAY OF NOVEMBER 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



W





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
3e	10/12/2020	
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 3, Mrs. Eva Paul's Subdivision, located at 911 Tinker Road, Case ZC20-024

Explanation

Matthew Brendel, the applicant, has submitted a request for a zoning change on approximately 1.03 acres, being Lot 3 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, 911 Tinker Road, resides on the south side of Tinker Road east of the intersection of Tinker Road and Pleasant Run Road. 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	44,693 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 construction of a new single-family residential home. The current lot size does not comply with the AG zoning. In order to receive a building permit, the change of zoning is needed. The current size of the property does comply with all the minimum standards of the R-40 Single-Family Residential zoning.

Plat Status: The property has been platted since 1953 as Lot 3, of Mrs. Eva Paul's Subdivision.

DRC Review: The DRC reviewed the request and did not have any comments for the applicant related to the request.

Drainage: NA

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. Zoning Exhibit
5. Notification Map
6. Property Owner Notification
7. Notification List
8. Draft Ordinance

Aerial Map

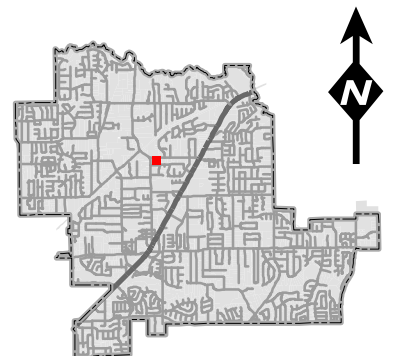


ZC20-024
911 Tinker Road

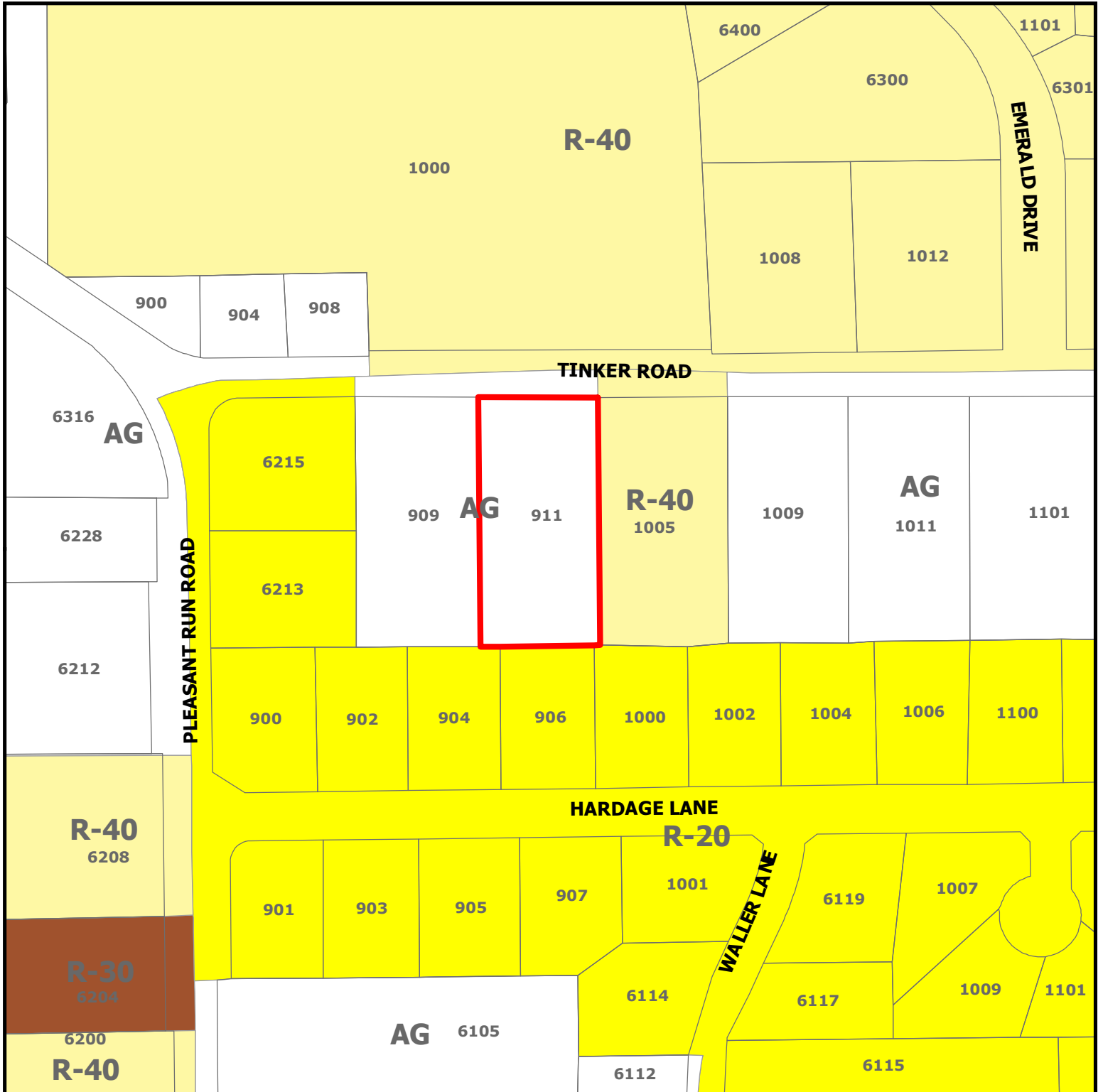
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



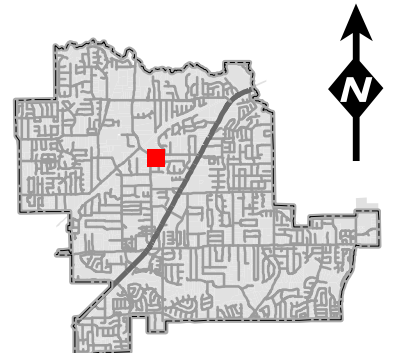
Zoning Map



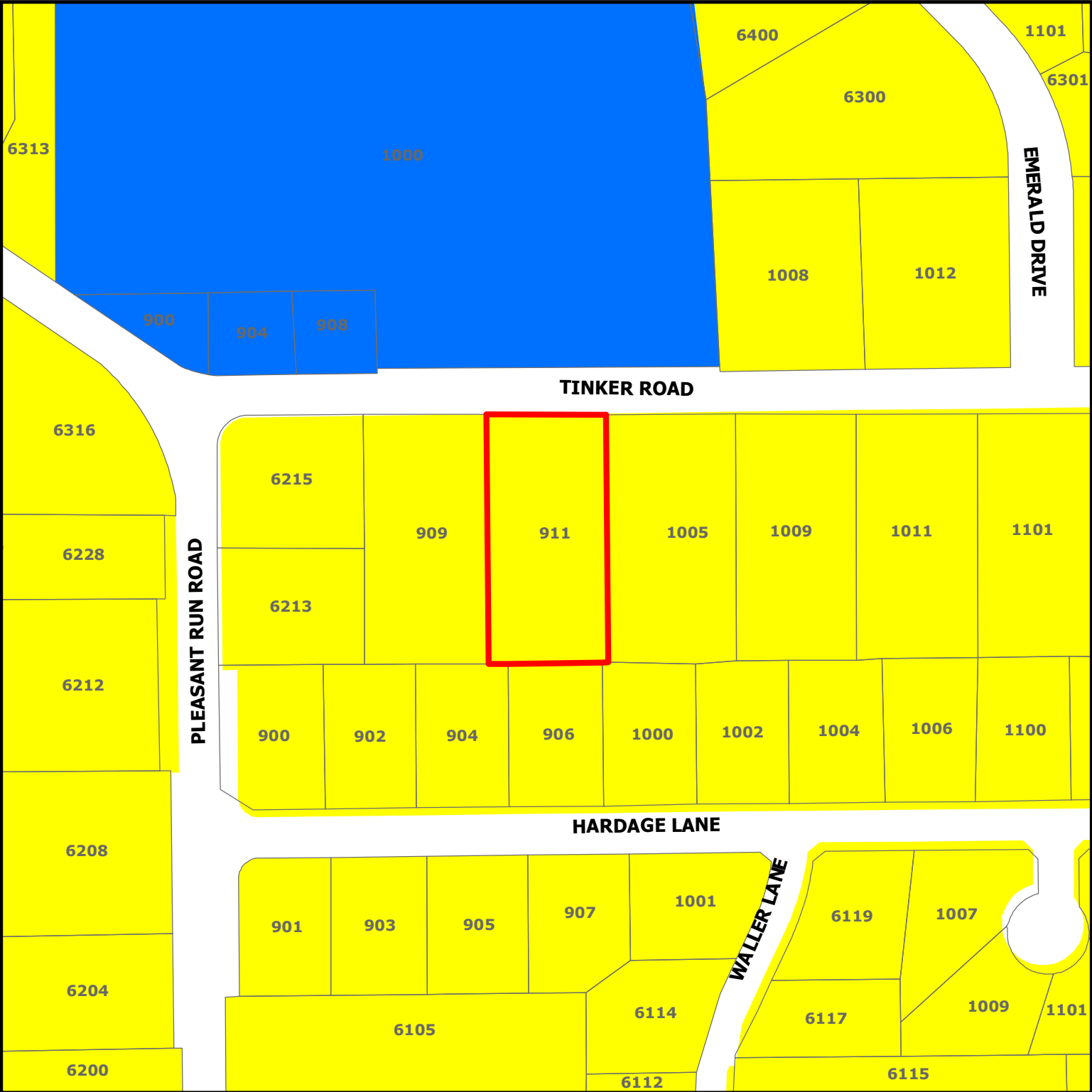
ZC20-024
911 Tinker Road

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

 Subject Property



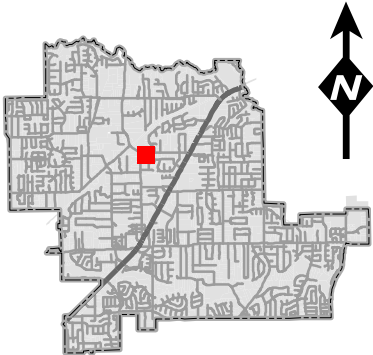
Future Land Use Map



ZC20-024 911 Tinker Road

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

-  Subject Property
-  Residential
-  Institutional

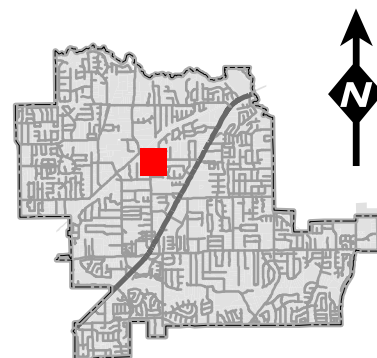
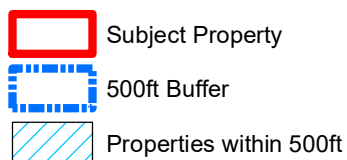


Notification Map



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.

ZC20-024
911 Tinker Road





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, October 12, 2020 at 7:00 p.m.
City Council Meetings: Monday, November 2, 2020 & Tuesday, November 17, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

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

Zoning Case: ZC20-024

Applicant: Matthew Brendel

Owner: Matthew Brendel

Location: 911 Tinker Road

Property Description: Lot 3, 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

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
AGLER, WESLEY	1009 TINKER RD	COLLEYVILLE, TX	76034	1009 TINKER RD
ASAFF, CHRISTOPHER	902 HARDAGE LN	COLLEYVILLE, TX	76034	902 HARDAGE LN
BENDURE, DONALD W	6117 WALLER LN	COLLEYVILLE, TX	76034	6117 WALLER LN
BRENDEL, MATTHEW	911 TINKER RD	COLLEYVILLE, TX	76034	911 TINKER RD
BURAK, STEVEN T	6119 WALLER LN	COLLEYVILLE, TX	76034	6119 WALLER LN
COULTER, MONA COOK	6105 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6105 PLEASANT RUN RD
CUNNINGHAM, STEVEN MICHAEL	6213 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6213 PLEASANT RUN RD
DAVIS, DONALD	6228 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6228 PLEASANT RUN RD
DAVIS, ULLIN D	6316 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6316 PLEASANT RUN RD
EASTHAM, DAVID W	1000 HARDAGE LN	COLLEYVILLE, TX	76034	1000 HARDAGE LN
ELAM, PIPER	1001 HARDAGE LN	COLLEYVILLE, TX	76034	1001 HARDAGE LN
ENGLERT, EVELYN H	6114 WALLER LN	COLLEYVILLE, TX	76034	6114 WALLER LN
FERINA, ANTHONY J	6400 EMERALD DR	COLLEYVILLE, TX	76034	6400 EMERALD DR
FLOWERS, RAYMOND	1012 TINKER RD	COLLEYVILLE, TX	76034	1012 TINKER RD
FREDERICK, TRISTE	904 HARDAGE LN	COLLEYVILLE, TX	76034	904 HARDAGE LN
GEIGENMILLER, STACY	900 HARDAGE LN	COLLEYVILLE, TX	76034	900 HARDAGE LN
GMW 2016 FAMILY TRUST	1006 HARDAGE LN	COLLEYVILLE, TX	76034	1006 HARDAGE LN
GOOD SHEPHERD CATHOLIC CH	800 W LOOP 820 S	FORT WORTH, TX	76108	904 TINKER RD
GORENA, SANDI J	909 TINKER RD	COLLEYVILLE, TX	76034	909 TINKER RD
HOFFMANN, AMY	1005 TINKER RD	COLLEYVILLE, TX	76034	1005 TINKER RD
HOPSON, JOHN D	903 HARDAGE LN	COLLEYVILLE, TX	76034	903 HARDAGE LN
HUGHES, HOWARD	901 HARDAGE LN	COLLEYVILLE, TX	76034	901 HARDAGE LN
JENKINS, STEWART A	905 HARDAGE LN	COLLEYVILLE, TX	76034	905 HARDAGE LN
KHUBCHANDANI, ZUBIN	6208 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6208 PLEASANT RUN RD
LAPSIWALA, SAMIR	312 OLDENWOOD CT	COLLEYVILLE, TX	76034	6212 PLEASANT RUN RD
LAURENCE, JOSHUA	1002 HARDAGE LN	COLLEYVILLE, TX	76034	1002 HARDAGE LN
LEATHERS, MICHAEL E	6300 EMERALD DR	COLLEYVILLE, TX	76034	6300 EMERALD DR
MILLSAP, JODI	906 HARDAGE LN	COLLEYVILLE, TX	76034	906 HARDAGE LN
NICHOLS, TIMOTHY S	1007 HARDAGE CIR	COLLEYVILLE, TX	76034	1007 HARDAGE CIR
NUNN, KENNETH E	1101 TINKER RD	COLLEYVILLE, TX	76034	1101 TINKER RD
ROSENJACK, RICHARD	1004 HARDAGE LN	COLLEYVILLE, TX	76034	1004 HARDAGE LN
SPORISKY, JODY J	1100 HARDAGE LN	COLLEYVILLE, TX	76034	1100 HARDAGE LN
USREY, GERALD L	1008 TINKER RD	COLLEYVILLE, TX	76034	1008 TINKER RD
VENCILL, ROBERT	6215 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6215 PLEASANT RUN RD
VIGIL, STEPHEN L	1011 TINKER RD	COLLEYVILLE, TX	76034	1011 TINKER RD
WRAGE, H ALLEN	907 HARDAGE LN	COLLEYVILLE, TX	76034	907 HARDAGE LN
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
BRENDEL, MATTHEW	911 TINKER ROAD	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on September 25, 2020

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.03 ACRES, LOT 3, 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 ZC20-024; 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 Planning and Zoning Commission has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 1.03 acres, being Lot 3, 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. 2. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate approved herein.

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

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

Sec. 4. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

AND IT IS SO ORDERED.

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

The second reading and public hearing being conducted on the 17th day of November 2020.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 17TH DAY OF NOVEMBER 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:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map

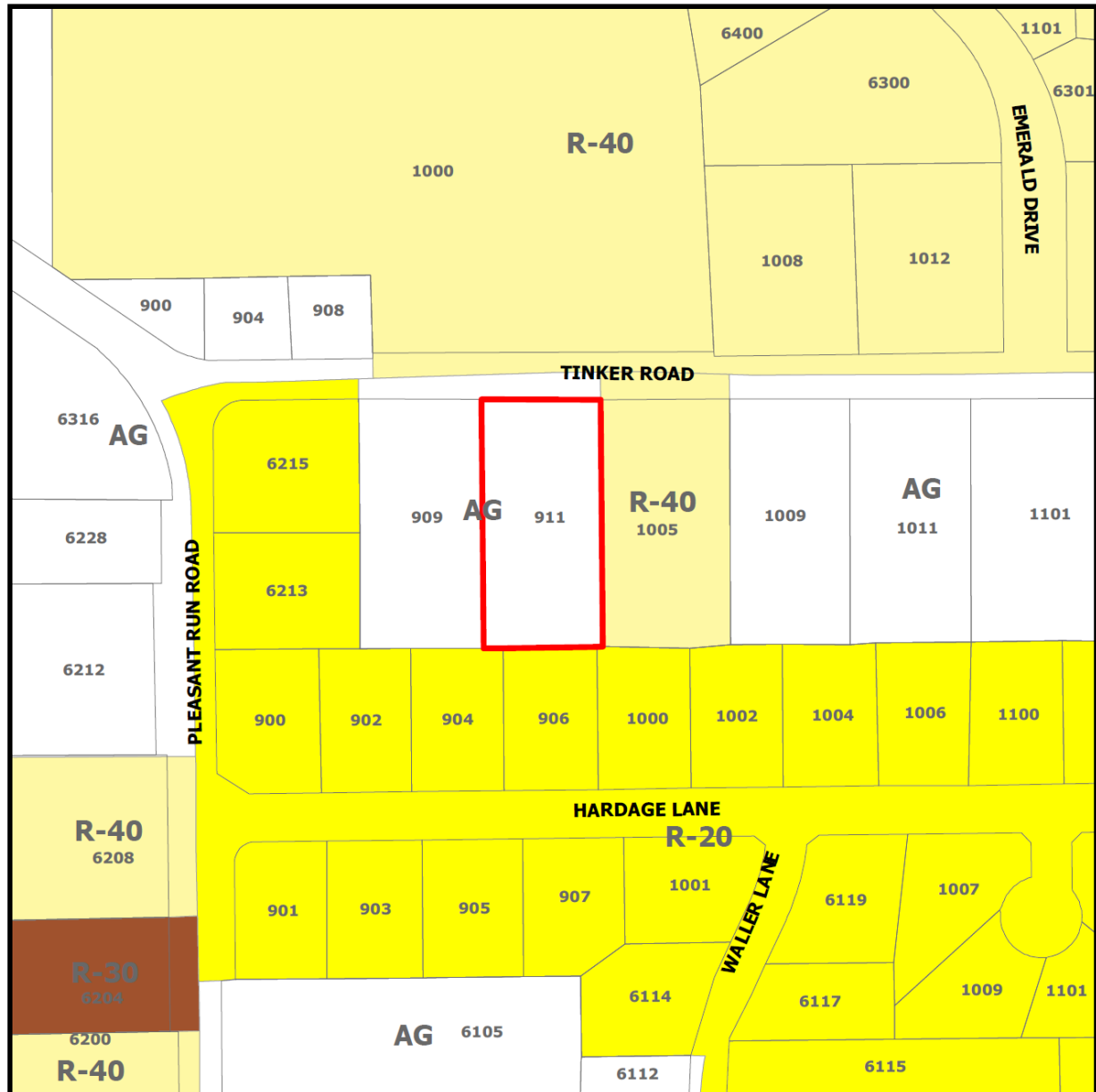
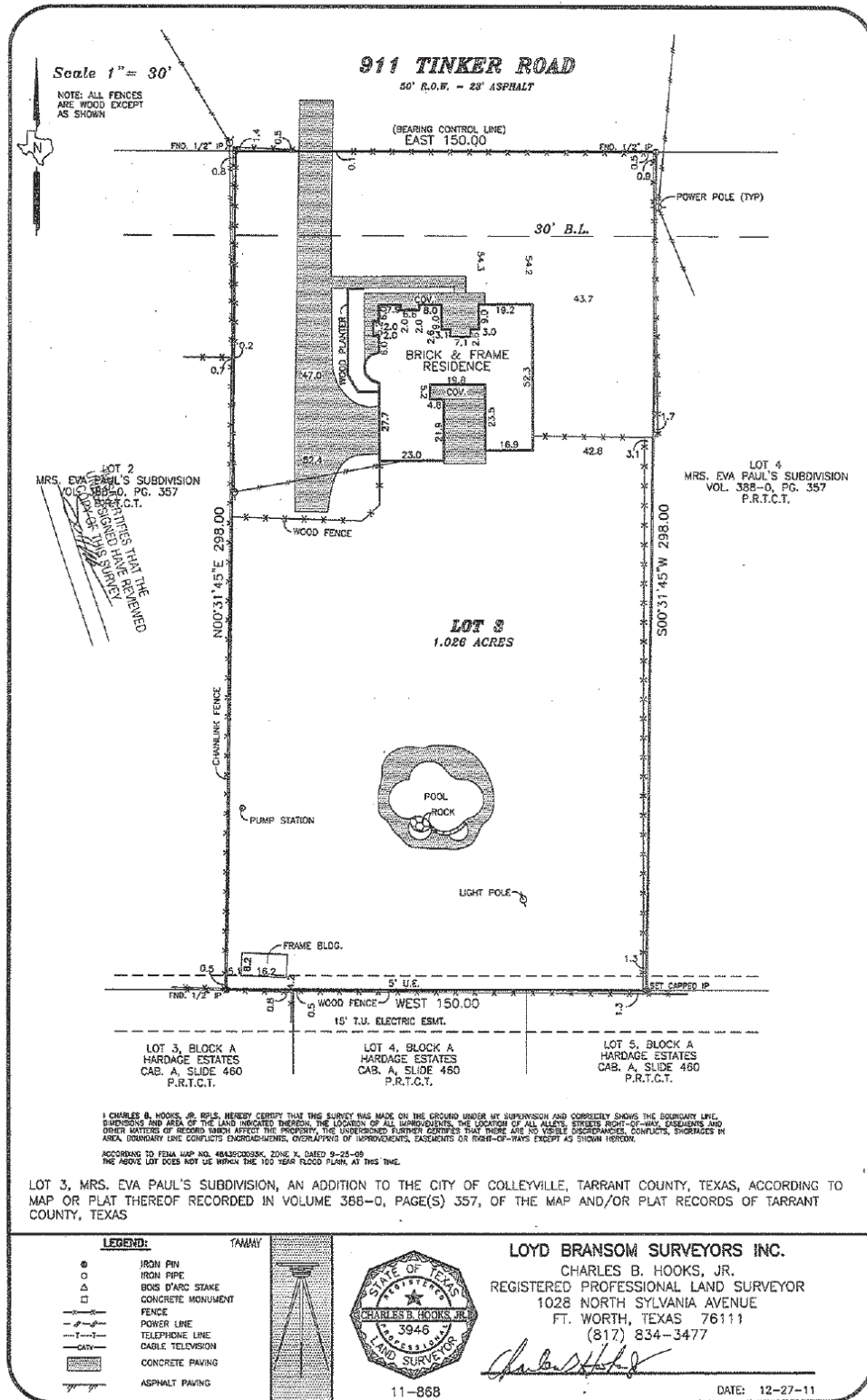


Exhibit "B"- Zoning Exhibit





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3f	Agenda Date 10/12/2020	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of amendments to Chapter 3, Section 3.28 – Supplementary District Regulations of the Land Development Code specific to parking and storage of vehicles to include Recreation Vehicles, commercial vehicles, and junked/abandoned vehicles

Explanation

The City Council discussed the parking and storage of Recreational Vehicles, commercial vehicles, and junked/abandoned vehicles at their September 1, 2020 Work Session meeting. The Council expressed a desire to amend the existing regulations found within the Land Development Code to protect the neighbors from the unsightly parking and storage of such vehicles. The proposed amendments will clarify the location on residential property where such vehicles can be parked as well as screening requirements when visible from a right-of-way or adjacent residence.

Recommendation

Approve

Attachments

1. Draft LDC Code Language - Parking of RVs and Commercial Vehicles
2. Draft Ordinance - O-20-xxxx Amendments to Chapter 3 - Parking of RVs, commercial, junk vehicles

MUNICIPAL CODE ***{For Reference}***

Chapter 2 – BUSINESSES

ARTICLE V. - WRECKERS AND WRECKER SERVICES

DIVISION 1. - GENERALLY

Sec. 22-111. - Definitions.

Parking facility means any public or private property used, in whole or in part, for the restricted and/or paid parking of vehicles. Such term includes but is not limited to commercial parking lots, parking garages, and parking areas serving or adjacent to businesses, churches, schools, homes and apartment complexes. It also includes a restricted portion or portions of an otherwise unrestricted parking facility.

Chapter 94 - TRAFFIC AND VEHICLES

ARTICLE I. - IN GENERAL

Sec. 94-5. - Parking of certain commercial vehicles.

- a) *Unattended vehicles prohibited; exceptions.* The parking of commercial vehicles classified by the manufacturer as 1½-ton or larger capacity vehicles and other vehicles larger than 1½-ton, unattended on any public roadway, front yard, side yard or back yard in any residential zoned area within the city except for immediately loading or unloading of cargo is hereby prohibited; provided that the parking of one vehicle excluding all trailers in the rear yard of a lot of a total area of two acres or more shall be allowed.
- b) *Trailers, inoperable vehicles prohibited.* The parking of any trailer, including house trailers and/or mobile homes, tractors, or inoperable vehicles, cars, trucks, or buses that cannot be immediately or readily started or moved under their own power, and including vehicles without current licenses and vehicles with wheels or other major components removed or broken, upon any public roadway, or on any front yard area, or side yard area (off driveways) in residential areas within the city is hereby prohibited.
- c) *Removal and storage of vehicles authorized.* The chief of police may, after the owner of any vehicle found in violation of any part of this section has been served notice of the violation, order the vehicle removed at the vehicle owner's expense and stored at the vehicle owner's expense. If the owner of the vehicle is not available, the vehicle may be removed and stored 48 hours after ticketed by the police department, at the owner's expense.

(Code 1980, ch. 10, § 6)

LAND DEVELOPMENT CODE

Section 3.28 Supplementary District Regulations

H. Parking; Storage or Use of Major Recreational Equipment and Vehicles –

1. No major recreational equipment shall be parked or stored on a public street, alley or other public right-of-way or parkway.
2. No major recreational equipment shall be parked or stored on any lot in a residential district except in a carport or enclosed building, or in a required side (not forward of the front façade of the primary residence) or rear yard on an all-weather (durable, dust-free) hard surface driveway; ~~provided~~Provided, however, that such equipment may be parked anywhere on residential premises not to exceed twenty-four (24) hours during loading or unloading.
3. No recreational equipment may be parked or stored on a residential premise, per above, where visible to any adjacent right-of-way or residential use, unless the vehicle is behind a solid fence or solid vegetative screening.
4. ~~No~~ such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot per above, except for the temporary housing of guests for not to exceed two (2) consecutive weeks more than fourteen (14) days during any sixty (60) day period.
5. For purposes of these regulations, major recreational equipment is defined as including travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, boats and boat trailers, ~~travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers,~~ snowmobiles, trailers, dune buggies, airplanes and the like other equipment designated for recreational use, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not. Vehicles used primarily as the family car or a daily transportation to and from work are excluded from this definition.
6. For purposes of these regulations, a recreational vehicle is defined as any vehicle used or so constructed as to permit it being used as a conveyance upon the public streets and highways, and licensable as such, and which is constructed in such a manner that will permit occupancy as a dwelling or sleeping place for one or more persons, including also a self-propelled vehicle having a body designed as living quarters.

I. Parking and Storage of Vehicles in General

1. On-Street Parking: Commercial vehicles with a manufactured capacity rated of over one (1) ton are prohibited from being parked on any public street, alley, parkway, boulevard, or public place in all zoning districts, except the ML (Light Manufacturing) district for a period not to exceed twenty-four (24) hours during loading or unloading. In the ML district, on-street parking is prohibited along all major thoroughfares, including expressways, arterials, and collector streets.
2. Off-Street Parking: ~~1.~~ Commercial vehicles of over one (1) ton manufactured capacity (truck tractor, road tractors and special mobile equipment) are permitted only in the ML (Light Manufacturing) zoning district. They are prohibited from being parked or

stored on any lot in all other zoning districts. All other commercial vehicles may be permitted on a residentially zoned lot, provided said parking space shall be in an enclosed garage, under a carport, or on an all-weather hard surface driveway located in a side or rear yard.

3. ~~One commercial vehicle of not more than one (1) ton manufactured capacity, except pick-up trucks, when used in the employ by the site occupant of a dwelling may be permitted on a residentially zoned lot, provided said parking space shall be in an enclosed garage, under a carport, or on an all-weather hard surface driveway, or located in a side or rear yard on an all-weather surfaced driveway. The Chevrolet Silverado/GMC Sierra 3500, Ford F-350, and Ram 3500 are known as "one ton" pickups. Similar schemes exist for vans and SUVs (e.g. a 1-ton Dodge Van or a 1/2-ton GMC Suburban) Nothing in this Chapter shall prohibit the occasional overnight storage or parking of a commercial vehicle on residential property.~~
4. ~~2.~~ Off-street vehicle parking spaces shall not be located within ten (10) feet of existing proposed major thoroughfare street right-of-way lines in any commercial or industrial district. Such off-street parking spaces shall consist of a paved surface, i.e., concrete, HMAC, brick or paving stone approved by the city building official. All ten (10) foot buffer areas shall be landscaped and maintained to enhance esthetic qualities.
- 4.
- 5.
5. ~~3.~~ To avoid the unsightly appearance of junked and abandoned vehicles in residential districts, no vehicles may be parked or stored on a residential premise where visible to any adjacent right-of-way or residential use, unless a current state vehicle ~~inspection-registration~~ sticker is displayed thereon or the vehicle is behind a solid fence or solid vegetative screening. Such vehicles are those that cannot be immediately or readily started or moved under their own power, and including vehicles without current licenses and vehicles with wheels or other major components removed or broken.
- 5.

ORDINANCE O-20-XXXX

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 3, SECTION 3.28 SUPPLEMENTARY DISTRICT REGULATIONS OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the City of Colleyville desires to amend Chapter 3, Section 3.28 – Supplementary District Regulations of the Land Development Code; and

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

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

- Sec. 1. THAT *Chapter 3, Section 3.28 – Supplementary District Regulations* of the Land Development Code are hereby amended to read as depicted in the attached Exhibit "A".
- Sec. 2. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 3. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 4. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations

of this ordinance.

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

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

AND IT IS SO ORDERED.

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

The second reading and public hearing being conducted on the 17th day of November 2020.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 17TH DAY OF NOVEMBER 2020.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City

Attorney

Exhibit “A”

{Include amendments to Ch. 3 for Parking & Storage of RVs, commercial vehicles, & junk/abandoned vehicles}