



City of Colleyville City Council Agenda

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

Monday, November 2, 2020

WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM - THIRD FLOOR

CALL TO ORDER

- WS-1** Discussion of the Annual Sidewalk Connectivity Project
- WS-2** 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
- WS-3** Discussion of the November 2, 2020 City Council regular agenda items

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

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

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

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including acquisition of real property along SH26 and real property at 5000 Bills Lane and 4928 Bills Lane, in connection with Water Project 10

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

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

INVOCATION: Pastor Garrison Polsgrove, Compass Christian**PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt**

- 2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-20-4544**
- 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
 - Announcements of civic and charitable events**
 - Presentation of calendar events and updates**
 - Announcements of awards and recognition**
- 4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-20-4545**
 - 4a** Approval of the minutes of the regular City Council meeting of October 20, 2020
 - 4b** Approval of a "Colleyville Christmas Card" economic development gift card program
 - 4c** Ratifying the execution of corrected Ordinance O-19-2101, as passed and approved by the City Council on December 3, 2019; and authorizing the City Secretary to notate and file corrected ordinance in the official City records
- 5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**
 - 5a Ordinance O-20-2144**

Request to appeal the decision by the Planning and Zoning Commission for the 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
 - 5b Ordinance O-20-2145**

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
 - 5c Ordinance O-20-2146**

Request to appeal the decision by the Planning and Zoning Commission for the 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

6. TABLED: ORDINANCE(S) READING AND PUBLIC HEARING**6a Ordinance O-20-2127**

Consideration for a Special Use Permit for a day care center on Lots 9R and 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Boulevard, Case ZC20-015

6b Ordinance O-20-2128

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

7. RESOLUTION(S): READING AND PUBLIC HEARING**7a Resolution R-20-4546**

A resolution authorizing the call of Colleyville Economic Development Corporation bonds

7b Resolution R-20-4547

A resolution authorizing the transfer of funds from the Tax Increment Finance District to the Colleyville Economic Development Corporation (CEDC) to call the CEDC bonds

7c Resolution R-20-4548

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

8. CITIZEN COMMENTS**9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR MONDAY, NOVEMBER 2, 2020 - READING AND PUBLIC HEARING - RESOLUTION R-20-4549****10. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, October 30, 2020* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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

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

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



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-1
Type Worksession
Department Public Works

Agenda Date 11/2/2020

Title

Discussion of the Annual Sidewalk Connectivity Project

Explanation

On July 2, 2018, by Resolution R-18-4282, the City Council approved the Sidewalk Policy which was developed by the Sidewalk Ad Hoc Committee (established by Resolution R-17-4133) and clarified the requirements for installation and placement of sidewalks within the City. This effort produced an updated policy, but the 2008 Sidewalk Map was still in need of review and updates.

In June 2019, the City Council established a Pedestrian Transportation Ad Hoc Committee comprised of seven members (three from the Parks and Recreation Advisory Board and four at-large members). The committee's responsibilities included the following:

- a. Identify and prioritize need and rationale for intra-connectivity of pedestrian transportation routes (sidewalks/trails) between neighborhoods and communal destinations (Nature Center, SH26 commercial corridor, Library/City Hall, parks, Senior Center, schools, etc.)
- b. Identify and prioritize need and rationale for interconnectivity of pedestrian transportation routes (sidewalks) within neighborhoods.
- c. Create a single sidewalk and trail map, based on a review and update of the Supplemental Sidewalk Map and Trail Master Plan.
- d. Develop priority based recommendations and rationale for determining which sidewalks or trails should be completed first.

The committee held six meetings to accomplish their work and presented recommendations to the Parks and Recreation Advisory Board on November 4, 2019.

The committee's recommendations were presented to the City Council on November 19, 2019. A resolution approving the final report and adopting the updates to the sidewalk policy and the Sidewalk and Trail Map was subsequently approved.

As a part of the FY2021 budget preparation process, funding was added to the Capital Improvement Program for the purpose of constructing sidewalk and trail connections

where called for in the 2019 Sidewalk & Trail Map. To determine which connections should be implemented in FY2021, staff has prepared a list of sidewalk candidates for the City Council's consideration.

Attachments

1. Presentation



Annual Sidewalk Connectivity Project

November 2, 2020

Background



2017 Sidewalk Ad Hoc Committee established

2018 Sidewalk/Trail policy updated by the sidewalk Ad Hoc Committee

June 2019 Pedestrian Transportation Ad Hoc Committee Established

December 2019 Council approved the Pedestrian Transportation Committee report including updates to the 2008 sidewalk map

FY2020 Initiated design contracts for sidewalks along John McCain and Bransford Roads, and the Nature Center Trail

FY2020 Completed small sidewalk connections utilizing the miscellaneous concrete contract

FY2021 Added funding in the Capital Improvement Program for the Creation of an Annual Sidewalk Connectivity Project

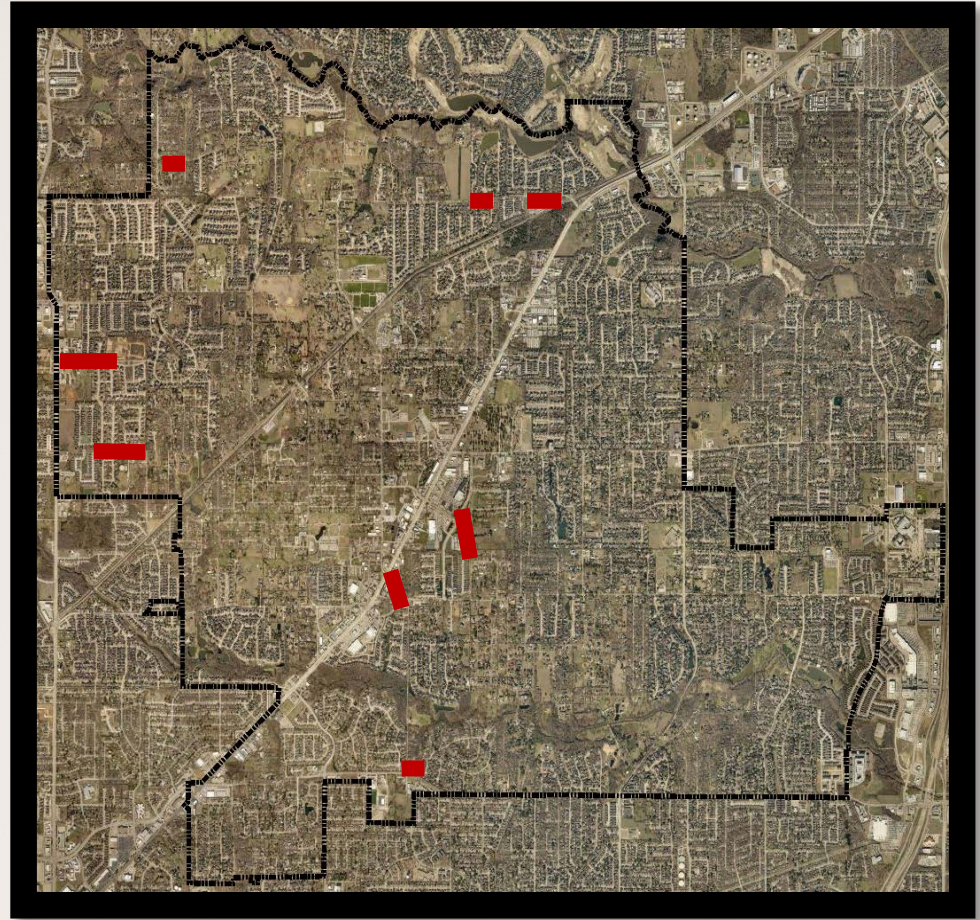
October 2020 Present options for Council consideration of segments to complete in FY2021

Sidewalk/Trail Connections for Consideration



Small Sidewalk/Trail Connections for Consideration

Bandit Trail
Bedford Road
Bluebonnet Drive
John McCain Road (2 segments)
Lavaca Trail
LD Lockett Road
Thompson Terrace



Note: This list contains segments for connection, stand alone sidewalk/trail projects are identified in the Capital Improvement Program

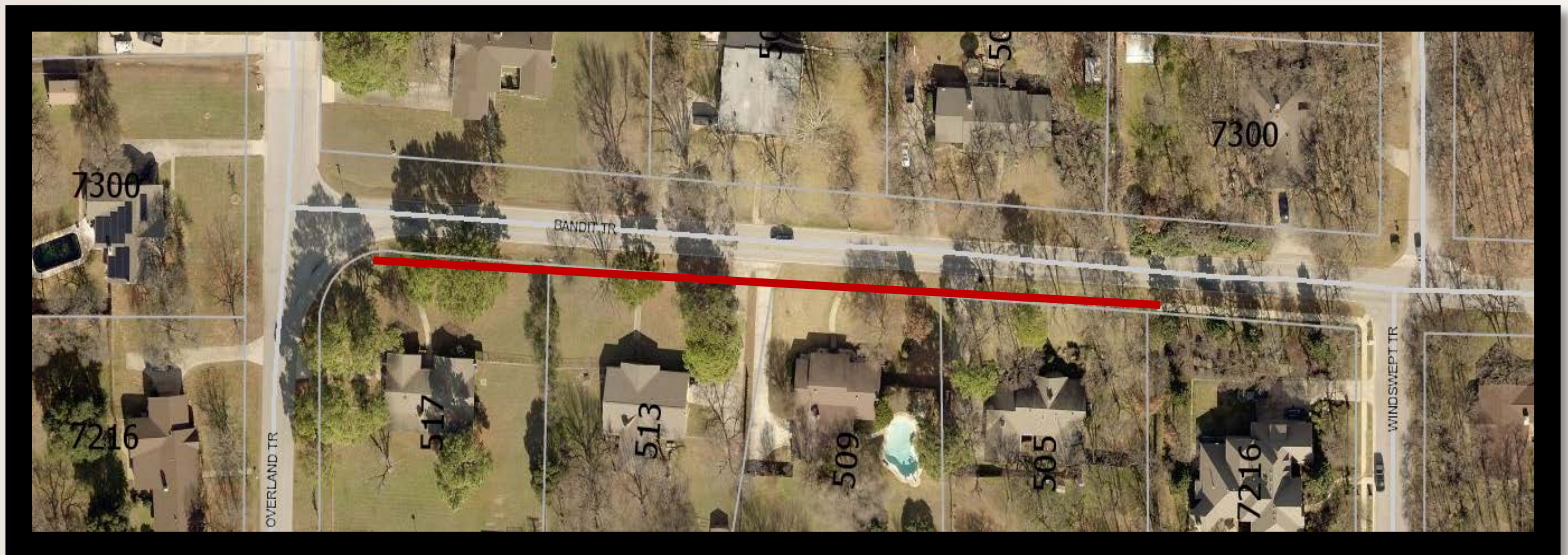
Bandit Trail Sidewalk



Connects from Overland Trail to
Windswept Trail

Location not included in 2019
Sidewalk/Trail Map however,
consideration requested by
neighbors

Sidewalk Width: 5 feet
Segment Length: 850 lf
OPCC: \$135,000



Bedford Road Sidewalk



Connection from Cheek-Sparger Road to Sparger Park

Connects multiple neighborhoods

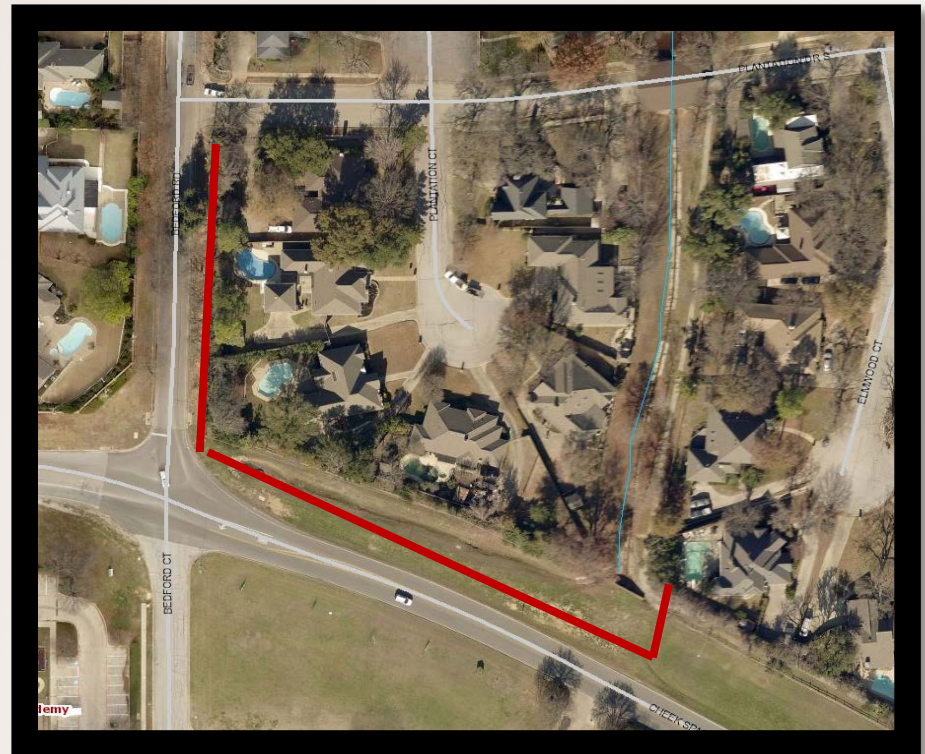
Future sidewalk connection to Glade Road

Future trail connection to Nature Center Trail

Sidewalk Width: 5 feet

Segment Length: 860 lf

OPCC: \$75,000



Bluebonnet Road Sidewalk



Connects from Riverwalk Drive to the Glade Road Trail

Full loop connecting Riverwalk to Glade to Bluebonnet

Connection to Kingswood Estates Subdivision

Sidewalk Width: 5 feet

Segment Length: 1,200 lf

OPCC: \$180,000

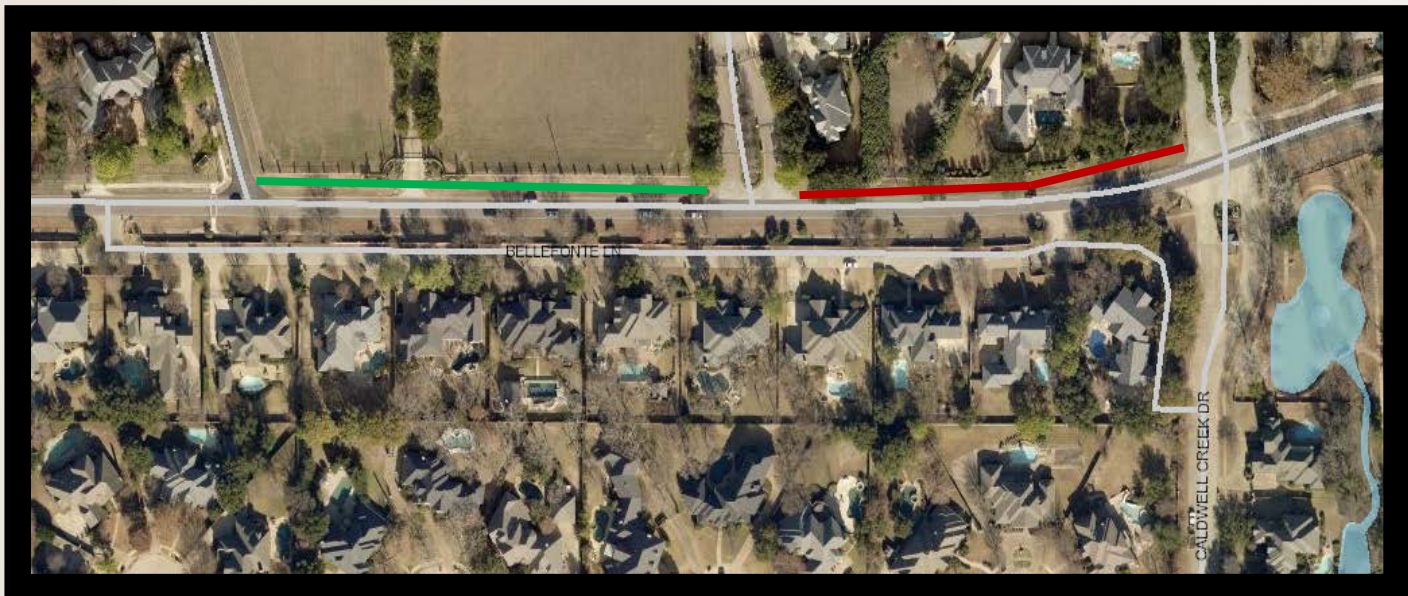


John McCain Trail Extension



Connects from Holly Lane
to the Cotton Belt Trail near
SH 26
8' wide trail extension

Sidewalk Width: 8 feet
Segment Length: 700 lf
OPCC: \$131,000



John McCain Road Sidewalk



Connects from Majestic Manor to
the Cotton Belt Trail near SH 26

Potential connection to the
pastoral gateway property

Sidewalk Width: 5 feet
Segment Length: 1,350 If
OPCC: \$155,000



Lavaca Trail Sidewalk



Connects from Precinct Line Road to Mustang Trail

Connects to the trail system between Remington Park and Legacy North and South

Connects to commercial businesses on Precinct Line Road

Sidewalk Width: 5 feet

Segment Length: 850 lf

OPCC: \$125,000



L.D. Lockett Road Sidewalk



Connects from Precinct Line Road
to LD Lockett Park

Connects to the Cotton Belt Trail
via LD Lockett Park

Connects to commercial businesses
on Precinct Line Road

Sidewalk Width: 5 feet

Segment Length: 1,350 lf

OPCC: \$200,000



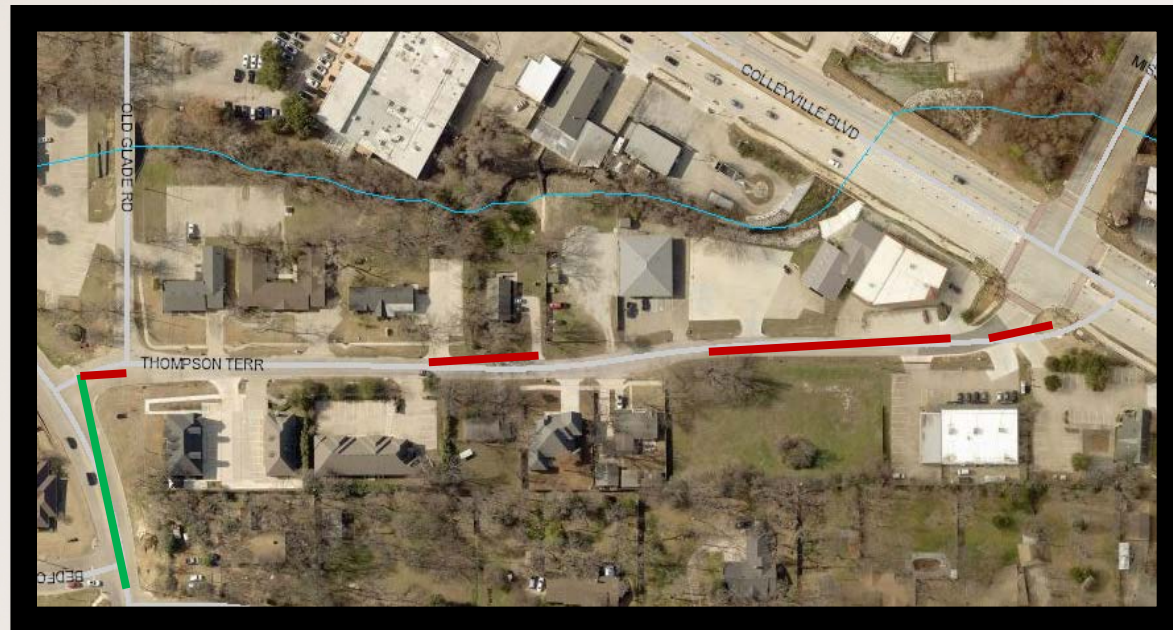
Thompson Terrace Sidewalk



Connects from Glade Road (future trail) to SH 26 (future intersection improvements)

Connects to commercial businesses on SH 26 and City Hall

Sidewalk Width: 5 feet
Segment Length: 800 lf
OPCC: \$100,000



Prioritization



Priority	Location	Linear Feet	Width (ft)	OPCC
1	Lavaca Trail	850	5	\$100,000
2	John McCain (Oak Alley)	700	8	\$131,000
3	Thompson Terrace	800	5	\$100,000
4	Bedford Road (Cheek-Sparger)	860	5	\$75,000
5	LD Lockett (Reatta)	1350	5	\$200,000
6	John McCain (Cotton Belt)	1350	5	\$155,000
7	Bluebonnet Road	1200	5	\$180,000
8	Bandit Trail (Overland)	850	5	\$135,000
			Total (1-8)	\$1,101,000
			Total (1-5)	\$606,000

**Funding Available - \$650,000 per year
Allocated in the Capital Improvement Program**

Next Steps



Receive Council Direction for Sidewalk/Trail Segments for FY2021

Initiate Design Contracts for the Segments Selected

Advertise Project in February

Award Contract in April

Questions?



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-2

Agenda Date 11/2/2020

Type Worksession

Department Community Development

Title

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

Explanation

The City Council discussed the parking and storage of Recreational Vehicles, commercial vehicles, and junked/abandoned vehicles at the September 1, 2020 Worksession. 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.

The Planning & Zoning Commission recommended approval with minor changes as presented at their October 12, 2020 meeting by a vote of 5-0.

Attachments

1. Parking of RVs and Commercial Vehicles presentation
2. Draft LDC Code Language - Section 3.28 - Parking of RVs and Commercial Vehicles

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

City Council Worksession
November 2, 2020

LDC Amendment – Parking of Recreational and Commercial Vehicles

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

1. No major recreational equipment or recreational vehicles shall be parked or stored for more than 24 hours on a public street, alley or other public right-of-way or parkway.

Question:

1. Is 24 hours the right amount of time?
 - This would allow for loading and/or unloading

LDC Amendment – Parking of Recreational and Commercial Vehicles

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

2. No major recreational equipment or recreational vehicles shall be parked or stored on any lot less than 80,000 sq. ft. in size 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.

Questions:

1. Is an exemption from a paved parking surface for 80,000 sq. ft. lots desired?
 - This would allow for long-term parking in the grass
2. In the rear yard only?
3. How to address corner lots?

LDC Amendment – Parking of Recreational and Commercial Vehicles

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

3. No recreational equipment or recreational vehicles 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 at least 6 feet in height.

Questions:

1. Would this apply to all scenarios?
 - To include 80,000 sq. ft. lots?

LDC Amendment – Parking of Recreational and Commercial Vehicles

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

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.**

Questions:

1. Is the duration acceptable?

LDC Amendment – Parking of Recreational and Commercial Vehicles

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

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 or aircraft 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 for 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.

LDC Amendment – Parking of Recreational and Commercial Vehicles

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:* 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), RE (Single Family 'Estate' Residential), or AG (Agricultural) zoning districts. 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.

Questions:

1. Should commercial vehicles be allowed in the RE and AG zoning districts?
2. Is an exemption from a paved parking surface for these districts desired?

LDC Amendment – Parking of Recreational and Commercial Vehicles

I. Parking and Storage of Vehicles in General (continued)

4. 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.
5. 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 at least 6 feet in height. 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.

Questions?

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 Recreational Vehicles –

1. No major recreational equipment or recreational vehicles shall be parked or stored for more than 24 hours on a public street, alley or other public right-of-way or parkway.
2. No major recreational equipment or recreational vehicles shall be parked or stored on any lot less than 80,000 sq. ft. in size 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 or recreational vehicles 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 at least 6 feet in height.
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 or aircraft~~ 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 for 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.

Commented [BB1]: Per the Planning & Zoning Commission

Commented [BB2]: Per the Planning & Zoning Commission

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), RE (Single Family 'Estate' Residential), or AG (Agricultural) zoning districts. 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 ton GMC Suburban). Nothing in this Chapter shall prohibit the occasional overnight storage or parking of a commercial vehicle on residential property.

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.

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 at least 6 feet in height. 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.

Commented [BB3]: Per the Planning & Zoning Commission



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-3

Agenda Date 11/2/2020

Type Worksession

Department City Secretary

Title

Discussion of the November 2, 2020 City Council regular agenda items



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number 1

Agenda Date 11/2/2020

Type Executive Session

Department City Secretary

Title

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

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

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including acquisition of real property along SH26 and real property at 5000 Bills Lane and 4928 Bills Lane, in connection with Water Project 10

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

Attachments

RESOLUTION R-20-4544

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

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

RESOLUTION R-20-4545

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

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

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the regular City Council meeting of October 20, 2020
 - b. Approval of a "Colleyville Christmas Card" economic development gift card program
 - c. Ratifying the execution of corrected Ordinance O-19-2101, as passed and approved by the City Council on December 3, 2019; and authorizing the City Secretary to notate and file corrected ordinance in the official City records

AND IT IS SO RESOLVED.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Minutes - Draft

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

Tuesday, October 20, 2020

COUNCIL CHAMBERS

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, October 20, 2020, at 5:00 p.m.

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

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, City Manager's Office Intern Dakari Hill, Police Chief Michael Miller, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Public Works Director Ray Silva-Reyes, Parks and Recreation Director Lisa Escobedo, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

Mayor Newton stated the City Secretary was closing up voting and Assistant City Secretary Keera Seiger was taking the roll and her last day with the City will be Thursday, October 22, 2020, as she is going to the City of Mansfield.

WS-1 Discussion of a holiday gift card economic development program

Assistant City Manager Adrienne Lothery presented this item. She recapped the previous programs and noted the City's sales tax is up, but it is not at the benefit of local business, it is due to on-line shopping. She noted during the pandemic with the two gift cards, not all businesses were open, therefore, this program is designed to assist local small businesses.

Manager Lothery stated the funding for this program would come from the Tax Increment Finance District (TIF), stating there is an economic development category within the TIF, and this money is not funded from the property tax generated general fund.

Mayor Pro Tem Lindamood suggested if a card was used at a big box store, it would have a specified cash value, but if the card was used in a small, independently owned business, the value could be increased by \$10 in an effort to assist the small businesses.

There was discussion on how such a plan could be implemented and bring value to all businesses fairly and not complicate the distribution and reimbursement process.

The City Council would like to move forward with a \$35 card to be mailed to citizens and a \$50 card to be distributed by local churches and City Hall to assist with purchasing necessities such as food. It was not decided how to distinguish between different types of businesses.

Manager Lothery introduced Dakari Hill who is an intern in the City Manager's Office. Intern Hill stated his focus is to assist in future economic development planning. He will be undertaking personally visiting the 430 businesses in Colleyville and taking a survey of their needs to collect data and develop a plan.

WS-2 Update on SH26 Beautification Project - Gateway elements

Assistant City Manager Adrienne Lothery provided an overview of the process to this point and stated the objective with this update is to show the City Council what has been refined in the construction details and seek City Council input and approval before going out to bid. Manager Lothery then turned the briefing over to David Newman, MESA Design Group.

Mr. Newman reviewed each of the gateways and discussed the refinements which included tower heights, lantern scale, way finding signage, alignment of stone, elevations, and amenities. Throughout the review Mr. Newman answered questions of the City Council. There was discussion regarding the distance between the blocks on the towers, seating, water fountains, adjustments at the Pastoral gateway due to the property acquisition and its planned uses, and location of way finding signage.

Manager Lothery and Mr. Newman reviewed the bid process, contingency, and budget for each gateway.

WS-3 Update on preliminary design for trail connecting Nature Center to Sparger Park

Public Works Director Ray Silva-Reyes reviewed the strategies, funding, grant process, and preliminary design for the trail which will connect the Nature Center to Sparger Park.

There was discussion of phasing the project based on available funding, parking and access along the trail, trail width, flooding near Sparger Park, and the ability to locate people along the trail.

WS-4 Glade Road / Riverwalk Roundabout Landscape Design

Assistant City Manager Adrienne Lothery presented the updated landscape and sculpture design for the Glade Road / Riverwalk Drive roundabout. There was discussion on the size and height of the roundabout and sculptures. City Council

directed staff to provide renderings with the roundabout being raised, with larger sculptures, and/ or increasing the number of sculptures.

WS-5 Discussion of the October 20, 2020 City Council regular agenda items

Mayor Newton stated items 7a and 7b will remain tabled, however, the items are expected to come forward at the November 2, 2020 City Council Meeting.

Mayor Newton explained the two presentations will be made in conjunction with the announcements.

Mayor Newton adjourned the worksession at 6:34 p.m. and called the Executive Session to order.

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

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

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

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

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

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

Mayor Newton stated there would be no decisions made or action taken during this time. Executive Session was adjourned at 7:05 p.m.

The regular meeting of the Colleyville City Council was called to order by Mayor Newton at 7:31 p.m.

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

INVOCATION: Paul Daniels, Colleyville Covenant Church

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

Mayor Newton welcomed everyone and announced 7a and 7b would not be removed from the table during this meeting.

Mayor Newton also recognized City Engineer Larry Wright for providing the carved pumpkins which adorned the Council Chambers for the meeting. Mayor Newton explained City Hall and the Colleyville Public Library are featuring Larry's artistry with a weekly rotation of lighted, hand-carved foam pumpkins which are on display on the second floor of the library and in the foyer display case. Visitors to the Library are able to enjoy many of Larry's creations, which began as a family hobby almost 25 years ago.

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-20-4541

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events

Presentation of calendar events and updates

Announcements of awards and recognition

In recognition of the City of Colleyville being an International Economic Development Council Silver Award recipient for our To-Go Gift Card Program under the "Resiliency, Recovery and Mitigation" category for communities with a population 25,000 - 200,000

During the announcements section, Mayor Newton explained the award and asked the City Council to join him in accepting the award.

Mothers Against Drunk Driving (MADD) 2020 MADD North Texas Salute Our Heroes awards in recognition of Police Officer Elias Olivarez and Officer Jessica Mackey - Mayor Richard Newton and Police Chief Michael Miller

During the announcements portion Mary Newton, Mayor Pro Tem Lindamood and Police Chief Miller called Officers Olivarez and Mackey forward to be recognized for their efforts in keeping Colleyville safe and for being recognized by MADD.

The Mayor and City Council made the following announcements and participated in the presentations:

COVID Update: Utilizing the 14-day roll off calculation, Colleyville currently has 89 active positive COVID cases. County hospital bed capacity remains consistent at 29% availability. 459, or 9%, of the County's hospital beds are being utilized by COVID patients. Ventilator capacity also remains strong with 73% availability. Colleyville continues to have zero deaths. For more details please watch my weekly video distributed in Colleyville e-News Friday and posted on the Colleyville Facebook page.

International Economic Development Council Award: It is with great excitement that I share the news that Colleyville has won (yet another) award for an economic development program. We have been chosen by the International Economic Development Council as a Silver Award recipient for our To-Go Gift Card Program under the "Resiliency, Recovery and Mitigation" category for communities with a population 25,000 - 200,000.

According to the IEDC website, "this category includes submissions for programs, activities, and projects that represent a successful recovery initiative from natural and man-made disasters, as well as submissions that represent replicable measures undertaken to promote long term resiliency and/or sustainability from future disasters. Examples include strategies that account for ups and downs in economic and trade conditions, projects that incorporate standards and practices to address the potential of disasters common to the particular area, or projects that begin to celebrate successes of recovery from disasters."

This is the 4th economic development related award the city has received over the last year. The award was recognized during the 2020 IEDC Annual Conference last week. Congratulations to the residents of Colleyville! This is yet another recognition of the exceptional nature of our community.

Police Department Personnel Receive Awards: Mothers Against Drunk Driving (MADD) recently announced their 2020 MADD North Texas Salute Our Heroes awards. Officer Elias Olivarez was awarded the **Enforcement Hero Award** for his 20 DWI arrests last year. He also took the time to encourage and assist new officers with their DWI investigations, resulting in an increase in both the confidence and ability of new officers.

Officer Jessica Mackey was awarded the **Commitment Hero Award** for having the 2nd most DWI arrests in the agency and due to her significant contribution to DWI training and education. She made a consistent effort to locate and address

any DWI concerns reported. Officer Mackey assisted in the training of new officers in 2019 working directly with the Field Training Coordinator to ensure our newest employees were prepared to deal with alcohol related offenses.

Congratulations Officer Olivarez and Officer Mackey! Their efforts and commitment to reducing alcohol related deaths and injuries in our community is appreciated.

Sales Tax Continues Positive Trend: The Texas Comptroller's Office has posted the most recent sales tax allocation information for September, representing all receipts from purchases made in August of this year. I am happy to report that we saw an 11% increase over receipts the same time last year. For the fiscal year, sales tax receipts are up 8.4% overall over last year. Most importantly, with one month left in the fiscal year, we project our total year-end budget surplus at potentially more than \$700,000. This is a credit to our residents who continue to shop Colleyville and our business owners who provide exceptional goods and services.

Colleyville Gives Grant Application Process Now Open: It is time for the City of Colleyville's annual #ColleyvilleGives advertising grant program! This seasonal program is designed to assist Colleyville businesses with their 4th quarter advertising and marketing efforts by providing advertising grants.

Consistent with last year, this promotion provides \$1,000 in grant money for an advertising campaign during the busy holiday months. Businesses who wish to make a \$500 donation to an area non-profit will receive an additional \$1,000 in grant money. To apply, submit a completed and signed application to the City Manager's Office by emailing Christine Johnson at cjohnson@colleyville.com. Applications can be emailed to you or downloaded from the city website. If you have questions about this promotion, please call 817.503.1111.

Early Voting Underway: The Colleyville Library will host early voting through October 30th. All voters residing in Tarrant County may vote at any one of the 340 Tarrant County Vote Centers. To find the location where you wish to vote, go to tarrantcounty.com. Early Voting and Election Day by Personal Appearance will continue through 10/30 at 7 PM. Days and Hours are as follows:

This week (through Friday), 8:00 am - 5:00 pm

Oct. 24 (Sat.), 7:00 am - 7:00 pm

Oct. 25 (Sun.), 11:00 am - 4:00 pm

Oct. 26-30 (Mon.-Fri.), 7:00 am - 7:00 pm

Election Day - November 3-In person - 7:00 am - 7:00 pm

For additional information access the Tarrant County Elections Administration website or call Tarrant County Elections Administration at 817.831.8683.

Fire Department Adds Ventilators to City Ambulances: As part of our ongoing effort to enhance services provided to our residents, the Fire Department recently added ventilators to our ambulances. This week, the Fire Department published a video introducing new ventilator equipment added to our department ambulances. This equipment will provide for enhanced care for patients during transportation to the hospital. The department has released a video regarding the ventilators which can be seen at:

<https://www.facebook.com/ColleyvilleFireDepartment/videos/700759327519794>

Thank you to our first responders who are consistently looking for ways to improve the service provided to our residents. They are community heroes!

Roundabout Art At McDonwell School Road Acknowledges Colleyville Equestrian Past: If you have the chance, drive by the recently completed roundabout at McDonwell School Road and Westcoat. The median work is now complete featuring an equestrian theme paying homage to Colleyville open pastures and agricultural past.

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-20-4542

- 4a** Approval of the minutes of the regular City Council meeting of October 6, 2020
- 4b** Approval of an Interlocal Agreement and funding for the Metroport Teen Court Program
- 4c** Approval of a Construction Services Agreement with Winters and White, LLC, for the FY 2021 Miscellaneous Pavement Markings Contract, in an amount not to exceed \$150,000.00, and authorizing the City Manager to execute the agreement
- 4d** Approval of a Construction Services Agreement with GRod Construction, LLC, for the FY 2021 Miscellaneous Concrete Repair Contract, in an amount not to exceed \$400,000.00, and authorizing the City Manager to execute the agreement
- 4e** Approval of a Contractor Services Agreement with Smith Lawn and Tree, LLC, for the FY 2021 Tree Trimming Contract, in an amount not to exceed \$75,000.00, and authorizing the City Manager to execute the agreement

Mayor Newton read Resolution R-20-4542 in its entirety.

Finance Director Kyle Lester presented item 4b. Councilmember Dodson asked for clarification of the funding sources for the program. Director Lester clarified \$2,250 dollars will be paid from the court security budget line item.

Public Works Director Ray Silva-Reyes presented items 4c, 4d, and 4e and answered questions of the City Council.

Councilmember Dodson asked Director Silva-Reyes, if under item 4c, the City was going to pay the \$290,545 bid by the contractor. Director Silva-Reyes explained this contract is for the \$150,000 only, however, the estimated quantities in the bid documents were for the purpose of choosing a bidder. City Manager Jerry Ducay further clarified this is how the City is securing quality bids, by bidding in quantity and allowing renewals on the contract. Councilmember Dodson stated he thought this was a good idea and he is impressed with the process.

Regarding 4d, City Manager Ducay suggested reducing the quantity so bidders can better judge their pricing and availability. Director Silva-Reyes noted the City does narrow the scope during the bid meetings. Mayor Pro Tem Lindamood stated contractors are familiar with the quantity bidding process and he was glad GRod was chosen because his research indicates they are a better company.

Regarding item 4e Mayor Pro Tem Lindamood and Councilmember Nakamura stated they have heard good things about Smith Lawn and Tree and have seen their work.

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

Councilmember Nakamura made a motion to approve Resolution R-20-4542, seconded by Councilmember Rigney.

The motion to approve passed with the following vote:

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

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - September 2020

Finance Director Kyle Lester presented the September financial report. He stated through September, the General Fund has collected 100% of its budgeted revenue net of CARES funding, and spent 96% of its budgeted costs. Director Lester noted despite obvious economic pressures from the pandemic, this has been a strong year for City with the General Fund continuing to post a higher surplus than anticipated, with one more month of sales tax revenue to be received. If the \$1.4

million received from the CARES Act, which offset salary and benefit costs for public safety employees were factored out, the surplus falls to approximately \$1.3 million.

Director Lester reviewed each account, but noted sales tax revenue is up 8.5% over last year which equals \$700,000. In regard to property taxes, he advised the majority of the City's property taxes are collected from December through March, although the highest receipt months are December and January, however, as of this report, \$15.19 million has been collected, which is all of the budgeted revenue for this stream and represents a 2.5% increase over FY19. Director Lester stated any increases in property tax revenue over FY19 is solely due to properties that have been newly developed or substantially redeveloped, and therefore were previously untaxed or taxed at a much lower value in FY19.

The Utility Fund has collected 93% of its budgeted revenue and spent 82% of its budgeted expenditures, leaving the surplus of \$1.9 million which is stronger than last September, and includes the true-up from the Trinity River Authority of \$430,000. The Drainage Utility Fund has received 106% of its budgeted revenue and spent 85% of its budgeted expenditures with the fund's cash flow tracking better than expected, with close to a \$360,000 surplus showing to date.

Mayor Pro Tem Lindamood reminded everyone the FY21 tax rate is lower than the no new tax rate, due in large part to everyone, staff and City Council working hard and projecting conservatively.

Councilmember Nakamura stated the City's property tax is only \$0.14 per every property tax dollar citizens spend for their overall property taxes. The remaining being school and county property taxes with the largest portion being school.

Councilmember Dodson stated reflecting the City's utility costs separately better reflects the policies put in place.

Mayor Newton agreed with the remarks from Mayor Pro Tem Lindamood and Councilmembers and stated we have put the right system in place to drive efficiencies City wide, and the strategies are working perfectly.

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

6a Ordinance O-20-2139

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

Mayor Newton read the caption of Ordinance O-20-2139.

Community Development Director Ben Bryner presented this item 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. Director Bryner stated the Planning and Zoning Commission and staff recommend approval.

Mayor Newton stated this was a straight-forward zoning case and there were no questions.

Mayor Newton opened the public hearing at 8:31 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 8:31 p.m.

Councilmember Kelley made a motion to approve Ordinance O-20-2139, seconded by Councilmember Dodson.

The motion to approve passed with the following vote:

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

6b Ordinance O-20-2140

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

Mayor Newton read the caption of Ordinance O-20-2140.

Community Development Director Ben Bryner presented this item for a Special Use Permit (SUP) for a five foot wrought iron fence above an existing retaining wall to encroach into the street side yard setback. He noted staff recommends denial as it does not meet the technical requirements of the Land Development Code however, the Planning and Zoning Commission recommended approval with the condition the fence stop at the front building line.

There was discussion regarding safety issues, requiring the fence be wrought iron, and where the fence should end. Mayor Newton stated the wall height had been discussed at the previous meeting, as was ending the fence at the front build line.

Mayor Newton opened the public hearing at 8:39 p.m.

Applicant Zach Schneider, 8751 Collin McKinney Pkwy Suite 402, McKinney, Tradition Homes, thanked Mayor Newton and the City Council for the consideration and stated he believes everyone is on the same page with this request due to the safety issue of the lot being located below the retaining wall. Mr. Schneider said he will take the Council's recommendation on the return location of the wall but he would like to come up to the front build line. Mr. Schneider also noted the next

three items are his requests as well, and he wished to reiterate to City Council he is trying to make the best decisions based on the three pillars of safety, continuity of the neighborhood, and aesthetics. Mr. Schneider brought attention to Ordinance O-20-2124 which the City Council approved in July 2020, relative to the fencing at 3609 LeJoie Lane and 3608 Valmur, which is also within Creekside at Colleyville. He stated he believes the Ordinance will assist in providing direction regarding this and the following items.

Mayor Newton told Mr. Schneider the Council has made clear all of the reasons for the Council decisions in each case and for the Council to grant a variance there must be a legitimate reason. Those reasons were made clear in all previous cases.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 8:41 p.m.

There was further discussion regarding the front property line.

Councilmember Dodson made a motion to approve Ordinance O-20-2140 with the following amendment to Section 3, 1b: The fence location shall be approximately 10 feet from the street side property line and shall be setback no less than 10 feet back from the front of the home, seconded by Councilmember Nakamura.

The motion to approve as amended passed with the following vote:

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

6c Ordinance O-20-2141

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

Mayor Newton read the caption of Ordinance O-20-2141.

Community Development Director Ben Bryner presented this item for a request for a Special Use Permit (SUP) for a five foot wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot. He noted staff recommends denial as it does not meet the technical requirements of the Land Development Code however, the Planning and Zoning Commission recommended approval of up to a 6-foot height wrought iron fence to match the adjacent lot and provide for connection to the back corner of the house.

Mayor Newton stated this request is consistent with a previously approved request. Councilmember Wheat clarified this request would provide for consistency in look and allowance of the neighboring home.

Mayor Newton opened the public hearing at 8:54 p.m.

Applicant Zach Schneider, 8751 Collin McKinney Pkwy Suite 402, McKinney, Tradition Homes, stated he is willing to match the neighbors fence for consistency and will increase the fence height from five to six foot, but asked for leniency when returning the fence to the back of the home, and he be allowed to use the pre-drilled holes in the retaining wall.

Mayor Newton asked Mr. Schneider if there is a sleeve at about one foot from the wall. There were discussions regarding the closest sleeve in the wall and its location. Following discussion, Mr. Schneider and the Mayor and City Council members agreed to use the measure of 16', plus or minus 1 foot for the measurement on the wall and back of the home.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 8:58 p.m.

City Manager Jerry Ducay discussed the Ordinance amendment language, to which Council agreed.

Councilmember Rigney made a motion to approve Ordinance O-20-2141 with the following amendment to Section 3, 1b: The fence location shall be approximately 10 feet from the street side property line and tied into (connected to) the back corner of the home with 2 foot tolerance to utilize existing fence post sleeve but by no means beyond 17' from the rear lot line, seconded by Councilmember Nakamura.

The motion to approve as amended passed with the following vote:

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

6d Ordinance O-20-2142

Request to appeal the decision of the Planning and Zoning Commission for 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

Mayor Newton read the caption of Ordinance O-20-2142.

Community Development Director Ben Bryner presented this item and stated a super majority vote is required because the Planning and Zoning Commission denied the request. Director Bryner stated the request for a Special Use Permit (SUP) for a five foot wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot. He noted staff

recommends denial as it does not meet the technical requirements of the Land Development Code, and the Planning and Zoning Commission recommended denial by a 4-3 vote.

Mayor Newton discussed the back wall height and noted the section of the wall where a fence is not allowed by ordinance is a safety hazard for the lot behind this one and he would like to discuss this lot and the lot in the next item together. Mayor Newton said to resolve the safety issue, he believes there is need to be consistent which means there needs to be a fence on top of the back wall, to make it safe and we have done that, so there is no other reason to extend down the side property line to beyond the rear build line of either lot.

Councilmember Wheat asked Mayor Newton if the proposal is a wrought iron fence on the back retaining wall, coming down the side retaining wall, to the back of the house. Mayor Newton stated yes, and he is fine with both lots having it. Mayor Newton stated once the safety issue on the back wall was addressed, the problem is the walls are offset and he does not know how else to make it look aesthetically reasonable.

Mayor Pro Tem Lindamood clarified the back wall fence will be wrought iron, not wood.

Mayor Newton opened the public hearing at 9:05 p.m.

Applicant Zach Schneider, 8751 Collin McKinney Pkwy Suite 402, McKinney, Tradition Homes, stated the wall does sit below the lot line and for this reason he believes, for the record, there is a safety hazard. He further requested a fence be allowed at no more than 10 feet from the home and mirrors Ordinance O-20-2124. Mayor Newton stated, for the record, he does not believe there is a safety issue and disagrees with Mr. Schneider.

There was further discussion regarding wall height, previous direction given by the City Council and the language of Ordinance O-20-2124.

Mayor Pro Tem Lindamood stated he feels the City Council has worked well with the applicant and agrees with the Mayor. Councilmember Wheat said she is completely okay with the Mayor's proposal, but the wall being three to four feet makes her less comfortable.

There were further discussions regarding the wall height, and changing the lot.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 9:23 p.m.

Councilmember Kelley made a motion to approve Ordinance O-20-2142 with the following amendment to Section 3, 1b: The fence location shall

be approximately 10 feet from the street side property line and tied into (connected to) the back corner of the home, and Section 3, 1c: No fence shall extend across the rear lot into the street side yard setback unless such fence is of an open wrought iron material for the property at 3500 LeJoie Lane. A fence across the rear lot side yard setback is required as a condition of any fence permit issued under this special ordinance, seconded by Mayor Pro Tem Lindamood.

The motion to approve as amended passed with the following vote:

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

6e Ordinance O-20-2143

Request to appeal the decision of the Planning and Zoning Commission for 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

Mayor Newton read the caption of Ordinance O-20-2143.

Community Development Director Ben Bryner presented this item and stated a super majority vote is required because the Planning and Zoning Commission denied the request. Director Bryner stated the request for a Special Use Permit (SUP) for a five foot wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot. He noted staff recommends denial as it does not meet the technical requirements of the Land Development Code, and the Planning and Zoning Commission recommended denial by a 4-3 vote.

Due to the discussion on the previous item, there were no additional questions.

Mayor Newton opened the public hearing at 9:26 p.m.

Applicant Zach Schneider, 8751 Collin McKinney Pkwy Suite 402, McKinney, Tradition Homes, thanked Mayor Newton and the City Council for their consideration and candid conversation on all of the items which he worked on.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 9:28 p.m.

Councilmember Wheat made a motion to approve Ordinance O-20-214w with the following amendment to Section 3, 1b: The fence location shall be approximately 10 feet from the street side property line and tied into (connected to) the back corner of the home, and Section 3, 1c: No fence shall extend across the rear lot into the street side yard setback unless

such fence is of an open wrought iron material for the property at 3500 LeJoie Lane. A fence across the rear lot side yard setback is required as a condition of any fence permit issued under this special ordinance, seconded by Councilmember Rigney.

The motion to approve as amended passed with the following vote:

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

7. TABLED: ORDINANCE(S) READING AND PUBLIC HEARING
Items 7a and 7b remained tabled

7a Ordinance O-20-2127

Consideration for a Special Use Permit for a day care center on Lots 9R and 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Boulevard, Case ZC20-015

7b Ordinance O-20-2128

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

8. CITIZEN COMMENTS

Kathy Hadley, 204 Timberline Drive North, suggested a decorative item be added to the top of the towers as she thinks they are too plain. She also inquired if there is parking planned along each of the gateways, and asked if some of the old signage (Colleyville markers) could be saved.

Mrs. Hadley suggested placing a statue of a horse in the roundabout at Glade and Riverwalk because Colleyville is a horse community.

Mrs. Hadley thanked whomever was responsible for seeing to it the curbs on Bedford Road have been painted, making it much easier to see. She closed by thanking the City Council for all they do for the City.

9. REPORTS

Library Board Minutes - August 10, 2020

Planning and Zoning Commission Minutes - September 14, 2020

Planning and Zoning Commission Minutes - September 28, 2020

There was no discussion of this item.

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR - READING AND PUBLIC HEARING - RESOLUTION R-20-4543

This resolution was not needed.

11. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 9:40 p.m.

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

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4b

Agenda Date 11/2/2020

Number Resolution R-20-4545

Type Resolution

Department City Manager

Title

Approval of a "Colleyville Christmas Card" economic development gift card program

Strategic Plan

- 1.1 Actively involve and engage stakeholders
- 4.2 Encourage compatible commercial growth

Explanation

Reading and Public Hearing

In continued support of Colleyville's businesses during the upcoming holiday season, a "Colleyville Christmas Card" economic development gift card program has been proposed. Program guidelines would be consistent with prior gift card programs the City has offered. The cards would hold a \$35 value, not redeemable for cash. All cards must be used by December 31, 2020. Cards will be mailed to every household in Colleyville, to use at a Colleyville business of their choosing.

The City of Colleyville has also looked for ways to assist our community members who may be struggling during this time, while simultaneously benefitting our local businesses. To that end, a secondary version of the "Colleyville Christmas Card" is also proposed, named the "Colleyville Cares Christmas Card". Similar to the previous Colleyville Cares gift card program offered last Spring, these \$50 cards will be distributed to Colleyville houses of worship, to share with families as needs are identified.

Financial Impact

Program funding is available in the Tax Increment Financing (TIF) Fund. Should federal or state funding become available, staff will also seek reimbursement for eligible expenses through those programs.

Recommendation

Approve

Attachments

1. Colleyville Christmas Card
2. Colleyville Cares Christmas Card

SHOP COLLEYVILLE THIS HOLIDAY SEASON

Colleyville Christmas Card

\$35 Local Gift Card



The City of Colleyville wants to help our local restaurants and retailers this holiday season. Use this \$35 Colleyville Christmas Card gift card at your favorite Colleyville business. Simply provide the gift card to the restaurant or retailer at the time of purchase and the business will provide the discount. No minimum purchase is required but the Christmas Card can only be used once. The Colleyville Christmas Card is not redeemable for cash and no change will be provided for purchases below \$35. The gift card must be used by December 31, 2020.

Thank you for shopping local and supporting Colleyville restaurants and retailers this holiday season!

Questions? Call 817.503.1111 or visit Colleyville.com/ChristmasCard

Duplication of this gift card is prohibited.



100 Main St.
Colleyville, TX 76034

PRSRT STD
US Postage
PAID
Colleyville, TX
Permit No. 08

ECRWSS
COLLEYVILLE POSTAL CUSTOMER



Colleyville Cares Christmas Card

\$50 Local Gift Card



As we head into the holiday season, the City of Colleyville has looked for ways to assist our community members and local businesses. The Colleyville Ministerial Alliance and the City of Colleyville are working together to provide some relief for families struggling during these times. The Colleyville Cares Christmas Card can be used at any Colleyville restaurant or retail store. Simply provide the gift card to the Colleyville business at the time of purchase and the business will provide the discount. No minimum purchase is required but the Colleyville Cares Christmas Card can only be used once. The Colleyville Cares card is not redeemable for cash and no change will be provided for purchases below \$50. The gift card must be used by December 31, 2020.

Questions? Call 817.503.1111

Duplication of this gift card is prohibited.
Cannot be redeemed for alcohol.



100 Main St.
Colleyville, TX 76034



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4c

Agenda Date 11/2/2020

Number Resolution R-20-4545

Type Resolution

Department City Attorney

Title

Ratifying the execution of corrected Ordinance O-19-2101, as passed and approved by the City Council on December 3, 2019; and authorizing the City Secretary to notate and file corrected ordinance in the official City records

Strategic Plan

1.4 Communicate thoroughly and strategically

Explanation

Reading and Public Hearing

At the December 3, 2019 City Council Meeting, City Council took action on Ordinance O-19-2101, a request for an SUP for a fence at 2608 Highland Meadow Drive.

City Council amended Sec. 2 authorizing a Special Use Permit for a wrought iron fence up to eight feet in height, with a 10 foot setback from the property line and within the street side yard. The language was not updated prior to obtaining Mayor Newton's signature.

This item provides for the City Secretary to notate and file the corrected ordinance in the official record of the City.

Financial Impact

Recommendation

Approve

Attachments

1. Ordinance O-19-2101

ORDINANCE O-19-2101

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.51 ACRES, BEING LOT 2, BLOCK 1 OF THE HODGKISS PLACE II ADDITION, LOCATED AT 2608 HIGHLAND MEADOW DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN 8 FOOT WROUGHT IRON FENCE ALONG THE CORNER STREET SIDE PROPERTY LINE AND WITHIN THE STREET SIDE YARD; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for an accessory dwelling and a carport under Case No. ZC19-013; 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 wrought iron fence, up to 8 feet in height, to be located along the corner street side property line and within the street side yard not less than 10 feet in from the property line, on 0.51 acres, being Lot 2, Block 1, of the Hodgkiss Place II Addition, located at 2608 Highland Meadow, as depicted on the attached 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 permit the construction of a new wrought iron fence, up to 8 feet in height, within the street side yard a distance of not less than 10 feet from the corner street side property line.

- b. The fence shall be generally consistent with the site plan as depicted on the attached Exhibit "B".
- c. 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 November 2019.

A second reading and public hearing was conducted on the 19th Day of November 2019 at which time the item was tabled.

A final public hearing was conducted on the 3rd day of December 2019.

PASSED AND APPROVED BY A VOTE OF 7 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 3RD DAY OF DECEMBER 2019.

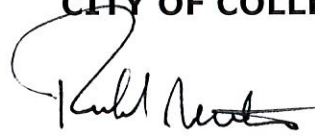
Mayor Richard Newton	<u>Aye</u>	Mayor Pro Tem Bobby Lindamood	<u>Aye</u>
Place 1, Tammy Nakamura	<u>Aye</u>	Place 5, Chuck Kelley	<u>Aye</u>
Place 3, Kathy Wheat	<u>Aye</u>	Place 6, Callie Rigney	<u>Aye</u>
Place 4, George Dodson	<u>Aye</u>		

ATTEST:



Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE



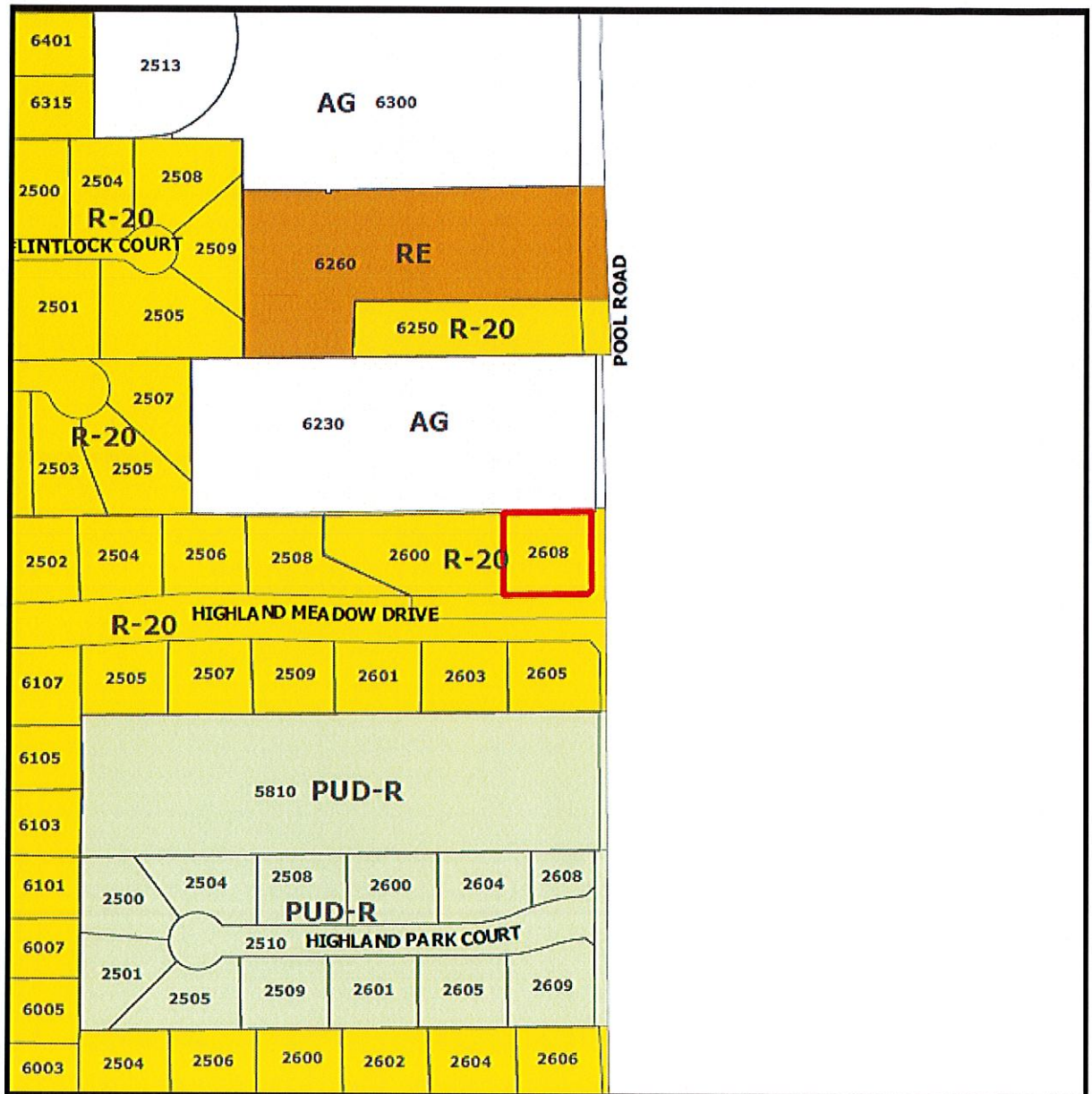
Richard Newton
Mayor

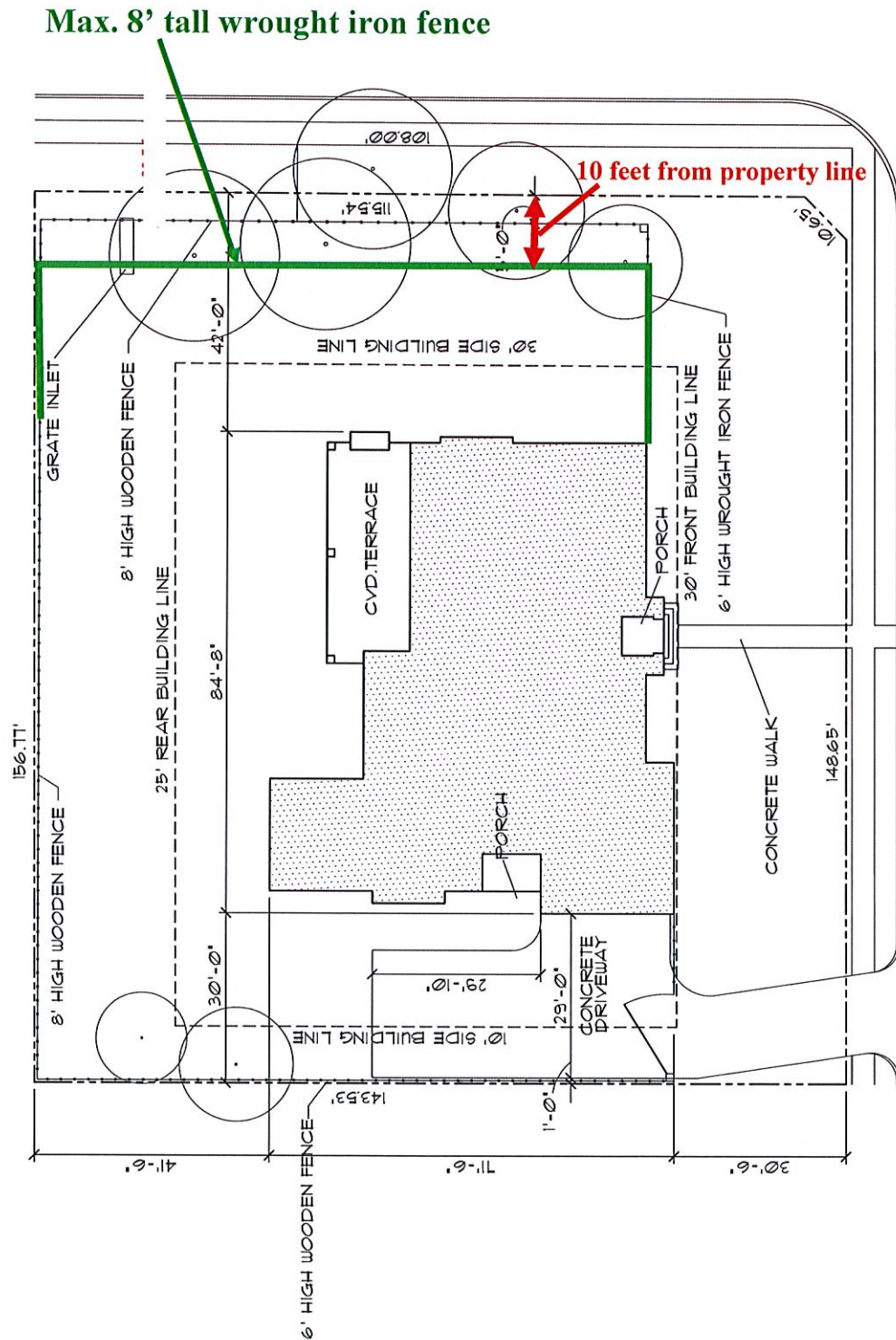
APPROVED AS TO FORM:



Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



[illegible]

SITE PLAN
SCALE: 1/8" = 1' @
NORTH
LOT 2 BLOCK 1
HODGKISS PLACE 2
COLLEYVILLE, TX

2608 HIGHLAND MEADOWS



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 11/2/2020

Number Ordinance O-20-2144

Type Ordinance

Department Community Development

Title

Request to appeal the decision by the Planning and Zoning Commission for the 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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

The Planning & Zoning Commission recommended denial at the October 12, 2020 meeting by a vote of 5-0. When the Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Request: 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, 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.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended denial of the request at the October 12, 2020 meeting by a vote of 5-0. When the Planning & Zoning Commission makes a recommendation of denial, a favorable vote of three-fourth (3/4) of all members of the City Council is required for approval of the request.

Financial Impact

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

Recommendation

Denial

Attachments

1. Request to Appeal
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Site Plan
7. Photos Provided by Applicant
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Letters of Support
12. Ordinance O-20-2144

From: [Mary Lou Hendrickson](#)
To: [Ben Bryner](#); [Jackie Reyff](#); [Araceli Botello](#)
Cc: [Zach Schneider](#)
Subject: 4008 Petrus
Date: Tuesday, October 13, 2020 8:31:11 AM

Ben, Jackie, Araceli,

Thank you for putting together my SUP request to present to the P&Z Commission last night. Based on the “denial” vote by the commission, **I would like to appeal this decision to the City Council at the Nov 2nd and Nov 17th meetings.**

Please let me know if you need anything further from me.

Thank you,
Mary Lou Hendrickson

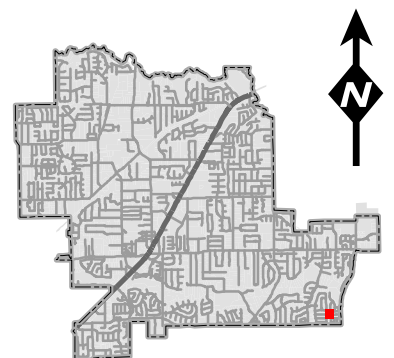
Aerial Map



ZC20-023
4008 Petrus Blvd

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 Subject Property



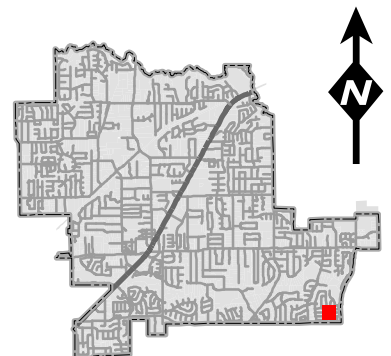
Zoning Map



ZC20-023
4008 Petrus Blvd

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 Subject Property



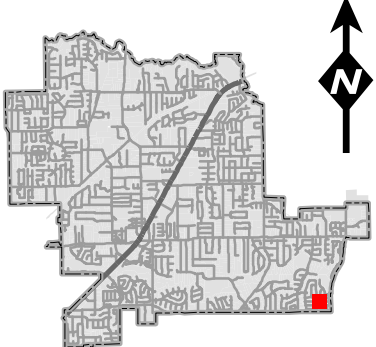
Future Land Use Map



ZC20-023
4008 Petrus Blvd

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 Subject Property
 Residential



Statement of Planning Objectives

The purpose of this Special Use Permit (SUP) is to request the City of Colleyville's approval 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.

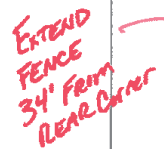
Due to the time it takes to process and approve the Special Use Permit, I am also requesting that you only freeze the inspection of the fence and you allow the inspection of the remainder of the property to resume. I have sold my current house in Colleyville and have to be out by September 30, 2020, 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.



42" GATE

PICKETS
IN

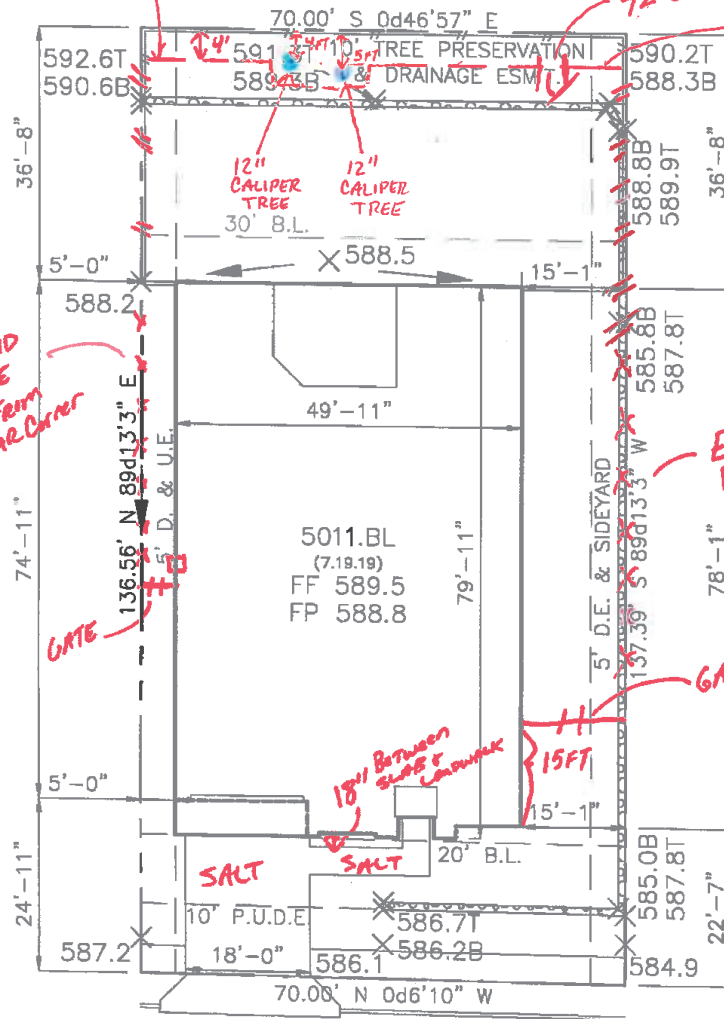


78'-1"

GATE

N

S



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

Note: 7-10-3" cal. min.
Buffer Trees @rear.
1-3" cal. min. @front.



Sod & Flatwork Calculations		
Total Sod	577	SQ. YDS.
Description	SQ. FT.	CU. YDS.
Drive/Lead Walk	449.58	5.55
Approach	131.32	2.43
City Walk	208.01	2.57
Total Flatwork	788.92	10.55

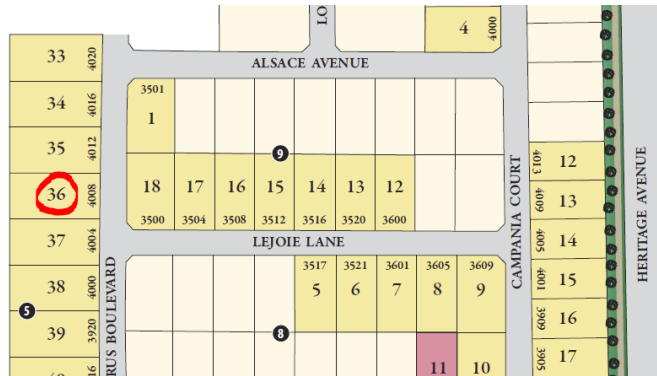
****field verify dimensions & grading prior to starting construction**

LOT SUMMARY		job. no. 101_004		GENERAL NOTES: DRIVEWAY & GARAGE: MIN. 18' WIDE DRIVEWAY @ STREET APPROACH: MIN. 18' WIDE PUBLIC SIDEWALK: MIN. 4' WIDE LEAD WALK TO HOME: MIN. 4' WIDE				
LOT AREA	9589	subdiv. Creekside at Colleyville PH. 3						
SLAB AREA	3952	lot 36	blk 5					
COVERAGE	41.21%	address 4008 Petrus Boulevard						
		city Colleyville, TX		 TRADITION HOMES				
FENCE	161'	date 3/2/20				Drawn By: JRD	Description:	Date:
SCALE: 1" = 20'		master plan 5011						
WWW.TRADITIONHOMES.COM								

E

WWW.TRADITIONHOMES.COM

Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



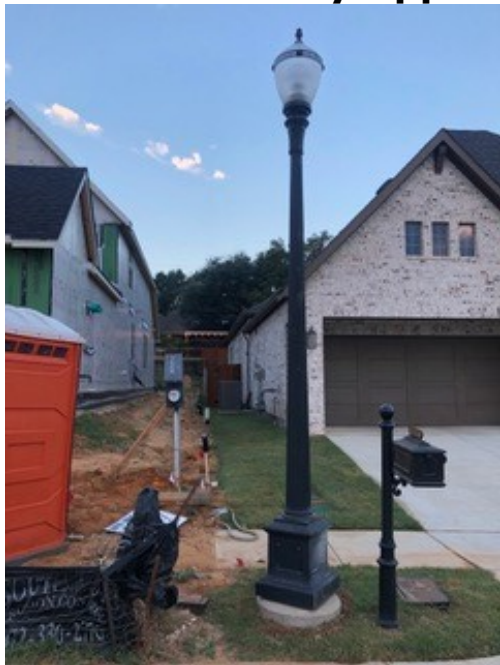
Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant









4012









Notification Map

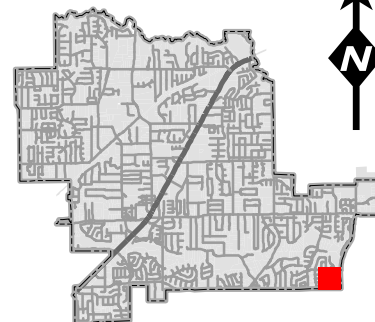


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ZC20-023

4008 Petrus Blvd

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
	4003		76034	4003
	30601	200	91301	3503
	3406		76034	3406
	3411		76034	3411
	3405		76034	3405
	3508		76034	3508
	4116		76034	4116
	4001		76034	4001
	3412		76034	3412
	3909		76034	3909
	2804		73801	3404
	3521		76034	3521
	3407		76034	3407
	3410		76034	3410
	3604		76034	3604
	4105		76034	4105
	101		76092	0
	3601		76034	3601
	4117		76034	4117
	3501		76034	3501
	4005		76034	4005
	4101		76034	4101
	4112		76034	4112
	3409		76034	3409
	4009		76034	4009
	4104		76034	4104
	4007		76034	4007
	4008		76034	4008
	3402		76034	3402
	3404		76034	3404
	3405		76034	3405
	3410		76034	3410
	4012		76034	4012
	3411		76034	3411
	3408		76034	3408
	3404		76034	3404
	3407		76034	3407
	4609		63089	4108
	3520		76034	3520
	3408		76034	3408
	4101		76034	4101
	1110-112	202	98004	3512
	1110-112	202	98004	4020
	1110-112	202	98004	3501
	1110-112	202	98004	3508
	1110-112	202	98004	4016
	1110-112	202	98004	3600
	1110-112	202	98004	3516
	1110-112	202	98004	3521
	1110-112	202	98004	3520
	1110-112	202	98004	3505
	1110-112	202	98004	3508
	1110-112	202	98004	4012
	1110-112	202	98004	3513
	1110-112	202	98004	3509
	1110-112	202	98004	3500
	1110-112	202	98004	3913
	1110-112	202	98004	3501
	1110-112	202	98004	3605
	1110-112	202	98004	3501
	1110-112	202	98004	3920
	1110-112	202	98004	3601
	1110-112	202	98004	3504
	1110-112	202	98004	3516
	4004		76034	4004
	3505		76034	3505
	3406		76034	3406
	4100		76034	4100
	3409		76034	3409
	610		76034	3504
	4100		76034	4100
	3509		76034	3509
	3605		76034	3605
	4000		76034	4000
	3509		76034	3509
	3500		76034	3500
	3517		76034	3517
	3401		76034	3401
	3505		76034	3505
	3912		76034	3912
	4109		76034	4109
	4001		76034	4001
	3513		76034	3513
	4113		76034	4113
	3905		76034	3905
	4103		76034	4103
	3916		76034	3916
	8751		75070	3908
	8751		75070	3517
	8751		75070	4004
	8751		75070	4000
	8751		75070	3900
	8751		75070	3904
	8751		75070	3600
	8751		75070	4008
	4713		76034	4009
	3403		76034	3403
	3504		76034	3504
	3907		76034	3907
	3407		76034	3407
	3512		76034	3512
	3500		76034	3500
	3909		76034	3909
	4005		76034	4005
	3410		76034	3410
	4100		76034	
	101		76092	
	3051		76051	
	7213		76034	



NOTICE OF PUBLIC HEARING

SS

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

Planning and Zoning Commission Meeting: Monday, 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

Letter of Support

I live at 4007 Bowden Hill Lane in the Woodland Hills neighborhood. I live behind the house built at 4008 Petrus in the Creekside of Colleyville neighborhood, owned by Mary Lou Hendrickson. She has told us that she has submitted a Special Use Permit for her fence built in her back yard that exceeds the 8 foot fence Colleyville ordinance. She said this was done to align our fences at the same height and to give us both more privacy. Her fence is not a hinderance to our property, it does give us more privacy, we do not have an problem with it.

Thank you,
John & Mary George
4007 Bowden Hill Ln

John George
10/05/2020
Ph: 718-962-2577

Letter of Support

To: City of Colleyville

From: Salim Hirani

Date: October 1, 2020

Re: Fence at 4008 Petrus

The owner of the home at 4008 Petrus, Mary Lou Hendrickson has said she is submitting a Special Use Permit for her 8-10 fence in her back yard and wanted to know if I had any issue with her fence. I am building the house to the north of hers at 4012 Petrus. I understand her request to keep her fence for privacy and to hide the neighbor's fence behind her and I do not have any issue with her fence.



SALIM K. HIRANI.
817-715-6704

Letter of Support

To: City of Colleyville

We are moving to 4004 Petrus later this year and have met our neighbor to the north of us, Mary Lou Hendrickson. She told us she needed to get approval from the City for the height of her back fence and asked if we could write a letter on what our thoughts were on the issue of her fence.

We have no issue with her fence. Due to the slope in her yard, we understand why she wanted to level off her fence to align with the neighbor's fence behind her. It gives them both privacy and looks good.

Thank you,

A handwritten signature in black ink, appearing to read "Alex & Courtney Asbill". The signature is fluid and cursive, with a long horizontal line extending from the first name.

Alex & Courtney Asbill
4004 Petrus
cmasbill@gmail.com

ORDINANCE O-20-2144

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 a 10-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 City Council Agenda Briefing

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

Agenda Number 5b

Agenda Date 11/2/2020

Number Ordinance O-20-2145

Type Ordinance

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading & Public Hearing

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.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request at their October 12, 2020 meeting by a vote of 5-0.

Financial Impact

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

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Notification Map
6. Property Owner Notification
7. Notification List
8. Ordinance O-20-2145

Aerial Map

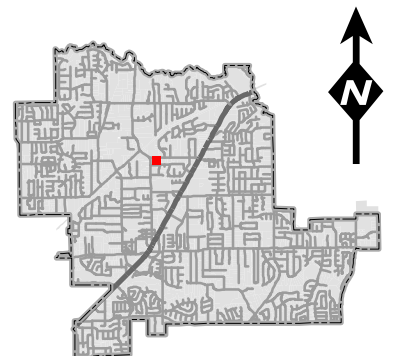


ZC20-024
911 Tinker Road

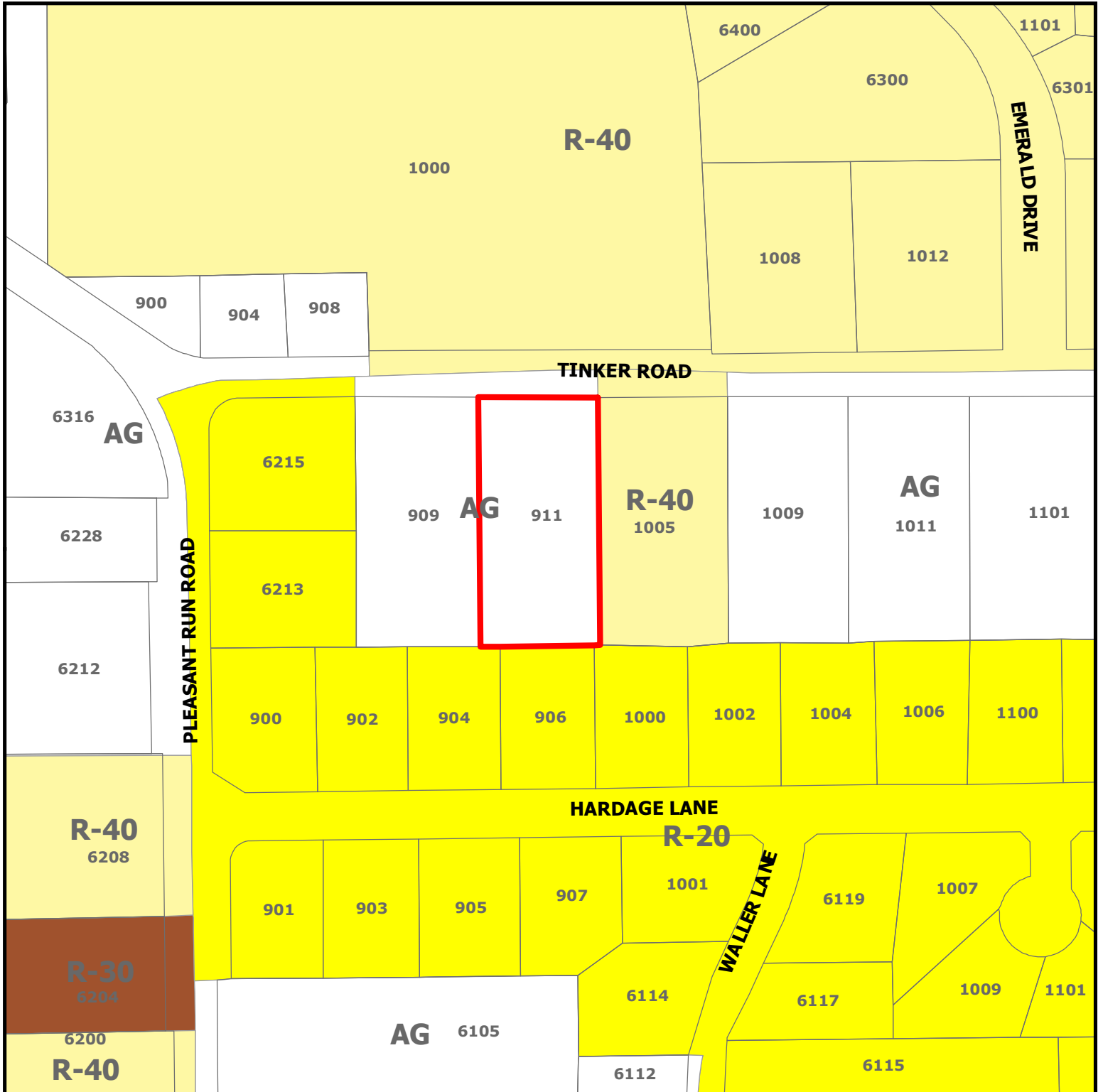
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



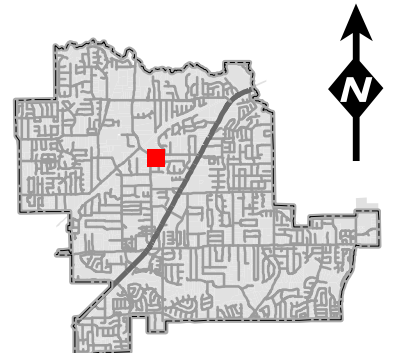
Zoning Map



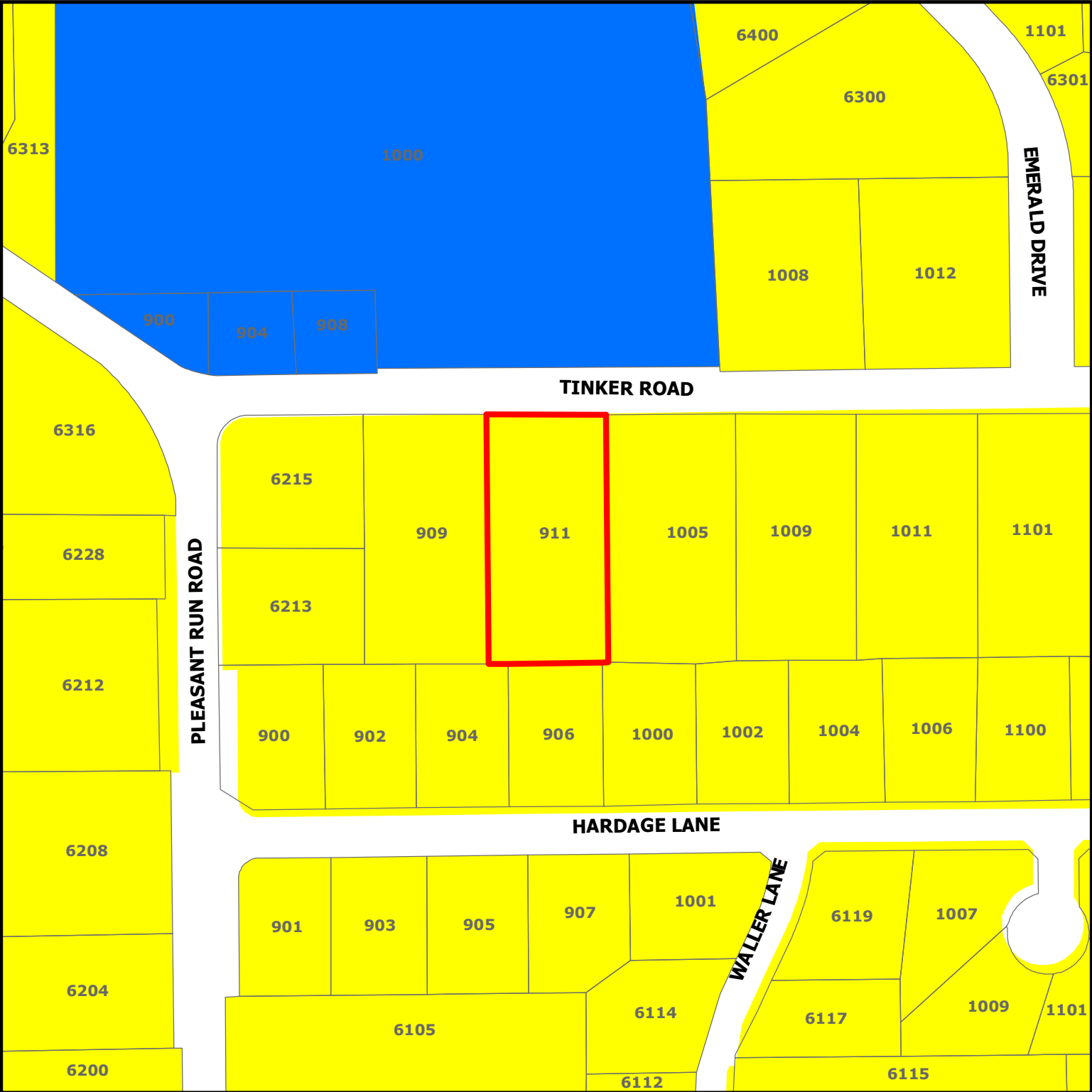
ZC20-024
911 Tinker Road

DISCLAIMER:
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 Subject Property



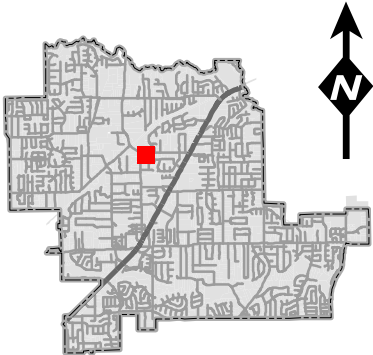
Future Land Use Map



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:

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ZC20-024

911 Tinker Road



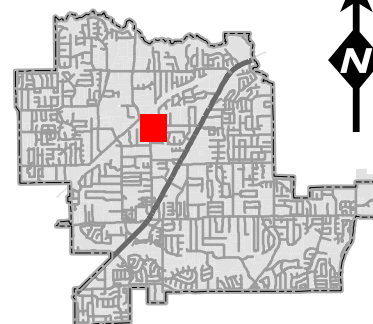
Subject Property



500ft Buffer



Properties within 500ft





NOTICE OF PUBLIC HEARING

SS

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

Planning and Zoning Commission Meeting: Monday, 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
	1009		76034	1009
	902		76034	902
	6117		76034	6117
	911		76034	911
	6119		76034	6119
	6105		76034	6105
	6213		76034	6213
	6228		76034	6228
	6316		76034	6316
	1000		76034	1000
	1001		76034	1001
	6114		76034	6114
	6400		76034	6400
	1012		76034	1012
	904		76034	904
	900		76034	900
2016	1006		76034	1006
	800	820	76108	904
	909		76034	909
	1005		76034	1005
	903		76034	903
	901		76034	901
	905		76034	905
	6208		76034	6208
	312		76034	6212
	1002		76034	1002
	6300		76034	6300
	906		76034	906
	1007		76034	1007
	1101		76034	1101
	1004		76034	1004
	1100		76034	1100
	1008		76034	1008
	6215		76034	6215
	1011		76034	1011
	907		76034	907
	3051		76051	
	911		76034	

ORDINANCE O-20-2145

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 the zoning change 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, 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
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Christine Loven, TRMC City Secretary	Richard Newton Mayor
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APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map

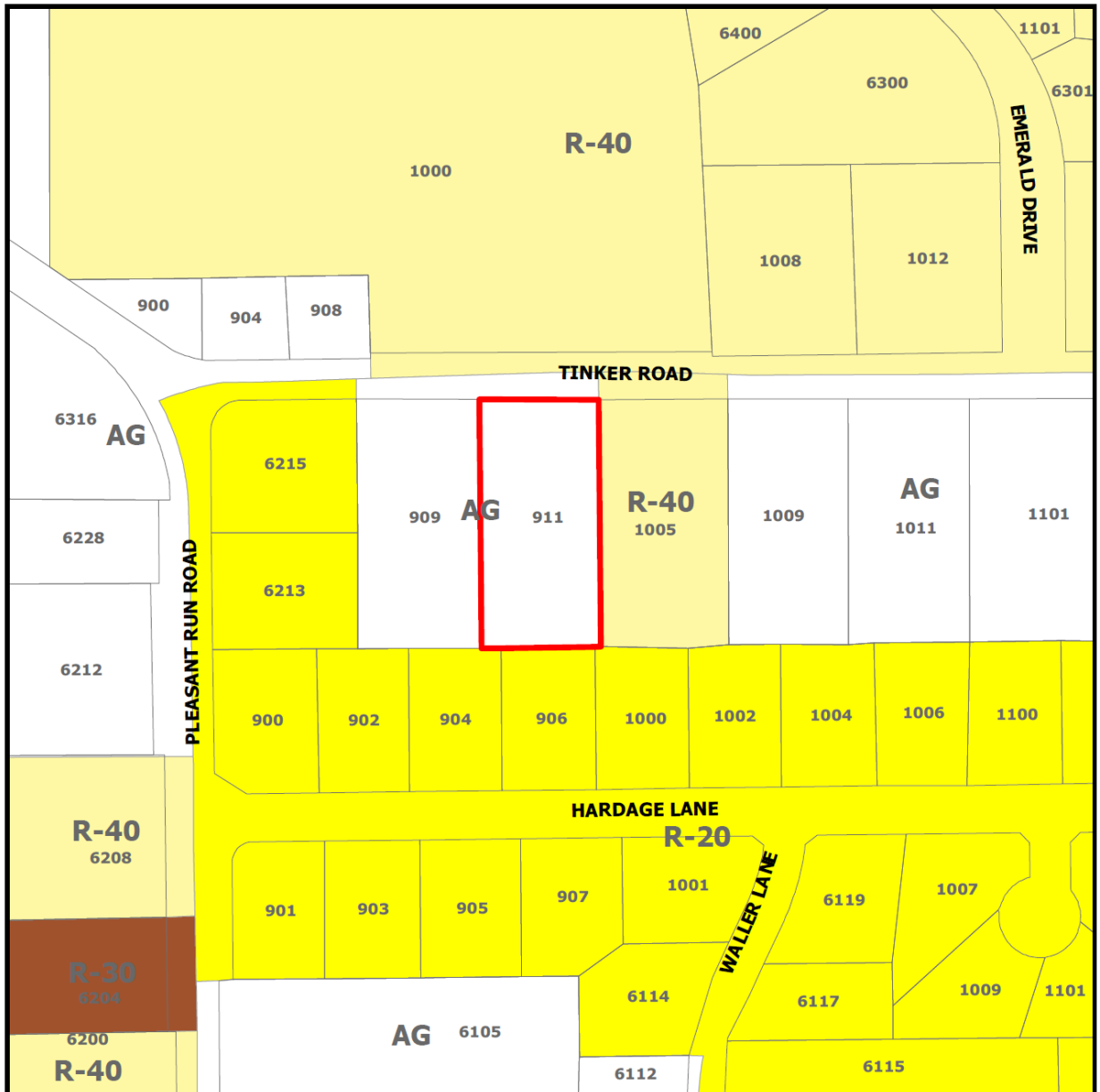
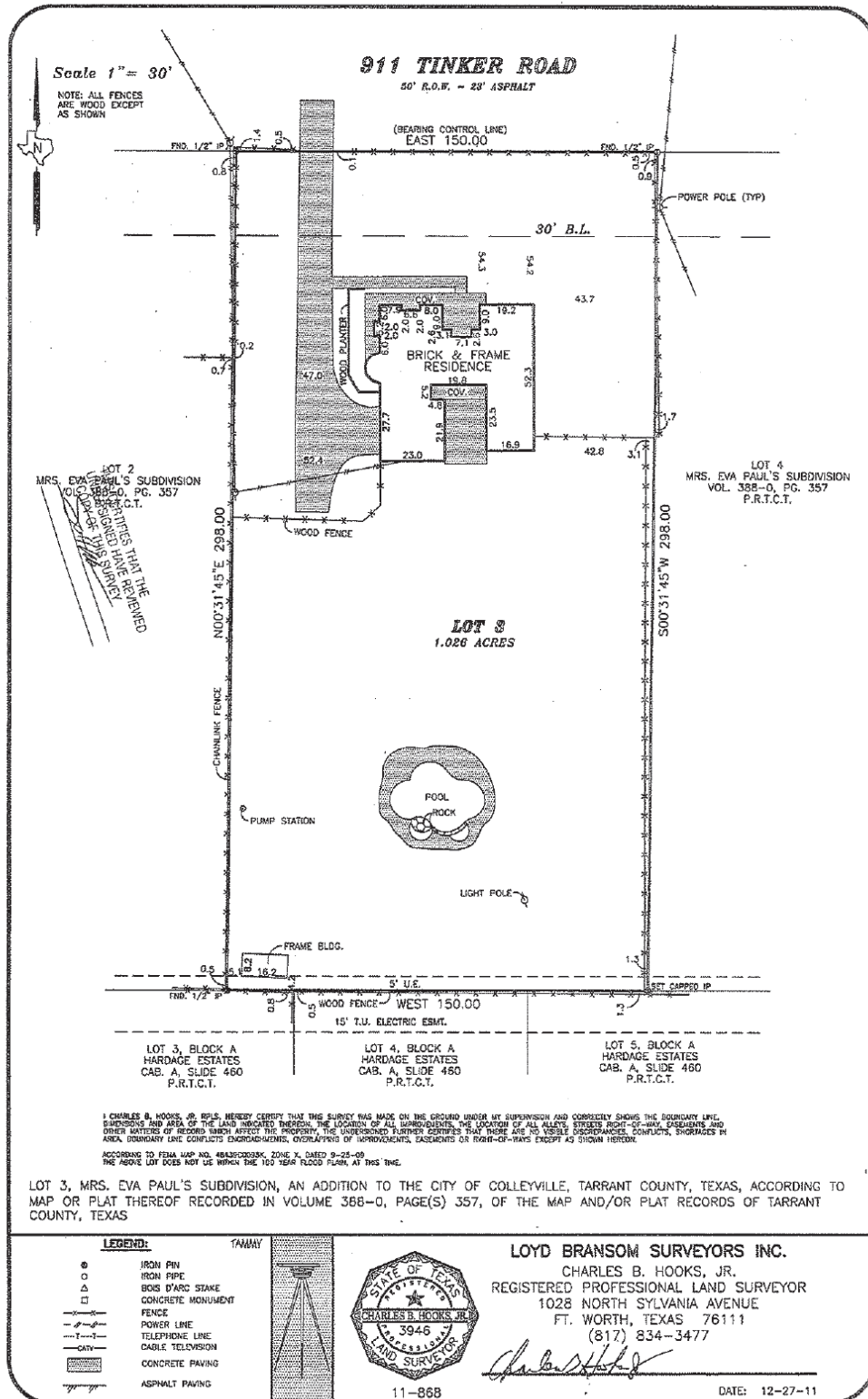


Exhibit "B"- Zoning Exhibit





City of Colleyville City Council Agenda Briefing

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

Agenda Number 5c

Agenda Date 11/2/2020

Number Ordinance O-20-2146

Type Ordinance

Department Community Development

Title

Request to appeal the decision by the Planning and Zoning Commission for the 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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading & Public Hearing

The Planning & Zoning Commission made a motion to approve the request at their October 26, 2020 meeting. However, the motion failed by a vote of 3-3. A failed motion is considered a recommendation for denial. When the Planning & Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Request: 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% 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 are an additional 2.4% above the 4% 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 since Planning & Zoning Commission Meeting/Last Meeting:

- September 28, 2020: 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.
- October 15, 2020: Exhibits showing multiple approval options have been prepared and attached for the Commission's review and consideration.

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.

Conditions to Consider:

- Not easily attached to the house due to a rear-facing garage and pool in the back yard.

- If the applicant had the ability to attach the structure to the home, the addition could be much larger ($\pm 2,500$ s.f.) than the workshop requested (928 s.f.) and still comply with lot coverage and impervious coverage regulations.
- The materials on all four sides of the workshop/garage are proposed to be brick and a shingled roof and is proposed to match the existing home to conform to the architecture of the neighborhood.
- The design of the roof is hipped, which visually is less severe than a single ridge, and it achieves the goal of meeting the height regulation in conformance with the Land Development Code.
- The lot maintains compliance with the maximum lot coverage and maximum impervious coverage regulations.
- If the applicant meets the 4% maximum lot area, he has the ability with a building permit to construct a non-masonry building and would not need approval from the Planning & Zoning Commission or City Council.

Staff Recommendation: Staff recommends approval of the accessory building. The requested SUP is to exceed the 4% allowable lot area by 2.44% 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.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission made a motion to approve the request at their October 26, 2020 meeting. However, the motion failed by a vote of 3-3. A failed motion is considered a recommendation for denial. When the Planning & Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Financial Impact

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

Recommendation

Approve

Attachments

1. Request to Appeal
2. Revised Statement of Planning Objectives
3. Original Request
4. Option #1
5. Option #2
6. Aerial Map
7. Zoning Map
8. Future Land Use Map

9. Statement of Planning Objectives
10. Site Plan
11. Floor Plan
12. Building Elevations
13. Impervious Lot Coverage
14. Notification Map
15. Notification List
16. Property Owner Notification
17. Letters of Support
18. Ordinance O-20-2146

REQUEST TO APPEAL

Ben Bryner

To: BRUCE TAYLOR
Subject: RE: Bruce Taylor Garage

-----Original Message-----

From: BRUCE TAYLOR <>
Sent: Monday, October 26, 2020 10:25 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Bruce Taylor Garage

Hi Ben,

I would like to appeal the Planning and Zoning Boards decision to not approve the original construction plan for the garage/workshop at 4501 Shadycreek Lane with the City Council.

Thank you for your consideration,

Bruce Taylor and Stacey Taylor

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

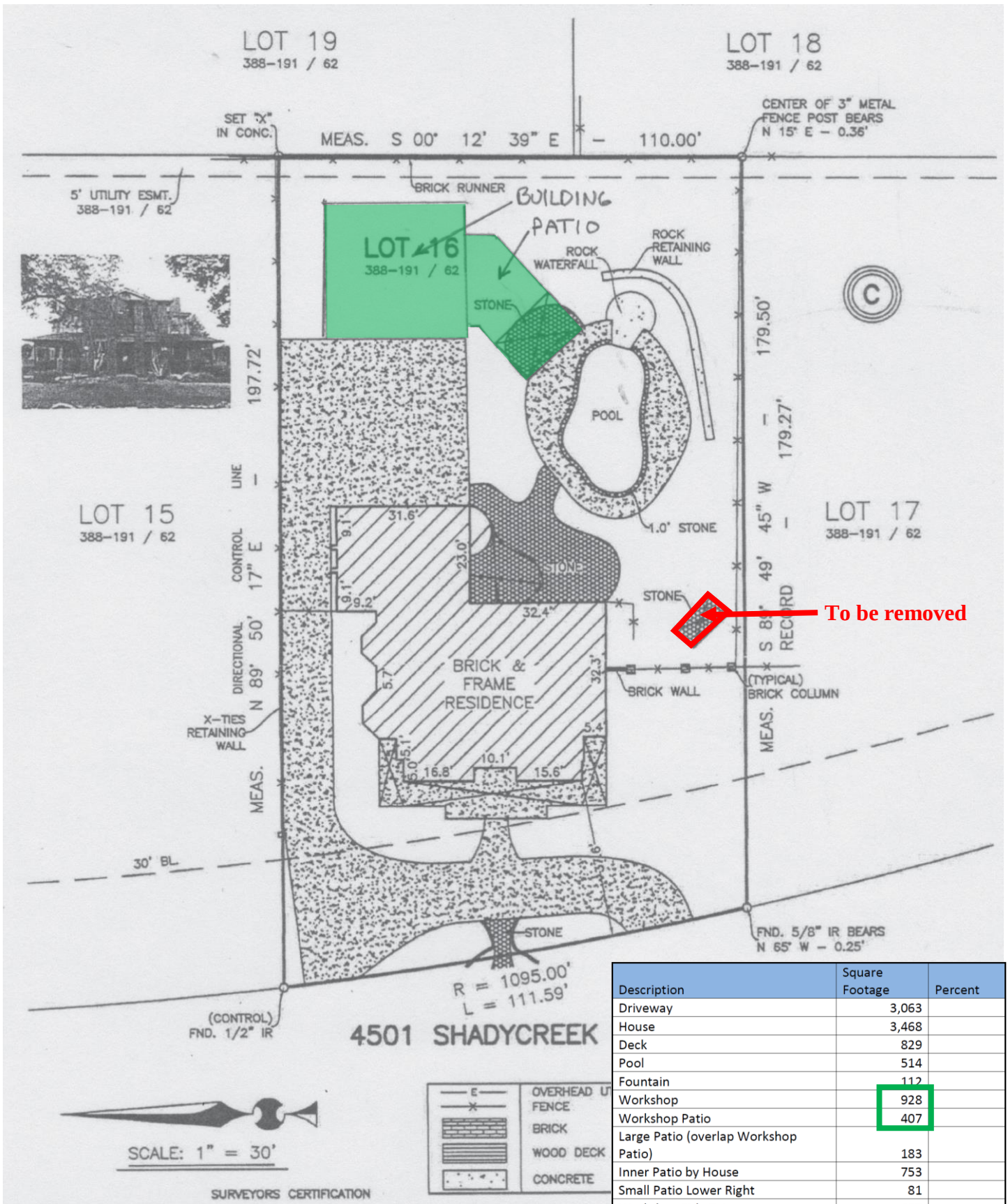
existing pergola, so that area is a wash. The left side and backside will have a 13-foot setback complying with the setback requirement based on the roof pitch. The front side and right side are both well within the setback requirements.

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

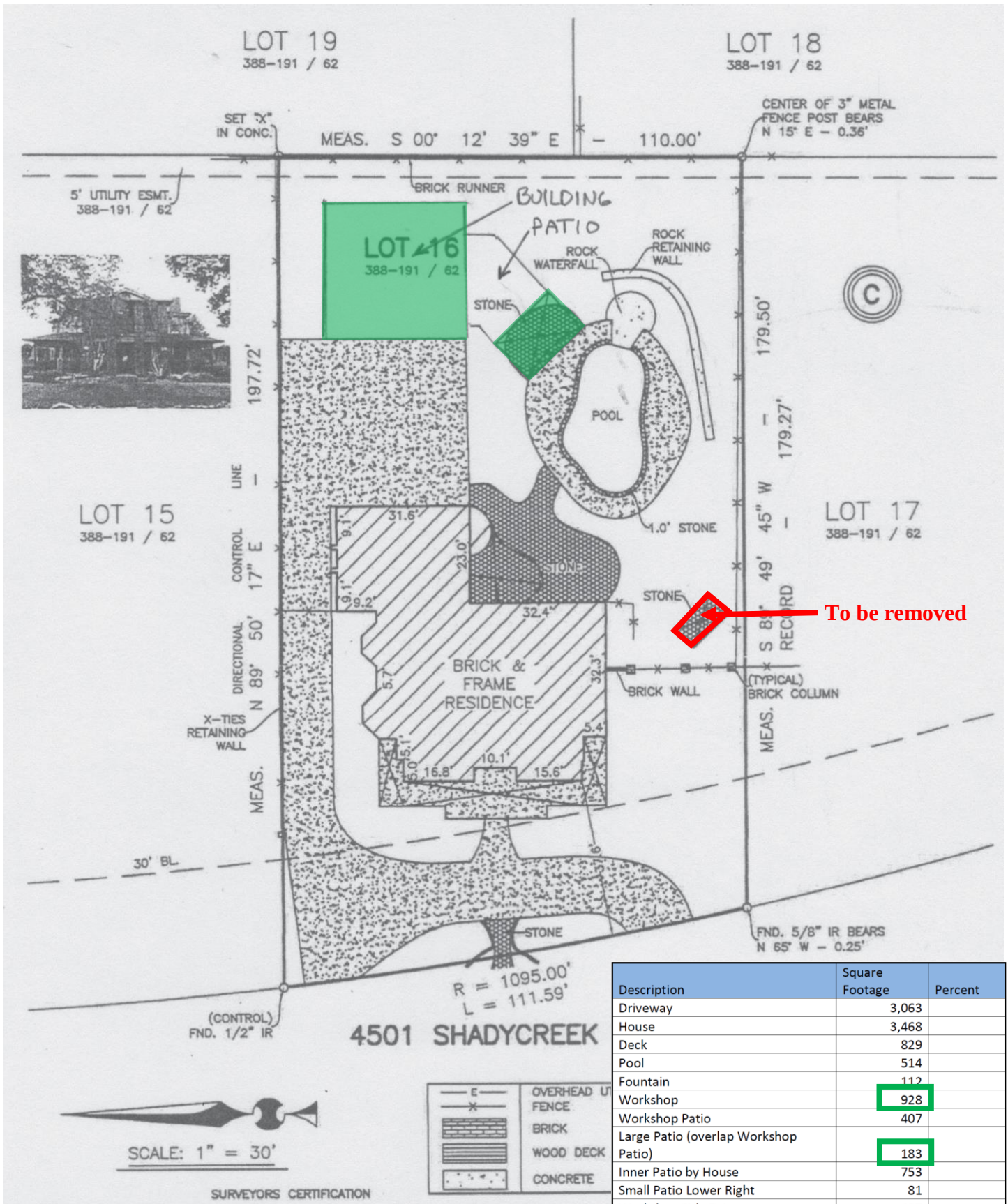
Original Request



928 SF + 407 SF = 1,335 SF

Acc Bldg Coverage = 6.44%

Option #1



928 SF + 183 SF = 1,111 SF

Acc Bldg Coverage = 5.36%

LOT 19
388-191 / 62

LOT 18
388-191 / 62

SET "X" IN CONC.

MEAS. S 00° 12' 39" E - 110.00'

5' UTILITY ESMT.
388-191 / 62

BRICK RUNNER

BUILDING

PATIO

ROCK WATERFALL

ROCK RETAINING WALL

STONE

POOL

1.0' STONE

LOT 16
388-191 / 62

197.72'

179.00'

179.27'

LOT 15
388-191 / 62

LOT 17
388-191 / 62

DIRECTIONAL CONTROL
N 89° 50' 17" E

MEAS. S 81° 49' 45" W - 179.27'

BRICK & FRAME RESIDENCE

BRICK WALL

STONE

BRICK COLUMN

MEAS. S 81° 49' 45" W - 179.27'

30' BL

FND. 1/2" IR

4501 SHADYCREEK

R = 1095.00'
L = 111.59'

FND. 5/8" IR BEARS
N 65° W - 0.25'

SCALE: 1" = 30'

SURVEYORS CERTIFICATION

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	

Acc Bldg Coverage = 4.48%

Aerial Map



ZC20-022

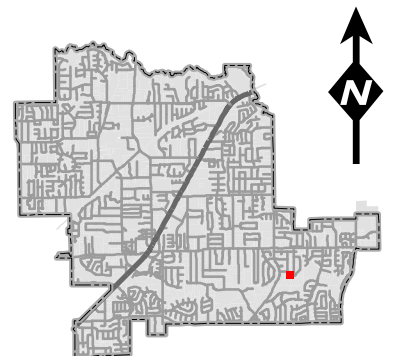
4501 Shadycreek Lane

DISCLAIMER:

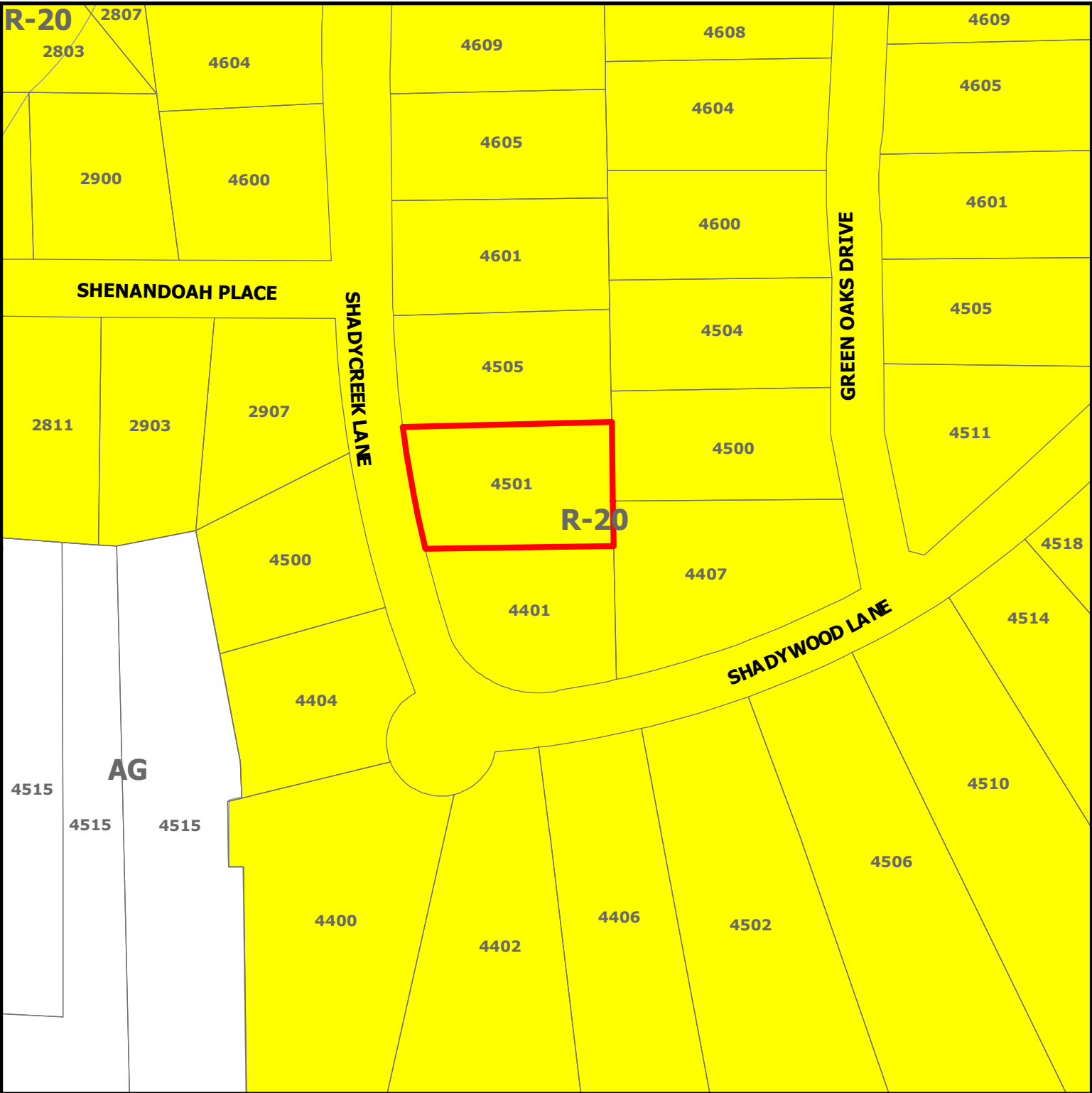
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



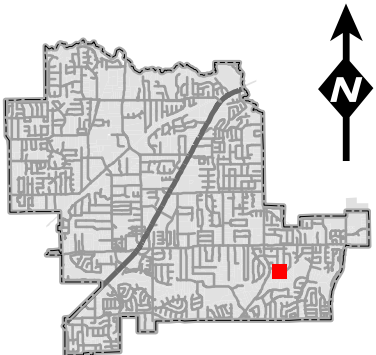
Zoning Map



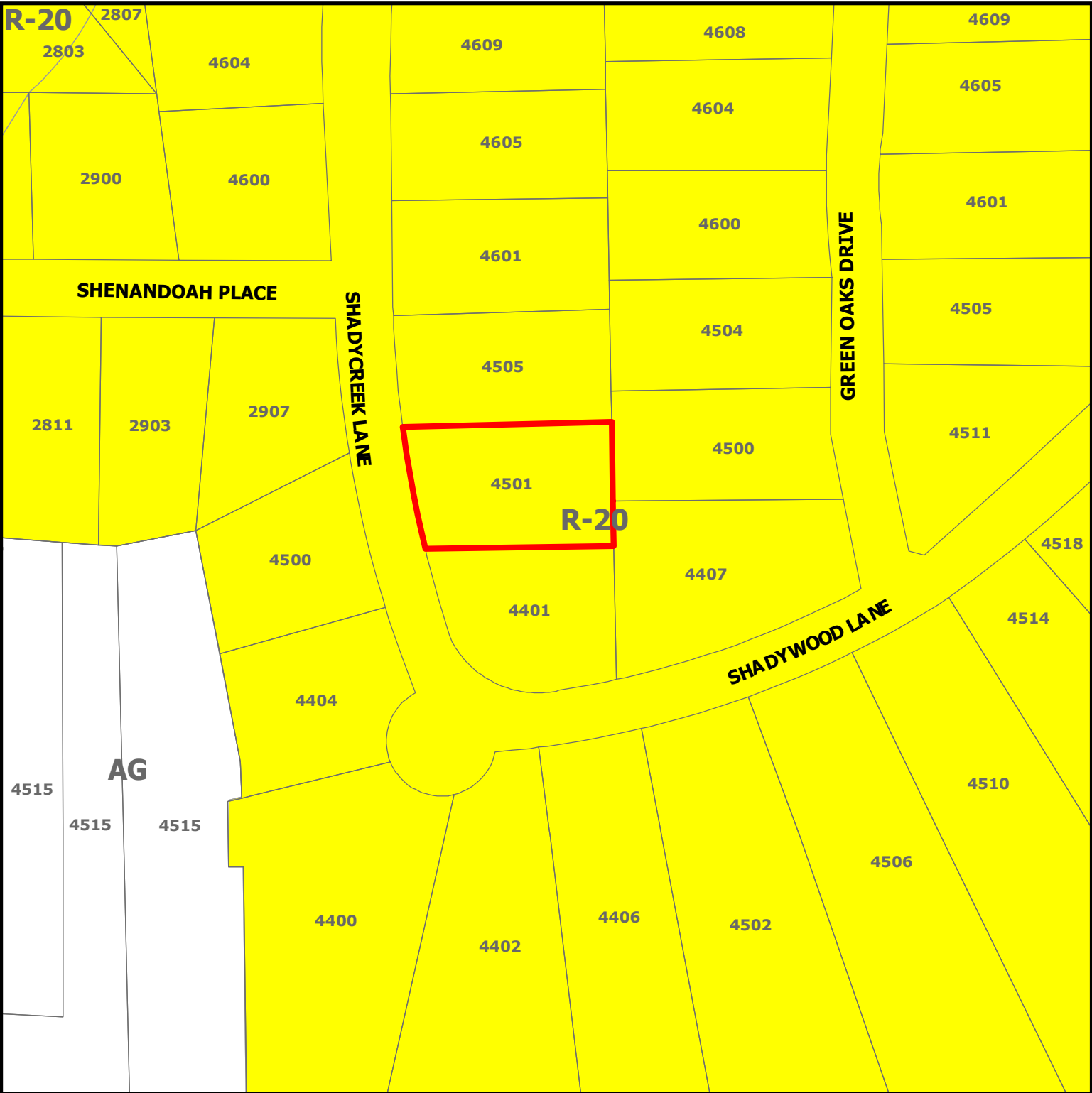
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ZC20-022
4501 Shadycreek Lane

 Subject Property



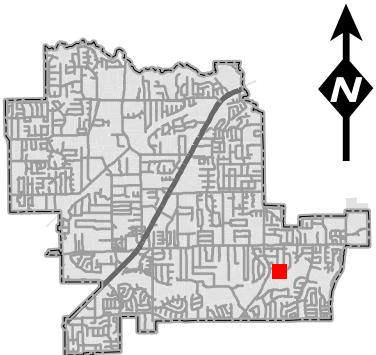
Zoning Map



ZC20-022
4501 Shadycreek Lane

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 Subject Property



Statement of Planning Objectives

Bruce Taylor
4501 Shadycreek Lane
Colleyville, TX 76034

August 17, 2020

Description:

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

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

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

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

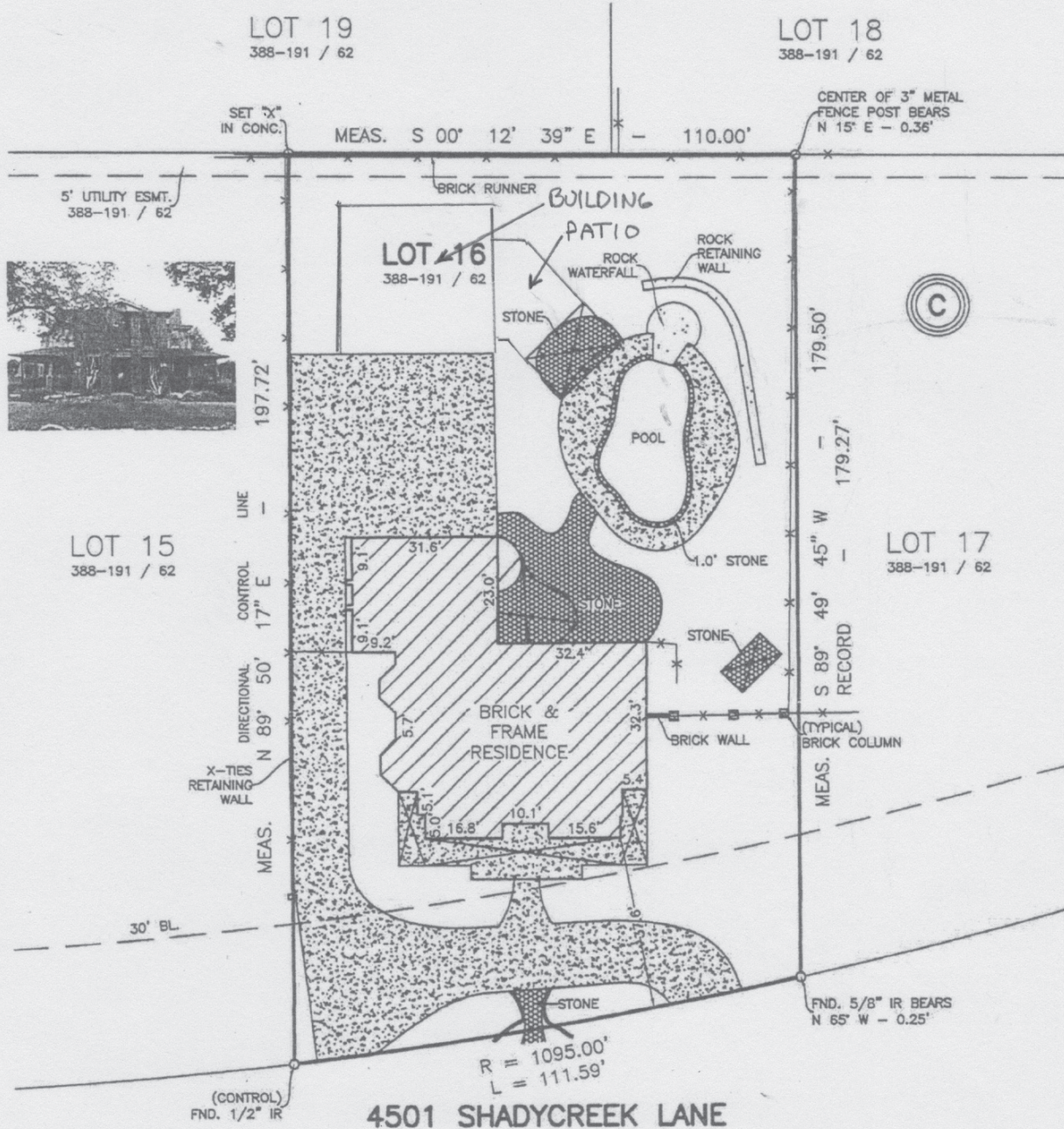
Bruce Taylor

Site Plan

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

PROPERTY DESCRIPTION

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



SCALE: 1" = 30'

SURVEYOR'S CERTIFICATION

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

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

LEGEND

This survey is hereby
 accepted and approved.

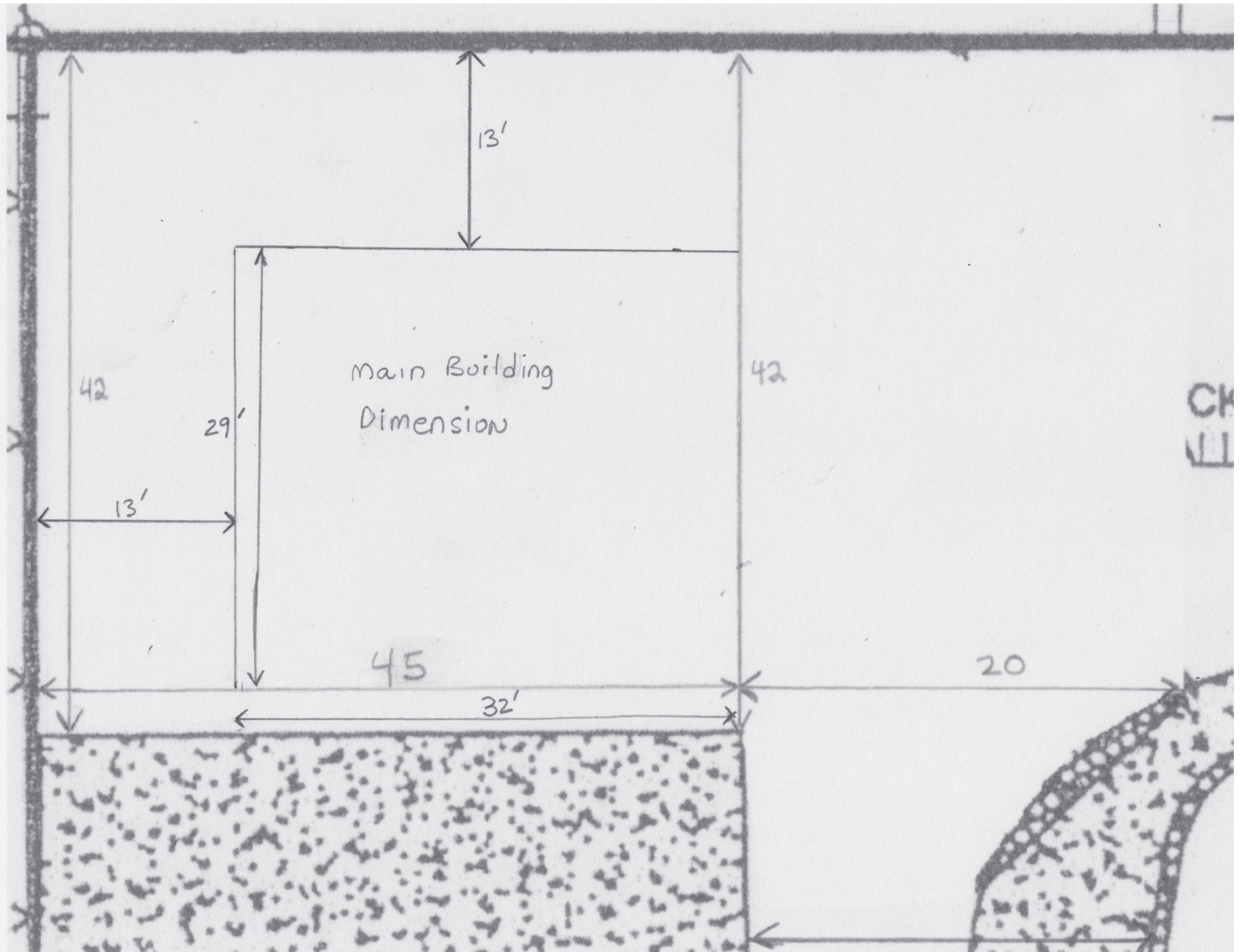
Purchaser

Purchaser

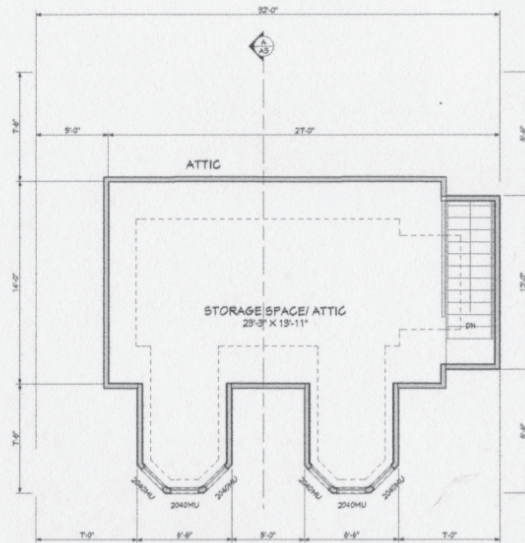
Date

RE OF TS

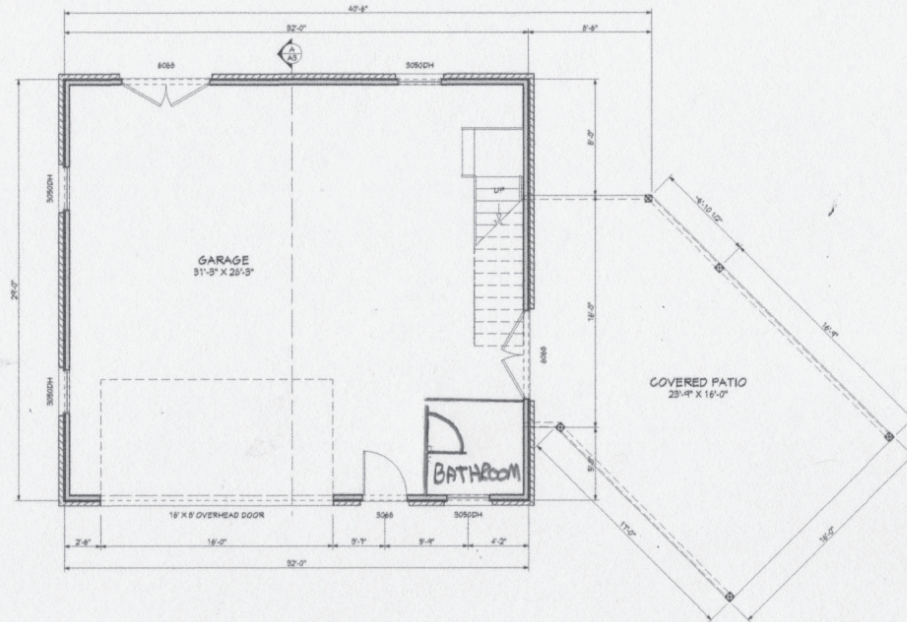
Site Plan



Floor Plan



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

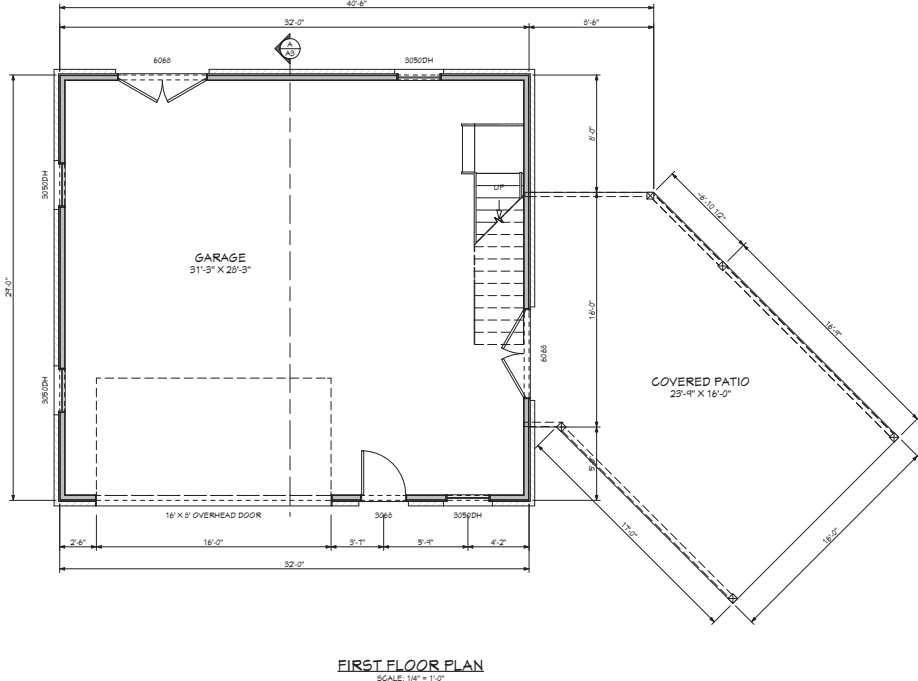
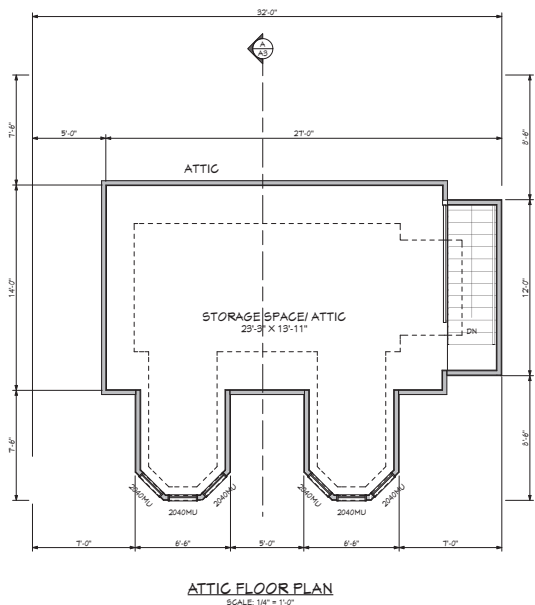


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Bedroom
Sink and toilet only

Preliminary Plan - Not For Construction

Building Elevations



Preliminary Plan - Not For Construction

Building Elevations



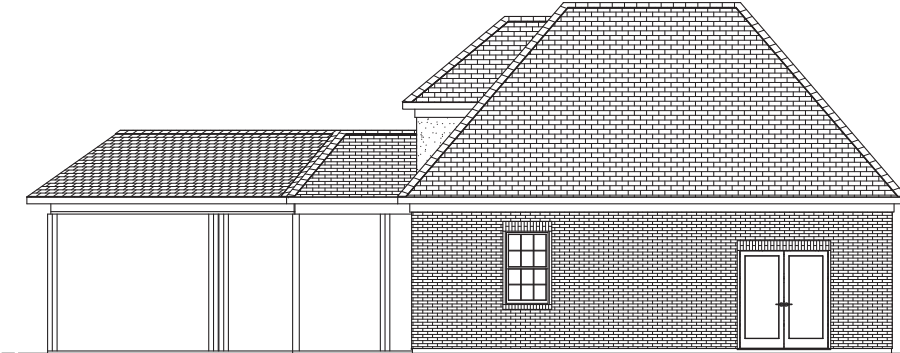
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



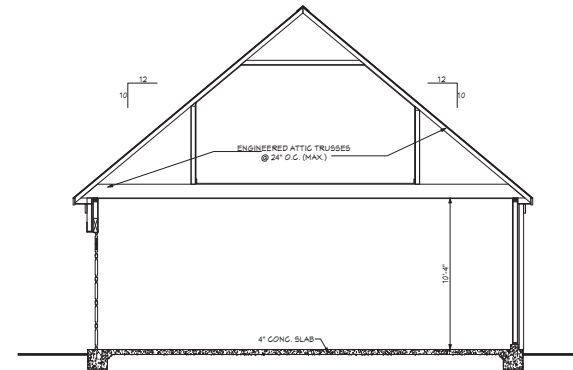
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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

Preview Plan - Not For Construction

Ryan Moe Home Design
www.RyanMoe.com

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

EXTERIOR ELEVATIONS
& CROSS SECTION

REVISIONS

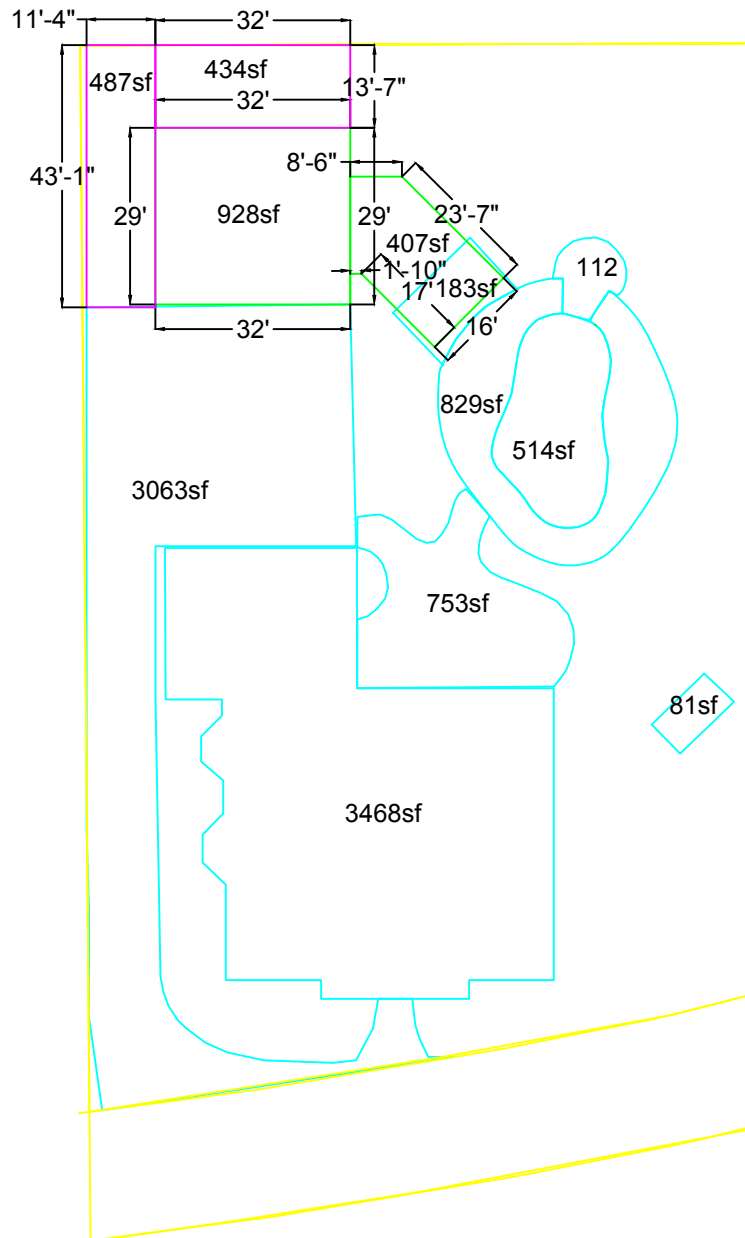
DRAWN BY: RDM
PROJECT: 4409B
ISSUE DATE: 11/24/2020
PAGE: 3 OF 4
SHEET NO:

A3

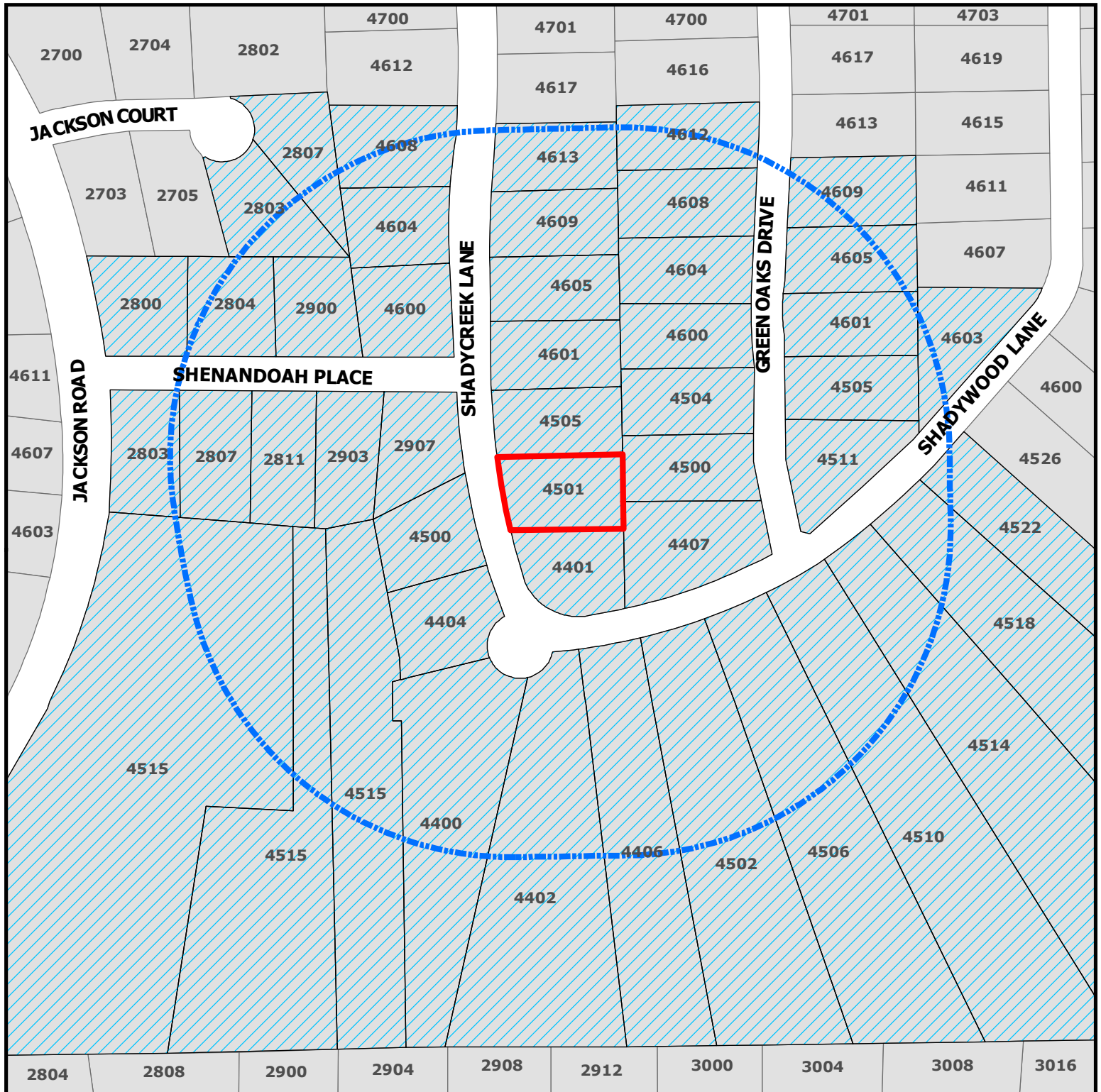
Impervious Lot Coverage

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

Impervious Lot Coverage



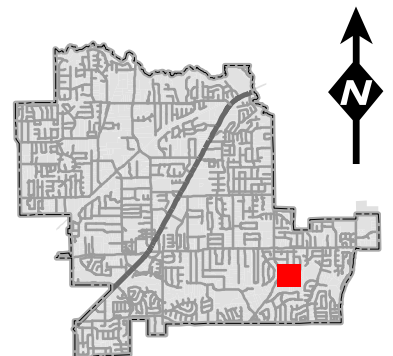
Notification Map



ZC20-022 4501 Shadycreek Lane

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



Notification List

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



NOTICE OF PUBLIC HEARING

SS

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

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

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

Zoning Case: ZC20-022

Applicant: Bruce Taylor

Owner: Bruce Taylor

Location: 4501 Shadycreek Lane

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

Present Zoning: R-20 Single Family Residential

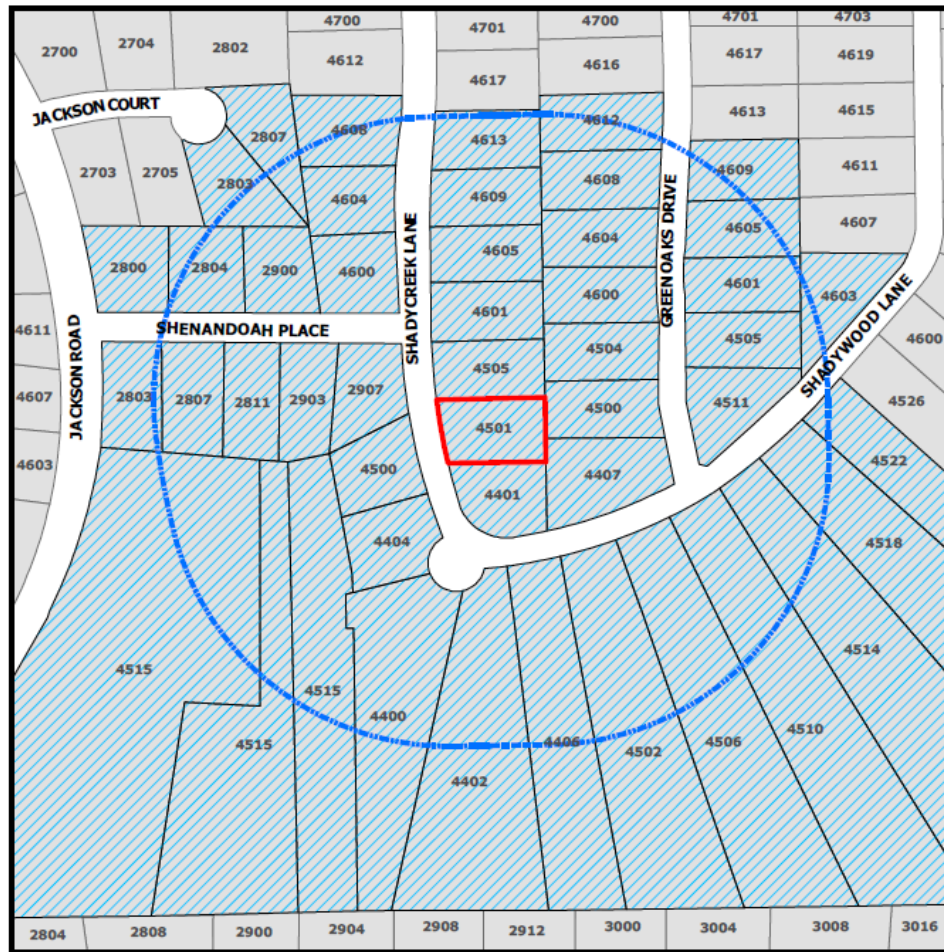
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyst

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letters of Support

August 29, 2020

To the City of Colleyville, Texas:

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

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



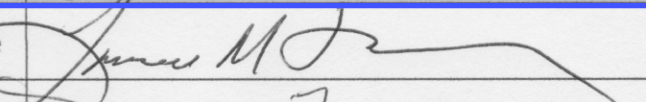
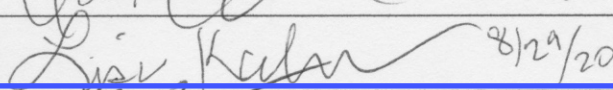
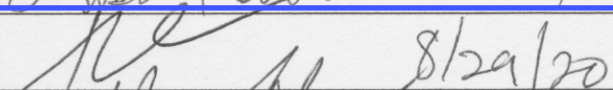
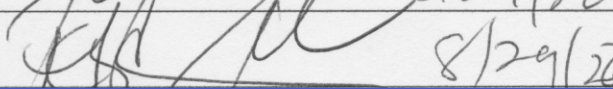
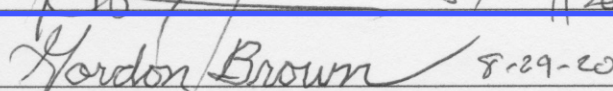
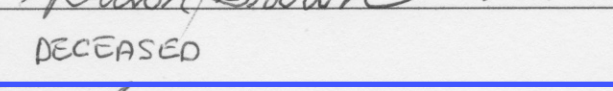
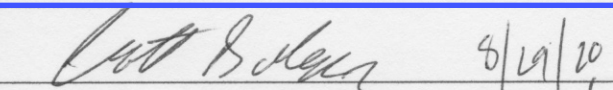
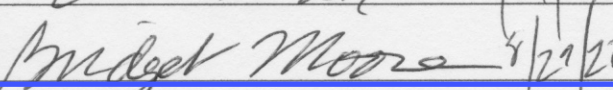
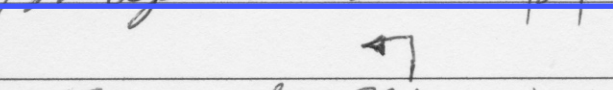
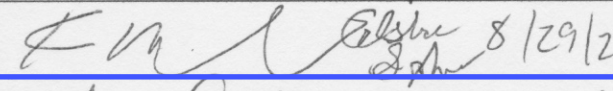
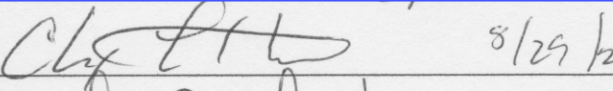
Letters of Support



Letters of Support

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

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

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

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

ORDINANCE O-20-2146

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 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 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 to exceed the 4% allowable lot coverage for a total of 6.44%.

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 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, 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

R-20

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SHENANDOAH PLACE

SHADYCREEK LANE

GREEN OAKS DRIVE

SHADYWOOD LANE

AG

R-20

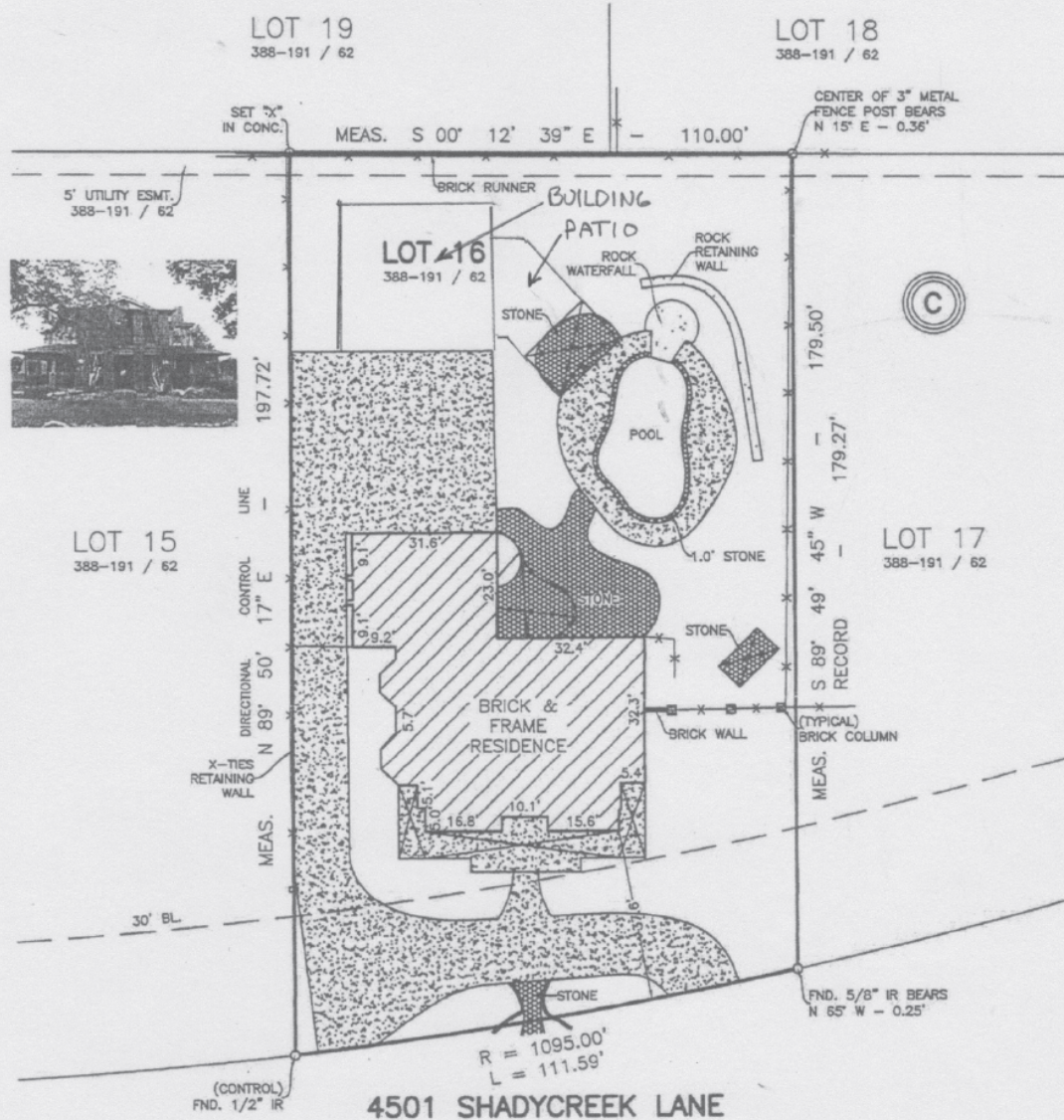
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Exhibit "B" – Site Plan

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.



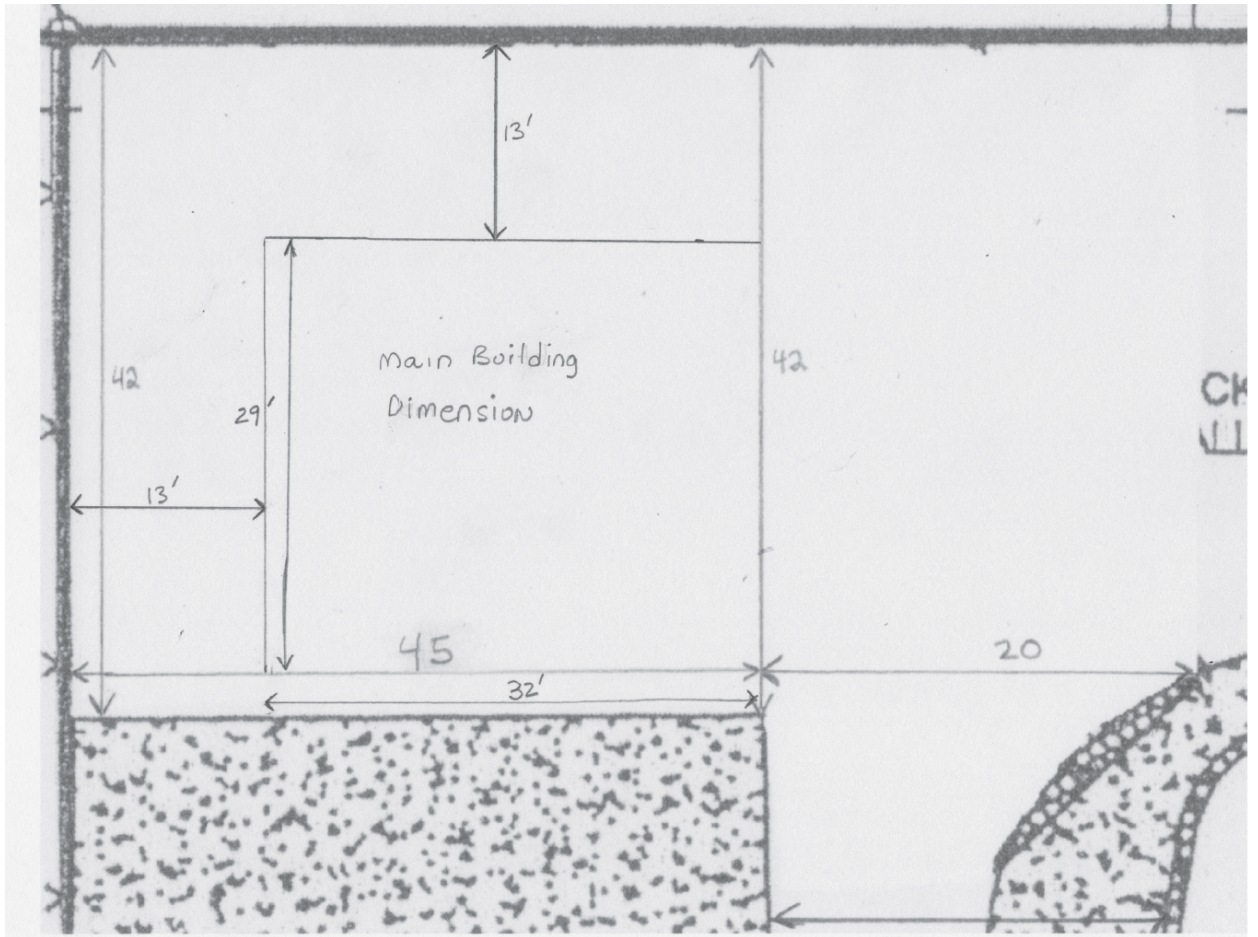
This survey is hereby
accepted and approved.

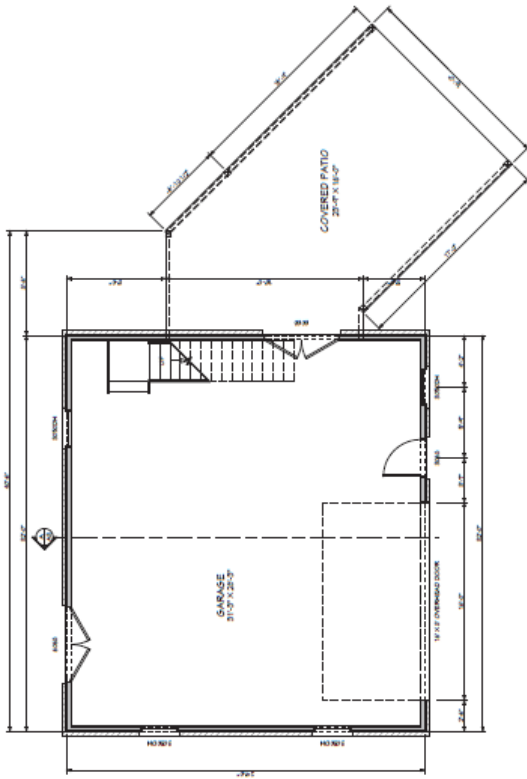
Purchaser

Purchaser

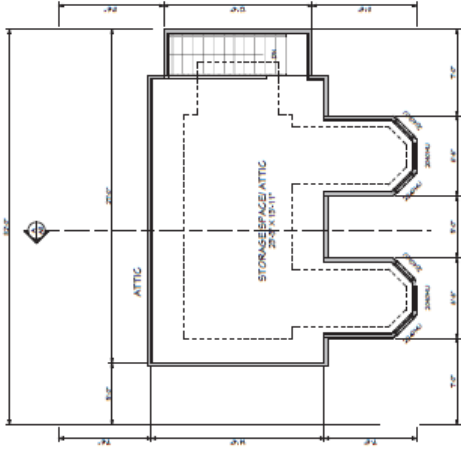
Date

OF 15





FIRST FLOOR PLAN
12/10/2020



ATTIC FLOOR PLAN
12/10/2020



Not For Construction



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 11/2/2020

Number Ordinance O-20-2127

Type Ordinance

Department Community Development

Title

Consideration for a Special Use Permit for a day care center on Lots 9R and 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Boulevard, Case ZC20-015

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading & Public Hearing

UPDATE 10/30/2020: The applicant has provided revised plans with the following changes: 1) shortened the fire lane to accommodate all playgrounds in front of the building; 2) Revised the building plans to relocate the entrance to the north façade and to add a tower feature in the front corner; 3) added additional landscaping along the rear property line and to the front of the building; and 4) designed the playground fencing to include masonry columns where visible from the main drive within the development.

Additionally, notices (letters, emails, & phone calls) were provided to the adjacent property owners who have attended previous meetings making them aware of the intent to remove the item from the table for discussion and possible action.

This item remained tabled at the September 1, 2020, September 15, 2020, October 6, 2020, and October 20, 2020 meetings.

This item was tabled at the August 18, 2020 meeting.

The applicant was present at the first reading and spoke on the item. One resident spoke during the public hearing in opposition. Discussion topics included existing zoning, building materials, the playground areas in front of the building, proximity to the residential uses, and drainage.

First Reading and Public Hearing

Stephen Brown, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for a Day Care Center at 6412 and 6416 Colleyville Boulevard. The subject property is zoned PUD-C Planned Unit Development- Commercial district. A Day Care

Center is only allowed in the office and commercial districts with the approval of an SUP.

Existing Conditions/Background: The subject property is currently known as the Winding Creek Development and is developed as an office park with the Montclair Wedding Venue. Commercial retail uses are permitted on properties adjacent to Colleyville Boulevard. Per the attached site plan, landscaping and elevation exhibits, the proposed business would construct a 10,000 s.f. day care center.

Proposed Zoning Change:

Request – The applicant requests an SUP for a Day Care in the PUD-C Planned Unit Development-Commercial zoning district.

The minimum standards for the PUD-C zoning district, which are applicable to this request are as follows:

1. General

a. The purpose of this PUD-C is for office and retail uses.

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

3. Permitted and Prohibited Uses

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

1. All office uses allowed in the Land Development Code.

4. Buildings and Site Plan Approval

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

1. General Office: Maximum Square Footage: 34,515

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

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

6. Lighting

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

7. Landscaping, buffering and open space

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

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

9. Fences and Screening

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

10. Other

b. For any building not fronting on State Highway 26, the hours of operation shall not exceed 6:30 a.m. to 6:30 p.m. Monday – Friday.

Surrounding Development: The property to the north and east are zoned PUD-C Planned Unit Development - Commercial and is unimproved lots within the Winding Creek development. The property to the south is zoned AG Agricultural and is unimproved. Properties to the west are zoned R-20 Single Family Residential and are improved with single family homes.

Proposed Business: Per the attached Statement of Planning Objectives the proposed name of the business is "Kiddie Academy Day Care". The business is expected to have 30 staff and 190 students at full capacity. The business will operate a "Kiddie Academy Day Care" that focuses on learning, creativity, compassion, and character. The proposed use is compatible with the surrounding zoning because it will add a convenient and aesthetically pleasing mix of neighborhood services.

Ordinance – Chapter 3 (Land Use) of the Land Development Code identifies the purpose of a Special Use Permit as:

"The purpose of a Special Use Permit is to allow a use not normally allowed in a

zoning district, which could be of benefit in a particular case to the general welfare, provided adequate development standards and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood."

Analysis Existing and Proposed – The Special Use Permit request up for consideration is consistent with the land uses located on the subject property and the governing zoning district. Although residential adjacency exists to the west (Kingston Subdivision), the proposal does not appear to be of a nature anticipated to adversely impact the adjacent residential properties.

Changes from Previous Proposal: The building location has been shifted to the west with a setback from the property line of 25 feet. The playgrounds previously were located behind the building to the west and are now located on the east side, or front, of the building. The previous tree preservation plan indicated nine trees being removed. Due to the shifting of the building, two additional trees are proposed to be removed for a total of 11 trees. A photometric plan has been included with the current proposal which indicates the planned development would be in compliance with the PUD-C Ordinance in that the foot candles at the property lines do not exceed 0.5 foot candles.

Hours of Operation: The applicant is proposing to amend the PUD-C Ordinance to allow for the hours of operation of the business to not exceed:

- 6:30 am to 6:30 pm daily Monday - Friday

Parking: The attached site plan identifies 45 parking spaces provided for the day care. The Land Development Code does prescribe a specific number of parking spaces for the proposed land use of 1 parking space per 5 pupils, plus a drop-off and pick up area. Utilizing this ratio, 38 parking spaces will be required for the proposed day care facility. Sufficient parking is proposed for the site.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development as part of the Colleyville Boulevard Corridor. The proposed SUP does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the Special Use Permit. The proposed zoning change is generally consistent with the City's comprehensive plan.

Additionally the request is consistent with the land uses located on the subject property and the governing zoning district.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval with the recommendation that speed limit signs be placed on the property and that the applicant work with the surrounding property owners to resolve any drainage issues at their July 13, 2020 meeting by a vote of 4-2.

Financial Impact

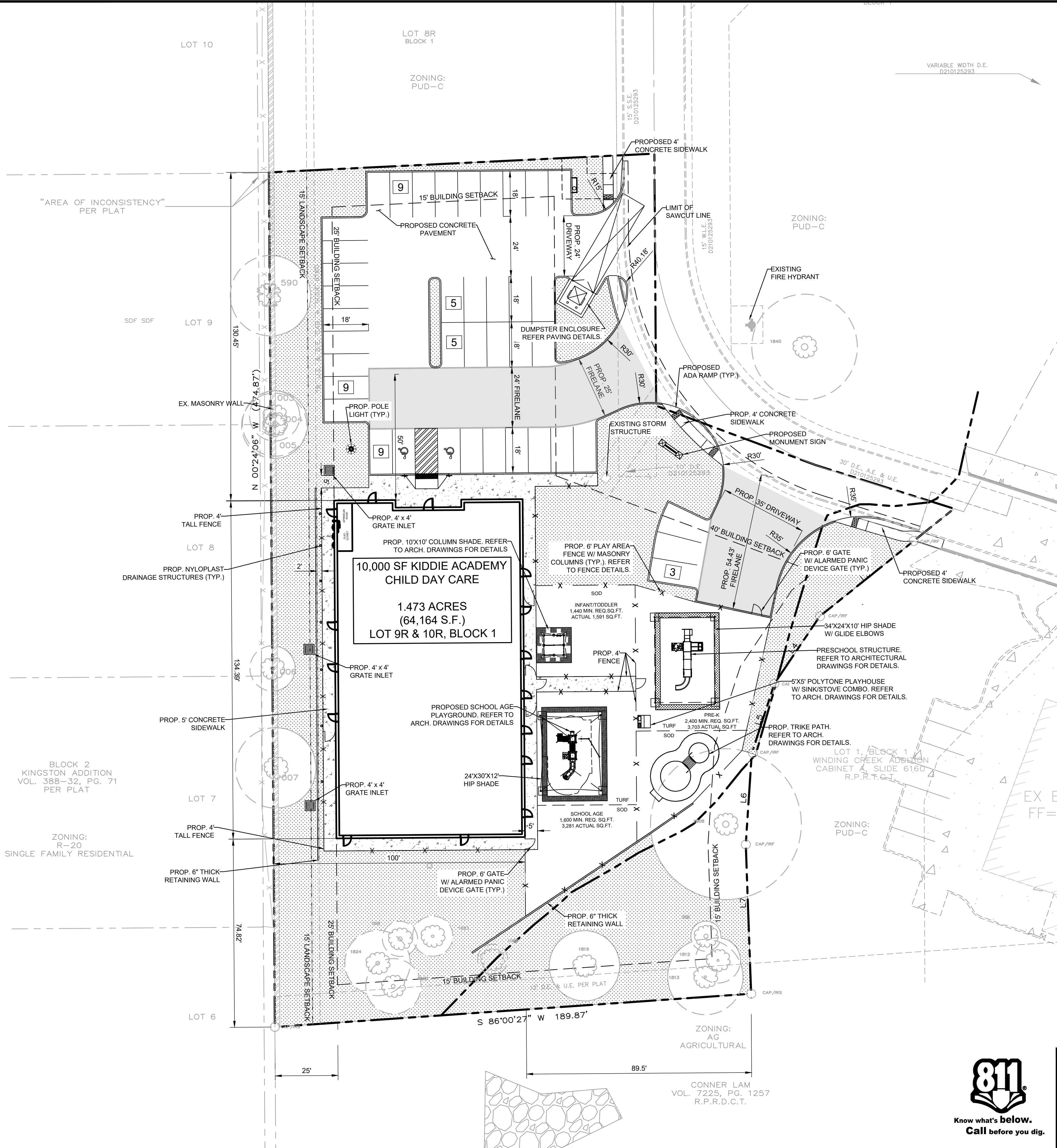
There is no fiscal impact to the City of Colleyville for this item.

Recommendation

Approve

Attachments

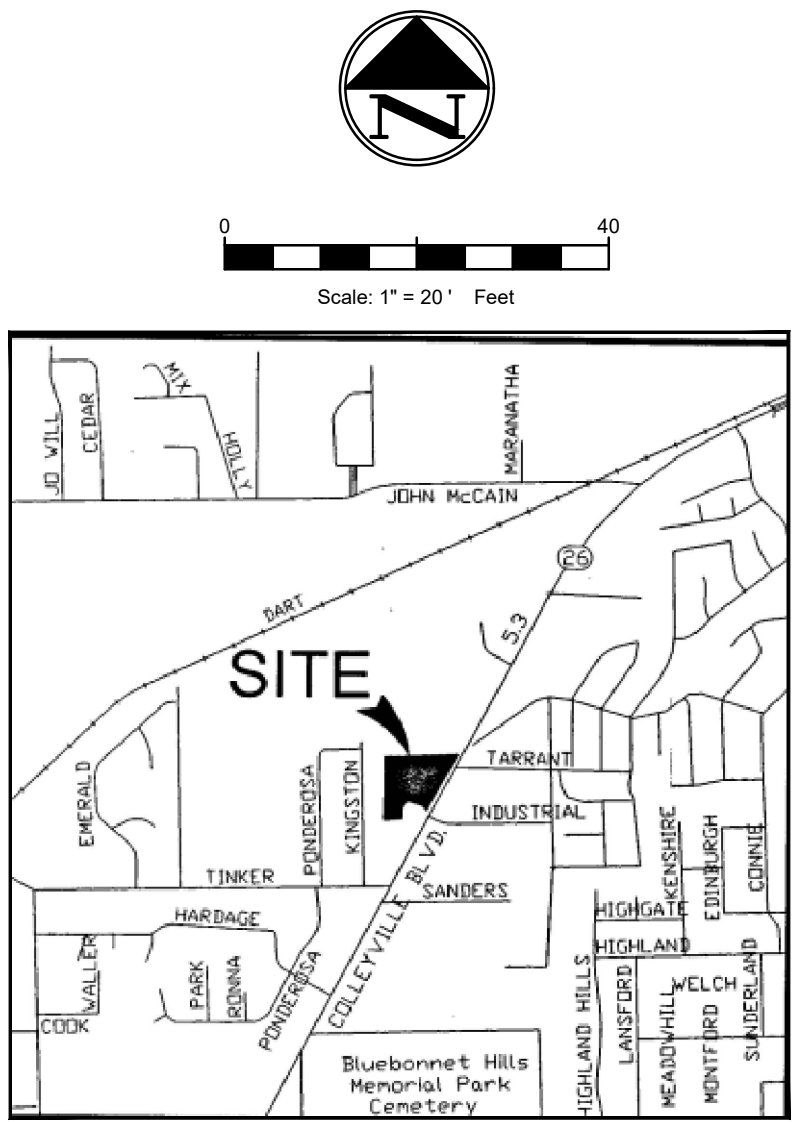
1. Revised Site Exhibits
2. KIDDIE ACADEMY PRESENTATION November 2 2020 - 10.27.2020
3. Aerial Map
4. Zoning Map
5. Future Land Use Map
6. Statement of Planning Objectives
7. Business Plan
8. Previous Site Plan
9. Site Plan - Revised
10. Building Elevations
11. Tree Preservation and Landscape Plan
12. Drainage and Grading Plan
13. Photometric Plan
14. Kiddie Academy Sound Study Summary
15. Notification Map
16. Notification List
17. Property Owner Notification
18. Letters of Opposition
19. Ordinance O-20-2127



SITE DATA SUMMARY CHART	
EXISTING ZONING	PUD-C
PROPOSED USE	DAYCARE
GROSS ACREAGE	1.473 ACRES OR 64,164 S.F.
BUILDING SQUARE FOOTAGE	10,000
LOT COVERAGE	16.27%
FAR	0.16
MAXIMUM HEIGHT	26' - 1 STORY
PARKING RATIO PER USE	1 SPACE PER 5 CHILDREN
PARKING REQUIRED	38
PARKING PROVIDED	40
BUILDING SETBACKS	40' FRONT & 25' REAR
LANDSCAPE SETBACK	15' REAR
IMPERVIOUS AREA	43,602 SF / 68%
PERVIOUS /LANDSCAPE	20,562 SF / 32%

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

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



- VICINITY MAP**
N.T.S.
- SITE GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE PLAN

KIDDLE ACADEMY

6412 COLLEYVILLE BOULEVARD (S.H.26)

CITY OF COLLEYVILLE

TARRANT COUNT, TEXAS

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

TRIANGLE ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

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

TX. P.E. FIRM #11525



NO.	DATE	DESCRIPTION	BY
1	04/15/2020	1st CITY SUBMITTAL	AY
2	06/15/2020	2nd CITY SUBMITTAL	AY
3	10/26/2020	SITE PLAN REVISION	KP
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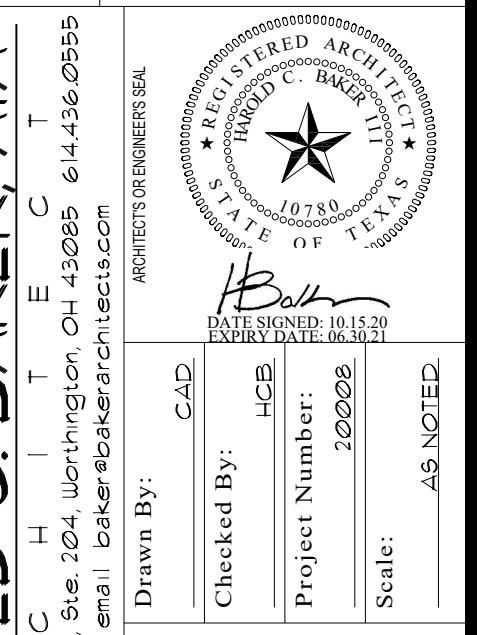


TECHNICAL (AUTOCAD) FILES INCLUDING
INTEGRATED STRUCTURAL FILES
AND/OR ELECTRICAL FILES ARE
NOT BE MADE AVAILABLE FOR USE BY
OTHERS. THE USER SHALL BE RESPONSIBLE
FOR THE PROTECTION OF ALL FILES
ASSOCIATED WITH A PROJECT OR
PROJECTS.

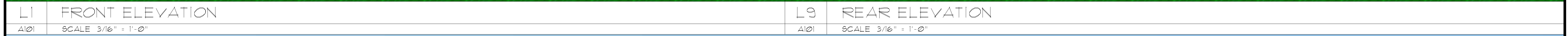
CONTRACTORS SHALL REVIEW ALL
DRAWINGS AND SPECIFICATIONS
AND SHALL BE RESPONSIBLE FOR
PROVIDING FOR COMPLETE REVIEW ITEMS
AND FOR THE PROTECTION OF ALL FILES
THROUGHOUT THE SET OF DRAWINGS.
CONTRACTORS FOR MISSED ITEMS
SHALL BE RESPONSIBLE. THE
CONTRACTORS SHALL PROMPTLY NOTIFY THE
OWNER OF ANY DISCREPANCY,
INCONSISTENCY OR ERROR WHICH THEY
OBSERVE UPON EXAMINATION OF THE
DRAWINGS. THE CONTRACTOR SHALL
REVISIONS PROVIDED ON DRAWINGS.

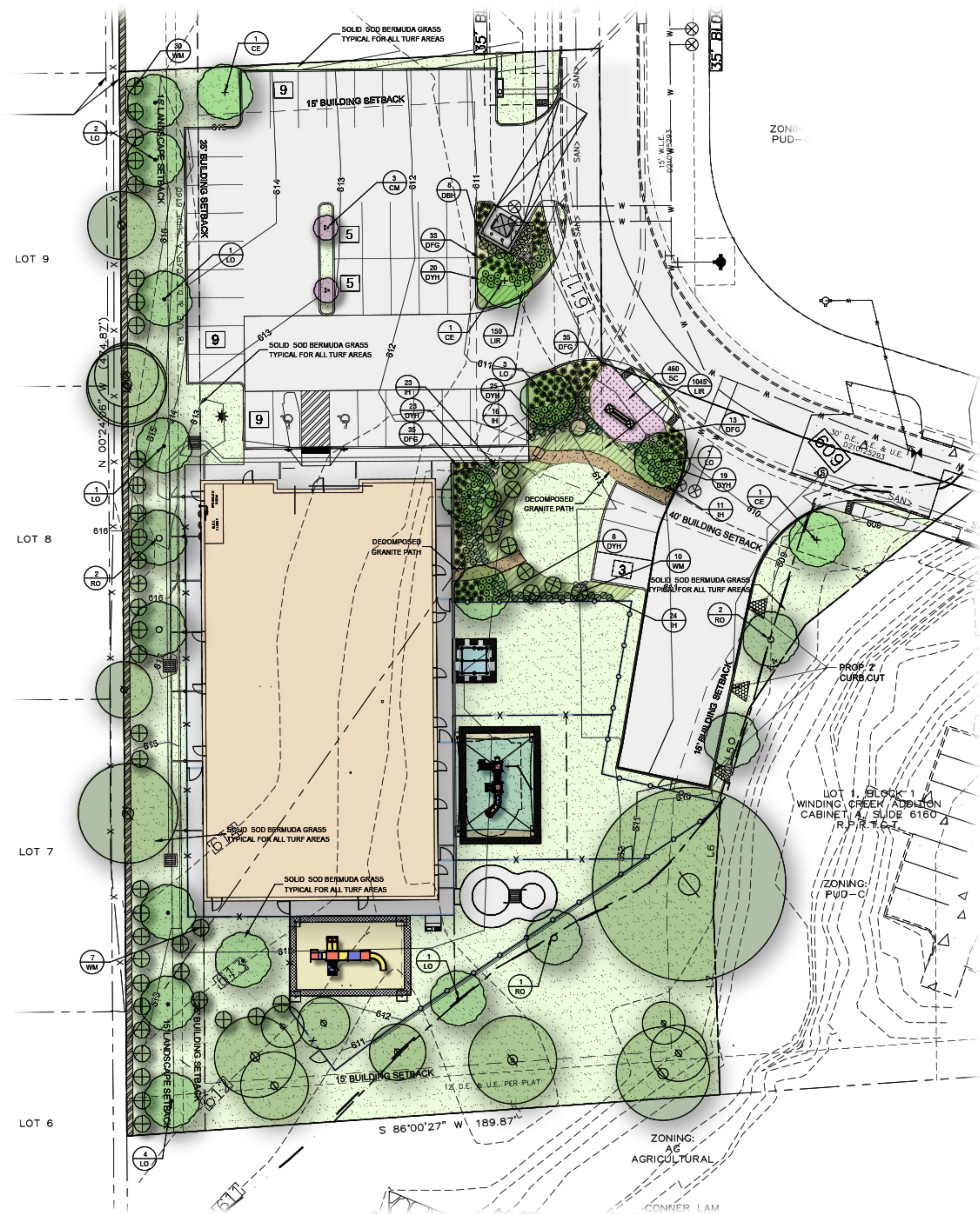
IF A DOCUMENT IS RELEASED FOR THE SOLE
USE OF THE CONTRACTOR, THE CONTRACTOR
UNDER THE AUTHORITY OF HAROLD
DAKES UNTIL 06/27/2020. IT IS NOT
TO BE REPRODUCED OR FOR REPRODUCTION
OTHER THAN PERMITS ARE ISSUED.

NO.	REVISION	DATE	DESCRIPTION
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EXTERIOR ELEVATIONS
RENDERING





GENERAL LAWN NOTES

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

LANDSCAPE NOTES

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

SOLID SOD NOTES

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

LANDSCAPE TABULATIONS

SITE AREA - 64,162 s.f.

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

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

Required	Provided
19,249 s.f. (30%)	29,298 s.f. (46%)
9,625 s.f. (50%)	18,305 s.f. (62%)

PARKING LOTS - 40 spaces

Requirement:
(1) tree per 18 parking spaces

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

Required	Provided
(3) canopy trees, 3" cal.	(3) canopy trees, 3" cal.
All spaces within 90 l.f. of tree	(2) ornamental trees, 2" cal.
	All spaces within 90 l.f. of a tree

RESIDENTIAL ADJACENCY

Requirement:

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

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	3	Cedar Elm	Ulmus crassifolia	3" cal.	B&B, 12" ht., 5' spread min., 5' clear trunk
LO	13	Live Oak	Quercus virginiana	3" cal.	container, 12" ht., 6' spread, 5' clear straight trunk
RO	5	Red Oak	Quercus shumardii	3" cal.	container, 12" ht., 6' spread, 5' clear straight trunk
CM	3	Crepe Myrtle	Lagerstroemia indica	8' ht.	container, 6' ht., 3-5 trunk min., tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	8	Dwarf Burford Holly	Ilex cornuta 'burfordii Nana'	5 gal.	container, 24" ht., 20" spread
WM	47	Wax Myrtle	Myrica cerifera	15 gal.	container, 48" ht., 36" spread
HI	74	Indian Hawthorn	Rhodaphysalis indica	3 gal.	container, 24" ht., 20" spread
DYH	95	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3 gal.	container, 20" ht., 18" spread
DFG	116	Dwarf Fountain Grass	Pennisetum alpecuroides 'Hameln'	3 gal.	container, full, 20" ht., 18" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	400	Seasonal Color	Liriope muscari spp.	4" pots	selection by owner, 12" o.c.
LIR	1195	Liriope	Liriope muscari spp.	4" pots	container, 3-12" runners min., 12" o.c.
		'419' Bermudagrass	Cynodon dactylon '419'		Solid Sod refer to notes

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

KIDDIE
ACADEMY®
EDUCATIONAL CHILD CARE

SOUND STUDY

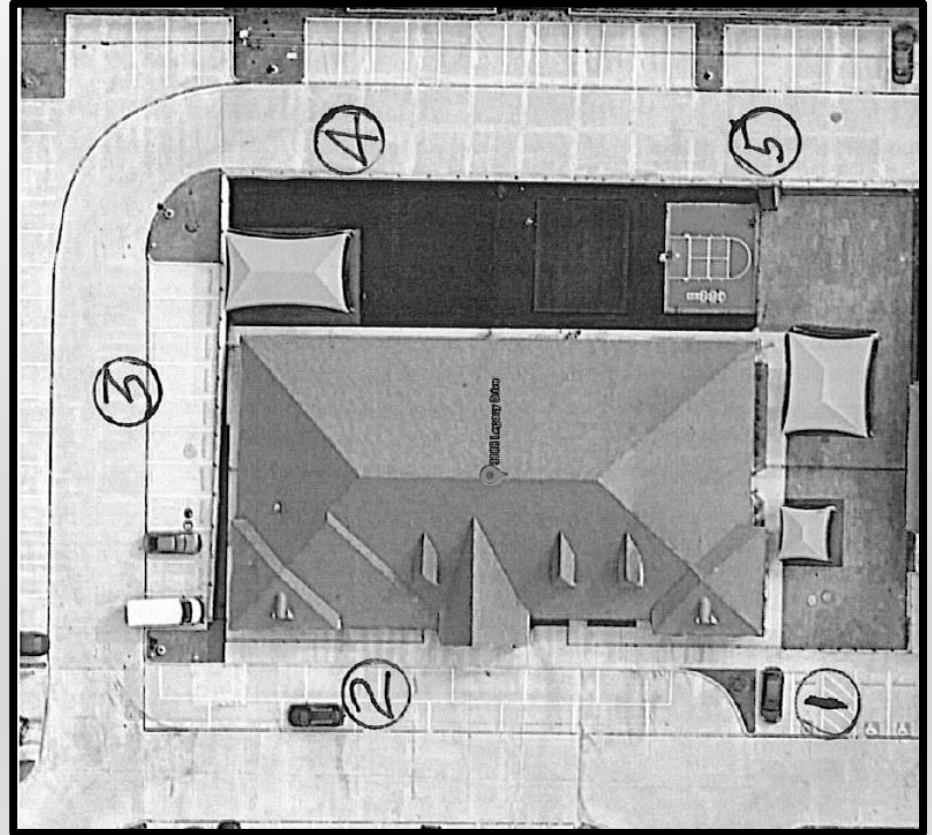
SOUND STUDY RESULTS

Comparison of an existing Kiddie Academy in Frisco, TX and the future Colleyville, TX Kiddie Academy location.

Building size and site design are similar between locations.

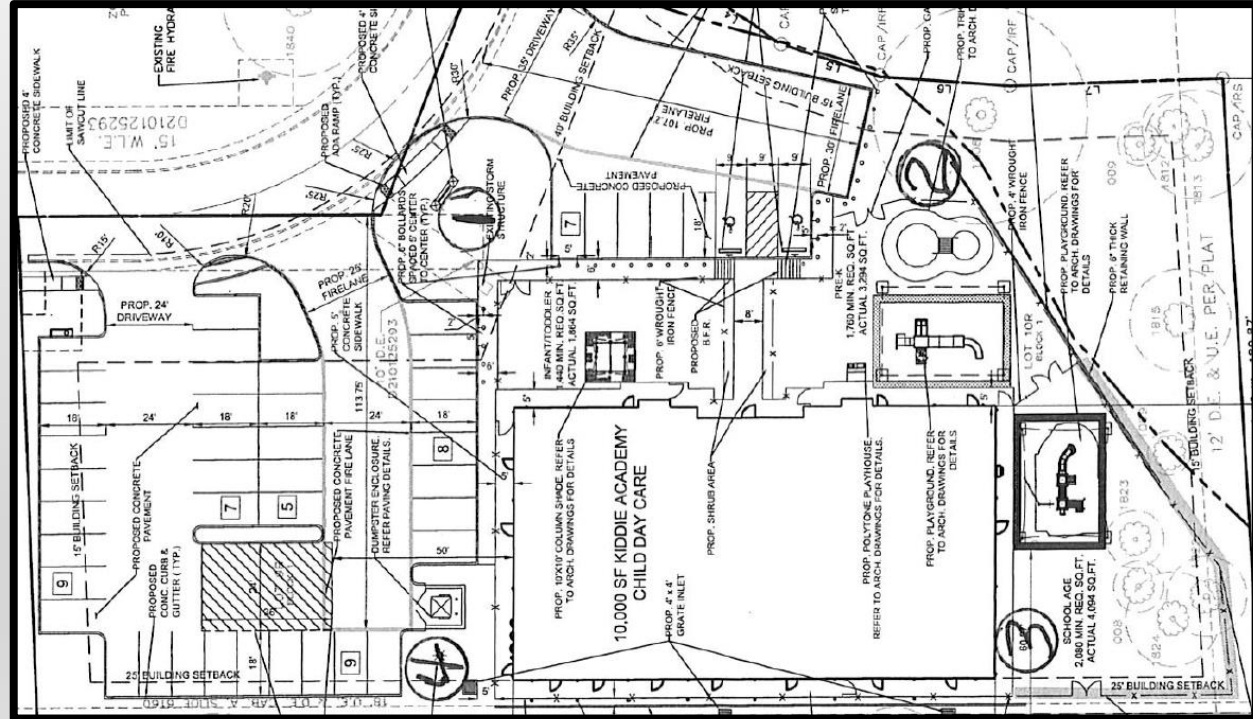
SOUND STUDY RESULTS

- 5 areas around the Frisco building were tested.
- Children were on all three playgrounds during the test period.
- Sound levels at the Frisco and Colleyville sites are similar.



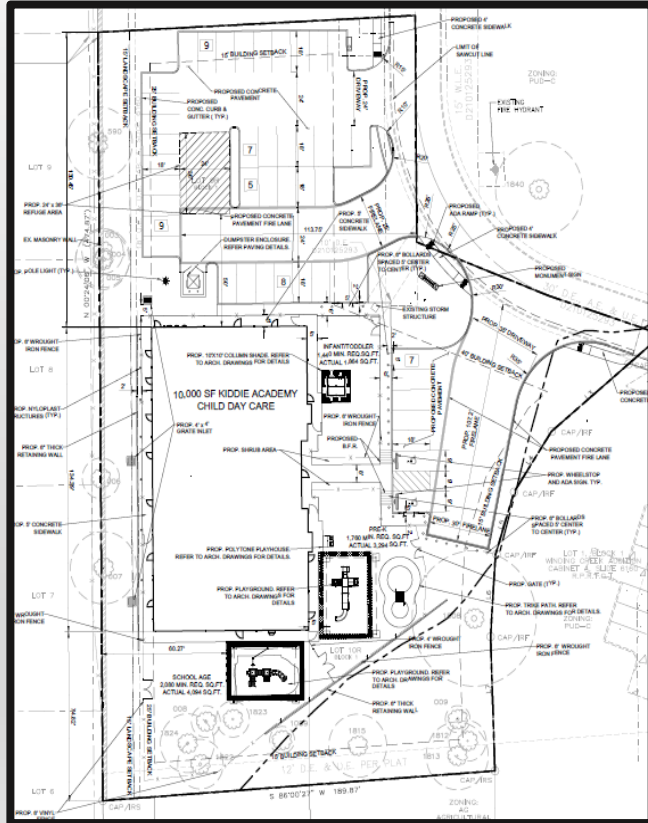
SOUND STUDY RESULTS

- 5 areas around the future building were tested.
- Sound levels at the Frisco and Colleyville sites are similar even though no current building exists in Colleyville.
- From the study engineer – “we would not anticipate any objectionable source increase from the Colleyville facility operation to the west of the planned building”.
- From the study engineer – “the existence of new building between the adjacent houses and Colleyville Road may block or reduce that road noise”.

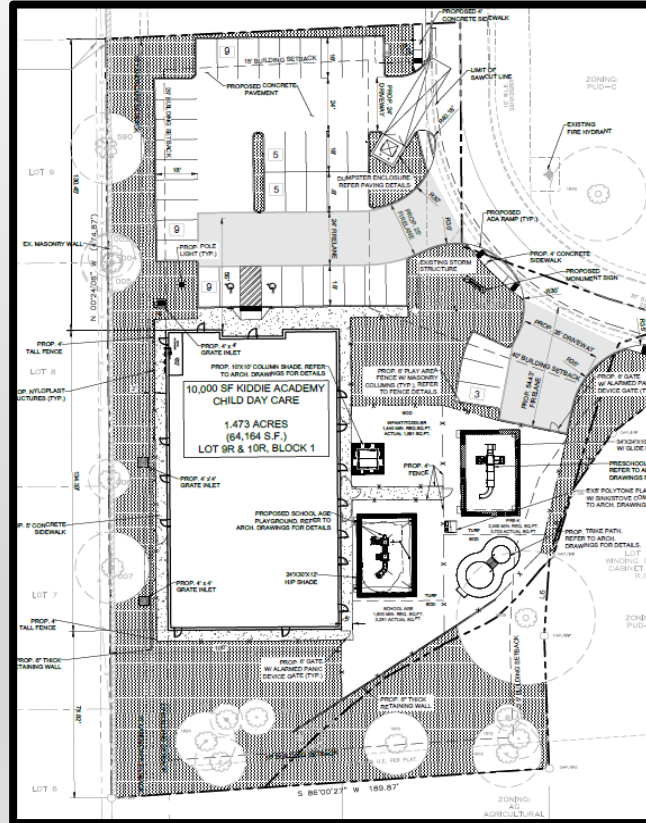


SITE PLAN AND BUILDING REVISIONS

PREVIOUS SITE PLAN



REVISED SITE PLAN



- Front of the building is on the north side.
- Playgrounds are now on the east side of the building.
- Dumpster is moved per neighbor's request.
- Tower is added on the NE corner of the building to match buildings within the area.
- Additional landscape added at the NE corner, monument sign, and around the dumpster to enhance the visual quality of the project.

PREVIOUS BUILDING ELEVATION

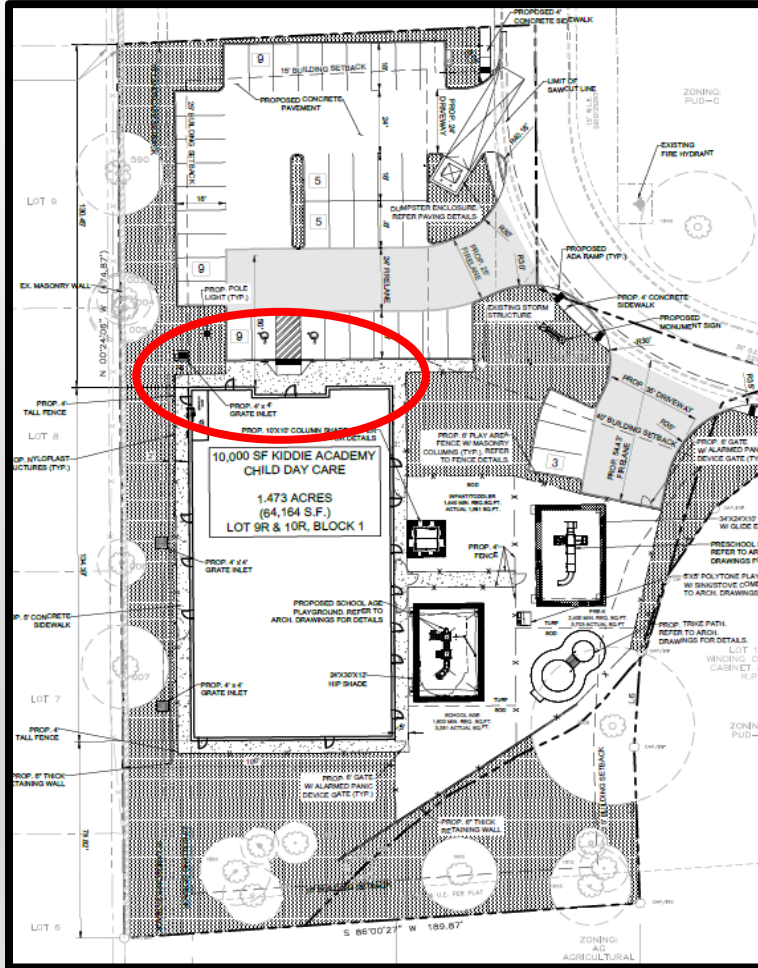


REVISED BUILDING ELEVATION



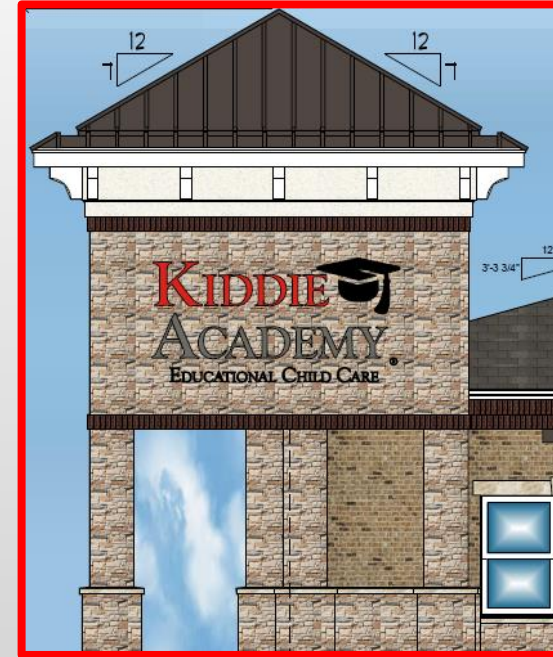
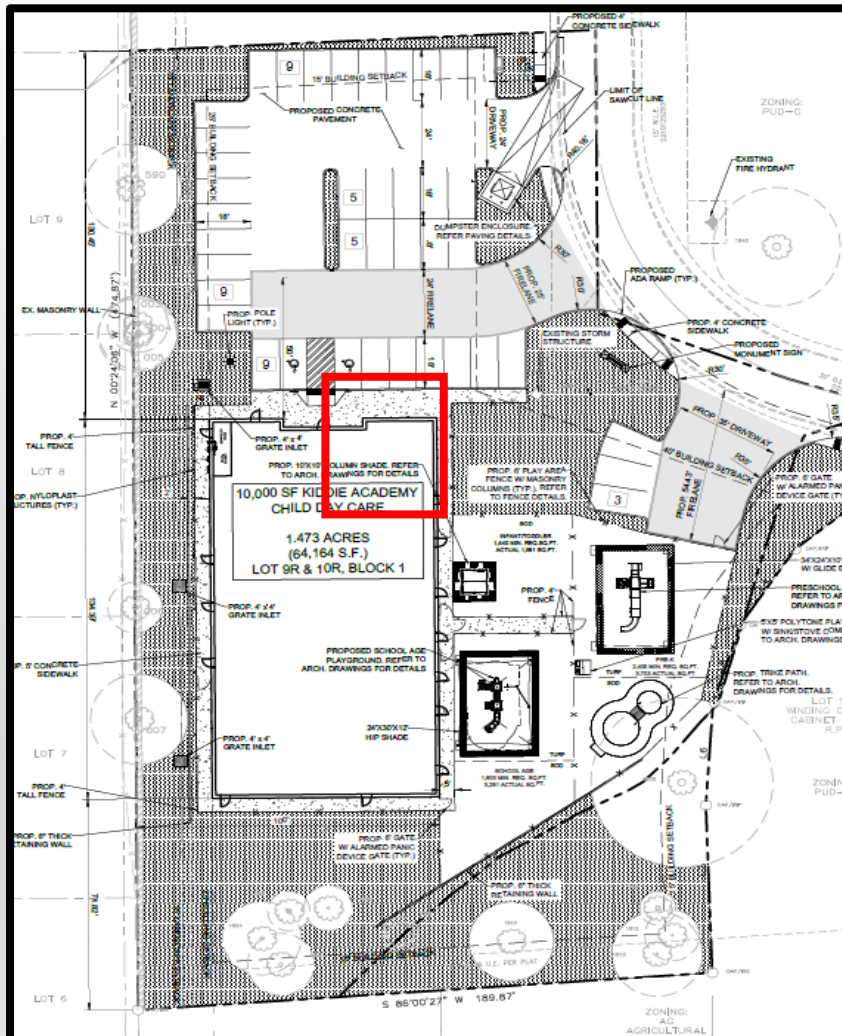
- Elevation materials changed as requested to enhance the quality of the building.
- Brick and rock utilized versus stucco. Similar to an existing development across Highway 26.
- Corner tower added on the NE corner to match buildings within the area.

REVISED SITE PLAN CHANGES



- Front of the building is on the north side.

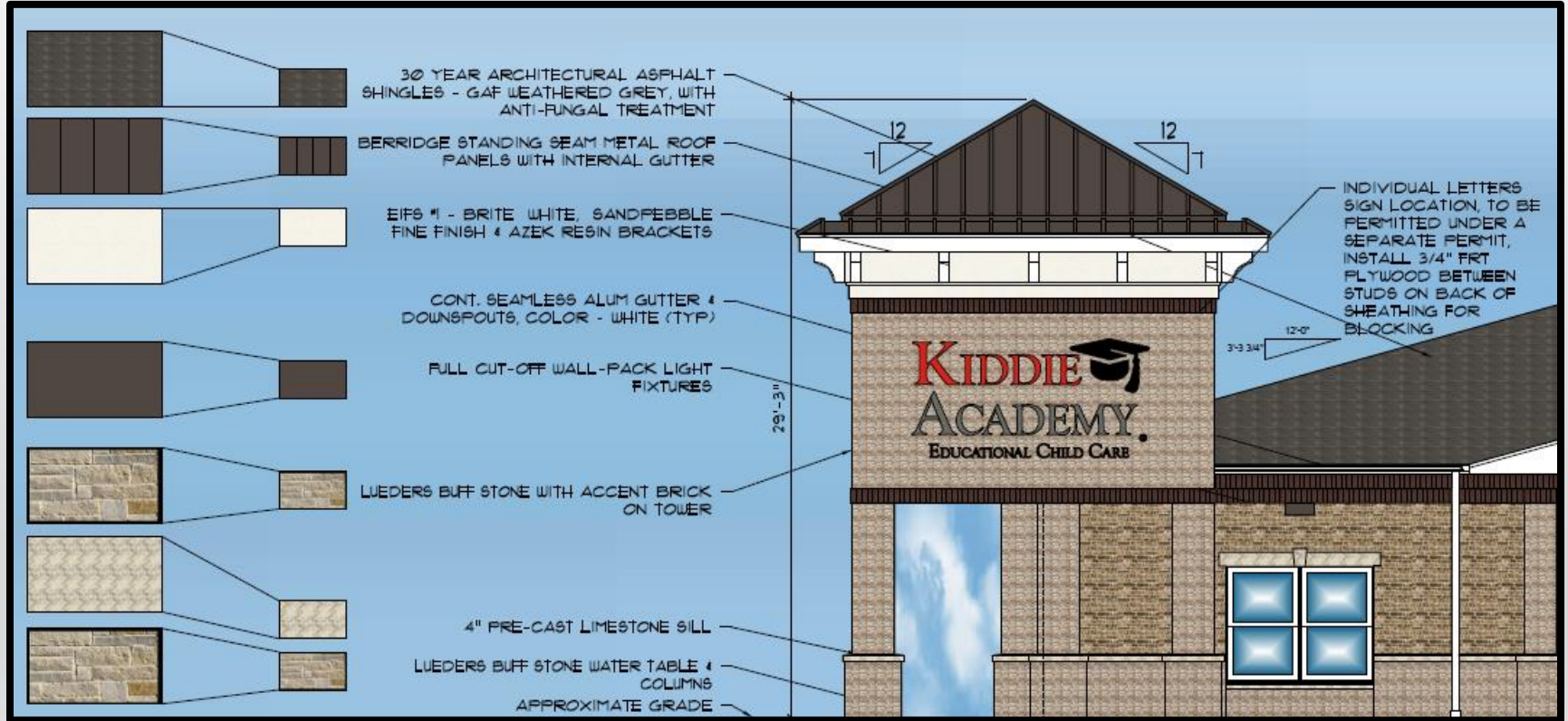
REVISED SITE PLAN CHANGES



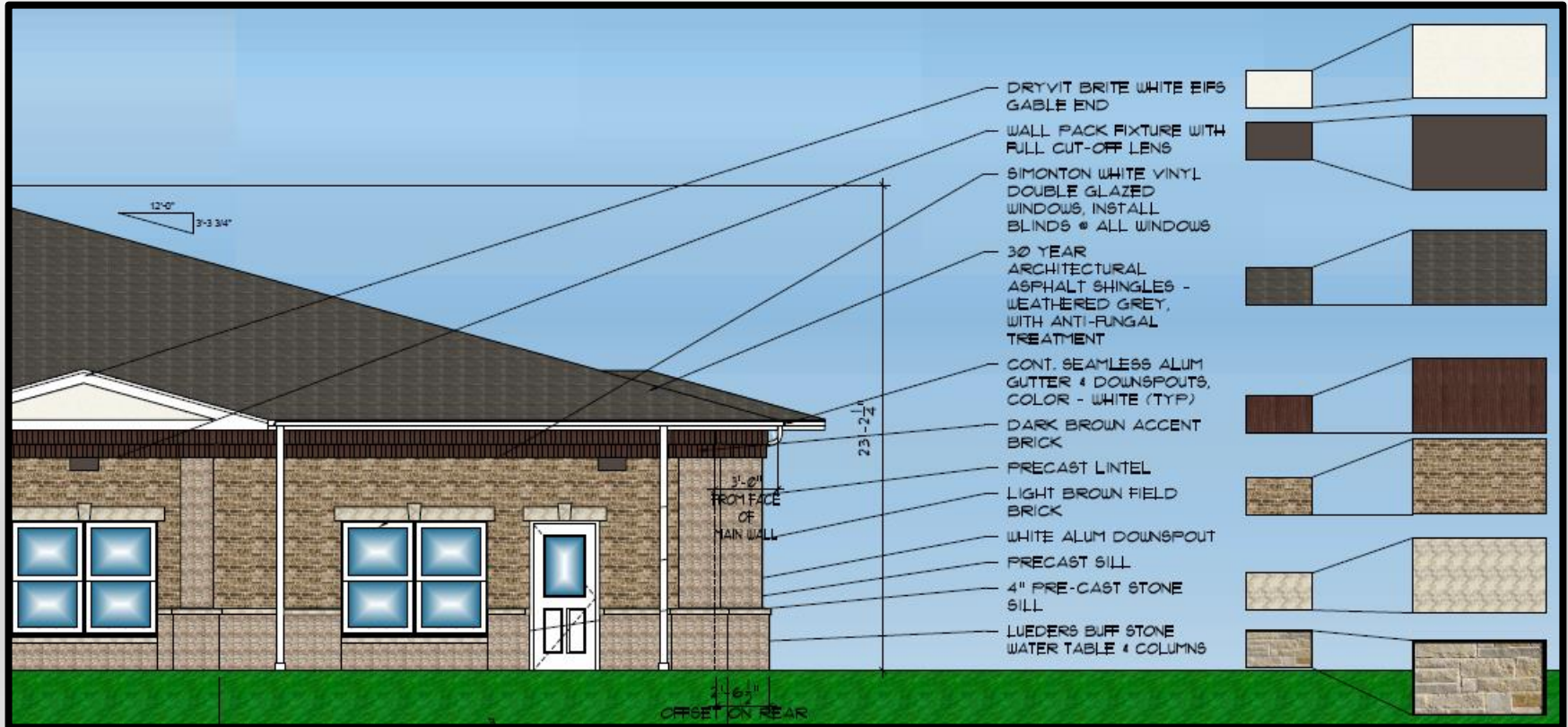
- Tower is added on the NE corner of the building to match buildings within the area.

Architectural elevation drawing of the Kiddie Academy Educational Child Care building. The drawing shows a two-story structure with a stone and brick facade. The left side features a tower with the "Kiddie Academy" logo and a graduation cap icon. The main entrance is centered with a pediment reading "COMMUNITY BEGINS HERE". The facade includes several windows and a door. Annotations include roof pitches (12/12, 12/12, 3-3 3/4", 12-0", 3-3 3/4"), a height dimension of 11'-6", and a note "FROM FACE OF MAIN WALL".

REVISED BUILDING ELEVATION

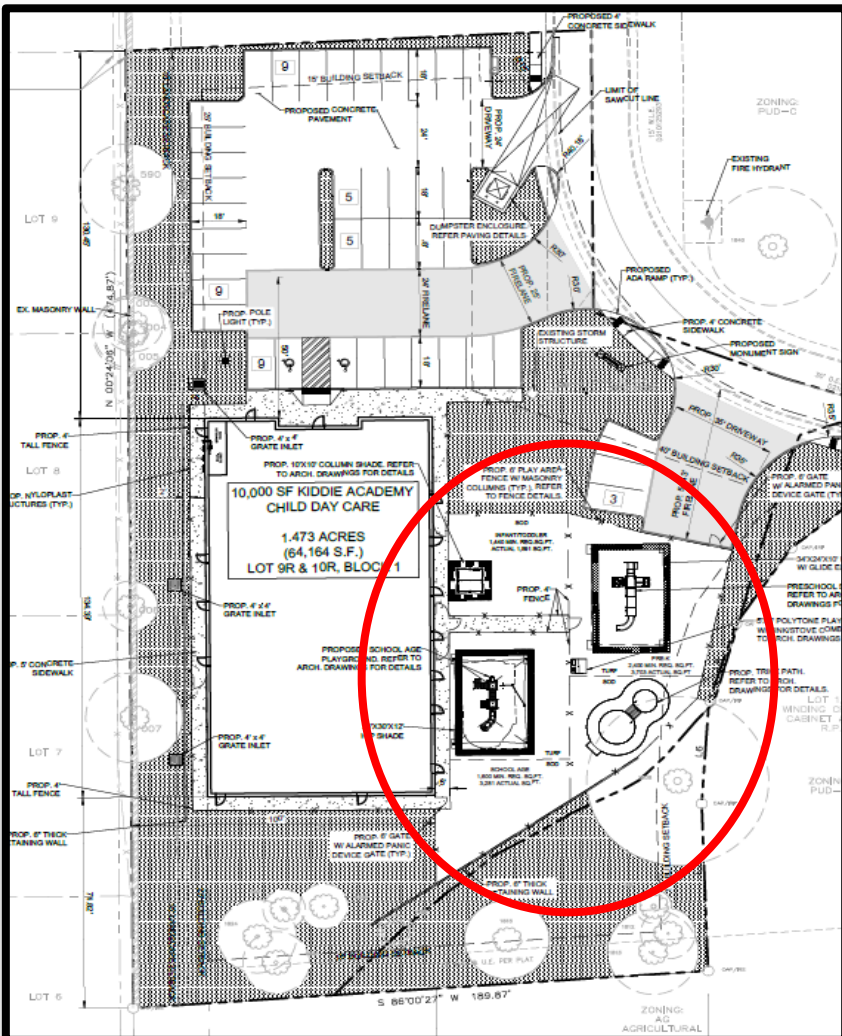


REVISED BUILDING ELEVATION



REVISED SITE PLAN CHANGES

- Playgrounds are now on the east side the building, not in front or back of the building. Further away from the neighbor's homes.



SHADE STRUCTURES & PLAYGROUND EQUIPMENT EAST SIDE OF THE BUILDING

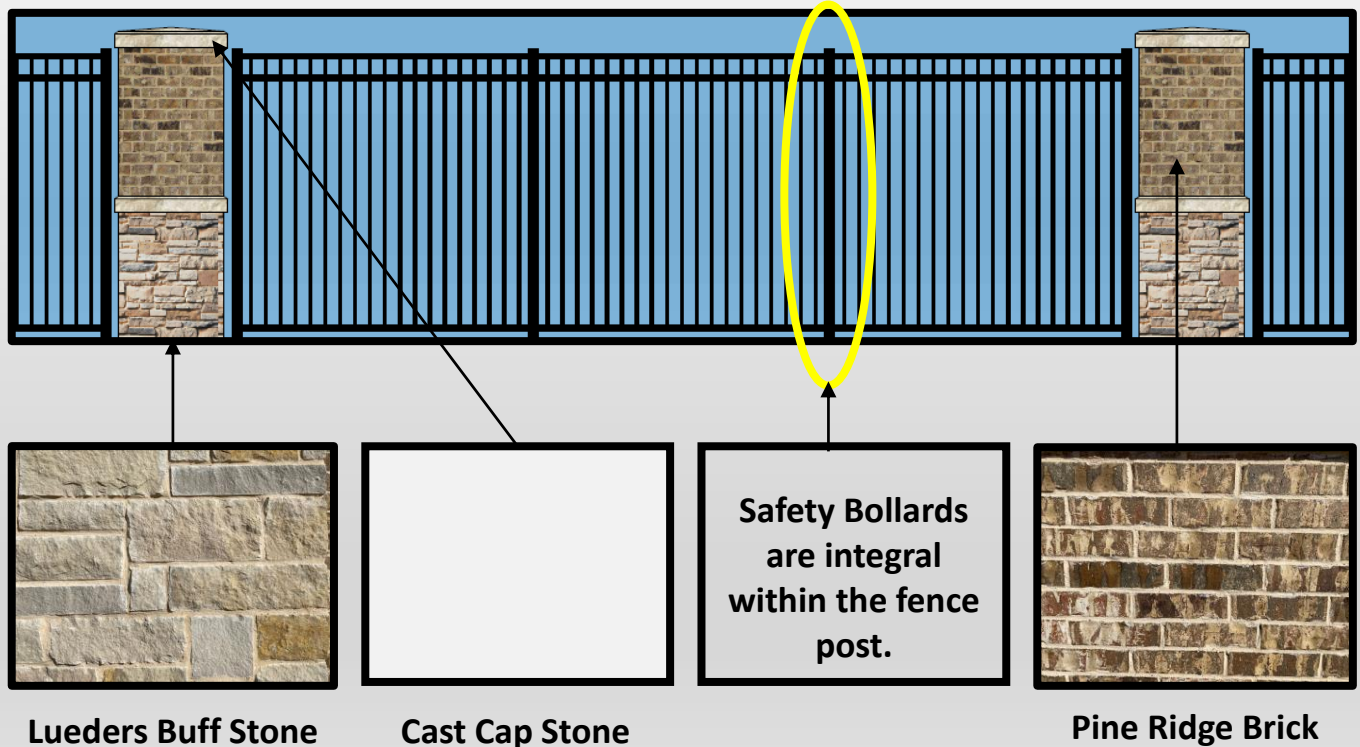


- Shade structures are now on the east side of the building – not in front or back of the building.
- Color to be determined and coordinated with the city.

PROPOSED FENCING WITH COLUMNS

- City requested upgraded fence with masonry columns to match the building elevations. Stone base with brick upper tier column.

- Fence sections are 12' to 18' between columns depending on site location.

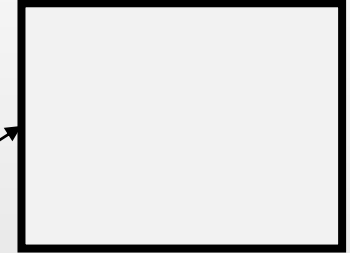
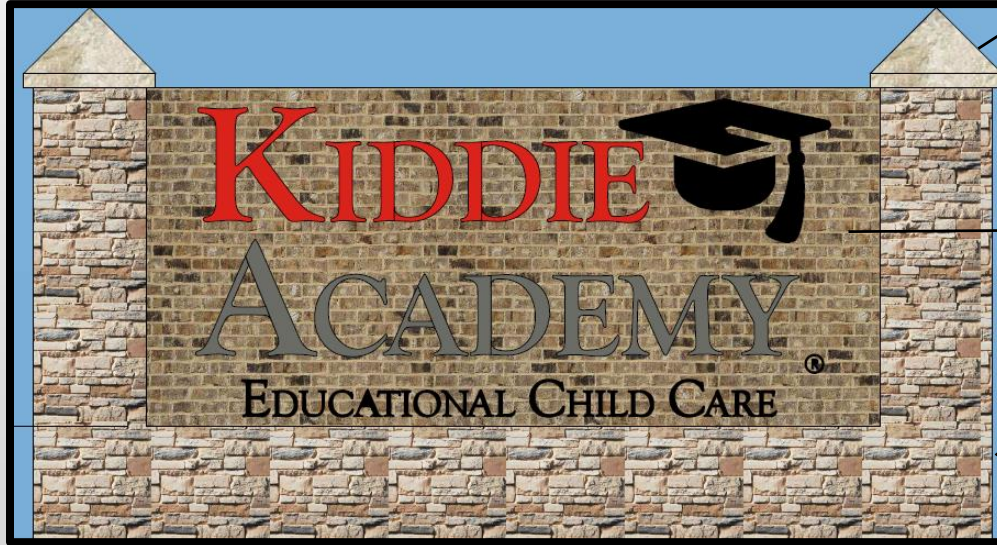


PROPOSED MONUMENT SIGN

- Proposed monument sign with masonry columns to match the building elevations. Stone base with brick inset.

- Sign to incorporate individual letters, not a panel system.

- Size to be determined



Cast Cap Stone



Pine Ridge Brick

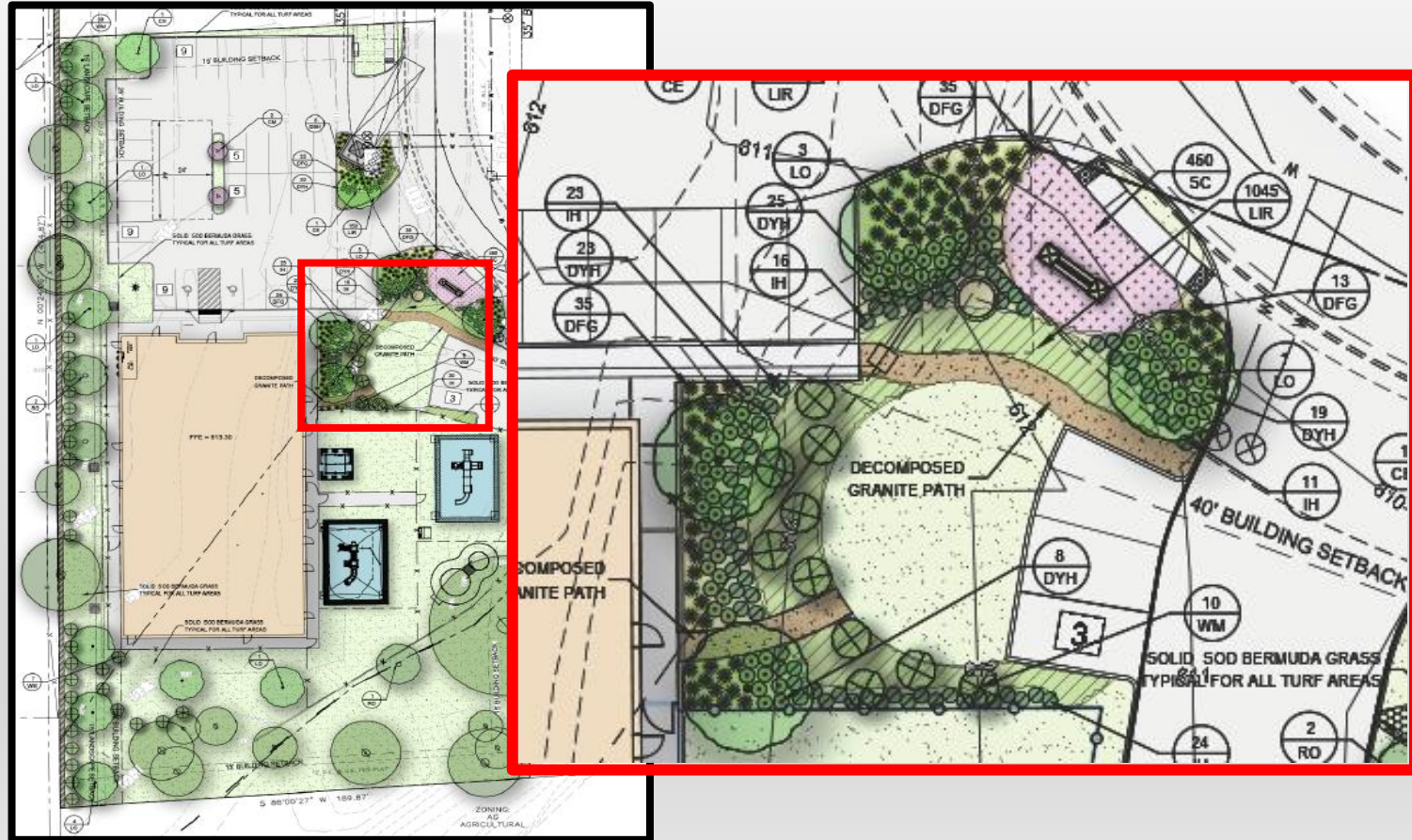


Lueders Buff Stone



UPGRADED LANDSCAPE CALL OUTS

- Substantial landscape plantings and granite pathway added to the NE corner of the building.



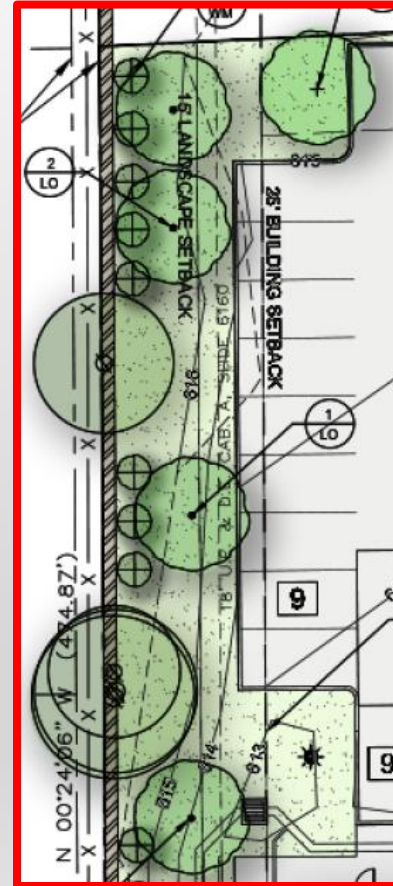
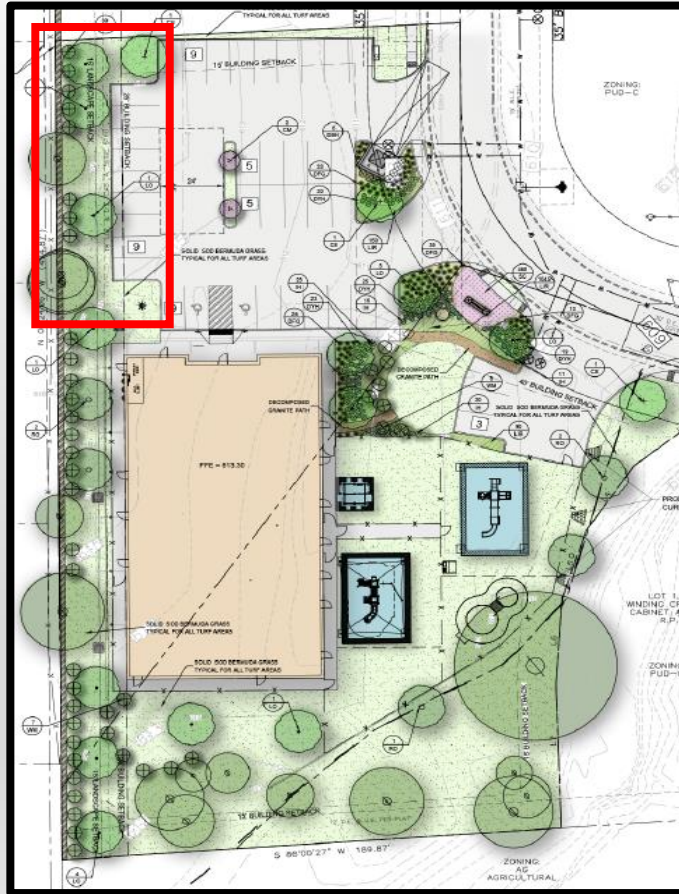
[illegible]

Additional landscaping added around the monument sign and dumpster depot.



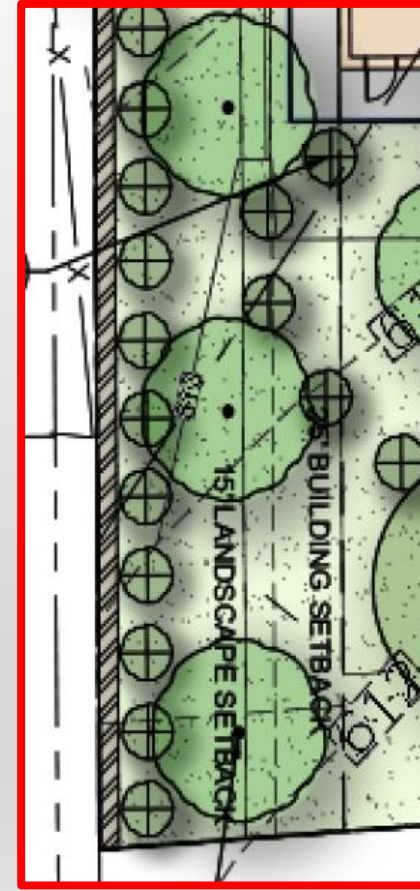
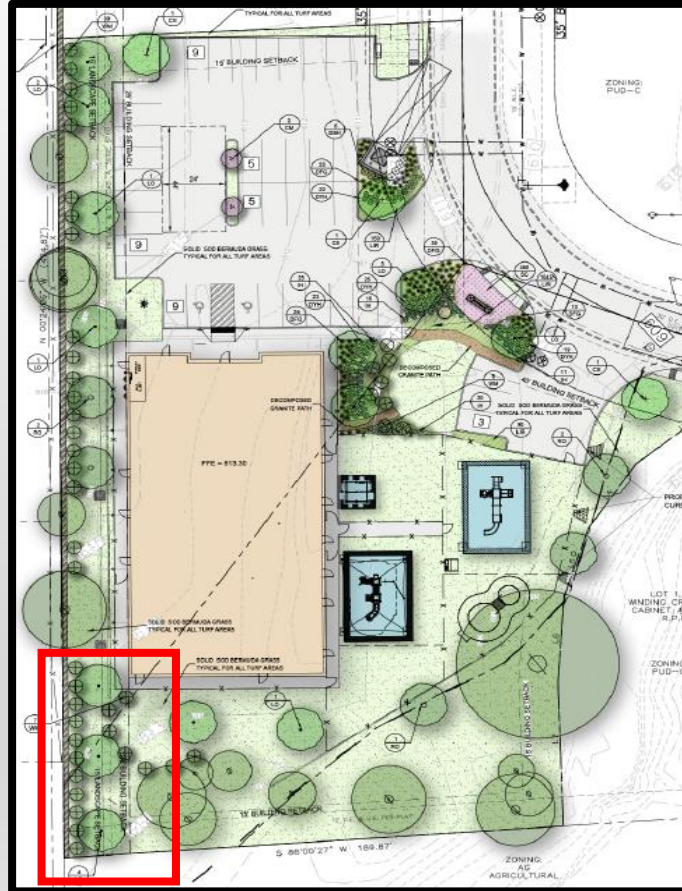
UPGRADED LANDSCAPE CALL OUTS

- Additional trees added on the northwest fence area per neighbor's request.



UPGRADED LANDSCAPE CALL OUTS

- Additional trees and shrubs added on the southwest fence area to add additional visual quality to the property.

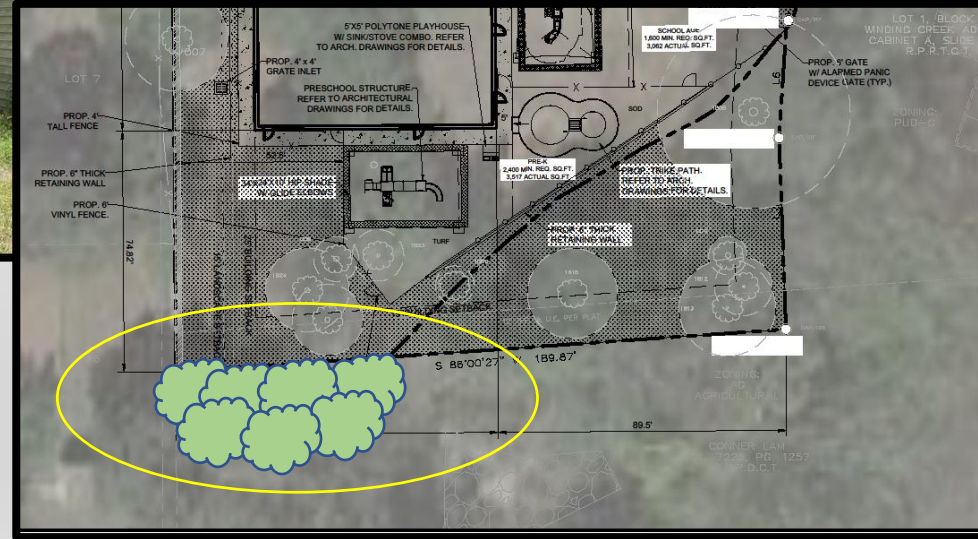


SOUTH & SOUTHWEST PROPERTY EXISTING TREES & BRUSH

Existing trees and brush help to divide the neighbor's property from the preschool and will maintain the natural environment.

These materials will not be removed.

Aerial photo at the bottom is the southern portion of the lot. Shows tremendous existing vegetation.



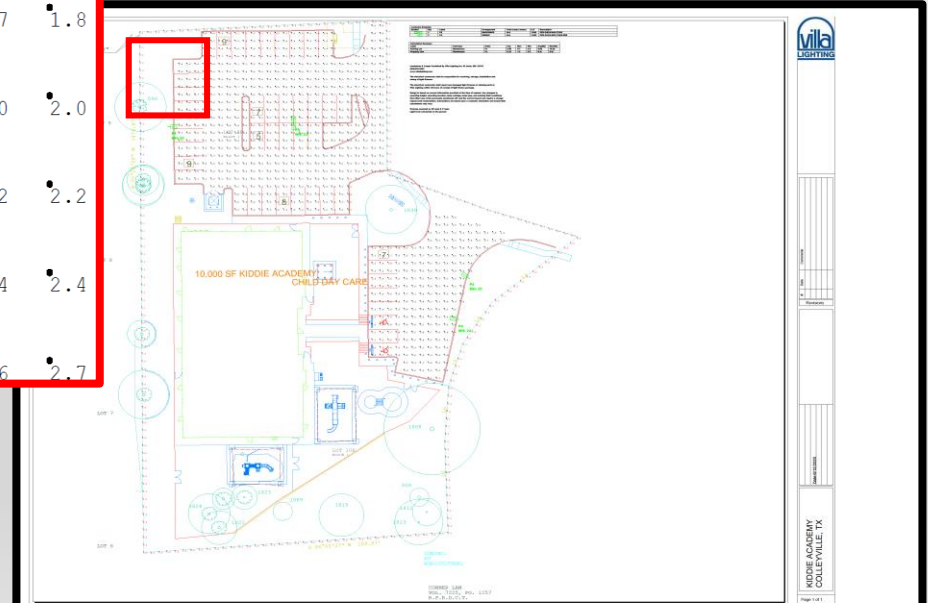
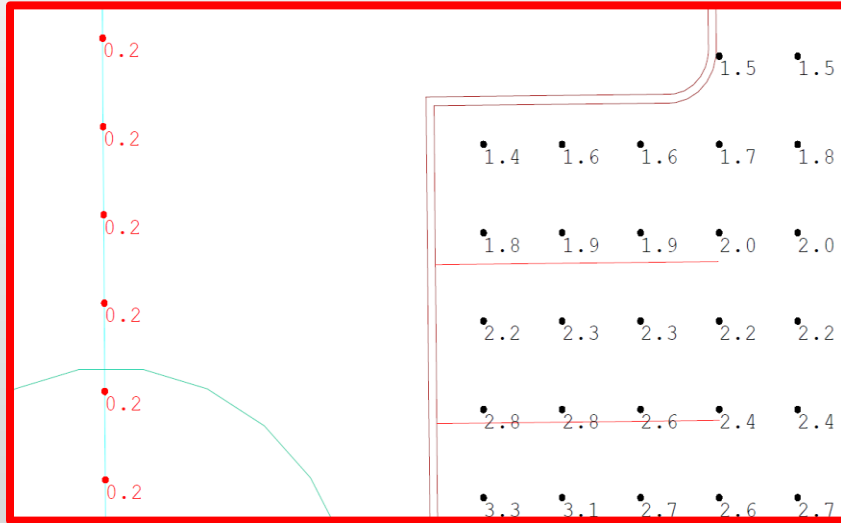
SOLID VINYL FENCING ON SOUTH & SOUTHWEST CORNER OF PROPERTY

- Solid vinyl fencing provided on the south and southeast corner of the playground to help reduce potential noise.
- This could be used on the south property line instead.



PHOTOMETRICS PLAN

- Lighting at the property line is minimal at 0.2-foot candles versus city code of 0.5-foot candles.



QUESTIONS & COMMENTS

Aerial Map



ZC20-015

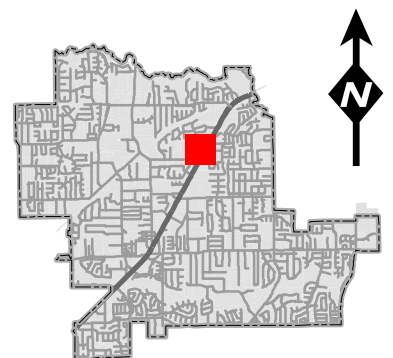
6412-6416 Colleyville Blvd

DISCLAIMER:

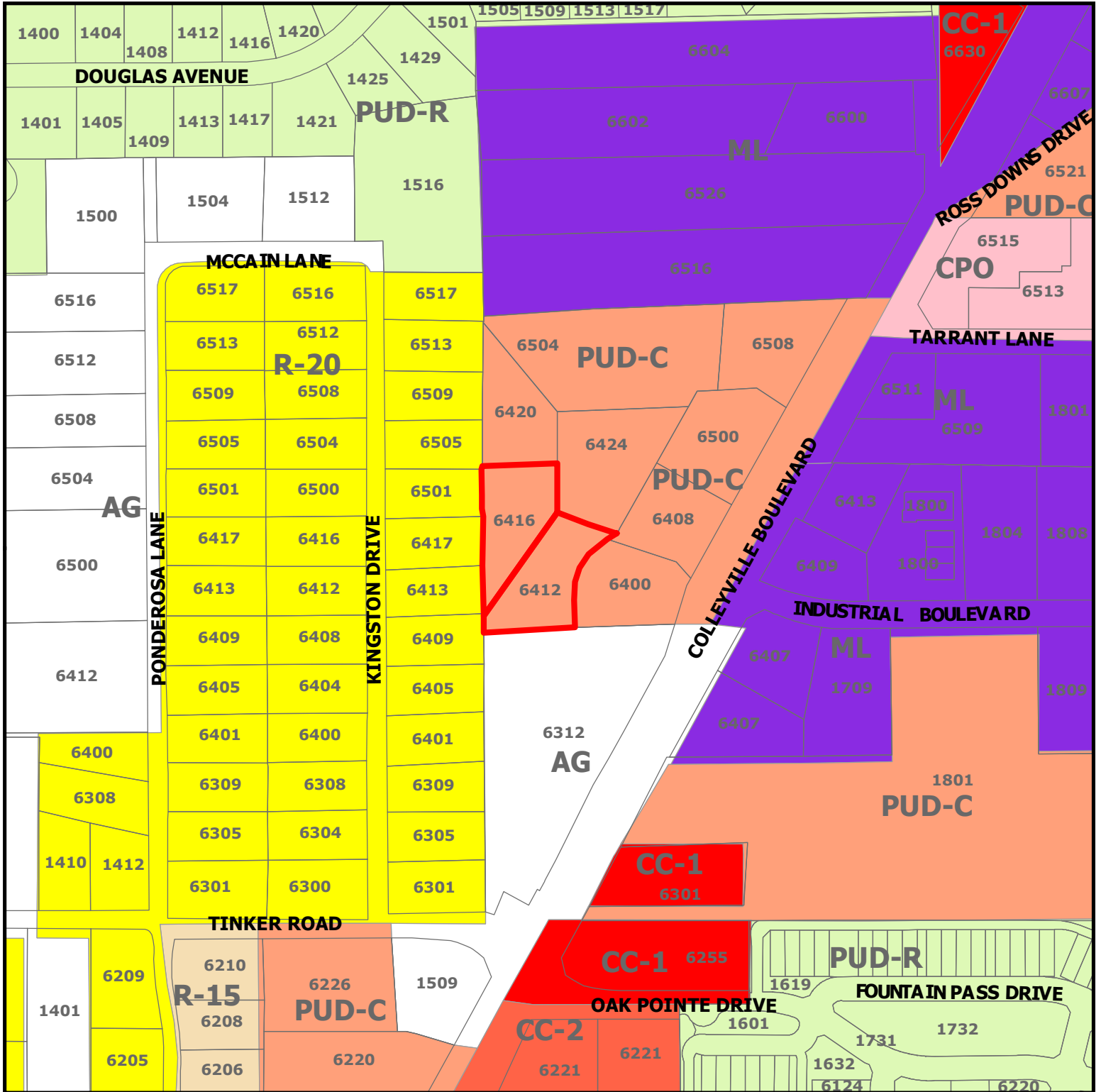
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Subject Property



Zoning Map



ZC20-015

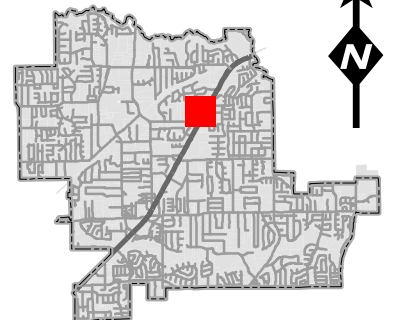
6412-6416 Colleyville Blvd

DISCLAIMER:

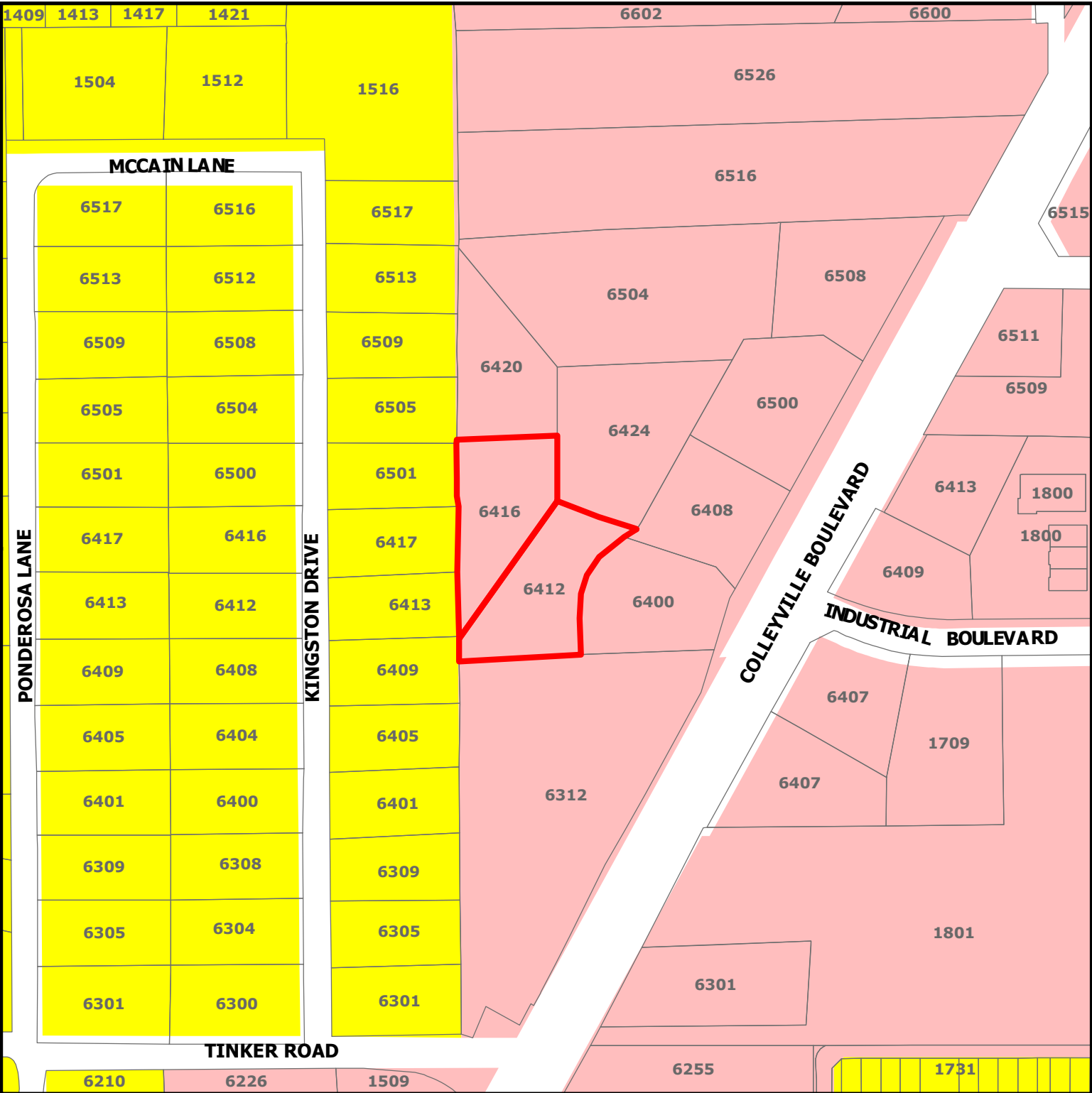
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Subject Property



Future Land Use Map

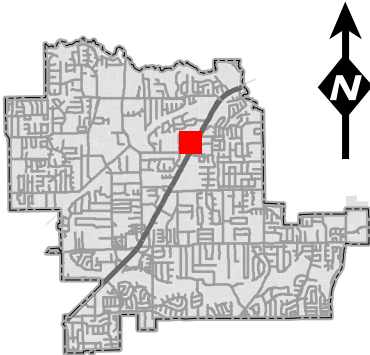


ZC20-015

6412-6416 Colleyville Blvd

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



Statement of Planning Objectives



T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W McDermott Drive, Suite 110, Allen, TX 75013

State of Planning Objectives

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

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

Development Schedule

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

Bussiness Plan

PROPOSED KIDDIE ACADEMY® OF COLLEYVILLE



05/05/2020

Bussiness Plan

Kiddie Academy of Colleyville TX

OPERATIONAL INFORMATION

Days of Operation:

Hours of Operation:

6 30 - 6 30

Holiday Closings:

6 s

Square Footage:

10 000 s f

Bussiness Plan

OUTDOOR PLAY AREA

• s f 9,252 s f
 • f s sf sf
 • f 1,864 s f
 • -s 3,294 s f
 • 4,094 s f
 •
 • s s s s f s s s s s
 s s s s

Infant/Toddler Playground Schedule

• s f s 47 80 s
 f

Morning

Staff/Child Ratio

1 4
 1 9
 1 11

Age Group

f
 2 s

Time Schedule

10 00 - 10 30
 10 30 - 11 00
 11 00 - 11 30

Afternoon

Staff/Child Ratio

1 4
 1 9
 1 11

Age Group

f
 2 s

Time Schedule

3 00 - 3 30
 3 30 - 4 00
 4 00 - 4 30

Pre-School and School Age Playground Schedule

• s s 48 80 s f

Morning

Staff/Child Ratio

1 15
 1 18
 1 22

Age Group

3 s
 4 s
 5 s

Time Schedule

9 30 - 10 00
 10 00 - 10 30
 10 30 - 11 00

Afternoon

Staff/Child Ratio

1 15
 1 18
 1 22

Age Group

3 s
 4 s
 5 s

Time Schedule

3 00 - 3 30
 3 30 - 4 00
 4 00 - 4 30

Bussiness Plan

TRAFFIC FLOW

CAPACITY

190

PARENT PARKING

DROP OFF AM

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

PICK-UP PM

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

PARENT AND STAFF PARKING

TOTAL (AM)

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

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

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

TOTAL (PM)

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

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

Bussiness Plan

TRAFFIC FLOW RESULTS

Drop off / Pick up Schedules of Children

- s f 10 **115** s ff 7 00 – 9 00
- s f 10 **104** s 4 00 – 6 00
- 1 3 f 2 s s s

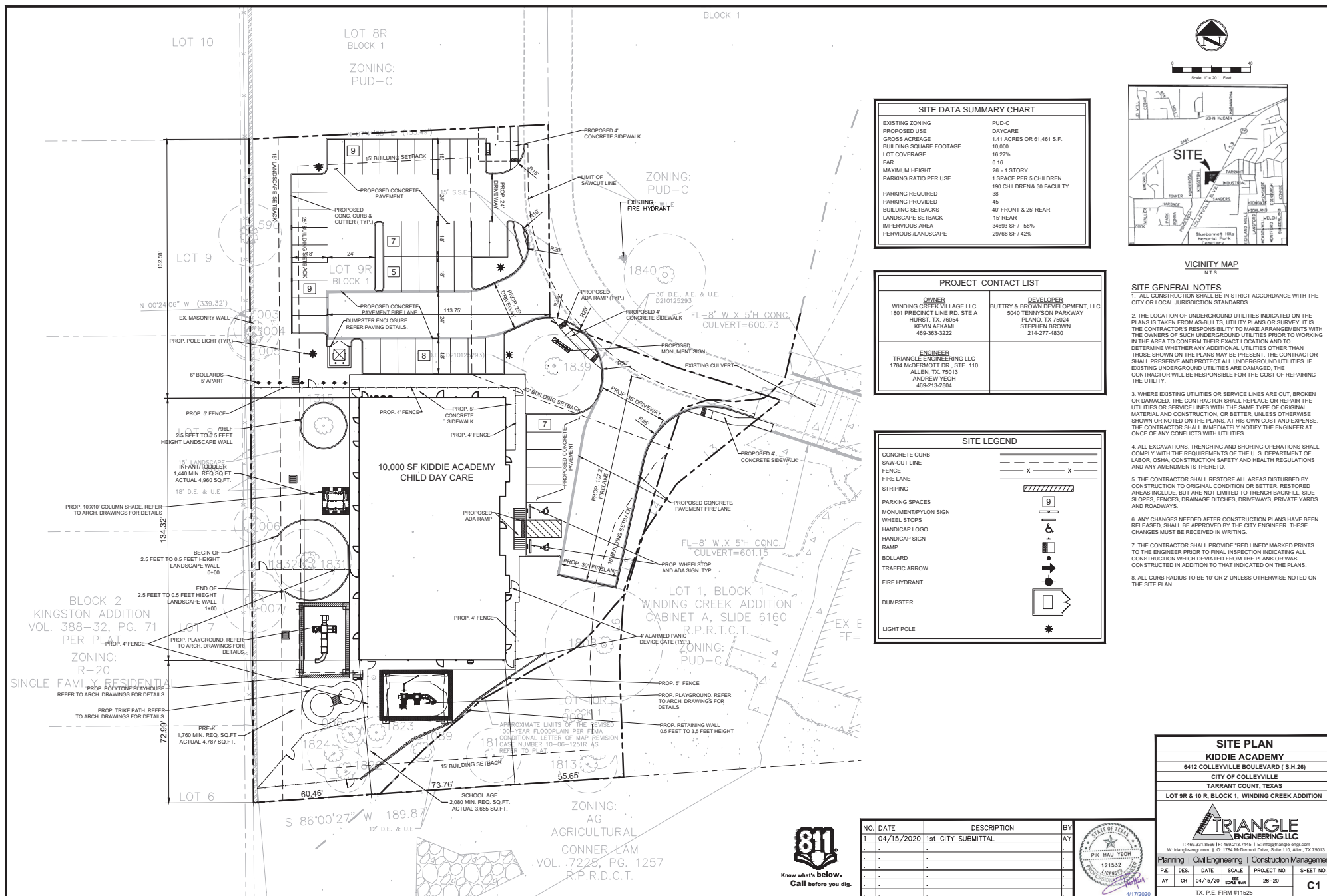
Staff Parking

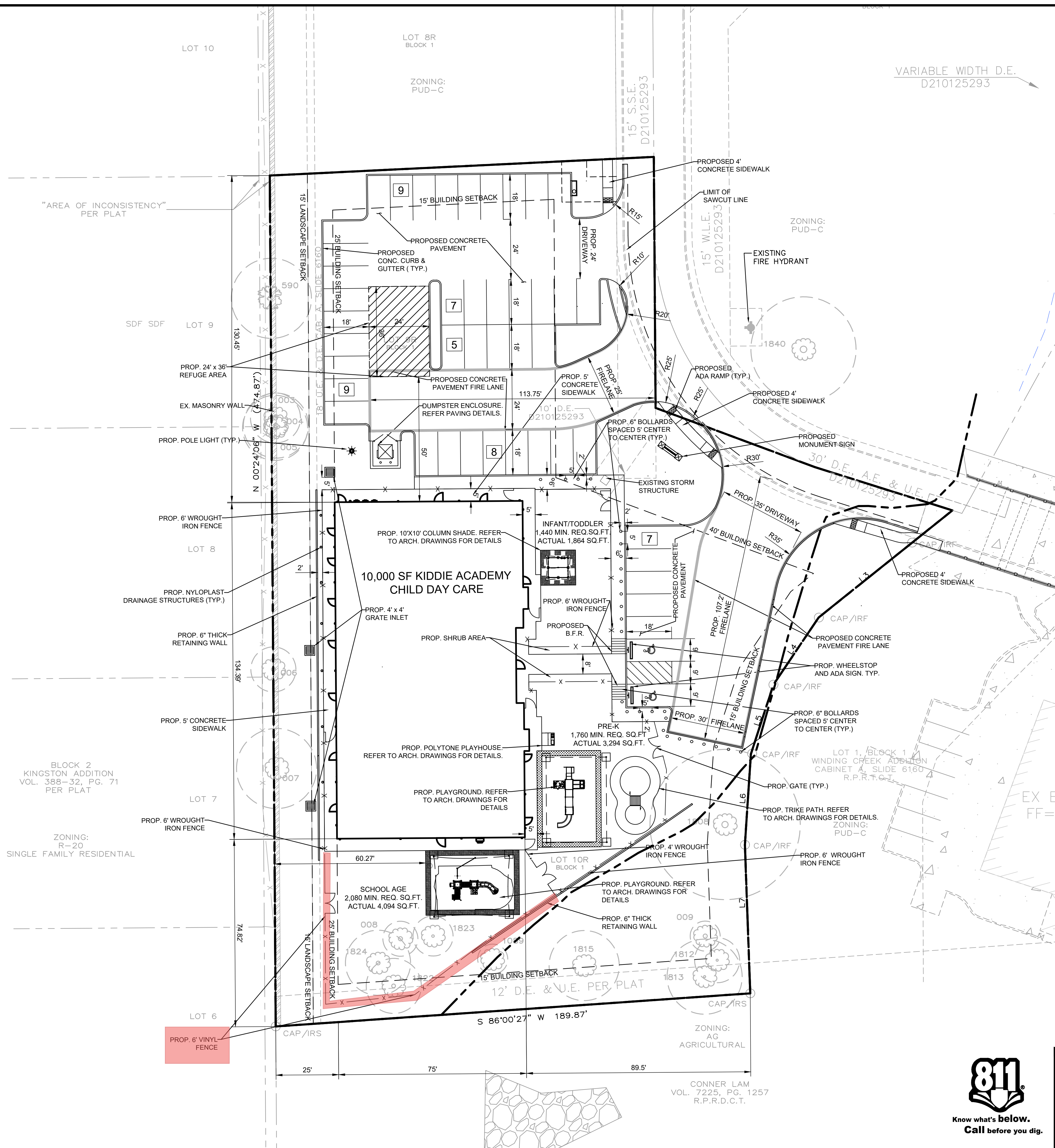
- f **17** s 2 s s f s s
s ff s ff s f
s s f **19** s ff s
- s 15 f s ff s ff s s f

Total Projected Parking

- f s ff s f f s **27**

Site Plan

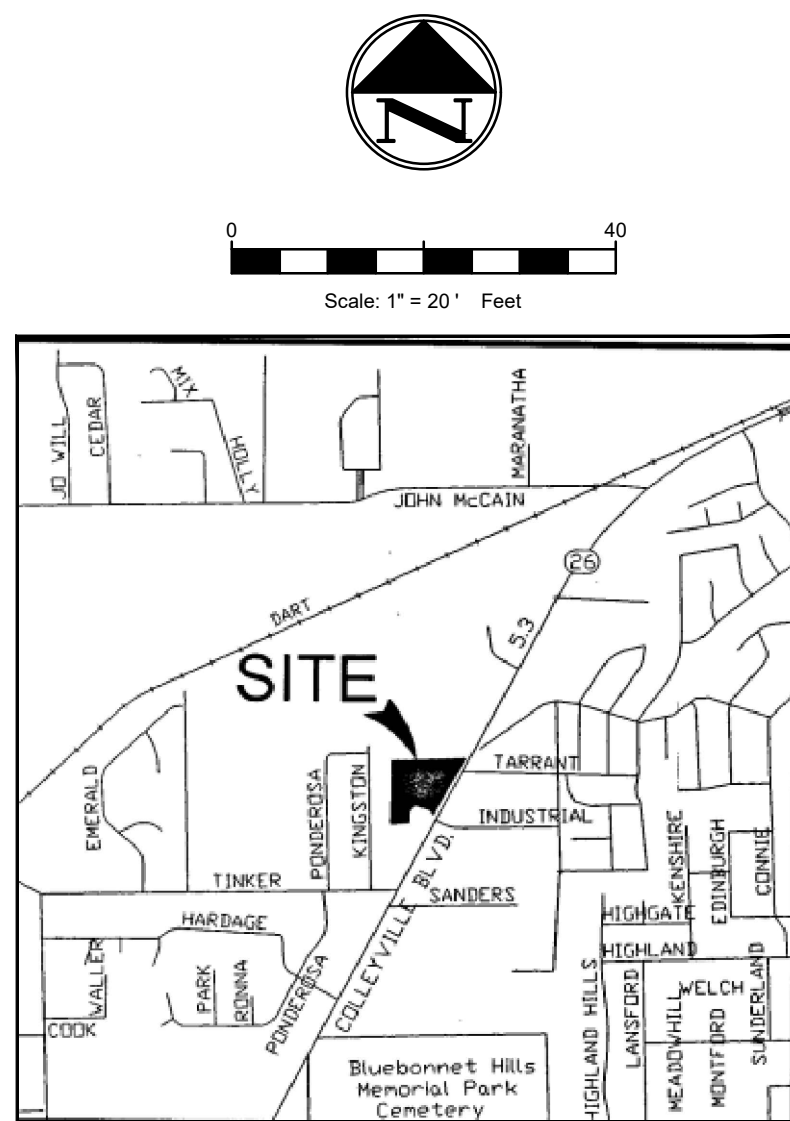




SITE DATA SUMMARY CHART	
EXISTING ZONING	PUD-C
PROPOSED USE	DAYCARE
GROSS ACREAGE	1.473 ACRES OR 64,164 S.F.
BUILDING SQUARE FOOTAGE	10,000
LOT COVERAGE	16.27%
FAR	0.16
MAXIMUM HEIGHT	26' - 1 STORY
PARKING RATIO PER USE	1 SPACE PER 5 CHILDREN
PARKING REQUIRED	190 CHILDREN
PARKING PROVIDED	38
BUILDING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

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

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



- VICINITY MAP**
N.T.S.
- SITE GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE PLAN

KIDDLE ACADEMY

6412 COLLEYVILLE BOULEVARD (S.H.26)

CITY OF COLLEYVILLE

TARRANT COUNT, TEXAS

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

TRIANGLE ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

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

TX. P.E. FIRM #11525



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

STRUCTURAL ENGINEER

ELECTRONIC (AUTOCAD) FILES INCLUDING ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, HVAC, PLUMBING, A ELECTRICAL, WILL NOT BE PROVIDED FOR REVIEW BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INFORMATION, EXCEPT FOR THE FIRE PROTECTION CONTRACTOR WITH A PAYMENT OF \$500 / SHEET.

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW OF THE DRAWINGS AND SPECIFICATIONS THROUGHOUT THE SET OF DRAWINGS, NO "EXTRA'S" FOR MISSED ITEMS. IF OTHER SETS ARE NOT SUBMITTED, THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT BY E-MAIL OF ANY CONTRADICTION OR ERROR WHICH MAY DISCLOSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INFORMATION, EXCEPT FOR THE FIRE PROTECTION CONTRACTOR WITH A PAYMENT OF \$500 / SHEET.

THIS DOCUMENT IS FOR RELEASE TO THE SOLID FURNITURE OF OWNER BUREAU PERMITTING. IT IS APPROVED BY THE ARCHITECT AND C. BRADLEY, AIA ON 05/10/2008. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNLESS PRESENTS ARE ISSUED.

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KER, AIA
E C T
H 430-999 6436-0999
ecr18.com

REGISTERED ARCHITECT
INDEPENDENT SINCE 1911
CALIFORNIA

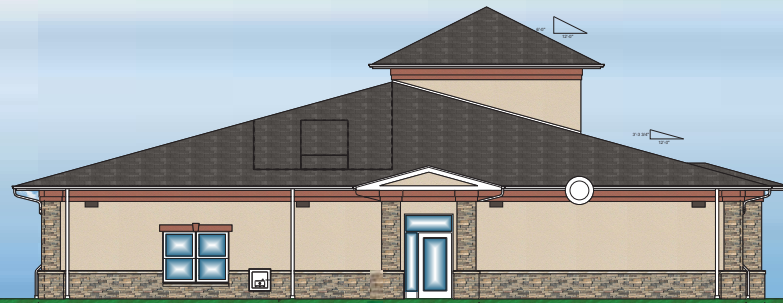
NO CONTRACTS OR ONE OF ITS KIND

HAROLD C. BAKER Architect 673 High Street, Ste. 200, Worthington, OH 43081 Tel. 608-266-6666 Fax 608-266-6667		Drawing No. 1000 Project Name: A200 Client: AS NOTED	
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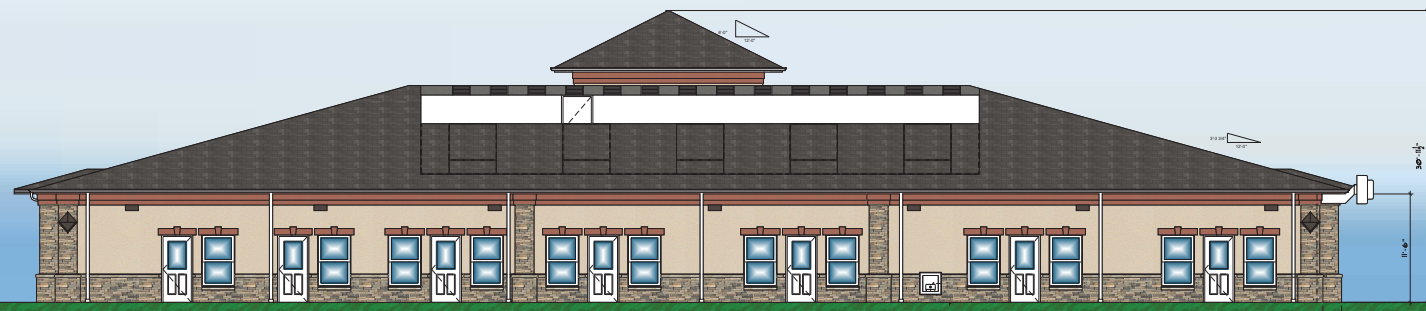
EXTERIOR ELEVATIONS
RENDERING



LI	RIGHT ELEVATION
A101	SCALE 3/16" = 1'-0"



L9	LEFT ELEVATION
A101	SCALE 3/16" = 1'-0"



G1	REAR ELEVATION (NOT SEEN FROM ROAD)
A101	SCALE 3/16" = 1'-0"



CI	FRONT ELEVATION
A101	SCALE 3/16" = 1'-0"

PRE-CAST
STONE SILL

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

GUTTERS &
DOWNSPOUTS
WHITE

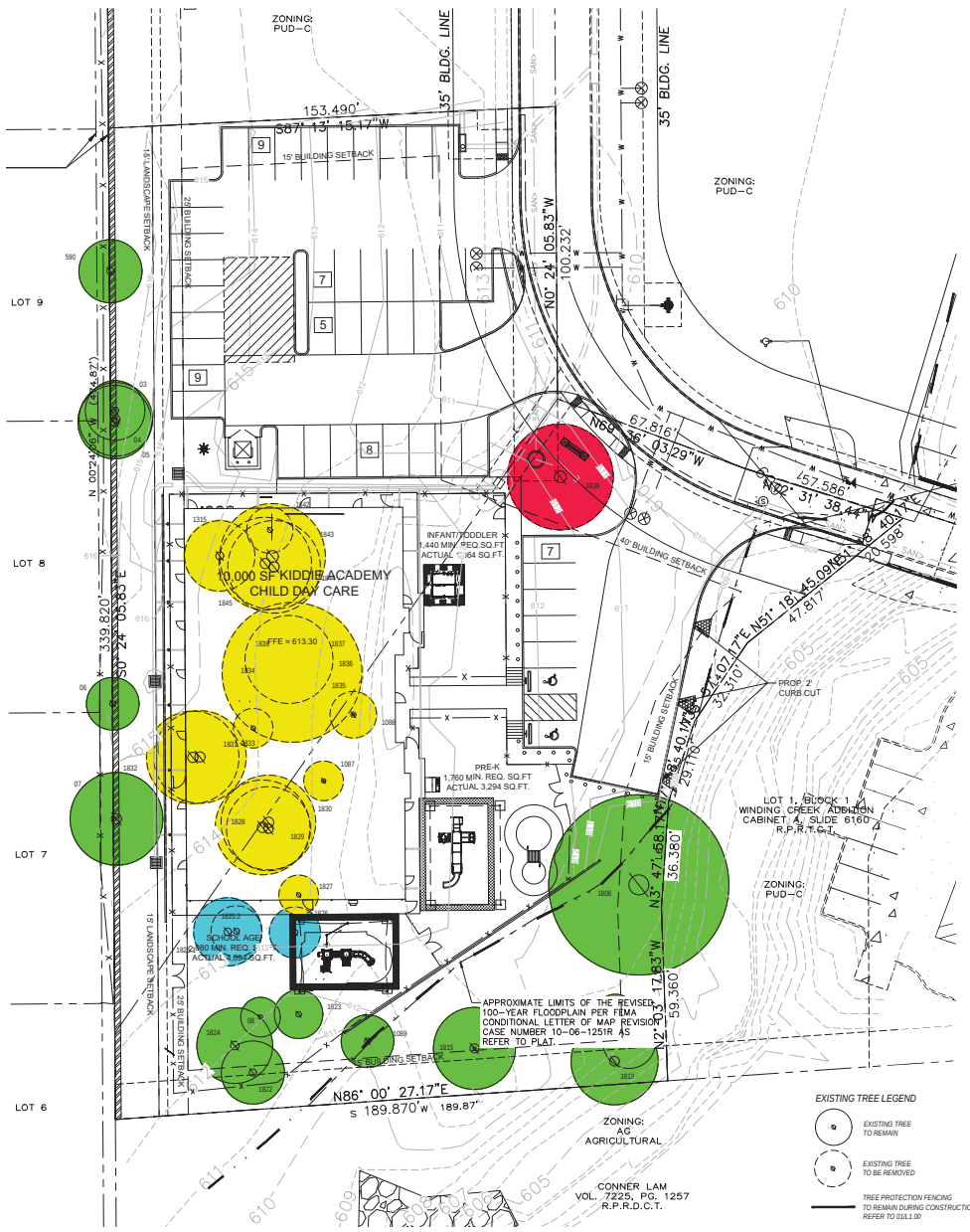
STONE WAINSCOTING
BORAL STONE -
DRystack -
CHARDONNAY

DOORS & WINDOWS
- WHITE

A1	LEGEND
A101	SCALE NTS

A200

Tree Preservation and Landscape Plan



EXISTING TREE CHART

NO.	DA (INCHES)	MITIGATION REQUIRED	SPECIES (COMMON NAME)	CANOPY COVERAGE	REMARKS
03	10	0	GUM BUMELIA	314	TO REMAIN
04	13	0	POST OAK	531	TO REMAIN
06	13	0	POST OAK	531	TO REMAIN
08	9	0	POST OAK	254	TO REMAIN
07	18	0	BLACKJACK OAK	864	TO REMAIN
08	7	0	AMERICAN ELM	151	TO REMAIN
09	6	0	OSAGE (ORANGE) (NON PROTECTED)	113	TO REMAIN
090	10	0	AMERICAN ELM	404	TO REMAIN
1087	7	0	SLASH PINE	154	TO BE REMOVED (BUILDING PAD)
1088	8	0	BLACKJACK OAK	331	TO REMAIN
1089	6	0	AMERICAN ELM	113	TO REMAIN
1125	12	0	GUM BUMELIA	402	TO BE REMOVED (BUILDING PAD)
1308	30	0	POST OAK	2827	TO REMAIN
1312	9	0	POST OAK	254	TO REMAIN
1313	15	0	POST OAK	707	TO REMAIN
1315	14	0	BLACKJACK OAK	616	TO REMAIN
1322	9	0	POST OAK	380	TO REMAIN
1323	8.0	0	AMERICAN ELM	254	TO REMAIN
1324	12	0	AMERICAN ELM	331	TO REMAIN
1325.1	10	0	POST OAK	427	TO BE REMOVED
1325.2	6	0	POST OAK	240	TO BE REMOVED
1329	9	0	POST OAK	254	TO BE REMOVED (B.L.F. FROM BUILDING PAD)
1327	7	0	BLACKJACK OAK	154	TO BE REMOVED (B.L.F. FROM BUILDING PAD)
1328	16	4000	POST OAK	864	TO BE REMOVED (B.L.F. FROM BUILDING PAD)
1329	14	0	POST OAK	616	TO BE REMOVED (B.L.F. FROM BUILDING PAD)
1330	16	4000	POST OAK	864	TO BE REMOVED (B.L.F. FROM BUILDING PAD)
1331	21	\$1200 VALUE	POST OAK	1386	TO BE REMOVED (BUILDING PAD)
1332	16	4000	POST OAK	864	TO BE REMOVED (BUILDING PAD)
1333	7	0	HACKBERRY (NON PROTECTED)	864	TO BE REMOVED
1334	24	\$2400 VALUE	POST OAK	3310	TO BE REMOVED (BUILDING PAD)
1335	8	0	POST OAK	201	TO BE REMOVED (BUILDING PAD)
1336	8	0	POST OAK	201	TO BE REMOVED (BUILDING PAD)
1337	8	0	POST OAK	201	TO BE REMOVED (BUILDING PAD)
1338	15	3035	POST OAK	707	TO BE REMOVED (BUILDING PAD)
1339	16	0	BLACKJACK OAK	864	TO REMAIN
1340	21	0	OSAGE (ORANGE) (NON PROTECTED)	1386	TO BE REMOVED
1342	8	0	EASTERN RED CEDAR	201	TO BE REMOVED (B.L.F. FROM BUILDING PAD)
1343	32.34	\$2200 VALUE	POST OAK	3454	TO BE REMOVED (BUILDING PAD)
1344	18	\$1800 VALUE	POST OAK	1018	TO BE REMOVED (BUILDING PAD)
1345	16	4000	POST OAK	864	TO BE REMOVED (B.L.F. FROM BUILDING PAD)

15,261 S.F. OF TREE CANOPY TO BE REMOVED
12,351 S.F. OF TREE CANOPY TO BE REMOVED ARE LOCATED ON WITHIN 5' L.F. OF THE BUILDING PAD
921 S.F. OF TREE PROTECTED TREE CANOPY TO BE REMOVED FROM THE REMAINDER OF THE SITE
2,189 S.F. OF UNPROTECTED TREE CANOPY TO BE REMOVED FROM THE REMAINDER OF THE SITE

50% OF THE EXISTING TREE CANOPY THAT IS NOT LOCATED WITHIN THE BUILDING PAD MUST BE PRESERVED (800 S.F. OF CANOPY 1.50-1.60 S.F. OF TREE CANOPY PRESERVATION)
9,888 S.F. OF TREE CANOPY TO BE PRESERVED

19,615 S.F. OF HERITAGE TREE CANOPY IS WITH IN THE BUILDING PAD AND REQUIRE MITIGATION
10-7 CALIPER LARGE CANOPY TREES ARE PROPOSED TO BE PLANTED ON SITE-20,000 S.F.

TREE NUMBERS 1313 (\$2000 TREE VALUE), 1344 (\$2400 VALUE), AND 1343 (\$2000 TREE VALUE), AND 1344 (\$2000 VALUE) ARE TO BE PAD INTO
THE CITY TREE FUND-\$9500.00

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

TREE PROTECTION STANDARDS

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

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

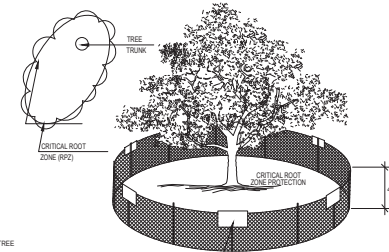
- All Preserved Trees shall have protective fencing located at the tree's critical root zone. The protective fencing shall be comprised of orange vinyl construction fencing, with a minimum of four-foot (4') approximate height.
- Lumber shall be wrapped vertically around the tree trunk and held in place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

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

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

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO DUL.1.00

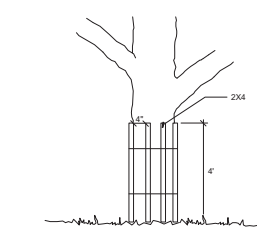


TEMPORARY SIGNAGE THAT INDICATES THIS AREA IS A "TREE PROTECTION AREA" REFER TO TREE PROTECTION STANDARDS FOR INFORMATION THAT IS REQUIRED TO BE ON SIGNS

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

01 TREE PROTECTION FENCE A

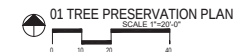
NOT TO SCALE



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

02 TREE PROTECTION FENCE B

NOT TO SCALE



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. MODEROTT DR.
SUITE 110
ALLEN, TEXAS 75013
(409) 369-4448
CHRIS@STUDIOGREENSPOT.COM



KIDDIE ACADEMY
COLLEVILLE BLVD.
CITY OF COLLEVILLE, TEXAS

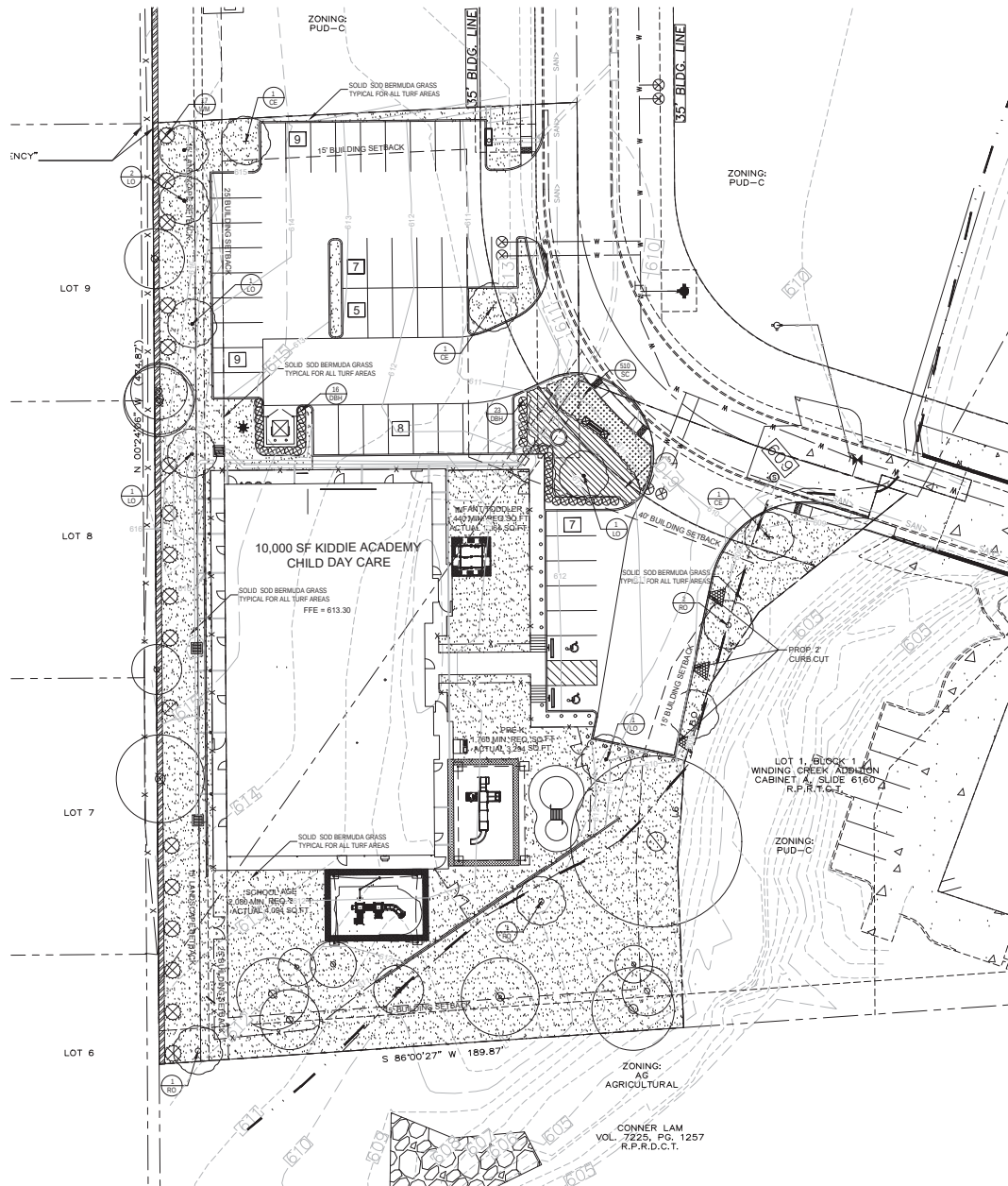
ISSUE:
FOR APPROVAL 03.16.2020
CITY COMMENTS 04.16.2020
CITY COMMENTS 04.29.2020
FOR APPROVAL 06.12.2020

DATE:
06.12.2020

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:
L.1

Tree Preservation and Landscape Plan



GENERAL LAWN NOTES

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

LANDSCAPE NOTES

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

SOLID SOD NOTES

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

LANDSCAPE TABULATIONS

SITE AREA - 64,162 s.f.

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

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

Required: 10,248 s.f. (32%)

Provided: 26,768 s.f. (42%)

Requirement: 10,230 s.f. (33%)

PARKING LOTS - 45 spaces

Requirement: (1) tree per 10 parking spaces

All parking spaces to be within 90 ft. of canopy tree

Required: (3) canopy trees, 3" cal.

Provided: (3) canopy trees, 3" cal.

All spaces within 90 ft. of tree

RESIDENTIAL ADJACENCY

Requirement: 15' wide landscape buffer

Wax Myrtle Shrubs 15' o.c.

15' wide landscape buffer

Wax Myrtle Shrubs 15' o.c.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	3	Cedar Elm	Ulmus crassifolia	3" cal.	B&B, 12" ht., 5' spread min., 5' clear trunk
LO	6	Lives Oak	Quercus virginiana	3" cal.	container, 12" ht., 5' spread, 3' clear straight trunk
RO	4	Red Oak	Quercus shumardii	3" cal.	container, 12" ht., 5' spread, 3' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	39	Dwarf Burford Holly	Ilex cornuta burfordii 'nana'	5 gal.	container, 24" ht., 20" spread
WM	17	Wax Myrtle	Myrica carolinensis	15 gal.	container, 48" ht., 30" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	510	Seasonal Color	Liriodendron tulipifera	4" pots	selection by owner, 12" o.c.
LIR	755	Liriodendron	Liriodendron tulipifera	4" pots	container, 3-12" runners min., 12" o.c.
		419' Bermudagrass	Cynodon dactylon 419'		Solid Sod refer to notes

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

01 LANDSCAPE PLAN
SCALE 1"=20'

0 10 20 40

06.12.2020

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. MACDONALD ST.
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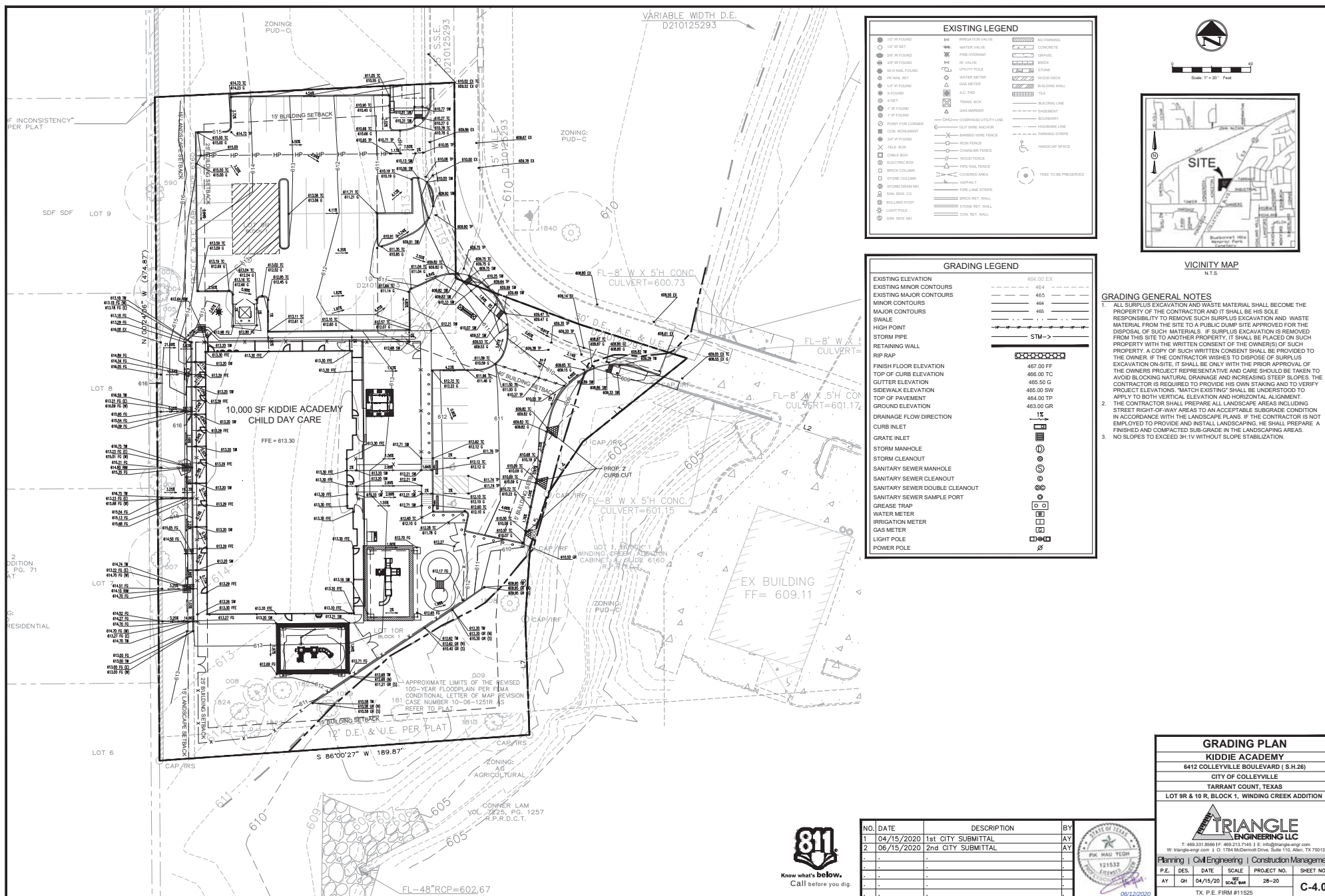
DATE:
06.12.2020

SHEET NAME:
LANDSCAPE PLAN

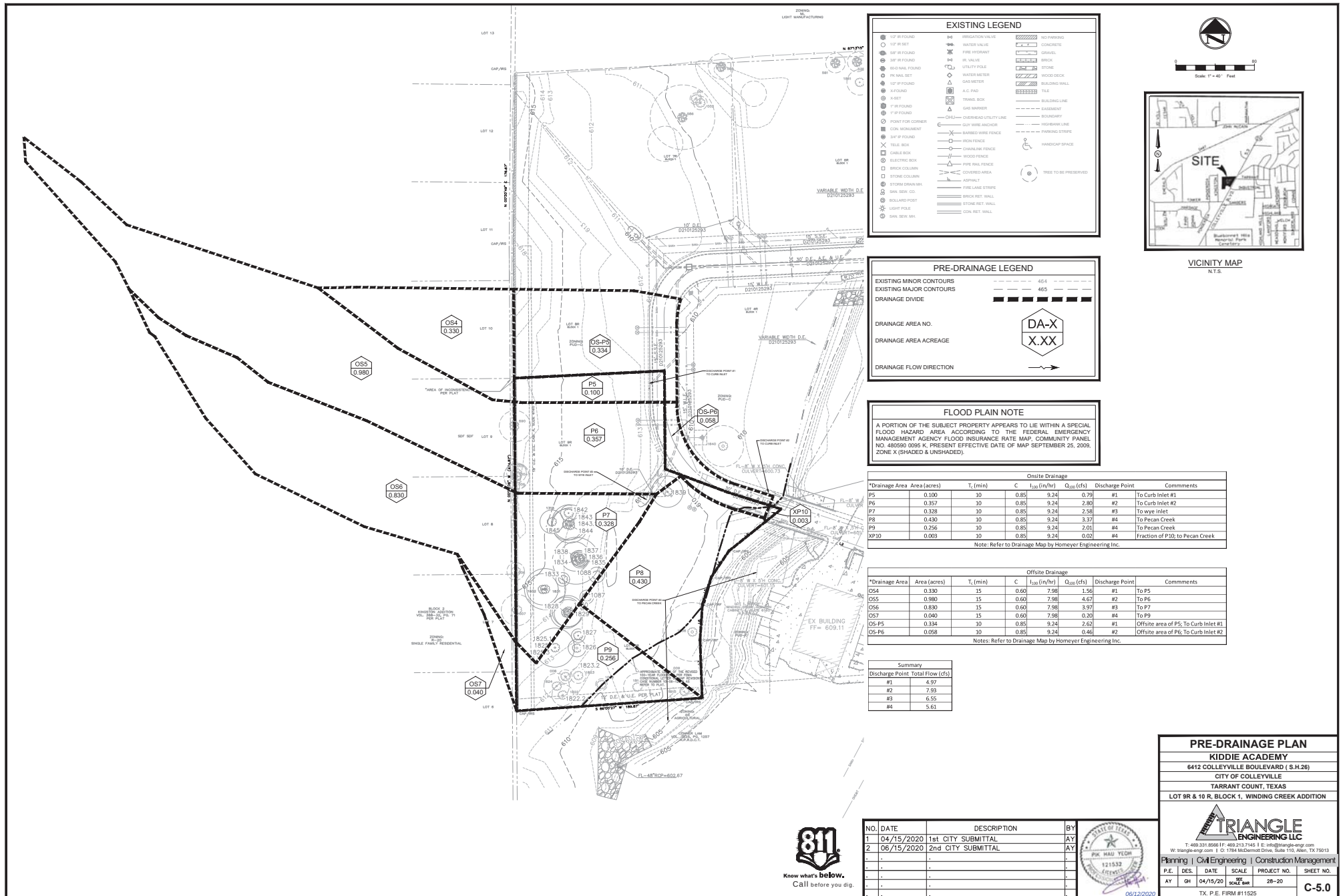
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L.2

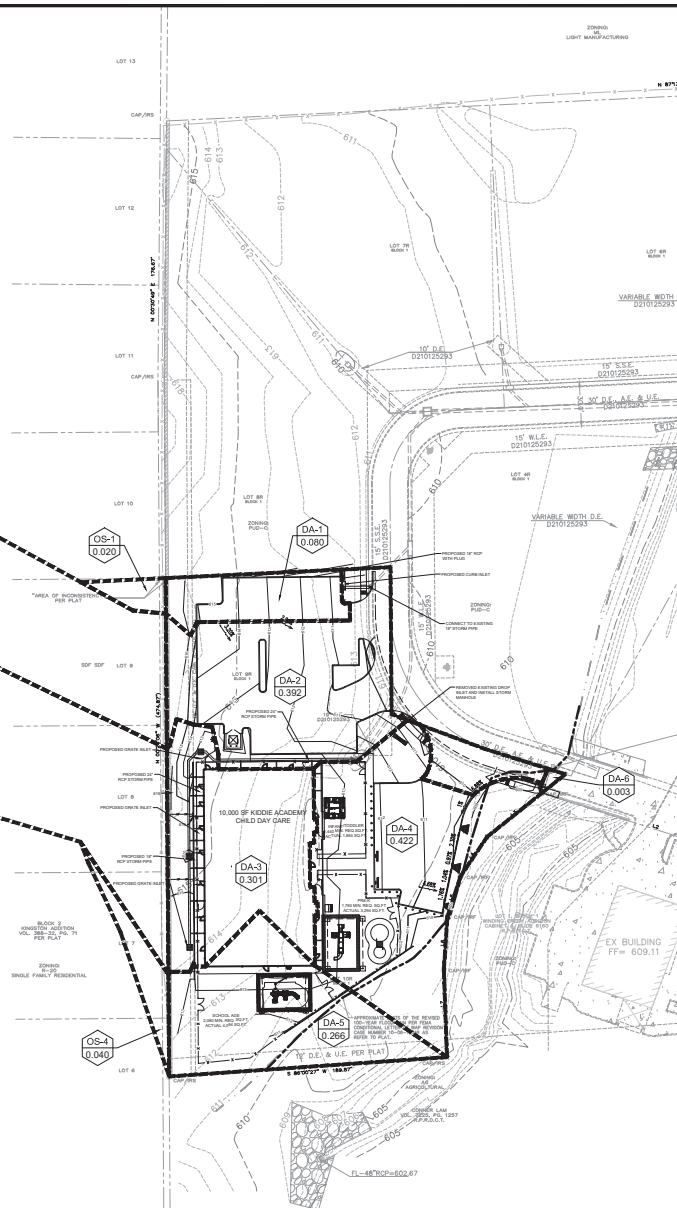
Drainage and Grading Plan



Drainage and Grading Plan



Drainage and Grading Plan

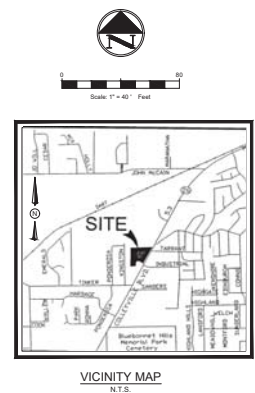
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POST-DRAINAGE LEGEND

EXISTING MINOR CONTOURS	----	45.5
EXISTING MAJOR CONTOURS	----	46.5
MINOR CONTOURS	----	46.4
MAJOR CONTOURS	----	46.6
DRAINAGE DIVIDE		
HIGH POINT		
DRAINAGE AREA NO.		
DRAINAGE AREA ACREAGE		
DRAINAGE FLOW DIRECTION		

FLOOD PLAIN NOTE						
A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PLAN NO. 480550 ISSUED 6/8. PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2009. ZONE K (SHADED & UNSHADED)						
Onsite Drainage						
Drainage Area	Area (acres)	T ₁ (min)	C	t ₂₀₀ (in/hr/Qu ₁₀₀)	Discharge	Comments
DA-1	0.0005	10	0.85	9.24	0.63	#1 To curb inlet
DA-2	0.391	10	0.85	9.24	1.08	#2 To curb inlet
DA-3	0.301	10	0.85	9.24	2.36	#3 To wave inlet
DA-4	0.422	10	0.85	9.24	3.31	#4 To Pecan Creek
DA-5	0.266	10	0.85	9.24	2.09	#4 To Pecan Creek
DA-6	0.005	10	0.85	9.24	0.02	#4 To Pecan Creek
Offsite Drainage						
Drainage Area	Area (acres)	T ₁ (min)	C	t ₂₀₀ (in/hr/Qu ₁₀₀)	Discharge	Comments
OS-1	0.002	15	0.6	7.98	0.10	#1 To DA-1
OS-2	0.98	15	0.6	7.98	4.69	#2 To DA-2
OS-3	0.83	15	0.6	7.98	3.97	#3 To DA-3
OS-4	0.04	15	0.6	7.98	0.19	#4 To DA-5
Summary						
Discharge	Pre-Drainage Total Flow (cfs)	Post-Drainage Total Flow (cfs)	Comments			
#1	4.96	0.73	OK			
#2	7.93	7.77	OK			
#3	5.68	6.34	OK			
#4	5.64	5.61	OK			

NO.	DATE	DESCRIPTION	BY
1	04/15/2020	1st CITY SUBMITTAL	AY
2	06/15/2020	2nd CITY SUBMITTAL	AY
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POST-DRAINAGE PLAN KIDDIE ACADEMY 6412 COLLEYVILLE BOULEVARD (S.H.26) CITY OF COLLEYVILLE TARRANT COUNTY, TEXAS LOT SR & 10 R. BLOCK 1, WINDING CREEK ADDITION									
 TRIANGLE ENGINEERING LLC									
T: 469.331.6566 F: 469.231.7146 E: info@triangle-eng.com W: www.triangle-eng.com C: 17396 McDermott Drive, Suite 100, Allen, TX 75013									
Planning Civil Engineering Construction Management									
P.E.	DES.	DATE	SCALE	PROJECT NO.				SHEET NO.	
AY	QH	04/15/20	1" = 40' H&V 1" = 80' PLAN	28-20					
TX D.E. FIRM#11575									



Drainage and Grading Plan



PROPOSED DRAINAGE AREA MAP

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

LEGEND	
	DRAINAGE AREA NUMBER
	Q100 PROPOSED
	DRAINAGE AREA LIMITS
	EXISTING CONTOURS
	PROPOSED CONTOURS
	DIRECTION OF STORMWATER FLOW

BENCHMARK INFORMATION	
TBM #1 - ELEVATION: 608.88	"X" CUT ON CONCRETE APPROXIMATELY 65 FEET NORTH AND 51 WEST OF THE SOUTHERN MOST PROPERTY CORNER OF LOT 2R.
TBM #2 - ELEVATION: 606.29	(BM TO BE REMOVED DURING CONSTRUCTION)
"X" CUT ON CONCRETE APPROXIMATELY 281 FEET SOUTH AND 198 WEST OF THE EASTERN MOST PROPERTY CORNER OF LOT 3R.	

PROPOSED DRAINAGE CALCULATIONS						
DRAINAGE AREA	AREA ACRES	"c"	Tc (min)	"1-100" (in/hr)	"Q-100" (cfs)	COMMENTS
P1	1.11	0.85	10	9.24	8.69	TO PECAN CREEK
P2	0.15	0.85	10	9.24	1.16	TO OFF-SITE NORTH
P3	0.61	0.85	10	9.24	4.76	TO WYE INLET
P4	0.20	0.85	10	9.24	1.58	TO WYE INLET
P5	0.43	0.85	10	9.24	3.40	TO CURB INLET
P6	0.41	0.85	10	9.24	3.25	TO CURB INLET
P7	0.33	0.85	10	9.24	2.61	TO WYE INLET
P8	0.44	0.85	10	9.24	3.43	TO PECAN CREEK
P9	0.25	0.85	10	9.24	1.99	TO OFF-SITE SOUTH
P10	2.20	0.85	10	9.24	17.30	TO PECAN CREEK
P11	0.42	0.85	10	9.24	3.26	TO CURB INLET
P12	0.14	0.85	10	9.24	1.12	TO OS-10
OS1	0.14	0.60	15	7.98	0.68	TO P3
OS2	1.75	0.60	15	7.98	8.36	TO P4
OS3	0.60	0.60	15	7.98	2.87	TO P11
OS4	0.33	0.60	15	7.98	1.56	TO P5
OS5	0.98	0.60	15	7.98	4.67	TO P6
OS6	0.83	0.60	15	7.98	3.97	TO P7
OS7	0.04	0.60	15	7.98	0.20	TO P9
OS8	0.38	0.85	15	7.98	2.56	TO P10
OS9	0.04	0.85	10	9.24	0.31	TO P11
OS10	0.86	0.85	10	9.24	6.77	TO P1
TOTAL	12.63				84.49	

RESULTS:

PROPOSED CONDITIONS DO NOT INCREASE PEAK FLOWS. THE OFFSITE FLOW OF 1,500 CFS ARRIVES 22 MINUTES PAST OUR ONSITE FLOW DISCHARGE, AS SUCH, WATER SURFACE ELEVATIONS AND VELOCITIES DO NOT CHANGE, THUS WE ARE NOT ADVERSELY AFFECTING DOWN STREAM FLOWS. DETENTION IS NOT REQUIRED.

RECORD DRAWING	
The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.	
Matthew Haskin, P.E. #20889	Date: 1/16/19



HOMMEYER ENGINEERING, INC.
 1027117 BRIDGE REPLACEMENT
 6.717 ACRES
 CITY OF COLLEYVILLE
 TARRANT COUNTY, TEXAS
 P.O. BOX 294527 • LEWISVILLE, TEXAS 76039
 972-906-9985 PHONE • 972-906-9987 FAX
 WWW.HEI.UTEX.COM



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

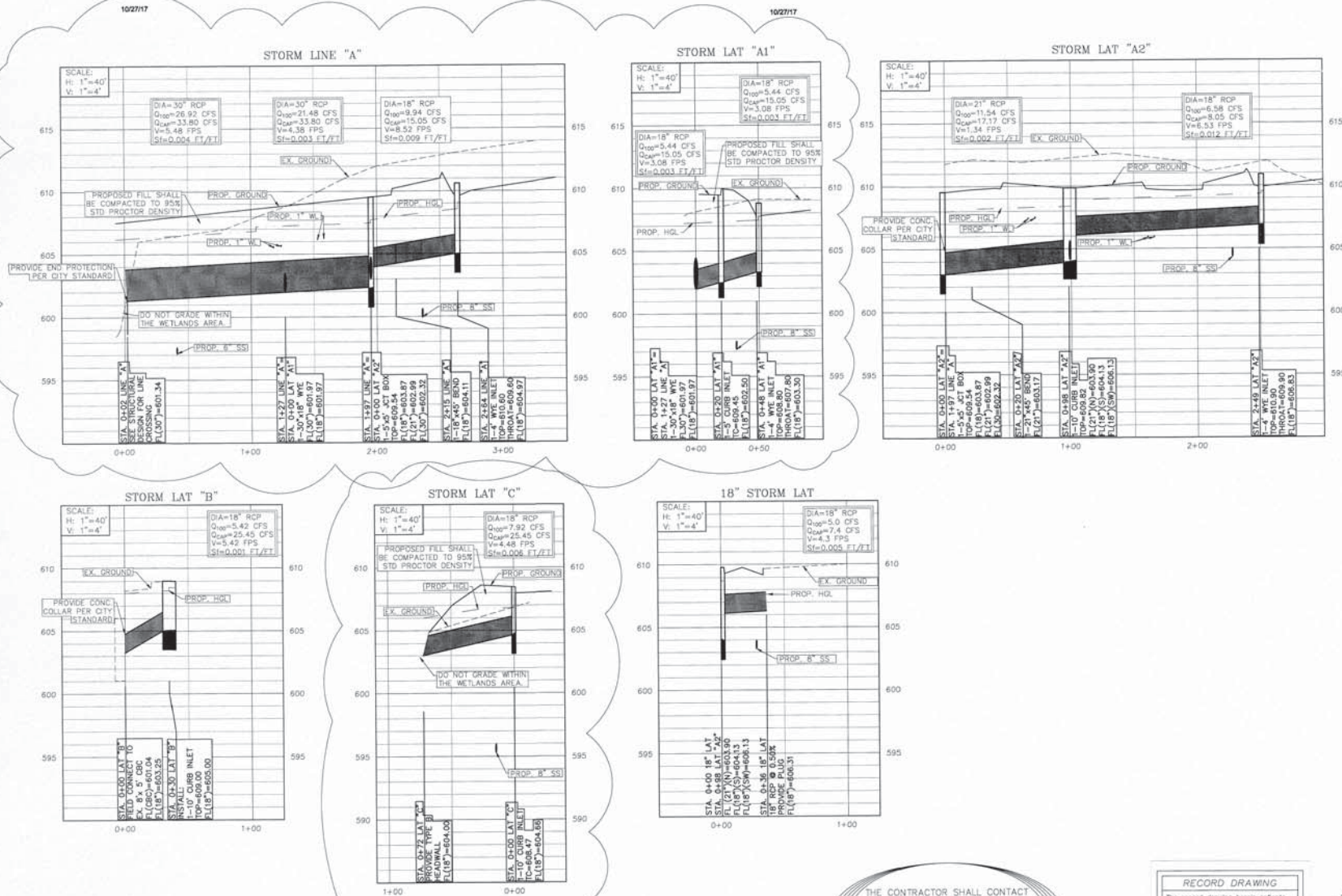
PROPOSED DRAINAGE
 AREA MAP

REVISIONS:
 10/27/17 BRIDGE REPLACED
 CULVERTS WITH BRIDGE

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

SHEET NO:
 C7

Drainage and Grading Plan



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

RECORD DRAWING
 The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.
 Matthew Haskin, P.E. #120880
 Date: 1/1/17



HOMMEYER ENGINEERING, INC.
 ENGINEERING FIRM REGISTRATION NO. F-8440
 P.O. BOX 294557 • LEWISVILLE, TEXAS • 75029
 972-906-9886 • PHONE • 972-906-9917 FAX
 WWW.HOMEYER.COM

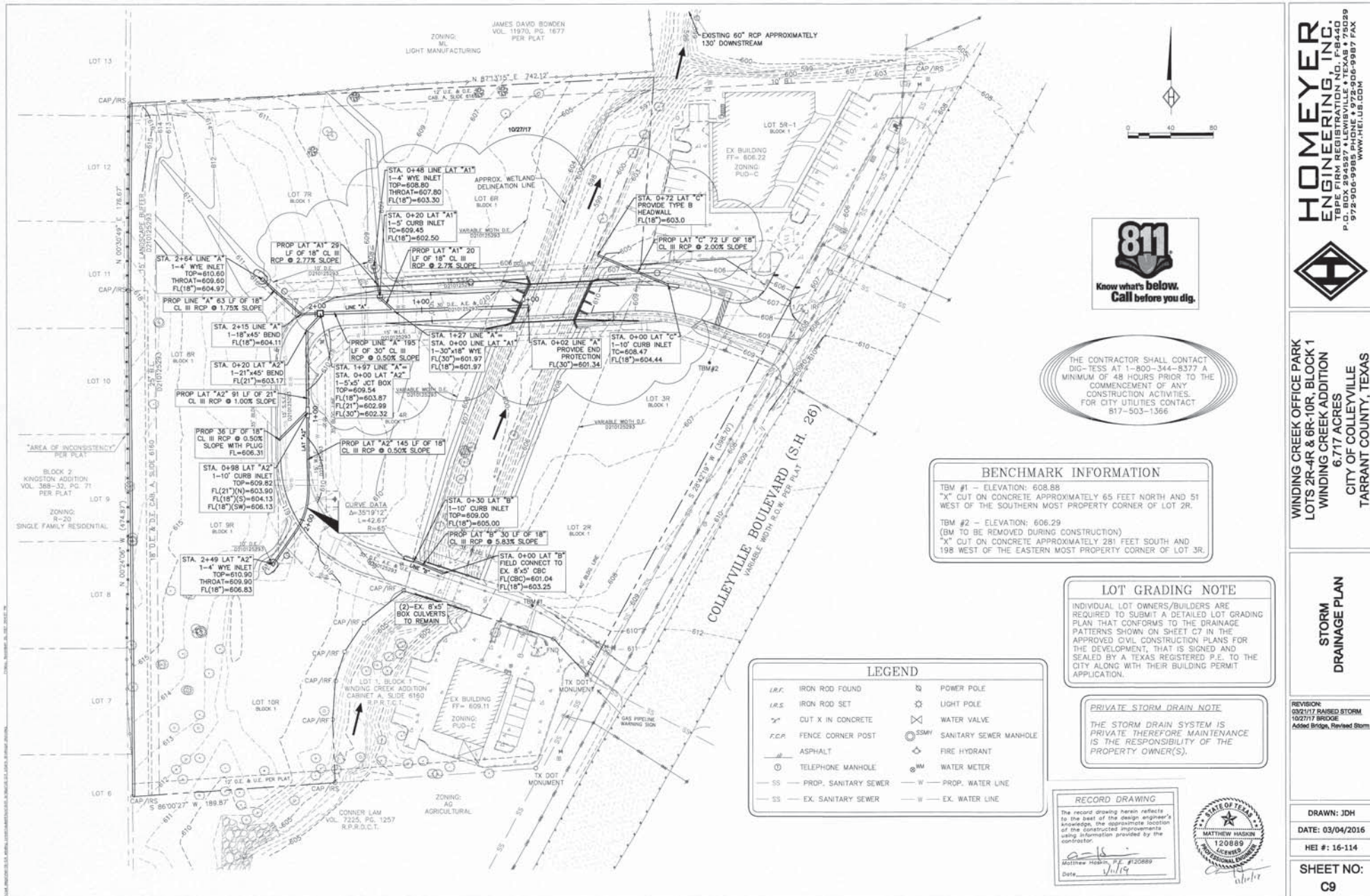
WINDING CREEK OFFICE PARK
 LOTS 2R-4R & 6R-10R, BLOCK 1
 WINDING CREEK ADDITION
 6.71 ACRES
 CITY OF COLLEVILLE
 TARRANT COUNTY, TEXAS

STORM DRAINAGE PROFILE

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

DRAWN: JDM
 DATE: 03/04/2016
 HEI #: 16-114
SHEET NO: C10

Drainage and Grading Plan

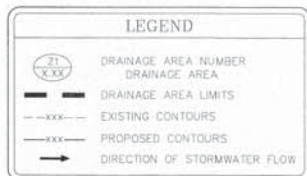


Drainage and Grading Plan



EXISTING DRAINAGE AREA MAP

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



HYDROLOGIC PARAMETERS AND RESULTS

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

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

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

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

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

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

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

RAINFALL DISTRIBUTION

16-114

Basin Models

- Basin whole
 - No Canopy
 - No Surface
 - SCS Curve Number
 - SCS Unit Hydrograph
 - No Baseflow
- Meteorologic Models
 - Met 1
- Control Specifications
 - Control 1

Components Compute Results

Precipitation

Met Name: Met 1

Method: Type 2

Depth (IN): 9.12

Subbasin Loss Transform Options

Basin Name: Basin whole

Element Name: whole

Initial Abstraction (IN): 0.273

Curve Number: 88

Impervious (%): 0.0

Subbasin Loss Transform Options

Basin Name: Basin whole

Element Name: whole

Graph Type: Standard

Lag Time (MIN): 22.2

HYDRAULIC ANALYSIS AND RESULTS

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

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

CONCLUSION

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

HYDROLOGY CALCULATIONS

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

HYDROLOGIC INPUT

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

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

RESULTS

Summary Results for Subbasin "whole"

Project: 16-114 Simulation Run: Run 1

Subbasin: whole

Start of Run: 01Jan2016, 00:00 Basin Model: Basin whole

End of Run: 02Jan2016, 01:00 Meteorologic Model: Met 1

Compute Time: 10Mar2016, 14:15:22 Control Specifications: Control 1

Volume Units: ☒ IN ☐ AC-FI

Computed Results

Peak Discharge: 1,487.0 (CFS) Date/Time of Peak Discharge: 01Jan2016, 12:15

Precipitation Volume: 9.12 (IN) Direct Runoff Volume: 7.66 (IN)

Loss Volume: 1.45 (IN) Baseflow Volume: 0.00 (IN)

Excess Volume: 7.67 (IN) Discharge Volume: 7.66 (IN)

RECORD DRAWING

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

Matthew Haskin, P.E. #120889
Date: 1/11/19



HOMEYER ENGINEERING, INC.
TPE FIRM REGISTRATION NO. F-8440
10000 WINDING CREEK ADDITION
P.O. BOX 10000 WINDING CREEK ADDITION
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM

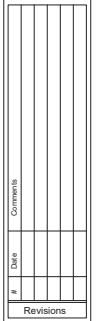


WINDING CREEK OFFICE PARK
LOTS 2R-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.717 ACRES
CITY OF COLLEVILLE
TARRANT COUNTY, TEXAS

OVERALL DRAINAGE AREA MAP

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

SHEET NO:
C8

[illegible]KIDDIE ACADEMY
COLLEYVILLE, TX

August 20, 2020

**Subject: Exterior Noise Testing at Frisco and Colleyville Site
Locations of Kiddie Academy**

This report summarizes the exterior sound level testing at the 3188 Legacy Drive, Frisco, Texas and 6412 Colleyville Road, Colleyville, Texas sites of an existing Kiddie Academy in Frisco and a future similar location in Colleyville. The purpose of the testing was to determine the existing and anticipated sound level readings at the sites. The sound readings at the Frisco site were taken during operating hours with children in the exterior play areas.

As shown on the following testing report sheets and the Noise Coefficient analysis sheets, the present sound levels at the two sites are similar on the day of testing even though the Colleyville site at this time has no building in place. Based on similar construction to the Frisco facility and the orientation of the planned Colleyville facility with the playgrounds on the Colleyville Road side of the facility, we would not anticipate any objectionable sound increase from the Colleyville facility operation to the west of the planned building. It should be noted that the principal sound source in the proposed site is from Colleyville Road traffic and the existence of new building between the adjacent houses and Colleyville Road may block or reduce that road noise.

The testing was conducted on the Frisco site at 10:00 AM on Wednesday, August 19, 2020. Testing on the Colleyville site was at 4PM on Wednesday, August 19, 2020. The attached maps detail the test locations which are similar for each location. The attached data sheets provide the testing results along with noise coefficient plots and comparisons.

A summary of the testing procedure is as follows:

1. The base level testing at five exterior locations at the Frisco site as shown on the site plan was conducted at approximately 10:00 AM. The results were relatively uniform on all four sides of the building.
2. The set of readings at the Frisco site were taken outside the facility during a time when children were utilizing the exterior playgrounds. No noticeable noise was detected from the building interior. Adjacent



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■ Energy Star® Audits ■ Green Code Inspection ■ Energy Code Inspection

businesses may be contributing to the measured levels but no source was obvious.

3. A set of four sound tests was conducted at 4:00 PM in a similar fashion and locations relative to the planned facility at the Colleyville location. The site plan shows the test locations. The predominant sources of present sound on the site was the traffic on Colleyville Road. Noise from aircraft flying overhead has also been detected at this site since it is in a DFW Airport flight path. There is also an existing tall concrete wall presently erected between the adjacent houses and the proposed Kiddie Academy facility that functions as a sound block.
4. A set of sound levels were taken nearer to the Colleyville Road as shown on test report number five and shows similar to slightly higher sound levels as would be anticipated.

Please let us know if you have any questions.

Respectfully Submitted,



Gerald J. Kettler, PE, CCP, CIAQM, BEAP

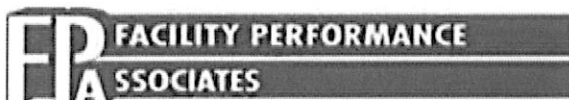
Managing Principal, CEO, LEED Fellow, WELL AP

1801 Royal Lane, Suite 400, Dallas, TX 75229

Phone: (972) 388-5559 ext 4626

Direct Ph (214) 217-4626

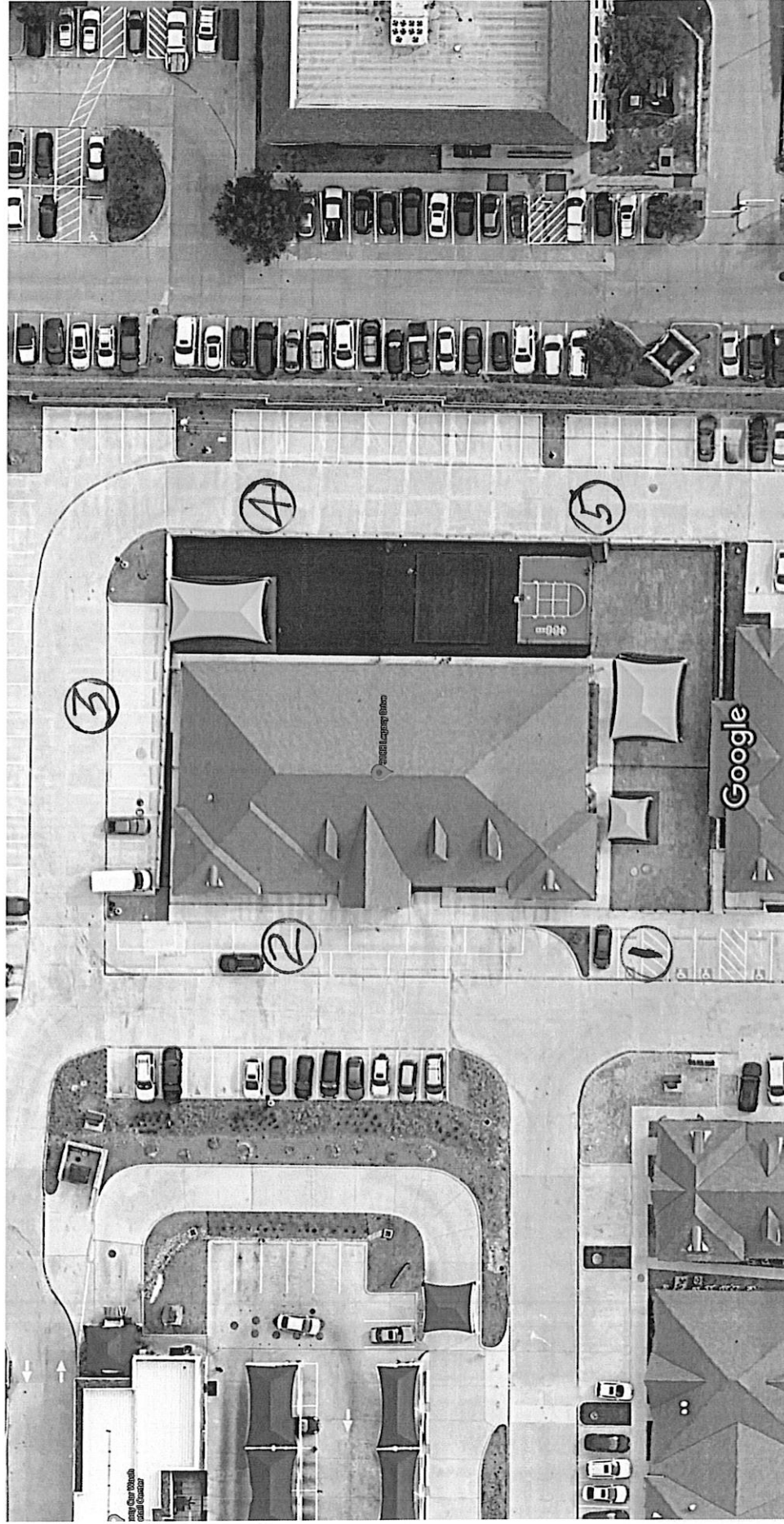
gjkettler@air-engineer.com



Expanding Our Services To Meet Your Project Needs

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Google Maps 3188 Legacy Dr



Map data ©2020, Map data ©2020 20 ft

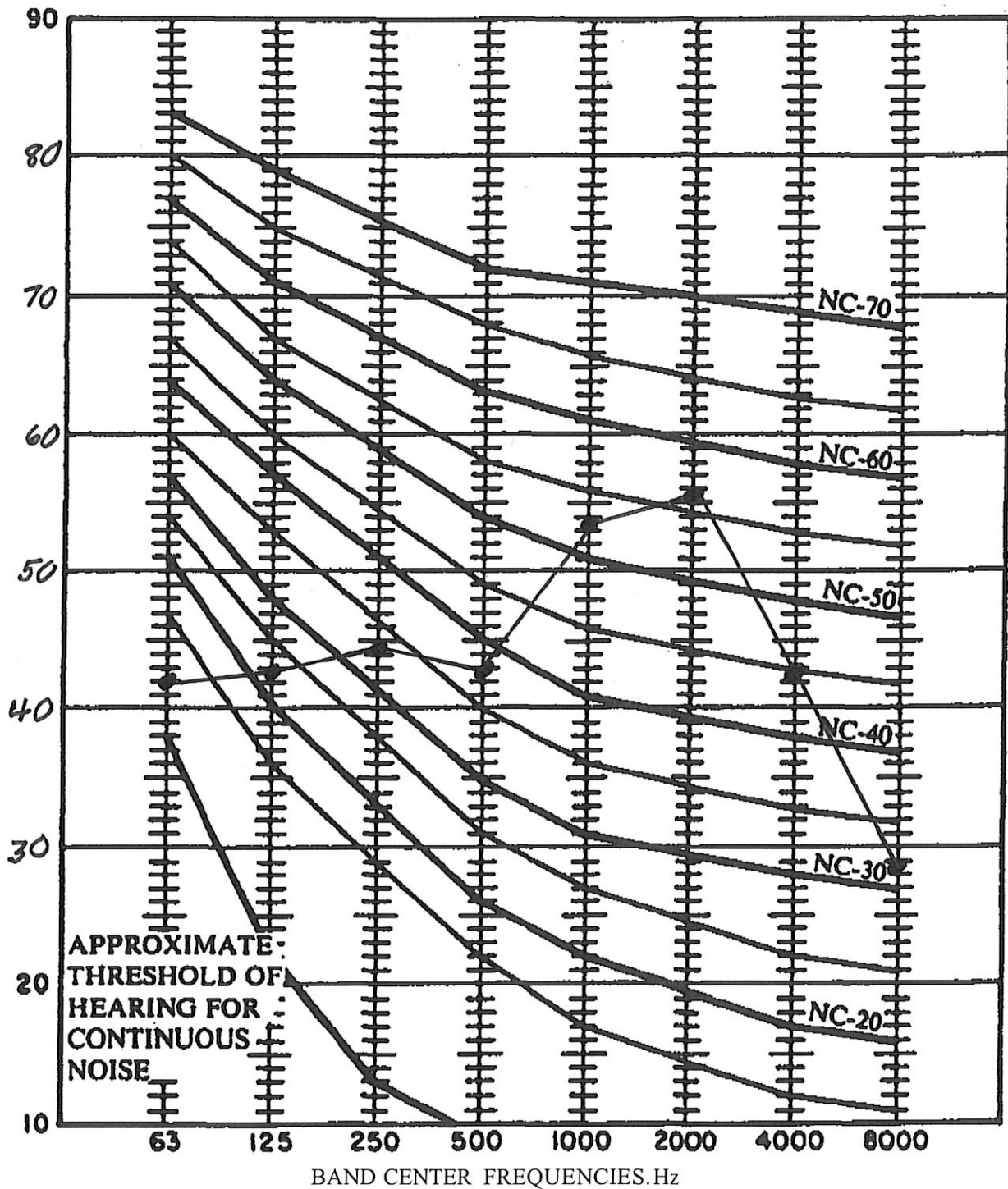
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 3188 Legacy Dr., Frisco, Tx		
Technician: Gerald J Kettler, PE					
Instrument: Quest 2700					
Date: August 19, 2020					
	Test 1				
Scale			Difference		
A	24.2				
B	45.2				
C	69.6				
Hertz	dbA Scale				
31.5	28.3				
63	41.8				
125	42.9				
250	44.4				
1000	53.4				
2000	55.7				
4000	42.2				
8000	28.5				
16000	23.2				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

3188 Legacy Dr., Frisco, Texas

1



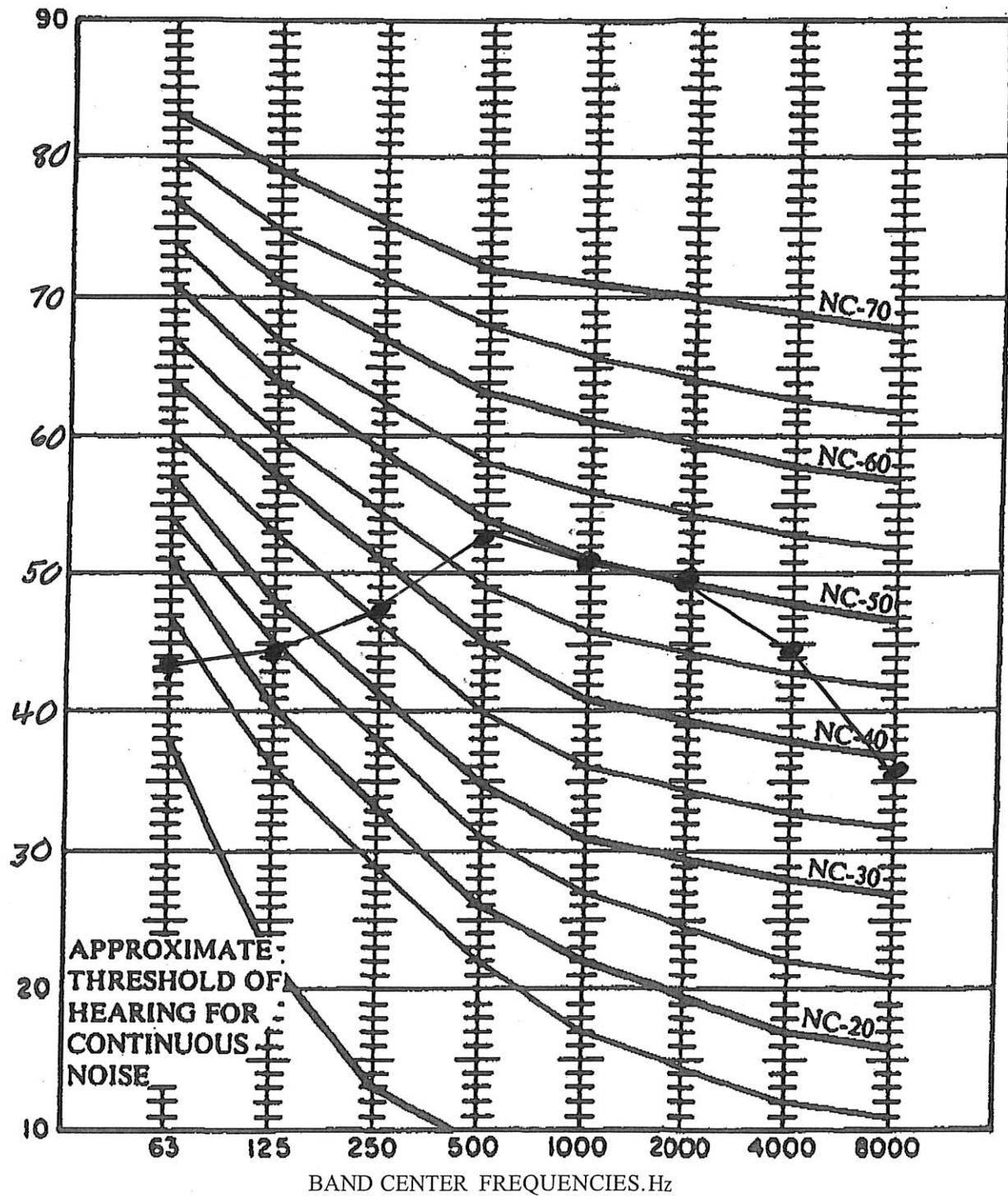
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 3188 Legacy Dr., Frisco, Tx		
Technician: Gerald J Kettler					
Instrument: Quest 2700					
Date: August 19, 2020					
	Test 2				
Scale			Difference		
A	56.4				
B	62.1				
C	71.1				
Hertz	dbA Scale				
31.5	27.2				
63	43.3				
125	44.8				
250	47.7				
500	52.8				
1000	50.1				
2000	49.8				
4000	44.8				
8000	35.8				
16000	21.9				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

3188 Legacy Dr., Frisco, Texas

2



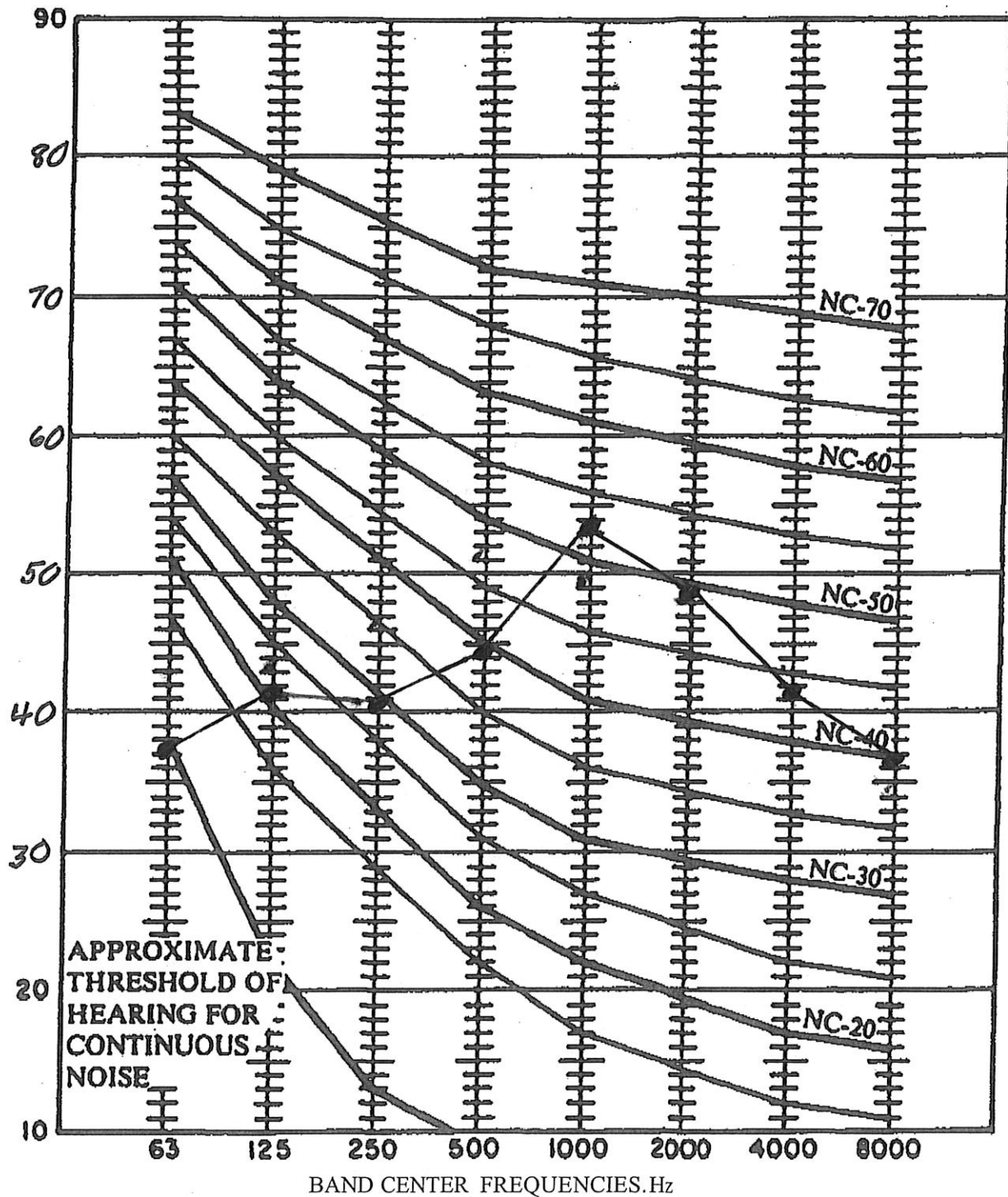
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 3188 Legacy Dr., Frisco, Tx		
Technician: Gerald J Kettler					
Instrument: Quest 2700					
Date: August 19, 2020					
	Test 3				
Scale			Difference		
A	54.2				
B	65.8				
C	67.7				
Hertz	dbA Scale				
31.5	28.7				
63	38.1				
125	41.8				
250	40.1				
500	44.6				
1000	53.4				
2000	48.2				
4000	41.4				
8000	36.4				
16000	24.6				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

3188 Legacy Dr., Frisco, Texas

3



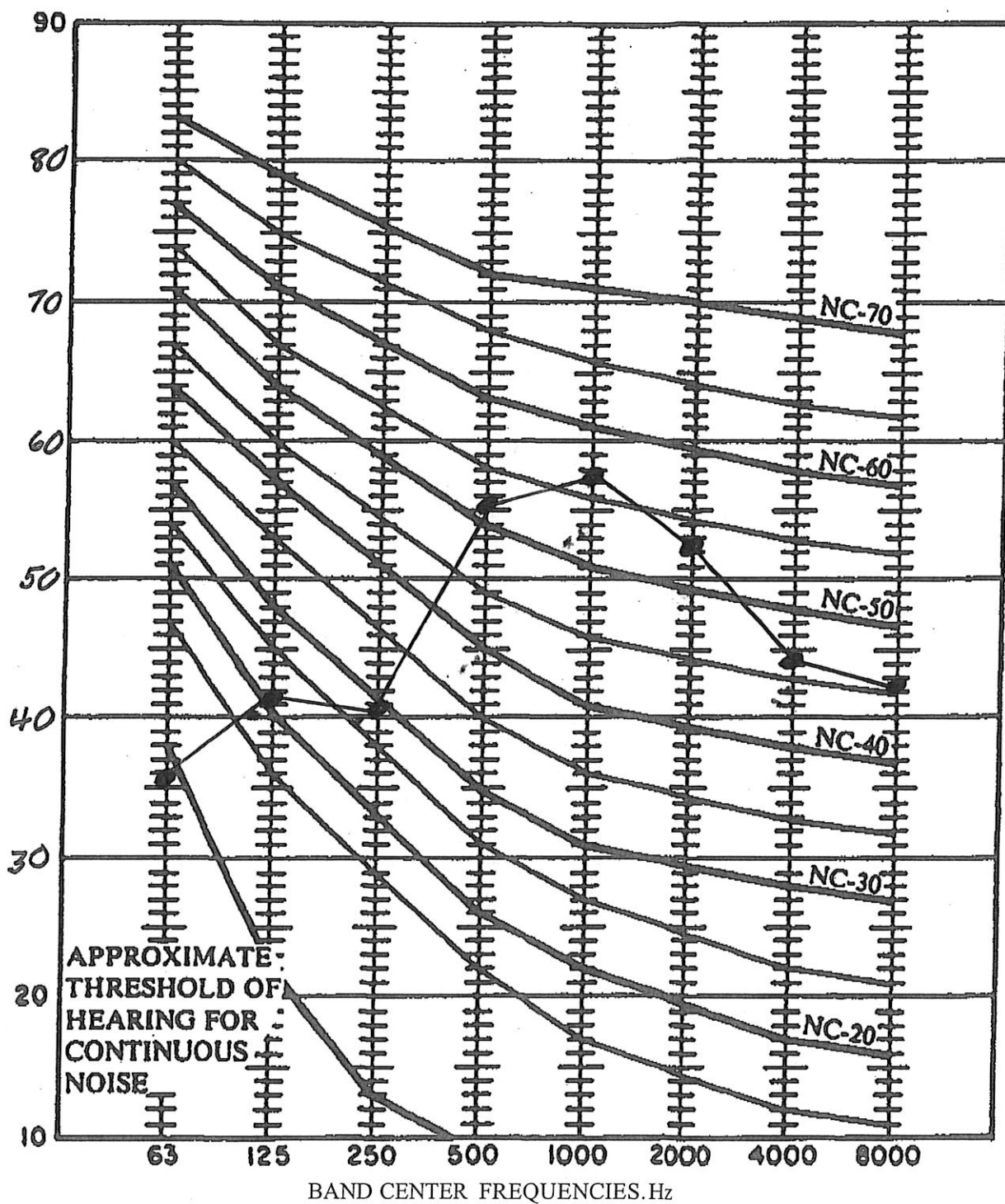
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 3188 Legacy Dr., Frisco, Tx		
Technician: Gerald J Kettler					
Instrument: Quest 2700					
Date: August 19, 2020					
	Test 4				
Scale			Difference		
A	57.6				
B	62.1				
C	65.4				
Hertz	dbA Scale				
31.5	23.4				
63	35.4				
125	41.1				
250	40.3				
500	55.3				
1000	57.6				
2000	52.3				
4000	44.2				
8000	42.9				
16000	23.8				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

3188 Legacy Dr., Frisco, Texas

4



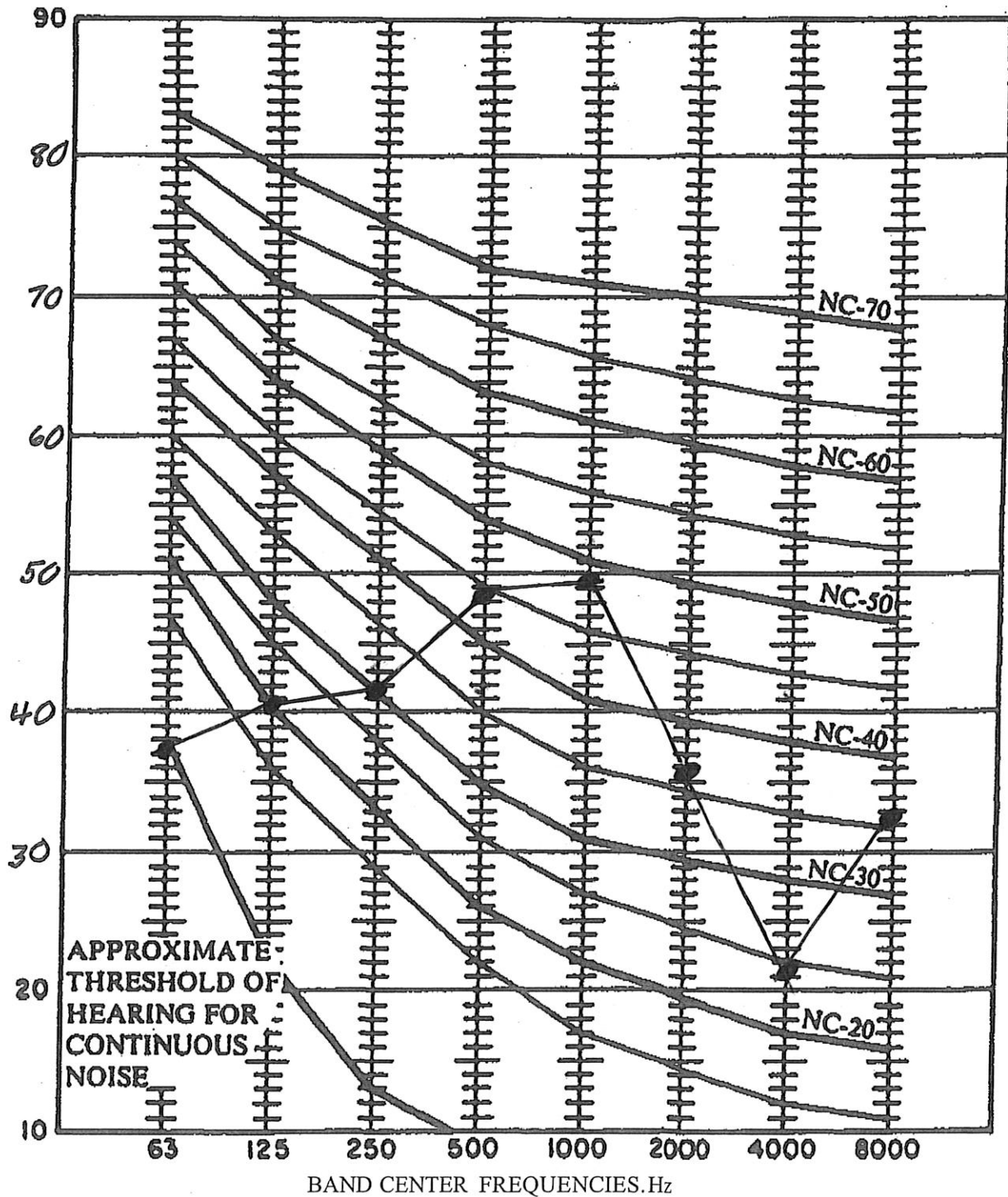
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 3188 Legacy Dr., Frisco, Tx		
Technician: Gerald J Kettler					
Instrument: Quest 2700					
Date: August 19, 2020					
	Test 5				
Scale			Difference		
A	59.4				
B	69.6				
C	83.1				
Hertz	dbA Scale				
31.5	30.2				
63	37.3				
125	40.7				
250	41.8				
500	48.9				
1000	49.7				
2000	35.4				
4000	21.2				
8000	32.2				
16000	38.4				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

3188 Legacy Dr., Frisco, Texas

5

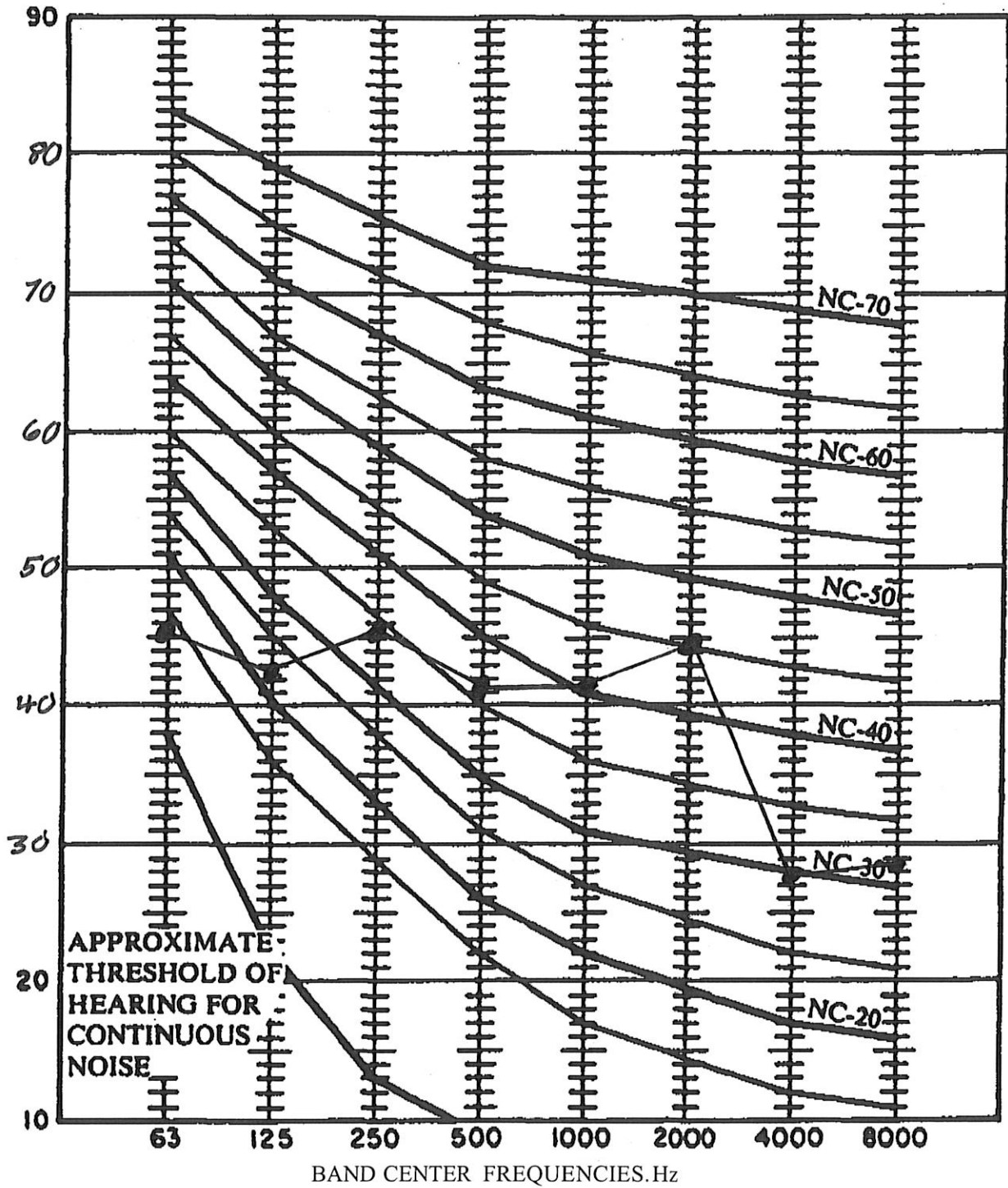


SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 6412 Colleyville Blvd, Colleyville, Tx		
Technician: Gerald J Kettler, PE					
Instrument: Quest 2700					
Date August 19, 2020					
	TEST 1				
Scale			Difference		
A	51.6				
B	63.2				
C	72.2				
Hertz	dbA Scale				
31.5	36.2				
63	45.7				
125	42.6				
250	45.2				
500	41.1				
1000	41.2				
2000	44.1				
4000	27.8				
8000	28.7				
16000	20.9				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

6412 Colleyville Road, Colleyville, Texas



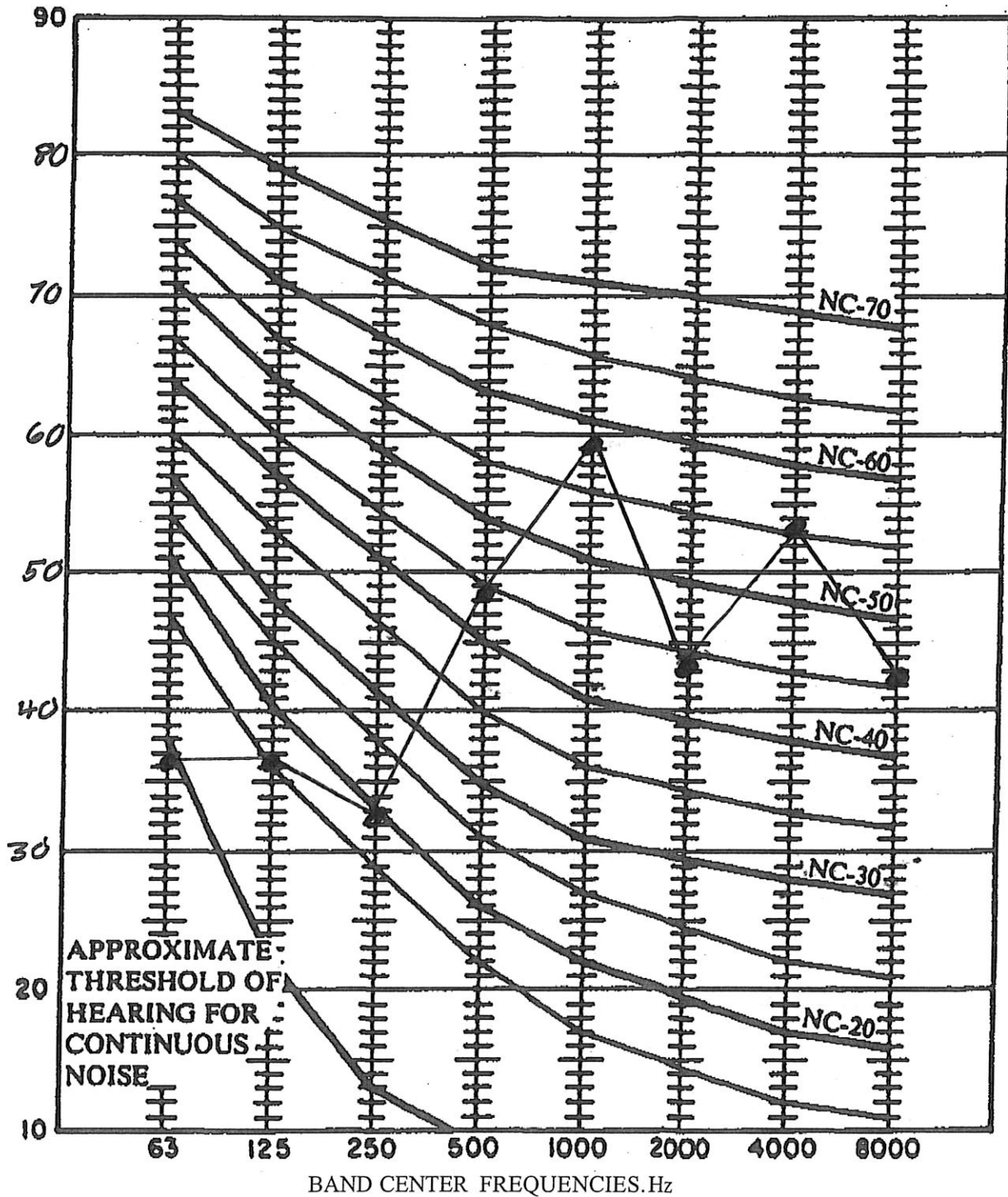
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 6412 Colleyville Blvd, Colleyville, Tx		
Technician: Gerald J Kettler, PE					
Instrument: Quest 2700					
Date August 19, 2020					
	TEST 2				
Scale			Difference		
A	60.2				
B	62.1				
C	76.3				
Hertz	dbA Scale				
31.5	28.7				
63	36.6				
125	36.2				
250	32.1				
500	48.6				
1000	59.4				
2000	42.9				
4000	53.1				
8000	42.2				
16000	21.2				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

6412 Colleyville Road, Colleyville, Texas

2



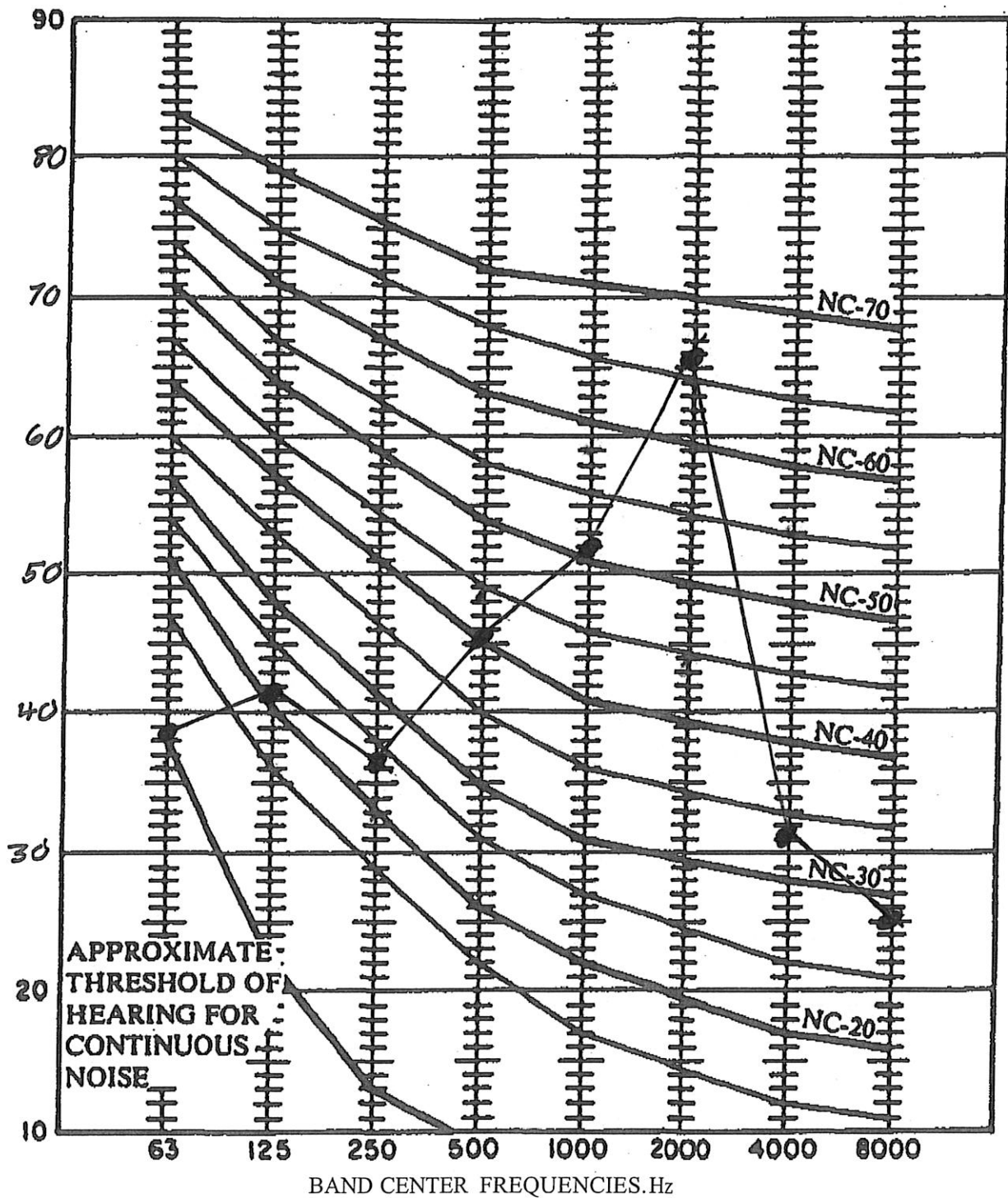
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 6412 Colleyville Blvd, Colleyville, Tx		
Technician: Gerald J Kettler, PE					
Instrument: Quest 2700					
Date August 19, 2020					
	TEST 3				
Scale			Difference		
A	51.8				
B	63.6				
C	65.4				
Hertz	dbA Scale				
31.5	27.9				
63	38.4				
125	41.4				
250	36.2				
500	45.2				
1000	51.9				
2000	66.7				
4000	31.3				
8000	25.0				
16000	21.1				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

6412 Colleyville Road, Colleyville, Texas

3



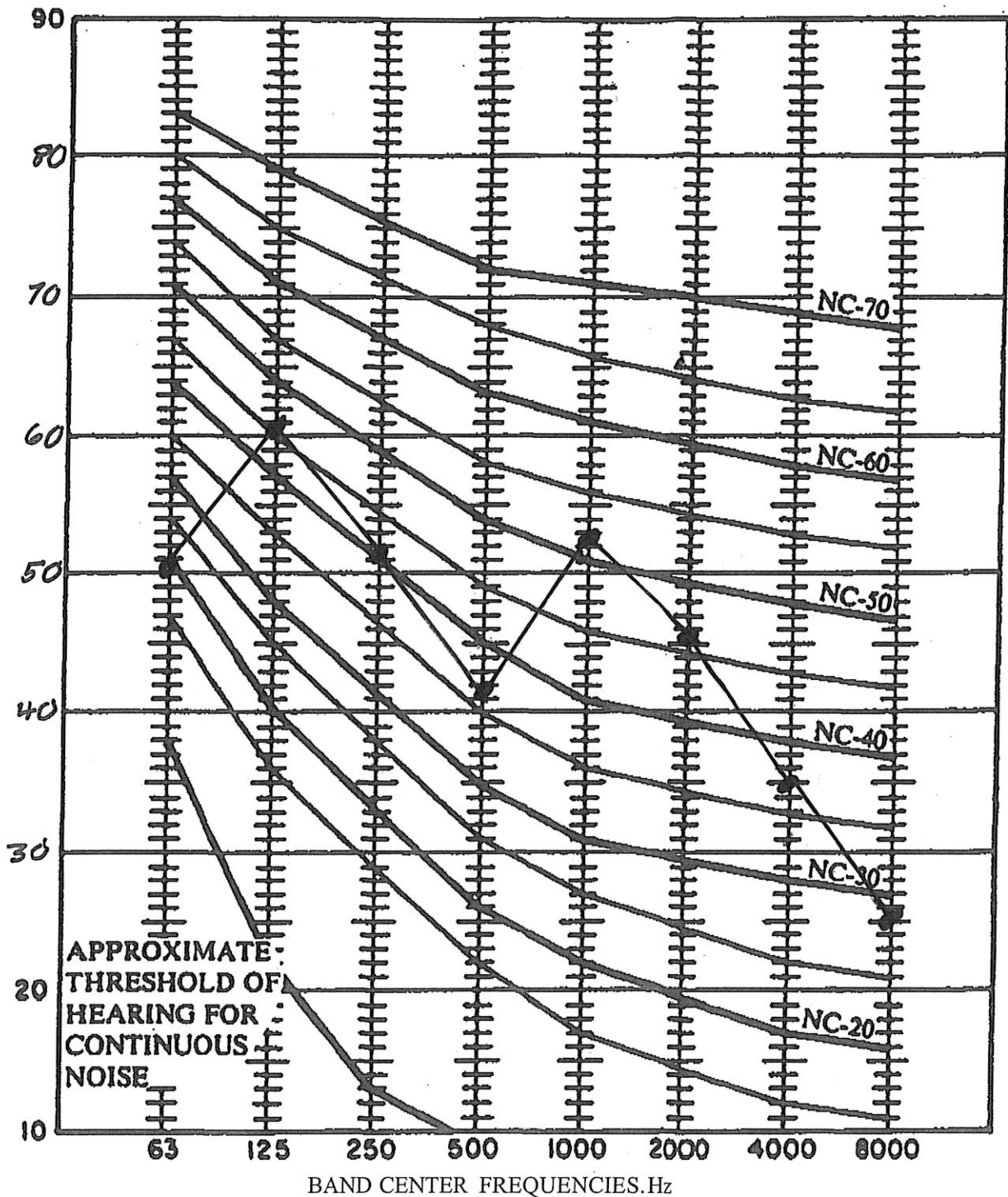
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 6412 Colleyville Blvd, Colleyville, Tx		
Technician: Gerald J Kettler, PE					
Instrument: Quest 2700					
Date August 19, 2020					
	TEST 4				
Scale			Difference		
A	50.1				
B	65.4				
C	77.1				
Hertz	dbA Scale				
31.5	39.2				
63	50.1				
125	60.2				
250	51.1				
500	41.2				
1000	52.3				
2000	45.5				
4000	34.9				
8000	25.0				
16000	21.2				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

6412 Colleyville Road, Colleyville, Texas

4



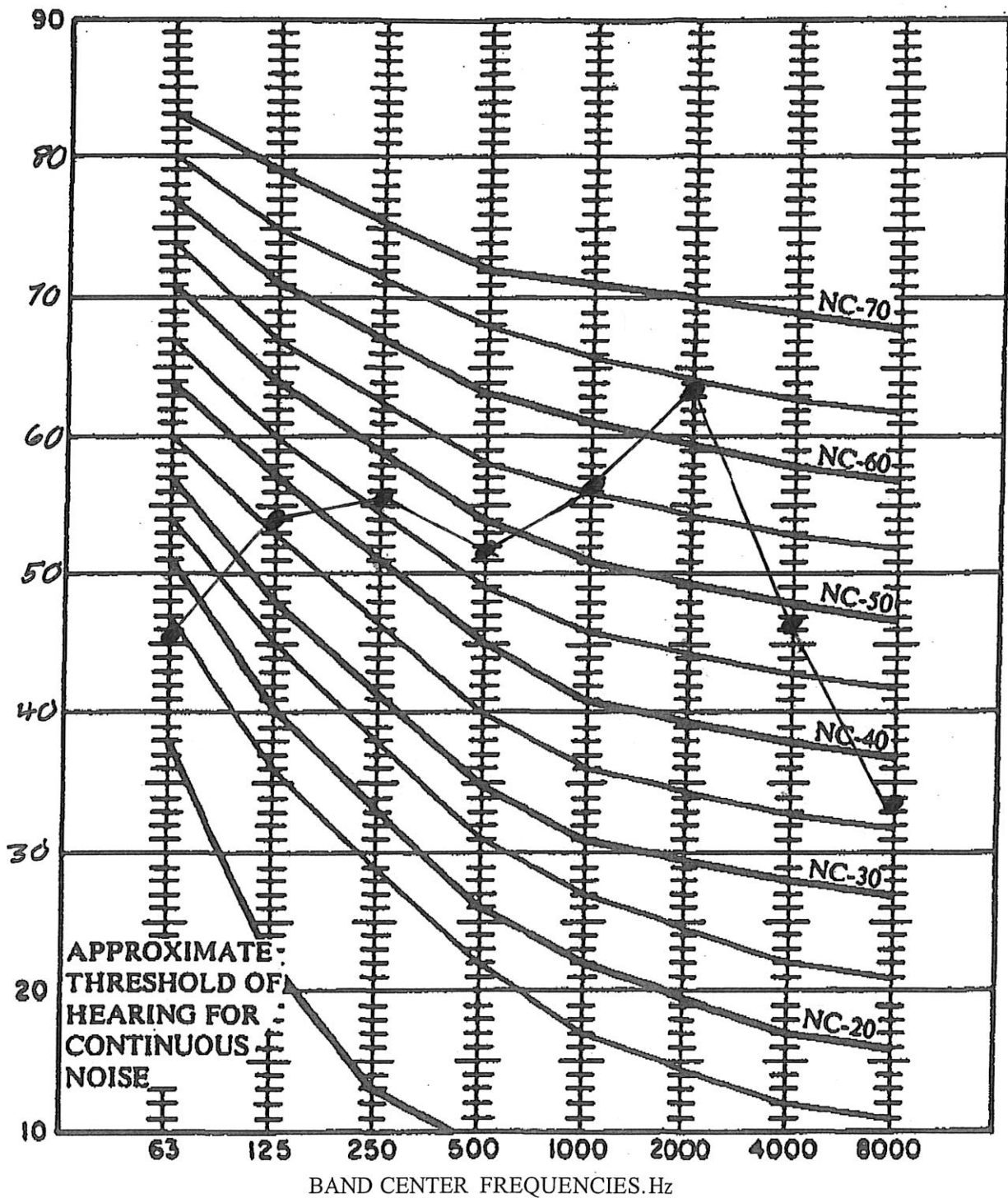
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 6412 Colleyville Blvd, Colleyville, Tx		
Technician: Gerald J Kettler, PE					
Instrument: Quest 2700					
Date August 19, 2020					
	TEST 5				
Scale			Difference		
A	56.2				
B	65.1				
C	77.4				
Hertz	dbA Scale				
31.5	38.8				
63	45.2				
125	54.0				
250	55.3				
500	51.6				
1000	56.4				
2000	63.9				
4000	46.7				
8000	33.2				
16000	24.2				
Instrument Location: 4 Feet above ground, hand held					

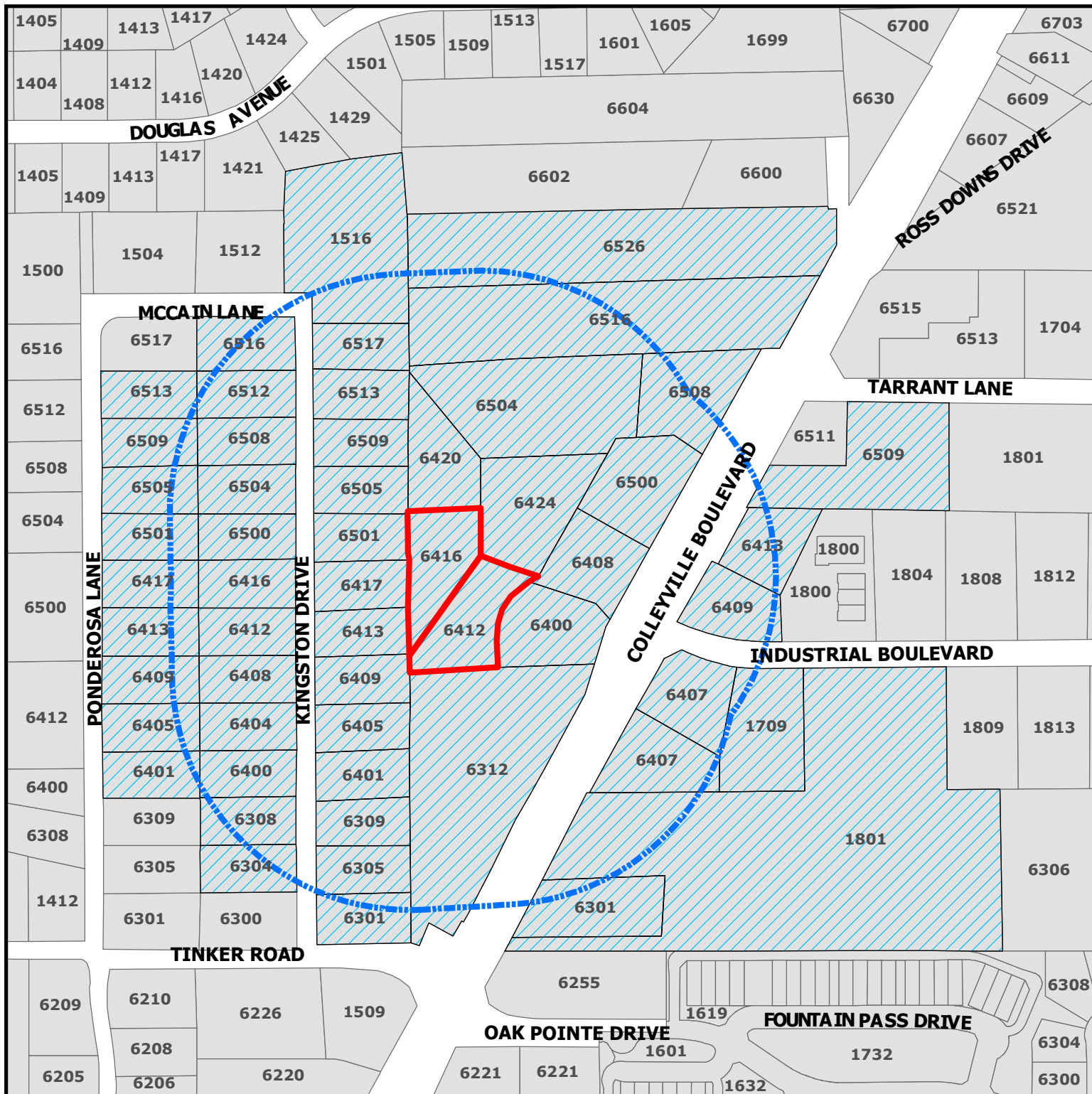
NOISE COEFFICIENT CHART

6412 Colleyville Road, Colleyville, Texas

5



Notification Map



ZC20-015

6412-6416 Colleyville Blvd

DISCLAIMER:

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



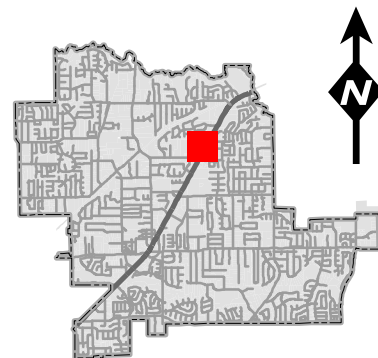
Subject Property



500ft Buffer



Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6500 COLLEYVILLE BLVD
3 J GREEN LIMITED PARTNERSHIP	6620 COLLEYVILLE BLVD STE 100	COLLEYVILLE, TX	76034	6508 COLLEYVILLE BLVD
7 MOON INVESTMENT INC	7009 COLE CT	COLLEYVILLE, TX	76034	6312 COLLEYVILLE BLVD
ADDITIONAL SELF STORAGE LP	2964 LBJ FRWY STE 400	DALLAS, TX	75234	1801 INDUSTRIAL BLVD
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	6509 COLLEYVILLE BLVD
BITTICK, EDWARD D	6405 KINGSTON	COLLEYVILLE, TX	76034	6405 KINGSTON DR
BOULEVARD ANIMAL HOSPITAL PC	6413 COLLYVILLE BLVD	COLLEYVILLE, TX	76034	6413 COLLEYVILLE BLVD
BOWDEN, GERALD W	850 AVENIDA SERENA	MARBLE FALLS, TX	78654	6516 COLLEYVILLE BLVD
BOYLES, MARTIN	6505 PONDEROSA LN	COLLEYVILLE, TX	76034	6505 PONDEROSA LN
BRASHEAR, H C	5616 BELFAST LN	NORTH RICHLAND HILLS, TX	76180	6400 KINGSTON DR
CANNADAY, JOHN W EST	6413 KINGSTON	COLLEYVILLE, TX	76034	6413 KINGSTON DR
CAVINS, ANDREW	6513 PONDEROSA LN	COLLEYVILLE, TX	76034	6513 PONDEROSA LN
CROCKER, RHONDA	6500 KINGSTON	COLLEYVILLE, TX	76034	6500 KINGSTON DR
DACY, TIMOTHY LANCE	5705 MORLAIX CT	COLLEYVILLE, TX	76034	6516 KINGSTON DR
DIMITROV, LACHEZAR P	6509 KINGSTON	COLLEYVILLE, TX	76034	6509 KINGSTON DR
DOUGLAS, SCOTT E	6308 KINGSTON	COLLEYVILLE, TX	76034	6308 KINGSTON DR
FENNEMA, SEAN	6513 KINGSTON DR	COLLEYVILLE, TX	76034	6513 KINGSTON DR
FISH, ROBERT	6401 KINGSTON	COLLEYVILLE, TX	76034	6401 KINGSTON DR
FLIPPIN, LINDA M	6405 PONDEROSA LN	COLLEYVILLE, TX	76034	6405 PONDEROSA LN
FRANKLIN, THOMAS C	6413 PONDEROSA LN	COLLEYVILLE, TX	76034	6413 PONDEROSA LN
GABLE, STEPHAN D	6412 KINGSTON	COLLEYVILLE, TX	76034	6412 KINGSTON DR
GARRETT, KENNETH	6517 KINGSTON	COLLEYVILLE, TX	76034	6517 KINGSTON DR
GLASS, THOMAS	6304 KINGSTON	COLLEYVILLE, TX	76034	6304 KINGSTON DR
HANZELKA, JOSEPH R	6508 KINGSTON	COLLEYVILLE, TX	76034	6508 KINGSTON DR
HILDRETH, BRADLEY E	6409 KINGSTON	COLLEYVILLE, TX	76034	6409 KINGSTON DR
INGRAM, BEVERLY	212 STRATFORD CT	HURST, TX	76054	6409 COLLEYVILLE BLVD
JOHNSON, WHITNEY	6401 PONDEROSA LN	COLLEYVILLE, TX	76034	6401 PONDEROSA LN
LACZNY, WILLIAM G	6408 KINGSTON	COLLEYVILLE, TX	76034	6408 KINGSTON DR
LORD, M'LINDA	6301 KINGSTON DR	COLLEYVILLE, TX	76034	6301 KINGSTON DR
MALONE, DERRICK L	6115 GARCIA LN	FORT WORTH, TX	76140	6301 COLLEYVILLE BLVD
MCCAIN, NORMA	PO BOX 92185	SOUTHLAKE, TX	76092	1516 MCCAIN LN
MOELLER, KARLA S	6501 PONDEROSA LN	COLLEYVILLE, TX	76034	6501 PONDEROSA LN
PHETTEPLACE, NATHAN	6404 KINGSTON	COLLEYVILLE, TX	76034	6404 KINGSTON DR
PULLEN, TIMOTHY B	6501 KINGSTON	COLLEYVILLE, TX	76034	6501 KINGSTON DR
REYNOLDS, DOUGLAS	6417 KINGSTON	COLLEYVILLE, TX	76034	6417 KINGSTON DR
RICHARDSON, BOBANNE	6409 PONDEROSA LN	COLLEYVILLE, TX	76034	6409 PONDEROSA LN
RICHFIELD PROPERTIES INC	2140 E SOUTHLAKE BLVD SUITE L-	SOUTHLAKE, TX	76092	6407 COLLEYVILLE BLVD
RYAN, GERALD CASEY	6509 PONDEROSA LN	COLLEYVILLE, TX	76034	6509 PONDEROSA LN
SANDERS, BAILEY	6305 KINGSTON	COLLEYVILLE, TX	76034	6305 KINGSTON DR
SHEARS, THOMAS T TR EST	PO BOX 33349	FORT WORTH, TX	76162	6504 KINGSTON DR
SIMS, REX A	6505 KINGSTON	COLLEYVILLE, TX	76034	6505 KINGSTON DR
SMITH, CHARLES L	6417 PONDEROSA LN	COLLEYVILLE, TX	76034	6417 PONDEROSA LN
SNEED, FRANK	6309 KINGSTON	COLLEYVILLE, TX	76034	6309 KINGSTON DR
THOMAS, MATHEW	6416 KINGSTON ST	COLLEYVILLE, TX	76034	6416 KINGSTON DR
TIERNEY, THOMAS A	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1709 INDUSTRIAL BLVD
TIERNEY, TOM	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	6400 COLLEYVILLE BLVD
TONDRE, ZACHARY	6512 KINGSTON DR	COLLEYVILLE, TX	76034	6512 KINGSTON DR
TRES ROSAS LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6526 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6420 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6416 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6424 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6412 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6408 COLLEYVILLE BLVD
YARD ART P&F LTD	1223 CRESTSIDE DR STE 100	COPPELL, TX	75019	6407 COLLEYVILLE BLVD
				6504 COLLEYVILLE BLVD
MONTERRA ADDITION	6811 MILTON DR	COLLEYVILLE, TX	76034	COURTESY NOTICE
VILLAS AT OAK POINTE, THE	2555 SW GRAPEVINE PARKWAY, SUITE 300	GRAPEVINE, TX	76051	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
BROWN, STEPHEN	5801 TENNYSON PARKWAY, SUITE 150	PLANO, TX	75024	APPLICANT



NOTICE OF PUBLIC HEARING

SS

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

Planning and Zoning Commission Meeting: Monday, July 13, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, August 4, 2020 & Tuesday, August 18, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a request for a Special Use Permit for a 'Day Care Center'. The purpose is to allow for new construction and operation of the child day care facility, Kiddie Academy Day Care.

Zoning Case: ZC20-015

Applicant: Stephen Brown

Owner: Kevin Afkami

Location: 6412 and 6416 Colleyville Blvd

Property Description: Lot 9R and 10R, Block 1, of the Winding Creek Addition

Present Zoning: PUD-R Planned Unit Development-Residential

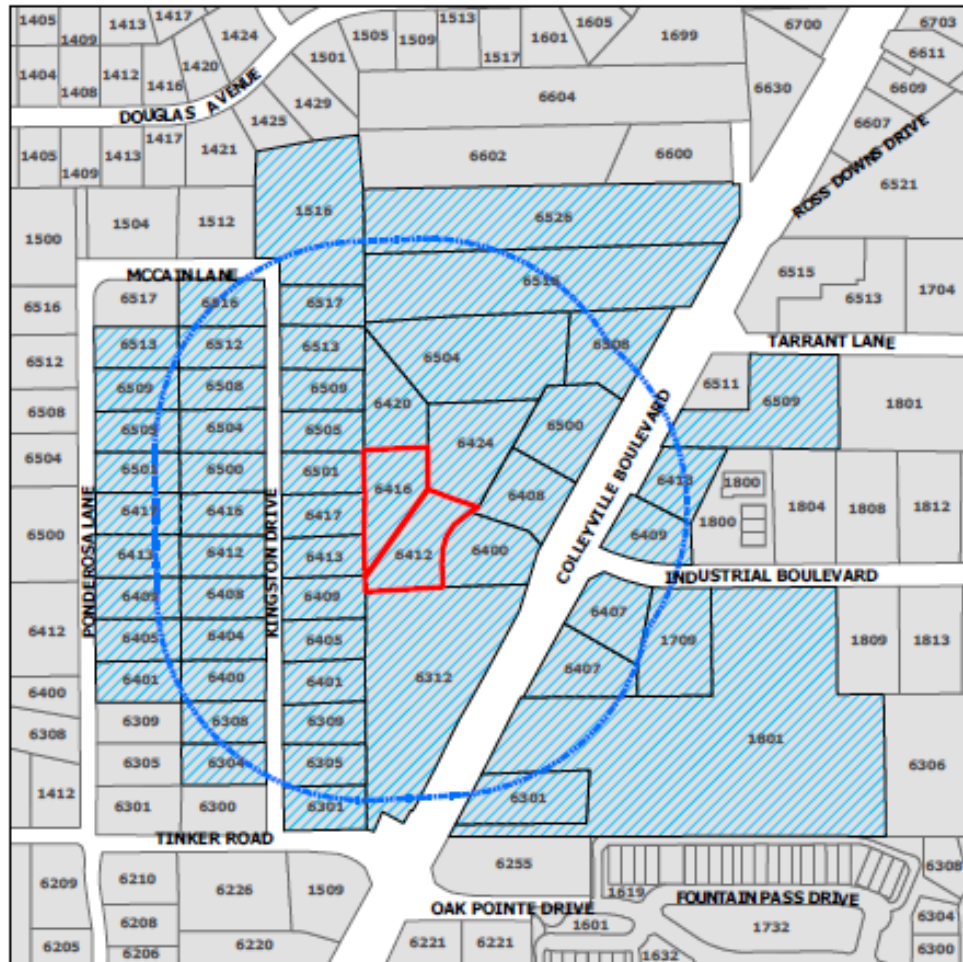
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

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

Letter of Opposition

Jackie Reyff

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

Hi Jacquelyn,

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

Sincerely,
Doug & Susan Reynolds
Sent from my iPhone

Letter of Opposition

Araceli Botello

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

From: tim <>

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

To: Ben Bryner <BBryner@colleyville.com>

Subject: day care 6504 and 6502 Colleyville blvd.

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

Sent from [Mail](#) for Windows 10

Letter of Opposition

Araceli Botello

Subject: FW: Daycare on Highway 26

From: Kristi Spann

Sent: Thursday, August 20, 2020 8:42 PM

To: Jackie Reyff <JReyff@colleyville.com>

Subject: Daycare on Highway 26

City Council:

We understand that a daycare is under consideration to be built on Highway 26. This property backs up to our neighborhood and the playground would be right behind us. Our major concerns are the noise this will cause in our quiet neighborhood and the traffic congestion it will bring on 26 and Tinker Road if this is built. Traffic is already bad during rush hour traffic and the daycare traffic will only add to it.

We understand that this has been in the works for over a year; considering the amount of problems this could cause, we are wondering how it has gotten as far as it has. We believe offices of some sort would be much better suited for the property.

Regards,
Bradley and Kristi Hildreth
6409

ORDINANCE O-20-2127

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOTS 9R & 10R, BLOCK 1, OF THE WINDING CREEK ADDITION, LOCATED AT 6412 AND 6416 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR A DAY CARE CENTER; A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a Day Care Center under Case No. ZC20-015; 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 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 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 a Day Care Center on Lots 9R & 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Boulevard, as depicted on Exhibit "A", Exhibit "B", and Exhibit "C".

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

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. This Special Use Permit shall apply only to "Exhibit "B" and Exhibit "C" as shown on the Zoning Exhibit and Elevations Exhibit as attached.

b. A minimum of 40 parking spaces shall be required for this use.

c. Speed limit signs be placed on the property.

d. The applicant work with the surrounding property owners to resolve any drainage issues.

e. This Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.

f. 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 4th day of August 2020.

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

PASSED AND 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
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

The map displays a section of the City of Dallas, Texas, with various land use zones and street layouts. The zones are color-coded and labeled as follows:

- PUD-R** (Professional Office, Urban District): Light green areas, primarily along Douglas Avenue and McCain Lane.
- PUD-C** (Community Center, Urban District): Orange areas, primarily along McCain Lane and Kingston Drive.
- PUD-O** (Office, Urban District): Pink areas, primarily along Ross Downs Drive.
- CPO** (Community Professional Office): Light pink areas, primarily along Ross Downs Drive.
- ML** (Medium Density Residential): Purple areas, primarily along Colleyville Boulevard and Tarrant Lane.
- AG** (Agricultural): White areas, primarily along Ponderosa Lane and Kingston Drive.
- CC-1** (Community Center, Single-Family): Red areas, primarily along Oak Pointe Drive and Fountain Pass Drive.
- CC-2** (Community Center, Single-Family): Dark red areas, primarily along Oak Pointe Drive and Fountain Pass Drive.
- R-20** (Residential Single-Family): Yellow areas, primarily along McCain Lane and Kingston Drive.
- R-15** (Residential Single-Family): Light brown areas, primarily along Tinker Road and Fountain Pass Drive.

Streets shown include Douglas Avenue, McCain Lane, Ponderosa Lane, Kingston Drive, Tinker Road, Oak Pointe Drive, Fountain Pass Drive, Ross Downs Drive, and Colleyville Boulevard. Lot numbers are displayed throughout the map, and some lots are highlighted with red borders. The map also shows the locations of the City of Dallas and the City of Irving.

Exhibit “B” – Statement of Planning Objectives and Site Plan Exhibit



T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W McDermott Drive, Suite 110, Allen, TX 75013

State of Planning Objectives

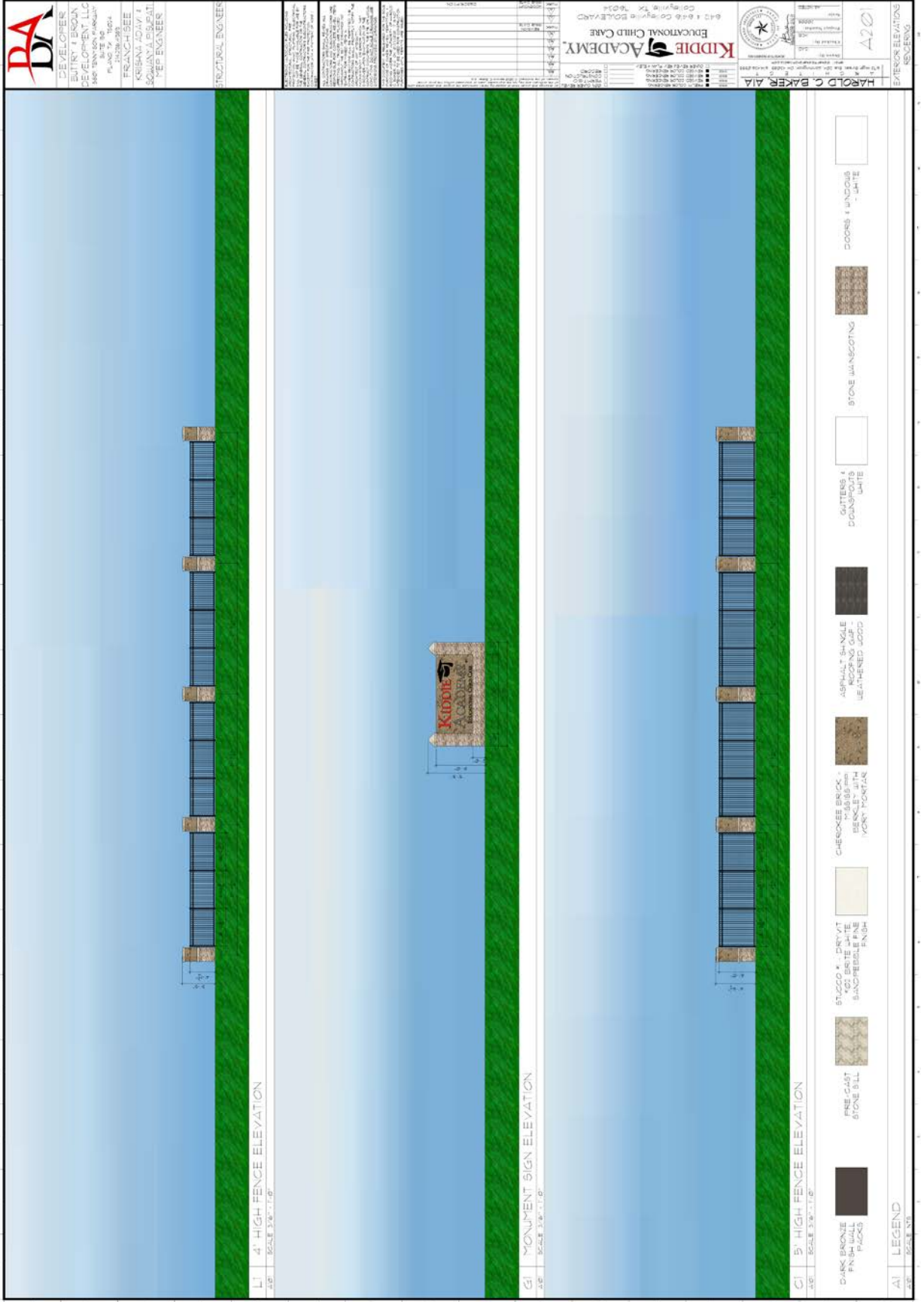
The purpose of the special use permit application is to request for Kiddle Academy Day Care service on Lot 9R & 10R, Block 1, WindingCreek Addition. Kiddle Academy is an educational child care provider that focuses on learning, creativity, compassion, and character. Shaping and inspiring children for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

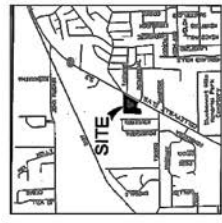
The provided site plan complies with the city of Colleyville ordinance. The proposed use is compatible with the surrounding zoning because it will add a convenient and aesthetically pleasing mix of neighborhood services. Adequate vehicular and pedestrian circulation has been providing throughout the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

Development Schedule

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

[illegible]





GENERAL LAND NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF COLLEVILLE LANDSCAPE DESIGN MANUAL.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF COLLEVILLE LANDSCAPE DESIGN MANUAL.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF COLLEVILLE LANDSCAPE DESIGN MANUAL.
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10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF COLLEVILLE LANDSCAPE DESIGN MANUAL.

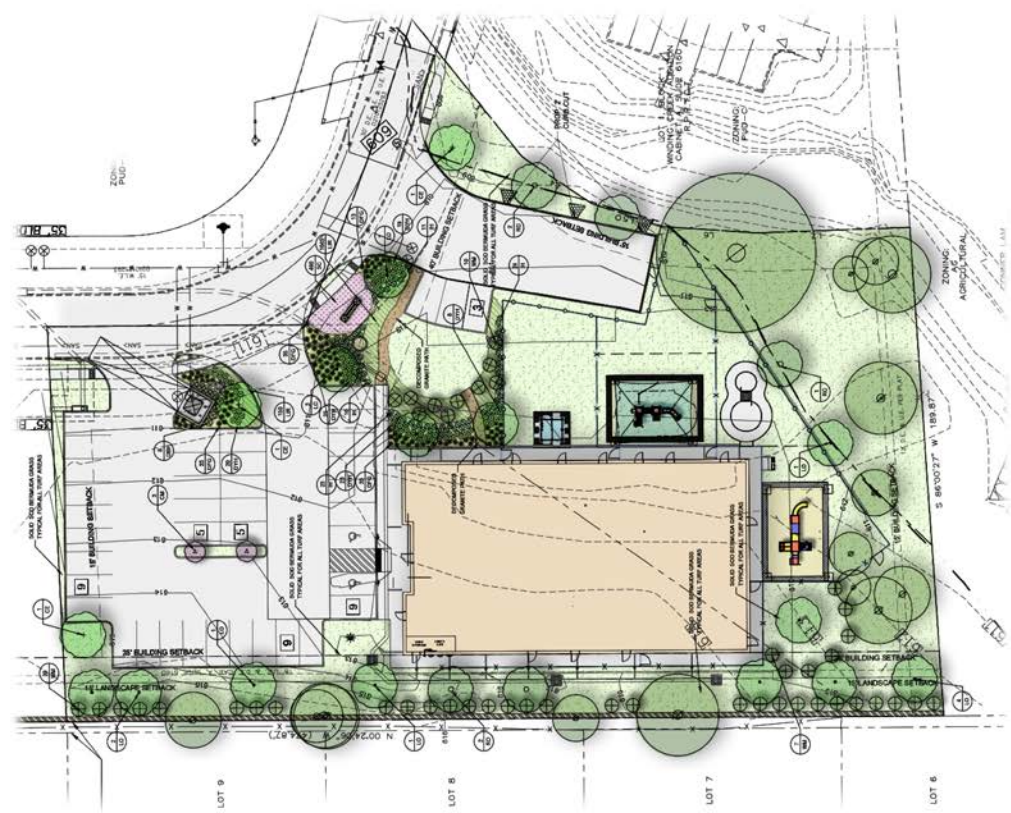
LANDSCAPE NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF COLLEVILLE LANDSCAPE DESIGN MANUAL.
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10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF COLLEVILLE LANDSCAPE DESIGN MANUAL.

PLANT MATERIAL SPECIFICATIONS

TYPE	COMMON NAME	PLANT NAME	SIZE	REMARKS
1	Small Tree	Small Tree	12" x 12"	12" x 12" x 12" x 12"
2	Small Tree	Small Tree	12" x 12"	12" x 12" x 12" x 12"
3	Small Tree	Small Tree	12" x 12"	12" x 12" x 12" x 12"
4	Small Tree	Small Tree	12" x 12"	12" x 12" x 12" x 12"
5	Small Tree	Small Tree	12" x 12"	12" x 12" x 12" x 12"
6	Small Tree	Small Tree	12" x 12"	12" x 12" x 12" x 12"
7	Small Tree	Small Tree	12" x 12"	12" x 12" x 12" x 12"
8	Small Tree	Small Tree	12" x 12"	12" x 12" x 12" x 12"
9	Small Tree	Small Tree	12" x 12"	12" x 12" x 12" x 12"
10	Small Tree	Small Tree	12" x 12"	12" x 12" x 12" x 12"

NOTES: Please refer to the following for additional information. All plants and materials are to be installed in accordance with the following specifications.





City of Colleyville City Council Agenda Briefing

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

Agenda Number 6b

Agenda Date 11/2/2020

Number Ordinance O-20-2128

Type Ordinance

Department Community Development

Title

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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading & Public Hearing

UPDATE 10/30/2020: It is anticipated this item will be removed from the table if the City Council acts of the previous item, Ordinance O-20-2127. Notices (letters, emails, & phone calls) were provided to the adjacent property owners who have attended previous meetings making them aware of the intent to remove the item from the table for discussion and possible action.

This item remained tabled at the September 1, 2020, the September 15, 2020, the October 6, 2020, and the October 20, 2020 meetings.

This item was tabled at the August 18, 2020 meeting.

The applicant was present at the first reading and spoke on the item.

First Reading & Public Hearing

Stephen Brown, the applicant, has submitted a request for an amendment to the existing PUD-C Planned Unit Development – Commercial ordinance for the Winding Creek development, being approximately 1.41 acres, and zoned PUD-C Planned Unit Development – Commercial. The purpose is to amend the PUD-C's hours of operation from 7:00 a.m. – 8:00 p.m. to 6:30 a.m. – 6:30 p.m. Monday through Friday specific to Lots 9R and 10R for a child care facility.

Existing Conditions/Background: The subject property is currently known as the Winding Creek development and is developed as an office park with the Montclair Wedding Venue. Commercial retail uses are permitted on properties adjacent to Colleyville Boulevard. The proposed business would be a 10,000 s.f. day care center.

Proposed Amendment:

Request – The applicant requests to change the PUD Ordinance to change the hours of operation for the child day care center to 6:30 a.m. – 6:30 p.m. Monday – Friday.

Analysis: The requested PUD-C amendment will establish hours of operation similar to other child day care facilities in Colleyville. The Crème de la Crème child day care center's hours of operation are 6:30 a.m. to 6:30 p.m. Monday - Friday

Surrounding Development: The properties to the north and east are zoned PUD-C Planned Unit Development - Commercial and are unimproved lots within the Winding Creek development. The property to the south is zoned AG Agricultural and is unimproved. Properties to the west are zoned R-20 Single Family Residential and are improved with single family homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development. The proposed change to the PUD-C ordinance 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.

Staff Recommendation: Staff recommends approval of the requested amendment. The proposed amendment to the existing PUD-C ordinance adjusting the hours of operation would comply with Colleyville development regulations and the comprehensive plan.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request at their July 13, 2020 meeting by a vote of 6-0.

Financial Impact

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

Recommendation

Approve

Attachments

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

5. Business Plan
6. Site Plan
7. Building Elevations
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Letters of Opposition
12. Ordinance O-20-2128

Aerial Map



ZC20-012

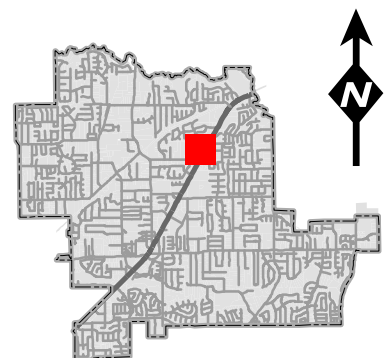
6412-6416 Colleyville Blvd

DISCLAIMER:

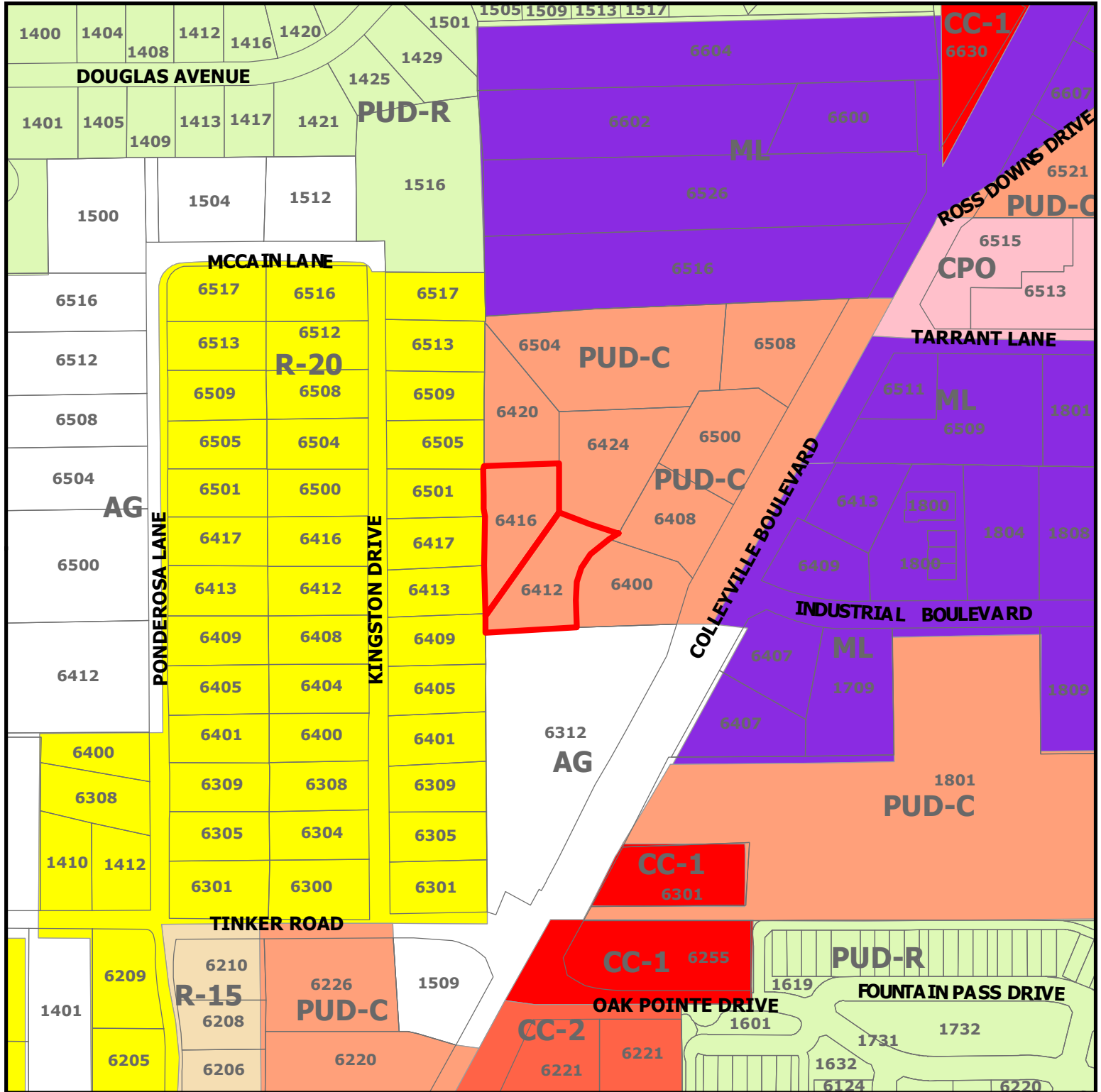
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC20-012

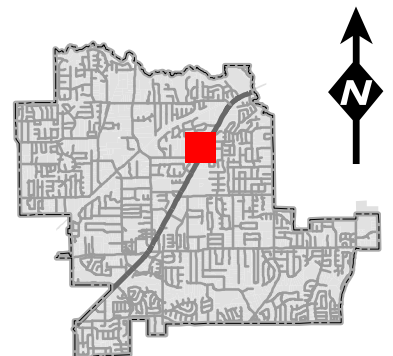
6412-6416 Colleyville Blvd

DISCLAIMER:

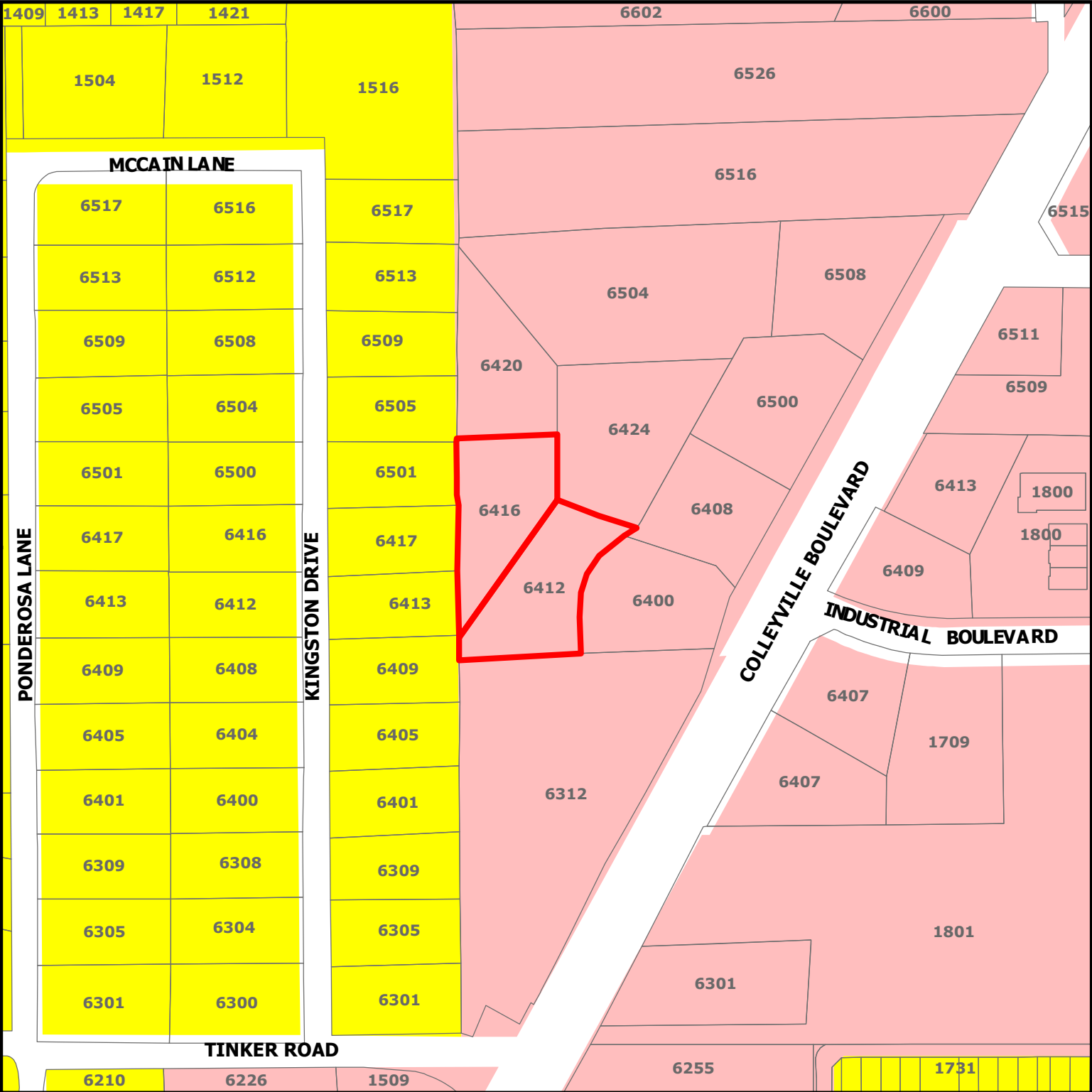
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Subject Property



Future Land Use Map

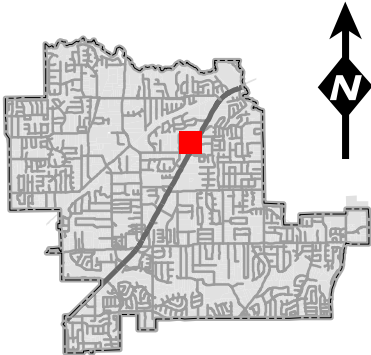


ZC20-012

6412-6416 Colleyville Blvd

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



Statement of Planning Objectives



T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W McDermott Drive, Suite 110, Allen, TX 75013

State of Planning Objectives

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

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

Development Schedule

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

Bussiness Plan

PROPOSED KIDDIE ACADEMY® OF COLLEYVILLE



05/05/2020

Bussiness Plan

Kiddie Academy of Colleyville TX

OPERATIONAL INFORMATION

Days of Operation:

Hours of Operation:

6 30 - 6 30

Holiday Closings:

6 s

Square Footage:

10 000 s f

Bussiness Plan

OUTDOOR PLAY AREA

• s f 9,252 s f
 • f s s f s f
 • f 1,864 s f
 • -s 3,294 s f
 • 4,094 s f
 •
 • s s s s f s s s s s
 s s s s

Infant/Toddler Playground Schedule

• s f s 47 80 s
 f

Morning

Staff/Child Ratio

1 4
 1 9
 1 11

Age Group

f
 2 s

Time Schedule

10 00 - 10 30
 10 30 - 11 00
 11 00 - 11 30

Afternoon

Staff/Child Ratio

1 4
 1 9
 1 11

Age Group

f
 2 s

Time Schedule

3 00 - 3 30
 3 30 - 4 00
 4 00 - 4 30

Pre-School and School Age Playground Schedule

• s s 48 80 s f

Morning

Staff/Child Ratio

1 15
 1 18
 1 22

Age Group

3 s
 4 s
 5 s

Time Schedule

9 30 - 10 00
 10 00 - 10 30
 10 30 - 11 00

Afternoon

Staff/Child Ratio

1 15
 1 18
 1 22

Age Group

3 s
 4 s
 5 s

Time Schedule

3 00 - 3 30
 3 30 - 4 00
 4 00 - 4 30

Bussiness Plan

TRAFFIC FLOW

CAPACITY

190

PARENT PARKING

DROP OFF AM

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

PICK-UP PM

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

PARENT AND STAFF PARKING

TOTAL (AM)

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

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

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

TOTAL (PM)

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

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

Bussiness Plan

TRAFFIC FLOW RESULTS

Drop off / Pick up Schedules of Children

- s f 10 **115** s ff 7 00 – 9 00
- s f 10 **104** s 4 00 – 6 00
- 1 3 f 2 s s s

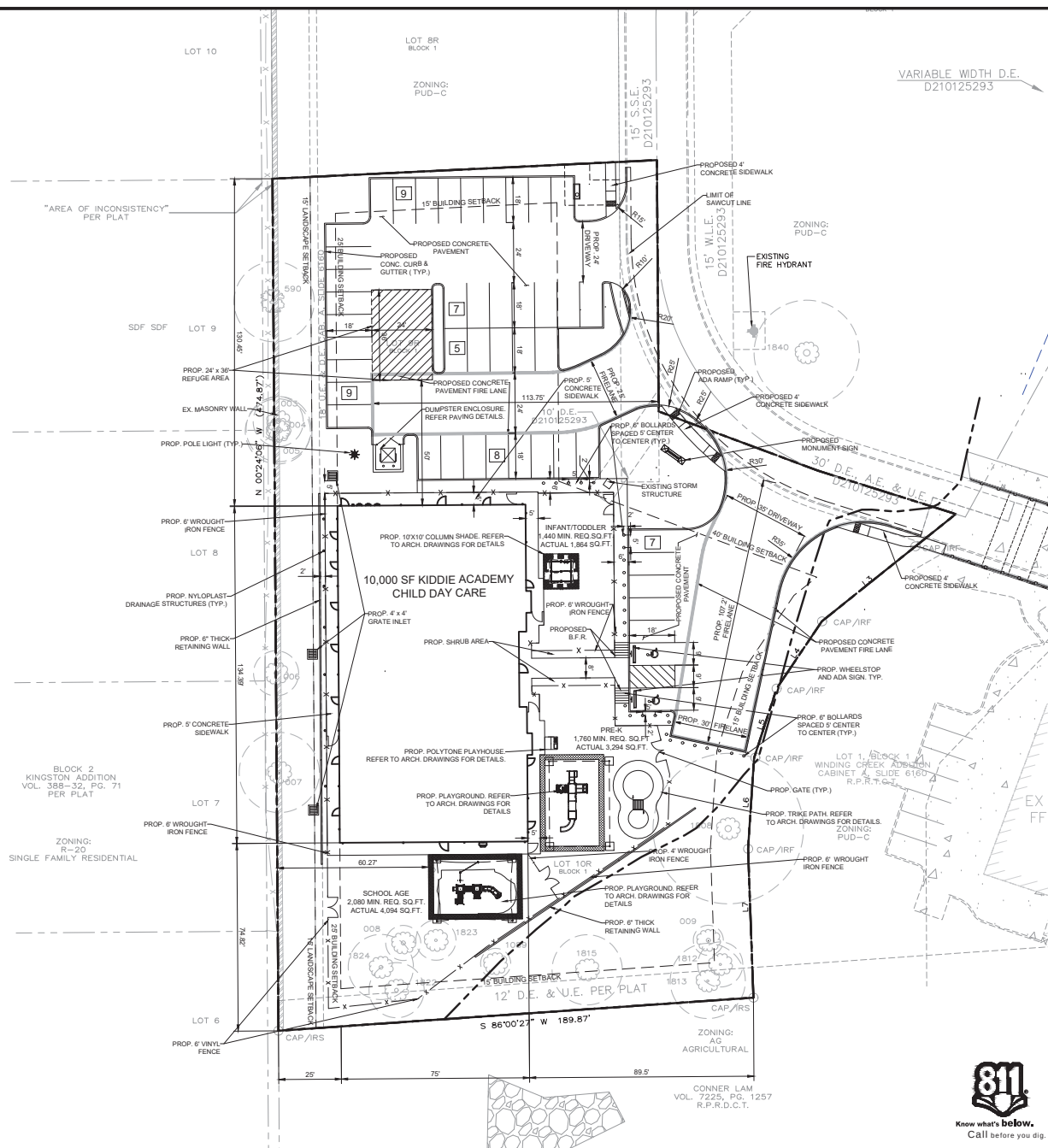
Staff Parking

- f **17** s 2 s s f s s
s ff s ff s f
s s f **19** s ff s
- s 15 f s ff s ff s s f

Total Projected Parking

- f s ff s f f s **27**

Site Plan



SITE DATA SUMMARY CHART	
EXISTING ZONING	PUD-C
PROPOSED USE	DAYCARE
GROSS ACREAGE	1.473 ACRES OR 64,164 S.F.
BUILDING SQUARE FOOTAGE	10,000
LOT COVERAGE	16.27%
FAR	0.16
MAXIMUM HEIGHT	26' - 1 STORY
PARKING RATIO PER USE	190 CHILDREN
PARKING REQUIRED	38
PARKING PROVIDED	45
BUILDING SETBACKS	40' FRONT & 25' REAR
LANDSCAPE SETBACK	15' REAR
IMPERVIOUS AREA	34.693 SF / 54%
PERVIOUS LANDSCAPE	29,471 SF / 46%

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

SITE LEGEND

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

A map showing the location of the site in the Richmond Hill area. The map includes Highway 7, Highway 101, and the Richmond Hill Municipal Office. The site is located near the intersection of Highway 7 and Highway 101, and is adjacent to the Richmond Hill Municipal Office.

VICINITY MAP

SITE GENERAL NOTES

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

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

3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.

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

5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

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

7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

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

SITE PLAN

KIDDIE ACADEMY

6412 COLLEYVILLE BOULEVARD (S.H.26)

CITY OF COLLEYVILLE

TARRANT COUNTY, TEXAS

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



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-enr.com
W: triangle-enr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75015

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
------	------	------	-------	-------------	-----------

AY	GH	04/15/20	SEE SCALE BAR	28-20	C1
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TX. P.E. FIRM #11525	C1
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6/12/2020

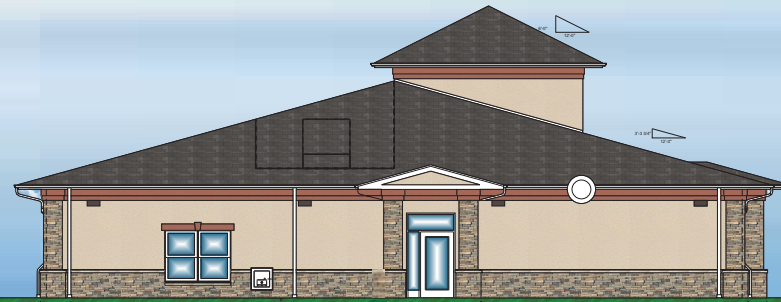
TX. P.E. FIRM #11525

C1

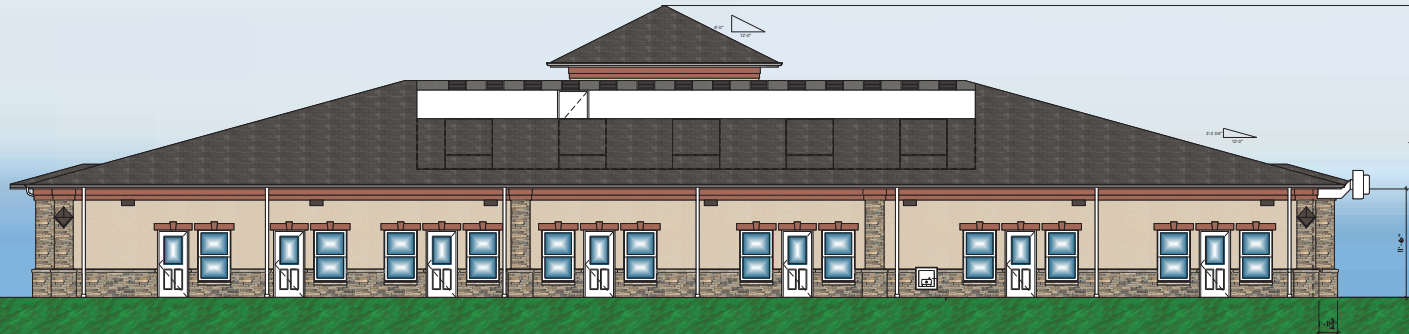
Building Elevations



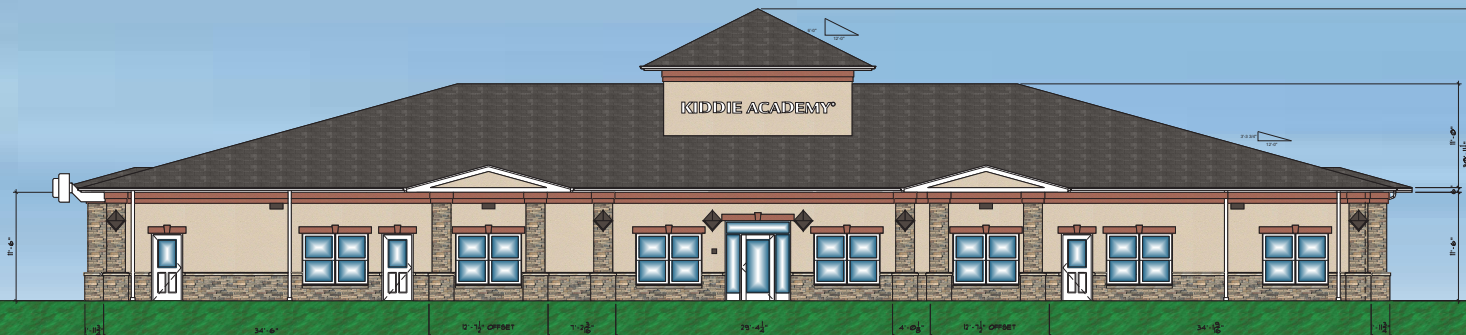
L1 RIGHT ELEVATION
A101 SCALE 3/16" = 1'-0"



L9 LEFT ELEVATION
A101 SCALE 3/16" = 1'-0"



G1 REAR ELEVATION (NOT SEEN FROM ROAD)
A101 SCALE 3/16" = 1'-0"



C1 FRONT ELEVATION
A101 SCALE 3/16" = 1'-0"

DARK BRONZE FINISH WALL PACKS	PRE-CAST STONE SILL	STUCCO #1 - DRYVIT #113 AMARILLO WHITE, SANDPEBBLE FINE FINISH	STUCCO #2 - DRYVIT #365A IRISH COFFEE, SANDPEBBLE FINE FINISH	ASPHALT SHINGLE ROOFING GAF - WEATHERED WOOD	GUTTERS & DOWNSPOUTS WHITE	STONE WAINSCOTING BORAL STONE - DRYSTACK - CHARDONNAY	DOORS & WINDOWS - WHITE
-------------------------------------	------------------------	---	--	--	----------------------------------	--	----------------------------

A1 LEGEND
A101 SCALE NTS



DEVELOPER
BUTTRY & BROWN
DEVELOPMENT, LLC
5801 TENNYSON PARKWAY
SUITE 150
PLANO, TX 75024
714.236.4889
FRANCHISEE

MEP ENGINEER

STRUCTURAL ENGINEER

ELECTRICAL SYMBOLS INCLUDING
RESIDENTIAL SYMBOLS, THE
SYMBOLS ARE NOT BE USED
FOR THE GENERAL CONTRACTOR'S
DESIGN, THE GENERAL CONTRACTOR
SHOULD CONSULT WITH THE
ELECTRICAL ENGINEER FOR THE
CORRECT SYMBOLS TO USE IN
THEIR DRAWINGS.

ALL CONTRACTORS SHALL REVIEW ALL
CONTRACTS AND SPECIFICATIONS
AND SHALL BE RESPONSIBLE FOR
THEIR OWN WORK. THE GENERAL
CONTRACTOR SHALL BE RESPONSIBLE
FOR THE WORK OF ALL SUBCONTRACTORS.
THE GENERAL CONTRACTOR SHALL
BE RESPONSIBLE FOR THE WORK OF
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FOR THE WORK OF ALL SUBCONTRACTORS.

THIS DOCUMENT IS ISSUED FOR THE
OWNER'S USE ONLY. IT IS NOT TO
BE USED FOR ANY OTHER PURPOSE.
IT IS THE OWNER'S RESPONSIBILITY
TO MAINTAIN THE DOCUMENT IN
GOOD ORDER AND TO PROTECT IT
FROM LOSS, DAMAGE, OR
THEFT. THE OWNER SHALL BE
RESPONSIBLE FOR THE WORK OF
ALL SUBCONTRACTORS.

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

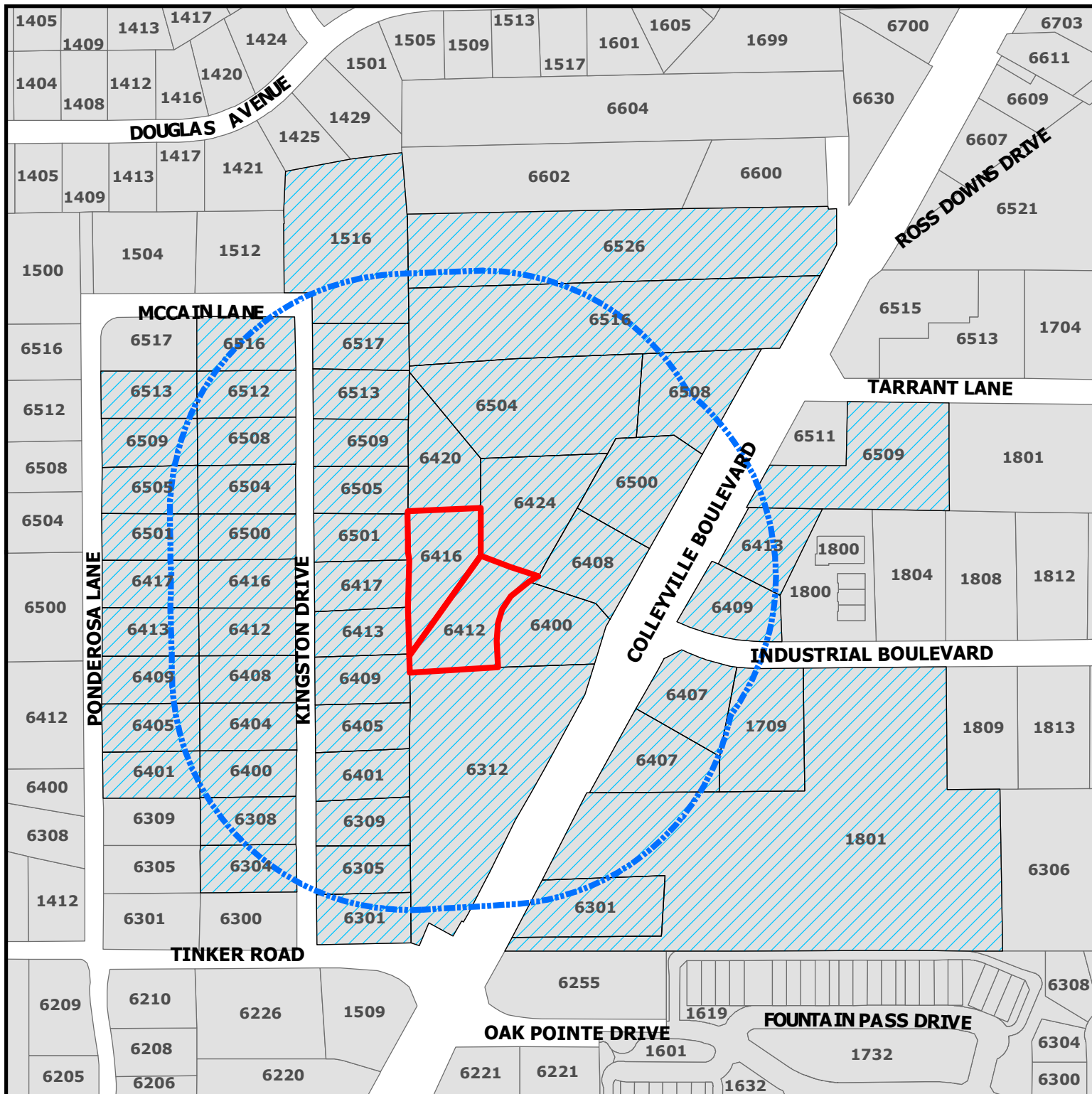
ACADEMY,
EDUCATIONAL CHILD CARE
6412 & 6414 Colleyville Boulevard
Colleyville, TX 76034



HAROLD C. BAKER, AIA
AIA No. 123456789
AIA Seal

A200
EXTERIOR ELEVATIONS
RENDERING

Notification Map



ZC20-012

6412-6416 Colleyville Blvd

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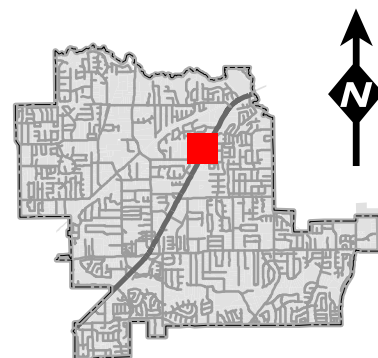
Subject Property



500ft Buffer



Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
	1801		76054	6500
3	6620100		76034	6508
3	6620100		76034	6630
6515	6508		76034	6513
6515	6508		76034	6515
7	7009		76034	6312
	2964400		75234	1801
'	4311360		75219	6511
'	4311360		75219	1801
'	4311360		75219	6509
	6516		76034	6600
	747		76034	1504
	1425		76034	1425
	6405		76034	6405
	6413		76034	6413
	850		78654	6516
	6505		76034	6505
	5616		76180	6400
	6413		76034	6413
	6513		76034	6513
	1802		76034	1800
	1802		76034	1800
	1802		76034	1800
	1802		76034	1800
	1802		76034	1800
	6500		76034	6500
	5705		76034	6516
	6509		76034	6509
	6308		76034	6308
	6513		76034	6513
	6401		76034	6401
	6405		76034	6405
	6413		76034	6413
	6517		76034	6517
	6412		76034	6412
	6517		76034	6517
	6304		76034	6304
	6508		76034	6508
	1421		76034	1421
	6409		76034	6409
	212		76054	6409
	6521		76034	6521
	1512		76034	1512
	1501		76034	1501
	7135		76034	6504
	6401		76034	6401
	6408		76034	6408
'	6301		76034	6301
	6115		76140	6301
	1429		76034	1429
	92185		76092	1516
	6501		76034	6501
	6404		76034	6404
	6501		76034	6501
	6417		76034	6417
	6604		76034	6604
	6409		76034	6409
	2140-		76092	6407
	6509		76034	6509
	6305		76034	6305
	6605		76034	6605
	33349		76162	6504
	6505		76034	6505
	6417		76034	6417
	6309		76034	6309
	1804		76034	1804
	6416		76034	6416
	1709		76034	1709
	1709		76034	6400
	6512		76034	6512
	6516		76034	6526
	6516		76034	6602
	1801		76054	6420
	1801		76054	6416
	1801		76054	6424
	1801		76054	6412
	1801		76054	6408
	1223100		75019	6407
	6811		76034	
	4113100		76034	
	2555300		76051	
	3051		76051	
	5801150		75024	



NOTICE OF PUBLIC HEARING

SS

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

Planning and Zoning Commission Meeting: Monday, July 13, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, August 4, 2020 & Tuesday, August 18, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district for the Winding Creek development, specifically for hours of operation. The purpose is to allow for the child daycare facility, Kiddie Academy Day Care to operate between the hours of 6:30 a.m. to 6:30 p.m. in lieu of the 7:00 a.m. to 8:00 p.m. hours of operation as required by the PUD-C Ordinance.

Zoning Case: ZC20-012

Applicant: Stephen Brown

Owner: Kevin Afkami

Location: 6412 and 6416 Colleyville Blvd

Property Description: Lot 9R and 10R, Block 1, of the Winding Creek Addition

Present Zoning: PUD-R Planned Unit Development-Residential

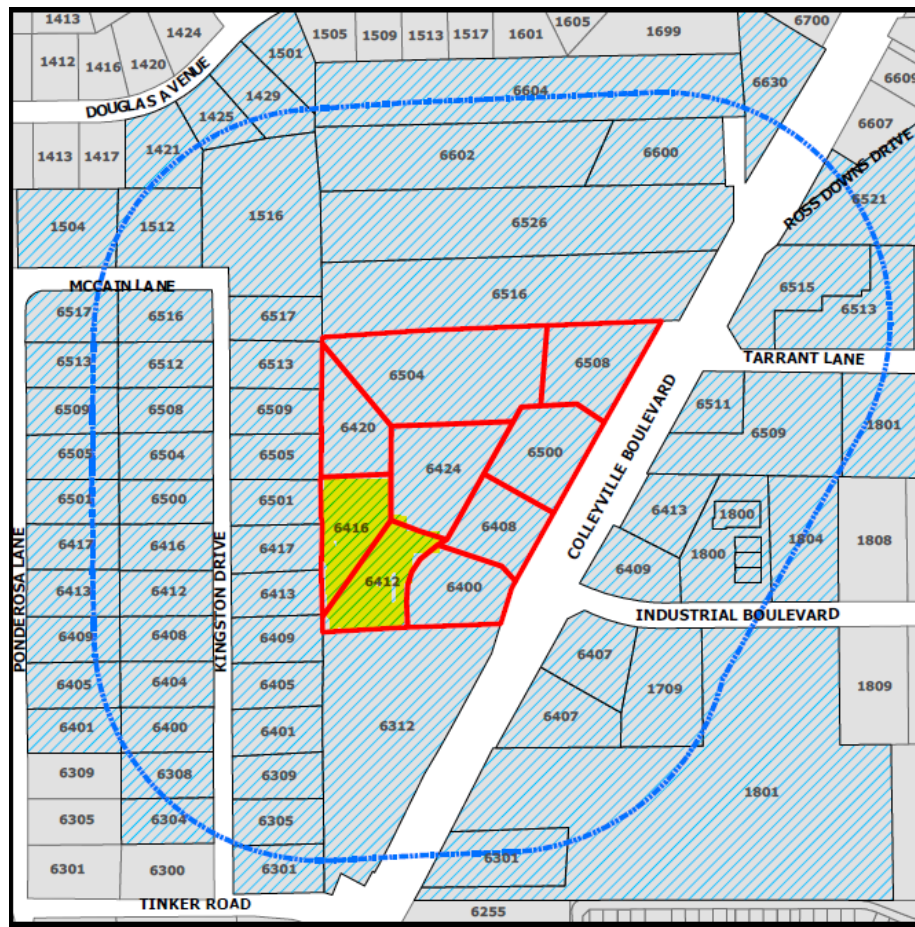
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

If the property owners of 20% or more of the land included in the proposed change or land within a 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

Letter of Opposition

From: [Susan Reynolds](#)
To: [Jackie Reyff](#)
Subject: 6412 & 6416 Colleyville Blvd
Date: Wednesday, July 1, 2020 1:35:04 PM

Writing to state we oppose the request for Kiddie Academy to be on this property listed above.

The applicant has not improved the layout of this daycare to not infringe on neighboring residents. We being one of them.

Sincerely,

Doug & Susan Reynolds

6417 Kingston

Colleyville

Sent from my iPhone

Letter of Opposition

Araceli Botello

Subject: FW: Drainage problem concerning 6412 and 6416 Colleyville Blvd.

From: Tim Pullen

Sent: Tuesday, July 7, 2020 1:16 PM

To: Ben Bryner

Subject: Drainage problem concerning 6412 and 6416 Colleyville Blvd.

In the past, we have never had a drainage issue behind our house. Ever since they regraded the lot and put up a fence, we have a standing water problem after it rains. This year we have had heavy rain which has resulted in approximately 6 inches of water around our outbuilding. Sometimes it lasts for over a day. The water has caused the entrance and patio stones to shift. It's only a matter of time before the inside and structure has damage.

I met with Randy Bright who is the Environmental Compliance Officer a few weeks ago after a heavy rain. He looked at our problem and would see what he could do. A few hours later he called and said that he dug a small trench into the field to help the drainage. Randy showed true public service.

Our real concern is if the day care is built, we will have this issue start over again.
Thank you for your time.

Tim and Gayline Pullen
6501 Kingston Dr.

Sent from [Mail](#) for Windows 10

ORDINANCE O-20-2128

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING PLANNED UNIT DEVELOPMENT ORDINANCE O-09-1736, BY AUTHORIZING AN AMENDMENT TO ALLOW FOR A CHILD DAYCARE FACILITY TO OPERATE BETWEEN THE HOURS OF 6:30 A.M. TO 6:30 P.M. IN LIEU OF THE 7:00 A.M. TO 8:00 P.M. HOURS OF OPERATION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application to amend the hours of operation for a childcare facility from 6:30 a.m. to 6:30 p.m. Monday- Friday, Case No. ZC20-012; and

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

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

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

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

- Sec. 1. THAT Ordinance O-09-1736 of the City of Colleyville, Texas, be, and the same is hereby amended by allowing for a child day care facility to operate between the hours of 6:30 a.m. to 6:30 p.m. Monday- Friday on 1.41 acres, being Lots 9R & 10R Block 1, of the Winding Creek located at 6412 and 6416 Colleyville Boulevard as shown in Exhibit "A"

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

1. GENERAL

a. 10. Other

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

Sec. 3. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 4. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 5. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of August 2020.

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

PASSED AND 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
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Ordinance Exhibit

1. GENERAL

- a. The purpose of this PUDC is for office and retail uses.
- b. This property is subject to all the regulations contained the Colleyville Land Development Code, except where amended by this Ordinance.

2. SITE PLAN AND PLATTING

- a. The development of this property shall be generally consistent with the site plan attached as Exhibit "B".
- b. Prior to the issuance of any building permit, a replat of the subject properties must be submitted and approved. No building permit may be issued until said plat is filed with the County Clerk.

3. PERMITTED AND PROHIBITED USES

- a. The following land uses shall be permitted within the Planned Unit Development:
 - 1. All office used allowed in the Land Development Code.
 - 2. For all buildings with frontage along State Highway 26, all uses allowed in the CC-2 Shopping Center district shall be permitted.

4. BUILDINGS AND SITE PLAN APPROVAL

- a. The total square footage of all office buildings constructed within this development be allowed as follows:
 - 1. General Office: Maximum Square Footage: 34,515
 - 2. Medical Office: Maximum Square Footage: 13,565
- b. All office buildings shall contain no more than one-story unless mixed with retail uses.
- c. All buildings constructed as part of this development that do not have frontage along State Highway 26 shall be generally consistent with the building elevation designs, attached as Exhibit "C".

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

5. PARKING

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

6. LIGHTING

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

7. LANDSCAPING, BUFFERING AND OPEN SPACE

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

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

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

8. SIDEWALKS

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

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

9. FENCES AND SCREENING

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

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

10. OTHER

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

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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 11/2/2020

Number Resolution R-20-4546

Type Resolution

Department City Manager

Title

A resolution authorizing the call of Colleyville Economic Development Corporation bonds

Strategic Plan

2.4 Demonstrate stewardship of public resources

Explanation

Reading and Public Hearing

The City of Colleyville issued debt through the Colleyville Economic Development Corporation (CEDC) in 1997, 2000, 2005 (refunding and new issue), and 2013 (refunding). The proceeds of the bonds were used to pay for "municipal park improvements, including the completion of City Park, purchase of land and improvements thereto, additional neighborhood parks, construction and equipment of a community center, the construction and equipment of a library, and to pay the costs associated with the issuance of the Bonds."

The current debt schedule has payments through 2029. Total remaining principal is \$4,775,000. Total remaining interest is \$645,193. Total remaining principal and interest is \$5,420,193. The CEDC bonds are callable, and the City intends to call the bonds in December. In calling the bonds, the City will save \$645,192 in interest payments. This will also free up approximately \$600,000 annually in CEDC funding.

While researching the call, staff determined several projects paid for with the CEDC bonds are Tax Increment Finance District (TIF) eligible. Therefore, the City will transfer \$5,518,968 from the TIF to the CEDC and will then use this funding to pay off the bonds. The remaining \$743,968 will be added to CEDC fund balance. The City received an opinion from its TIF consultant that the projects are TIF eligible (letter attached).

The City is working with Kutak Rock LLP as bond counsel on this project.

Financial Impact

By calling the bonds, the City will save \$645,192 in interest payments.

Recommendation

Approve

Attachments

1. CEDC Bond Call presentation
2. Consultant Correspondence - October 20, 2020
3. Attachment A - TIF eligible projects
4. Resolution R-20-4546

CEDC Bond Call

City Council
November 2, 2020

CEDC Bond Call



Background:

- CEDC has \$4.775m in remaining principal with a maturity date of 2029
- City wishes to call the bonds
- Calling the bonds will save the City \$645,192 in interest payments
- TIF is eligible to repay the CEDC for \$5.5m in bonds that were spent on TIF-eligible projects

Process:

- TIF transfers \$5.5m to CEDC
- CEDC pays the bonds
- Frees up \$600,000 annually in CEDC budget
- \$725,000 added to CEDC fund balance

FY	Principal		Interest		Total DS
2021	\$	470,000	\$	130,752	\$ 600,752
2022	\$	490,000	\$	116,928	\$ 606,928
2023	\$	500,000	\$	102,672	\$ 602,672
2024	\$	510,000	\$	88,128	\$ 598,128
2025	\$	530,000	\$	73,152	\$ 603,152
2026	\$	540,000	\$	57,744	\$ 597,744
2027	\$	565,000	\$	41,832	\$ 606,832
2028	\$	575,000	\$	25,416	\$ 600,416
2029	\$	595,000	\$	8,568	\$ 603,568
	\$	4,775,000	\$	645,192	\$ 5,420,192

CEDC Bond Call

City Council
November 2, 2020

October 20, 2020

Mark Wood
Assistant City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034

RE: Eligible Expenses – TIF #1

Dear Mark,

David Pettit Economic Development, LLC (“DPED”) has previously amended and provided due diligence regarding of Colleyville Tax Increment Financing Zone Number One (“TIF #1”). One of the matters related to TIF #1 is the allocation and disbursement of project costs.

The purpose of this letter is to provide a summary of our conclusions specifically related to requests that have arisen regarding the project costs outlined in the Project Plan and proposed expenses by the City of Colleyville.

DPED finds that the following expenses highlighted in yellow and attached as **Attachment A** are TIF eligible expenses based upon review of the Original and Amended Project Plan and consistent with Chapter 311 of the Texas Tax Code.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



David Pettit
Managing Member

FISCAL YEAR	TOTAL
<i>PARKS:</i>	
CITY PARK - 97 BONDS	\$2,700,000
MC PHERSON LAND - 97 BONDS	\$950,000
MC PHERSON PARK - 97 BONDS	\$150,000
SOCCER FIELD PARK LAND NOTE - 97 BONDS	\$50,000
BRANSFORD PARK - 97 BONDS	\$50,000
BRANSFORD PARK PLAN	\$7,625
CITY ENTRANCE MARKERS	\$53,167
CITY TRAILS PLAN	\$20,000
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MC PHERSON LAND PARK PLAN	\$27,085
RESTROOMS FOR EXISTING PARKS	\$179,757
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PARK MASTER PLAN UPDATE	\$15,000
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KIMZEY PARK DEVELOPMENT	\$427,618
PLEASANT RUN PARK	\$209,915
SOCCER FIELD PARK LAND NOTE	\$439,300
SENIOR CENTER -FF&E RENOVATIONS	\$185,000
SENIOR CENTER FACILITY - 2005 BOND SALE	\$1,200,000
ADA-IMPROVEMENTS NATURE CENTER	\$74,293
MC PHERSON PARK - PHASE I 2005 BOND SALE	\$400,000
CITY PARK ROAD EXTENSION	\$81,957
PLEASANT RUN PRACTICE FIELD PARKING LOT	\$39,006
PARK LAND PURCHASE (SENIOR CENTER) - 2005 BOND SALE	\$400,000
CITY WIDE IRRIGATION SYSTEM	\$185,000
TRAIL CONSTRUCTION (CASTLETON)	\$80,000
MC PHERSON PARK - PHASE I	\$238,000
ADA IMPROVEMENTS - SPARGER PARK	\$125,000
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ENTRY MARKER	\$20,320
SENIOR CENTER - PERSONNEL	\$121,117
PLEASANT RUN TRAIL	\$132,454
TOTAL PARKS	\$8,718,396
<i>COLLEYVILLE CENTER:</i>	
COLLEYVILLE CENTER - 1997 BONDS	\$1,200,000
COMMUNITY CENTER START-UP	\$250,000
CHAIR REPLACEMENT	\$36,000
TOTAL COLLEYVILLE CENTER	\$1,486,000
<i>LIBRARY:</i>	
LIBRARY START-UP - 1997 BONDS	\$1,300,000
LIBRARY START-UP	\$200,000
TOTAL LIBRARY	\$1,500,000
MARKETING	\$323,000
TRANSFER TO ARTS FUND	\$22,500
CITY HALL - 2001 BONDS	\$2,000,000
ANNUAL TOTAL	\$12,049,896
TIF Eligible Projects	\$5,518,968

RESOLUTION R-20-4546

**A RESOLUTION AUTHORIZING THE CALL OF
COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION BONDS**

WHEREAS, on September 3, 1996, by Resolution R-96-1238, the Colleyville City Council authorized the creation of the Colleyville Economic Development Corporation; and

WHEREAS, the City of Colleyville issued debt through the Colleyville Economic Development Corporation in 1997, and 2000; refunded and issued new debt in 2005; and refunded in 2013; and

WHEREAS, the City of Colleyville, through the Colleyville Economic Development Corporation wishes to call the bonds in December 2020.

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

Sec. 1. THAT the Colleyville City Council authorizes the City Manager to call the CEDC bonds, principal of \$4,775,000, not later than the 31st day of December 2020.

Sec. 2. THAT this resolution shall be effective immediately upon approval.

AND IT IS SO RESOLVED.

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

Mayor Richard Newton
Place 1, Tammy
Nakamura
Place 4, George Dodson
Place 6, Callie Rigney

_____	Mayor Pro Tem Bobby Lindamood	_____
_____	Place 3, Kathy Wheat	_____
_____	Place 5, Chuck Kelley	_____
_____		_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7b

Agenda Date 11/2/2020

Number Resolution R-20-4547

Type Resolution

Department City Manager

Title

A resolution authorizing the transfer of funds from the Tax Increment Finance District to the Colleyville Economic Development Corporation (CEDC) to call the CEDC bonds

Strategic Plan

2.4 Demonstrate stewardship of public resources

Explanation

First Reading and Public Hearing

The City of Colleyville issued debt through the Colleyville Economic Development Corporation in 1997, 2000, 2005 (refunding and new issue), and 2013 (refunding). The proceeds of the bonds were used to pay for "municipal park improvements, including the completion of City Park, and the purchase of land and improvements thereto for additional neighborhood parks, the construction and equipment of a community center, the construction and equipment of a library and to pay the costs associated with the issuance of the Bonds."

The current debt schedule has payments through 2029. Total remaining principal is \$4,775,000. Total remaining interest is \$645,193. Total remaining principal and interest is \$5,420,193. The CEDC bonds are callable, and the City intends to call the bonds in December. In calling the bonds, the City will save \$645,192 in interest payments. This will also free up approximately \$600,000 annually in CEDC funding.

While researching the call, staff determined that several projects paid for with the CEDC bonds are TIF-eligible. Therefore, the city will transfer \$5,518,968 from the TIF to the CEDC and will then use this funding to pay off the bonds. The remaining \$743,968 will be added to CEDC fund balance. The city received an opinion from its TIF consultant that the projects are TIF eligible (letter attached).

The City is working with Kutak Rock LLP as bond counsel on this project.

Financial Impact

The transfer will provide for interest savings on CEDC debt.

Recommendation

Approve

Attachments

1. CEDC Bond Call presentation
2. Consultant Correspondence - October 20, 2020
3. Attachment A
4. Resolution R-20-4547

CEDC Bond Call

City Council
November 2, 2020

CEDC Bond Call



Background:

- CEDC has \$4.775m in remaining principal with a maturity date of 2029
- City wishes to call the bonds
- Calling the bonds will save the City \$645,192 in interest payments
- TIF is eligible to repay the CEDC for \$5.5m in bonds that were spent on TIF-eligible projects

Process:

- TIF transfers \$5.5m to CEDC
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	\$	4,775,000	\$	645,192	\$ 5,420,192

CEDC Bond Call

City Council
November 2, 2020

October 20, 2020

Mark Wood
Assistant City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034

RE: Eligible Expenses – TIF #1

Dear Mark,

David Pettit Economic Development, LLC (“DPED”) has previously amended and provided due diligence regarding of Colleyville Tax Increment Financing Zone Number One (“TIF #1”). One of the matters related to TIF #1 is the allocation and disbursement of project costs.

The purpose of this letter is to provide a summary of our conclusions specifically related to requests that have arisen regarding the project costs outlined in the Project Plan and proposed expenses by the City of Colleyville.

DPED finds that the following expenses highlighted in yellow and attached as **Attachment A** are TIF eligible expenses based upon review of the Original and Amended Project Plan and consistent with Chapter 311 of the Texas Tax Code.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



David Pettit
Managing Member

FISCAL YEAR	TOTAL
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CITY HALL - 2001 BONDS	\$2,000,000
ANNUAL TOTAL	\$12,049,896
TIF Eligible Projects	\$5,518,968

RESOLUTION R-20-4547

**A RESOLUTION AUTHORIZING THE TRANSFER OF \$5,518,968
FROM THE TAX INCREMENT FINANCE DISTRICT TO THE
COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION**

WHEREAS, on November 4, 1998, by Ordinance O-98-1124, the Colleyville City Council authorized the creation of the Tax Increment Financing (TIF) Reinvestment Zone Number One; and

WHEREAS, the City of Colleyville desires to transfer \$5,518,968 from the TIF to the Colleyville Economic Development Corporation, for projects completed with CEDC funds, but for which are TIF eligible, and to provide for the callings of CEDC bonds not later than December 31, 2020.

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

- Sec. 1. THAT the Colleyville City Council authorizes the City Manager to transfer TIF funds in the amount of \$5,518,968, to the CEDC fund.
- Sec. 2. Upon the transfer of funds, the City Manager shall call the CEDC bonds (principal of \$4,775,000), not later than the 31st day of December 2020, and provide for the remaining \$743,968 to be added to the CEDC fund balance.
- Sec. 3. THAT this resolution shall be effective immediately upon approval.

AND IT IS SO RESOLVED.

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

Mayor Richard Newton
Place 1, Tammy
Nakamura
Place 4, George Dodson
Place 6, Callie Rigney

_____	Mayor Pro Tem Bobby Lindamood	_____
_____	Place 3, Kathy Wheat	_____
_____	Place 5, Chuck Kelley	_____
_____		_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7c

Agenda Date 11/2/2020

Number Resolution R-20-4548

Type Resolution

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

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.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the Replat with the Plat Waiver at their October 12, 2020 meeting by a vote of 5-0.

Financial Impact

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

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Notification Map
6. Property Owner Notification
7. Notification List
8. Resolution R-20-4548

Aerial Map

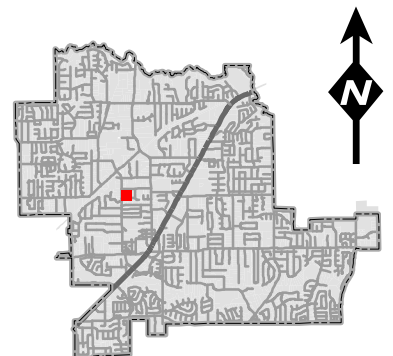


PC20-008
508 Leta Lane

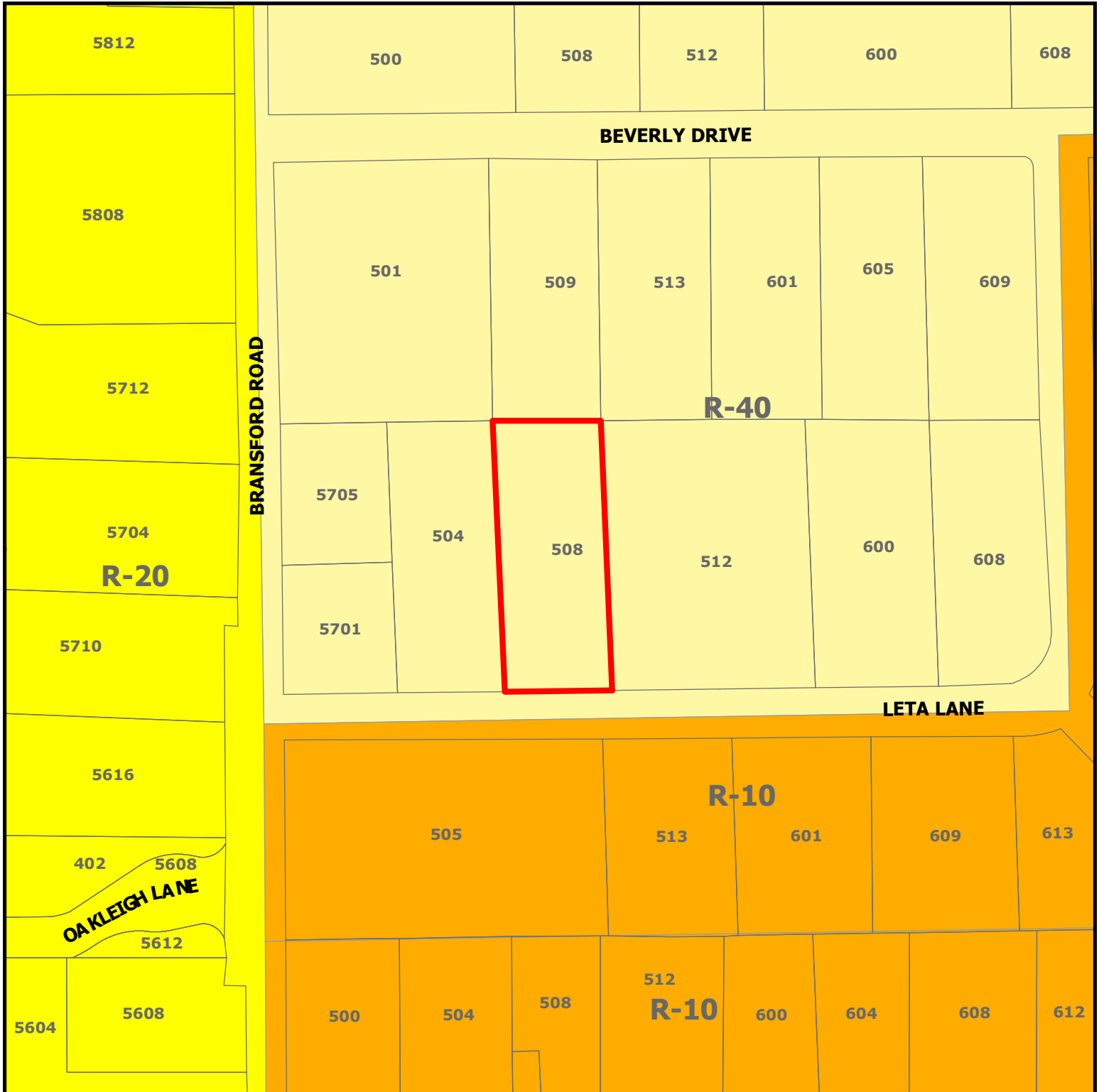
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



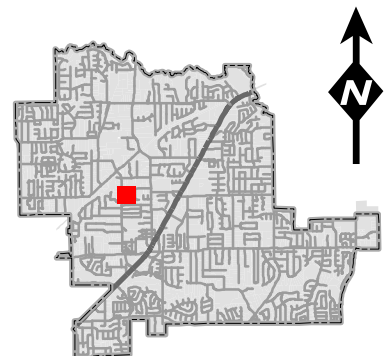
Zoning Map



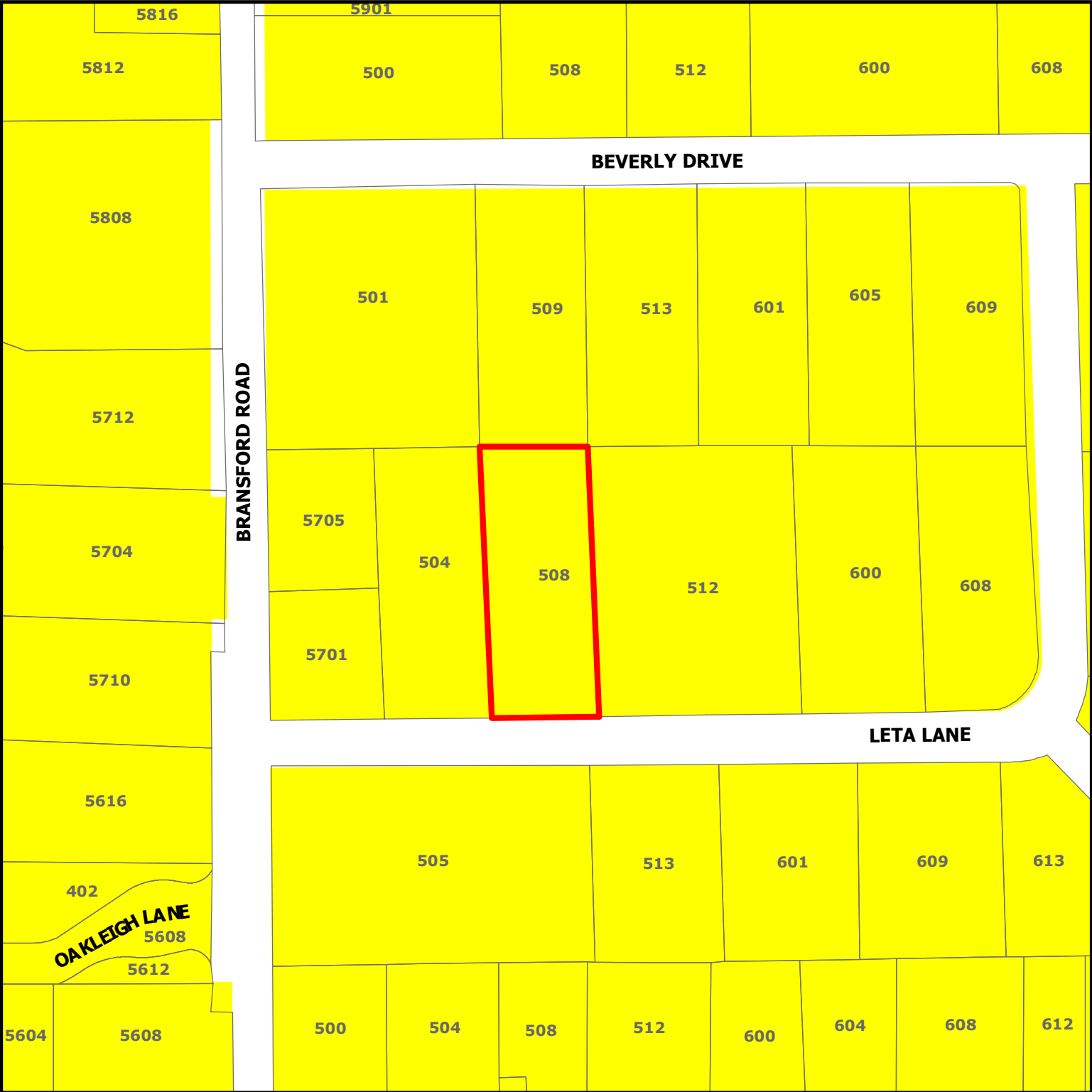
PC20-008
508 Leta Lane

DISCLAIMER:
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 Subject Property



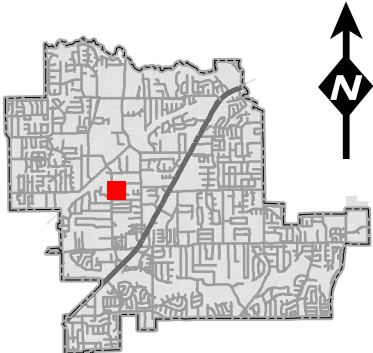
Future Land Use Map



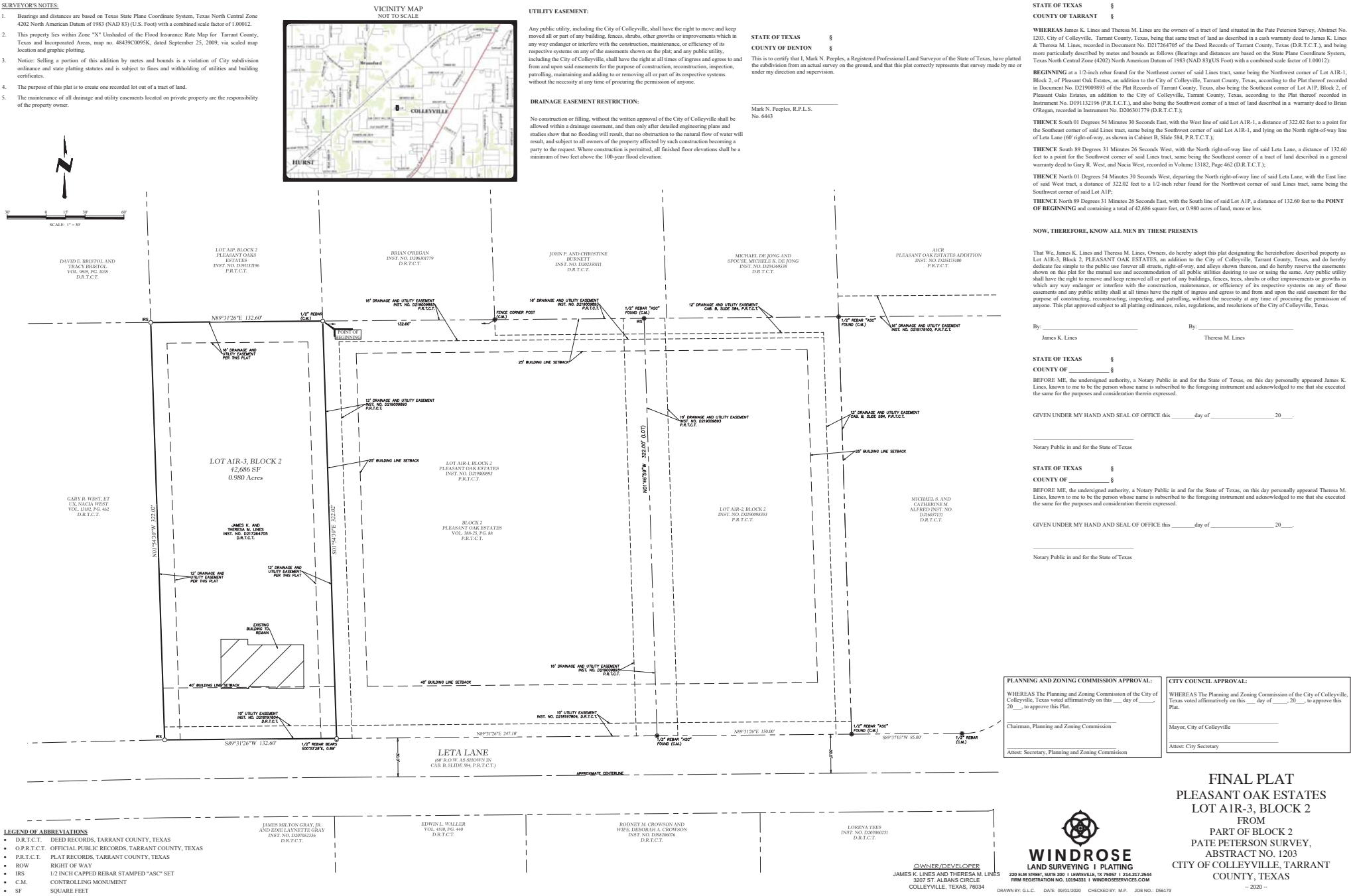
PC20-008
508 Leta Lane

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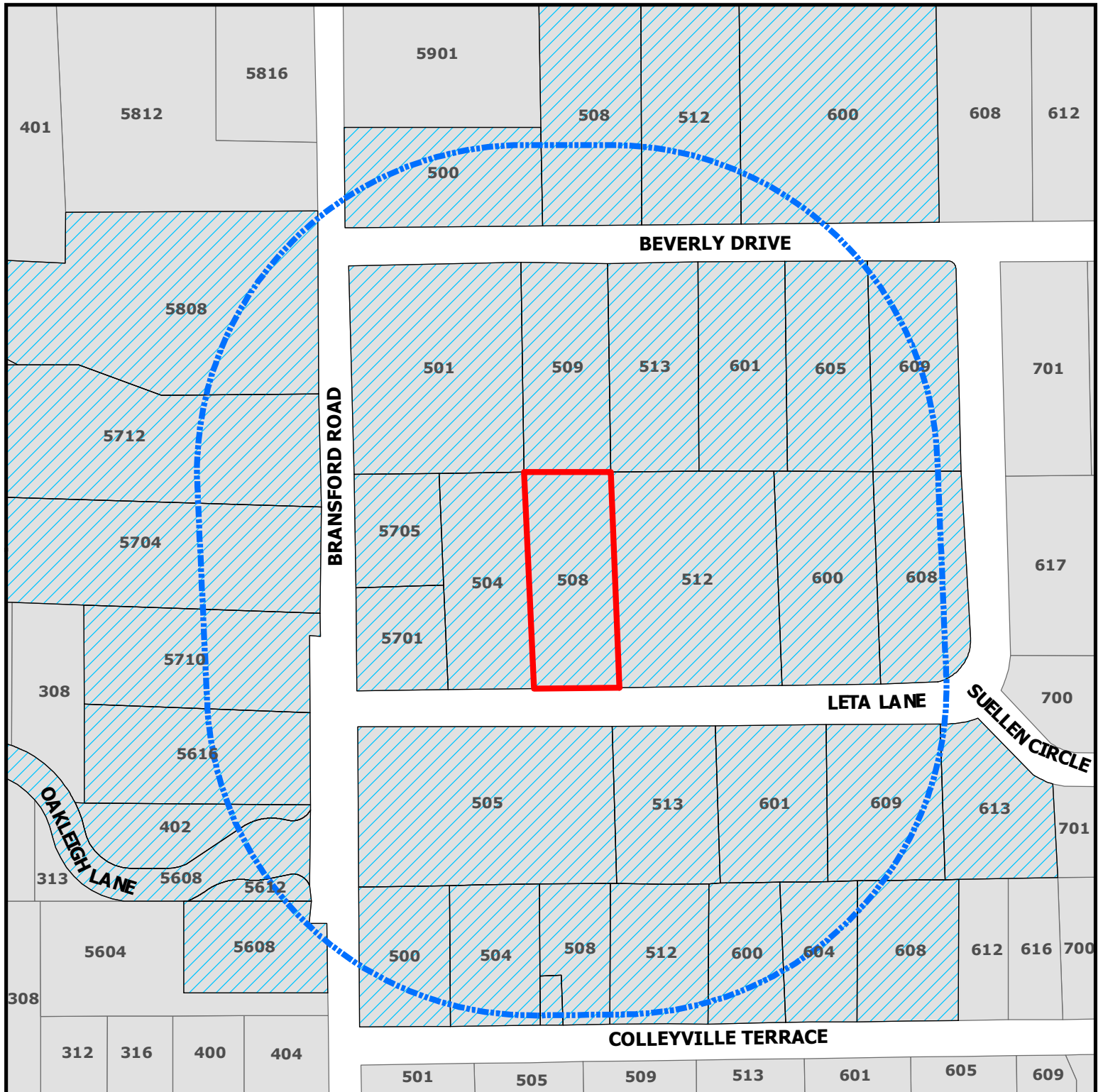
-  Subject Property
-  Residential



Plat Exhibit



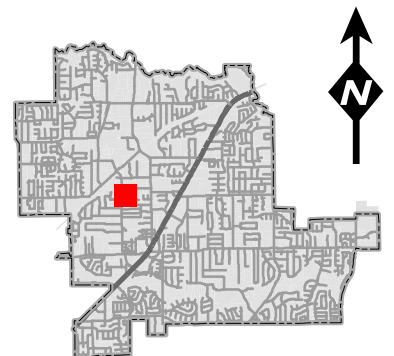
Notification Map



PC20-008
508 Leta Lane

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





NOTICE OF PUBLIC HEARING

SS

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

Planning and Zoning Commission Meeting: Monday, 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

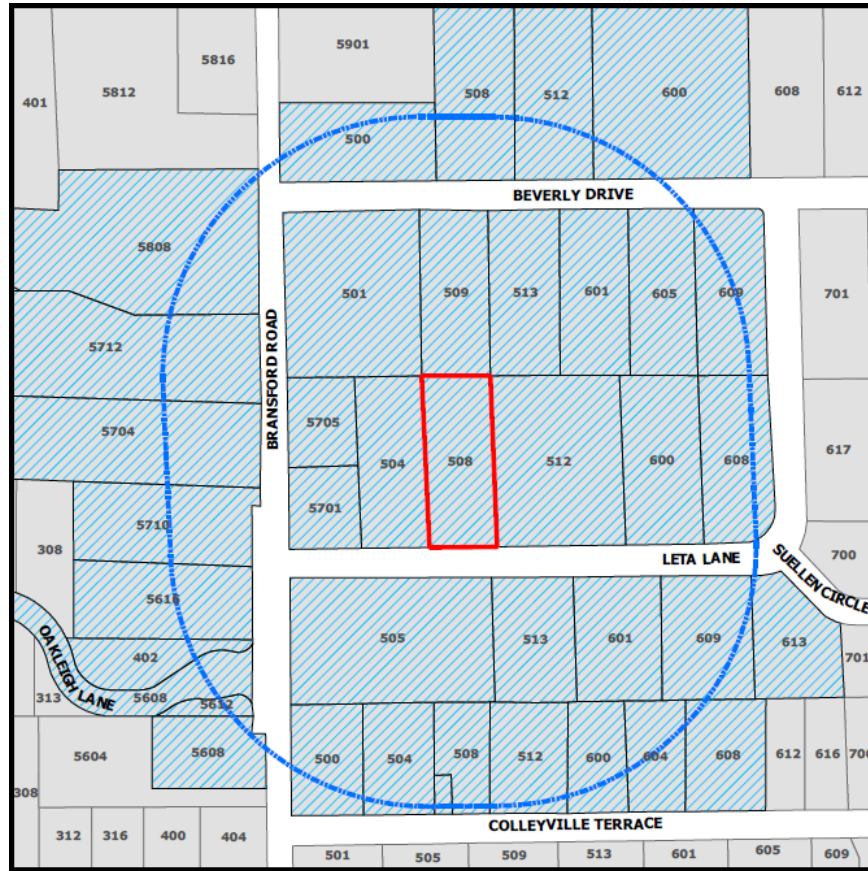
Location: 508 Leta Lane

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 Reyff
Principal Planner
jreyff@colleyville.com

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
	513		76034	513
	508		76034	508
	608		76034	608
	512		76034	512
	512		76034	512
	508		76034	508
	505		76034	505
	6016		76034	600
	504		76034	504
	500		76034	500
	601		76034	601
	500		76034	500
	508		76034	508
	604		76034	604
	600		76034	600
	609		76034	609
	5511		76034	613
	608		76034	608
	3207		76034	508
	5616		76034	5616
	513		76034	513
	601		76034	601
				512
	3207		76034	600
	513		76034	509
	104		76034	504
	5616		76034	5710
	5712		76034	5712
	5704		76034	5704
	104		76034	5705
	501		76034	501
	104		76034	5701
	605		76034	605
	13049		20874	5608
	609		76034	609
	5757	680	75240	402
	5757	680	75240	5612
				5608
	5808		76034	5808
	3051		76051	
	220	200	75057	

RESOLUTION R-20-4548

**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 replat 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, 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
City Secretary

Richard Newton
Mayor

[illegible]

RESOLUTION R-20-4549

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
NOVEMBER 2, 2020**

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor