



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, January 11, 2021

WORKSESSION 5:30 PM EXECUTIVE CONFERENCE ROOM THIRD FLOOR

CALL TO ORDER

- WS-1** Presentation and discussion of a Replat for Lot 12R, Block 1, Thompson Terraces, being a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces, located at 5017 Colleyville Boulevard and 5016 Thompson Terrace, Case PC20-012
- WS-2** Presentation and discussion of a Preliminary/Final Plat for Lot 1-12 & Lot A & B, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, located at 6480 Pool Road, Case PC20-013
- WS-3** Presentation and discussion of a Replat for Lots 10R and 11, Block 2, Oak Knoll North, being Lot 10, Block 2, Oak Knoll North and Tract 3K, Abstract 1038, Hall Medlin Survey, located at 7313 and 7309 Jo Will Street, Case PC20-014
- WS-4** Presentation and discussion of a zoning change from CC-1 Village Retail zoning district and R-20 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district on a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces, located at 5017 Colleyville Boulevard and 5016 Thompson Terrace, Case ZC20-032
- WS-5** Presentation and discussion of a zoning change from AG Agricultural district to R-40 Single Family Residential district on Lot 1, Block 1, Yaffa Addition, located at 608 Shelton Drive, Case ZC20-033
- WS-6** Presentation and discussion of an Amendment to the Planned Unit Development-Commercial zoning district on Lot 1, Block 1, Village Front Door Addition, located at 5204 Colleyville Boulevard, Case ZC20-034
- WS-7** Presentation and discussion of an Amendment to the Planned Unit Development-Residential zoning district on Lots 1-9 & Lots 10X-12X, Block 1, Carmel Place Estates, located at 4800-4920 Carmel Place, Case ZC20-035

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

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

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

Review of Regular Agenda Items and discussion of previous meeting minutes

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

**REGULAR MEETING
7:00 P.M.**

**INVOCATION: COMMISSIONER BOND
PLEDGE OF ALLEGIANCE**

2. CITIZEN COMMENTS

3. PUBLIC HEARING AGENDA ITEMS

3a THE APPLICANT HAS REQUESTED TO TABLE THE ITEM TO THE FEBRUARY 8, 2021 MEETING. Consideration of a Replat for Lot 12R, Block 1, Thompson Terraces, being a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces, located at 5017 Colleyville Boulevard and 5016 Thompson Terrace, Case PC20-012

3b THE APPLICANT HAS REQUESTED TO TABLE THE ITEM TO THE FEBRUARY 8, 2021 MEETING. Consideration of a zoning change from CC-1 Village Retail zoning district and R-20 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district on a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces, located at 5017 Colleyville Boulevard and 5016 Thompson Terrace, Case ZC20-032

3c Consideration of a Preliminary/Final Plat for Lots 1-12 and Lots A & B, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, located at 6480 Pool Road, Case PC20-013

- 3d** Consideration of a Replat for Lots 10R and 11, Block 2, Oak Knoll North, being Lot 10, Block 2, Oak Knoll North and Tract 3K, Abstract 1038, Hall Medlin Survey, located at 7313 and 7309 Jo Will Street, Case PC20-014
- 3e** Consideration of a zoning change from AG Agricultural district to R-40 Single Family Residential district on Lot 1, Block 1, Yaffa Addition, located at 608 Shelton Drive, Case ZC20-033
- 3f** Consideration of an Amendment to the Planned Unit Development-Commercial zoning district on Lot 1, Block 1, Village Front Door Addition, located at 5204 Colleyville Boulevard, Case ZC20-034
- 3g** Consideration of an Amendment to the Planned Unit Development-Residential zoning district on Lots 1-9 & Lots 10X-12X, Block 1, Carmel Place Estates, located at 4800-4920 Carmel Place, Case ZC20-035

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards January 8, 2021 by 5:00 p.m.



Araceli Botello
Planning Technician

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

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

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-1

Agenda Date 1/11/2021

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Replat for Lot 12R, Block 1, Thompson Terraces, being a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces, located at 5017 Colleyville Boulevard and 5016 Thompson Terrace, Case PC20-012

Explanation

Bryan Hull, the applicant, has submitted a request for a Replat for Lot 12R, Block 1, Thompson Terraces, being a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces, being approximately 0.8361 acres, and zoned CC-1 Village Retail and R-20 Single Family Residential. The purpose is to combine both properties to make one lot in order to completely redevelop the existing beauty salon, Ryan Wayne Salon. The building accessing Thompson Terrace will be used as a training facility for the salon.

Attachments



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number WS-2

Agenda Date 1/11/2021

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Preliminary/Final Plat for Lot 1-12 & Lot A & B, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, located at 6480 Pool Road, Case PC20-013

Explanation

Samantha Renz, the applicant, has submitted a request for a Preliminary/Final Plat for Lots 1-12 and Lots A & B, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, being approximately 8.094 acres, and zoned R-20 Single Family Residential district. The purpose is to subdivide the property into 12 single-family residential lots and two (2) open space lots.

Attachments



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-3

Agenda Date 1/11/2021

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Replat for Lots 10R and 11, Block 2, Oak Knoll North, being Lot 10, Block 2, Oak Knoll North and Tract 3K, Abstract 1038, Hall Medlin Survey, located at 7313 and 7309 Jo Will Street, Case PC20-014

Explanation

Justin Alexander, the applicant, has submitted a request for a Replat for Lots 10R and 11, Block 2, Oak Knoll North, being Lot 10, Block 2, Oak Knoll North and Tract 3K, Abstract 1038, Hall Medlin Survey, being approximately 1.302 acres, and zoned R-20 Single Family Residential district. The purpose is to adjust the lot line between the two properties and plat the properties into 2 single-family residential lots. No new lots are proposed.

Attachments



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number WS-4

Agenda Date 1/11/2021

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a zoning change from CC-1 Village Retail zoning district and R-20 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district on a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces, located at 5017 Colleyville Boulevard and 5016 Thompson Terrace, Case ZC20-032

Explanation

Bryan Hull, the applicant, has submitted a request for a Rezoning from CC-1 Village Retail and R-20 Single Family Residential to PUD-C Planned Unit Development-Commercial for proposed Lot 12R, Block 1, Thompson Terraces, being Lot 2A, 3A, and 12, Block 1, Thompson Terraces Subdivision, and being approximately 0.8361 acres. The purpose is to change the zoning to PUD-C and combine both properties to make one lot in order to completely redevelop the existing beauty salon, Ryan Wayne Salon. The project is for a 2-story building with a dress shop on the 1st floor and the salon on the 2nd floor. The existing building with access from Thompson Terrace will be used as a training facility for the salon use.

Attachments



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number WS-5

Agenda Date 1/11/2021

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a zoning change from AG Agricultural district to R-40 Single Family Residential district on Lot 1, Block 1, Yaffa Addition, located at 608 Shelton Drive, Case ZC20-033

Explanation

Brian Demma, the applicant, has submitted a request for a zoning change of Lot 1, Block 1, Yaffa Addition, being approximately 0.7496 acres, and zoned AG Agricultural. The purpose is rezone the property from AG Agricultural to R-40 Single Family Residential to allow for the construction of a new home. No new lots are proposed.

Attachments



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number WS-6

Agenda Date 1/11/2021

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of an Amendment to the Planned Unit Development-Commercial zoning district on Lot 1, Block 1, Village Front Door Addition, located at 5204 Colleyville Boulevard, Case ZC20-034

Explanation

Daniel Kim, the applicant, has submitted a request for a PUD Amendment of Lot 1, Block 1, Village Front Door Addition, being approximately 0.8576 acres, and zoned PUD-C Planned Unit Development-Commercial. The purpose is to amend the current PUD-C ordinance in order to continue to allow for the Medical Office/Office use.

The medical office use was only authorized while the previous property owner, Dr. David Kim, owned and operated the building. Otherwise, the building must be used 100% for sales tax generating businesses. Dr. Kim no longer owns the property or operates the medical facility. His son, Daniel Kim, has taken ownership of the property. He seeks for the property to maintain the use of medical office or professional office.

Attachments



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number WS-7

Agenda Date 1/11/2021

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of an Amendment to the Planned Unit Development-Residential zoning district on Lots 1-9 & Lots 10X-12X, Block 1, Carmel Place Estates, located at 4800-4920 Carmel Place, Case ZC20-035

Explanation

Johnnie Searfoss, the applicant, has submitted a request for a PUD-R amendment for Lots 1-9 & Lot 10X-12X, Block 1, Carmel Place Estates, being approximately 6.42 acres, and zoned PUD-R Planned Unit Development-Residential. The purpose is to amend the current PUD-R ordinance in order to allow for a portion of the home's front elevation to be constructed with standing seam metal material in lieu of the requirement of 100% brick, stone, or true stucco material for all building elevations.

Attachments



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
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Agenda Number 3a	Agenda Date 1/11/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

THE APPLICANT HAS REQUESTED TO TABLE THE ITEM TO THE FEBRUARY 8, 2021 MEETING. Consideration of a Replat for Lot 12R, Block 1, Thompson Terraces, being a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces, located at 5017 Colleyville Boulevard and 5016 Thompson Terrace, Case PC20-012

Explanation

Brian Hull, the applicant, has submitted a request for a replat of Lot 12R, Block 1, of the Thompson Terraces Addition being portions of Lots 2A & 3A, and Lot 12, Block 1, of the Thompson Terraces Addition, being approximately 0.8361 acres, and zoned CC-1 Village Retail district and R-20 Single Family Residential district. The purpose is to combine both properties to make one lot in order to expand and remodel the existing beauty salon, Ryan Wayne Salon. The building accessing Thompson Terrace will be used as a training facility for the salon.

Existing Conditions/Background: The subject property, 5017 Colleyville Boulevard, resides on the east side of Colleyville Boulevard and has CC-1 Village Retail zoning. The other subject property, 5016 Thompson Terrace, resides adjacent to 5017 Colleyville Boulevard and is located on the west side of Thompson Terrace and has R-20 Single Family Residential zoning.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the CC-1 zoning regulations require the following standards:

Lot Size	15,000 sf.	36,420 square feet
Lot Width	150 ft.	104.47 feet
Lot Depth	120 ft.	194.75 feet
Front Building Line	40 ft.	
Side Building Line	15 ft.	
Rear Building Line	10 ft.	

Max. Lot Coverage 50%

Max. Impervious Coverage 80%

As submitted, the proposed plat meets the requirements of the PUD-C zoning as proposed and as described in the Land Development Code.

Surrounding Development: The surrounding area consists of properties zoned CC-1 Village Retail district to the north, south, and west and are improved with commercial uses. The properties located to the east are zoned CN Neighborhood Commercial and R-20 Single Family Residential district and are improved with commercial uses and a single-family residence.

Analysis: A complete analysis is not available due to the DRC comments listed below.

Plat Status: The properties are currently portions of platted lots 2A & 3A and Lot 12, Block 1, Thompson Terraces Addition.

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

Planning Comments for the Replat

1. Remove the Staff Approval Signature Block.
2. Remove the Surveyor's Certification Signature Block.
3. Show the distance from the centerline for both Colleyville Boulevard and Thompson Terrace.
4. On adjacent properties, include any easements within 100' of the proposed subdivision.

Engineering Comments

1. FEMA has begun the process of remapping many of the collector tributaries within the City of Colleyville. Many of these tributaries were unstudied and as such were previously designated as 500 year floodplain under the previous mapping. This current remapping, of which we were recently notified will change the majority of this property from 500 year floodplain into 100 year floodplain. This new designation substantially changes the requirements to develop this property.
2. Thereby all future development of this property will have to be done in compliance with Chapter 50 Flooding in the Municipal Code. I suggest the developer have their engineering staff contact FEMA Region 6, for the hydraulic models.
3. On the replat, we will need Floodway Easements with associated notes which boundaries will be determined by the afore mentioned models. Additionally as

these 2 lots are combining into one lot and both will be deeper than 200', we will need 16' drainage and utility easements as required by the Land Development Code.

4. As floodplain, the development of the property must have an engineering report showing no adverse effect on adjacent properties brought forth by the development of the property or by the proposed pedestrian bridge. The new structure will be required to be flood proofed or be built 2 feet above the base flood elevation (BFE). The existing house will be limited to the 50% value for renovations or will also be required to be flood proofed or to be raised to 2 feet above the BFE.
5. Signage should be installed advising customers that the parking areas exist within a 100 year floodplain.

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 denial of the Replat per the outstanding DRC comments.

Recommendation

Denial

Attachments

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

Subject:

FW: Cases PC20-012 & ZC20-032

From: Bryan Hull**Sent:** Tuesday, January 5, 2021 12:09 PM**To:** Jackie Reyff**Cc:** Ben Bryner ; Araceli Botello**Subject:** RE: Cases PC20-012 & ZC20-032

Jackie,

I left you a voicemail.

Please table the Commission calendar date to February 8th. We will submit the revised drawings as soon as possible.

Bryan Hull
Real Estate Buy Design
469-426-6906

----- Original message -----

From: Jackie Reyff**Date:** 1/5/21 8:45 AM (GMT-06:00)**To:** bhull@**Cc:** Ben Bryner , Araceli Botello**Subject:** Cases PC20-012 & ZC20-032

Morning Mr. Hull,

The Planning and Zoning Commission meeting is scheduled with Cases PC20-012 & ZC20-032 and to date Staff has not received nor had the time to review updated drawings. Therefore, Staff will be recommending denial of the Cases or you may request they be tabled to the Commission's first meeting in February (2/8/2021). This may be accomplished by sending an email requesting the Cases to be tabled.

If you have any further questions, I may be reached by phone or email.

Jackie

Jacquelyn Reyff, AICP

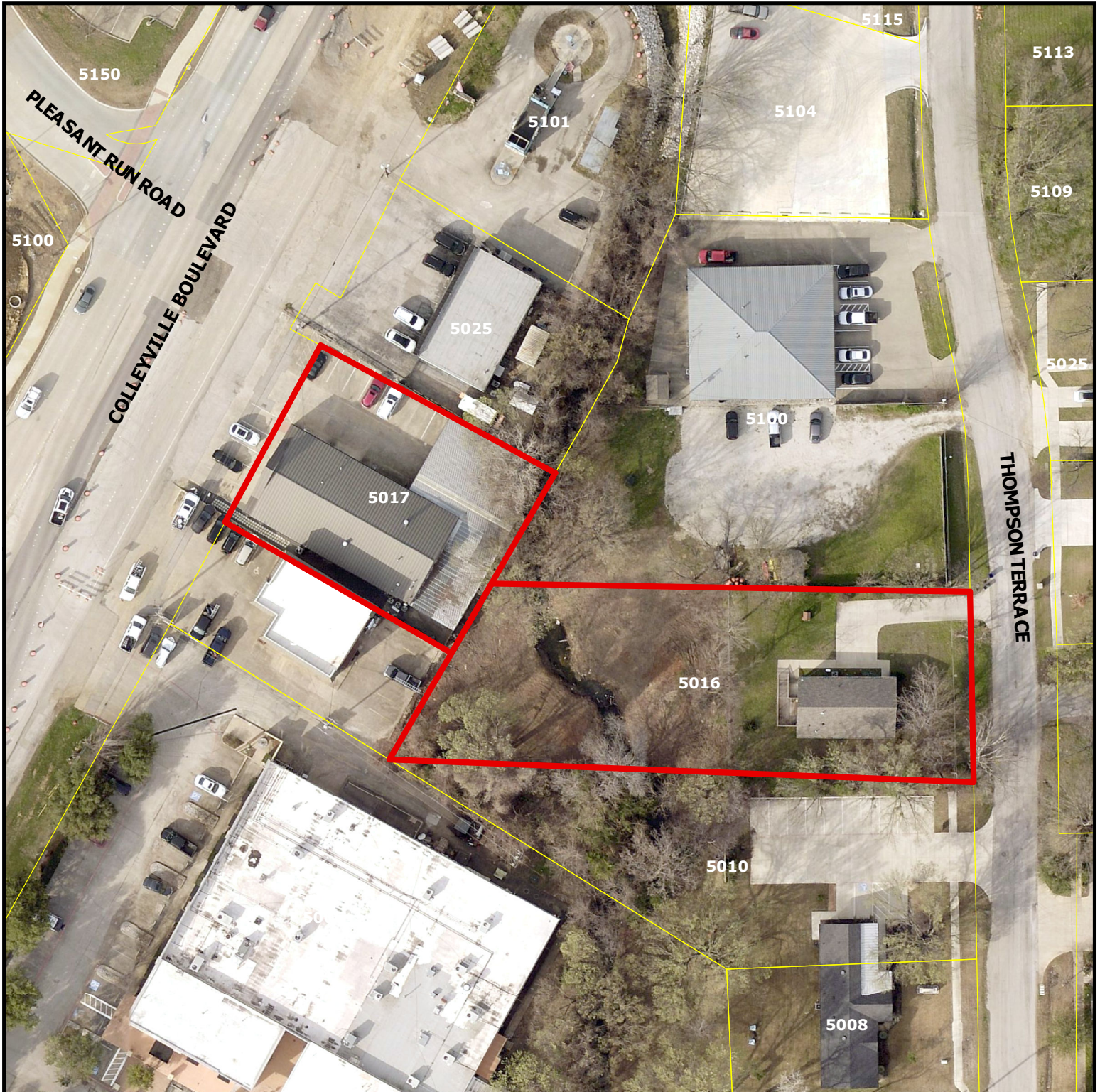
Principal Planner



817.503.1056

Integrity ~ Communication ~ Excellence ~ Transparency

Aerial Map



PC20-012

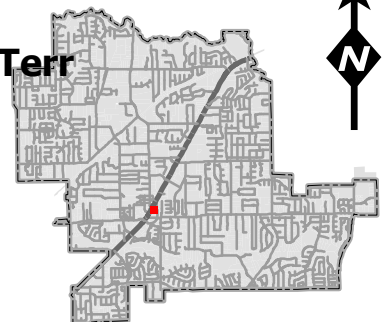
5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

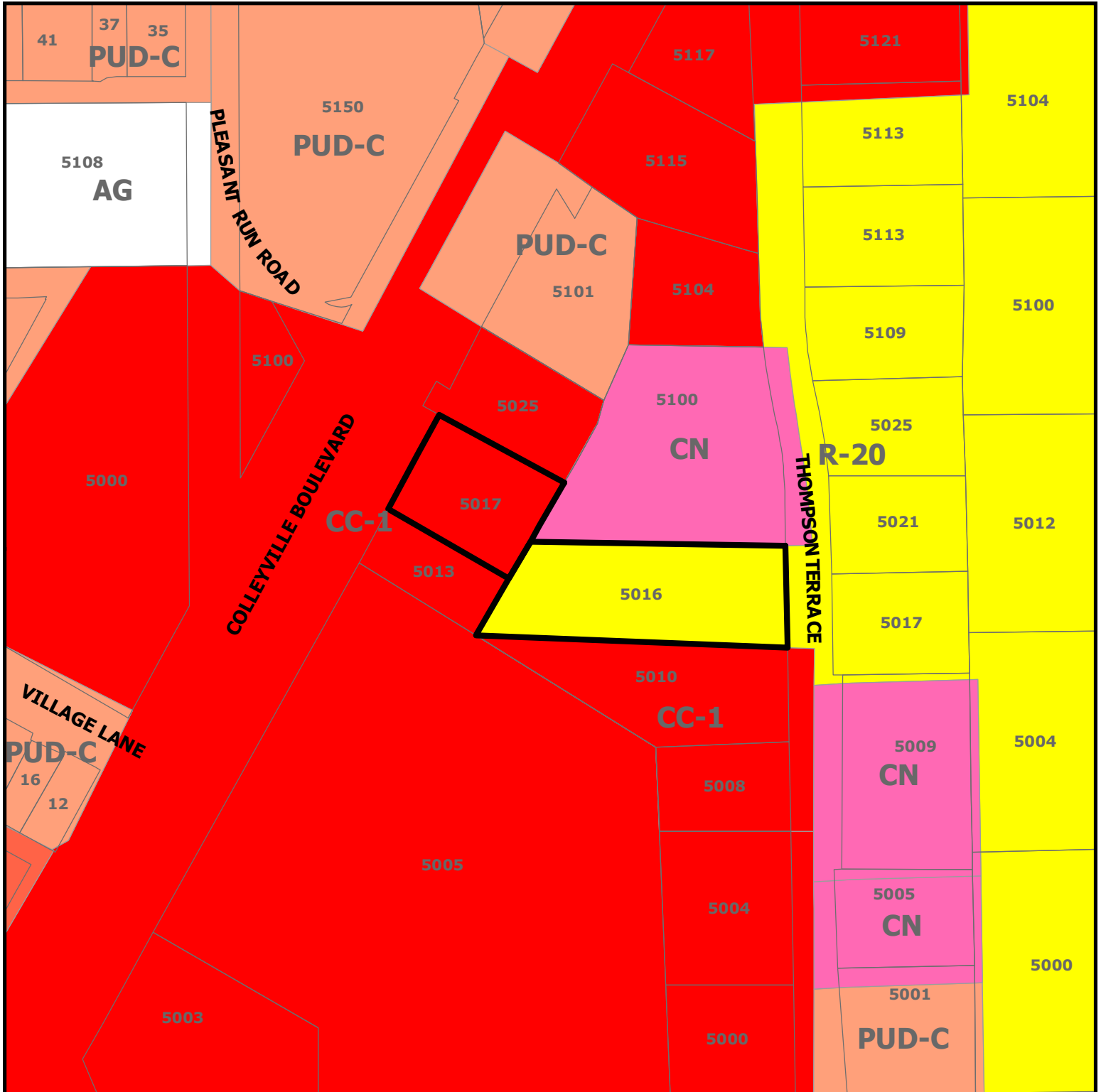
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



PC20-012

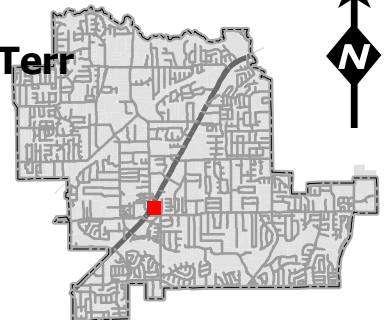
5017 Colleyville Blvd and 5016 Thompson Terr

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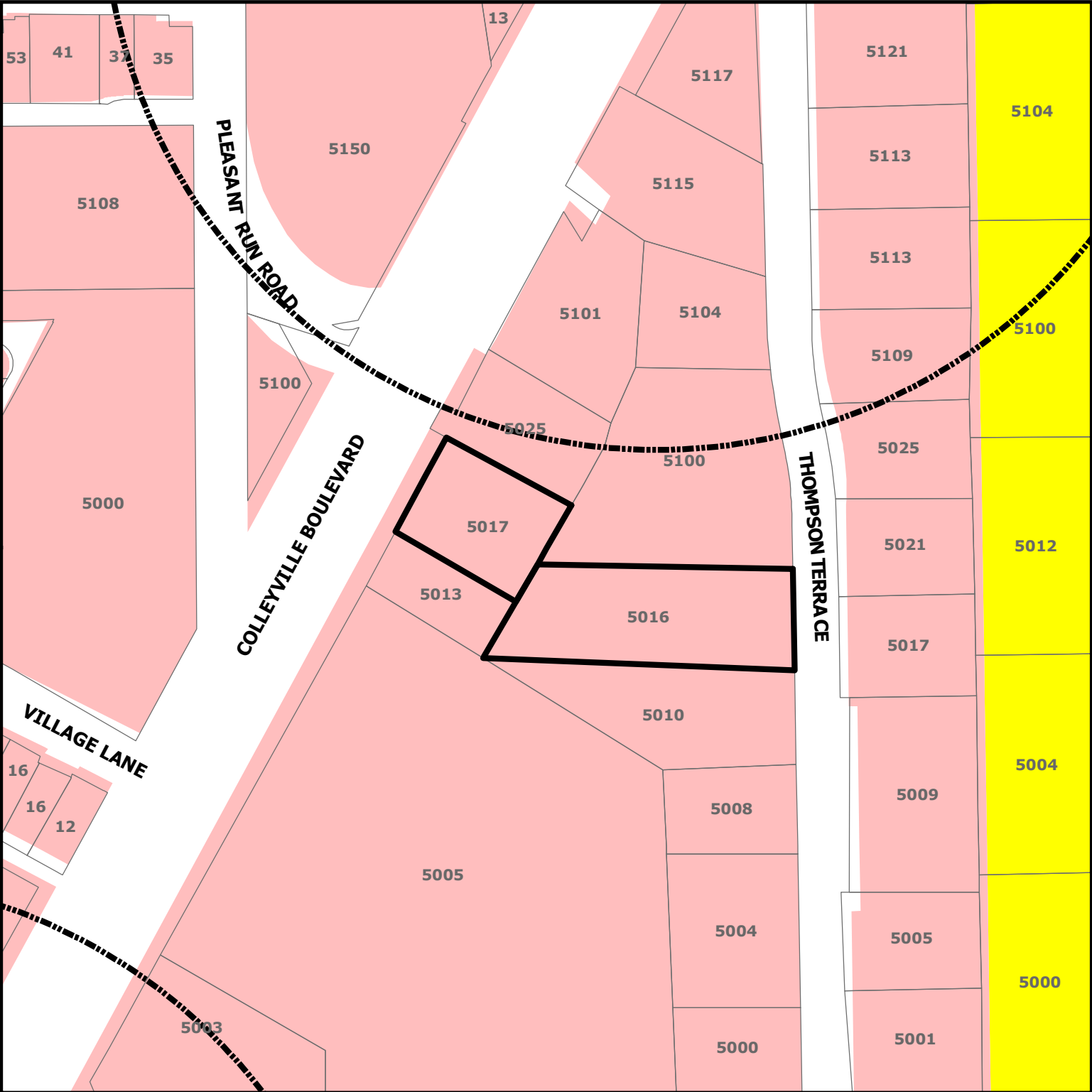
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Subject Property



Future Land Use Map

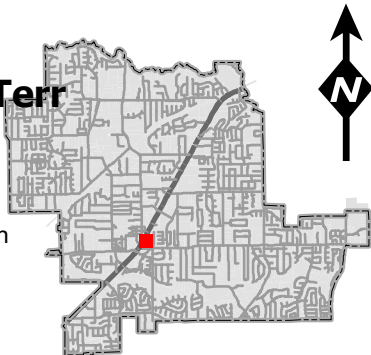


PC20-012

5017 Colleyville Blvd and 5016 Thompson Terr

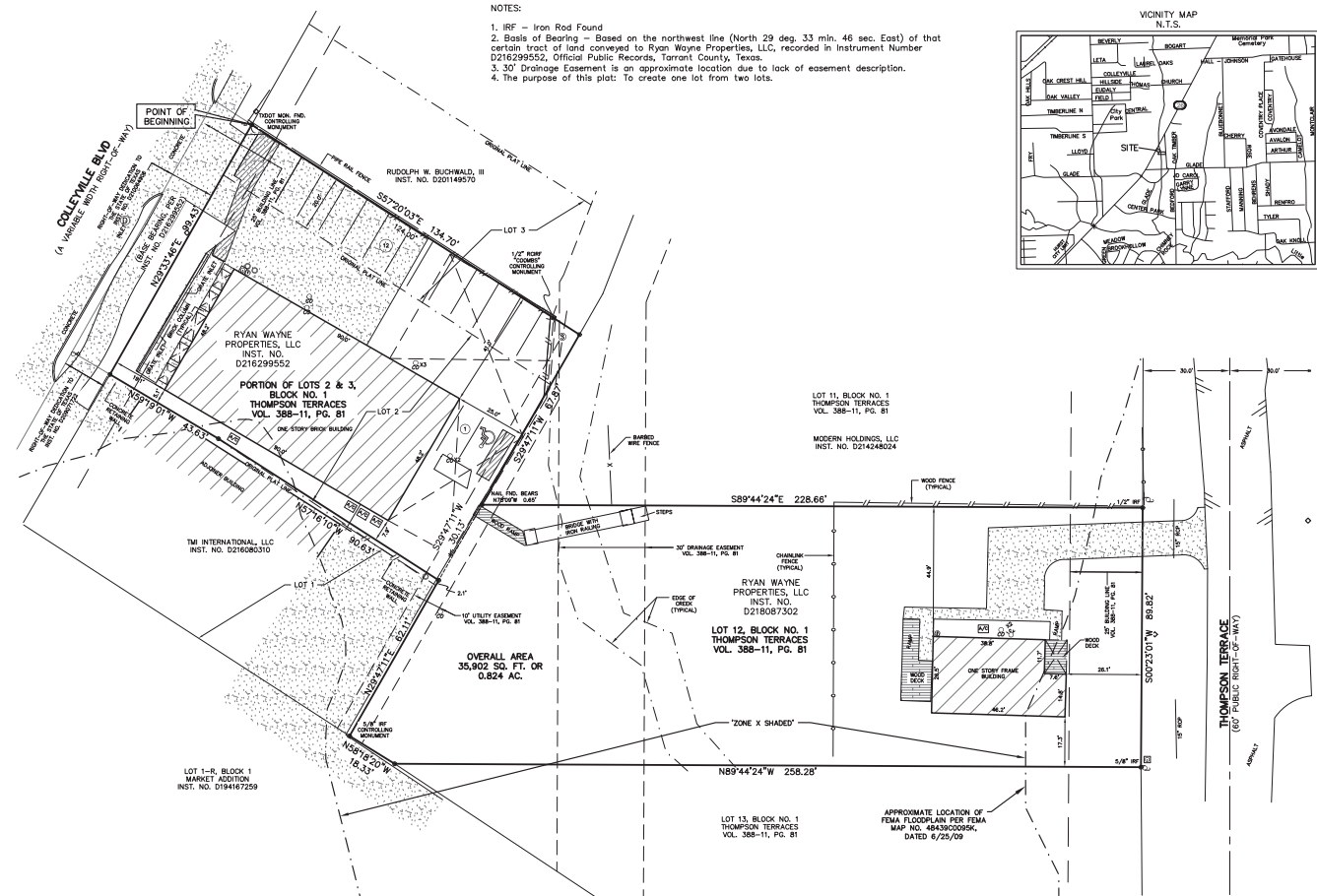
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- Subject Property
- Sales Tax Preferred Intersection
- Residential
- Colleyville Blvd Corridor



Plat Exhibit

- NOTES:
- 1. REF. - Iron Rod Found
 - 2. Basis of Bearing - Based on the northwest line (North 29 deg. 33 min. 46 sec. East) of that certain tract of land conveyed to Ryan Wayne Properties, LLC, recorded in Instrument Number D216299552, Official Public Records, Tarrant County, Texas.
 - 3. 30' Drainage Easement is an approximate location due to lack of easement description.
 - 4. The purpose of this plat: To create one lot from two lots.



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

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

STAFF APPROVAL AUTHORITY
This amending plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Coleville Subdivision Regulations

Date _____

Community Development Director

SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:
That I, Timothy R. Mankin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

Signature _____ Date _____

(Affix Seal)

PLANNING AND ZONING COMMISSION APPROVAL
WHEREAS The Planning and Zoning Commission of the City of Coleville, Texas voted affirmatively on this _____ day of _____, 2020, to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL
Whereas the City Council of the City of Coleville, Texas voted affirmatively on this _____ day of _____, 2020 to approve this Plat.

Mayor, City of Coleville

Attest: City Secretary

OWNER:
RYAN WAYNE PROPERTIES, LLC
16 VILLAGE LANE #180
COLLEVILLE, TEXAS 76034
PHONE:
CONTACT:
EMAIL:

ENGINEER:
JMK ENGINEERING, LLC
ADDRESS:
1717-308-6243
RYAN KIM
RKIM@JMKENGINEERING.COM

DEDICATION CERTIFICATE
WHEREAS, Ryan Wayne Properties, LLC is the owner of that certain tract of land situated in the Joseph M. Looney Survey, Abstract No. 535, City of Coleville, Tarrant County, Texas, same being a portion of Lots 2 and 3 and all of Lot 12, Block 1, Thompson Terraces, an Addition to the City of Coleville, Tarrant County, Texas according to the plat recorded in Volume 388-11, Page 81 of the Plat Records of Tarrant County, Texas, same being that certain tract of land conveyed to Ryan Wayne Properties, LLC, of the Deed Records recorded in Instrument Number D216299552 and Instrument Number D216087302, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT monument found for the north corner of said Ryan Wayne Tract, same being the west corner of that certain tract of land conveyed to Rudolph W. Buchwald, III, recorded in Instrument Number D201149570, said Official Public Records, same being in the southeast Right-Of-Way line of Coleville Boulevard (a variable width Right-Of-Way);

THENCE South 57 deg. 20 min. 03 Sec. east along the common line of said Ryan Wayne Tract and said Rudolph Tract at 124.00 feet passing a 1/2 inch red capped iron rod found stamped 'COOMBS', and continuing a total distance of 134.70 feet to a point for corner, same being the east corner of said Ryan Wayne Tract, same being the south corner of said Rudolph tract, same being in the west line of Lot 11, aforesaid Block 1 of aforesaid Thompson Terraces;

THENCE South 29 deg. 47 min. 11 sec. West, a distance of 67.87 to a point from which a Nail Found bears North 78 deg. 09 min. West, 0.65 foot, same being an internal corner of the herein described tract, same being the southwest corner of Lot 11, same being the northwest corner of Lot 12 of said Thompson Terraces;

THENCE South 89 deg. 44 min. 24 sec. East, along the common line of said Lot 12 and Lot 11, a distance of 228.66 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 12, same being the southeast corner of Lot 11, same being in the west right-of-way line of Thompson Terrace (a 60 foot Public Right-Of-Way);

THENCE South 00 deg. 23 min. 01 sec. West, along the common line of Lot 12 and the west right-of-way line of said Thompson Terrace, a distance of 89.82 feet to a 5/8 inch iron rod found for the southeast corner of Lot 12, same being in the west right-of-way line of said Thompson Terrace, same being the northeast corner of Lot 13 of aforesaid Thompson Terraces;

THENCE North 89 deg. 44 min. 24 sec. West, along the common line of said Lot 12 and said Lot 13, Thompson Terraces Addition, a distance of 258.28 feet to a point for corner for the most southerly southwest corner of said Lot 12, same being the northeast corner of said Lot 13, same being in the northeast line of Lot 1-R, Block 1, Market Addition, on addition to the City of Coleville, Tarrant County Texas according to the plat recorded in Instrument Number D194167259, of the Official Public Records, Tarrant County, Texas;

THENCE North 58 deg. 18 min. 20 sec. West along the common line of said Lot 12 and Lot 1-R, a distance of 18.33 feet to a 5/8 inch iron rod found for the most westerly corner of said Lot 12, same being the south corner of that certain tract of land conveyed to TMI International, LLC, by deed recorded in Instrument Number D216087302, Official Public Records, Tarrant County, Texas, same being the south corner of Lot 1, said Thompson Terraces;

THENCE North 29 deg. 47 min. 11 sec. East, along the common line of said Lot 12 and Lot 1, a distance of 62.11 feet to a point for corner, same being the south corner of aforesaid Ryan Wayne Tract, same being the east corner of said TMI Tract;

THENCE North 57 deg. 16 min. 10 sec. West, along the common line of said Ryan Wayne Tract and TMI tract, a distance of 90.63 feet, to an angle point of Ryan Wayne Tract;

THENCE North 59 deg. 19 min. 01 sec. West, continuing along the common line of said Ryan Wayne tract and TMI Tract, a distance of 43.63 feet to a point for corner, same being the west corner of said Ryan Wayne Tract, same being the north corner of said TMI Tract, same being in the southeast right-of-way line of aforesaid Coleville Boulevard;

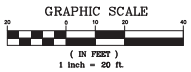
THENCE North 29 deg. 33 min. 46 sec. East, along the common line of said Ryan Wayne Tract and he southeast right-of-way line of said Coleville Boulevard a distance of 99.43 feet to the POINT OF BEGINNING and containing 35,902 Sq. Ft. or 0.824 acre of computed land, more or less.

REPLAT
LOT 12R, BLOCK 1
THOMPSON TERRACES
BEING LOTS 2, 3 & 12, BLOCK 1, THOMPSON TERRACE
AS SHOWN ON PLAT RECORDED IN VOLUME 388-11, PAGE 81
PLAT RECORDS, TARRANT COUNTY, TEXAS
THIS PLAT FILED BY INSTRUMENT # _____, DATE _____

JOB NO.: 19-0513
REV: 03/15/2020
FILED DATE: 02/27/2020
SCALE: 1" = 20'
FIELD: N.T.S.
DRAWING: J.B.W.
CHECKED: T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
Tarrant County
Surveyors
OF
1
Number Since 1977

LEGEND			
	GAS METER		WATER MANHOLE
	IRR. CONTROL VALVE		TRAFFIC SIGNAL POLE
	TELEPHONE PEDESTAL		TELEPHONE MANHOLE
	POWER POLE		WATER VALVE
	DOWN GUT		GAS MANHOLE
	S.S. MANHOLE		ELECTRIC METER
	CLEAN OUT		STORM DRAIN MANHOLE
	SIGN		TYPICAL FENCE
	LIGHT POLE		CONCRETE BOLLARD
	COVERED AREA		HANDICAP SPACE
	A/C PAD		



Notification Map



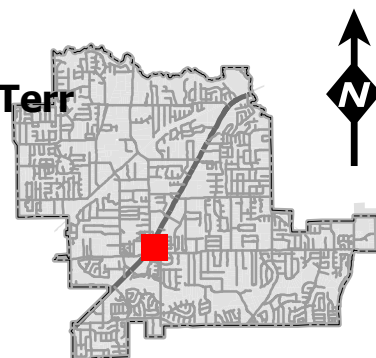
PC20-012

5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
LAKE, WILLIAM D	6814 TULIP LN	DALLAS, TX	75230	53 PIAZZA LN # 111
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5100 COLLEYVILLE BLVD
DUCIC, KIMBERLY	37 PIAZZA LN	COLLEYVILLE, TX	76034	37 PIAZZA LN
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5109 THOMPSON TERR
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5113 THOMPSON TERR
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	5025 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4908 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	12 VILLAGE LN
O'BRIEN, PETE	609 CHEEK SPARGER RD STE 120	COLLEYVILLE, TX	76034	5004 THOMPSON TERR
COLLINS, JANET M	5013 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5013 OAK TIMBERS CT
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	17 MAIN ST
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
BREWER, SARA	5012 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5012 OAK TIMBERS CT
ANTHONY & VIVIAN MCNOSKY REVOC	5108 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5108 PLEASANT RUN RD
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
QUENICHET, JOHN WAYNE	5005 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5005 OAK TIMBERS CT
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX	76034	5150 COLLEYVILLE BLVD
GLADE RIVER III LLC	11511 ROSSER RD	DALLAS, TX	75229	1104 GLADE RD
Y2KITCHEN PROPERTIES LLC	4500 DARTMOORE LN	COLLEYVILLE, TX	76034	5003 COLLEYVILLE BLVD
RYAN WAYNE PROPERTIES LLC	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5016 THOMPSON TERR
FRUSHER, DONALD	35 PIAZZA LN # 38110	COLLEYVILLE, TX	76034	35 PIAZZA LN # 38 111
RAJU FAMILY TRUST	3816 APPLETON LN	FLOWER MOUND, TX	75022	5004 OAK TIMBERS CT
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	5101 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	41 PIAZZA LN
JPMORGAN CHASE BANK	PO BOX 2558	HOUSTON, TX	77252	5000 COLLEYVILLE BLVD
DUNN, REX A	312 MARSEILLE DR	HURST, TX	76054	5010 THOMPSON TERR
THOMPSON BENJAMIN ETUX YEE-PIN	1100 GLADE RD	COLLEYVILLE, TX	76034	1100 GLADE RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	13 MAIN ST
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5115 COLLEYVILLE BLVD
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5117 COLLEYVILLE BLVD
GULICK, CYLDE E	5100 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5100 OAK TIMBERS CT
MODERN HOLDINGS LLC	PO BOX 92083	SOUTHLAKE, TX	76092	5100 THOMPSON TERR
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX	76034	5017 THOMPSON TERR
COCANOUGH ASSET NO 3 LTD	6851 NE LOOP 820 STE 200	NORTH RICHLAND HILLS, TX	76180	5005 COLLEYVILLE BLVD
HANNA, MAGY H	5021 THOMPSON TERR	COLLEYVILLE, TX	76034	5021 THOMPSON TERR
Y2KITCHEN PROPERTIES LLC	5003 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	710 GLADE RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	47 VILLAGE LN
SWIGART, CAROL	5104 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5104 OAK TIMBERS CT
RYAN WAYNE PROPERTIES LLC	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5017 COLLEYVILLE BLVD
ACROPOLIS INC	15233 VENTURA BLVD SUITE 1160	SHERMAN OAKS, CA	91403	5001 THOMPSON TERR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	24 VILLAGE LN
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5113 THOMPSON TERR
TMI INTERNATIONAL LLC	5013 COLLEYVILLE BLVD SUITE 10	COLLEYVILLE, TX	76034	5013 COLLEYVILLE BLVD
DUNN, REX A	312 MARSEILLE DR	HURST, TX	76054	5008 THOMPSON TERR
DELGADO, MARK ETAL	5000 THOMPSON TERR	COLLEYVILLE, TX	76034	5000 THOMPSON TERR
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
JRSR PROPERTIES LLC	5303 COLLEYVILLE BLVD STE A	COLLEYVILLE, TX	76034	5121 THOMPSON TERR
OHTA, HIROYUKI	5101 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5101 OAK TIMBERS CT
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	13 MAIN ST
ACROPOLIS INC	15233 VENTURA BLVD SUITE 1160	SHERMAN OAKS, CA	91403	5005 THOMPSON TERR
2 SBC LLC	7506 MT VERNON DR	COLLEYVILLE, TX	76034	37 VILLAGE LN
NOBEL SOURCE COMPANY LLC	640 S HILL ST STE 341	LOS ANGELES, CA	90014	800 GLADE RD
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5104 THOMPSON TERR
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
CSSG HOLDINGS LLC	12409 DIDO VISTA CT	FORT WORTH, TX	76179	5009 THOMPSON TERR
SOMPHONPHAKDY, ANOULONE	5025 THOMPSON TERR	COLLEYVILLE, TX	76034	5025 THOMPSON TERR
HEA21 LLC	6406 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	28 VILLAGE LN
KING, DALE L	PO BOX 371	COLLEYVILLE, TX	76034	5000 OAK TIMBERS CT
LAKEWOOD ESTATES	213 MILL CROSSING WEST	COLLEYVILLE, TX	76034	COURTESY NOTICE
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
HULL, BRYAN	908 AUDELIA RD #365	RICHARDSON, TX	75081	APPLICANT



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, January 11, 2021 at 7:00 p.m.

City Council Meetings: Tuesday, February 2, 2021 at 7:30 p.m.

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

Request: Consideration of a Replat for Lot 12R, Block 1, Thompson Terraces, being a portion of Lots 2A & 3A, and Lot 12, Block 1, Thompson Terraces. The Purpose is to combine both properties to make one commercial lot in order to expand and remodel the existing beauty salon, Ryan Wayne Salon.

Zoning Case: PC20-012

Applicant: Bryan Hull

Owner: Ryan Wayne Properties

Location: 5017 Colleyville Boulevard and 5016 Thompson Terrace

Property Description: Lot 2A, 3A, and 12, Block 1, Thompson Terraces

Present Zoning: CC-1 Village Retail and 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.

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

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

RESOLUTION R-21-XXXX

**A RESOLUTION APPROVING A REPLAT FOR LOT 12R, BLOCK 1, OF
THE THOMPSON TERRACES ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat of Lot 2A & 3A, and 12, Block 1, of the Thompson Terraces Subdivision on January 11, 2021.

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

Sec. 1. THAT the Replat for Lot 12R, Block 1, of the Thompson Terraces Addition, on approximately 0.8361 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 2nd DAY OF FEBRUARY 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3b	Agenda Date 1/11/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

THE APPLICANT HAS REQUESTED TO TABLE THE ITEM TO THE FEBRUARY 8, 2021 MEETING. Consideration of a zoning change from CC-1 Village Retail zoning district and R-20 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district on a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces, located at 5017 Colleyville Boulevard and 5016 Thompson Terrace, Case ZC20-032

Explanation

Bryan Hull, the applicant, has submitted a request for a Rezoning from CC-1 Village Retail and R-20 Single Family Residential to PUD-C Planned Unit Development-Commercial for proposed Lot 12R, Block 1, Thompson Terraces, being a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces Subdivision, and being approximately 0.8361 acres. The purpose is to change the zoning to PUD-C and combine both properties to make one lot in order to completely redevelop the existing beauty salon, Ryan Wayne Salon. The project is for a 2-story building with a dress shop on the 1st floor and the salon on the 2nd floor. The existing building with access from Thompson Terrace will be used as a training facility for the salon use.

Proposed Zoning Change:

Request – The request is to rezone from the CC-1 Village Retail (15,000 sq/ft min. lot size) and R-20 Single Family Residential (20,000 sq/ft min. lot size) to the PUD-C Planned Unit Development - Commercial district. The request is to construct a two-story, 9,200 SF beauty salon and continue to utilize a 1,119 sq/ft building for training.

Purpose: The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

Analysis – A complete analysis could not be conducted due to the outstanding DRC comments. Please refer to the DRC comments listed below.

The Land Development Code allows a proposed beauty salon in the Neighborhood

Commercial (CN), Village Retail (CC-1), Shopping Center (CC-2), and and Highway Commercial (CC-3) zoning districts. An apparel store is permitted in the CC-1, CC-2, and CC-3 zoning districts.

Plat Status: The properties are currently platted as portions of Lot 2A & 3A, and Lot 12, Block 1, Thompson Terraces Subdivision.

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

Planning Comments for the Site Plan/PUD-C Zoning

1. Correctly label the existing building off Thompson Terrace and its square footage.
2. Please provide the number of trainees expected.
3. Include a vicinity map on the site plan.
4. Provide on the site plan the impervious and pervious calculations.
5. Dimension the curb cuts and drive approaches on the site plan for both Colleyville Boulevard and Thompson Terrace.
6. Place on the site plan all adjacent property lines, zoning, and land uses.
7. Include a site data table that includes the following information: Lot Area; Building Area; Proposed Land Use; Current Land Use; Landscape Area Required; Landscape Area Provided; Building Height; Parking and Building Area; Percentage of Lot Coverage.

Engineering Comments

1. FEMA has begun the process of remapping many of the collector tributaries within the City of Colleyville. Many of these tributaries were unstudied and as such were previously designated as 500 year floodplain under the previous mapping. This current remapping, of which we were recently notified will change the majority of this property from 500 year floodplain into 100 year floodplain. This new designation substantially changes the requirements to develop this property.
2. Thereby all future development of this property will have to be done in compliance with Chapter 50 Flooding in the Municipal Code. I suggest the developer have their engineering staff contact FEMA Region 6, for the hydraulic models.
3. On the replat, we will need Floodway Easements with associated notes which boundaries will be determined by the afore mentioned models. Additionally as these 2 lots are combining into one lot and both will be deeper than 200', we will need 16' drainage and utility easements as required by the Land Development Code.
4. As floodplain, the development of the property must have an engineering report showing no adverse effect on adjacent properties brought forth by the development of the property or by the proposed pedestrian bridge. The new

structure will be required to be flood proofed or be built 2 feet above the base flood elevation (BFE). The existing house will be limited to the 50% value for renovations or will also be required to be flood proofed or to be raised to 2 feet above the BFE.

5. Signage should be installed advising customers that the parking areas exist within a 100 year floodplain.

Surrounding Development: The surrounding area consists of properties zoned CC-1 Village Retail district to the north, south, and west and are improved with commercial uses. The properties located to the east are zoned CN Neighborhood Commercial and R-20 Single Family Residential districts and are improved with commercial uses and a single-family residence.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property and most of the property along Colleyville Boulevard as part of the Colleyville Boulevard Corridor which is planned for future commercial use. The addition of a larger beauty salon meets the intent of the comprehensive plan. The proposed rezoning request does comply with the commercial land use designation stated in the comprehensive plan.

Fees: Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit, if applicable.

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

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

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations and Independent School Districts within 1,000 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends denial of the zoning change request per the outstanding DRC comments.

Recommendation

Denial

Attachments

1. Request to Table
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Plat Exhibit
7. Site, Grading, and Parking Plan
8. Floor Plan
9. Building Elevations and Renderings
10. Landscape Plan
11. Notification Map
12. Notification List
13. Property Owner Notification Letter
14. Draft Ordinance

Subject:

FW: Cases PC20-012 & ZC20-032

From: Bryan Hull**Sent:** Tuesday, January 5, 2021 12:09 PM**To:** Jackie Reyff**Cc:** Ben Bryner ; Araceli Botello**Subject:** RE: Cases PC20-012 & ZC20-032

Jackie,

I left you a voicemail.

Please table the Commission calendar date to February 8th. We will submit the revised drawings as soon as possible.

Bryan Hull
Real Estate Buy Design
469-426-6906

----- Original message -----

From: Jackie Reyff**Date:** 1/5/21 8:45 AM (GMT-06:00)**To:** bhull@**Cc:** Ben Bryner , Araceli Botello**Subject:** Cases PC20-012 & ZC20-032

Morning Mr. Hull,

The Planning and Zoning Commission meeting is scheduled with Cases PC20-012 & ZC20-032 and to date Staff has not received nor had the time to review updated drawings. Therefore, Staff will be recommending denial of the Cases or you may request they be tabled to the Commission's first meeting in February (2/8/2021). This may be accomplished by sending an email requesting the Cases to be tabled.

If you have any further questions, I may be reached by phone or email.

Jackie

Jacquelyn Reyff, AICP

Principal Planner



817.503.1056

Integrity ~ Communication ~ Excellence ~ Transparency

Aerial Map



ZC20-032

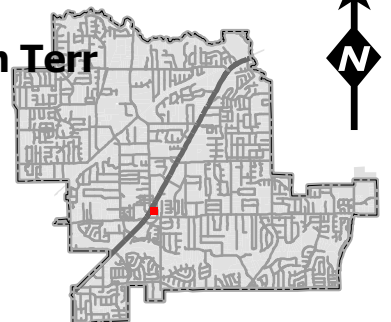
5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

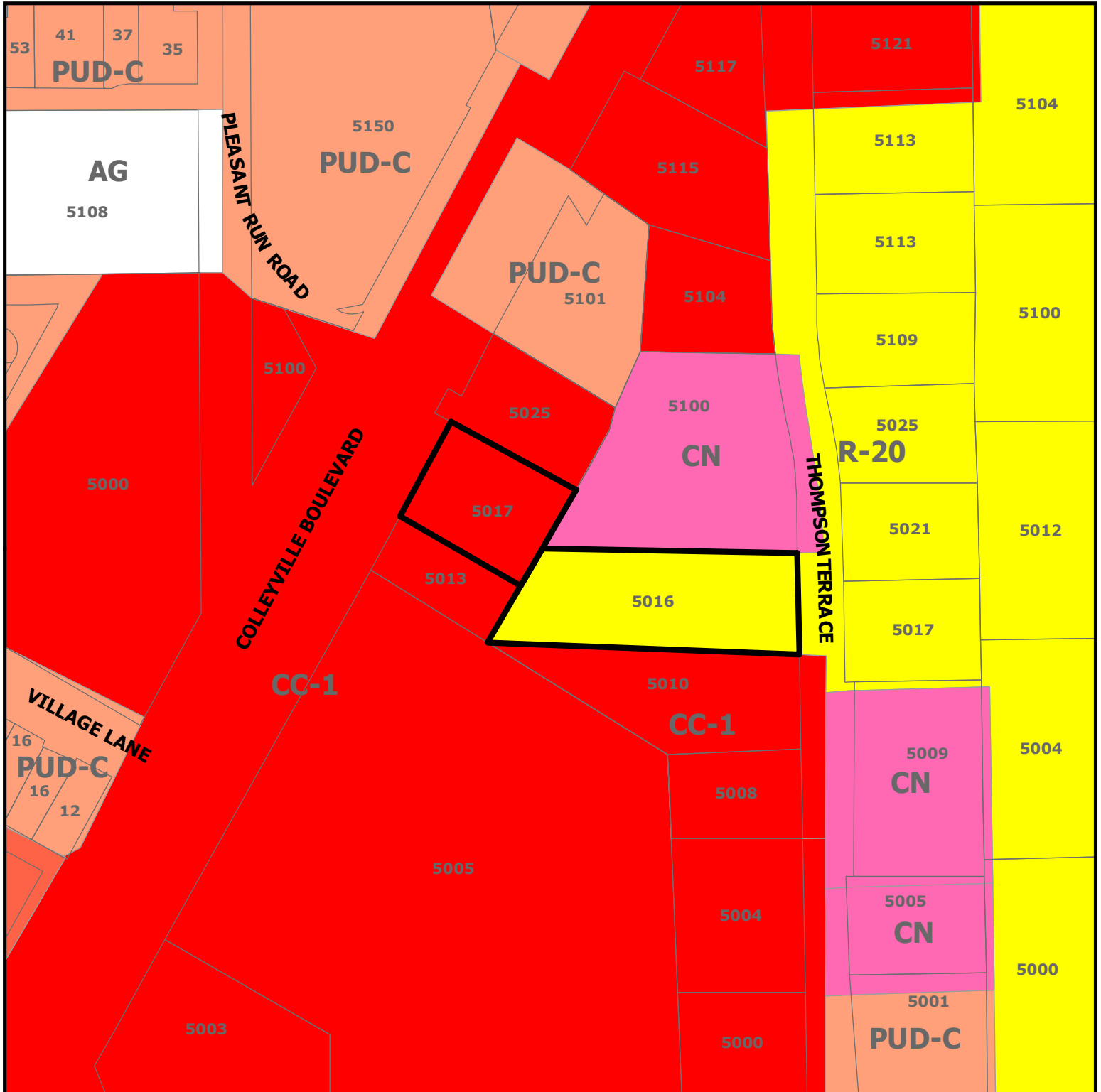
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Subject Property



Zoning Map



ZC20-032

5017 Colleyville Blvd and 5016 Thompson Terr

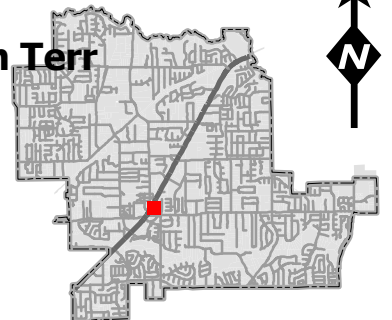


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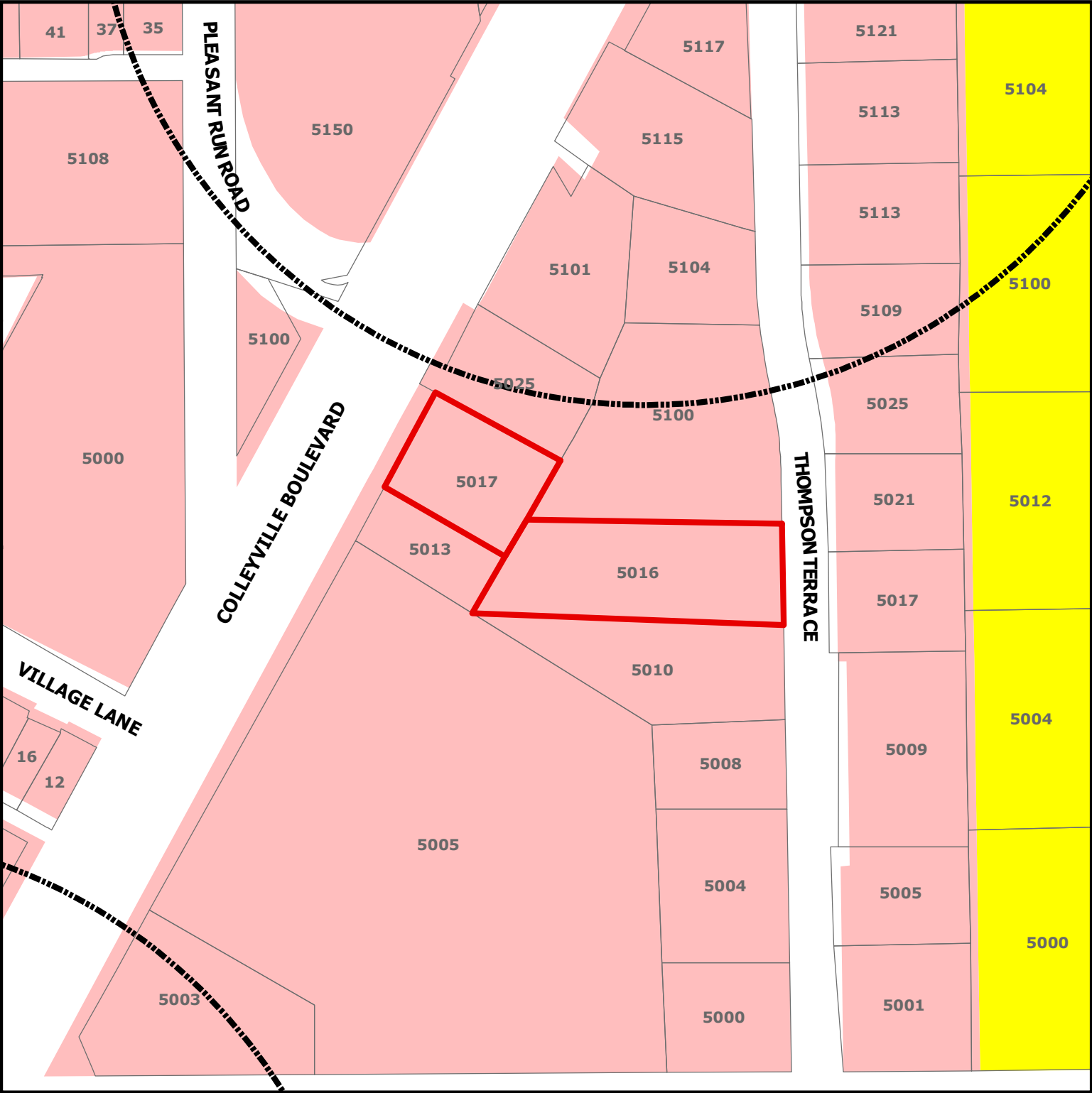
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Subject Property



Future Land Use Map



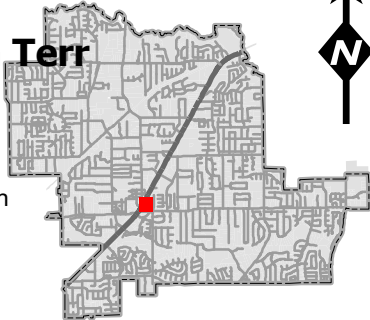
ZC20-032

5017 Colleyville Blvd and 5016 Thompson Terr



DISCLAIMER:
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-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Colleyville Blvd Corridor





12/8/2020

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

Regarding:

Ryan Wayne Salon
5017 Colleyville Blvd.
And 5016 Thompson Ave.
Colleyville, TX 76034

STATEMENT OF PLANNING OBJECTIVES

The objectives of the proposed zone change, replat and planned development applications for this project are:

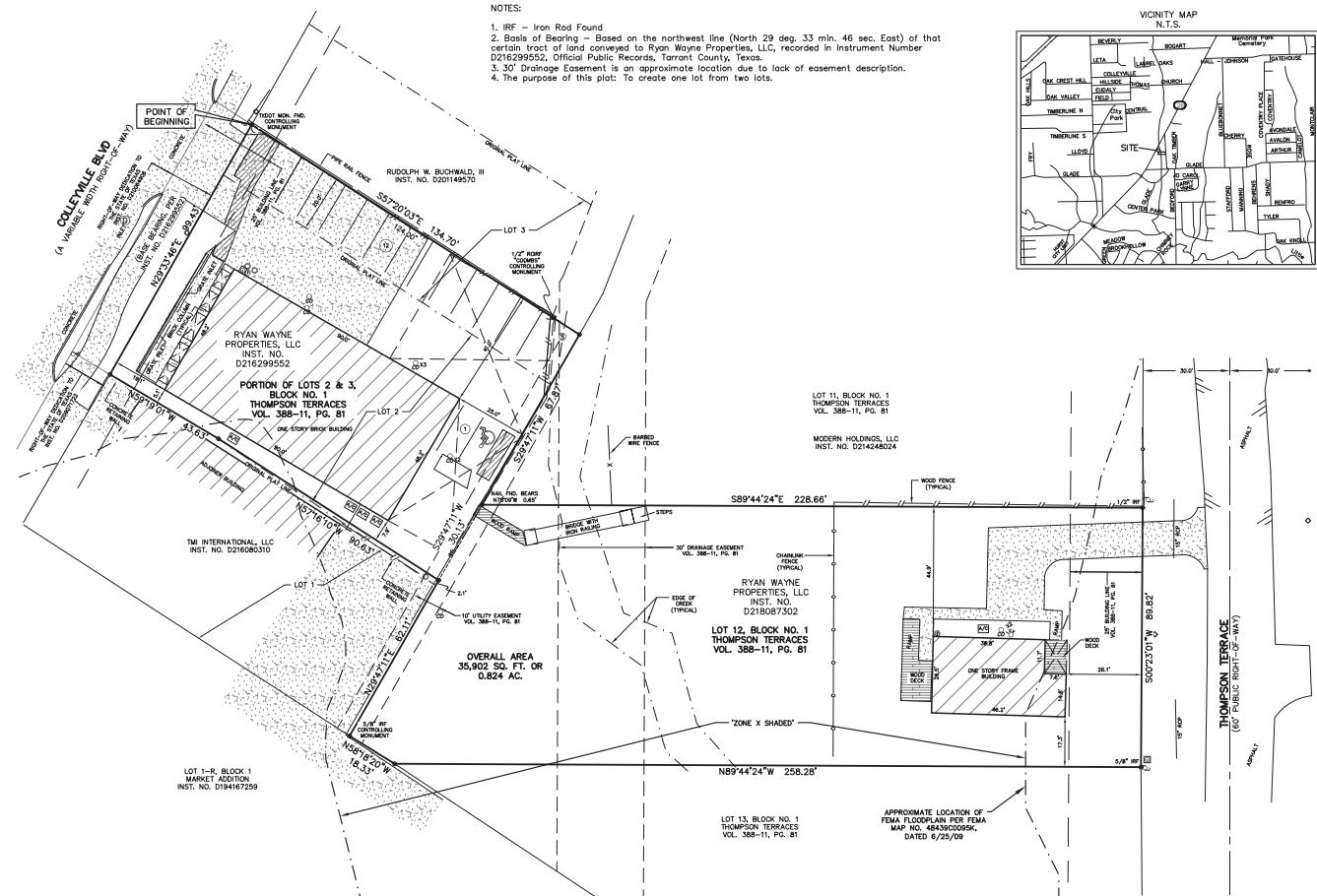
1. To merge the two lots into one lot in order to accommodate expansion of the existing Ryan Wayne Salon and provide required parking. The TxDOT easement dedication on the Colleyville Boulevard frontage has eliminated required front yard area as well as required parking.
2. To change the zoning of the 5016 Thompson Avenue lot to the same commercial zoning as the existing Salon. This lot's existing zoning is already mapped to become this same matching zoning in the future. We are proposing PD zoning, with site plan approval.
3. To design the new larger lot into a planned development (PD), or other compatible zoning that meets the needs of the cohesive development as City Staff may direct. This will allow us to expand the square footage of the existing Salon, replace the lost parking spaces due to the TxDOT easement dedication as well as allow us to develop an exciting front elevation and landscape features to the Colleyville Boulevard street face.

It is also our desire to apply for City of Colleyville funding for redevelopment and / or Economic Development assistance for the enhancement of the Colleyville Boulevard street face.

Thank you for your consideration.

Plat Exhibit

- NOTES:
1. REF. - Iron Rod Found
 2. Basis of Bearing - Based on the northwest line (North 29 deg. 33 min. 46 sec. East) of that certain tract of land conveyed to Ryan Wayne Properties, LLC, recorded in Instrument Number D216299552, Official Public Records, Tarrant County, Texas.
 3. 30' Drainage Easement is an approximate location due to lack of easement description.
 4. The purpose of this plat: To create one lot from two lots.



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

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

STAFF APPROVAL AUTHORITY
This amending plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations

Date _____

Community Development Director

SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:
That I, Timothy R. Mankin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

Signature _____ Date _____

(Affix Seal)

PLANNING AND ZONING COMMISSION APPROVAL
WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2020, to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL
Whereas the City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2020 to approve this Plat.

Mayor, City of Colleyville

Attest: City Secretary

REPLAT
LOT 12R, BLOCK 1
THOMPSON TERRACES
BEING LOTS 2, 3 & 12, BLOCK 1, THOMPSON TERRACE
AS SHOWN ON PLAT RECORDED IN VOLUME 388-11, PAGE 81
PLAT RECORDS, TARRANT COUNTY, TEXAS
THIS PLAT FILED BY INSTRUMENT # _____, DATE _____

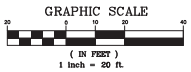
OWNER:
RYAN WAYNE PROPERTIES, LLC
16 VILLAGE LANE #180
COLLEYVILLE, TEXAS 76034
PHONE:
CONTACT:
EMAIL:

ENGINEER:
JMK ENGINEERING, LLC
ADDRESS:
1717-308-6243
RYAN KIM
RKIM@JMKENGINEERING.COM

JOB NO.: 19-0513
REV: 03/15/2020
FILED DATE: 02/27/2020
SCALE: 1" = 40'
FIELD: N.T.S.
DRAWING: J.B.W.
CHECKED: T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
TARRANT COUNTY
FIRM NO. 100999-00
Number Since 1977

LEGEND			
	GAS METER		FIRE HYDRANT
	IRR. CONTROL VALVE		WATER METER
	TELEPHONE PEDESTAL		FUEL PORT
	POWER POLE		WATER VALVE
	DOWN GUT		TRANSFORMER PAD
	S.S. MANHOLE		ELECTRIC METER
	CLEAN OUT		STORM DRAIN MANHOLE
	WATER MANHOLE		TRAFFIC SIGNAL POLE
	TELEPHONE MANHOLE		TYPICAL FENCE
	SWB MANHOLE		CONCRETE BOLLARD
	VAULT		COVERED AREA
	HANDICAP SPACE		A/C PAD
	SIGN		LIGHT POLE



Grading and Parking Plan

City of Colleyville General Notes

PUBLIC WORKS DEPARTMENT

GENERAL NOTES

1. All construction shall be in strict accordance with the standards of the City of Collegeville and governed by the City of Collegeville Infrastructure Construction Provisions and Details (July 2014), Texas Department of Transportation Texas Standard Specifications 1993 Edition, and the North Texas Council of Government's Standard Specifications for Public Works Construction latest edition.
2. A copy of the Collegeville Infrastructure Construction Provisions and Details (July 2014) can be obtained from the following city website:
www.collegeville.com/publicworks/engineering/infrastructureconstructionstandardsanddetails
3. All materials and workmanship shall conform to the City of Collegeville Standards where they differ from MCTOG standard.
4. Work performed in the state highway right-of-way. An application and appropriate materials must be submitted directly to TxDOT for review.
5. A permit is required to cut a city street or work within the right-of-way. The permit is issued by the Public Works Department, contact number 817-503-1366.
6. The location of underground facilities indicated on the plans is taken from public records.
7. It is the contractor's responsibility to make arrangements with the owners of such underground facilities prior to working in the area to confirm their exact location and to determine whether any special precautions or utilities are required to be present. The contractor is obligated to shall preserve and protect all underground facilities. If existing underground utilities are damaged, the contractor will be responsible for the cost of repairing the utility.

UNDERGROUND FACILITY OWNER 811 (214) 869-8352

AT&T	(214) 745-2964
AT&T Texas (call DIGTESS)	(800) 344-8377
Atmos Energy	(817) 359-1313
Charter Communications	(817) 822-8745
City of Colleyville	(817) 748-8082
DIGTESS (Line Locates)	(800) 344-8377
8-Level (3) Communications	(877) 366-8344
Gncor Electric Delivery	(817) 215-6688
One Source Communications	(817) 692-6042
TRI County Electric	(817) 431-1541
Verizon Electronics	(972) 578-3354

7. Where existing utilities or service lines are cut, broken or damaged, the Contractor shall replace or repair the utilities or service lines with the same type of original material and construction, or better, unless otherwise shown or noted on the plans, at his own cost and expense. The Contractor shall immediately notify the Inspector at once of any conflicts in grades and

Last updated: 5/2017

City of Colleyville General Notes

alignm

8. All excavations, trenching and shoring operations shall comply with the requirements of the U.S. Department of Labor, OSHA, "Construction Safety and Health Regulations," Vol. 29, Subpart P, §§ 126 - 137, and any amendments thereto.
9. This item shall govern the control measures necessary to prevent and control soil erosion, sedimentation, and water pollution which may degrade receiving waters including rivers, streams, and reservoirs. The contractor shall install and maintain sedimentation controls that shall be installed and maintained throughout the construction contract and coordinated with any permanent or temporary pollution control features specified elsewhere on the plans and in the specifications to assure effective and continuous water pollution control throughout the project. The contractor shall install and maintain sedimentation controls that shall not be used as a substitute for the permanent pollution control measures unless otherwise directed by the City in writing. The controls may include silt fences, straw bale dikes, rock berms, diversion ditches, silt fences, sedimentation basins, silt traps, silt curtains, silt socks, silt curtains, construction entrances, seeding, mulching, mulch, silt retention basins (or other structural or non-structural storm water pollution control).
10. The Contractor shall restore all areas disturbed by construction to original condition or better. The Contractor shall install and maintain erosion control measures including, but not limited to, systems, fences, culvert pipes, drainage ditches, driveways, private yards and roadways. Any changes needed after construction plans have been released, shall be approved by the Engineer. Tense, and the Contractor shall be responsible for the design engineer. The District Board of Public Works shall approve any deviations from state regulations.
11. Record Drawings. The Contractor shall keep one (1) record copy of all specifications, drawings, addenda, modifications, and shop drawings at the site in good order and annotated to show all changes during the construction. The Contractor shall submit a copy of the record drawings to the Engineer and the City and shall be delivered to the City upon completion of the project and prior to the release of final payment and/or initial acceptance letter.
12. The contractor shall provide "red lined" marked prints to the Engineer prior to final inspection, indicating any changes which deviated from the plans or was made in addition to that indicated on the plans.
13. The contractor must field verify existing service locations prior to installing new services. When installing a new water line, all existing services must be connected to the new line or as shown on the City Engineer's plans.
14. The contractor shall keep records for Record Drawings and shall submit materials to the city inspector prior to scheduling a final walkthrough inspection.
15. Project construction, a portion of the project, shall be held with representatives from the general contractor, sub-contractors, the design Engineer, and the City of Colville staff.
16. All construction must adhere to the City of Colville/Tyee Preservation Ordinance

Last updated: 5/2017

City of Colleyville General Notes

GENERAL NOTES - PAVING IMPROVEMENTS

1. All fill shall be compacted to a density of at least ninety-five (95%) percent standard proctor as per ASTM D 698 at or above optimum moisture content. Lifts shall be as specified per the soils lab recommendation and as approved by the City. All fill shall be tested and installed and certify by an approved soils laboratory.
- 1.1.1. Unless otherwise approved in writing, the design is submitted by lab, designed by the triaxial method as specified in Texas Highway Department requirements and approved by the City of Colleyville, and shall be constructed on a minimum of (8") inches of stabilized subgrade (lime and/or cement) as soils tests indicate. Compaction shall be ninety-five (95%) percent density as per AASHTO designation TSO. Density tests shall be taken every 1,000 square yards or less, as required by City Inspector.

	%	Quantity
Lime	10%	100 kg/m³
Cement	10%	100 kg/m³

Plasticity Index (PI)	Assumed Unit Dry Weight (pcf)	% Lime	Quantity of Lime (lbs./sy)	% Cement	Quantity of Cement (lbs./sy)
0 - 15	120	0	0	5	36*
16 - 25	116	3	21	5	35
26 - 35	112	4	27	5	34
36 - 45	100	5	30	6	36

- The sub-grade shall be proof rolled and observed by the construction inspector prior to and after sub-grade stabilization.
- Curbs and gutter shall consist of steel reinforced concrete and shall be six (6") inches high and thirty (30") inches wide.
- The parkways and streets shall be rough cut to a plus or minus one percent (0.1) feet of their respective finish elevations.
- Construction of wheel chair ramps will be the responsibility of the paving Contractor at the time of public Improvements.
- Install water and sewer services and water valves shall have a suitable marker ("W") for water, "S" for sanitary sewer and "V" for valves stamped on the face of the curb, or if no curb is constructed, on the top of the pavement. The marks shall be a minimum of two (2") inches in height and the water services shall be located 10' upstream from the sanitary sewer service, with the sewer service at the center of the front of the lot.
- The Contractor shall proceed with paving no more than seventy-two (72) hours after density / moisture tests have been taken and passed by the City's testing firm. In the event paving operations have not been completed within the seventy-two (72) hour period, a resub shall be required at the Contractor's expense.
- Manhole rim elevations, clean-outs, valve boxes, fire hydrants, etc. shall be adjusted to finished grade by the paving contractor at the time of paving. No block cuts allowed
- Contractor shall provide and install all necessary "Survey Reference Monuments" as described in the subdivision ordinance including concrete monuments at all boundary corners. The paving

City of Colleyville General Notes

contractor shall install a blue reflector in the street centerline at the location on each fire hydrant.

11. HMA Paving- Binder shall have no more than 15% RAP, all Surface mix shall be virgin. No RAS is allowed. Mix design shall be submitted to City prior for approval.
12. Concrete Paving- No manufactured sand is allowed.
13. All re-enforcing still shall be domestic and meet the TxDot steel mill guide lines.



JWK ENGINEERING , LLC
ENGINEERING
PLANNING
DEVELOPMENT
4128 BEACON STREET
FLOWER MOUND, TX 75028
TEL: 817.308.6243
FIRM #8280



SALON / RETAIL
5017 COLLEYVILLE
COLLEYVILLE, TEXAS 76034

DRAWN BY:

CHECKED BY:

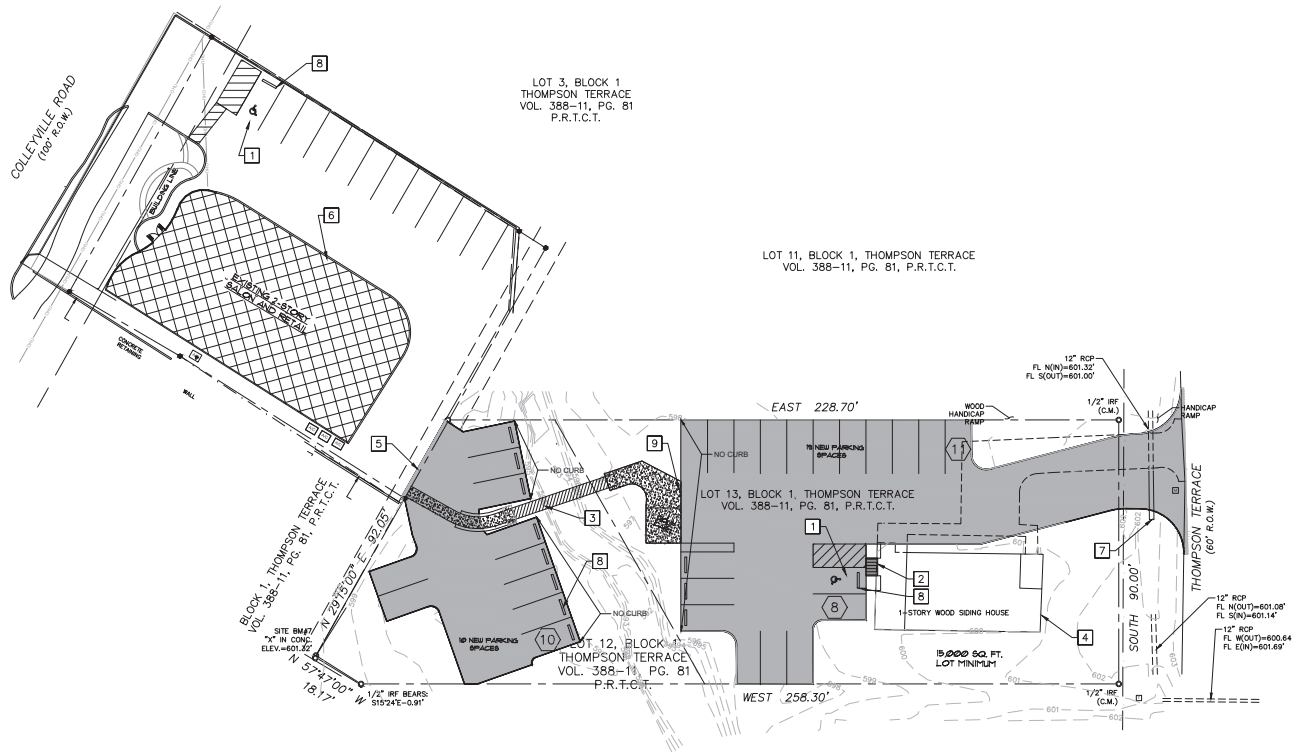
DATE: 11/01/20

REVISIONS:

SHEET TITLE:
GENERAL NOTES

SHEET NO.: C0.1

Grading and Parking Plan



GENERAL NOTES

1. THE LOCATION OF ALL UNDERGROUND FACILITIES AS INDICATED ON THE PLANS ARE TAKEN FROM PUBLIC RECORDS. JWK ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS OF THE INFORMATION PROVIDED AND DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRECISELY AS INDICATED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS WITH THE OWNER OF EACH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
4. NOTIFY JWK ENGINEERING IF ANY UNDERGROUND UTILITIES ARE NOT IN THE LOCATIONS INDICATED ON THESE PLANS (HORIZONTALLY AND VERTICALLY) OR CONFLICT WITH ANY PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS.
5. ANY EXISTING UTILITY APPURTENANCES (MH, VALVES, METER BOXES, ETC.) TO BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES AS INDICATED ON THE PLANS SHALL BE THE RESPONSIBILITY OF JWK ENGINEERING, INC. IF THERE IS A PROBLEM MAKING SAID ADJUSTMENTS.

NOTES BY SYMBOL

- 1 PROVIDE 1-VAN ACCESSIBLE PARKING WITH SIGN & WHEEL STOP
- 2 RAMP
- 3 PEDESTRIAN BRIDGE. REFER TO STRUCTURAL PLAN.
- 4 EXISTING BUILDING TO BE REMAIN.
- 5 CONNECT TO EX. PAVEMENT. #5 18" DOWEL BAR @ EVERY 12"
- 6 EXISTING ONE-STORY BUILDING TO BE MODIFIED.
- 7 EXISTING 12" CULVERT TO BE EXTENDED. FL = 601.00
- 8 CONCRETE WHEEL STOP
- 9 6" BOLLARD

LEGEND

- 6" CONCRETE PAVEMENT WITH #3 REBAR 18" SPACING OCW.
3,500 PSI CONCRETE WITH 6" LIME TREATED SUBGRADE. COMPACT SUBGRADE TO 98% OF ASTM D698.
- 4" CONCRETE SIDEWALK WITH #3 REBAR 18" SPACING OCW.
3,000 PSI CONCRETE. COMPACT SUBGRADE TO 98% OF ASTM D698.

PARKING TABLE		
PROPOSED USE	PARKING REQ'D	PARKING PROVIDED
SALON (6,000 SF)	30	39
ACCESSIBLE PARKING	(2)	(2)
TOTAL	30 (2 HC)	39 (2 HC)

CAUTION !!!!

CALL TEXAS 811 & CITY OF COLLEYVILLE 72 HOUR PRIOR TO
START ANY CONSTRUCTION ACTIVITY.

IT IS CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING UTILITIES AND OTHER CITY OR PUBLIC FACILITIES DURING CONSTRUCTION ACTIVITIES.



JWK ENGINEERING , LLC
ENGINEERING
PLANNING
DEVELOPMENT
4128 BEACON STREET
FLOWER MOUND, TX 75028
TEL: 817.308.6243
FIRM #8280



SALON / RETAIL
5017 COLLEYVILLE
COLLEYVILLE, TEXAS 76034

DRAWN BY:

CHECKED BY:

DATE: 11/01/20

REVISIONS:	

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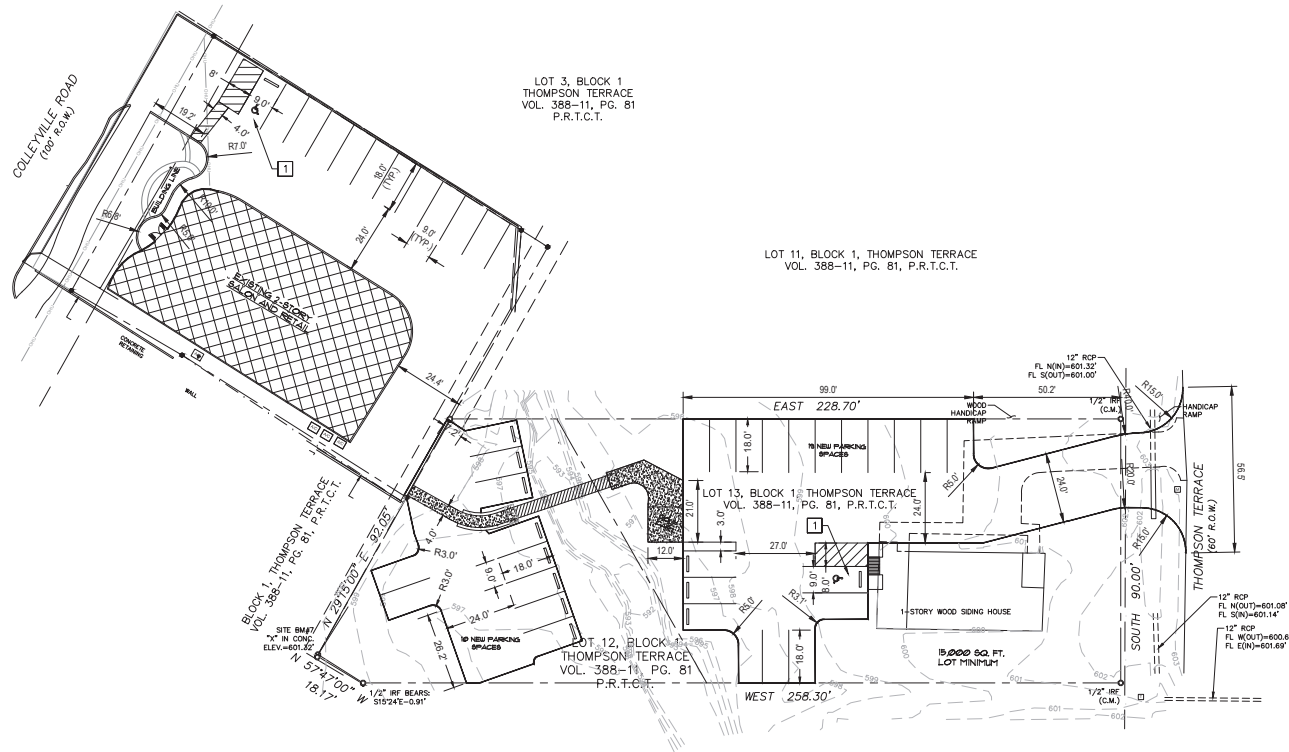
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SHEET TITLE:

SHEET NO.:

SITE PLAN
C1.0

Grading and Parking Plan



CAUTION !!!!

CALL TEXAS 811 & CITY OF COLLEYVILLE 72 HOURS
PRIOR TO START ANY CONSTRUCTION ACTIVITY.

IT IS CONTRACTORS RESPONSIBILITY TO PROTECT
EXISTING UTILITIES AND OTHER CITY OR PUBLIC
FACILITIES DURING CONSTRUCTION ACTIVITIES.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
2. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
3. ALL DRIVE AND PARKING PAVING IS CONCRETE, REFER TO SECTION DETAILS.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL SUBMIT A JOINTING PLAN FOR NEW CONCRETE CONSTRUCTION TO JWK ENGINEERING FOR APPROVAL.

NOTES BY SYMBOL:

- 1** HANDICAP PARKING SPACES. REFER TO DETAIL(S) FOR DIMENSIONS.



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SALON / RETAIL
5017 COLLEYVILLE
COLLEYVILLE, TEXAS 76034

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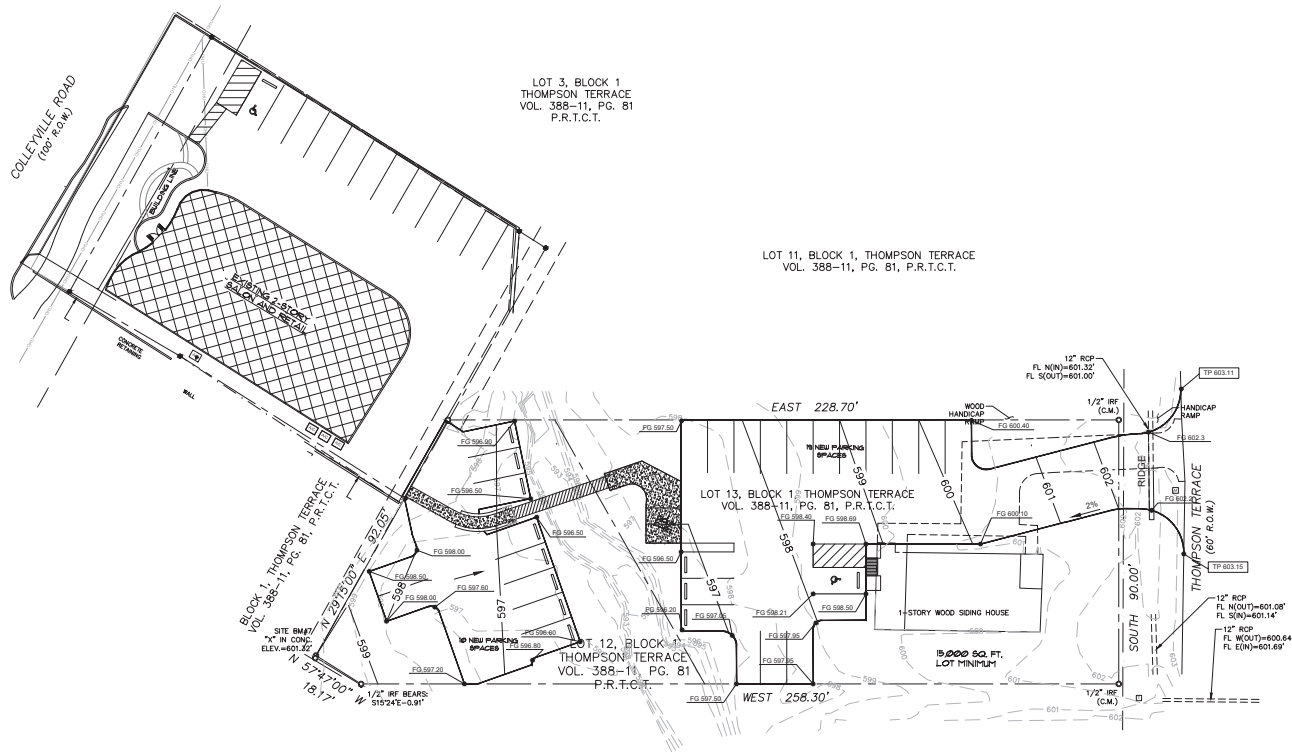
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SHEET TITLE:
DIMENSIONAL

SHEET NO.: 4

11

Grading and Parking Plan



LEGEND



PROPOSED HANDICAP PARKING SPACE



PROPOSED CONCRETE SURFACE
(WALK OR PAD)

PROPOSED GRADE BREAKLINE

TOP OF CURB SPOT ELEVATION
FINISHED GRADE SPOT ELEVATION
FLOW LINE SPOT ELEVATION

GENERAL NOTES

1. THE LOCATION OF ALL UNDERGROUND FACILITIES AS INDICATED ON THE PLANS ARE TAKEN FROM PUBLIC RECORDS. JWK ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE RECORDS AND DOES NOT MAKE ANY GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRECISELY AS INDICATED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS TO LOCATE ALL EXISTING UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
4. NOTIFY JWK ENGINEERING IF ANY UNDERGROUND UTILITIES ARE NOT LOCATED AS INDICATED ON THE PLANS (HORIZONTAL AND VERTICAL) OR CONFLICT WITH ANY PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS.
5. ANY EXISTING UTILITY APPURTENANCES (M.V. VALVES, METER BOXES, ETC.) TO BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES AS INDICATED ON THE PLANS.
6. NOTIFY JWK ENGINEERING, INC. IF THERE IS A PROBLEM MAKING SUD ADJUSTMENTS.

NOTES BY SYMBOL

- 1 HANDICAP PARKING SPACES. MAXIMUM SLOPE 2.0% EACH WAY.
- 2 PROPOSED PAVEMENT TO MATCH EXISTING GRADE AND ELEVATION. INSTALL THICKENED EDGE. (TYPICAL)

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SALON / RETAIL
5017 COLLEYVILLE
COLLEYVILLE, TEXAS 76034

DRAWN BY:

CHECKED BY:

DATE: 11/01/20

REVISIONS:

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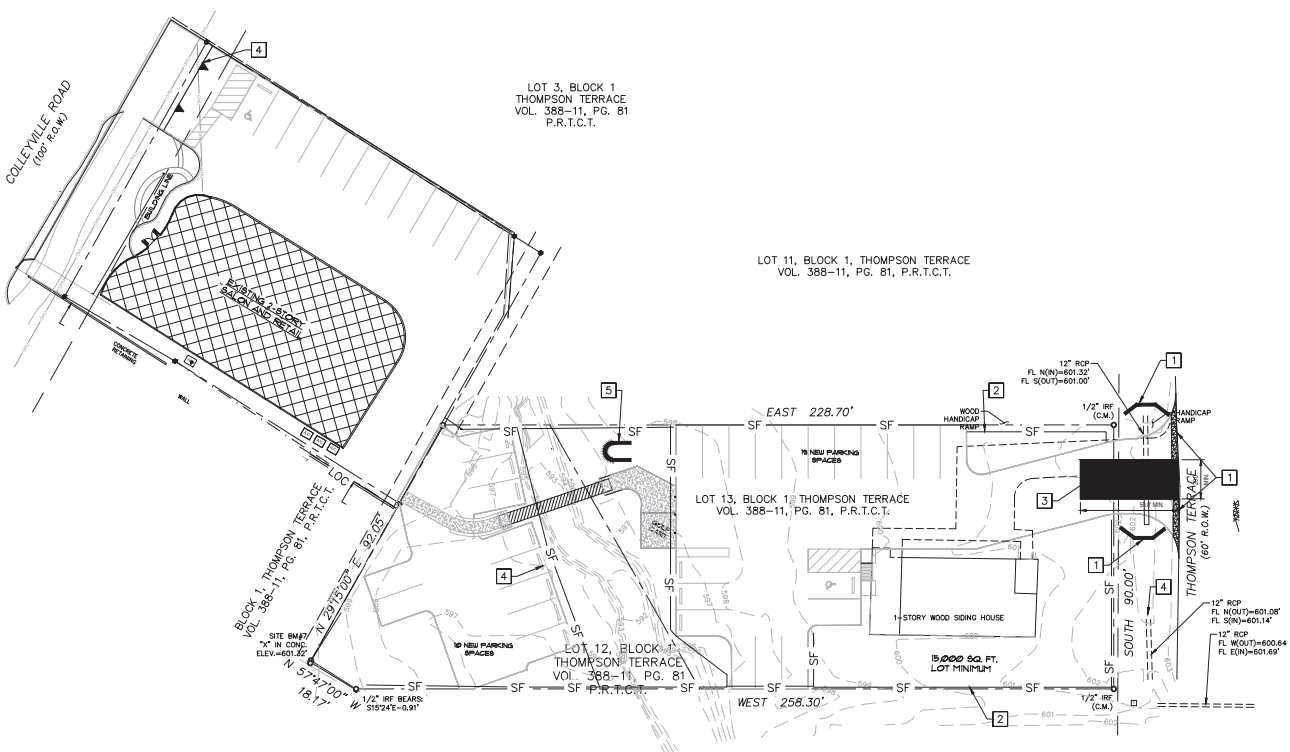
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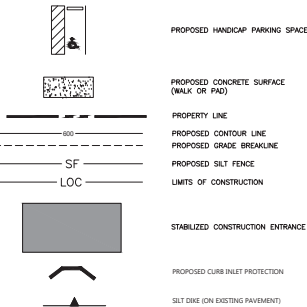
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Grading and Parking Plan



CAUTION !!!!!
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LEGEND



GENERAL NOTES

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NOTES BY SYMBOL

- 1 CONTRACTOR TO PROVIDE SILT FENCE / STRAW BALE PROTECTION AT CURB CUT UNTIL CONSTRUCTION IS COMPLETED. (TYPICAL)
- 2 CONTRACTOR TO PROVIDE SILT FENCE PROTECTION UNTIL CONSTRUCTION IS COMPLETED. (TYPICAL)
- 3 STABILIZED CONSTRUCTION ENTRANCE.
- 4 INLET PROTECTION
- 5 CONCRETE WASHOUT

SEQUENCE OF CONSTRUCTION

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AND VEHICLE WASHDOWN IN THE LOCATION SHOWN. SEE EROSION AND SEDIMENTATION CONTROL DETAILS SHEET.
2. INSTALL SILT FENCE AND MAINTAIN DURING ROUGH GRADING OPERATIONS. SEE EROSION AND SEDIMENTATION CONTROL DETAILS SHEET.
3. STRIP TOPSOIL AND OTHER ORGANIC MATERIALS. ALL SUCH TOPSOIL REMOVED SHALL BE STOCKPILED FOR LATER USE. ALL STOCKPILES SHALL BE SEEDER AND MULCHED TO PREVENT LOSS DUE TO EROSION, AND ENCIRCLED WITH SEDIMENT FENCE.
4. CONSTRUCT GRAVEL BASE FOR TRAILER PARKING, EMPLOYEE PARKING, AND CONSTRUCTION STAGING AREAS.
5. GRADE REMAINDER OF SITE TO BRING BUILDING PAD AND PARKING AREAS TO FINISHED GRADE.
6. CONSTRUCT PAVED AREAS.
7. FINISH GRADING OF ALL AREAS.
8. COMPLETE PERMANENT SEEDING AND MULCHING OF ALL DISTURBED AREAS. EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL A FULL VEGETATIVE COVER HAS BEEN ESTABLISHED.



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4128 BEACON STREET
FLOWER MOUND, TX 75028
TEL: 817-308-6245
FIRM #8280



SALON
5017 COLLEYVILLE
COLLEYVILLE, TEXAS 76034

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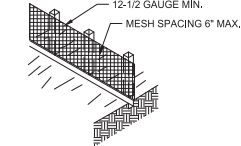
DATE: 11/22/19

REVISIONS:

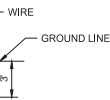
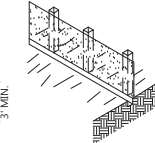
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DIMENSIONAL CONTROL PLAN
SHEET NO.: **C1.0**

Grading and Parking Plan

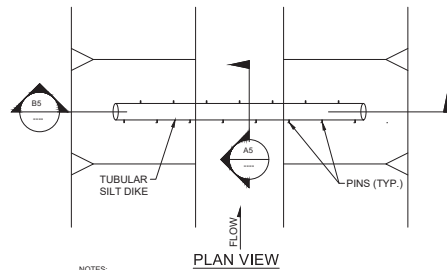
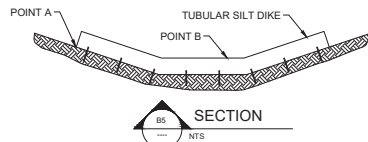
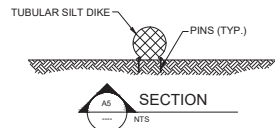
2. STAPLE WIRE FENCING TO THE POSTS.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



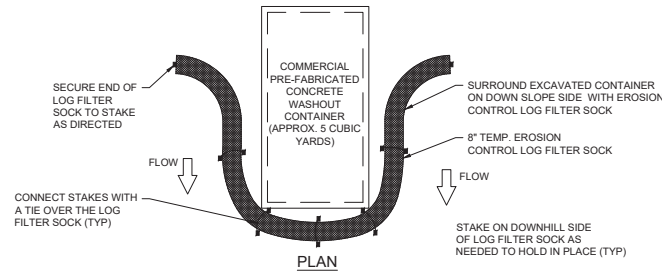
1 SILT FENCE
NTS



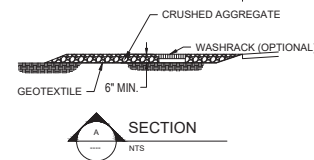
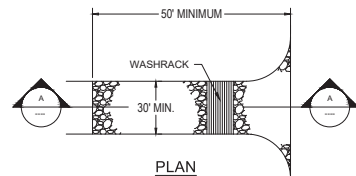
NOTES:

- NOTES:**
1. TUBULAR SILT DIKE SHALL CONSIST OF ORGANIC MULCH ENCASED IN AN OUTSIDE OPEN WEAVE CONTAINMENT FABRIC.
 2. TUBULAR EROSION CONTROL SOCK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 3. POINT A SHALL BE HIGHER THAN POINT B TO ENSURE THAT WATER FLOWS OVER THE CHECKS AND NOT AROUND THE ENDS.

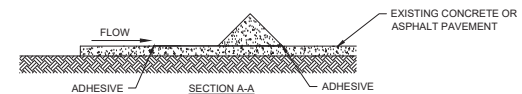
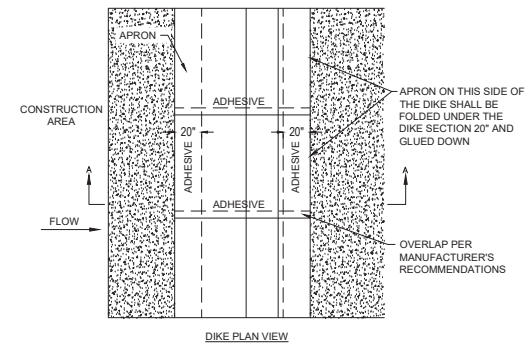
2 TUBULAR SILT DIKE DETAILS



3 CONCRETE WASHOUT CONTAINER
WITH LOG FILTER SOCK



4 STABILIZED CONSTRUCTION EXIT



- NOTES:

1. INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.
2. ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS.
- ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.

SILT DIKE (ON EXISTING PAVEMENT)

4 SCALE: NTS



JWK ENGINEERING , LLC
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4128 BEACON STREET
FLOWER MOUND, TX 75028
TEL: 817.308.6243
FIRM #8280



SALON
5017 COLLEYVILLE
COLLEYVILLE, TEXAS 76034

DRAWN BY:

CHECKED BY:

DATE: 11/22/19

REVISIONS:

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QUEST TITLE	

GENERAL DE

SHEET NO.: C6.0

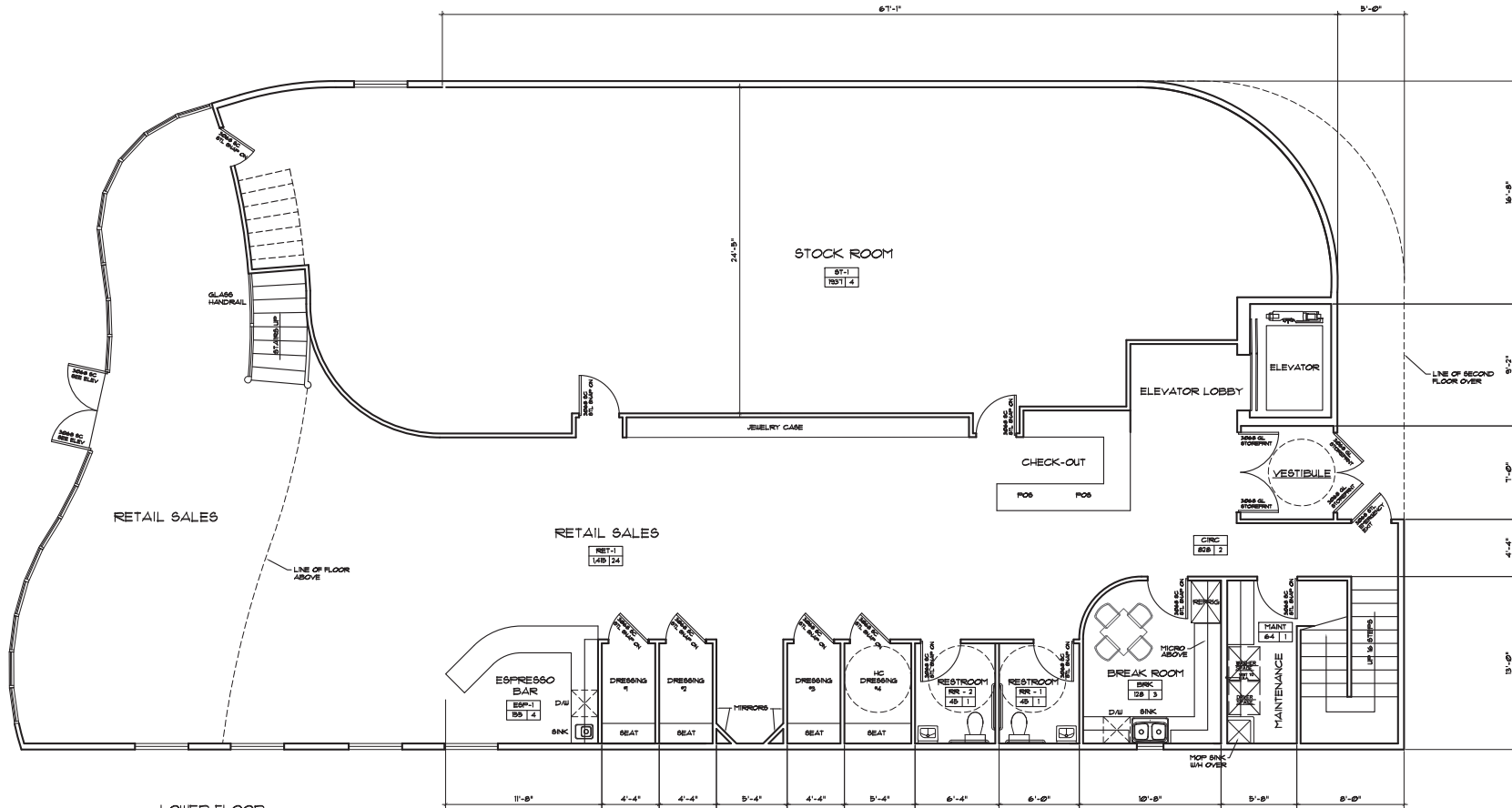
Floor Plan

REVISIONS



ADDITION, REPLAT AND ZONE CHANGE
for
RYAN WAYNE SALON
5017 COLLEYSVILLE BLVD. COLLEYSVILLE, TX 76034

DATE	9/20/20
SCALE	NOTED
DRAWN	STAFF
JOB#	20-4586
SHEET#	A-2
OF SHEETS	

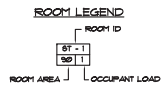


LOWER FLOOR OCCUPANT LOAD CALCULATIONS:

ROOM ID	S.F. AREA	LOAD FACTOR	TOTAL LOAD
RET-1	1,415	1 / 60 SQ. FT.	24 PERSONS
BRK	128	1 / 50 SQ. FT.	3 PERSONS
ESP-1	155	1 / 50 SQ. FT.	4 PERSONS
ST-1	1,331	1 / 300 SQ. FT.	1 PERSON
RR-1	45	1 / 50 SQ. FT.	1 PERSON
RR-2	45	1 / 50 SQ. FT.	1 PERSON
DRESS	283	1 / 50 SQ. FT.	6 PERSONS
MAINT	64	1 / 300 SQ. FT.	1 PERSON
CIRC	828	1 / 500 SQ. FT.	2 PERSONS
TOTAL LOWER FLOOR	4,900 SQ. FT.		49 PERSONS

M OCCUPANCY - FULLY FIRE SPRINKLED

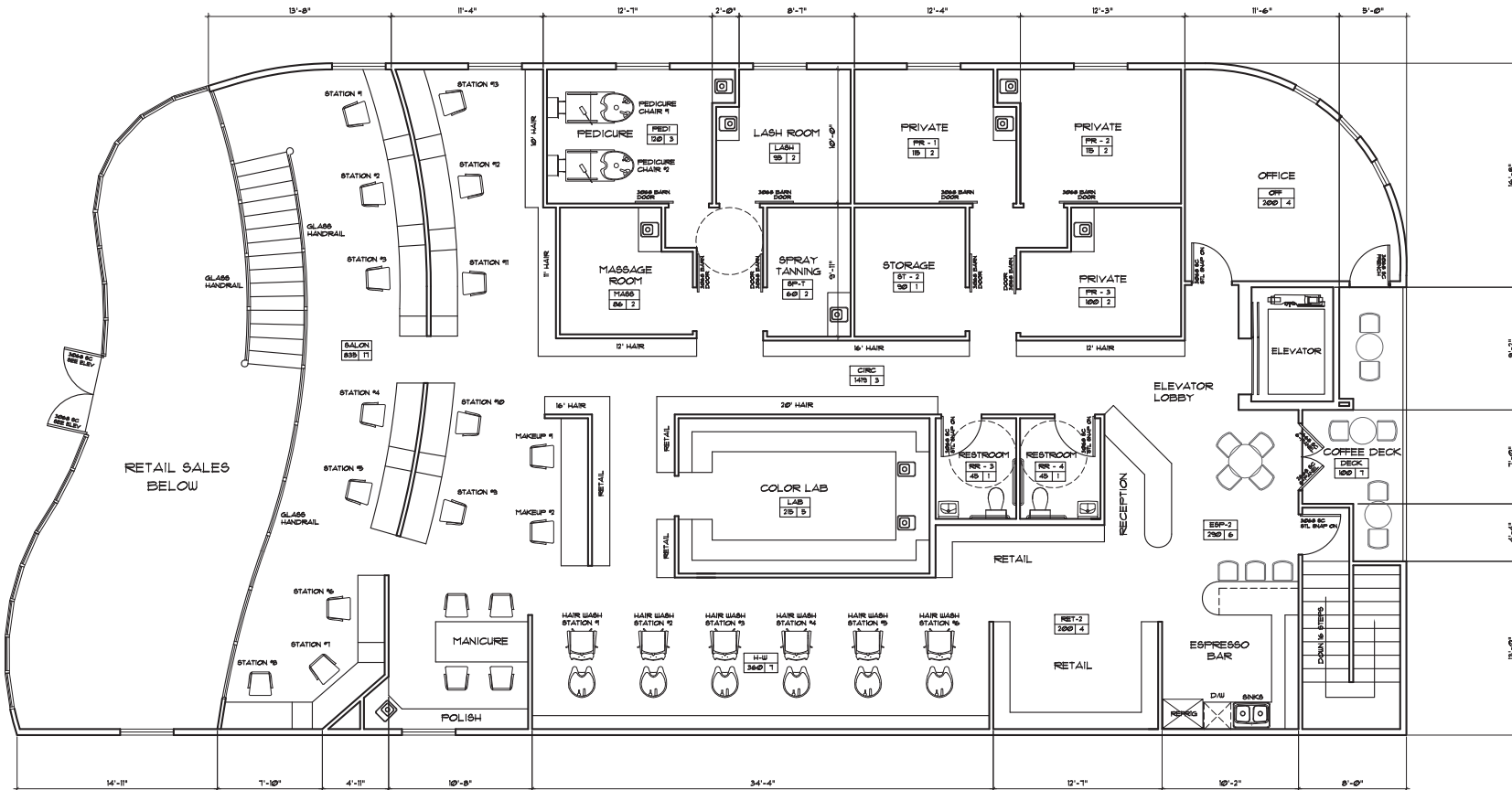
4,900 SQUARE FEET LOWER FLOOR AREA
4,400 SQUARE FEET UPPER FLOOR AREA
9,200 SQUARE FEET TOTAL AREA



LOWER FLOOR PLAN

SCALE 1/4" = 1'-0"

Floor Plan



UPPER FLOOR OCCUPANT LOAD CALCULATIONS:

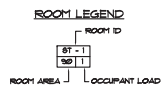
ROOM ID	SF. AREA	LOAD FACTOR	TOTAL LOAD
SALON	835	1 / 50 SQ. FT.	17 PERSONS
PED1	120	1 / 50 SQ. FT.	3 PERSONS
LASH	95	1 / 50 SQ. FT.	2 PERSONS
PR-1	115	1 / 50 SQ. FT.	2 PERSONS
PR-2	115	1 / 50 SQ. FT.	2 PERSONS
PR-3	100	1 / 50 SQ. FT.	2 PERSONS
MASS	86	1 / 50 SQ. FT.	2 PERSONS
ST-1	60	1 / 50 SQ. FT.	2 PERSONS
OFF	200 SQ. FT.	1 / 50 SQ. FT.	4 PERSONS
LAB	215	1 / 50 SQ. FT.	5 PERSONS
ESP-2	290	1 / 50 SQ. FT.	6 PERSONS
RET-2	200	1 / 50 SQ. FT.	4 PERSONS
HU	360	1 / 50 SQ. FT.	7 PERSONS
RR-3	45	1 / 50 SQ. FT.	1 PERSON
RR-4	45	1 / 50 SQ. FT.	1 PERSON
DECK	100	1 / 15 SQ. FT.	7 PERSONS
ST-2	90	1 / 500 SQ. FT.	1 PERSON
CIRC	149	1 / 500 SQ. FT.	3 PERSONS

TOTAL UPPER FLOOR 4,400 SQ. FT. 71 PERSONS
B OCCUPANCY - FULLY FIRE SPRINKLED

4,400 SQUARE FEET UPPER FLOOR AREA

UPPER FLOOR PLAN

SCALE 1/4"=1'-0"



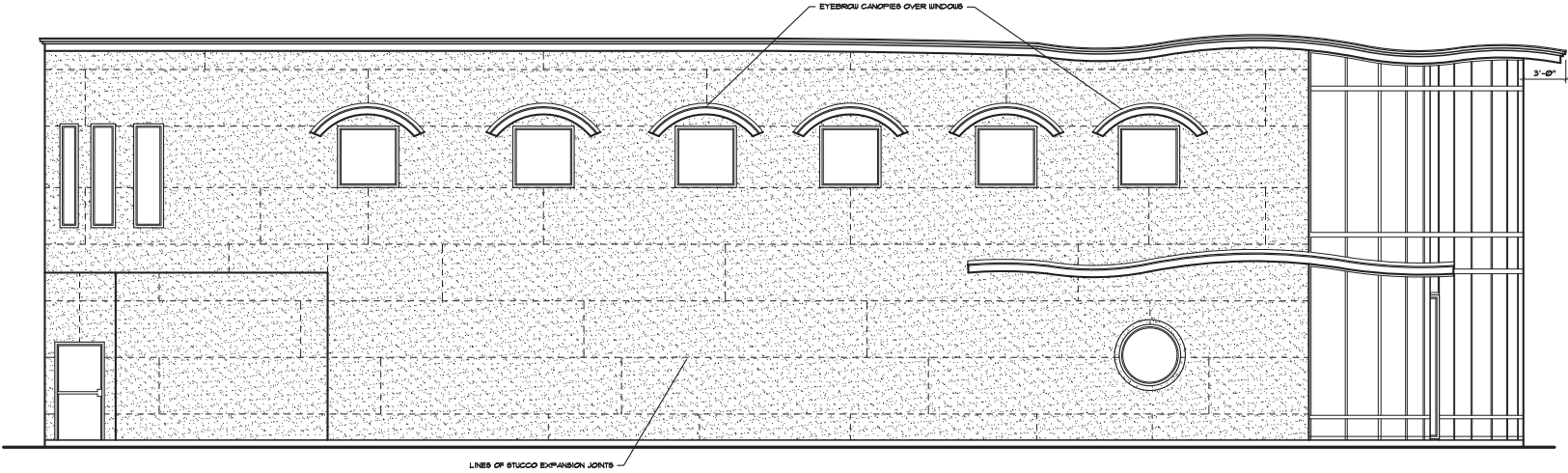
REVISIONS



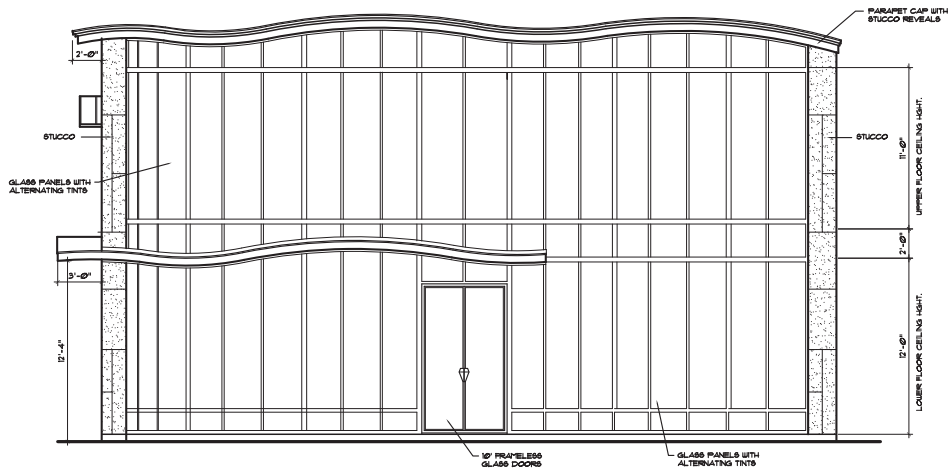
ADDITION, REPLAT AND ZONE CHANGE
for
RYAN WAYNE SALON
5017 COLLEYVILLE BLVD. COLLEYVILLE, TX 76034

DATE	6/20/20
SCALE	NOTED
DRAWN	STAFF
JOB#	20-4586
SHEET#	A-3
OF SHEETS	

Building Elevations and Renderings



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



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

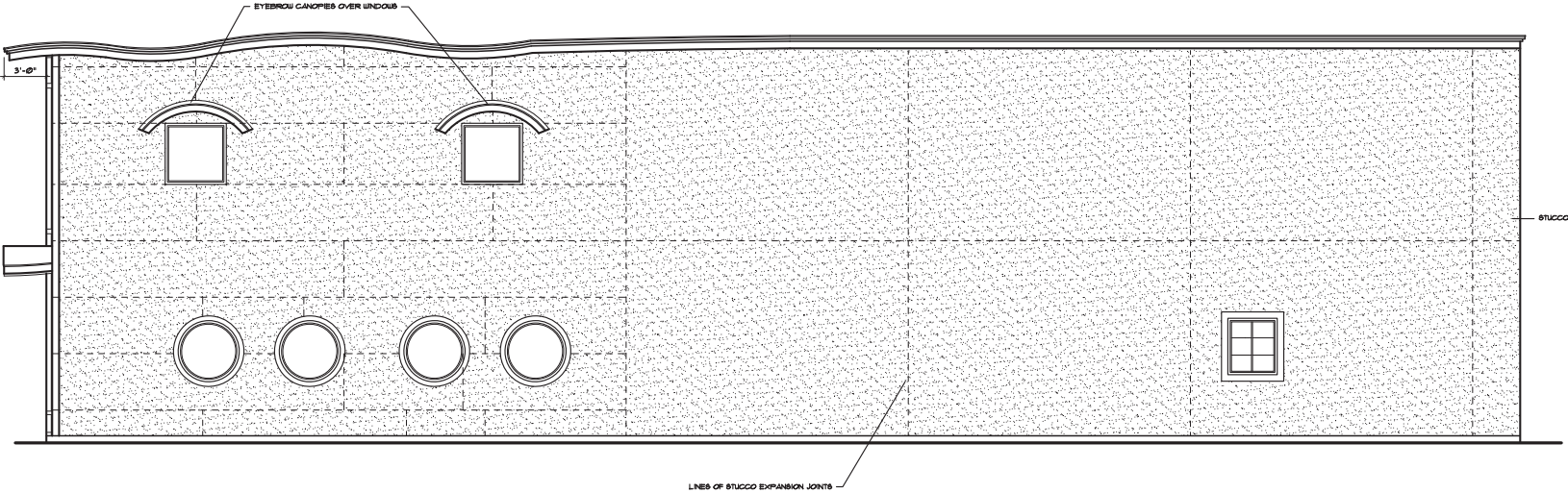
REVISIONS



ADDITION, REPLAT AND ZONE CHANGE
for
RYAN WAYNE SALON
5917 COLLETVILLE BLVD, COLLETVILLE, TX 76034

DATE	9/2020
SCALE	NOTED
DRAWN	STAFF
NOB	20-4586
SHEET#	A-4
OF SHEETS	

Building Elevations and Renderings



RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"



REAR ELEVATION

SCALE 1/4"=1'-0"

REVISIONS



ADDITION, REPLAT AND ZONE CHANGE

for

RYAN WAYNE SALON

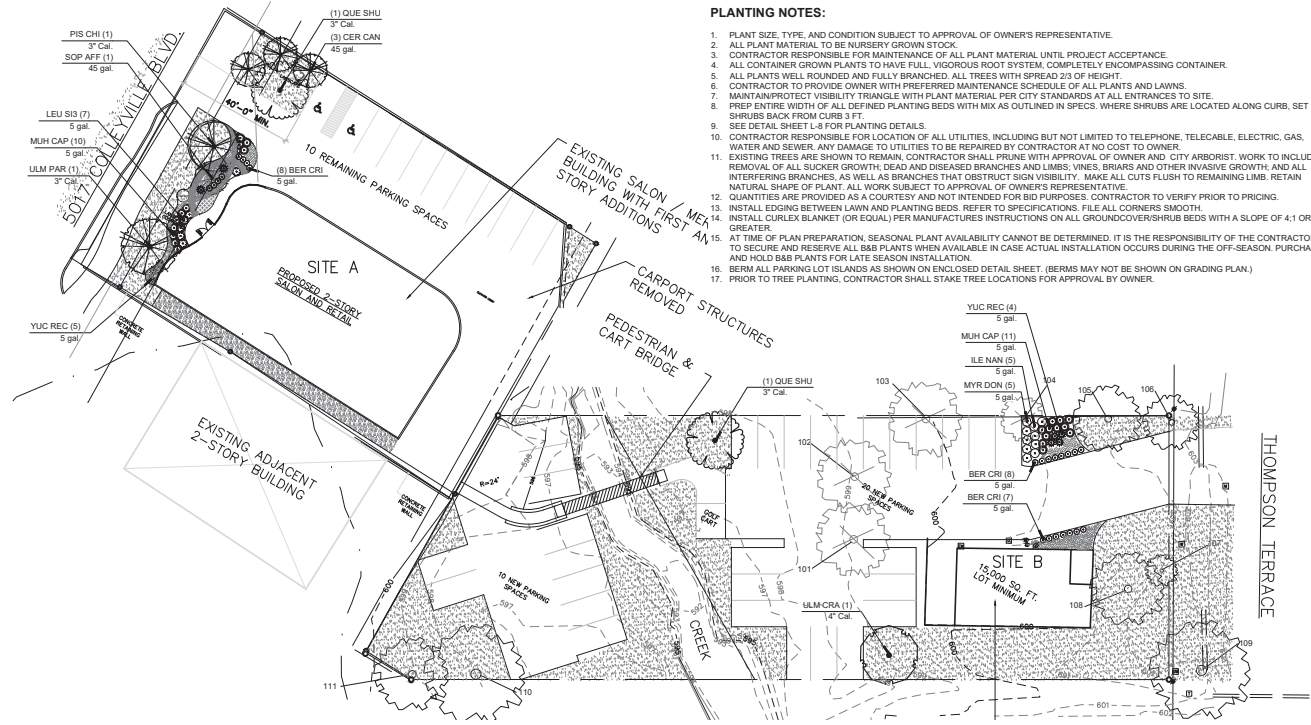
5017 COLLEYVILLE BLVD. COLLEYVILLE, TX 76034

DATE	11/2020
SCALE	NOTED
DRAWN	STAFF
JOB#	20-4586
SHEET#	A-5
OF	SHEETS

Building Elevations and Renderings



Landscape Plan



PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET L-8 FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER, ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH, DEAD AND DISEASED BRANCHES AND LIMBS, VINES, BRIARS AND OTHER INVASIVE GROWTH, AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL BAB PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD BAB PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

PLANT SCHEDULE

TREES	CODE	CITY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	CER CAN	3	Cercis canadensis	Eastern Redbud	45 gal	8'-10' HL	As Shown	
	PIS CHI	1	Putalicia chinensis	Chinese Pistache	3" Cal	12' Height Min	As Shown	B&B Single straight trunk
	QUE SHU	2	Quercus shumardi	Shumard Red Oak	3" Cal	12' Height Min	As Shown	B&B Single straight trunk
	SOP AFF	1	Sophora affinis	Eve's Necklacedpod	45 gal	8'-10' HL	As Shown	
	ULM CRA	1	Ulmus crassifolia	Cedar Elm	4" Cal	12' Height Min	As Shown	B&B Single straight trunk
	ULM PAR	1	Ulmus parvifolia	Chinese Elm	3" Cal	12' Height Min	As Shown	B&B Single straight trunk
SHRUBS	CODE	CITY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	BER CRI	23	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	5 gal	18"-24"	24" O.C.	
	ILE NAN	5	Ilex vomitoria 'Nana'	Dwarf Yew Holly	5 gal	18"-24"	36" O.C.	
	LEU SIO	7	Leucophyllum frutescens 'Silverdust'	Texas Sage	5 gal	18"-24"	36" O.C.	
	MUH CAP	21	Muhlenbergia capillaris	Pink Muhly Grass	5 gal	18"-24"	36" O.C.	
	MYR DON	5	Myrica caroliniana 'Dor's Dwarf'	Dor's Dwarf Wax Myrtle	5 gal	24" min.		
	YUC REC	9	Yucca recurvifolia	Spineless Yucca	5 gal	18"-24"	As shown	
GROUND COVERS	CODE	CITY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	COB OAL	646 sf	Cobbles	Cobbles	---	---	---	
	CYN DAC	8,793 sf	Cynodon dactylon	Bermuda Grass	Sod	---	---	
	DEC SIP	68 sf	Decomposed Granite	Decomposed Granite	3" depth	---	---	w/ Wood Barrier
	EUD C2	89	Eustoma fortunei 'Coloratus'	Purple Wincress	4" pots	9" O.C.	9" o.c.	
	NAS PON	44	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal	24" O.C.	24" o.c.	
	SEA CAN	30 sf	Seasonal Color	Seasonal Color	---	---	---	To Be Determined by Owner

Table 1: Tree Survey Data (refer to Table 1 codes)

Tree #	Common name or species	DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions	Tree Mitigation	Penalty	Comments (ex. list multi-trunk measurements)
101	Elm	11	380	REM					
102	Elm	11	380	REM					
103	Elm	16	804	REM					
104	Linden	8	201	REM					
105	Elm	17	987	PRES					
106	Pecan	10	314	PRES					
107	Crape Myrtle	8	201	PRES					
108	Mulberry	20	1,266	PRES					
109	Elm	23	1,681	PRES			OFFSITE		
110	Elm	33	3,419	PRES					
111	Elm	10	314	PRES					

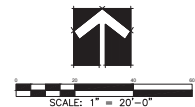
Table 2: Tree Calculations (from data in Table 2)

*All values are in square feet unless otherwise noted

Columns	Applicable Action or Status	Enter Code
Lot or Project Area	Preservation Status	PRES
Total Protected Tree Canopy	Removed trees	REM
Protected Tree Canopy in Exempt Areas	Illegally removed/damaged	ILREM
Required Canopy Preservation	Heritage Trees - see chart (one trunk dbh)	HERITAGE
Preserved Non-Exempt Canopy	Utility easement - (new installation only)	UE
Preserved Exempt Tree Canopy	Trees in street ROW (or private street lot)	ROW
Total Preservation Credit	Dead/Declining/Hazard trees	DOH
DBH Removed (all non-exempt/in.)	Non-protected trees	NON-P
DBH Removed (Heritage/in.)	Residential Setback Envelope	RSE
Mitigation Planting Required (in.)	Commercial Building Footprint (1-5ft)	CBF
Mitigation Payment Required	Off-site (not in same permit DB property)	OFFSITE
Violation Planting Required (in.)	Tree Mitigation	PLANT
Violation Payment Required	Mitigate by planting	PAY
Tree Preservation Defect (lowest that will round up to whole %)	Penalty (For City Use Only)	PLANT PAY

CITY OF COLLEYVILLE LANDSCAPE REQUIREMENTS-SITE A			
REQUIRED SITE LANDSCAPING	20% OF TOTAL SITE TO BE LANDSCAPE AREA		
	REQUIRED	PROVIDED	
	13,190 SF X 20% = 2,638 SF	2,015 SF	
	- 245 SF CREDIT (R.O.W.)		
	- 60 SF CREDIT (SEASONAL COLOR)		
	- 150 SF CREDIT (ADDT. SHRUBS)		
	- 200 SF CREDIT (ADDT. ORNAMENTALS)		
	ADJUSTED TOTAL = 1,983 SF		
REQUIRED STREET YARD LANDSCAPING	50% OF REQUIRED LANDSCAPE AREA TO BE IN STREET YARD		
	REQUIRED	PROVIDED	
	2,638 X 50% = 1,319 SF	1,327 SF	
REQUIRED STREET FRONTAGE TREES	1 TREE REQUIRED PER EVERY 40 FT OF FRONTAGE		
	REQUIRED	PROVIDED (3')	
	99 / 40' = 3 TREES	3 TREES	
REQUIRED STREET FRONTAGE SHRUBS	1 SHRUB REQUIRED PER EVERY 5 FT OF FRONTAGE		
	REQUIRED	PROVIDED	
	99 / 5 = 20 SHRUBS	20 SHRUBS (5 Gallon)	
REQUIRED PARKING LOT LANDSCAPING	140 SF LANDSCAPE AREA REQUIRED PER EVERY 18 SPACES		
	REQUIRED	PROVIDED	
	1018 X 140 = 78 SF	150 SF	
REQUIRED PARKING LOT TREES	1 TREE PER EVERY 18 SPACES		
	REQUIRED	PROVIDED (3')	
	10 SPACES/18 = 1 TREES	0 - VARIANCE REQUESTED	

CITY OF COLLEYVILLE LANDSCAPE REQUIREMENTS-SITE B			
REQUIRED SITE LANDSCAPING	20% OF TOTAL SITE TO BE LANDSCAPE AREA		
	REQUIRED	PROVIDED	
	22,737 SF X 20% = 4,547 SF	8,823 SF	
	- XXX SF CREDIT (R.O.W.)		
	- XXX SF CREDIT (SEASONAL COLOR)		
	- 330 SF CREDIT (ADDT. SHRUBS)		
	- XXX SF CREDIT (ADDT. ORNAMENTALS)		
	ADJUSTED TOTAL = 4,217 SF		
REQUIRED STREET YARD LANDSCAPING	50% OF REQUIRED LANDSCAPE AREA TO BE IN STREET YARD		
	REQUIRED	PROVIDED	
	4,217 X 50% = 2,109 SF	2,215 SF	
REQUIRED STREET FRONTAGE TREES	1 TREE REQUIRED PER EVERY 40 FT OF FRONTAGE		
	REQUIRED	PROVIDED	
	90 / 40' = 2 TREES	2 EXISTING TREES	
REQUIRED STREET FRONTAGE SHRUBS	1 SHRUB REQUIRED PER EVERY 5 FT OF FRONTAGE		
	REQUIRED	PROVIDED	
	90 / 5 = 18 SHRUBS	18 SHRUBS (5 Gallon)	
REQUIRED PARKING LOT LANDSCAPING	140 SF LANDSCAPE AREA REQUIRED PER EVERY 18 SPACES		
	REQUIRED	PROVIDED	
	2718 X 140 = 210 SF	480 SF	
REQUIRED PARKING LOT TREES	1 TREE PER EVERY 18 SPACES		
	REQUIRED	PROVIDED (3')	
	27 SPACES/18 = 2 TREES	2 TREES	



LANDSCAPE PLAN

Date: SEP 21, 2020
Drawn By: RKR
Checked By: GAC
Revisions:



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RYAN WAYNE SALVO
507 COLLEYVILLE BLVD
COLLEYVILLE, TEXAS 76034

Sheet No.

L-1

OF 4

Landscape Plan

Date SEP 21, 2020
 Drawn By RKR
 Checked By GAC
 Revisions



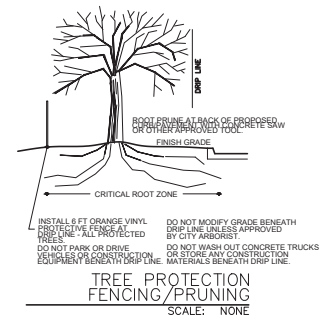
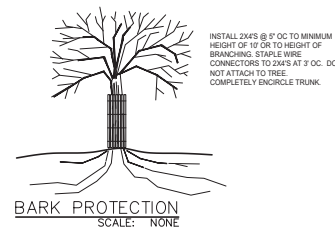
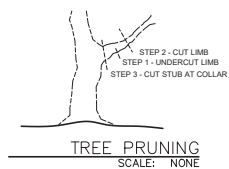
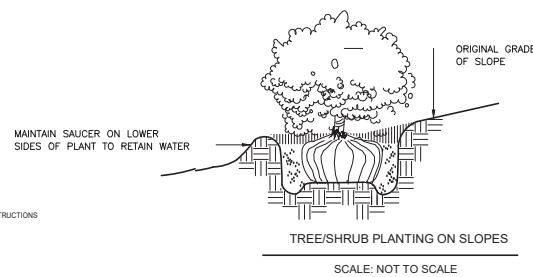
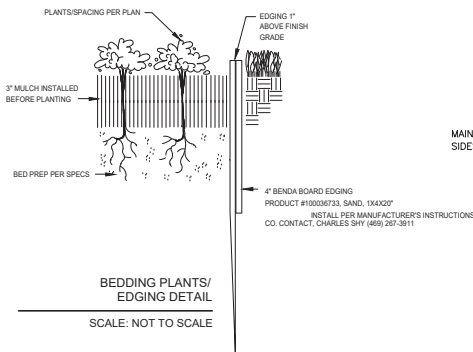
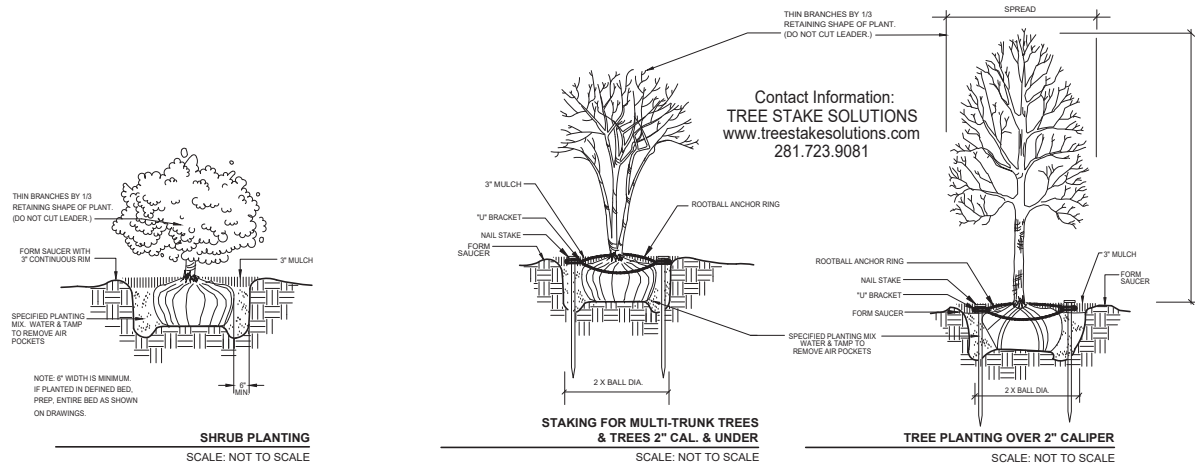
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RYAN WAYNE SALON
 507 COLLEVILLE BLVD
 COLLEVILLE, TEXAS 76034

Sheet No.

L-2

OF 4



PLANTING DETAILS

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PLANTING SPECS

Landscape Plan

SECTION 02800

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART I - GENERAL

1.01 DESCRIPTION

- Work includes turf establishment (sod, hydromulch, etc.) as described on drawings.
- Make required analysis and material tests for topsoil, fertilizers, and other materials of similar character per current methods of the Association of Official Agricultural Chemists, when required.
- Grass seed shall conform to tolerances for germination and purity per applicable standards of U.S. Department of Agriculture.
- The turf contractor shall have a stand of grass established prior to substantial completion of the project. If this is not possible due to time of year or schedule, he shall maintain and protect the seeded areas until the grass is established.

PART II - PRODUCTS

2.01 TOPSOIL MATERIAL

- Topsoil material (stockpiled, as specified in Specifications) has been saved for use in finish grading. After sifting out all plant growth, rubbish, and stones, use for areas designated to receive grass. If stockpiled topsoil is not sufficient quantity to complete work, furnish acceptable topsoil from another approved source to provide four inches (4") of topsoil for grass areas unless otherwise noted on drawings. Grass areas shall be defined as the graded areas disturbed during construction not to be paved or built upon.
- Acceptable topsoil material shall be defined as natural, fertile, agricultural soil, capable of sustaining vigorous plant growth, uniform composition throughout admixture of subsoil, free of stones, lumps, plants, and their roots, sticks, or other extraneous matter, do not deliver white in a frozen or muddy condition.
- Fertilizer

 - Provide a commercial balanced fertilizer delivered to the job in bags labeled with manufacturer's guaranteed analysis. Store in weatherproof storage, place in such a manner that its effectiveness will not be impaired.
 - Fertilizer shall be a grade containing the percentages of plant food elements by weight as specified elsewhere in these specifications.
 - Availability of various elements shall be per Standards of the Association of Official Agricultural Chemists.

2.03 GRASS SEED

- Grass seed shall be of the previous season's crop and the date of analysis shown on each bag shall be within nine (9) months of the time of delivery to the project. When requested by the Owner or Representative, the seeding contractor shall furnish a sample of seed from each bag for testing.
- The seed shall comply with all provisions of the U.S. Department of Agriculture as to labeling, purity, and germination.

2.04 MULCHING

- Dry straw or hay of good quality, free of seeds of competing plants and at such rate of 1 1/2 - 2 tons per acre or.
- Wood cellulose or cane fiber mulch at a rate of 1,000 pounds per acre when the slope is 3/4:1 and steeper or.
- A combination of good quality dry straw or hay free of seeds of competing plants at a rate of 2 1/2 tons per acre and wood cellulose or cane fiber mulch at a rate of 500 pounds per acre. This combination shall be used when the slope is flatter than 3/4:1 or.
- Seeds legumina seed bearing hay at a rate of 3 tons per acre. This mulch may be applied green or air dried, but must contain mature seed.
- Manufactured mulch materials, such as soil retention blankets, erosion control netting, or others that may be required on special areas of high water concentration or unstable soils. When these materials are used, follow the manufacturer's recommendations for installation.

2.05 HYDROMULCHING

Wood cellulose fiber or cane fiber mulch will be applied with hydraulic seeding and fertilizing equipment. All slurry ingredients shall be mixed to form a homogeneous slurry and spray applied within one hour after the mixture is made.

When wood cellulose or cane fiber mulch is used at the 500 pound per acre rate, straw or hay mulch with asphalt emulsion is applied over this to complete the mulch.

Wood cellulose or cane fiber mulch at the 1,000 pound per acre rate is used alone where other mulch material will not stick.

Wood cellulose or cane fiber mulch is self anchoring.

PART III - EXECUTION

3.01 RESPONSIBILITY

The site grading contractor will be responsible to stockpile acceptable topsoil in a sufficient quantity to provide four inches (4") minimum cover for all grass areas, including but not limited to all curved islands, and topsoil planting mounds/benches at the appropriate height and width as defined and shown on the landscaping and/or planting drawings. The topsoil and grass areas shall be further defined as any area disturbed during the grading and construction process.

The site grading contractor, shall be responsible to spread the topsoil within all perimeter graded areas and future building areas only.

The site grading contractor shall be responsible for backfilling of all curved islands and planting mounds/benches. They shall also be responsible for removal of all stones, roots, and raising of all topsoil areas that are to be seeded and/or planted. It will also be the site grading contractor's responsibility to provide fertilizer, grass seed, and any additional topsoil required and mulching.

3.02 GRASS SEEDING

- Remove stones, roots, rubbish and other deleterious materials from topsoiled areas that are to be seeded.
- Immediately prior to sowing seed, scarify ground as necessary; rake until surface is smooth and friable. Sow seed evenly, lightly wood rake into ground, then roll ground with suitable roller, water thoroughly with fine spray. During any weather, keep lawn watered with sprinklers or other approved methods. Re-seed any areas not doing well or damaged. At intervals as may be required according to seasonal conditions, mow and water grass and execute necessary weeding until acceptable and full stand of grass has been obtained.
- Provide permanent grass seeding for lawn areas so indicated. Seed in accordance with the following schedule (unless otherwise directed by Owner or Owner's Representative):
 - Sow areas ready for seeding between March 1 and October 1 with Hulled Common Bermuda at a rate of 85 pounds per acre.
 - Sow areas ready for seeding between October 1 and March 1 with Unhulled Common Bermuda at a rate of 90 pounds per acre, and Annual Rye Grass at the rate of 50 pounds per acre.
 - Apply fertilizer at a rate of 2025 pounds per 1,000 square feet.

3.03 WILD FLOWERS

- Areas indicated on plans to receive wild flower coverage shall be fine graded, fertilized, and prepared in a manner similar to traditional turf establishment.
- Area to be hydromulched with seed mix as follows:

Tickseed	10 pounds/acre
Cosmos	15 pounds/acre
On-Eyed Daisy	5 pounds/acre
Sold Oaks Grama	4 pounds/acre
Showy Primrose	0.5 pounds/acre
Plains Coreopsis	2 pounds/acre
Black Eyed Susan	2 pounds/acre
Indian Blanket	10 pounds/acre
Texas Bluebonnet	4 pounds/acre
Little Bluestem	4 pounds/acre

3.04 MULCH

- All areas to be seeded shall be mulched.
- Mulch materials shall be applied uniformly over the seeded area. Mulch shall be straw and shall be at the rate of 1 1/2 - 2 tons per acre
- Mulch shall be anchored with an emulsified asphalt binder at the rate of 10 gallons per 1,000 square feet.

3.05 PROTECTION

Provide, at no additional cost to Owner, fencing, railing, wire or other types of protection for topsoiled and seeded areas against trespassing and damage. If lawns are damaged prior to Final Acceptance, treat or replace them as directed. Remove protection when so directed.

3.06 MAINTENANCE

Provide maintenance from start of work until Final Acceptance. Maintenance includes watering of lawns, weeding, mowing, edging, repairs of wash-outs and gullies, repairs to protection, and other necessary work of maintenance. Maintain slopes against erosion.

3.07 REHYDROMULCHING

The Owner's representative will designate areas to be replanted. Areas on which a stand of growing grass is not present in a reasonable length of time, (Bermuda grass seed should be germinating in 6-8 days) shall be prepared, reseeded and remulched, as specified for original planting at no additional cost to Owner. A stand shall be defined as live plants from seed occurring at a rate of not less than 1,000 growing plants per square foot. Replanting required because of faulty operations or negligence on the part of the Contractor shall be performed without cost to Owner.

3.08 FINAL CLEAN-UP

- At time of final inspection of work, and before final acceptance, clean paved areas that are soiled or stained by operations of work of this section. Clean by sweeping or washing, and remove all defacements or stains.
- Remove construction equipment, excess material and tools. Cart away from site any debris resulting from work of this section and dispose of as directed.

END OF SECTION

SECTION 02922 SODDING

PART I - GENERAL

1.01 DESCRIPTION

- Work Included
 - Sod bed preparation
 - Fertilizing
 - Sodding
 - Miscellaneous management practices
- Related Work Specified Elsewhere
 - Finish Grading, Section 02800
 - Lawns and Grasses, Section 02930

1.02 REFERENCE STANDARDS

- Standardized Plant Names
 - American Joint Committee of Horticultural Nomenclature, Second Edition, 1942.
 - Texas Highway Department - Standard Specifications for Construction, Item 164, Seeding for Erosion Control.

1.03 SUBMITTALS

- Vendors Certification That Sod Meets Texas State Sod Law
- Include labeling and type.
- Include purity and type.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- Sod:
 - Previous season's crop with date of analysis on each bag.
 - Furnish and deliver each variety in separate bags or containers.
 - Sod to be cut no more than three days before delivery.
- Fertilizer:
 - Unopened bags labeled with the analysis.
 - Conform to Texas Fertilizer Law.

1.05 JOB CONDITIONS

- Planting Season:
 - Only during suitable weather and soil conditions.
 - As specifically authorized by the Owner's Representative.
- Schedule - Only after all other construction is complete.
- Protect and Maintain Sodded Areas
 - From traffic and all other use.
 - Until sodding is complete and accepted.

PART II - PRODUCTS

2.01 MATERIALS

- Sod:
 - Sod: As specified on drawings, weed, insect, and disease free having a minimum of 1 inch of topsoil attached to the roots and cut no more than three days prior to installation.
 - The sod shall be cut in strips of at least 10 sq. yd. and not more than 1 sq. yd. Sod shall be cut into strips not less than 12" in width or more than 9" in length. At the time of harvest, the top growth shall not exceed 7" in length.
 - All sod shall conform to the laws of the State and shall be obtained from sources meeting the approval of the Department of Agriculture, Division of Entomology.
- Fertilizer:
 - Uniform in composition, free flowing.
 - Suitable for application in approved equipment.
 - Analysis of 16-20-0, 16-8-8 or as directed.
- Water:
 - Free of oil, acid, alkali, salts or other substances harmful to growth of grasses.

PART III - EXECUTION

3.01 SOD BED PREPARATION

- Cultivate to a depth of four (4") inches by disking and tilling with a power tiller.
- Clear surfaces of all materials:
 - Stumps, stones, and other objects larger than one inch (1").
 - Roots, brush, wire, stakes, etc.
 - Any objects that may interfere with sodding or maintenance.
- Prepare sod bed:
 - Remove soil clods larger than one inch (1").
 - Grade areas to smooth, even surface, removing ridges and filling depressions. Final grade to be below finish grade of curbing and edging as shown on details. All grades shall meet approval of Owner's Representative before sodding.

3.02 SODDING

- Sodding:
 - Lightly water prepared grade, lay sod with staggered joints and with edges touching. Topdress with topsoil at edges if necessary to provide smooth surface. On slopes of 2 to 1 and greater, fasten sod in place with wood pegs (two each piece) or other approved method. Sod damaged by storage or during installation shall be rejected. Following setting, topdress, with screened, approved topsoil.
 - Water and fertilize at 5 lbs. per 1,000 sq. ft.
 - Sod shall not be placed during a drought, nor during periods when sod is not normally placed in the area, and shall not be placed on frozen ground. No dry or frozen sod is acceptable.
 - The contractor shall keep all sodded areas moist and growing until Final Acceptance. All areas shall be maintained in an acceptable condition until acceptance by Owner.
- Rolling:
 - After placing sod, roll with a hand roller, weighing not more than 100 lbs. per foot of width, in two directions.
 - Eliminate all air pockets; finished surface should be free of excessive undulations.

3.05 MAINTENANCE AND MANAGEMENT

- Includes protection, replanting, maintaining grades, repair of erosion damage. Also includes weekly mowing at 1 1/2" height until final acceptance.
- Resodding:
 - Resod damaged or unacceptable areas.
 - Ruts, ridges, and other surface irregularities shall be corrected.

END OF SECTION

Date SEP 21, 2020
Drawn By RKR
Checked By GAC
Revisions



THIS DOCUMENT IS THE PROPERTY OF RYAN WAYNE SALTON, LANDSCAPE ARCHITECT, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RYAN WAYNE SALTON, LANDSCAPE ARCHITECT, LLC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE LANDSCAPE ARCHITECTURE PROFESSION.

RYAN WAYNE SALTON
507 COLLEVILLE BLVD
COLLEVILLE, TEXAS 76034

Sheet No.

L-4

OF 4

TURF SPECS

Notification Map



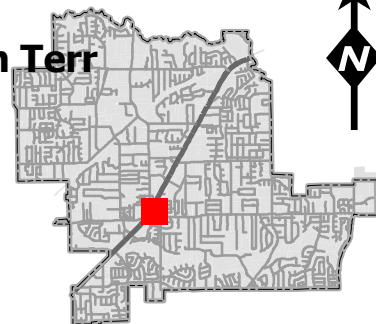
ZC20-032

5017 Colleyville Blvd and 5016 Thompson Terr

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
LAKE, WILLIAM D	6814 TULIP LN	DALLAS, TX	75230	53 PIAZZA LN # 111
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5100 COLLEYVILLE BLVD
DUCIC, KIMBERLY	37 PIAZZA LN	COLLEYVILLE, TX	76034	37 PIAZZA LN
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5109 THOMPSON TERR
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5113 THOMPSON TERR
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	5025 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4908 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	12 VILLAGE LN
O'BRIEN, PETE	609 CHEEK SPARGER RD STE 120	COLLEYVILLE, TX	76034	5004 THOMPSON TERR
COLLINS, JANET M	5013 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5013 OAK TIMBERS CT
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	17 MAIN ST
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
BREWER, SARA	5012 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5012 OAK TIMBERS CT
ANTHONY & VIVIAN MCNOSKY REVOC	5108 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5108 PLEASANT RUN RD
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
QUENICHET, JOHN WAYNE	5005 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5005 OAK TIMBERS CT
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX	76034	5150 COLLEYVILLE BLVD
GLADE RIVER III LLC	11511 ROSSER RD	DALLAS, TX	75229	1104 GLADE RD
Y2KITCHEN PROPERTIES LLC	4500 DARTMOORE LN	COLLEYVILLE, TX	76034	5003 COLLEYVILLE BLVD
RYAN WAYNE PROPERTIES LLC	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5016 THOMPSON TERR
FRUSHER, DONALD	35 PIAZZA LN # 38110	COLLEYVILLE, TX	76034	35 PIAZZA LN # 38 111
RAJU FAMILY TRUST	3816 APPLETON LN	FLOWER MOUND, TX	75022	5004 OAK TIMBERS CT
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	5101 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	41 PIAZZA LN
JPMORGAN CHASE BANK	PO BOX 2558	HOUSTON, TX	77252	5000 COLLEYVILLE BLVD
DUNN, REX A	312 MARSEILLE DR	HURST, TX	76054	5010 THOMPSON TERR
THOMPSON BENJAMIN ETUX YEE-PIN	1100 GLADE RD	COLLEYVILLE, TX	76034	1100 GLADE RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	13 MAIN ST
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5115 COLLEYVILLE BLVD
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5117 COLLEYVILLE BLVD
GULICK, CYLDE E	5100 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5100 OAK TIMBERS CT
MODERN HOLDINGS LLC	PO BOX 92083	SOUTHLAKE, TX	76092	5100 THOMPSON TERR
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX	76034	5017 THOMPSON TERR
COCANOUGH ASSET NO 3 LTD	6851 NE LOOP 820 STE 200	NORTH RICHLAND HILLS, TX	76180	5005 COLLEYVILLE BLVD
HANNA, MAGY H	5021 THOMPSON TERR	COLLEYVILLE, TX	76034	5021 THOMPSON TERR
Y2KITCHEN PROPERTIES LLC	5003 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	710 GLADE RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	47 VILLAGE LN
SWIGART, CAROL	5104 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5104 OAK TIMBERS CT
RYAN WAYNE PROPERTIES LLC	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5017 COLLEYVILLE BLVD
ACROPOLIS INC	15233 VENTURA BLVD SUITE 1160	SHERMAN OAKS, CA	91403	5001 THOMPSON TERR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	24 VILLAGE LN
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5113 THOMPSON TERR
TMI INTERNATIONAL LLC	5013 COLLEYVILLE BLVD SUITE 10	COLLEYVILLE, TX	76034	5013 COLLEYVILLE BLVD
DUNN, REX A	312 MARSEILLE DR	HURST, TX	76054	5008 THOMPSON TERR
DELGADO, MARK ETAL	5000 THOMPSON TERR	COLLEYVILLE, TX	76034	5000 THOMPSON TERR
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
JRSR PROPERTIES LLC	5303 COLLEYVILLE BLVD STE A	COLLEYVILLE, TX	76034	5121 THOMPSON TERR
OHTA, HIROYUKI	5101 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5101 OAK TIMBERS CT
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	13 MAIN ST
ACROPOLIS INC	15233 VENTURA BLVD SUITE 1160	SHERMAN OAKS, CA	91403	5005 THOMPSON TERR
2 SBC LLC	7506 MT VERNON DR	COLLEYVILLE, TX	76034	37 VILLAGE LN
NOBEL SOURCE COMPANY LLC	640 S HILL ST STE 341	LOS ANGELES, CA	90014	800 GLADE RD
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5104 THOMPSON TERR
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
CSSG HOLDINGS LLC	12409 DIDO VISTA CT	FORT WORTH, TX	76179	5009 THOMPSON TERR
SOMPHONPHAKDY, ANOULONE	5025 THOMPSON TERR	COLLEYVILLE, TX	76034	5025 THOMPSON TERR
HEA21 LLC	6406 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	28 VILLAGE LN
KING, DALE L	PO BOX 371	COLLEYVILLE, TX	76034	5000 OAK TIMBERS CT
LAKEWOOD ESTATES	213 MILL CROSSING WEST	COLLEYVILLE, TX	76034	COURTESY NOTICE
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
HULL, BRYAN	908 AUDELIA RD #365	RICHARDSON, TX	75081	APPLICANT

Public hearing notices were mailed on December 23, 2020



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, January 11, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, February 2, 2021 & Tuesday, February 16, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from CC-1 Village Retail zoning district and R-20 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district. The purpose is to change the zoning in order to combine both properties and completely redevelop the existing beauty salon, Ryan Wayne Salon.

Zoning Case: ZC20-032

Applicant: Bryan Hull

Owner: Ryan Wayne Properties

Location: 5017 Colleyville Boulevard and 5016 Thompson Terrace

Property Description: Lot 2A, 3A, and 12, Block 1, Thompson Terraces

Present Zoning: CC-1 Village Retail and R-20 Single Family Residential

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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.8361 ACRES BEING A PORTION OF LOTS 2A, 3A, AND 12, BLOCK 1, IN THE THOMPSON TERRACES, AND LOCATED AT 5017 COLLEYVILLE BOULEVARD AND 5016 THOMPSON TERRACE FROM THE CC-1 VILLAGE RETAIL DISTRICT AND R-20 SINGLE FAMILY RESIDENTIAL DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC20-032; 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 change in the zoning being a portion of on Lots 2A, 3A, and 12, Block 1, Thompson Terraces subdivision, being 0.8361 acres, from the CC-1 Village Retail and R-20 Single

Family Residential districts to PUD-C Planned Unit Development – Commercial district, 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. As depicted in the attached Exhibit “A”, Exhibit “B” Exhibit “C” , and Exhibit “D” .
- 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 19th day of January 2021.

The second reading and public hearing being conducted on the 2nd day of February 2021.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 2ND DAY OF FEBRUARY 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

The map displays the following zoning designations and parcel numbers:

- AG (Agricultural General):** Parcel 5108.
- PUD-C (Planned Urban Development - Community):**
 - Parcels 5150, 5101, 5000, 5003, 5004, 5005, 5006, 5007, 5008, 5009, 5010, 5011, 5012, 5013, 5014, 5015, 5016, 5017, 5018, 5019, 5020, 5021, 5022, 5023, 5024, 5025, 5026, 5027, 5028, 5029, 5030, 5031, 5032, 5033, 5034, 5035, 5036, 5037, 5038, 5039, 5040, 5041, 5042, 5043, 5044, 5045, 5046, 5047, 5048, 5049, 5050, 5051, 5052, 5053, 5054, 5055, 5056, 5057, 5058, 5059, 5060, 5061, 5062, 5063, 5064, 5065, 5066, 5067, 5068, 5069, 5070, 5071, 5072, 5073, 5074, 5075, 5076, 5077, 5078, 5079, 5080, 5081, 5082, 5083, 5084, 5085, 5086, 5087, 5088, 5089, 5090, 5091, 5092, 5093, 5094, 5095, 5096, 5097, 5098, 5099, 5100, 5101, 5102, 5103, 5104, 5105, 5106, 5107, 5108, 5109, 5110, 5111, 5112, 5113, 5114, 5115, 5116, 5117, 5118, 5119, 5120, 5121, 5122, 5123, 5124, 5125, 5126, 5127, 5128, 5129, 5130, 5131, 5132, 5133, 5134, 5135, 5136, 5137, 5138, 5139, 5140, 5141, 5142, 5143, 5144, 5145, 5146, 5147, 5148, 5149, 5150, 5151, 5152, 5153, 5154, 5155, 5156, 5157, 5158, 5159, 5160, 5161, 5162, 5163, 5164, 5165, 5166, 5167, 5168, 5169, 5170, 5171, 5172, 5173, 5174, 5175, 5176, 5177, 5178, 5179, 5180, 5181, 5182, 5183, 5184, 5185, 5186, 5187, 5188, 5189, 5190, 5191, 5192, 5193, 5194, 5195, 5196, 5197, 5198, 5199, 5200, 5201, 5202, 5203, 5204, 5205, 5206, 5207, 5208, 5209, 5210, 5211, 5212, 5213, 5214, 5215, 5216, 5217, 5218, 5219, 5220, 5221, 5222, 5223, 5224, 5225, 5226, 5227, 5228, 5229, 5230, 5231, 5232, 5233, 5234, 5235, 5236, 5237, 5238, 5239, 5240, 5241, 5242, 5243, 5244, 5245, 5246, 5247, 5248, 5249, 5250, 5251, 5252, 5253, 5254, 5255, 5256, 5257, 5258, 5259, 5260, 5261, 5262, 5263, 5264, 5265, 5266, 5267, 5268, 5269, 5270, 5271, 5272, 5273, 5274, 5275, 5276, 5277, 5278, 5279, 5280, 5281, 5282, 5283, 5284, 5285, 5286, 5287, 5288, 5289, 5290, 5291, 5292, 5293, 5294, 5295, 5296, 5297, 5298, 5299, 5300, 5301, 5302, 5303, 5304, 5305, 5306, 5307, 5308, 5309, 5310, 5311, 5312, 5313, 5314, 5315, 5316, 5317, 5318, 5319, 5320, 5321, 5322, 5323, 5324, 5325, 5326, 5327, 5328, 5329, 5330, 5331, 5332, 5333, 5334, 5335, 5336, 5337, 5338, 5339, 5340, 5341, 5342, 5343, 5344, 5345, 5346, 5347, 5348, 5349, 5350, 5351, 5352, 5353, 5354, 5355, 5356, 5357, 5358, 5359, 5360, 5361, 5362, 5363, 5364, 5365, 5366, 5367, 5368, 5369, 5370, 5371, 5372, 5373, 5374, 5375, 5376, 5377, 5378, 5379, 5380, 5381, 5382, 5383, 5384, 5385, 5386, 5387, 5388, 5389, 5390, 5391, 5392, 5393, 5394, 5395, 5396, 5397, 5398, 5399, 5400, 5401, 5402, 5403, 5404, 5405, 5406, 5407, 5408, 5409, 5410, 5411, 5412, 5413, 5414, 5415, 5416, 5417, 5418, 5419, 5420, 5421, 5422, 5423, 5424, 5425, 5426, 5427, 5428, 5429, 5430, 5431, 5432, 5433, 5434, 5435, 5436, 5437, 5438, 5439, 5440, 5441, 5442, 5443, 5444, 5445, 5446, 5447, 5448, 5449, 5450, 5451, 5452, 5453, 5454, 5455, 5456, 5457, 5458, 5459, 5460, 5461, 5462, 5463, 5464, 5465, 5466, 5467, 5468, 5469, 5470, 5471, 5472, 5473, 5474, 5475, 5476, 5477, 5478, 5479, 5480, 5481, 5482, 5483, 5484, 5485, 5486, 5487, 5488, 5489, 5490, 5491, 5492, 5493, 5494, 5495, 5496, 5497, 5498, 5499, 5500, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5514, 5515, 5516, 5517, 5518, 5519, 5520, 5521, 5522, 5523, 5524, 5525, 5526, 5527, 5528, 5529, 5530, 5531, 5532, 5533, 5534, 5535, 5536, 5537, 5538, 5539, 5540, 5541, 5542, 5543, 5544, 5545, 5546, 5547, 5548, 5549, 5550, 5551, 5552, 5553, 5554, 5555, 5556, 5557, 5558, 5559, 5560, 5561, 5562, 5563, 5564, 5565, 5566, 5567, 5568, 5569, 5570, 5571, 5572, 5573, 5574, 5575, 5576, 5577, 5578, 5579, 5580, 5581, 5582, 5583, 5584, 5585, 5586, 5587, 5588, 5589, 5590, 5591, 5592, 5593, 5594, 5595, 5596, 5597, 5598, 5599, 5600, 5601, 5602, 5603, 5604, 5605, 5606, 5607, 5608, 5609, 5610, 5611, 5612, 5613, 5614, 5615, 5616, 5617, 5618, 5619, 5620, 5621, 5622, 5623, 5624, 5625, 5626, 5627, 5628, 5629, 5630, 5631, 5632, 5633, 5634, 5635, 5636, 5637, 5638, 5639, 5640, 5641, 5642, 5643, 5644, 5645, 5646, 5647, 5648, 5649, 5650, 5

Exhibit "B" – Statement of Planning Objectives



12/8/2020

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

Regarding:

Ryan Wayne Salon
5017 Colleyville Blvd.
And 5016 Thompson Ave.
Colleyville, TX 76034

STATEMENT OF PLANNING OBJECTIVES

The objectives of the proposed zone change, replat and planned development applications for this project are:

1. To merge the two lots into one lot in order to accommodate expansion of the existing Ryan Wayne Salon and provide required parking. The TxDOT easement dedication on the Colleyville Boulevard frontage has eliminated required front yard area as well as required parking.
2. To change the zoning of the 5016 Thompson Avenue lot to the same commercial zoning as the existing Salon. This lot's existing zoning is already mapped to become this same matching zoning in the future. We are proposing PD zoning, with site plan approval.
3. To design the new larger lot into a planned development (PD), or other compatible zoning that meets the needs of the cohesive development as City Staff may direct. This will allow us to expand the square footage of the existing Salon, replace the lost parking spaces due to the TxDOT easement dedication as well as allow us to develop an exciting front elevation and landscape features to the Colleyville Boulevard street face.

It is also our desire to apply for City of Colleyville funding for redevelopment and / or Economic Development assistance for the enhancement of the Colleyville Boulevard street face.

Thank you for your consideration.

Exhibit "C" –Site Plan and Building Elevations



J&M ENGINEERING, LLC
10000 W. 10TH STREET, SUITE 100
COLLEVILLE, TEXAS 76034
TEL: 817.444.4444
WWW.J&MENGINEERING.COM



J. M. McCall
Professional Engineer
No. 12345
State of Texas

SALON / RETAIL
5017 COLLEVILLE
COLLEVILLE, TEXAS 76034

DRAWN BY: []
CHECKED BY: []
DATE: 10/1/20
REVISIONS: []

SHEET TITLE: SITE PLAN
SHEET NO.: C1.0

GENERAL NOTES

1. THE LOCATION OF ALL UNDERGROUND UTILITIES AS INDICATED ON THE EXISTING SITE PLAN IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. NO GUARANTEE IS MADE FOR THE ACCURACY OF THESE UTILITIES. THE ENGINEER HAS NOT EXCAVATED TO VERIFY THE LOCATION OF THESE UTILITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS WITH THE UTILITY COMPANIES TO LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

3. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO CONSTRUCTION.

4. NOTIFY THE ENGINEER OF ANY UNDERGROUND UTILITIES THAT ARE NOT SHOWN ON THE EXISTING SITE PLAN PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

5. ANY EXISTING UTILITY INTERFERENCES WITH THE PROPOSED CONSTRUCTION SHALL BE REMOVED OR PROTECTED PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

6. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO CONSTRUCTION.

7. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO CONSTRUCTION.

8. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO CONSTRUCTION.

9. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO CONSTRUCTION.

10. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO CONSTRUCTION.

NOTES BY SYMBOL

☐ PROVIDE 1-HOUR ACCESSIBLE PARKING WITH SIGN & WHEEL STOP

☐ ASPHALT

☐ PEDESTRIAN WALKWAY - REFER TO STRUCTURAL PLAN

☐ EXISTING BUILDING TO BE REMAIN

☐ CONNECT TO EX. PARAPET AT 1" DIAM. BAR @ EVERY 12"

☐ EXISTING ONE-STORY BUILDING TO BE ADDED

☐ EXISTING 12" CURB TO BE EXTENDED 1/4" @ 80' 00"

☐ CONCRETE WHEEL STOP

☐ 8" REBAR

LEGEND

1. CONCRETE PARAPET WITH #1 REBAR 12" ON CENTER

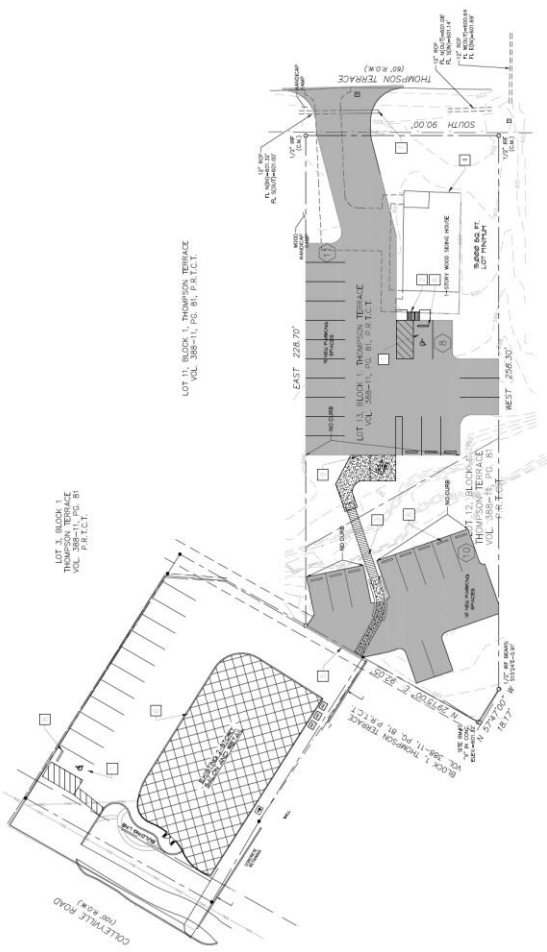
2. EXISTING BUILDING TO BE REMAIN

3. EXISTING ONE-STORY BUILDING TO BE ADDED

4. EXISTING 12" CURB TO BE EXTENDED 1/4" @ 80' 00"

5. CONCRETE WHEEL STOP

6. 8" REBAR



CAUTION !!!

THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO CONSTRUCTION.

THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO CONSTRUCTION.

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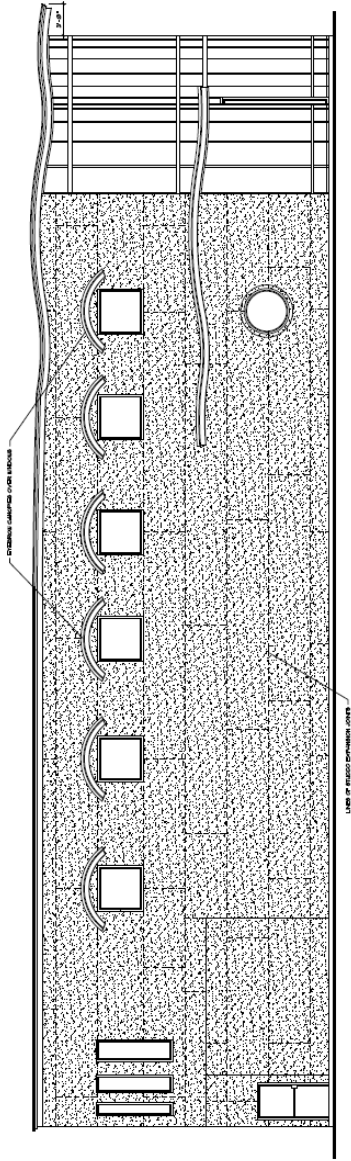
THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO CONSTRUCTION.

PARKING TABLE		
PROPOSED USE	PARKING REQ'D	PARKING PROVIDED
SALON (6,000 SF)	30	30
ACCESSIBLE PARKING	(2)	(2)
TOTAL	30 (2 REQ'D)	30 (2 REQ'D)

1. **Identify the components of the diagram:**
 - **Input:** A box labeled "Input" with a value of 10.
 - **Process:** A box labeled "Process" with a value of 20.
 - **Output:** A box labeled "Output" with a value of 30.
 - **Flow:** Arrows indicate the flow from Input to Process to Output.

1. **Identify the subject**
 2. **Identify the verb**
 3. **Identify the object**
 4. **Identify the complement**
 5. **Identify the modifier**
 6. **Identify the adverb**
 7. **Identify the adjective**
 8. **Identify the preposition**
 9. **Identify the conjunction**
 10. **Identify the interjection**

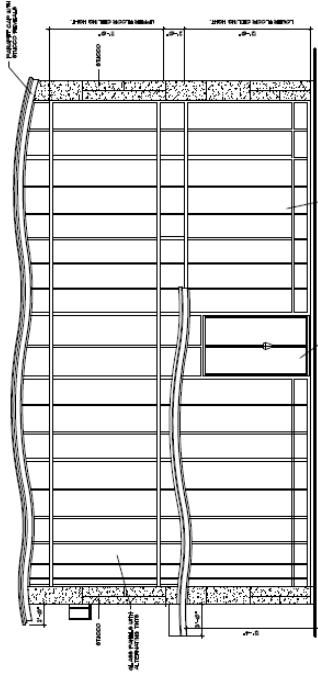
NO.	DESCRIPTION	DATE



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

ADDITION, REPLAT AND ZONE CHANGE
RYAN WAYNE SALON
807 COLLETT BLVD COLLETTVILLE, TN 38016

DATE	03/20/2023
DRAWN BY	RYAN WAYNE
CHECKED BY	RYAN WAYNE
SCALE	1/4"=1'-0"
PROJECT	RYAN WAYNE SALON
SHEET	A-4



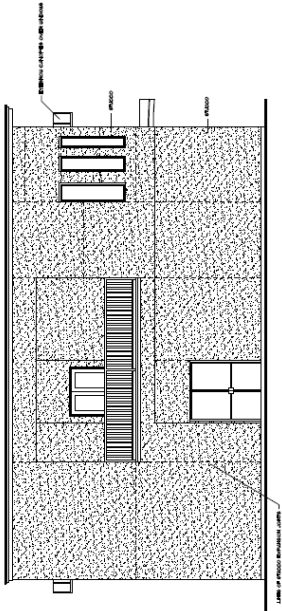
FRONT ELEVATION
SCALE 1/4"=1'-0"

ADDITION, REPLAT AND ZONE CHANGE
 RYAN WAYNE SALON
 800 COLLETTA BLVD. COLLETTA, IL 60118

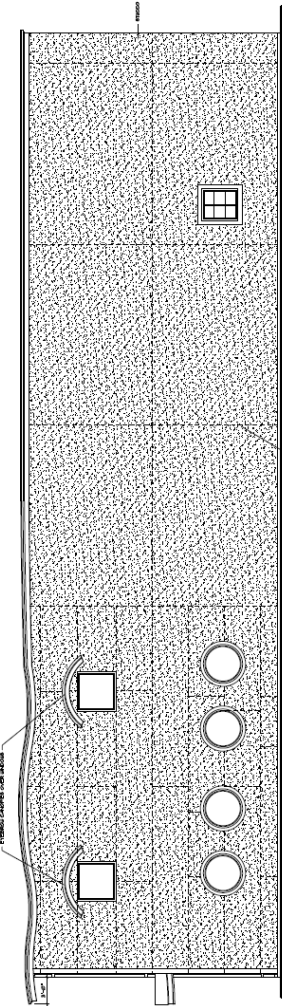
PROJECT NO. 15-001
 DATE 01/15/2015
 DRAWN BY J. BROWN
 CHECKED BY J. BROWN
 SCALE 1/8"=1'-0"

A-5
 1/8"=1'-0"

1/8"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

ADDITION, REPLAT AND ZONE CHANGE
 RYAN WAYNE SALON
 800 COLLETTA BLVD. COLLETTA, IL 60118

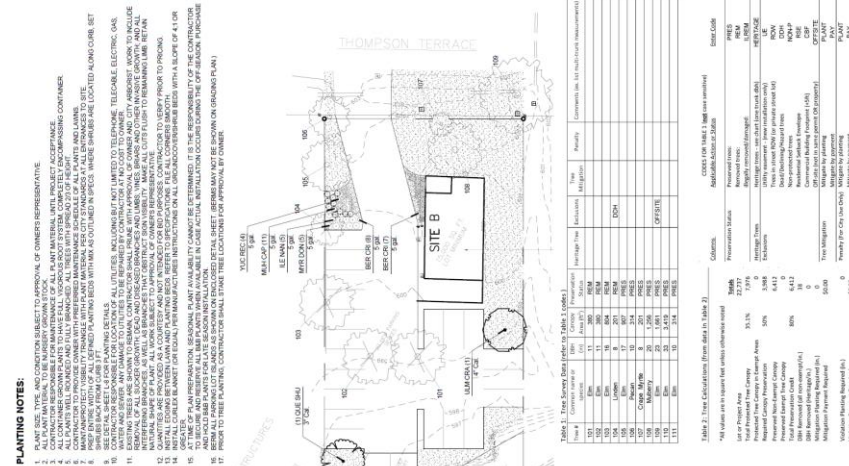
PROJECT NO. 15-001
 DATE 01/15/2015
 DRAWN BY J. BROWN
 CHECKED BY J. BROWN
 SCALE 1/8"=1'-0"

ADDITION, REPLAT AND ZONE CHANGE
 RYAN WAYNE SALON
 800 COLLETTA BLVD. COLLETTA, IL 60118

PROJECT NO. 15-001
 DATE 01/15/2015
 DRAWN BY J. BROWN
 CHECKED BY J. BROWN
 SCALE 1/8"=1'-0"



Exhibit “D” - Landscape Plan

[illegible][illegible][illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3c	Agenda Date 1/11/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Preliminary/Final Plat for Lots 1-12 and Lots A & B, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, located at 6480 Pool Road, Case PC20-013

Explanation

Samantha Renz, the applicant, has submitted a request for a Preliminary/Final Plat for Lots 1-12 and Lots A&B (open space), Block 1, Eastpoint Terrace, being Lot 1, Miles Addition, being approximately 8.094 acres, and zoned R-20 Single Family Residential district. The purpose is to subdivide the property into 12 single-family residential lots and two (2) open space lots.

Existing Conditions/Background: The subject property, 6480 Pool Road, resides on the west side of Pool Road north of Independence Road and has R-20 zoning.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-20 zoning regulations require the following standards:

Minimum Lot Size	20,000 sf.	+/- 21,700 sf.
Minimum Lot Width	100 feet	+/- 100 feet
Minimum Lot Depth	125 feet	+/- 217 feet
Front Building Line	30 feet	
Side Building Line	10 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	30%	
Max. Impervious Coverage	60%	

As submitted, the proposed plat meets the requirements of the R-20 zoning as described in the Land Development Code.

Surrounding Development: The surrounding area consists of properties zoned R-20 Single Family Residential district to the south and west and are improved with single-family residential homes. The properties to the north have R-20 Single Family Residential district zoning and AG Agricultural zoning and are improved with single-family residential homes and the Glenhope Elementary school. The properties to the east across Pool Road are located in the City of Grapevine.

Analysis: In October 2017, a preliminary/final plat was approved, but has since expired. Per Chapter 8 of the Colleyville Land Development Code:

Approval of a Preliminary Plat shall expire after twelve (12) months from the date of approval, unless a Final Plat is submitted for all or part of the area that has received Preliminary Plat approval. The approving body may approve a time extension upon written request from the developer or may waive the twelve month termination period when the Final Plat is determined to be consistent with the approved Preliminary Plat and no additional standards have been adopted by the City.

A complete analysis has not been conducted due to the DRC comments listed below.

Plat Status: The property is currently platted as Lot 1 of the Miles Addition.

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

Planning and Zoning Comments

1. Include a City Council approval block.
2. Provide the distance from the centerline of Pool Road.
3. Add the total project lot area in square feet.

Engineering Comments

1. Due to drainage and other considerations the plat needs 7.5' DUE on the side property line on each side at a minimum. If possible it is preferred whatever the Building Side set back is, which is 10 feet for the R-20 zoning.
2. Double frontage lots require a plat note. Since the plat note can't cover the adjoining subdivision where the double frontage is occurring, this layout – although most likely unavoidable – isn't ideal.
3. Since the Construction plans (like the plat) were submitted more than 2 years ago, they will have to be updated, resubmitted, reviewed and approved. As an example, the 6" sanitary sewer that would have been allowed in 2018 would not meet current Public Works requirements.

4. An ACOE 404 permit needs to be revived as meeting current standards.

Urban Forestry Comments

A tree survey and Urban Forestry Plan are required to be submitted. I have attached the plan approved for the previous expired Preliminary Plat as a reference, but the section of the Land Development Code dealing with tree preservation was revised in early 2019 and so this project will need to show to meet those new rules. I will provide a copy of the updated chapter as well as the submittal/plan outline of what is required. Major changes include: only heritage trees require mitigation; mitigation methodology is changed; tree preservation review for subdivision construction is different and separated from review of each home building permit; Subdivision initial

development and grading must preserve 50% existing protected tree canopy; definitions for protected trees and heritage trees has changed.

If the new rules are not met you would need to rethink the grading or apply for an appeal case. The appeal cases for Urban Forestry now only go to City Council and not Planning & Zoning.

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 denial of the replat per the outstanding DRC comments.

Recommendation

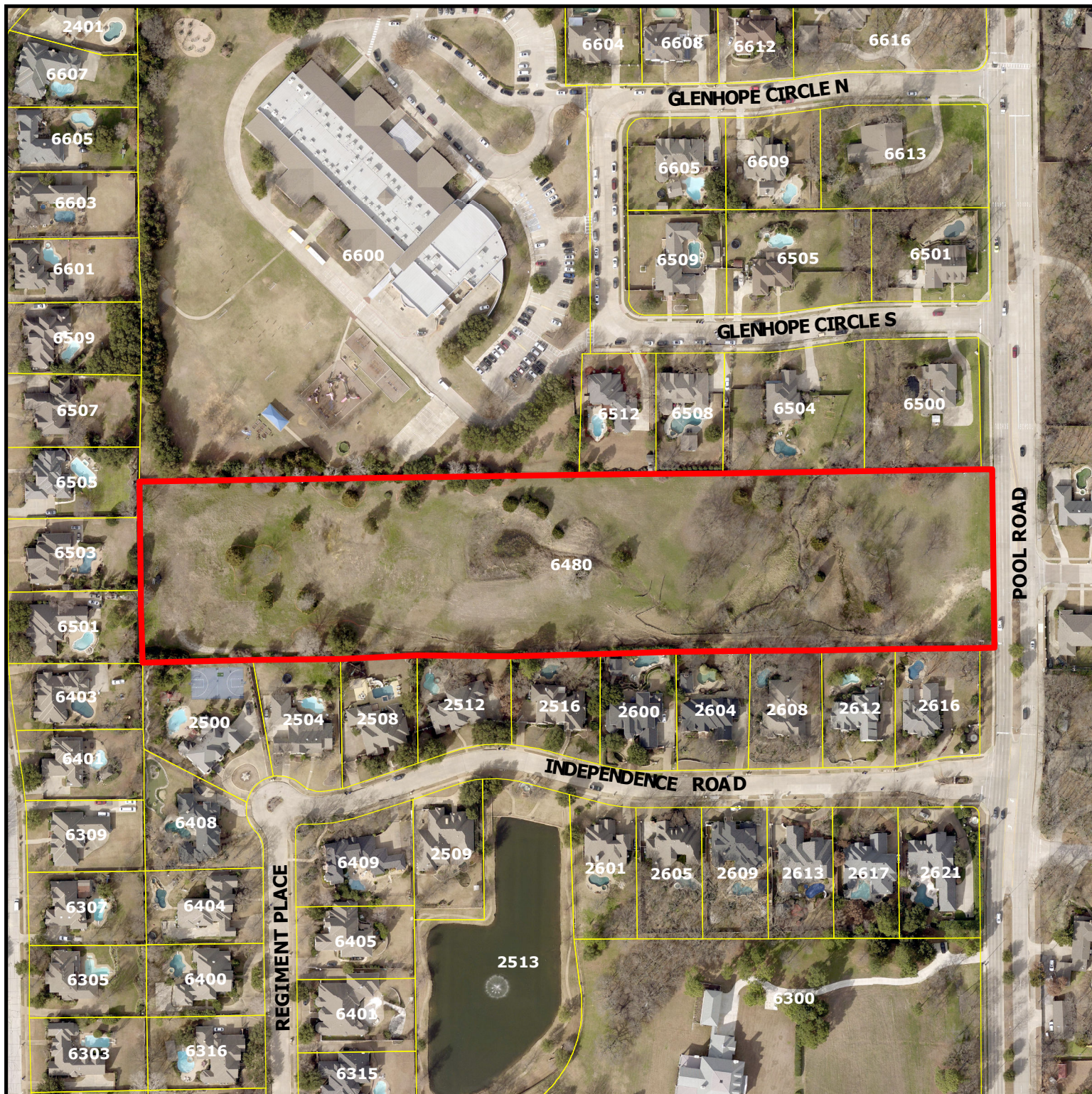
Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibits
5. Previously Approved Plat Exhibits
6. Notification Map
7. Notification List

8. Property Owner Notification Letter
9. Draft Resolution

Aerial Map



PC20-013

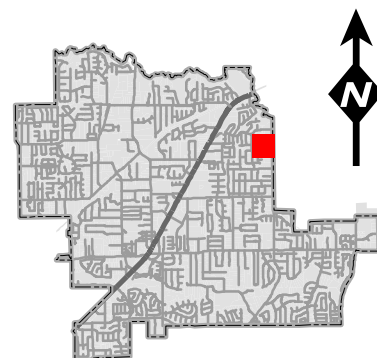
6480 Pool Road

DISCLAIMER:

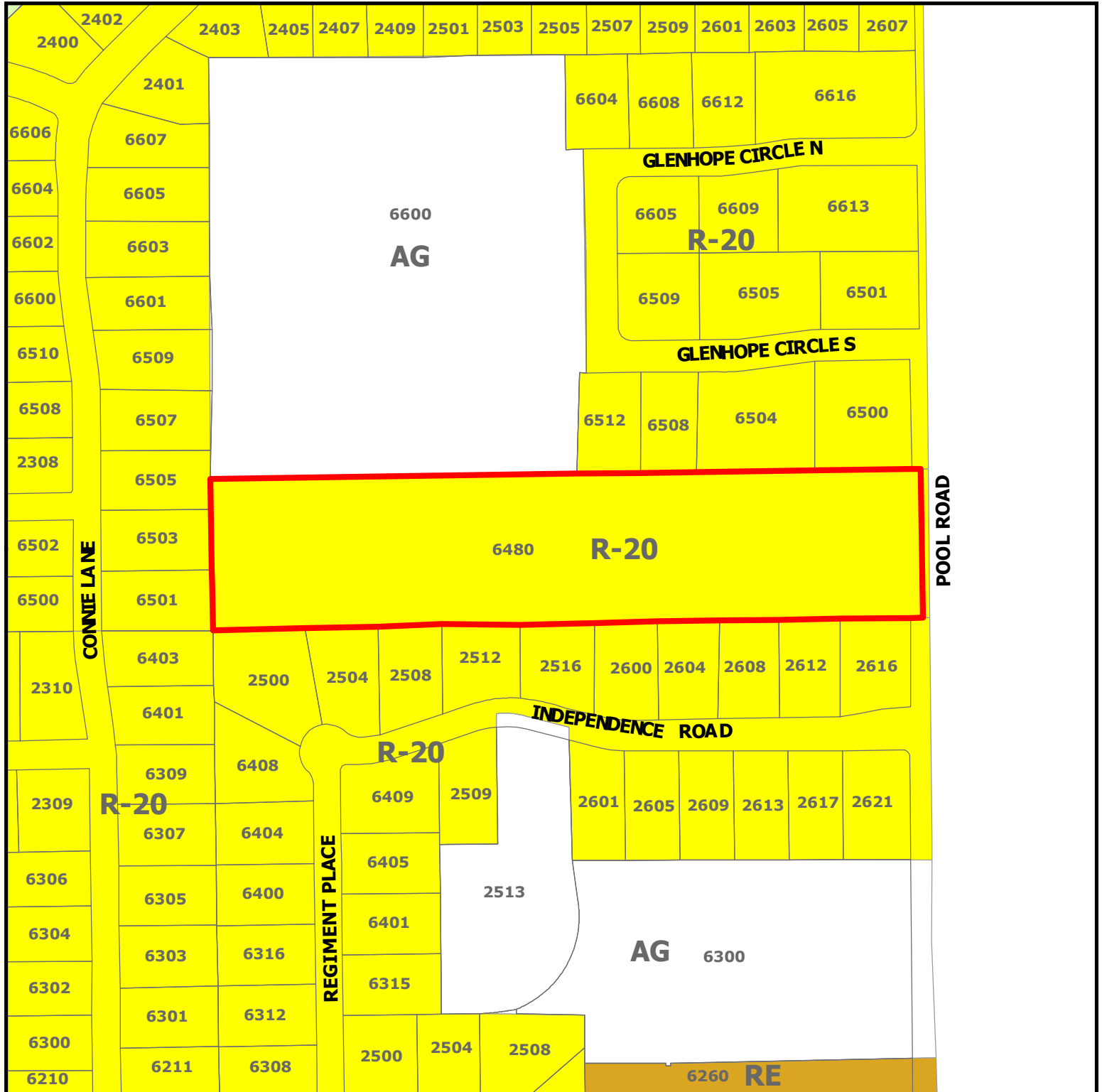
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



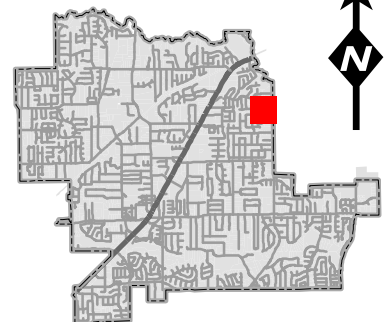
Subject Property



Zoning Map



PC20-013
6480 Pool Road



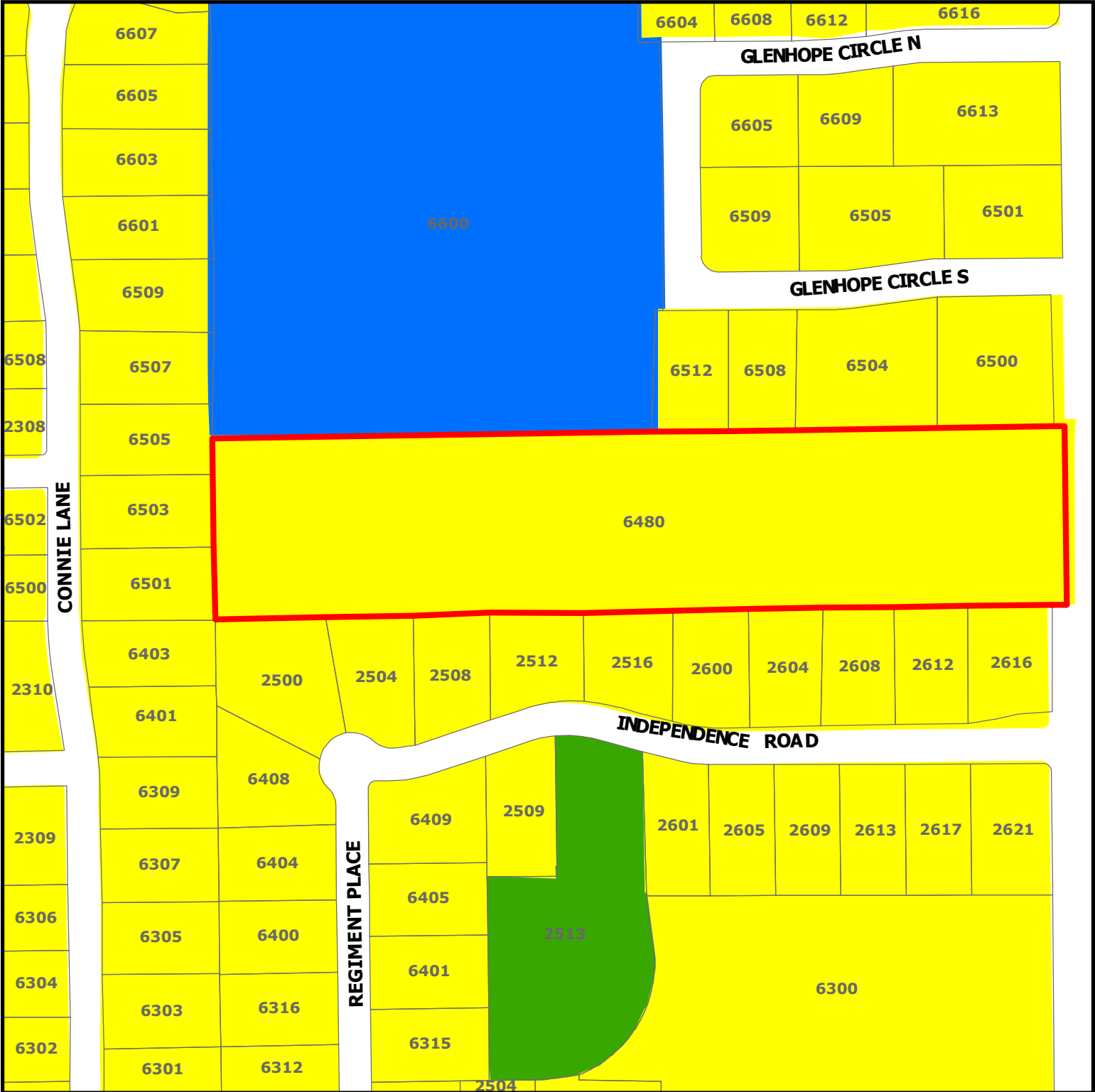
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Subject Property

Future Land Use Map

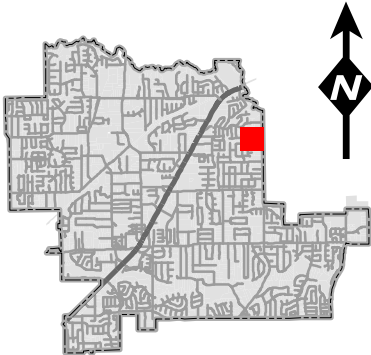


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PC20-013

6480 Pool Road

-  Subject Property
-  Residential
-  Institutional
-  Open Space; Parks



Plat Exhibit

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS,

THAT G & G DEVELOPMENT PARTNERSHIP, LTD. ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 THROUGH 12, AN OPEN SPACE LOT 'A' AND COMMON AREA LOT 'B', BLOCK 1, EASTPOINTE TERRACE, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE, THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

WITNESS OUR HANDS THIS THE ____ DAY OF _____, 2020.

OWNER'S AGENT

TITLE

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED G & G DEVELOPMENT PARTNERSHIP, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
2. THE SUBJECT PROPERTY IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48439 C 0095 K, DATED SEPTEMBER 25, 2009.
3. ALL PROPERTY CORNERS SHOWN HEREON AS BEING "SET" ARE 5/8-INCH IRON RODS WITH BLUE PLASTIC CAPS STAMPED "PIONEER MAPPING" UNLESS OTHERWISE NOTED.
4. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT CITY REGARDING ANY APPLICABLE FEES DUE.
6. THE HOME OWNERS ASSOCIATION (H.O.A.) WILL BE RESPONSIBLE FOR ALL MAINTENANCE AND LANDSCAPING WITHIN THE LOT DESIGNATED AS OPEN SPACE LOT 'A'. THE HOME OWNER'S ASSOCIATION SHALL KEEP THIS AREA MOWED, CLEAN, AND FREE OF DEBRIS, SILT, OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS.
7. LANDSCAPING WITHIN THE OPEN SPACE LOT IS LIMITED TO SOO WITHIN THE 10' UTILITY EASEMENT.
8. THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. THE 0.0676 AC. PORTION SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF COLLEYVILLE, TEXAS.
10. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE, AS AMENDED.
11. THE PURPOSE OF THIS PLAT IS TO CREATE A 12 LOT DEVELOPMENT FROM AN EXISTING 8.162 ACRE TRACT OF LAND.
12. ALL EXISTING STRUCTURES ARE TO BE REMOVED.

0' 100' 200' 300'

LEGEND

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
UE	UTILITY EASEMENT
D&UE	DRAINAGE AND UE
BSL	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
()	DENOTES RECORD DATA

OWNER:
G & G DEVELOPMENT PARTNERSHIP, LTD
8200 BOAT CLUB RD, SUITE 100
FORT WORTH, TEXAS 76179

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

DRAINAGE EASEMENT

NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AN THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

PROPERTY DESCRIPTION

BEING A 8.094 ACRE TRACT OF LAND, BEING LOTS 1 THROUGH 12, AN OPEN SPACE LOT 'A' AND COMMON AREA LOT 'B', IN BLOCK 1, EASTPOINTE TERRACE, BEING A REPLAT OF LOT 1, MILES ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169, PAGE 93, PLAT RECORDS OF TARRANT COUNTY, TEXAS, (P.R.T.C.T.), R. CHOWNING SURVEY A-294 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, IN THE NORTH LINE OF SAID EASTPOINTE TERRACE, SAME BEING THE SOUTHEAST CORNER OF LOT 4, BLOCK 3, GLENHOPE, AS RECORDED IN CABINET A, SLIDE 3022, P.R.T.C.T.;

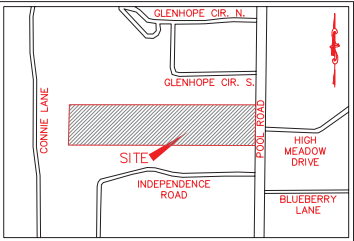
THENCE, WITH THE NORTH LINE OF SAID EASTPOINTE TERRACE, N 89°01'19" E, A DISTANCE OF 2.51 FEET, TO THE NORTHEAST CORNER OF SAID EASTPOINTE TERRACE, IN THE WEST LINE OF POOL ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, (R.O.W.);

THENCE, WITH THE WEST LINE OF SAID POOL ROAD, AND WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH THE NORTH LINE OF BLOCK 1, HERITAGE COLONY, AS RECORDED IN CABINET A, SLIDE 2403, P.R.T.C.T., AND WITH THE NORTH LINE OF LOT 9, BLOCK 25, HIGHLAND MEADOWS, PHASE IV, AS RECORDED IN CABINET A, SLIDE 442, P.R.T.C.T., CONSECUTIVELY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 00°40'09" E, A DISTANCE OF 272.40 FEET;
2. S 88°54'41" W, A DISTANCE OF 1289.09 FEET, TO A CAPPED IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID EASTPOINTE TERRACE, AT THE SOUTHEAST CORNER OF LOT 22, BLOCK 2, ROSS DOWN ESTATES, AS RECORDED IN CABINET A, SLIDE 675, P.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH SAID BLOCK 2, ROSS DOWN ESTATES, N 00°25'07" W, A DISTANCE OF 274.89 FEET, TO THE NORTHWEST CORNER OF SAID EASTPOINTE TERRACE, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ELEMENTARY SCHOOL ADDITION NO. 1, AS RECORDED IN CABINET A, SLIDE 2336, P.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH SAID ELEMENTARY SCHOOL ADDITION NO. 1, AND WITH SAID BLOCK 3, GLENHOPE, N 89°01'19" E, A DISTANCE OF 1283.36 FEET, TO THE POINT OF BEGINNING AND CONTAINING 8.094 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON NOVEMBER 19, 2020.



VICINITY MAP
NOT TO SCALE

ENGINEER
EVOLVING TEXAS
420 THROCKMORTON, SUITE 930
FORT WORTH, TEXAS 76102
(817) 529-2700

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES, MADE A PART THEREOF, FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KEENE, TEXAS.



PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916

Scale: 1"=100'	Date: 11/21/20	DWG: 20201075--PREL PLAT
Drawn: OF	Checked: SJH	Job: 2020-1075

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEYVILLE, TEXAS, VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 20____, TO APPROVE THIS PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT
EASTPOINTE TERRACE
LOTS 1 THROUGH 12, OPEN SPACE LOT 'A', AND
COMMON AREA LOT 'B', BLOCK 1
BEING A REPLAT OF LOT 1, MILES ADDITION, AN ADDITION
TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169,
PAGE 93, PLAT RECORDS OF TARRANT COUNTY, TEXAS R. CHOWNING
SURVEY A-294 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Plat Exhibit

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS,

THAT G & G DEVELOPMENT PARTNERSHIP, LTD., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 THROUGH 12, AN OPEN SPACE LOT 'A' AND COMMON AREA LOT 'B', BLOCK 1, EASTPOINTE TERRACE, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

WITNESS OUR HANDS THIS THE ____ DAY OF _____, 2020.

OWNER'S AGENT

TITLE

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED G & G DEVELOPMENT PARTNERSHIP, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
2. THE SUBJECT PROPERTY IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48439 C 0095 K, DATED SEPTEMBER 25, 2009.
3. ALL PROPERTY CORNERS SHOWN HEREON AS BEING "SET" ARE 5/8-INCH IRON RODS WITH BLUE PLASTIC CAPS STAMPED "PIONEER MAPPING" UNLESS OTHERWISE NOTED.
4. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT CITY REGARDING ANY APPLICABLE FEES DUE.
6. THE HOME OWNERS ASSOCIATION (H.O.A.) WILL BE RESPONSIBLE FOR ALL MAINTENANCE AND LANDSCAPING WITHIN THE LOT DESIGNATED AS OPEN SPACE LOT 'A'. THE HOME OWNERS ASSOCIATION SHALL KEEP THIS AREA MOWED, CLEAN, AND FREE OF DEBRIS, SILT, OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS.
7. LANDSCAPING WITHIN THE OPEN SPACE LOT IS LIMITED TO SOD WITHIN THE 10' UTILITY EASEMENT.
8. THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. THE 0.0676 AC. PORTION SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF COLLEYVILLE, TEXAS.
10. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE, AS AMENDED.
11. THE PURPOSE OF THIS PLAT IS TO CREATE A 12 LOT DEVELOPMENT FROM AN EXISTING 8.162 ACRE TRACT OF LAND.
12. ALL EXISTING STRUCTURES ARE TO BE REMOVED.

0' 100' 200' 300'

LEGEND

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
UE	UTILITY EASEMENT
D&UE	DRAINAGE AND UE
BSL	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
()	DENOTES RECORD DATA

OWNER:
G & G DEVELOPMENT PARTNERSHIP, LTD
8200 BOAT CLUB RD, SUITE 100
FORT WORTH, TEXAS 76179

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

DRAINAGE EASEMENT

NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AN THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

PROPERTY DESCRIPTION

BEING A 8.094 ACRE TRACT OF LAND, BEING LOTS 1 THROUGH 12, AN OPEN SPACE LOT 'A' AND COMMON AREA LOT 'B', IN BLOCK 1, EASTPOINTE TERRACE, BEING A REPLAT OF LOT 1, MILES ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169, PAGE 93, PLAT RECORDS OF TARRANT COUNTY, TEXAS, (P.R.T.C.T.), R. CHOWNING SURVEY A-294 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, IN THE NORTH LINE OF SAID EASTPOINTE TERRACE, SAME BEING THE SOUTHEAST CORNER OF LOT 4, BLOCK 3, GLENHOPE, AS RECORDED IN CABINET A, SLIDE 3022, P.R.T.C.T.;

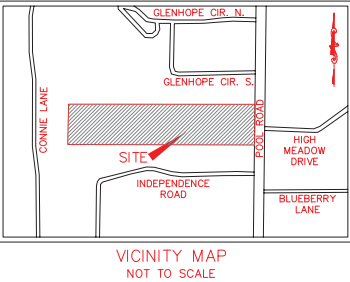
THENCE, WITH THE NORTH LINE OF SAID EASTPOINTE TERRACE, N 89°01'19" E, A DISTANCE OF 2.51 FEET, TO THE NORTHEAST CORNER OF SAID EASTPOINTE TERRACE, IN THE WEST LINE OF POOL ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, (R.O.W.);

THENCE, WITH THE WEST LINE OF SAID POOL ROAD, AND WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH THE NORTH LINE OF BLOCK 1, HERITAGE COLONY, AS RECORDED IN CABINET A, SLIDE 2403, P.R.T.C.T., AND WITH THE NORTH LINE OF LOT 9, BLOCK 25, HIGHLAND MEADOWS, PHASE IV, AS RECORDED IN CABINET A, SLIDE 442, P.R.T.C.T., CONSECUTIVELY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 00°40'09" E, A DISTANCE OF 272.40 FEET;
2. S 88°54'41" W, A DISTANCE OF 1289.09 FEET, TO A CAPPED IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID EASTPOINTE TERRACE, AT THE SOUTHEAST CORNER OF LOT 22, BLOCK 2, ROSS DOWN ESTATES, AS RECORDED IN CABINET A, SLIDE 675, P.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH SAID BLOCK 2, ROSS DOWN ESTATES, N 00°25'07" W, A DISTANCE OF 274.89 FEET, TO THE NORTHWEST CORNER OF SAID EASTPOINTE TERRACE, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ELEMENTARY SCHOOL ADDITION NO. 1, AS RECORDED IN CABINET A, SLIDE 2356, P.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH SAID ELEMENTARY SCHOOL ADDITION NO. 1, AND WITH SAID BLOCK 3, GLENHOPE, N 89°01'19" E, A DISTANCE OF 1285.36 FEET, TO THE POINT OF BEGINNING AND CONTAINING 8.094 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON NOVEMBER 19, 2020.



ENGINEER
EVOLVING TEXAS
420 THROCKMORTON, SUITE 930
FORT WORTH, TEXAS 76102
(817) 529-2700

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES, MADE A PART THEREOF, FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KEENE, TEXAS.

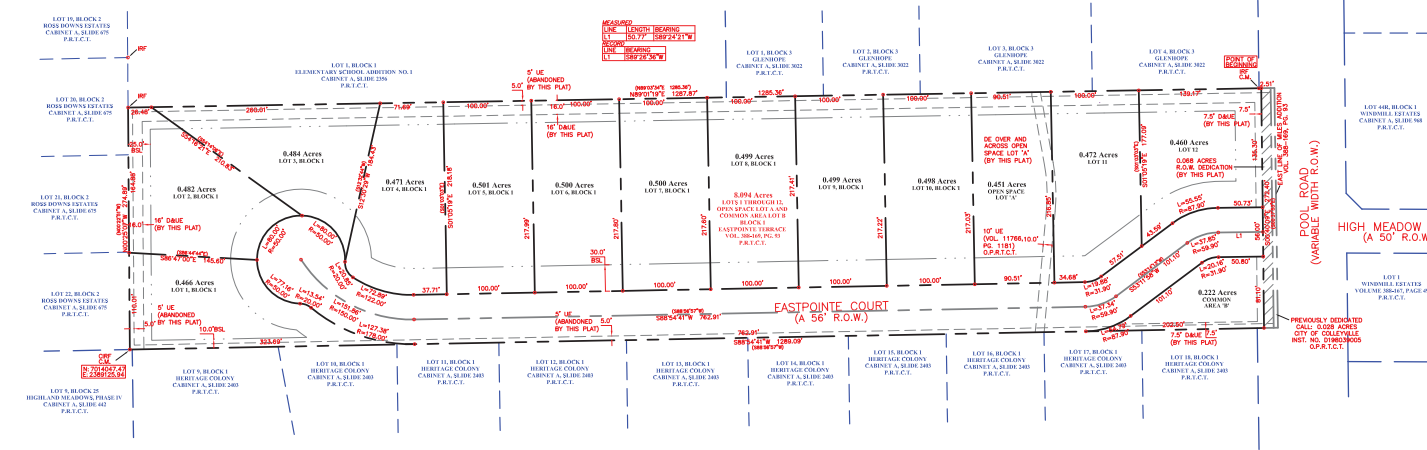


PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916

Scale: 1"=100'	Date: 11/21/20	DWG: 20201075-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2020-1075



FINAL PLAT
EASTPOINTE TERRACE
LOTS 1 THROUGH 12, OPEN SPACE LOT 'A', AND
COMMON AREA LOT 'B', BLOCK 1
BEING A REPLAT OF LOT 1, BLOCK 1, MILES ADDITION, AN ADDITION
TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169,
PAGE 93, PLAT RECORDS OF TARRANT COUNTY, TEXAS R. CHOWNING
SURVEY A-294 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

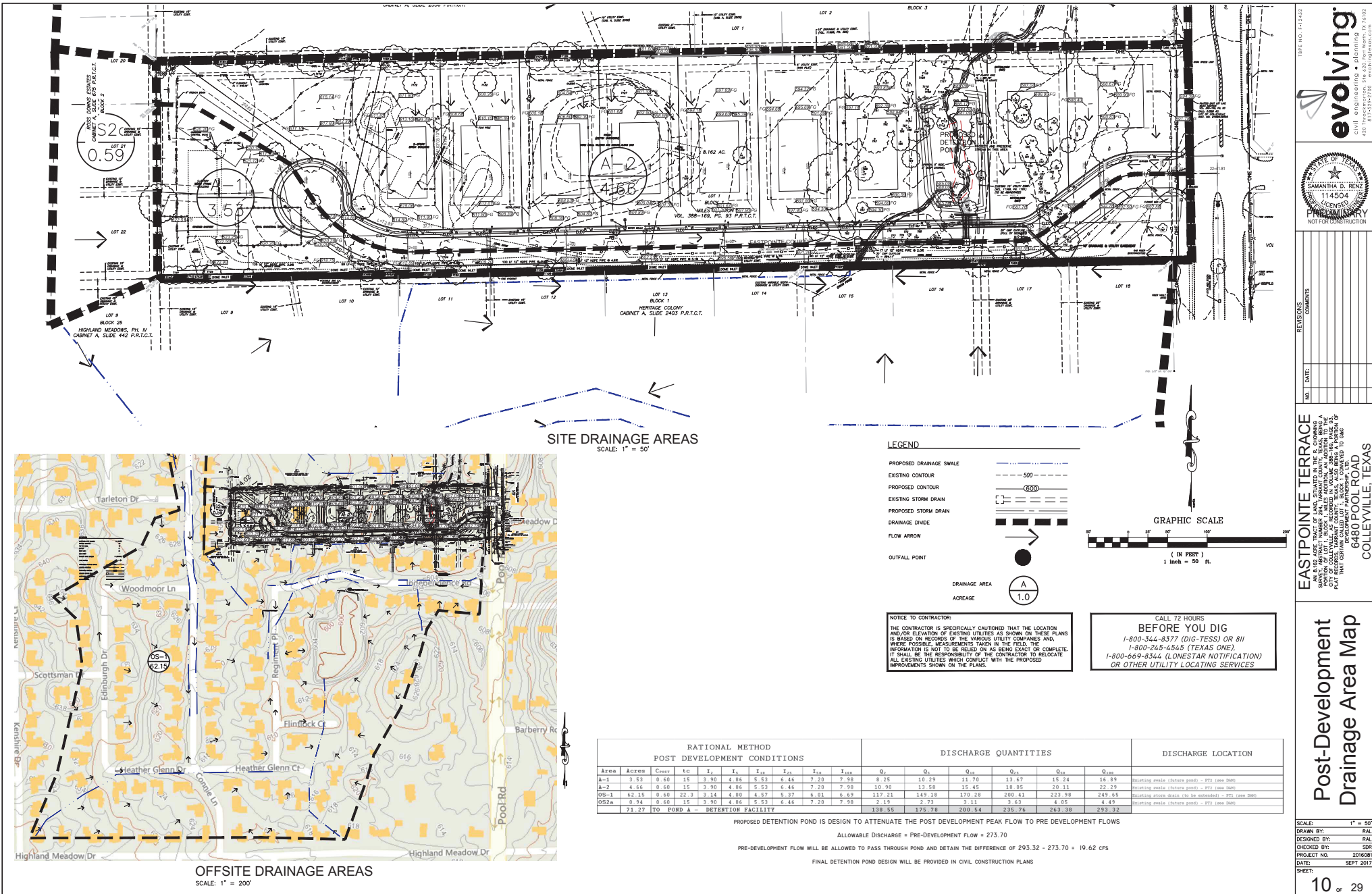
PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEYVILLE, TEXAS, VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 20____, TO APPROVE THIS PLAT.

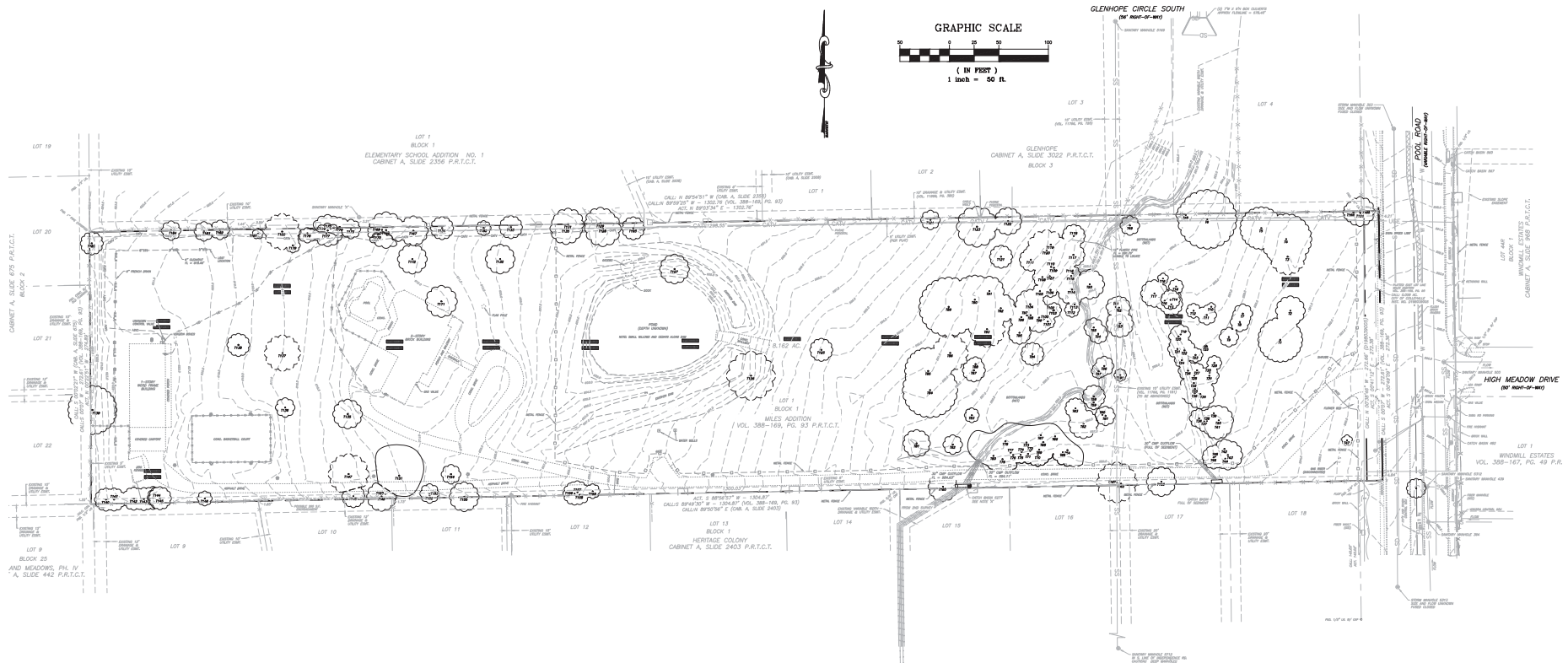
CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

Drainage Exhibit



Supporting Documents



TREE #	CALIPER (INCHES)	TREE SPECIES	CANOPY (SQ FT)	STATUS	EXCLUSIONS	EXEMPTIONS
1	28	PECAN	2403	REMOVE	RISE	
2	12	PECAN	452	REMOVE	RISE	
3	15	ELM	707	REMOVE	RISE	
4	12	ELM	452	REMOVE	RISE	
5	14	BLACKOAK OAK	616	REMOVE	RISE	
6	14	CEDEAR ELM	416	REMOVE	RISE	
7	7	ELM	154	REMOVE	RISE	
8	9	ELM	254	REMOVE	RISE	
9	12	ELM	452	REMOVE	RISE	
10	7	ELM	154	REMOVE	RISE	
11	8	ELM	203	REMOVE	RISE	
12	8	ELM	203	REMOVE	RISE	
13	12	CEDEAR ELM	452	REMOVE	RISE	
14	15	UNKNOWN HARDWOOD	707	REMOVE	RISE	
15	8	ELM	203	REMOVE	RISE	
16	7	ELM	154	REMOVE	RISE	
17	17	ELM	908	REMOVE	RISE	
18	14	BLACKOAK OAK	616	REMOVE	DECLINE	
19	9	CEDEAR ELM	254	REMOVE	RISE	
20	9	CEDEAR ELM	254	REMOVE	RISE	
21	8	CEDEAR ELM	203	REMOVE	RISE	
22	10	CEDEAR ELM	314	REMOVE	RISE	
23	7	ELM	154	REMOVE	RISE	
24	8	CEDEAR ELM	113	REMOVE	RISE	
25	7	ELM	154	REMOVE	DECLINE	
26	8	ELM	203	REMOVE	RISE	
27	9	SMOOTH ELM	254	REMOVE	RISE	
28	12	BLACKOAK OAK	452	REMOVE	RISE	
29	7	ELM	154	REMOVE	RISE	
30	8	ELM	203	REMOVE	RISE	
31	7	ELM	154	REMOVE	RISE	
32	9	ELM	254	REMOVE	RISE	
33	14	BLACKOAK OAK	452	REMOVE	RISE	
34	15	BLACKOAK OAK	452	REMOVE	RISE	
35	7	CEDEAR ELM	154	REMOVE	RISE	
36	12	EASTERN REDCEDAR	452	REMOVE	RISE	
37	4	SMOOTH ELM	89	REMOVE	RISE	
38	8	CEDEAR ELM	203	REMOVE	RISE	
39	9	BLACKOAK OAK	113	REMOVE	RISE	
40	12	POST OAK	452	REMOVE	RISE	
41	10	BLACKOAK OAK	314	REMOVE	RISE	
42	7	UNKNOWN HARDWOOD	154	REMOVE	RISE	
43	12	POST OAK	452	REMOVE	RISE	
44	9	UNKNOWN HARDWOOD	254	REMOVE	RISE	
45	12	CEDEAR ELM	452	REMOVE	RISE	
46	10	CEDEAR ELM	314	REMOVE	RISE	
47	7	ELM OAK	154	REMOVE	RISE	
48	8	HONEY LOCUST	113	REMOVE	RISE	
49	17	SMOOTH ELM	908	REMOVE	RISE	
50	15	ELM	707	REMOVE	EMPT	

51	7	HACKBERRY	154	REMOVE	RISE	EMPT
52	9	CEDEAR ELM	254	REMOVE	RISE	EMPT
53	7	EASTERN REDCEDAR	154	REMOVE	RISE	EMPT
54	7	HACKBERRY	154	REMOVE	RISE	EMPT
55	10	ELM	314	REMOVE	RISE	EMPT
56	8	CEDEAR ELM	203	REMOVE	RISE	EMPT
57	7	PECAN	154	REMOVE	RISE	EMPT
58	10	UNKNOWN HARDWOOD	314	REMOVE	RISE	EMPT
59	8	CEDEAR ELM	203	REMOVE	RISE	EMPT
60	10	CEDEAR ELM	314	REMOVE	RISE	EMPT
61	11	CEDEAR ELM	314	REMOVE	RISE	EMPT
62	12	ELM	452	REMOVE	DECLINE	EMPT
63	11	CEDEAR ELM	380	REMOVE	RISE	EMPT
64	9	CEDEAR ELM	254	REMOVE	RISE	EMPT
65	11	CEDEAR ELM	380	REMOVE	RISE	EMPT
66	8	CEDEAR ELM	113	REMOVE	RISE	EMPT
67	8	CEDEAR ELM	203	REMOVE	RISE	EMPT
68	16	CEDEAR ELM	604	REMOVE	RISE	EMPT
69	11	CEDEAR ELM	203	REMOVE	RISE	EMPT
70	11	CEDEAR ELM	203	REMOVE	RISE	EMPT
71	8	CEDEAR ELM	113	REMOVE	RISE	EMPT
72	10	CEDEAR ELM	314	REMOVE	RISE	EMPT
73	10	CEDEAR ELM	314	REMOVE	RISE	EMPT
74	11	CEDEAR ELM	380	REMOVE	RISE	EMPT
75	11	CEDEAR ELM	380	REMOVE	RISE	EMPT
76	11	CEDEAR ELM	380	REMOVE	RISE	EMPT
77	11	CEDEAR ELM	380	REMOVE	RISE	EMPT
78	11	CEDEAR ELM	380	REMOVE	RISE	EMPT
79	12	CEDEAR ELM	452	REMOVE	RISE	EMPT
80	11	CEDEAR ELM	380	REMOVE	RISE	EMPT
81	17	SMOOTH ELM	908	REMOVE	RISE	EMPT
82	10	PECAN	314	REMOVE	RISE	EMPT
83	9	CEDEAR ELM	254	REMOVE	RISE	EMPT
84	27	SMOOTH ELM	2790	REMOVE	RISE	EMPT
85	18	PECAN	1018	REMOVE	RISE	EMPT
86	18	PECAN	1018	REMOVE	RISE	EMPT
87	14	SMOOTH ELM	616	REMOVE	RISE	EMPT
88	14	PECAN	1018	REMOVE	RISE	EMPT
89	14	SMOOTH ELM	616	REMOVE	RISE	EMPT
90	14	PECAN	1018	REMOVE	RISE	EMPT
91	14	SMOOTH ELM	616	REMOVE	RISE	EMPT
92	14	PECAN	1018	REMOVE	RISE	EMPT
93	14	SMOOTH ELM	616	REMOVE	RISE	EMPT
94	14	PECAN	1018	REMOVE	RISE	EMPT
95	14	SMOOTH ELM	616	REMOVE	RISE	EMPT
96	14	PECAN	1018	REMOVE	RISE	EMPT
97	14	SMOOTH ELM	616	REMOVE	RISE	EMPT
98	14	PECAN	1018	REMOVE	RISE	EMPT
99	14	SMOOTH ELM	616	REMOVE	RISE	EMPT
100	14	PECAN	1018	REMOVE	RISE	EMPT
101	14	SMOOTH ELM	616	REMOVE	RISE	EMPT
102	14	PECAN	1018	REMOVE	RISE	EMPT
103	14	SMOOTH ELM	616	REMOVE	RISE	EMPT
104	14	PECAN	1018	REMOVE	RISE	EMPT

105	8	CEDEAR ELM	113	REMOVE	RISE	EMPT
106	12	CEDEAR ELM	452	REMOVE	RISE	EMPT
107	7	CEDEAR ELM	154	REMOVE	RISE	EMPT
108	7	CEDEAR ELM	154	REMOVE	RISE	EMPT
109	10	POST OAK	314	REMOVE	RISE	EMPT
110	8	POST OAK	203	REMOVE	RISE	EMPT
111	11	EASTERN REDCEDAR	380	REMOVE	RISE	EMPT
112	11	EASTERN REDCEDAR	380	REMOVE	RISE	EMPT
113	14	EASTERN REDCEDAR	616	REMOVE	RISE	EMPT
114	10	ELM	314	REMOVE	RISE	EMPT
115	6	HACKBERRY	113	REMOVE	RISE	EMPT
116	8	HACKBERRY	203	REMOVE	RISE	EMPT
117	10	HACKBERRY	314	REMOVE	RISE	EMPT
118	11	HACKBERRY	314	REMOVE	RISE	EMPT
119	14	EASTERN REDCEDAR	616	REMOVE	RISE	EMPT
120	18	ELM	1018	REMOVE	RISE	EMPT
121	12	BLACKOAK OAK	452	REMOVE	RISE	EMPT
122	13	BLACKOAK OAK	518	REMOVE	RISE	EMPT
123	17	SMOOTH ELM	908	REMOVE	RISE	EMPT
124	9	SMOOTH ELM	254	REMOVE	RISE	EMPT
125	18	EASTERN REDCEDAR	1018	REMOVE	RISE	EMPT
126	25	COTTONWOOD	2790	REMOVE	RISE	EMPT
127	9	WALNUT	254	REMOVE	RISE	EMPT
128	17	SMOOTH ELM	908	REMOVE	RISE	EMPT
129	12	COTTONWOOD	452	REMOVE	RISE	EMPT
130	16	WALNUT	604	REMOVE	RISE	EMPT
131	16	COTTONWOOD	604	REMOVE	RISE	EMPT
132	16	WALNUT	604	REMOVE	RISE	EMPT
133	21	SMOOTH ELM	1318	REMOVE	RISE	EMPT
134	9	WALNUT	254	REMOVE	RISE	EMPT
135	9	CEDEAR ELM	113	REMOVE	DECLINE	EMPT
136	11	EASTERN REDCEDAR	314	REMOVE	RISE	EMPT
137	22	PECAN	1518	REMOVE	RISE	EMPT
138	14	CEDEAR ELM	1018	REMOVE	RISE	EMPT
139	18	SMOOTH ELM	1018	REMOVE	RISE	EMPT
140	12	EASTERN REDCEDAR	452	REMOVE	RISE	EMPT
141	12	EASTERN REDCEDAR	452	REMOVE	RISE	EMPT
142	12	EASTERN REDCEDAR	452	REMOVE	RISE	EMPT
143	12	EASTERN REDCEDAR	452	REMOVE	RISE	EMPT
144	10	EASTERN REDCEDAR	314	REMOVE	RISE	EMPT
145	10	EASTERN REDCEDAR	314	REMOVE	RISE	EMPT
146	9	AMERICAN HOLLY	254	REMOVE	RISE	EMPT
147	9	PECAN	254	REMOVE	RISE	EMPT
148	10	AMERICAN HOLLY	314	REMOVE	RISE	EMPT
149	8	MALBERRY	203	REMOVE	RISE	EMPT
150	7	MALBERRY	154	REMOVE	RISE	EMPT
151	29	WALNUT	2942	REMOVE	RISE	EMPT
152	8	HACKBERRY	203	REMOVE	RISE	EMPT
153	8	PECAN	203	REMOVE	RISE	EMPT
154	10	SMOOTH ELM	314	REMOVE	RISE	EMPT

155	31	MALBERRY	380	REMOVE	RISE	EMPT
156	8	HACKBERRY	203	REMOVE	RISE	EMPT
157	8	MALBERRY	203	REMOVE	RISE	EMPT
158	6	MALBERRY	113	REMOVE	RISE	EMPT
159	8	AMERICAN HOLLY	203	REMOVE	RISE	EMPT
160	18	EASTERN REDCEDAR	1018	REMOVE	RISE	EMPT
161	17	ELM	908	REMOVE	RISE	EMPT
162	11	ELM	380	REMOVE	RISE	EMPT
163	18	ELM	1018	REMOVE	RISE	EMPT
164	8	WALNUT	203	REMOVE	RISE	EMPT
165	14	ELM	452	REMOVE	RISE	EMPT
166	10	WALNUT	452	REMOVE	RISE	EMPT
167	16	WALNUT	604	REMOVE	RISE	EMPT
168	10	WALNUT	604	REMOVE	RISE	EMPT
169	10	WALNUT	604	REMOVE	RISE	EMPT
170	7	EASTERN REDCEDAR	154	REMOVE	RISE	EMPT
171	11	EASTERN REDCEDAR	314	REMOVE	RISE	EMPT
172	11	EASTERN REDCEDAR	314	REMOVE	RISE	EMPT
173	10	ORNAMENTAL PEAR	314	REMOVE	RISE	EMPT
174	6	EASTERN REDCEDAR	113	REMOVE	RISE	EMPT
175	10	COTTONWOOD	314	REMOVE	RISE	EMPT
176	12	WALNUT	452	REMOVE	RISE	EMPT
177	10	COTTONWOOD	314	REMOVE	RISE	EMPT
178	7	EASTERN REDCEDAR	154	REMOVE	RISE	EMPT
179	7	EASTERN REDCEDAR	154	REMOVE	RISE	EMPT
180	11	WALNUT	380	REMOVE	RISE	EMPT
181	7	EASTERN REDCEDAR	154	REMOVE	RISE	EMPT
182	10	EASTERN REDCEDAR	314	REMOVE	RISE	EMPT
183	8	EASTERN REDCEDAR	203	REMOVE	RISE	EMPT
184	8	WALNUT	203	REMOVE	RISE	EMPT
185	11	WALNUT	380	REMOVE	RISE	EMPT
186	7	EASTERN REDCEDAR	154	REMOVE	RISE	EMPT
187	7	EASTERN REDCEDAR	154	REMOVE	RISE	EMPT
188	7	EASTERN REDCEDAR	154	REMOVE	RISE	EMPT

PROPERTY LEGAL DESCRIPTION:
A PORTION OF LOT 1, BLOCK 1, MILES ADDITION

OWNER:
G&C DEVELOPMENT PARTNERSHIP, LTD.
JARED BAUCK
PORT WORTH, TX 76178
PHONE (817) 237-2777
FAX (817) 236-6406
EMAIL: jared@jaredbauck.com

LEGEND
EXISTING TREE

SHEET
L1.0
TREE
SURVEY

03-17-17	ISSUE REVISION RECORD
05-10-17	RESUBMITTAL TO CITY
05-18-17	RESUBMITTAL TO CITY
10-04-17	RESUBMITTAL TO CITY



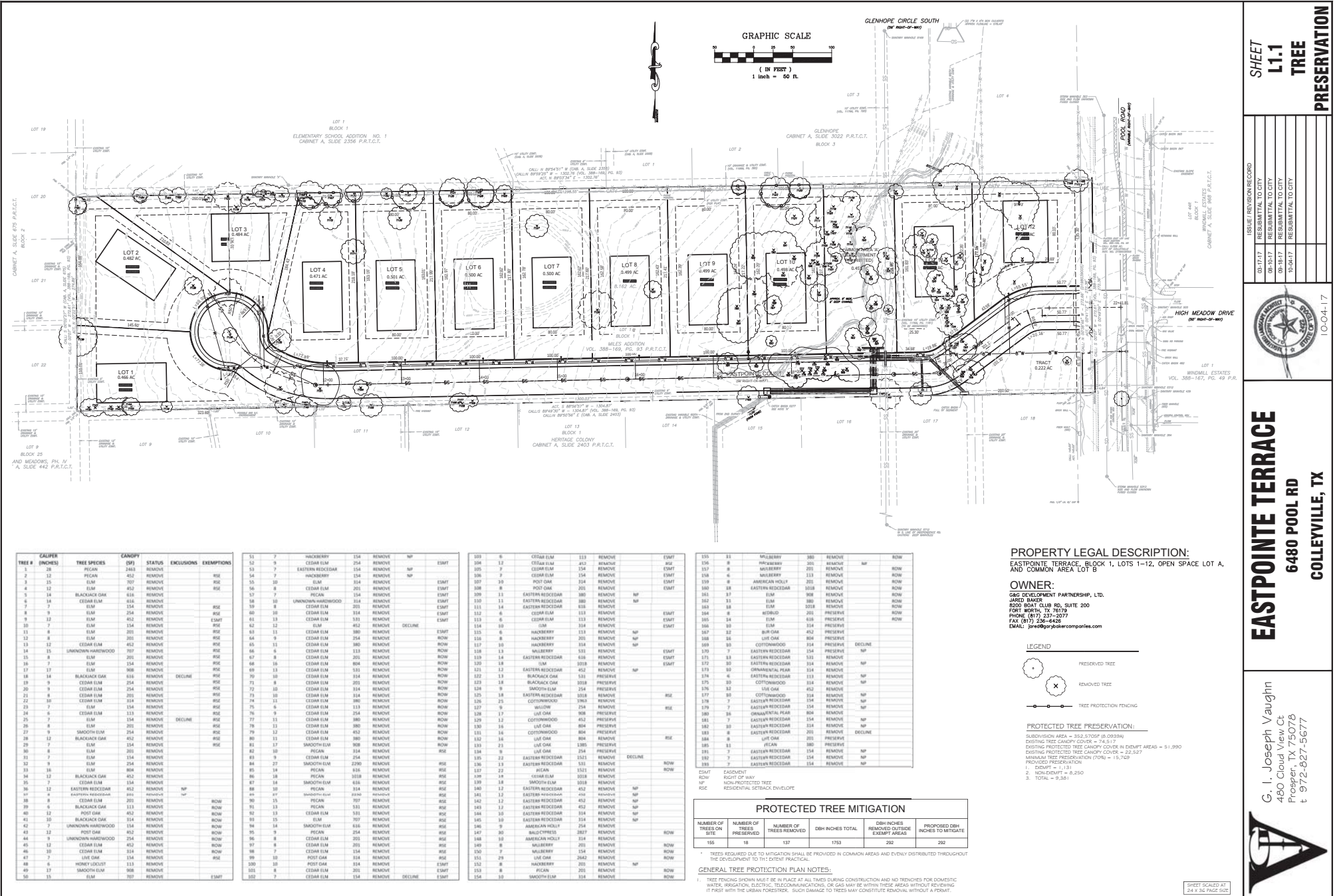
EASTPOINTE TERRACE
6480 POOL RD
COLLEVILLE, TX

G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677



SHEET SCALED AT
1/4" = 1' SCALE

Supporting Documents



SHEET
L1.1
TREE
PRESERVATION

ISSUE / REVISION RECORD

DATE	DESCRIPTION
03-17-17	RESUBMITTAL TO CITY
08-05-17	RESUBMITTAL TO CITY
09-18-17	RESUBMITTAL TO CITY
10-04-17	RESUBMITTAL TO CITY

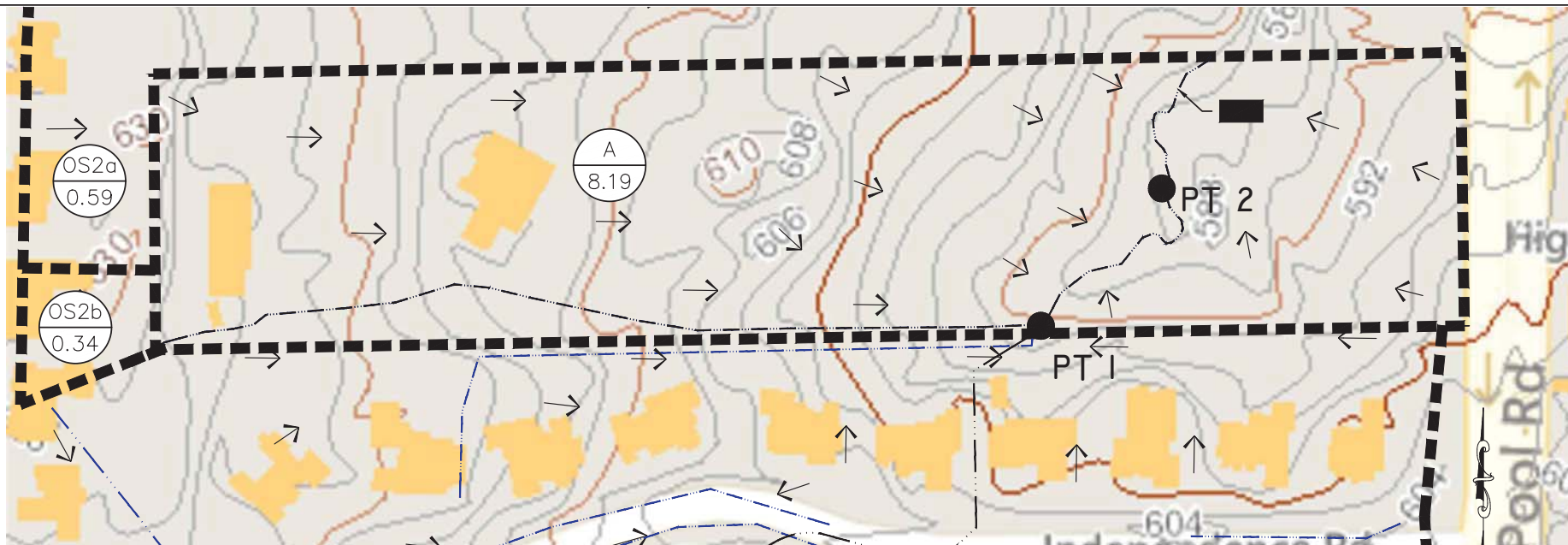


EASTPOINTE TERRACE
6480 POOL RD
COLLEYVILLE, TX

G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677



Supporting Documents



SITE DRAINAGE AREAS
SCALE: 1" = 50'



OFFSITE DRAINAGE AREAS
SCALE: 1" = 200'

LEGEND

FLOW PATH

EXISTING STORM DRAIN

DRAINAGE AREA

ACCEACE

GRAPHIC SCALE

50' 0 25' 50' 100'

(IN FEET)

1 inch = 50 ft.

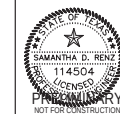
CALL 72 HOURS
BEFORE YOU DIG
1-800-344-8377 (DIG-TESS) OR 811
1-800-245-4545 (TEXAS ONE),
1-800-669-8344 (LONESTAR NOTIFICATION)
OR OTHER UTILITY LOCATING SERVICES

NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE REIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

RATIONAL METHOD												DISCHARGE QUANTITIES					DISCHARGE LOCATION	
PRE-DEVELOPMENT CONDITIONS																		
Area	Acres	Q ₁₀	Q ₂₀	Q ₂₅	Q ₃₀	Q ₄₀	Q ₅₀	Q ₆₀	Q ₇₀	Q ₈₀	Q ₉₀	Q ₁₀₀						
A	0.19	0.30	15	3.90	4.86	5.53	6.46	7.20	7.98	9.58	11.94	13.59	15.87	19.69	Repeating section (feature point) - 975 (see map)			
061	62.15	0.60	22.3	3.14	4.50	4.97	5.37	6.01	6.69	117.21	149.18	170.28	200.41	223.98	Repeating curve (also see as upstream) - 975 (see map)			
062a	0.14	0.60	15	3.90	4.86	5.53	6.46	7.20	7.98	1.96	2.29	3.72	4.55	5.48	Repeating section (feature point) - 975 (see map)			
062b	0.34	0.60	15	3.90	4.86	5.53	6.46	7.20	7.98	0.80	0.99	1.13	1.32	1.47	1.63	Repeating section (feature point) - 975 (see map)		
	71.27																	
PRE-DEVELOPMENT TOTALS												120.96	163.84	186.95	219.88	245.69	273.70	

1000

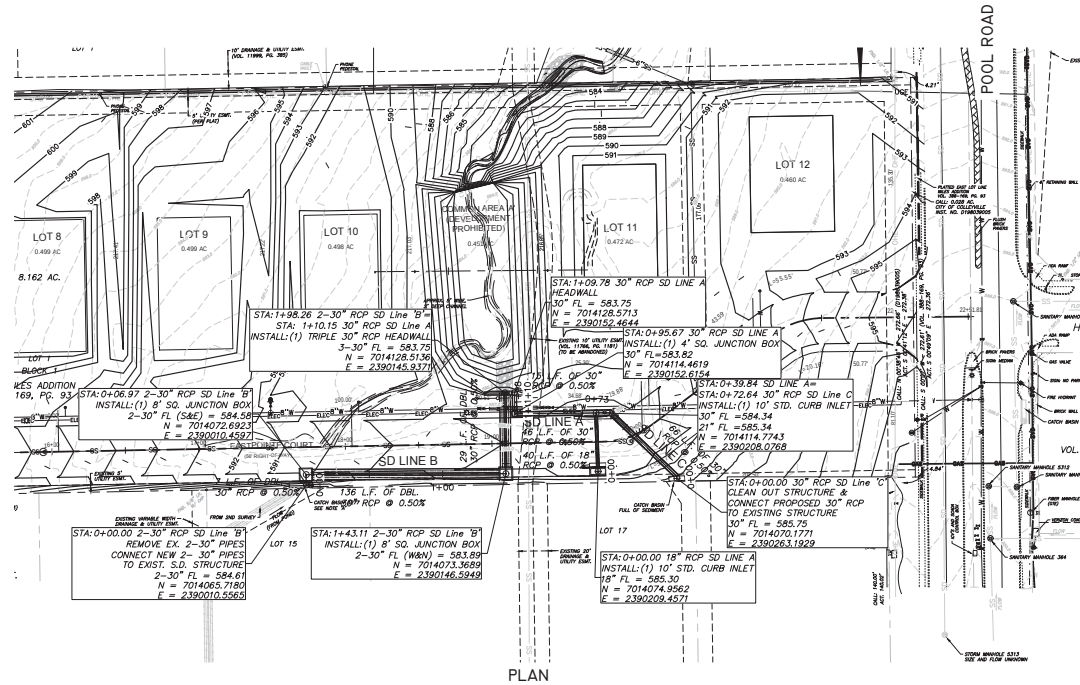
[illegible]

EASTPOINTE TERRACE
AN 8.162 ACRE TRACT OF LAND, SITUATED IN THE R. CHOWNING
SURVEY, ABSTRACT NUMBER 234, TARRANT COUNTY, TEXAS; BEING A
SUBDIVISION OF THE LANDS OF THE CITY OF COLLEVILLE, AS
RECORDED IN VOLUME 388-169, PAGE 93,
PLAT RECORDS, TARRANT COUNTY, TEXAS, ALSO BEING A PORTION
OF THAT CERTAIN CALLED LOT 1, BLOCK 1 CONVEYED TO GAG
DEVELOPMENT PARTNERSHIP, L.P.D.

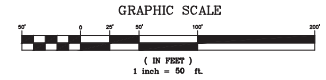
Pre-Development
Drainage Area Map

SCALE:	1" = 5'
DRAWN BY:	C
DESIGNED BY:	R
CHECKED BY:	S
PROJECT NO.	20160
DATE:	SEPT 20
SHEET:	

Supporting Documents



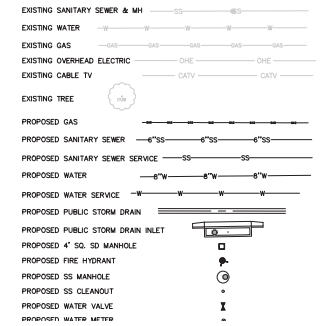
PLAN



CALL 72 HOURS
BEFORE YOU DIG
1-800-344-8377 (DIG-TESS) OR 811
1-800-245-4545 (TEXAS ONE)
1-800-669-8344 (LONESTAR NOTIFICATION)
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LEGEND



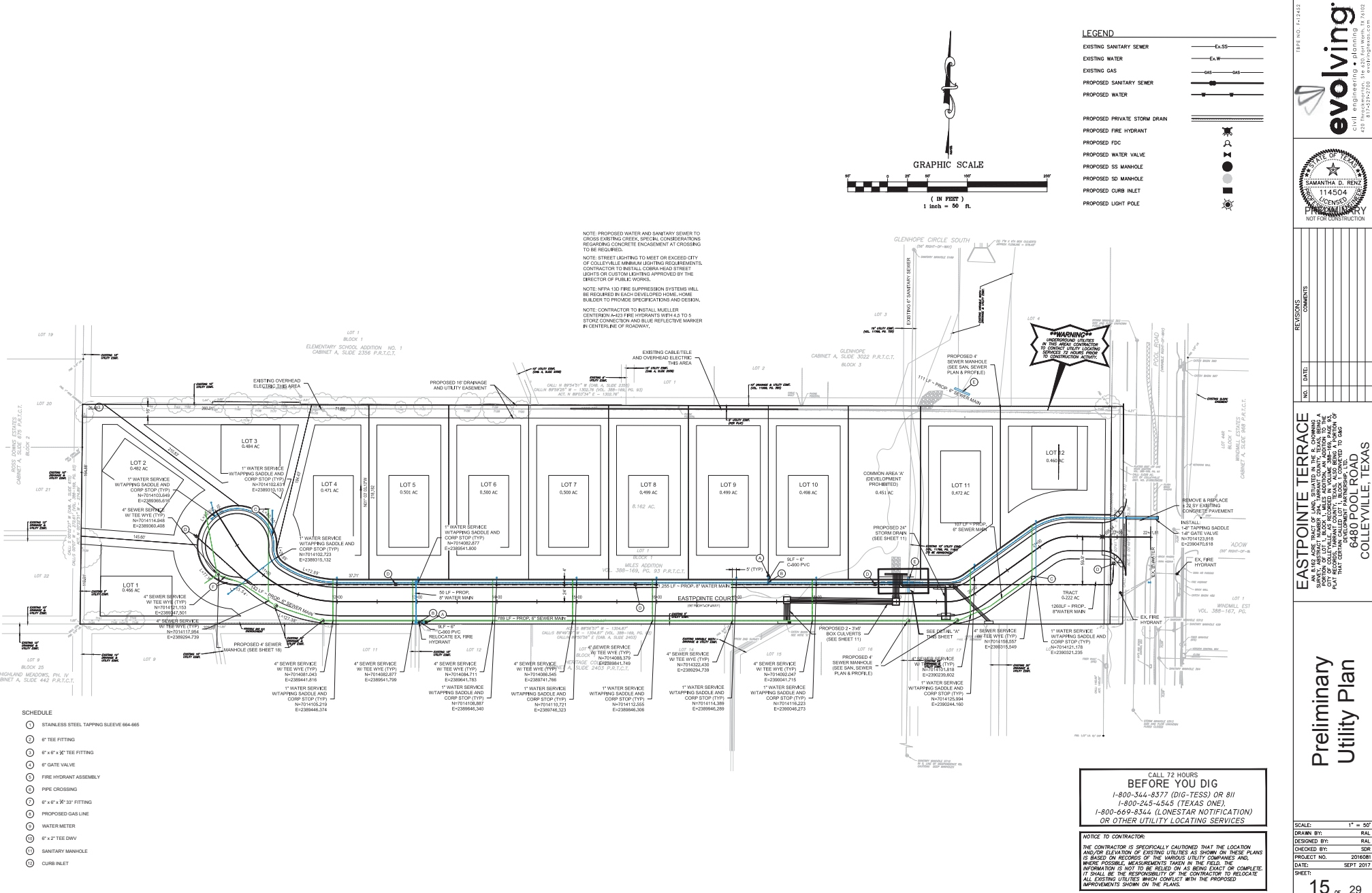
NO.	DATE	REVISIONS	COMMENTS

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEVILLE, TEXAS

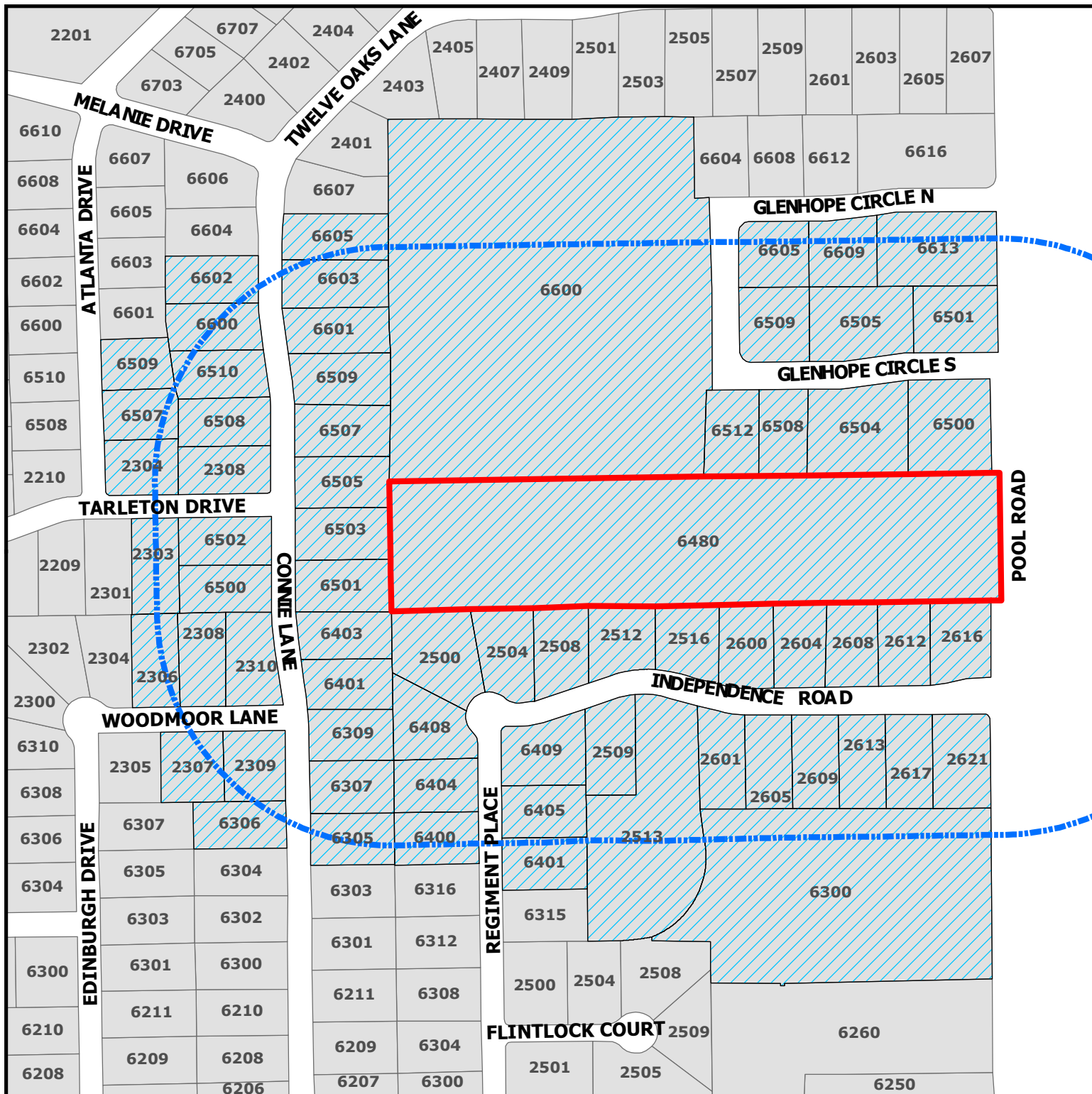
Preliminary
Storm Drain

SCALE:	1" = 40'
DRAWN BY:	RAL
DESIGNED BY:	RAL
CHECKED BY:	SDR
PROJECT NO.	2016081
DATE:	SEPT 2017
SHEET:	12 of 29

Supporting Documents



Notification Map

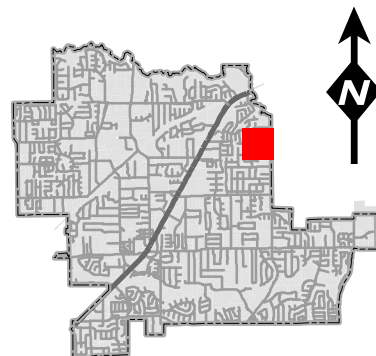


PC20-013

6480 Pool Road

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
WYER, ANDREW JOSEPH	6602 CONNIE LN	COLLEYVILLE, TX	76034	6602 CONNIE LN
JONES, LORI	6500 CONNIE LN	COLLEYVILLE, TX	76034	6500 CONNIE LN
MATLOCK, BRIAN D	2508 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2508 INDEPENDENCE RD
WILLIAMS, DAVID L	6502 CONNIE LN	COLLEYVILLE, TX	76034	6502 CONNIE LN
SHELTON, B KEITH	6504 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6504 GLENHOPE CIR S
ENGER, DAVID	2310 WOODMOOR LN	COLLEYVILLE, TX	76034	2310 WOODMOOR LN
GAUTHIER, NELIDA R	2617 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2617 INDEPENDENCE RD
LEHMAN, JASON	2303 TARLETON DR	COLLEYVILLE, TX	76034	2303 TARLETON DR
STETSON, THOMAS	6507 CONNIE LN	COLLEYVILLE, TX	76034	6507 CONNIE LN
JOHNSON, JENNIFER A	6408 REGIMENT PL	COLLEYVILLE, TX	76034	6408 REGIMENT PL
VALLHONRAT, PAUL S	6510 CONNIE LN	COLLEYVILLE, TX	76034	6510 CONNIE LN
MONHOLLEN, ROGER A	6508 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6508 GLENHOPE CIR S
CLENDINNING, BEN	6505 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6505 GLENHOPE CIR S
KINNEBREW, JAMES RYAN	6505 CONNIE LN	COLLEYVILLE, TX	76034	6505 CONNIE LN
DEMARRAIS, SCOTT	6401 CONNIE LN	COLLEYVILLE, TX	76034	6401 CONNIE LN
CURRAN, BRETT P	6509 ATLANTA DR	COLLEYVILLE, TX	76034	6509 ATLANTA DR
HUGHES, MICHAEL P	6605 CONNIE LN	COLLEYVILLE, TX	76034	6605 CONNIE LN
RAWLINGS, RICHARD L	6509 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6509 GLENHOPE CIR S
HALVERSON, THOMAS	6609 GLENHOPE CIR N	COLLEYVILLE, TX	76034	6609 GLENHOPE CIR N
ROUNKLES, JOSEPH	6409 REGIMENT PL	COLLEYVILLE, TX	76034	6409 REGIMENT PL
SOUTHALL, MARION	6500 GLENHOPE CIR	COLLEYVILLE, TX	76034	6500 GLENHOPE CIR S
MCMELLON, J'ANNA	6605 GLENHOPE CIR N	COLLEYVILLE, TX	76034	6605 GLENHOPE CIR N
EDWARDS, FREDERICK A	6404 REGIMENT PL	COLLEYVILLE, TX	76034	6404 REGIMENT PL
LIMOSNERO, ODETTE	2621 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2621 INDEPENDENCE RD
BURNS, AUDIE DALE	2304 TARLETON DR	COLLEYVILLE, TX	76034	2304 TARLETON DR
FENNELLY, ANNETTE	2616 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2616 INDEPENDENCE RD
PATEL, MAHENDRA N	6306 CONNIE LN	COLLEYVILLE, TX	76034	6306 CONNIE LN
MIRCHANDANI, MICKY	6503 CONNIE LN	COLLEYVILLE, TX	76034	6503 CONNIE LN
L&E WILMOT LIVING TRUST U/A DA	6601 CONNIE LN	COLLEYVILLE, TX	76034	6601 CONNIE LN
KUMAR, RAJ	6405 REGIMENT PL	COLLEYVILLE, TX	76034	6405 REGIMENT PL
REED, DAVID S	2613 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2613 INDEPENDENCE RD
GRAVIT, ALEISHA	2608 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2608 INDEPENDENCE RD
NGUYEN, FRANK P	2500 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2500 INDEPENDENCE RD
TONEY FAMILY LIVING TRUST	2604 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2604 INDEPENDENCE RD
MADAY, BRETT P.	6603 CONNIE LN	COLLEYVILLE, TX	76034	6603 CONNIE LN
PRENTICE, CESSFORD A	6307 CONNIE LN	COLLEYVILLE, TX	76034	6307 CONNIE LN
ZUREIKAT, AIMAN	6501 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6501 GLENHOPE CIR S
TOWERY, ZACH D	2504 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2504 INDEPENDENCE RD
ZIMMER, WILLIAM	2509 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2509 INDEPENDENCE RD
DEWAR, ALAN	6400 REGIMENT PL	COLLEYVILLE, TX	76034	6400 REGIMENT PL
CAIN, CHRISTOPHER	2601 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2601 INDEPENDENCE RD
HORTON, ANTHONY R	2612 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2612 INDEPENDENCE RD
BRONK JOHN W TRUSTEE	6507 ATLANTA DR	COLLEYVILLE, TX	76034	6507 ATLANTA DR
GEISLER, KAREN	2308 WOODMOOR LN	COLLEYVILLE, TX	76034	2308 WOODMOOR LN
CHALMERS, STEPHEN	2306 WOODMOOR LN	COLLEYVILLE, TX	76034	2306 WOODMOOR LN
FORD, CASEY	2307 WOODMOOR LN	COLLEYVILLE, TX	76034	2307 WOODMOOR LN
ARAB, SALMAN H	2609 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2609 INDEPENDENCE RD
CHENNANKARA, STEVE	2600 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2600 INDEPENDENCE RD
ECKHOFF, DOUGLAS	6600 CONNIE LN	COLLEYVILLE, TX	76034	6600 CONNIE LN
WEBBER, JAMES J	6512 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6512 GLENHOPE CIR S
WANG, FEI	6508 CONNIE LN	COLLEYVILLE, TX	76034	6508 CONNIE LN
CROSS, MELISSA	2309 WOODMOOR LN	COLLEYVILLE, TX	76034	2309 WOODMOOR LN
MCCLURE, MICHAEL D	PO BOX 898	COLLEYVILLE, TX	76034	6509 CONNIE LN
CARROCCI, PAUL D	6613 GLENHOPE CIR N	COLLEYVILLE, TX	76034	6613 GLENHOPE CIR N
G&G DEVELOPMENT PARTNERSHIP LT	8200 BOAT CLUB RD SUITE 100	FORT WORTH, TX	76179	6480 POOL RD
RUOCCHIO, RICHARD	2516 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2516 INDEPENDENCE RD
MILLIKEN, PEGGY	6401 REGIMENT PL	COLLEYVILLE, TX	76034	6401 REGIMENT PL
RISLEY, JASON N	6501 CONNIE LN	COLLEYVILLE, TX	76034	6501 CONNIE LN
GULBRANSON, JON CARLO	2605 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2605 INDEPENDENCE RD
KAUP, GARY	6403 CONNIE LN	COLLEYVILLE, TX	76034	6403 CONNIE LN
SPOTH, ANN LITTON	6309 CONNIE LN	COLLEYVILLE, TX	76034	6309 CONNIE LN
BAILEY, WILLIAM A	6305 CONNIE LN	COLLEYVILLE, TX	76034	6305 CONNIE LN
BROWN, KENNETH H	2308 TARLETON DR	COLLEYVILLE, TX	76034	2308 TARLETON DR
REED, GREGORY	2512 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2512 INDEPENDENCE RD
GRAPEVINE COLLEYVILLE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	6600 GLENHOPE CIR
HERITAGE COLONY HOMEOWNERS ASN	PO BOX 1122	COLLEYVILLE, TX	76034	2513 INDEPENDENCE RD
CHAN, ALFONSO AND SHARON	6300 POOL ROAD	COLLEYVILLE, TX	76034	6300 POOL RD
CITY OF GRAPEVINE	200 S MAIN STREET	GRAPEVINE, TX	76051	COURTESY NOTICE
ROSS DOWNS ESTATES	4113 GATEWAY DRIVE #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
HERITAGE COLONY ADDITION	P.O. BOX 1122	COLLEYVILLE, TX	76034	COURTESY NOTICE
HIGHLAND MEADOWS ADDN	2101 HIGH GATE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
RENZ, SAMANTHA	420 THROCKMORTON, SUITE 620	FORT WORTH, TX		APPLICANT



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, January 11, 2021 at 7:00 p.m.

City Council Meetings: Tuesday, February 2, 2021 at 7:30 p.m.

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

Request: Consideration of a Preliminary/Final Plat for Lots 1-12 and Lots A & B, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition. The purpose is to subdivide the property into 12 single-family residential lots and 2 open space lots.

Zoning Case: PC20-013

Applicant: Samantha Renz

Owner: G&G Development Partnership LTD

Location: 6480 Pool Road

Property Description: Lot 1, Miles Addition

Present Zoning: R-20 Single Family Residential

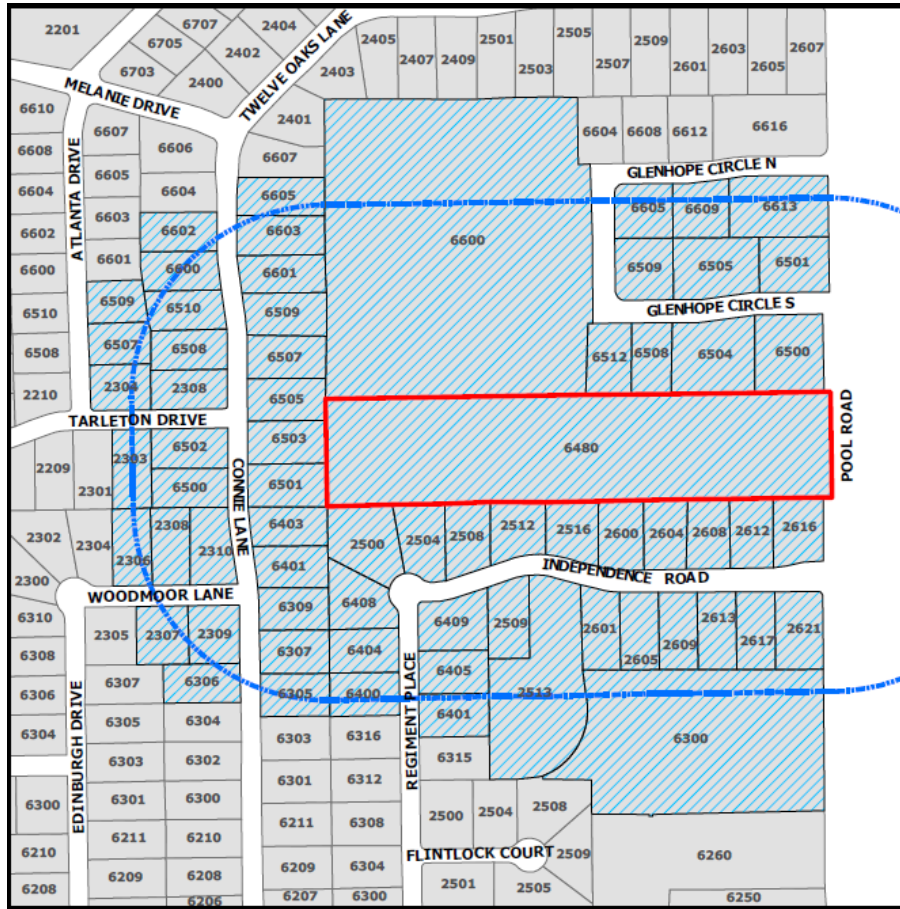
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

RESOLUTION R-20-4478

**A RESOLUTION APPROVING A PRELIMINARY/FINAL PLAT FOR THE
EASTPOINTE TERRACE ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat for the Eastpointe Terrace Addition on January 11, 2021.

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

Sec. 1. THAT the Preliminary/Final Plat for Eastpointe Terrace Addition on approximately 8.094 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 2nd DAY OF FEBRUARY 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
3d	1/11/2021	
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Replat for Lots 10R and 11, Block 2, Oak Knoll North, being Lot 10, Block 2, Oak Knoll North and Tract 3K, Abstract 1038, Hall Medlin Survey, located at 7313 and 7309 Jo Will Street, Case PC20-014

Explanation

Justin Alexander, the applicant, has submitted a request for a replat of Lots 10R and 11, Block 2, of the Oak Knoll North Addition being Lot 10, Block 2 of the Oak Knoll North Addition and Tract 3K, Abstract 1038, in the Hall Medlin Survey, being approximately 1.302 acres, and zoned R-20 Single Family Residential district. The purpose is to adjust the shared lot between the two properties and plat the properties into 2 single-family residential lots. No new lots are proposed.

Existing Conditions/Background: The subject properties, 7309 and 7313 Jo Will Street, reside on the east side of Jo Will Street and have R-20 zoning.

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

		<u>7309</u>	<u>7313</u>
Minimum Lot Size	20,000 sf.	22,900 sf.	33,789 sf.
Minimum Lot Width	100 feet	±115 feet	159.61 ft.
Minimum Lot Depth	125 feet	194.75 feet	±200 ft.
Front Building Line	30 feet		
Side Building Line	10 feet		
Rear Building Line	25 feet		
Max. Lot Coverage	30%		
Max. Impervious Coverage	60%		

As submitted, the proposed plat meets the requirements of the R-20 zoning as described in the Land Development Code.

Surrounding Development: The surrounding area consists of properties zoned R-20 Single Family Residential district to the north, south, east, and west and are improved with single family residential homes.

Analysis: The proposed lots are compatible with the R-20 Single Family Residential district and meet the intent of the City's Comprehensive Master Plan.

Plat Status: The north property is currently platted as 10, Block 2, of the Oak Knoll North Addition. The south property is an unplatted parcel known as Tract 3K, Abstract 1038, in the Hall Medlin Survey.

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

1. Label the plat as a Replat.
2. Please remove the Staff approval block and replace with a Planning & Zoning Commission and City Council approval blocks.
3. Provide on a separate document an exhibit showing all the existing permanent structures. Tie in the building corners, so it may be determined that Lot 11 will meet the building setback for the R-20 zoning.

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.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map

3. Future Land Use Map
4. Plat Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification Letter
8. Draft Resolution

Aerial Map



PC20-014

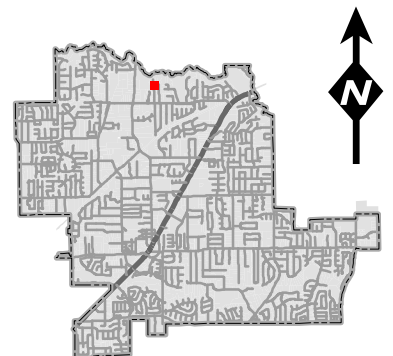
7313 and 7309 Jo Will Street

DISCLAIMER:

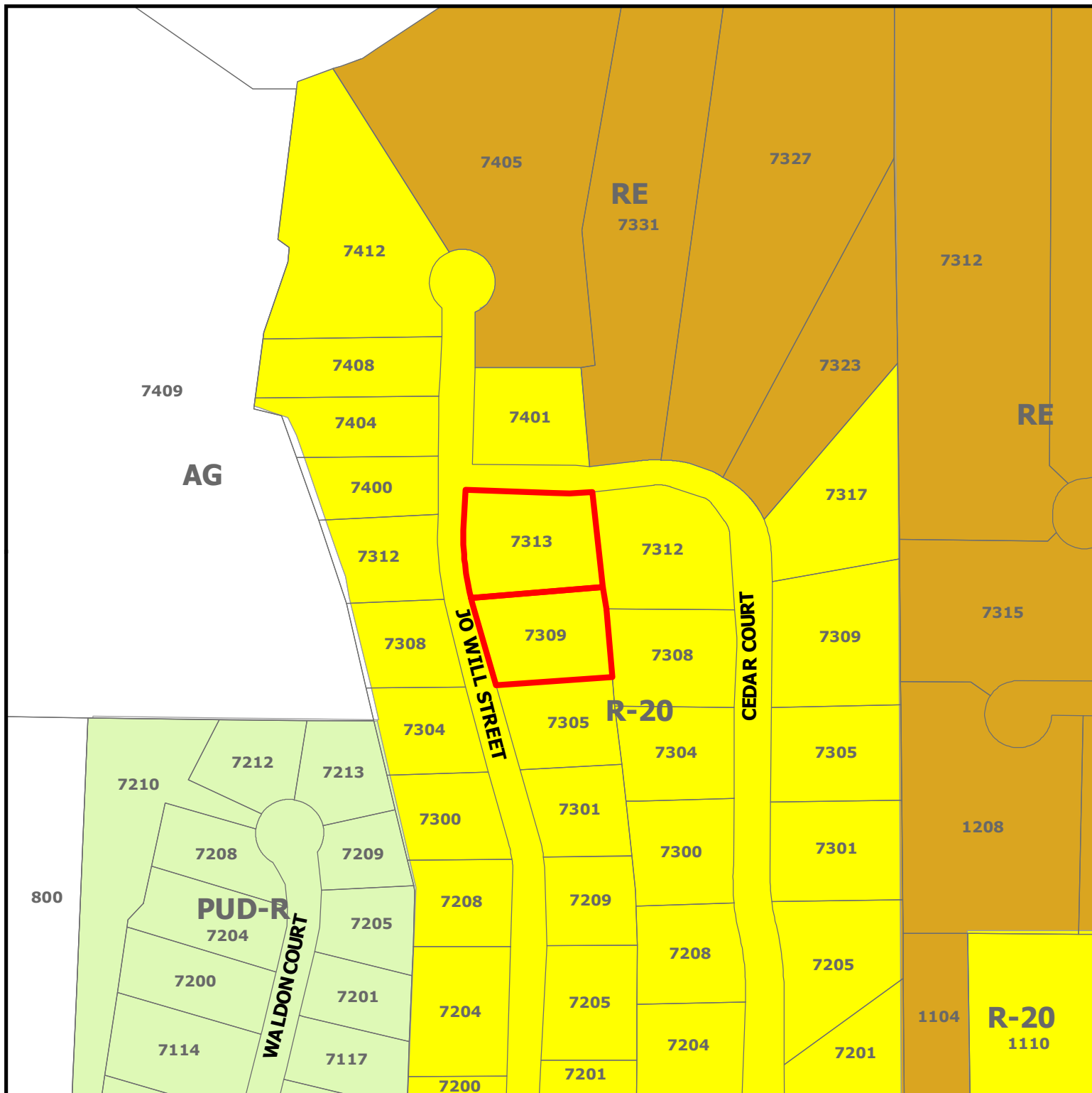
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Subject Property



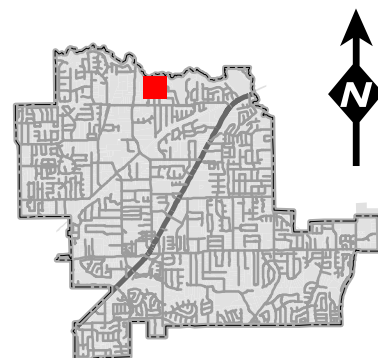
Zoning Map



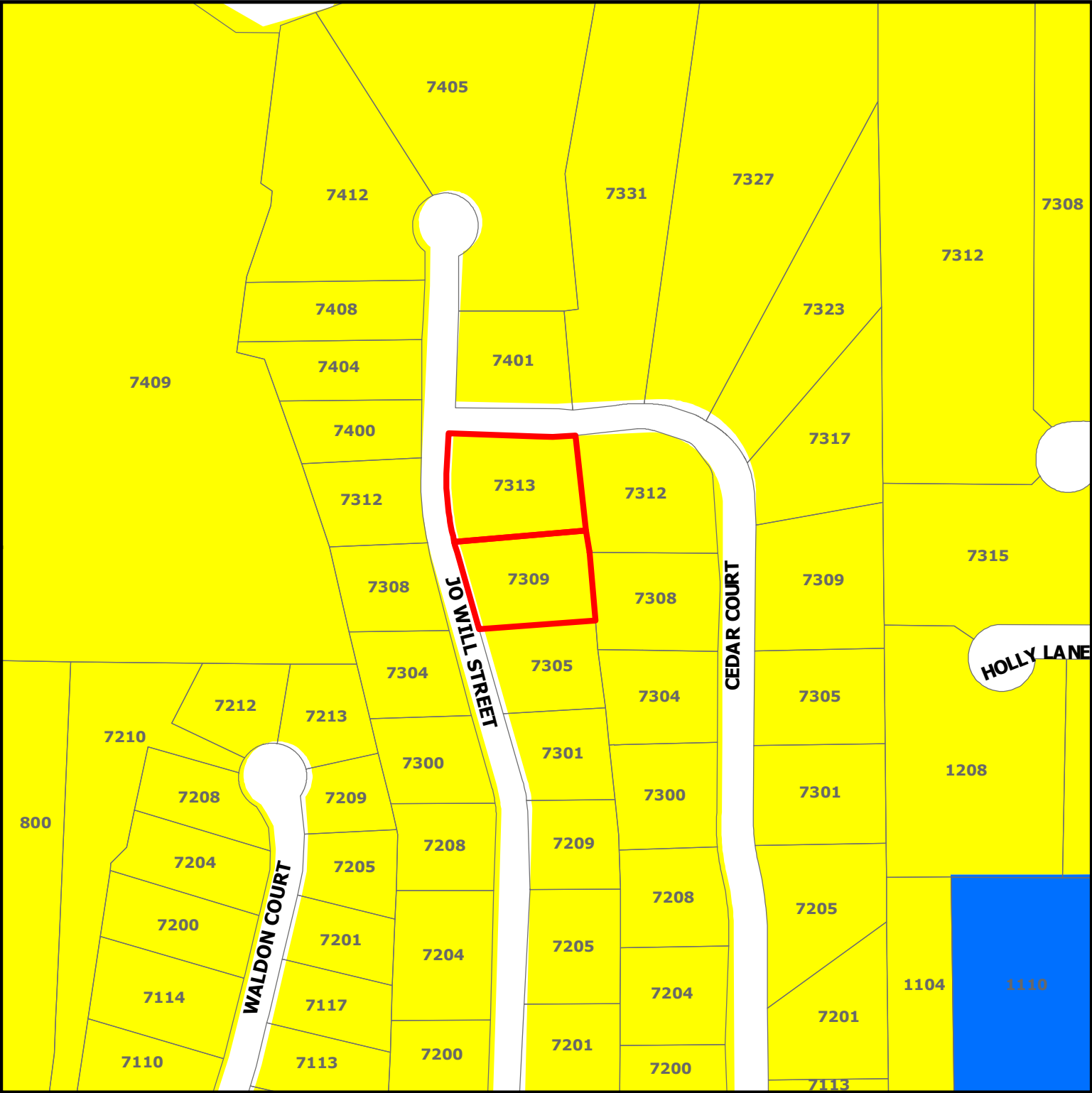
PC20-014 7313 and 7309 Jo Will Street

DISCLAIMER:
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 Subject Property



Future Land Use Map

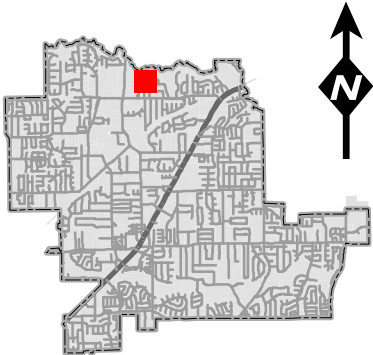


PC20-014

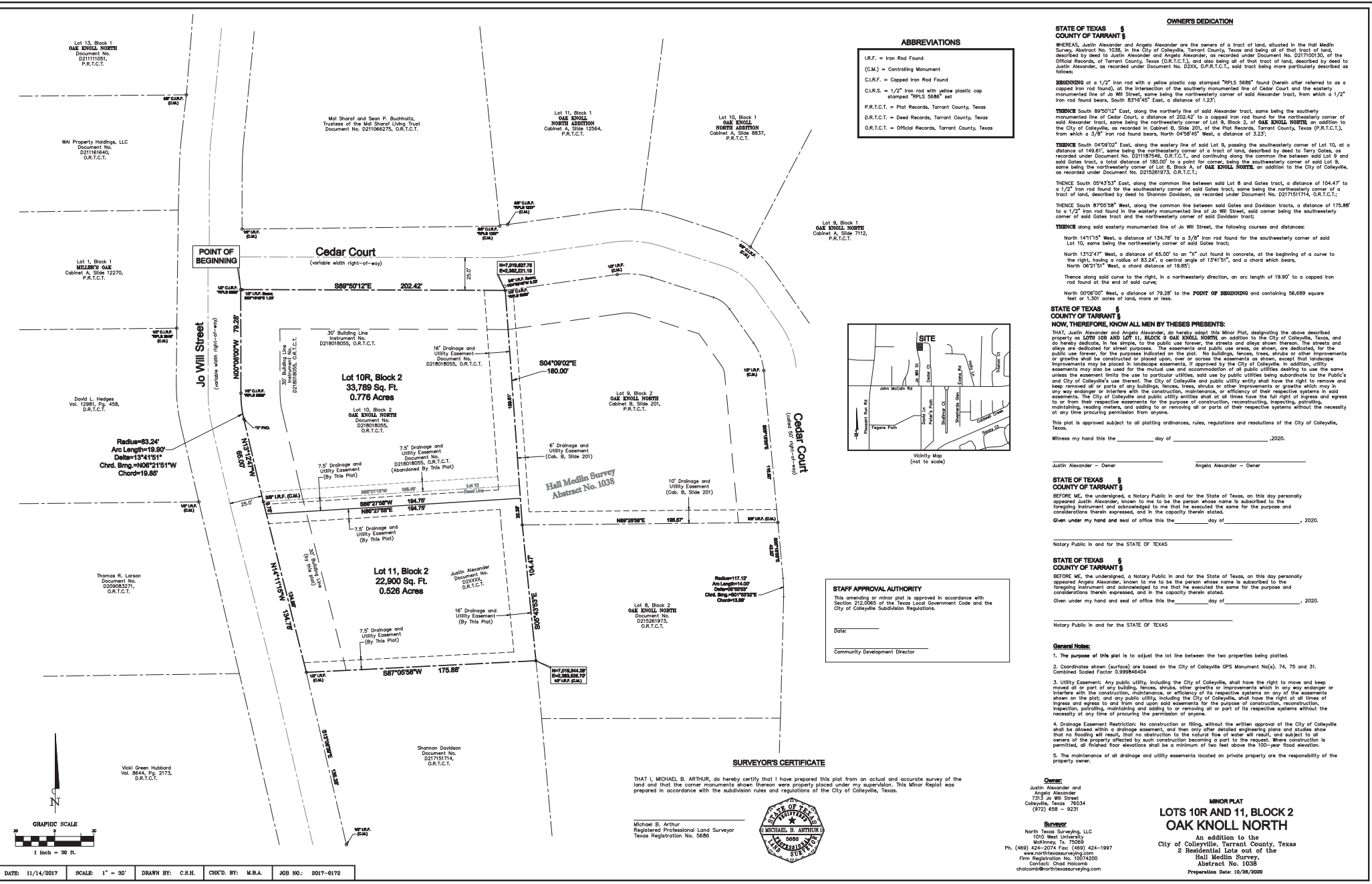
7313 and 7309 Jo Will Street

DISCLAIMER:
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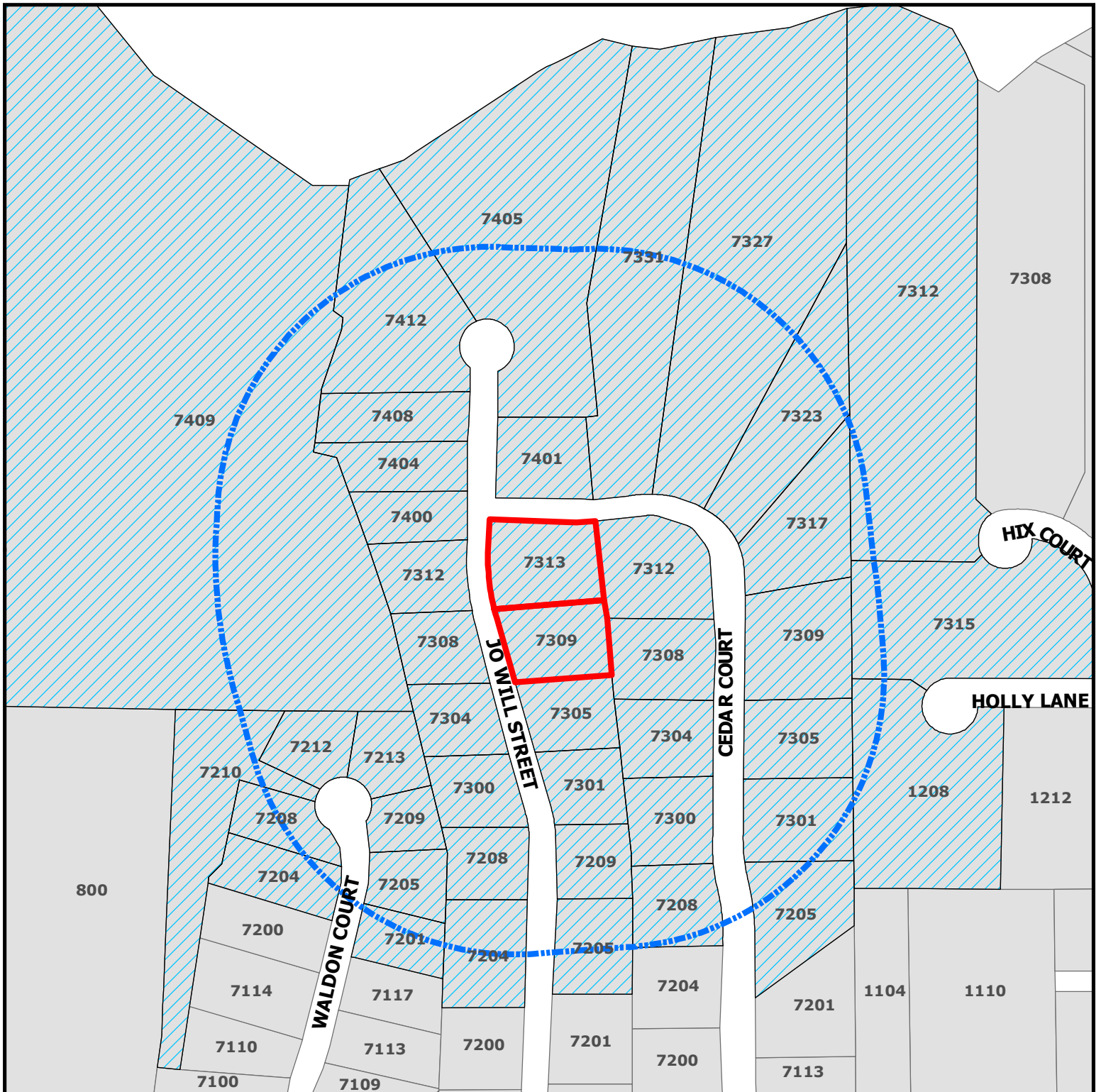
-  Subject Property
-  Residential
-  Institutional



Plat Exhibit



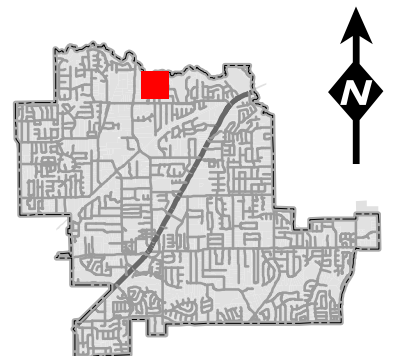
Notification Map



PC20-014 7313 and 7309 Jo Will Street

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
COFFMAN, BLAINE	7300 CEDAR CT	COLLEYVILLE, TX	76034	7300 CEDAR CT
BURNS, ROBBIE S	7208 JO WILL ST	COLLEYVILLE, TX	76034	7208 JO WILL ST
STONES, BLAKE R	7301 CEDAR CT	COLLEYVILLE, TX	76034	7301 CEDAR CT
SHARAF, MAI	7401 JO WILL ST	COLLEYVILLE, TX	76034	7401 JO WILL ST
MILLER, MARK C	7408 JO WILL ST	COLLEYVILLE, TX	76034	7408 JO WILL ST
HERSHON, DESIREE ANN	7300 JO WILL ST	COLLEYVILLE, TX	76034	7300 JO WILL ST
BALL, DONNA	7305 CEDAR RD	COLLEYVILLE, TX	76034	7305 CEDAR CT
JOHNSON, FELICIA	7205 JO WILL ST	COLLEYVILLE, TX	76034	7205 JO WILL ST
VALDEZ, ERNESTO	7301 JO WILL ST	COLLEYVILLE, TX	76034	7301 JO WILL ST
SLEDGE, CHARLES W	7317 CEDAR CT	COLLEYVILLE, TX	76034	7317 CEDAR CT
GUIRGUIS, WAGUIH	7204 WALDON CT	COLLEYVILLE, TX	76034	7204 WALDON CT
CAMPBELL, RICKY J	7205 CEDAR CT	COLLEYVILLE, TX	76034	7205 CEDAR CT
CORBETT, JAMES	7400 JO WILL ST	COLLEYVILLE, TX	76034	7400 JO WILL ST
TRINITY CHRISTIAN CENTER INC	2442 MICHELLE DR	TUSTIN, CA	92780	7409 PLEASANT RUN RD
HAZEN, RICHARD W	7212 WALDON CT	COLLEYVILLE, TX	76034	7212 WALDON CT
WAI PROPERTY HOLDINGS LLC	6115 WALLER LN	COLLEYVILLE, TX	76034	7404 JO WILL ST
WILLIAMSBURG EST HOA INC	7117 WALDON CT	COLLEYVILLE, TX	76034	7210 WALDON CT
QUINN, DIANA	7304 CEDAR CT	COLLEYVILLE, TX	76034	7304 CEDAR CT
FLEMING, BRYAN A	7312 HIX CT	COLLEYVILLE, TX	76034	7312 HIX CT
LAHODA, THOMAS	3535 BLUFFS LN APT 10102	GRAPEVINE, TX	76051	7312 JO WILL ST
ISELL, J G	7204 JO WILL ST	COLLEYVILLE, TX	76034	7204 JO WILL ST
POLIT, PETER	7208 WALDON CT	COLLEYVILLE, TX	76034	7208 WALDON CT
LIVELY, PETRA	7209 JO WILL ST	COLLEYVILLE, TX	76034	7209 JO WILL ST
NEWTON, RICHARD W	1208 HOLLY LN	COLLEYVILLE, TX	76034	1208 HOLLY LN N
PERDOZA, ANNALEIGH	7309 CEDAR CT	COLLEYVILLE, TX	76034	7309 CEDAR CT
HAWKINS, STEVEN L	7201 WALDON CT	COLLEYVILLE, TX	76034	7201 WALDON CT
TRENOR, GREGG	7405 JO WILL ST	COLLEYVILLE, TX	76034	7405 JO WILL ST
STONES, BLAKE R	7308 CEDAR CT	COLLEYVILLE, TX	76034	7308 CEDAR CT
DAVIDSON, SHANNON	7305 JO WILL ST	COLLEYVILLE, TX	76034	7305 JO WILL ST
ALEXANDER, JUSTIN	7313 JO WILL ST	COLLEYVILLE, TX	76034	7313 JO WILL ST
ROBBINS, MARK B	7327 CEDAR CT	COLLEYVILLE, TX	76034	7327 CEDAR CT
SADLER, MITZI	7213 WALDEN CT	COLLEYVILLE, TX	76034	7213 WALDON CT
GATES, TERRY	7309 JO WILL ST	COLLEYVILLE, TX	76034	7309 JO WILL ST
BHATKI, LEAH S	7323 CEDAR CT	COLLEYVILLE, TX	76034	7323 CEDAR CT
LARSON, THOMAS R	7308 JO WILL ST	COLLEYVILLE, TX	76034	7308 JO WILL ST
HUBBARD, VICKI GREEN	7304 JO WILL ST	COLLEYVILLE, TX	76034	7304 JO WILL ST
LYON, REGINALD O	2520 K AVE STE 700 #287	PLANO, TX	75074	7205 WALDON CT
EKSTAM, CHRISTOPHER L	7315 HIX CT	COLLEYVILLE, TX	76034	7315 HIX CT
TROUNG, RICHARD	7209 WALDON CT	COLLEYVILLE, TX	76034	7209 WALDON CT
PATEL, NIKHIL	7331 CEDAR CT	COLLEYVILLE, TX	76034	7331 CEDAR CT
MULLINS, RICHARD V	7208 CEDAR CT	COLLEYVILLE, TX	76034	7208 CEDAR CT
PAUKEN, DANIEL	7312 CEDAR CT	COLLEYVILLE, TX	76034	7312 CEDAR CT
MANNY, ROGER S	7412 JO WILL CT	COLLEYVILLE, TX	76034	7412 JO WILL ST
WILLIAMSBURG ESTATES ADDITION	7113 WALDON COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
ALEXANDER, JUSTIN	3713 JO WILL ST	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on December 23, 2020



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, January 11, 2021 at 7:00 p.m.

City Council Meetings: Tuesday, February 2, 2021 at 7:30 p.m.

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

Request: Consideration of a Replat for Lots 10R and 11, Block 2, Oak Knoll North, being Lot 10, Block 2, Oak Knoll North and Tract 3K, Abstract 1038, Hall Medlin Survey. The purpose is to adjust the lot lines between the two properties and plat the properties into two single-family residential lots. No new lots are proposed.

Zoning Case: PC20-014

Applicant: Justin Alexander

Owner: Justin Alexander

Location: 7313 and 7309 Jo Will Street

Property Description: Lot 10, Block 2, Oak Knoll North and Tract 3K, Abstract 1038, Hall Medlin Survey

Present Zoning: R-20 Single Family Residential

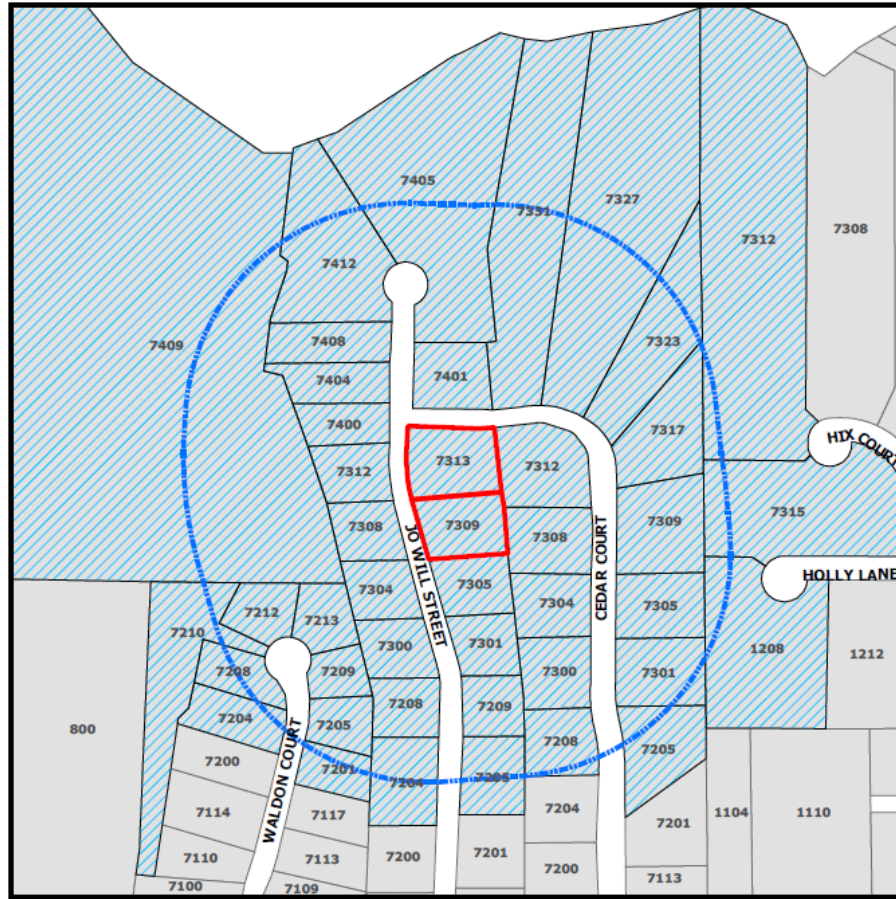
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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



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

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

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

Jacquelyn Reyer

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

RESOLUTION R-21-XXXX

A RESOLUTION APPROVING A REPLAT FOR LOTS 10R AND 11, BLOCK 2, OF THE OAK KNOLL NORTH ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lots 10R and 11, Block 2, of the Oak Knoll North Addition, on February 2, 2021.

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

Sec. 1. THAT the Replat, for Lots 10R and 11, Block 2, Oak Knoll North Addition on approximately 1.302 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 2nd DAY OF FEBRUARY 2021.

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3e	Agenda Date 1/11/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a zoning change from AG Agricultural district to R-40 Single Family Residential district on Lot 1, Block 1, Yaffa Addition, located at 608 Shelton Drive, Case ZC20-033

Explanation

Brian Demma, the applicant, has submitted a request for a zoning change on Lot 1, Block 1, Yaffa Addition, being approximately 0.7496 acres, 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 the construction of a new home. There are no new lots proposed.

Existing Conditions/Background: The subject property, 608 Shelton Drive, resides on the north side of Shelton Drive west of the intersection with Hunter Lane. The subject property has AG zoning and is currently developed with a single family home and an accessory building.

Proposed Zoning:

Request – The applicant requests to rezone the property from AG to R-40 zoning. The applicant desires to keep the existing home until construction on a new house is complete. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 square feet	32,653 s.f.
Minimum Lot Width	150 feet	156.90 feet
Minimum Lot Depth	150 feet	Approx. 207 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 the construction of a new single family home. The current size of the property does not comply with all the minimum standards of the R-40 Single-Family Residential district zoning. The lot width of the property falls below the minimum lot size of 40,000 s.f. with it being 32,653 s.f. and a recognition of the deficiency will be incorporated into the rezoning of the property. It meets the other required dimensional requirements.

Plat Status: The property is platted as Lot 1, Block 1, Yaffa Addition.

DRC Review: The DRC reviewed the request during their December 21, 2020 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, south and west are zoned R-40 Single-Family Residential zoning and improved with single-family residences. The property to the east is zoned R-20 Single-Family Residential zoning and improved with a single-family residence. 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.

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

Recommendation

Approve

Attachments

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

4. Survey of Property
5. Site Plan
6. Notification Map
7. Notification List
8. Property Owner Notification Letter
9. Draft Ordinance

Aerial Map

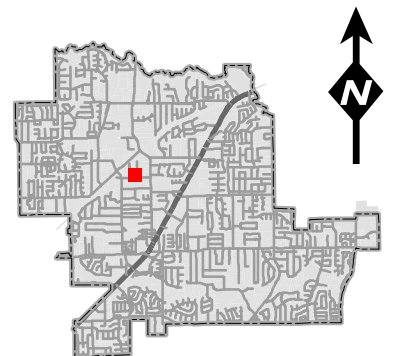


ZC20-033
608 Shelton Drive

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



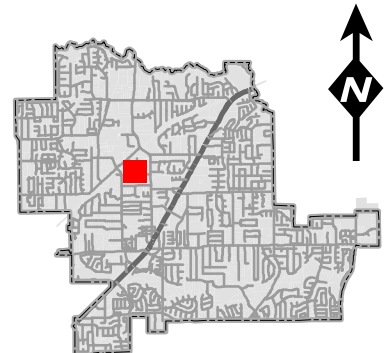
Zoning Map



ZC20-033
608 Shelton Drive

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 Subject Property



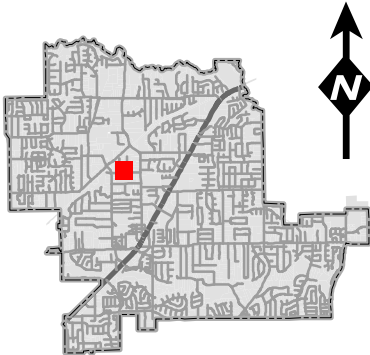
Future Land Use Map



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ZC20-033
608 Shelton Drive

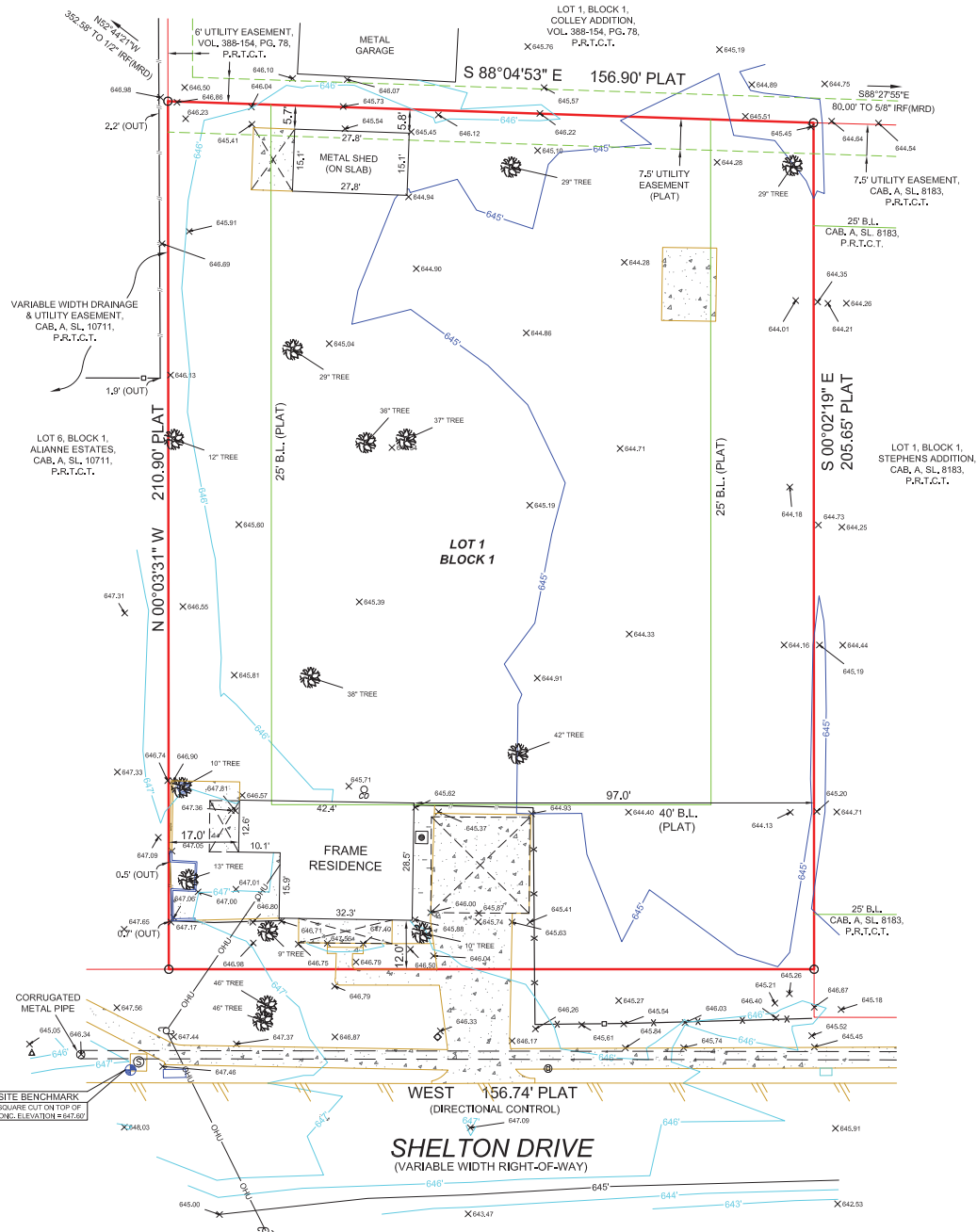
-  Subject Property
-  Residential
-  Institutional
-  Open Space; Parks



Survey of Property

LEGAL DESCRIPTION

Being Lot 1, Block 1, of Yaffa Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof, recorded in Instrument No. D214055478, Plat Records, Tarrant County, Texas.



FLOOD

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C 0095K, dated 09-25-2009. The property is located in Zone "X".

NOTES

- 1) This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.
- 2) All benchmarks, adjacent grade beams and proposed top of beam elevations must be checked and verified by builder. Although great care has been taken to ensure that these grades are correct, it is the liability and responsibility of the builder to verify these elevations prior to construction.

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
MRD = Monument of Record Dignity

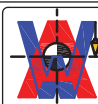
LEGEND

1/2" IR FOUND	X FOUND	TELE. BOX	UTILITY POLE	OVERHEAD UTILITY LINE	BRICK RET. WALL	CONCRETE
1/2" IR SET	X SET	CABLE BOX	WATER METER	OUT WIRE ANCHOR	STONE RET. WALL	GRAVEL
1/2" IR FOUND	BAK. BEAK. M.K.	BOLLARD POST	5/8" WIRE FENCE	IRON FENCE	BUDELINE	BRICK
1/2" IR FOUND	IRIGATION VALVE	BRICK COLUMN	AC. FND	CHAINLINK FENCE	BOUNDARY	STONE
1/2" IR FOUND	WATER VALVE	STONE COLUMN	TRANS. BOX	WOOD FENCE	HIGH BANK LINE	WOOD DECK
1/2" IR FOUND	PIR HYDRANT	STONE DRAIN M.K.	POOL EQUIP.	ASPHALT	COVERED AREA	TRAIL
1/2" IR FOUND	LIGHT POLE	BAK. BEAK. CO.				

The plat shown hereon is a correct and accurate representation of the property, lines and dimensions as shown hereon, and EXCEPT AS SHOWN, all improvements are located within the boundaries for reference indicated. EXCEPT AS SHOWN, there are no other apparent easements, encroachments or prohibitions on the ground.

This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unrecorded notes in not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and International treaties. All rights reserved. Do not make legal copies.

John S. Turner
RPLS 5310

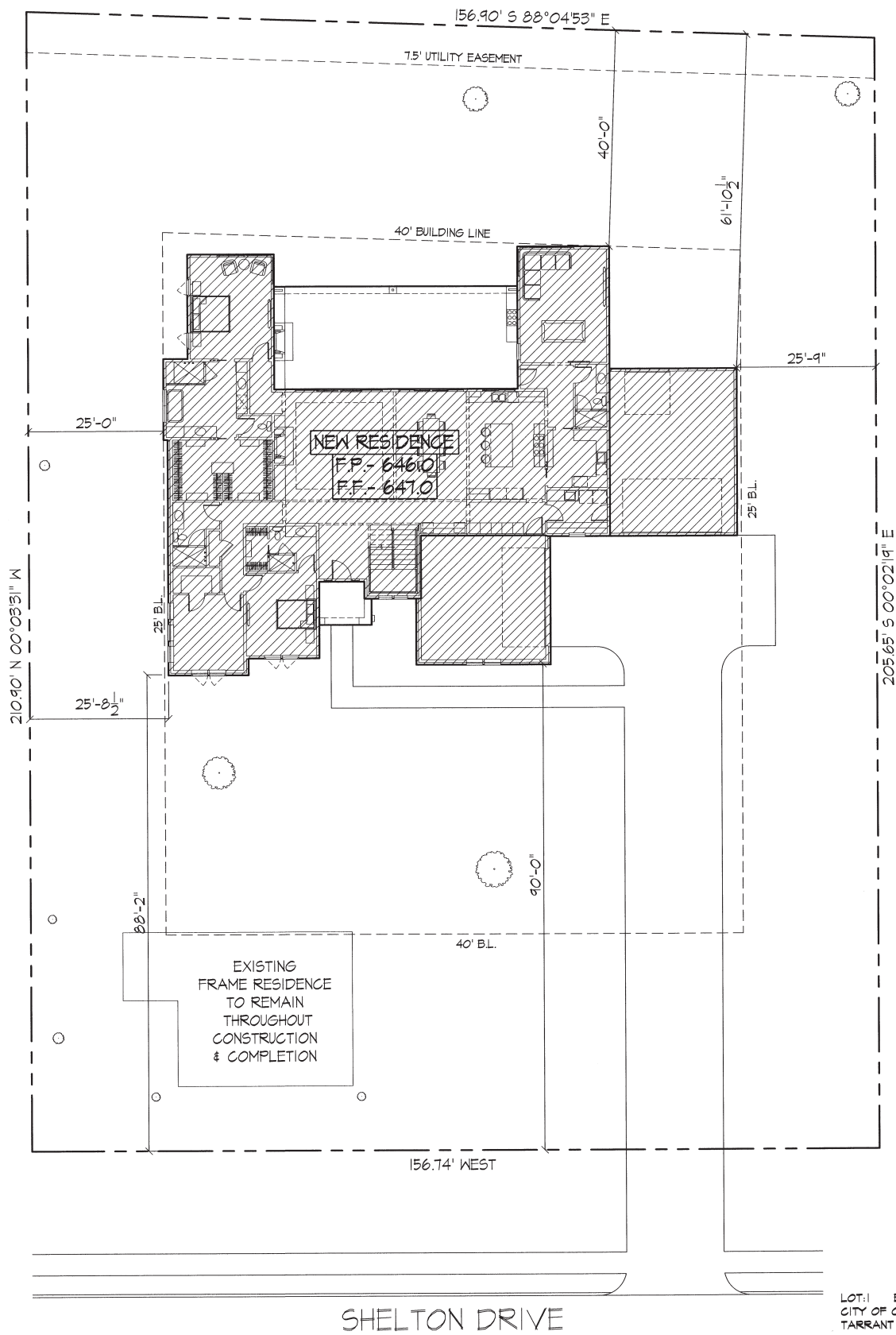


A&W SURVEYORS, INC.
Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

DATE: 08-27-2023
DRAWN BY: 079
CERTIFY: T.S. POLARIS
"A professional company operating in your best interest"

Site Plan



LOT:1 BLOCK:1
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

SITE PLAN
SCALE: 1"=10'-0"

NORTH

FILE NAME: 2024-SITE10TH (11-17-2020) HM

BLAKE ARCHITECTS
Suite A
1202 S. White Chapel Blvd.
Southlake, Texas 76092 • 817-488-9397

DISTINCTIVE HOMES
608 SHELTON DR. COLLEYVILLE, TEXAS

SHEET
OF 156 SHEETS

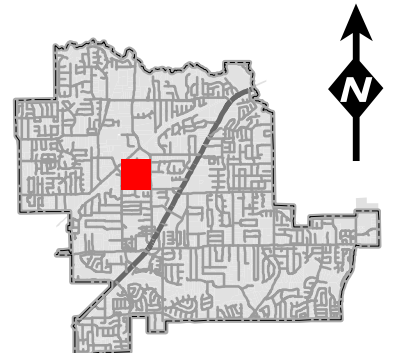
11.17.2020

JOB #2024
21/JULY/2020 HM
22/AUG/2020 HM
23/AUG/2020 HM
24/AUG/2020 HM

Notification Map



ZC20-033
608 Shelton Drive



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

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
EVANS, MICHELE A	6095 THERESA LN	COLLEYVILLE, TX	76034	6095 THERESA LN
CONGREGATION BETH ISRAEL	PO BOX 397	COLLEYVILLE, TX	76034	6100 PLEASANT RUN RD
IRVING INVESTMENT LTD	PO BOX 2085	COLLEYVILLE, TX	76034	704 SHELTON DR
GABLE, STEPHAN D	705 SHELTON DR	COLLEYVILLE, TX	76034	705 SHELTON DR
IRVING INVESTMENT LTD	PO BOX 2085	COLLEYVILLE, TX	76034	704 SHELTON DR
CAMA, KARL	605 SHELTON DR	COLLEYVILLE, TX	76034	605 SHELTON DR
PINE, JAMES W	5918 HUNTER LN	COLLEYVILLE, TX	76034	5918 HUNTER LN
HUGGINS, CHARLES	700 SHELTON DR	COLLEYVILLE, TX	76034	700 SHELTON DR
VANDERPOOL, JEFFREY	601 SHELTON DR	COLLEYVILLE, TX	76034	601 SHELTON DR
CHANDLER, RYAN	511 SHELTON DR	COLLEYVILLE, TX	76034	511 SHELTON DR
GRAVES, RANDAL	516 SHELTON DR	COLLEYVILLE, TX	76034	516 SHELTON DR
LOVE, KEVIN D	6000 HUNTER LN	COLLEYVILLE, TX	76034	6000 HUNTER LN
ROBARE, LISA	PO BOX 2802	GRAPEVINE, TX	76099	6001 HUNTER LN
CHILDRESS, JOHN	512 BEVERLY DR	COLLEYVILLE, TX	76034	512 BEVERLY DR
HILL, WILLIAM	512 SHELTON DR	COLLEYVILLE, TX	76034	512 SHELTON DR
STEPHENS, BILLY G	612 SHELTON DR	COLLEYVILLE, TX	76034	612 SHELTON DR
NORVILLE, MADELYN E	701 SHELTON DR	COLLEYVILLE, TX	76034	701 SHELTON DR
ALIANNE PARTNERS LP	601 SHELTON DR	COLLEYVILLE, TX	76034	6101 THERESA LN
EBNER, SEAN	6129 THERESA LN	COLLEYVILLE, TX	76034	6129 THERESA LN
MCINTYRE, TREVOR	5917 HUNTER LN	COLLEYVILLE, TX	76034	5917 HUNTER LN
DALEY, WILLIAM	608 SHELTON DR	COLLEYVILLE, TX	76034	608 SHELTON DR
ARMOR CAPITAL LLC	2221 E CONTINENTAL BLVD # 140	SOUTHLAKE, TX	76092	6114 PLEASANT RUN RD
YOUNG, BRADLEY A	6100 HUNTER LN	COLLEYVILLE, TX	76034	6100 HUNTER LN
ELMS, JASON R	801 SHELTON DR	COLLEYVILLE, TX	76034	801 SHELTON DR
EDWARD, TIM A	608 BEVERLY DR	COLLEYVILLE, TX	76034	608 BEVERLY DR
HUDNALL, THOMAS	6114 THERESA LN	COLLEYVILLE, TX	76034	6114 THERESA LN
DAVIS, BOBBY E	704 BEVERLY DR	COLLEYVILLE, TX	76034	704 BEVERLY DR
MOORE, JERRY D	6101 HUNTER LN	COLLEYVILLE, TX	76034	6101 HUNTER LN
JORDAN, JOHN D	6103 HUNTER LN	COLLEYVILLE, TX	76034	6103 HUNTER LN
STACY, MICHAEL	6104 HUNTER LN	COLLEYVILLE, TX	76034	6104 HUNTER LN
CLEFF, DAVID M	612 BEVERLY DR	COLLEYVILLE, TX	76034	612 BEVERLY DR
ALFRED, MICHAEL	6128 THERESA LN	COLLEYVILLE, TX	76034	6128 THERESA LN
GLEASON, JAMES T	600 BEVERLY DR	COLLEYVILLE, TX	76034	600 BEVERLY DR
LOTHROP, WILLIAM D	609 SHELTON DR	COLLEYVILLE, TX	76034	609 SHELTON DR
KERLEE, TWYLA	800 SHELTON DR	COLLEYVILLE, TX	76034	800 SHELTON DR
GIBSON, CLAYTON	6115 THERESA LN	COLLEYVILLE, TX	76034	6115 THERESA LN
SPRINGER, JACK D	6101 THERESA LN	COLLEYVILLE, TX	76034	6101 THERESA LN
FARAGHER, JACK	6005 HUNTER LN	COLLEYVILLE, TX	76034	6005 HUNTER LN
ALIANNE ESTATES	6201 THERESA LANE	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
DEMMA, BRIAN	1732 JOHNSON ROAD	KELLER, TX	76248	APPLICANT

Public hearing notices were mailed on December 23, 2020



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, January 11, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, January 19, 2021 & Tuesday, February 2, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from AG Agricultural zoning district to R-40 Single Family Residential zoning district. The purpose is rezone the property from AG Agricultural to R-40 Single Family Residential to allow for the construction of a new home. No new lots are proposed.

Zoning Case: ZC20-033

Applicant: Brian Demma

Owner: William Daley

Location: 608 Shelton Drive

Property Description: Lot 1, Block 1, Yaffa Addition

Present Zoning: AG Agricultural

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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.7496 ACRES, LOT 1, BLOCK 1, IN THE YAFFA ADDITION, LOCATED AT 608 SHELTON DRIVE, 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 a rezoning of the property from AG Agricultural to R-40 Single Family Residential district for Case No. ZC20-033; 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 change in the zoning from AG Agricultural district to R-40 Single-Family Residential district on 0.7496 acres, being Lot 1, Block 1, of the Yaffa Addition, located at 608 Shelton Drive, as depicted on the attached as Exhibit "A".
- Sec. 2. THAT the above described tract of land shall be used only in the

manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

1. As depicted in the attached Exhibit "A" and Exhibit "B" and recognizing the lot area being 32,653 square feet.

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 19th day of January 2021.

The second reading and public hearing being conducted on the 2nd day of February 2021.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 2ND DAY OF FEBRUARY 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

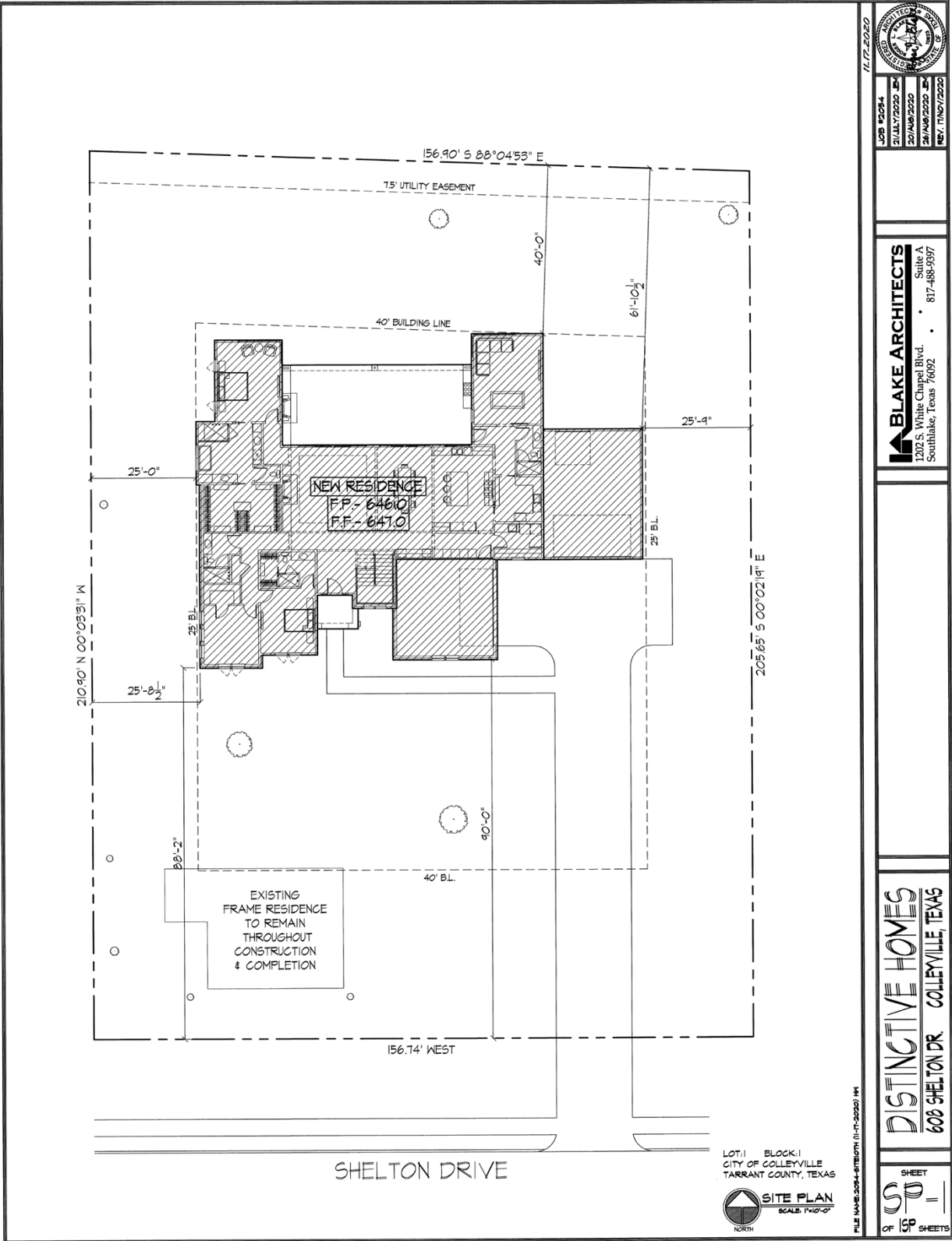
APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



Exhibit "B"- Zoning Exhibit





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
3f	1/11/2021	
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of an Amendment to the Planned Unit Development-Commercial zoning district on Lot 1, Block 1, Village Front Door Addition, located at 5204 Colleyville Boulevard, Case ZC20-034

Explanation

Daniel Kim, the applicant, has submitted a request for an amendment to the existing PUD-C Planned Unit Development – Commercial ordinance for the Village Front Door Addition development, being approximately 0.8576 acres, and zoned PUD-C Planned Unit Development – Commercial. The purpose is to amend the PUD-C's Ordinance in order to allow for and continue the Medical Office/Office type use.

Existing Conditions/Background: The subject property is currently known as the Village Front Door and is developed as a medical office building. It is in close proximity to the Baylor Scott and White Family Medicine location. Retail uses are permitted on properties adjacent to Colleyville Boulevard. The proposed 6,909 s.f. building is requested to continue to be used as medical office.

Proposed Amendment:

Request – The applicant requests to change the PUD Ordinance to allow the existing building to continue to operate as a medical office building. Specifically, the amendment proposes to eliminate the requirement for retail/sales tax type uses.

Analysis: The original PUD-C zoning (2007) allowed for retail and office uses in the building. This was amended in 2010 requiring 100% of the building for retail sales tax uses. In 2011, a request was sought to amend the Village Front Door development's PUD Ordinance allowing for a 100% medical office use. This was contingent on the ownership and operation of Dr. Kim's medical office. Since that time the use of the property was medical office. Recently, the property has changed ownership and the new owner and applicant desires to continue its use as medical office due to its current configuration and build out. The requested PUD-C amendment will allow the existing building to operate as a medical office building while also allowing in the future, if the market determines, the use to be retail or other office uses.

Plat Status: The property is platted as Lot 1, Block 1, of the Village Front Door

Addition.

DRC Review: The DRC reviewed the request during their December 21, 2020 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the north and west are zoned PUD-C Planned Unit Development - Commercial and are improved with office and medical office uses within the Village and the Village Front Door development. The property to the south is zoned CC-1 Village Retail and is improved as commercial. Properties to the east is zoned CC-1 Village Retail is improved with the Main Colleyville Fire Station.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development and located within the Colleyville Boulevard Corridor. 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 allowing for the operation of medical office is adjacent to the Baylor Scott and White Family Medicine business and suggests a trend for medical office in this area. If the amended ordinance is approved, it would also allow for retail and general office uses.

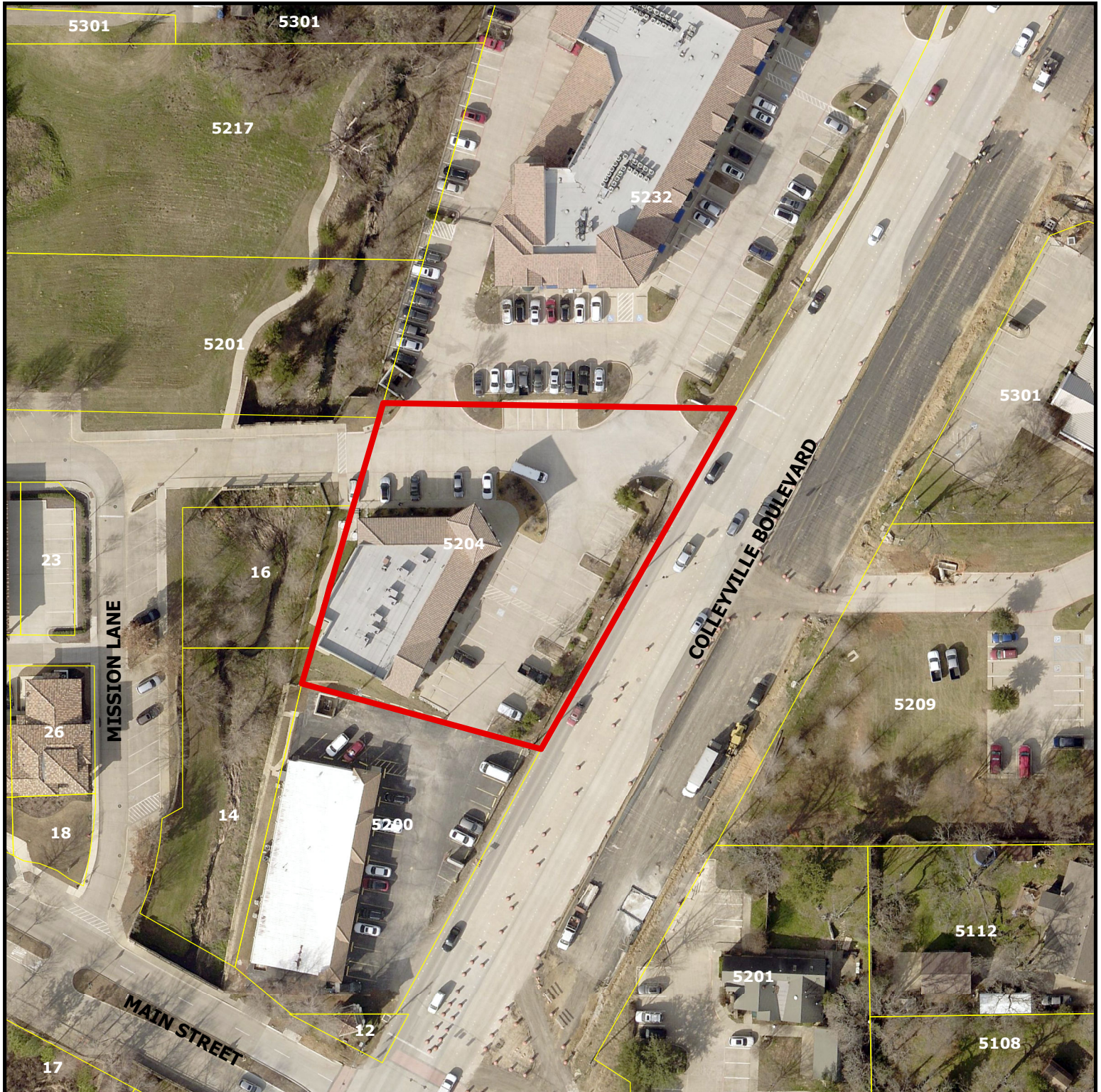
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Approved PUD-C Ordinances
6. Notification Map
7. Notification List
8. Property Owner Notification Letter
9. Draft Ordinance

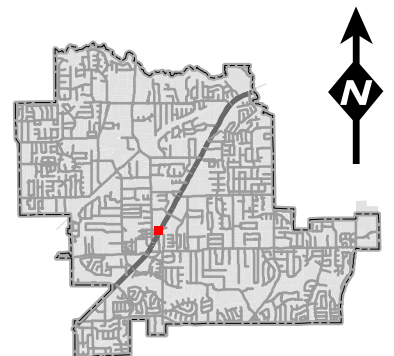
Aerial Map



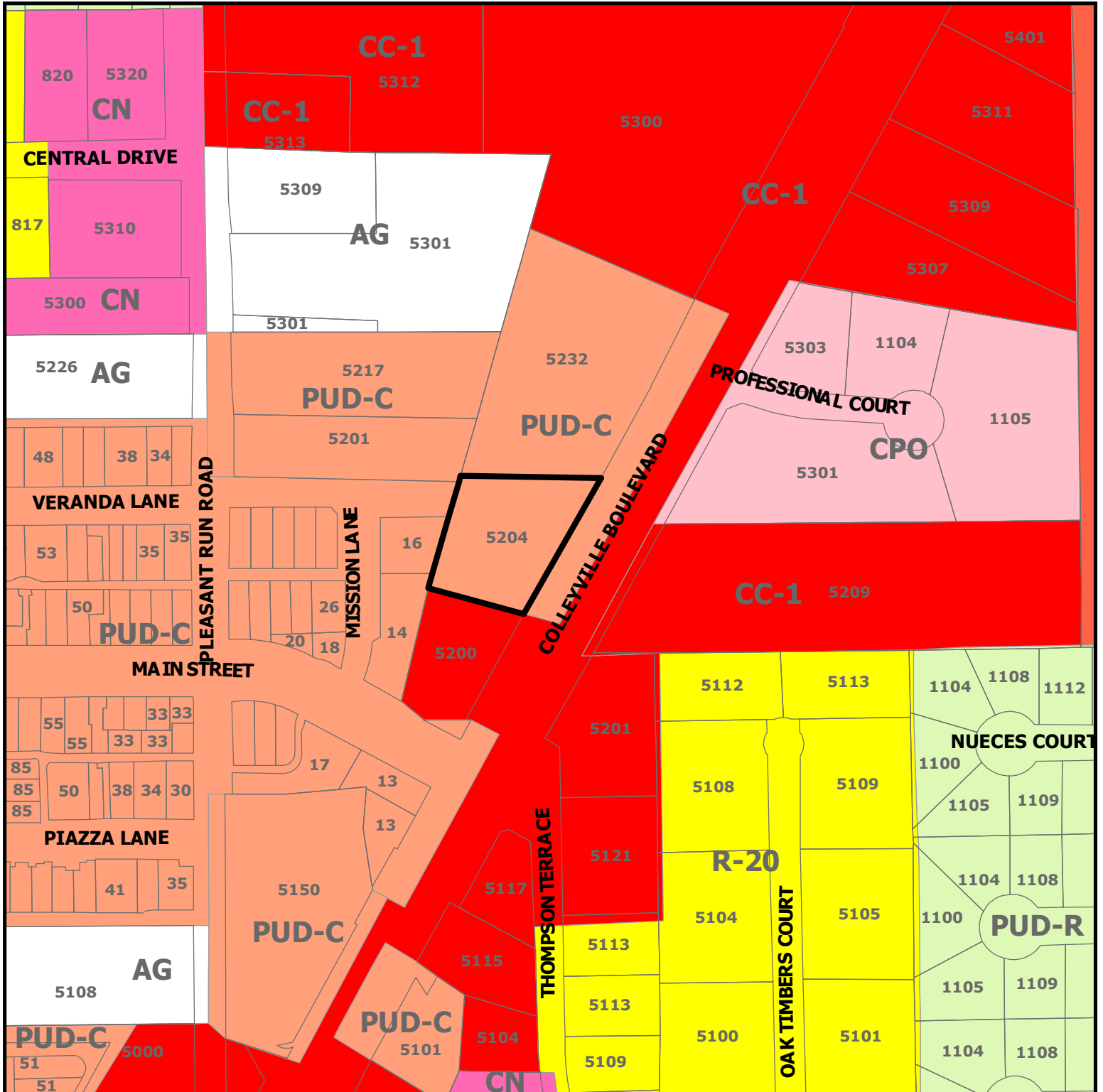
ZC20-034
5204 Colleyville Blvd

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



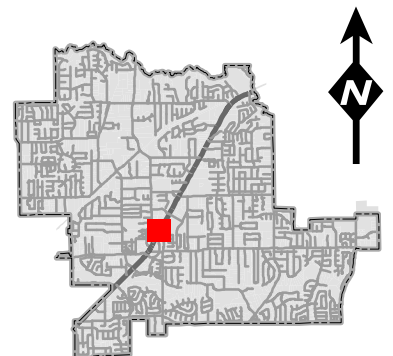
Zoning Map



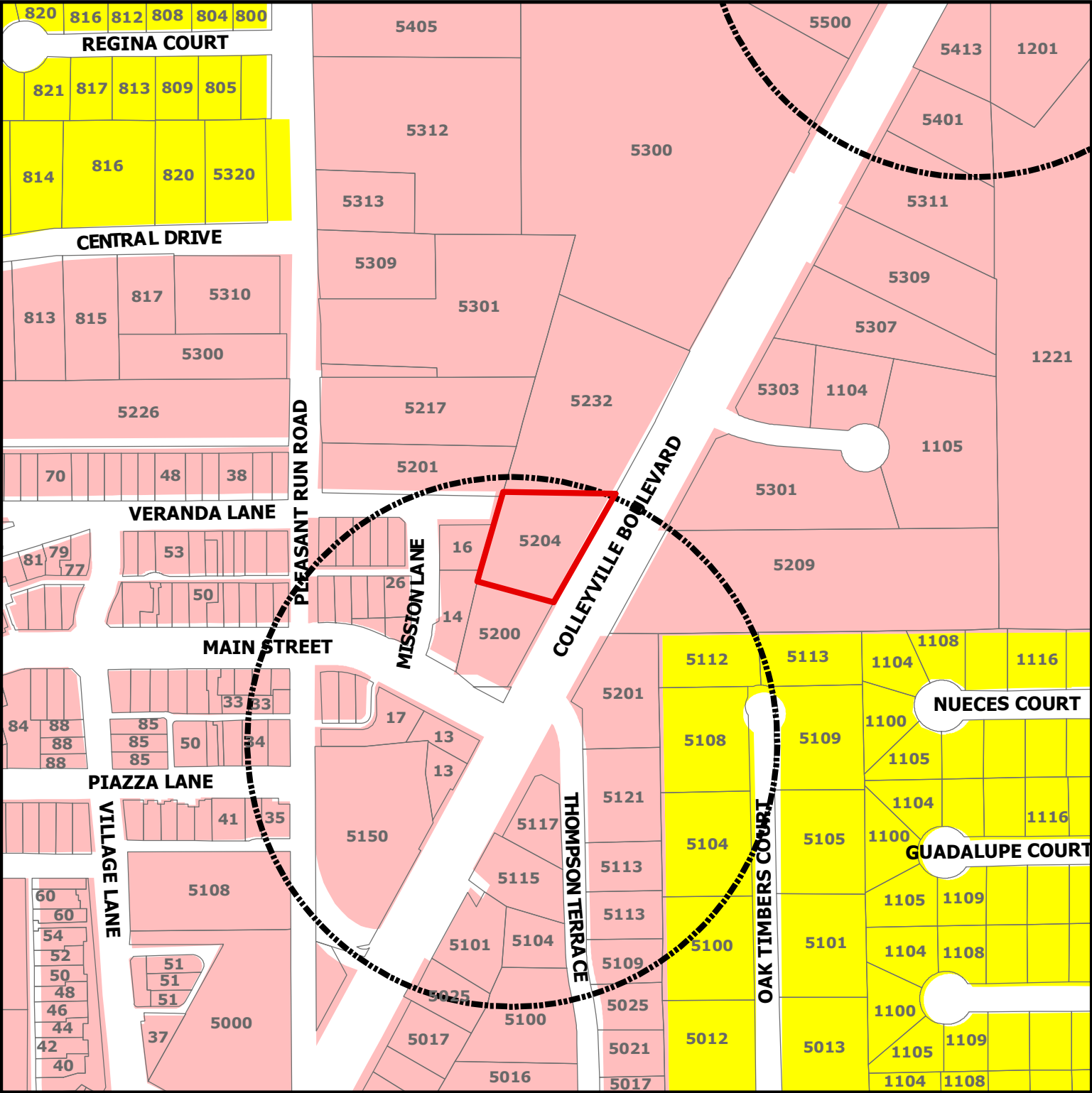
ZC20-034
5204 Colleyville Blvd

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 Subject Property



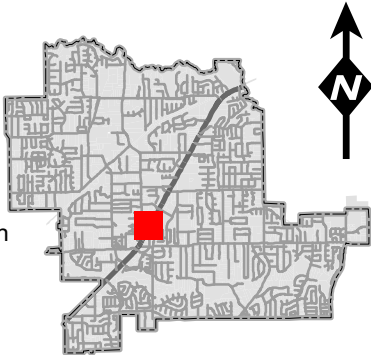
Future Land Use Map



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ZC20-034
5204 Colleyville Blvd

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Colleyville Blvd Corridor



DDK Real Estate Investments, LLC

DANIEL SETH KIM

229 Odessa Drive, Haslet, TX 76052 | 817-727-2752 |

December 10, 2020

Subject Property: 5204 Colleyville Blvd, Colleyville, TX 76034

Statement of Planning Objectives:

Dear Planning and Zoning Commission and City Council,

I am writing this statement letter as an authorized agent on behalf of DDK Real Estate Investments, LLC. This statement is provided to seek approval to allow the subject property addressed at **5204 Colleyville Blvd, Colleyville, TX 76034** to amend Ordinance O-10-1784 for the consideration to include Medical Office/Office as approved use. Current zoning is approved PUD-C; however, subject property is set to revert back to ordinance limitations pertaining general retail tax.

Photos in the form of "Exhibits" are provided below to provide visuals regarding the proposed space.

Entry: In my opinion, the subject property's highest and best use would be to permit medical office or office use as the building only has one main entrance (Exhibit A). Ideally, placing a national credit tenant which provides professional services or allowing future continued use through a healthcare association would best utilize the current state of the space. This entry also provides value in signage opportunity by directly facing Colleyville Boulevard SH 26.

Floor Plan: The south side of the building is currently partitioned to provide professional medical related check-in / check-out services (Exhibit B & C).

Located on the north side of the building, multiple office work stations may be provided within an open floor plan; which may be partitioned to provide individualized office spaces if necessary.

Upgrades: With medical capabilities in mind, the subject property has been built out with considerable improvements. Each exam room is equipped with its own plumbing, high fiber optic connections (per room) to allow for consistent and reliable data collection for use of medical software, sleep study equipment, lab room use, other medical equipment, and more capable uses (Exhibit D & E).

Situs & Synergy: Subject property is located next to Baylor Scott & White just across Mission Lane. The property has the potential to work with and benefit from immediate medical practices within the area consisting of healthcare family practices, dentistry offices, chiropractors, pediatrics and other private practices (Exhibit F).

It is my pleasure to provide this statement to the P&Z Commission and City Council as it is my intent that this letter serves as a positive reference in the decision-making factor to consider amending the subject property's ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Kim", with a long, sweeping horizontal line extending to the right.

Daniel Seth Kim

Exhibit A



Exhibit B



Exhibit C



Exhibit D



Exhibit E



Exhibit F



ORDINANCE O-11-1816

AN ORDINANCE AMENDING ORDINANCE O-10-1784 CONDITIONS; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance O-07-1630 on September 4, 2007, to establish the zoning of Lot AR and BR, of the E.M. Thompson Subdivision, and Lot 2, Block 1, Foster Addition; and

WHEREAS, the City Council approved Ordinance O-10-1784 December 7, 2010, amending Ordinance O-07-1630 by changing the percentage requirements for office uses versus retail uses in the development; and

WHEREAS, the City of Colleyville has received a request for an amendment to Ordinance O-10-1784, under Case ZC11-021; 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, is hereby amended by amending Ordinance O-10-1784 conditions for the Village Front Door Addition.

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

1. GENERAL

a. Section 4(1)b of Ordinance O-10-1784, is hereby removed and deleted.

b. This zoning change is conditioned upon a change in ownership of the property to Dr. David D. Kim of 35 Veranda Ln. Colleyville, Texas, or an entity owned or controlled by Dr. Kim. In the absence of such ownership change, this Ordinance shall be of no force or effect.

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 it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.
- Sec. 9. THAT Ordinances O-10-1784 and O-07-1630 shall remain in full force and effect, except where amended by this ordinance.

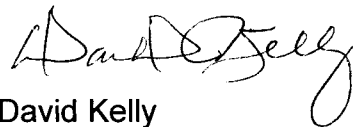
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of December 2011.

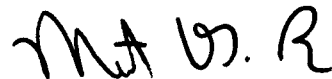
The second reading and public hearing being conducted on the 13th day of December 2011.

ATTEST.

Cynthia Singleton, TRMC, CMC
City Secretary

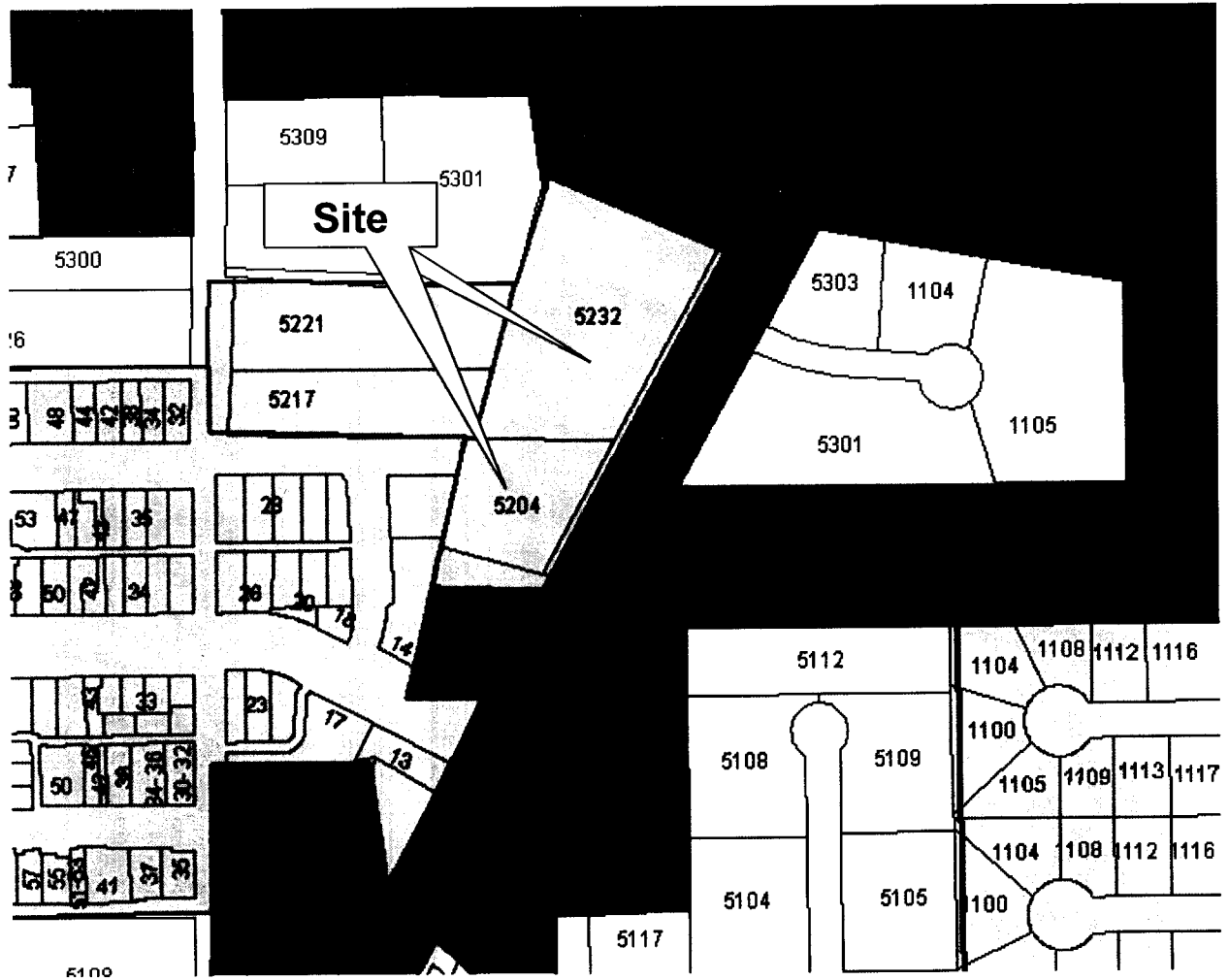
CITY OF COLLEYVILLE

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A" - Location and Zoning Map



ORDINANCE O-10-1784

AN ORDINANCE AMENDING ORDINANCE O-07-1630 WHICH ESTABLISHED THE ZONING OF LOT AR AND BR, OF THE E.M. THOMPSON SUBDIVISION CONDITIONS; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance O-07-1630 on September 4, 2007, to establish the zoning of Lot AR and BR, of the E.M. Thompson Subdivision, and Lot 2, Block 1, Foster Addition; and

WHEREAS, the City of Colleyville has requested an amendment to Ordinance O-07-1630, under Case Z-10-028; 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:

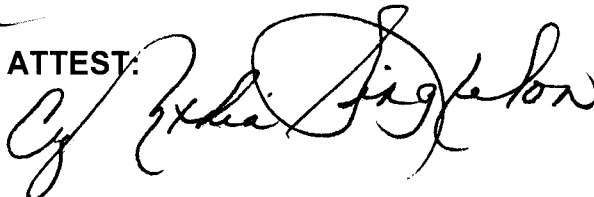
- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by amending Ordinance O-07-1630 which established the zoning of Lot AR and BR, of the E.M. Thompson Subdivision conditions.
- Sec. 3. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning of the Village Front Door Addition, depicted on Exhibit "A" and Exhibit "B".
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:
- 1. GENERAL**
- a. Ordinance O-07-1630, Section 4(3)d is hereby removed and deleted.
- b. Not less than 100 percent of the air-conditioned area of Building (C) depicted on Exhibit "B" shall contain uses that are eligible for State of Texas retail sales tax as defined by the State of Texas Comptroller of Public Accounts.
- Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended and as amended herein.
- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.
- Sec. 10. THAT Ordinance O-07-1630 shall remain in full force and effect, except where amended by this ordinance.

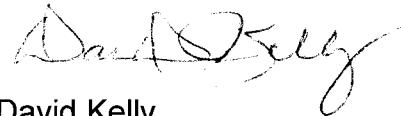
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 16th day of November 2010.

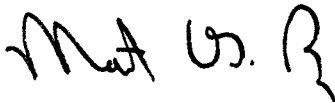
The second reading and public hearing being conducted on the 4th day of December 2010.

ATTEST:

Cynthia Singleton, TRMC, CMC
City Secretary

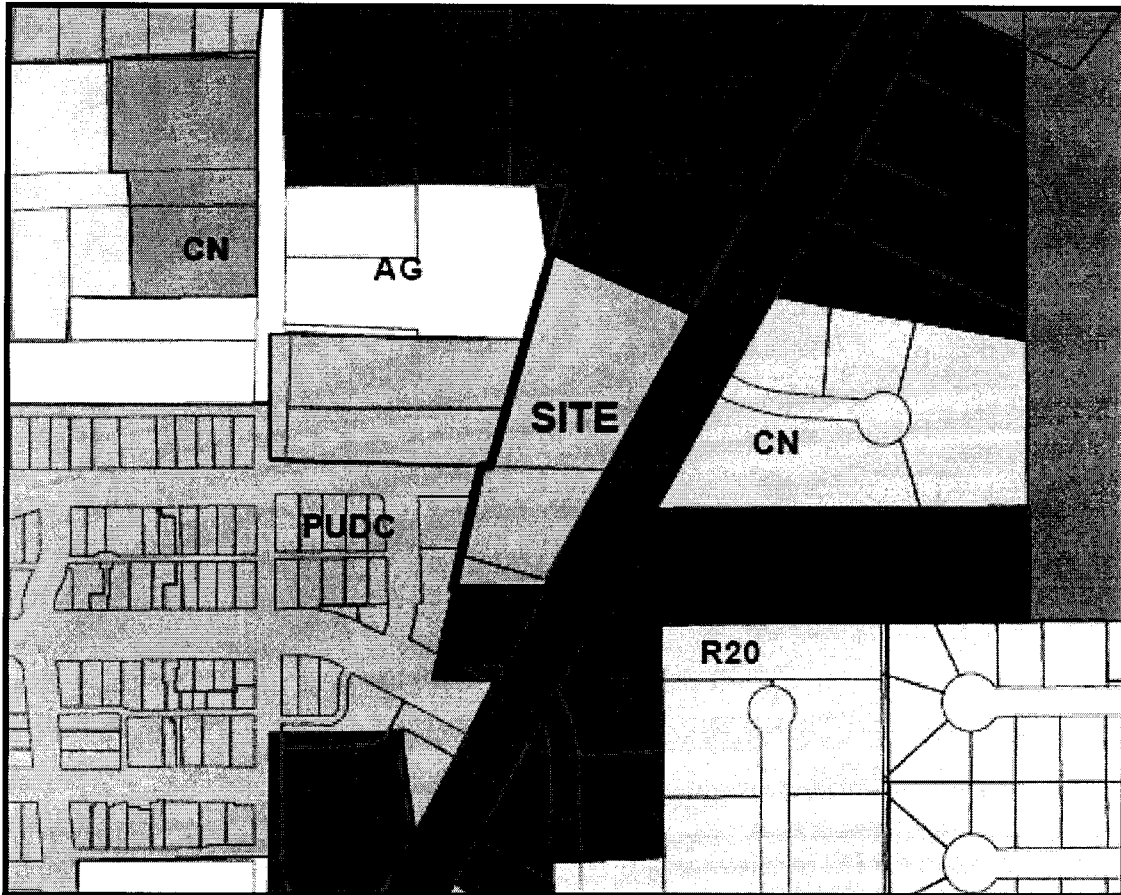
CITY OF COLLEYVILLE

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A" - Location and Zoning Map



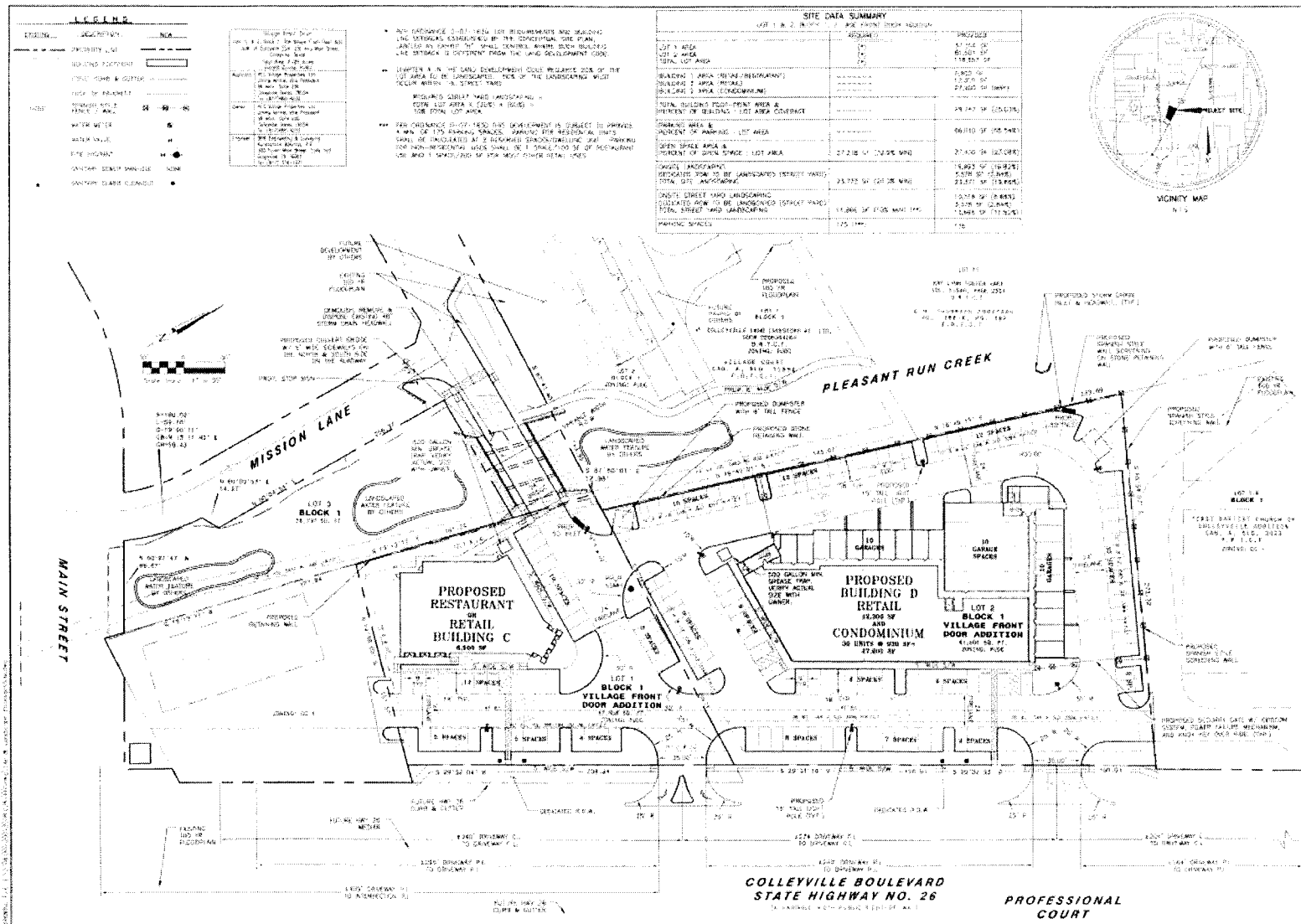


Exhibit "B" – Site Plan

ORDINANCE O-07-1630

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF LOT AR AND BR, OF THE E.M. THOMPSON SUBDIVISION, AND LOT 2, BLOCK 1, FOSTER ADDITION, FROM THE CC1-VILLAGE RETAIL ZONING DISTRICT TO THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. Z-07-026; 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, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lot AR and BR, E.M. Thompson Subdivision, and Lot 2, Block 1, Foster Addition, from the CC1-Village Retail zoning district to the PUDC-Planned Unit Development Commercial zoning district, as depicted on the attached Zoning and Location Map, labeled as Exhibit "A".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

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

2. CONCEPTUAL PLAN AND PLATTING

- a. The development shall be generally consistent with the Conceptual Site Plan, labeled as Exhibit "B", which shall not be considered the preliminary plat.
- b. The development shall be generally consistent with the Conceptual Site Plan, labeled as Exhibit "B"; however the lot layout may differ from that shown on Exhibit "B" to accommodate topographic, drainage or other conditions.
- c. The developer shall submit and receive approval from the City of Colleyville a Final Plat in accordance with the requirements of the Land Development Code prior to development of this PUDC.

3. PERMITTED USES

- a. A maximum of 30 residential units allowed on the second and third floor of Building D, as shown on Exhibit "B".

- b. All uses allowed in the CC1-Village Retail zoning district.
- c. All uses shall be in accordance with the Conceptual Site Plan on Exhibit "B".
- d. Not less than 50%, or 6,150 square feet, of the air-conditioned area of the first floor of Building D shall contain uses that are eligible for State of Texas retail sales tax as defined by the State of Texas Comptroller of Public Accounts.
- e. Any floor of Building D may be used as retail and office uses. No residential uses are permitted on the first floor of Building C or D.

4. LOT REQUIREMENTS AND SETBACKS

- a. Lot requirements and building line setbacks established by the Conceptual Site Plan, labeled as Exhibit "B", shall control where such building line setback is different from the Land Development Code.

5. OPEN SPACE

- a. This development shall provide a minimum of 22.9% common open space, as shown on Exhibit "B". All open space areas shall be landscaped and maintained by the property owner.
- b. The amount of landscaping on the property shall be in accordance with Chapter 4 Landscaping and Buffering in the Land Development Code.

6. BUILDING ELVEATIONS

- b. All exterior building elevations shall be in accordance with the Building Elevations, labeled as Exhibit "C".

7. SIDEWALKS AND PATHWAYS

- a. The sidewalk along Colleyville Boulevard shall be at least 5-feet wide. The sidewalk shall be installed when any new structures are built on the property.

8. SCREENING

- a. A six foot high wall shall be constructed along the northern property line and shall consist of a combination of stucco and wrought iron accents.

9. PARKING

- a. Parking for residential units shall be calculated at 2 reserved parking spaces per dwelling unit.
- b. Parking for non-residential uses shall be in accordance with the parking requirements of the Land Development Code.
- c. This development shall contain not less than 175 parking spaces.

10. OTHER

- a. Any modification to the creek on the west side of the development shall be approved by the City of Colleyville Engineering Department.
- b. Residential units shall contain not less than 750 square feet of living area per dwelling unit. A maximum of 5 residential units are permitted to be 850 square feet or smaller. All other units will be a minimum of 851 square feet.
- c. The average square footage of residential units shall total 1,000 square feet.
- d. All residential units allowed by this ordinance shall be subject to the rules and regulations of a single condominium regime. A copy of the condominium regime by-laws, approved and filed by the Tarrant County Clerk, shall be submitted prior to the issuance of a building permit on any residential unit.
- e. All buildings shall have fire sprinkler and monitoring systems.
- f. The maximum building height shall be 3 stories with a maximum height measurement of 56 feet.
- g. Prior to the issuance of a Certificate of Occupancy for any building, the property shall accomplish the following:
 - 1. Complete construction of a bridge across Pleasant Run Creek connecting the subject property to The Village at Colleyville property. Such bridge shall connect the subject property to Mission Lane, which is an existing public street in The Village. The drive connection and bridge shall be dedicated as a public right-of-way. The drive connection and bridge width shall be the same width as shown on the Site Plan. The bridge will be located where the driveway currently dead ends into Pleasant Run Creek on the Site Plan. The bridge shall be constructed with similar materials and design as the existing bridge located at Main Street. A five foot wide sidewalk shall be provided on both sides of the bridge.
 - 2. The property owner shall make improvements to Pleasant Run Creek from the north property line of The Village PUD south to Main Street consisting of the following: removal of debris and dead trees, construction of new water retention areas, fountains, and new landscaping.
 - 3. Complete the construction of an 8 foot wide sidewalk, that may be a minimum 6 foot wide at the discretion of the City Engineer, within Pleasant Run Creek connecting Lot 1, Block 1 Village Court Addition to the proposed bridge.
 - 4. The project sign featured on the building will read "The Village at Colleyville".
- h. This zoning ordinance shall be automatically repealed if a preliminary plat or preliminary drainage analysis is not approved within eight (8) months from the date of approval of this zoning request.

- Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

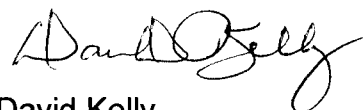
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 21ST day of August 2007.

The second reading and public hearing being conducted on the 4th day of September 2007.

ATTEST:

Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

A handwritten signature in black ink, appearing to read "Matt C. G. Boyle". The signature is stylized with a large "M" and a cursive "Boyle".

Matthew C. G. Boyle
City Attorney

Exhibit A – Zoning and Location Map

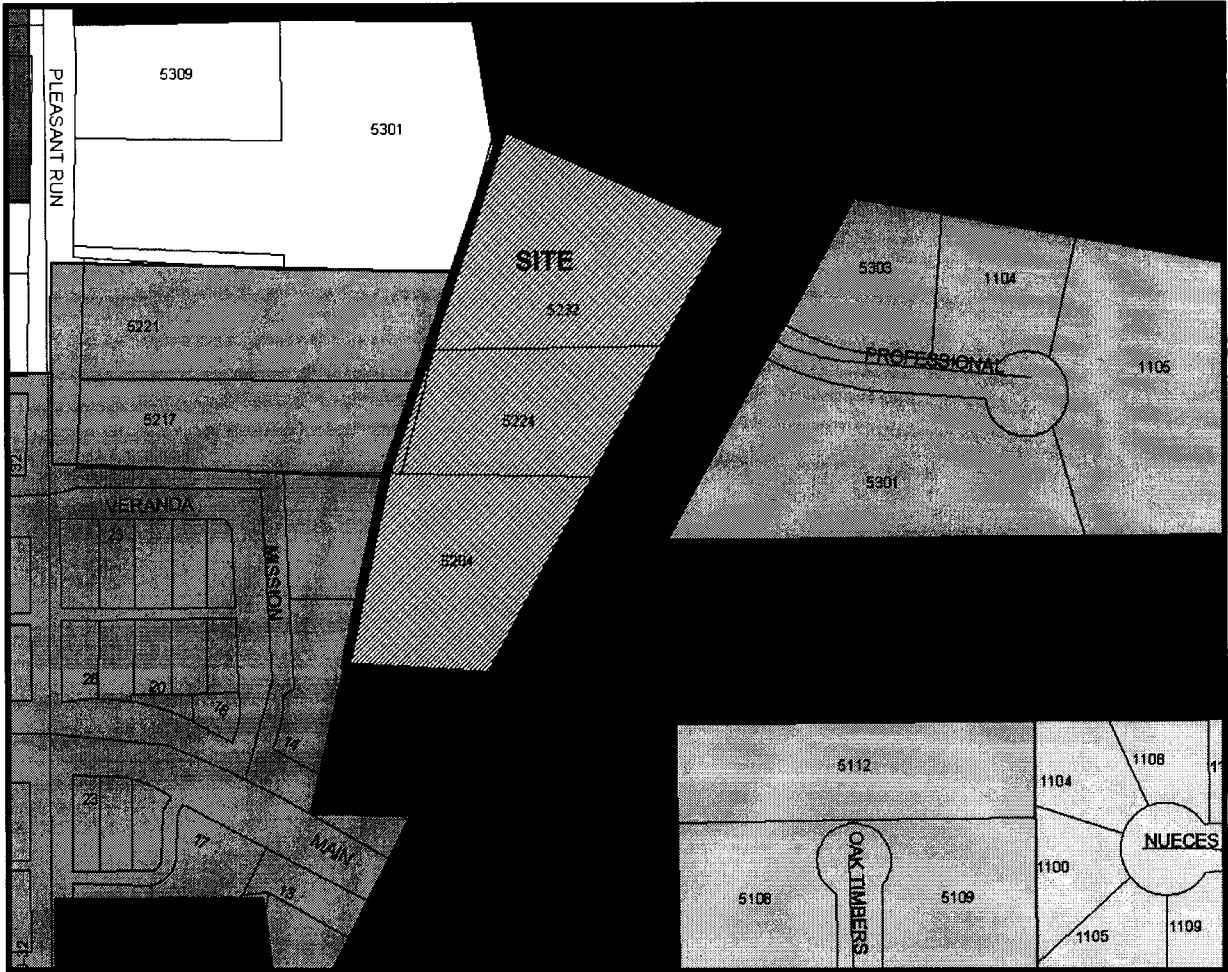
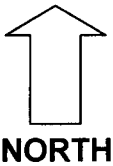


Exhibit B – Conceptual Site Plan

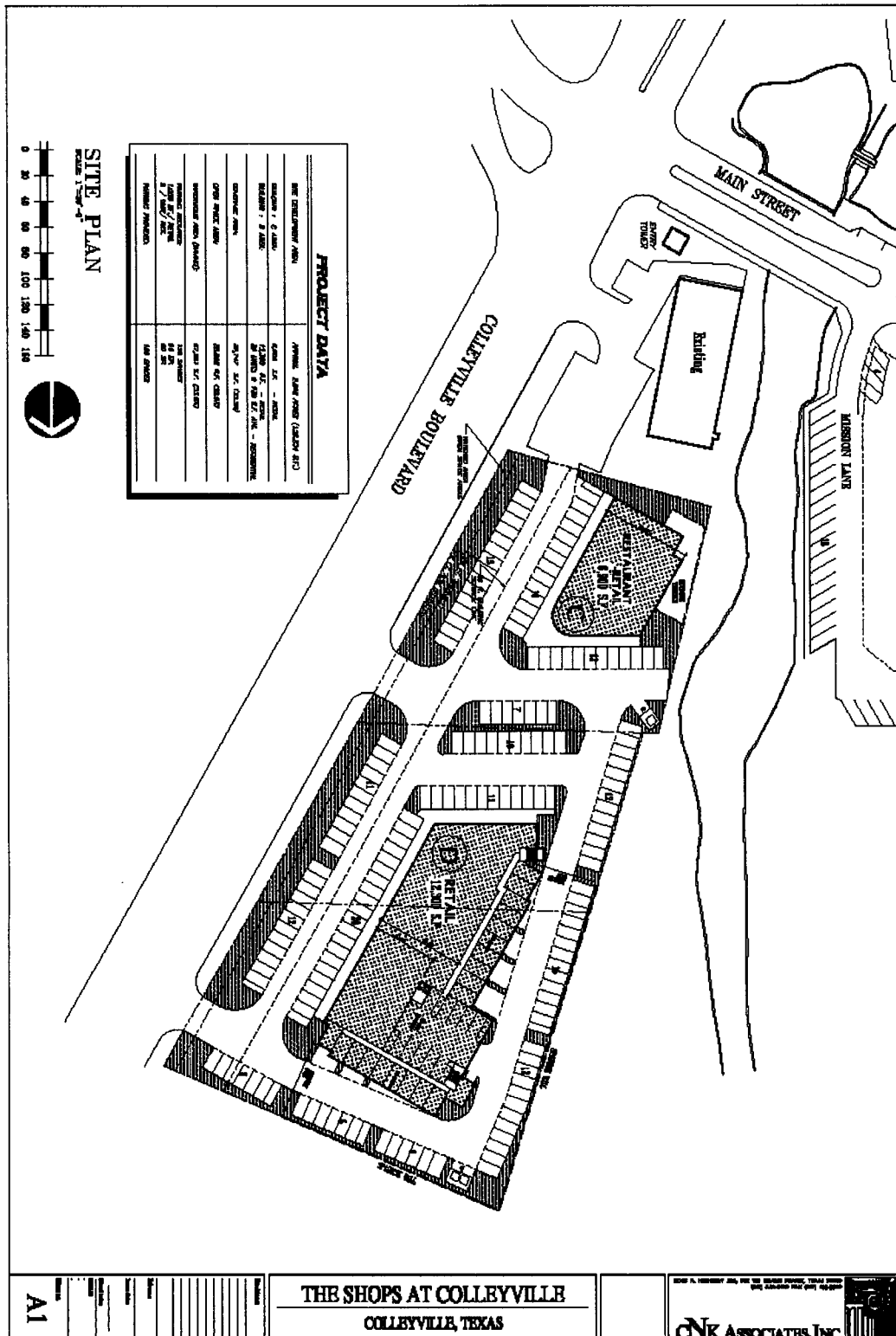
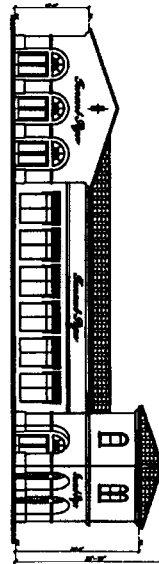
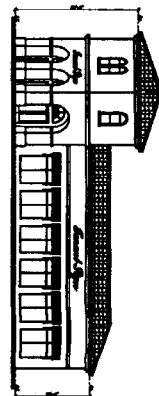


Exhibit C-Building Elevations

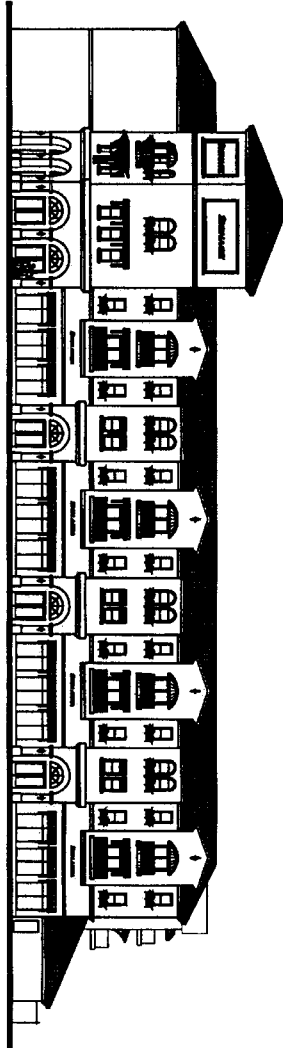
Colleyville Blvd. Elevation
BUILDING - C



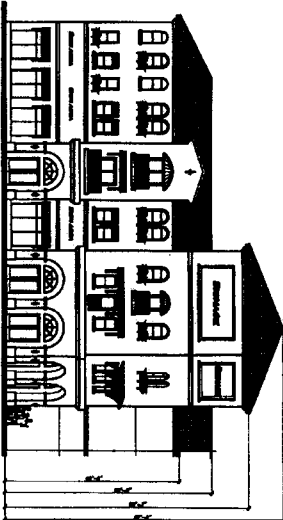
North Elevation
BUILDING - C



Colleyville Blvd. Elevation
BUILDING - D



South Elevation
BUILDING - D



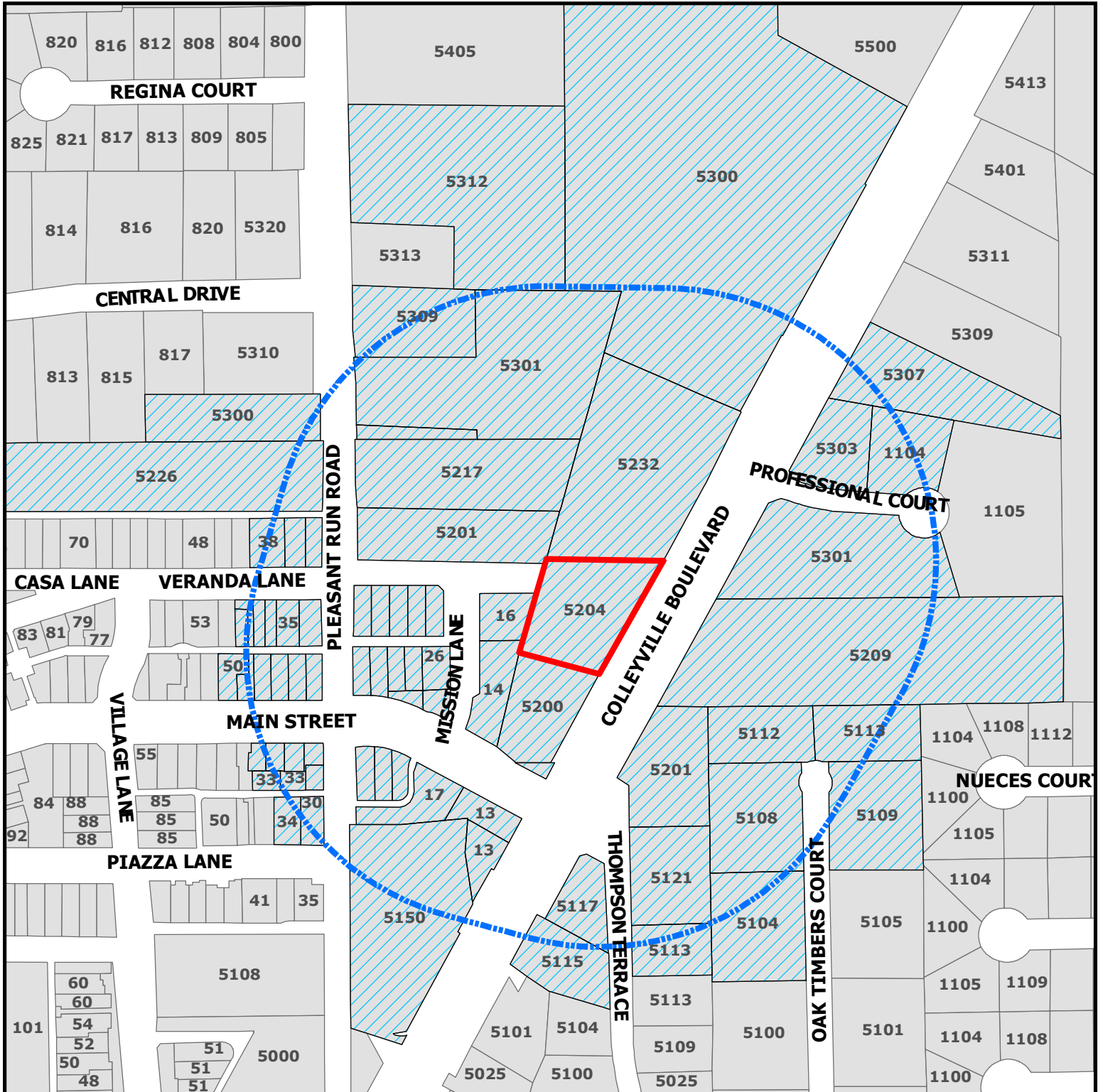
RECEIVED
JUN 22 2007
Per *[Signature]*

THE SHOPS AT COLLEYVILLE
COLLEYVILLE, TEXAS

ANK ASSOCIATES, INC.

A2

Notification Map



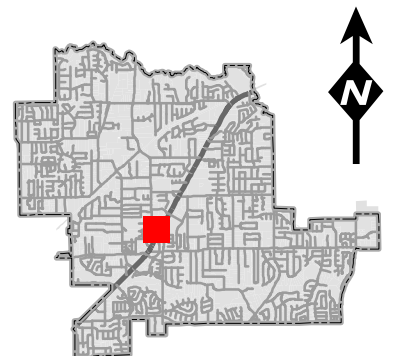
ZC20-034

5204 Colleyville Blvd

DISCLAIMER:

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
HAMM, DAVID A	6109 EQUESTRIAN CT	COLLEYVILLE, TX	76034	32 VERANDA LN # 112
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	43 VERANDA LN
BOES, MARK	67761 S 311 WAY	WAGONER, OK	74467	34 VERANDA LN # 211
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	16 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	17 MAIN ST
REDEEMED CHRISTIAN CHURCH OF G	PO BOX 391	COLLEYVILLE, TX	76034	5300 PLEASANT RUN RD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
VILLAGE MONTICELLO PRNTS LTD	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	14 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	35 VERANDA LN # 312
GIFFORD, T	33 MAIN ST #260	COLLEYVILLE, TX	76034	33 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5209 COLLEYVILLE BLVD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX	76034	5150 COLLEYVILLE BLVD
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5312 COLLEYVILLE BLVD
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX	76102	30 PIAZZA LN
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5201 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	13 MAIN ST
KIPTON ANDERSON INVESTMENTS LL	5303 COLLEYVILLE BLVD STE B	COLLEYVILLE, TX	76034	5303 COLLEYVILLE BLVD
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5115 COLLEYVILLE BLVD
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5117 COLLEYVILLE BLVD
SUNDER HOLDINGS LLC	11464 HARRY HINES BLVD	DALLAS, TX	75229	5201 COLLEYVILLE BLVD
FEGAN, DENNIS JOHN	1303 BELLEFONTE LN	COLLEYVILLE, TX	76034	5309 PLEASANT RUN RD
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
COLLEYVILLE EYE CORPORATION	5307 COLLEYVILLE BLVD, SUITE 100	COLLEYVILLE, TX	76034	5307 COLLEYVILLE BLVD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	38 VERANDA LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	20 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
NOVAK, RICHARD	5109 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5109 OAK TIMBERS CT
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	18 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
SWIGART, CAROL	5104 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5104 OAK TIMBERS CT
D & V WALKER PROPERTIES LLC	5501 NORMANDY DR	COLLEYVILLE, TX	76034	5226 PLEASANT RUN RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	35 VERANDA LN # 411
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5113 THOMPSON TERR
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	23 MAIN ST
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5217 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 MAIN ST
DDK REAL ESTATE INV LLC	229 ODESSA DR	HASLET, TX	76052	5204 COLLEYVILLE BLVD
JRSR PROPERTIES LLC	5303 COLLEYVILLE BLVD STE A	COLLEYVILLE, TX	76034	5121 THOMPSON TERR
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	13 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 112
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 211
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
ATWOOD, STEVE	34 PIAZZA LN # 37	COLLEYVILLE, TX	76034	34 PIAZZA LN # 37
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	12 MAIN ST
BARNARD PARTNERS XIII LTD	PO BOX 127	COLLEYVILLE, TX	76034	5301 COLLEYVILLE BLVD
LAPOSTA, MATTHEW	5113 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5113 OAK TIMBERS CT
CAREW, PAT	2106 STONEHAVEN DR	COLLEYVILLE, TX	76034	5108 OAK TIMBERS CT
FARRAR, NANCY KAREN	33 MAIN ST STE 200	COLLEYVILLE, TX	76034	33 MAIN ST
BEAM REAL ESTATE LLC	14455 WEBB CHAPEL RD	FARMERS BRANCH, TX	75234	5200 COLLEYVILLE BLVD
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5300 COLLEYVILLE BLVD
BARNARD PARTNERS XVIII LTD	PO BOX 127	COLLEYVILLE, TX	76034	1104 PROFESSIONAL CT
COLLEYVILLE LOFTS VENTURE LLC	1430 BROADWAY 14TH FLR	NEW YORK, NY	10018	5232 COLLEYVILLE BLVD # 1
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 110
WADLEY FAMILY HOLDING INC	33 MAIN ST 160	COLLEYVILLE, TX	76034	33 MAIN ST
BROWN FABIO, RITA	33 MAIN #220	COLLEYVILLE, TX	76034	33 MAIN ST
TMAAC LLC	4109 BROWN TRL	COLLEYVILLE, TX	76034	33 MAIN ST
TMAAC LLC	4109 BROWN TRL	COLLEYVILLE, TX	76034	33 MAIN ST
PILGRIM, DEBBIE K	33 MAIN ST # 240	COLLEYVILLE, TX	76034	33 MAIN ST
ISBELL, STEVE E	5112 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5112 OAK TIMBERS CT
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
COLLEYVILLE HEIGHTS	816 REGINA COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
KIM, DANIEL	229 ODESSA DR	HASLET, TX	76052	APPLICANT

Public hearing notices were mailed on December 23, 2020



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, January 11, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, February 2, 2021 & Tuesday, February 16, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of an Amendment to the Planned Unit Development-Commercial (PUD-C) zoning district. The purpose is to amend the current PUD-C ordinance in order to continue and allow for Medical Office/Office uses due to an ownership change for the property.

Zoning Case: ZC20-034

Applicant: Daniel Kim

Owner: DDK Real Estate Investments, LLC

Location: 5204 Colleyville Boulevard

Property Description: Lot 1, Block 1, Village Front Door Addition

Present Zoning: PUD-C Planned Unit Development-Commercial

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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-XXXX

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING PLANNED UNIT DEVELOPMENT ORDINANCE O-10-1784, BY AUTHORIZING AN AMENDMENT TO ALLOW FOR A MEDICAL OFFICE/OFFICE USE TO OPERATE ON LOT 1, BLOCK 1, VILLAGE FRONT DOOR ADDITION, LOCATED AT 5204 COLLEYVILLE BOULEVARD; 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 Council approved Ordinance O-07-1630 on September 4, 2007, to establish the zoning of Lot AR and BR, of the E.M. Thompson Subdivision, and Lot 2, Block 1, Foster Addition; and

WHEREAS, the City Council approved Ordinance O-10-1784 on December 7, 2010, amending Ordinance O-07-1630 by changing the percentage requirements for office uses versus retail uses in the development; and

WHEREAS, the City of Colleyville has received an application to amend the Ordinance-10-1784, Case No. ZC20-032; 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-10-1784 of the City of Colleyville, Texas, be, and the same is hereby amended by removing language to allow for medical office/office uses as shown in Exhibit "A"
- Sec. 2. THAT the Ordinance O-10-1784 shall be subject to the following condition:

1. GENERAL

- a. The following regulation is hereby removed and deleted:

~~"Not less than 100 percent of the air-conditioned area of Building (C) depicted on Exhibit "B" shall contain uses that are eligible for State of Texas Comptroller of Public Accounts."~~

- Sec. 3. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 4. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 5. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 6. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of February 2021.

The second reading and public hearing being conducted on the 16th day of February 2021.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 16th DAY OF FEBRUARY 2021.

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 following regulation is hereby removed and deleted:

~~"Not less than 100 percent of the air-conditioned area of Building (C) depicted on Exhibit "B" shall contain uses that are eligible for State of Texas Comptroller of Public Accounts."~~



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3g	Agenda Date 1/11/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of an Amendment to the Planned Unit Development-Residential zoning district on Lots 1-9 & Lots 10X-12X, Block 1, Carmel Place Estates, located at 4800-4920 Carmel Place, Case ZC20-035

Explanation

Johnnie Searfoss, the applicant, has submitted a request for an amendment to the existing PUD-C Planned Unit Development – Residential ordinance for the Carmel Place Estates development, being approximately 6.42 acres, and zoned PUD-R Planned Unit Development – Residential. The purpose is to amend the PUD-R's ordinance in order to allow for a portion of the home's front elevation to be constructed with standing seam metal material in lieu of the requirement of 100% brick, stone, or true stucco material for all building elevations.

Existing Conditions/Background: The subject property consists of nine developable platted lots, 4808 to 4920 Carmel Place, for single-family residential homes. The homes will develop under the guidelines outlined in the PUD-R ordinance adopted in 2008 with two previous amendments (roof pitch & driveway finish).

Proposed Amendment:

Request – The applicant requests to change the PUD Ordinance to allow for a portion of the home's front elevation to be constructed with standing seam metal material in lieu of the requirement of 100% brick, stone, or true stucco material for all building elevations.

Analysis: The requested PUD-R amendment will establish a small departure of allowing for the exterior materials to differ by 5% on the front façade of the homes. It's a subtle change which should not drastically or negatively affect the overall aesthetic of the development.

Plat Status: The property is platted as Lots 1-9, and Lot 10X-12X, Block 1, of the Carmel Place Estates Addition.

DRC Review: The DRC reviewed the request during their December 21, 2020 meeting and determined the application was complete and may be scheduled for the next

available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the south and west have R-20 Single Family Residential zoning and have mostly developed with residential structures. The properties to the east have R-30 Single Family Residential zoning and face Carmel Place. Properties across Glade Road to the north have PUD-R zoning and have developed with office structures.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for residential development. The proposed change to the PUD-R 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 is neutral on this request.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Civil Plans
6. Material Sample & Building Rendering
7. Notification Map
8. Notification List
9. Property Owner Notification Letter
10. Draft Ordinance

Aerial Map



ZC20-035

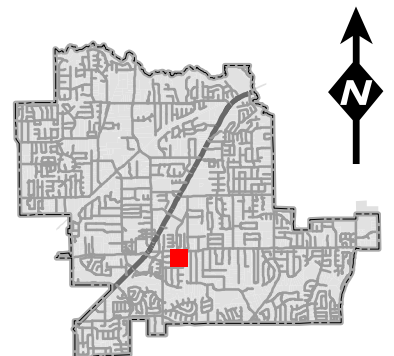
4800 - 4920 Carmel Place

DISCLAIMER:

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Subject Property



Zoning Map



ZC20-035

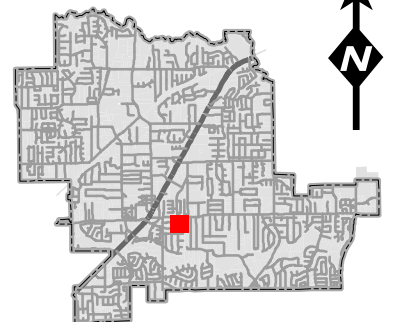
4800 - 4920 Carmel Place

DISCLAIMER:

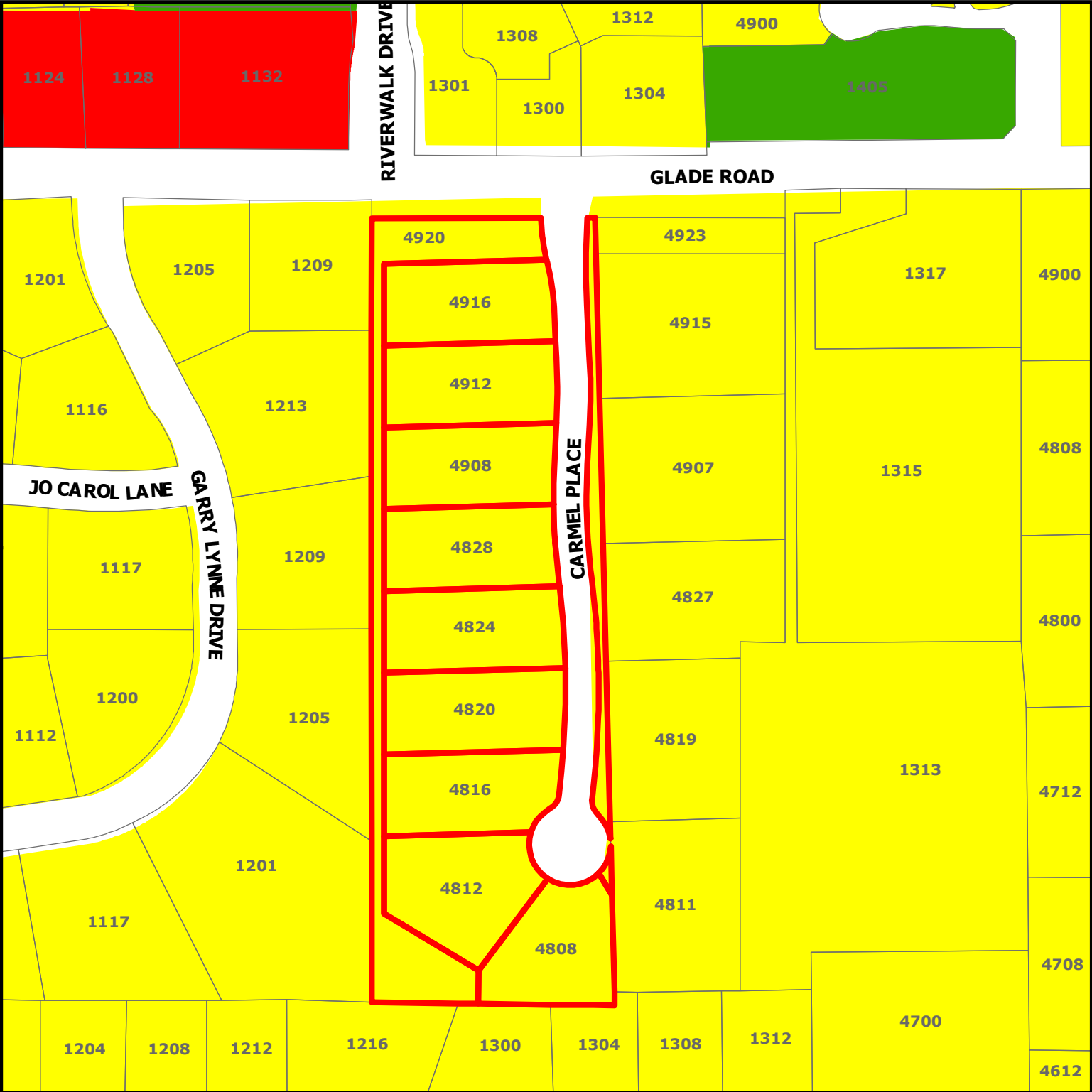
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Subject Property



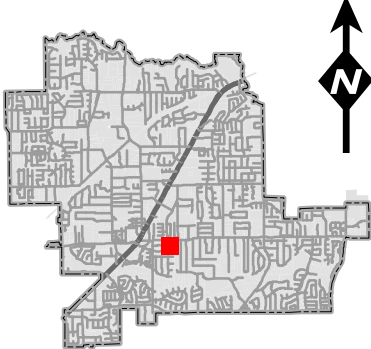
Future Land Use Map



ZC20-035

4800 - 4920 Carmel Place

-  Subject Property
-  Residential
-  Commercial
-  Open Space; Parks



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Statement of Planning Objectives

4912 Carmel Place PUD Amendment

I am requesting a PUD amendment for 4912 Carmel Place. I am requesting the use of 40 year standing seam metal on 2 small portions of the front elevation of my home. We are using the same 40 year standing seam metal material for our roof. Please see the attached picture for reference to give you an idea on what this would look like. In total, I am proposing the addition of 163 sq ft of metal material out of 3,244 sq ft total exterior material. This results in 5% metal material; all other material will be brick/stucco. I have also attached the house plans and a 3D rendering, the only areas in which we are requesting the metal would be the two black pop outs in the rendering. (The front window pop out on the right side of elevation and garage pop out on the left side of elevation). The approval of this request will give my wife and I the opportunity to improve the value of our home and help us achieve the look we have desired for our dream home, without overreaching the boundaries of the current PUD requirements.

Thank you for reviewing this request and please do not hesitate to reach out with any further questions.

Johnnie Searfoss

214-803-0604

Civil Plans

New Residence by BKM CONSTRUCTION INC.

REVIEWED

By Eddie Wilson at 12:57 pm, Oct 14, 2020

Construction Hours
7am-6pm Mon-Sat
NO WORK ON SUNDAYS

****RESIDENTIAL FIRE
SPRINKLER SYSTEM
REQUIRED****



PLAN 3478

NEW RESIDENCE
4912 CARMEL PLACE
COLLEYVILLE, TX

BKM CONSTRUCTION
8821 Davis Blvd., Suite 220
Keller, Texas 76248
817-366-2182

Copy Date:
09-01-20
Architectural:
LJL

SHEET

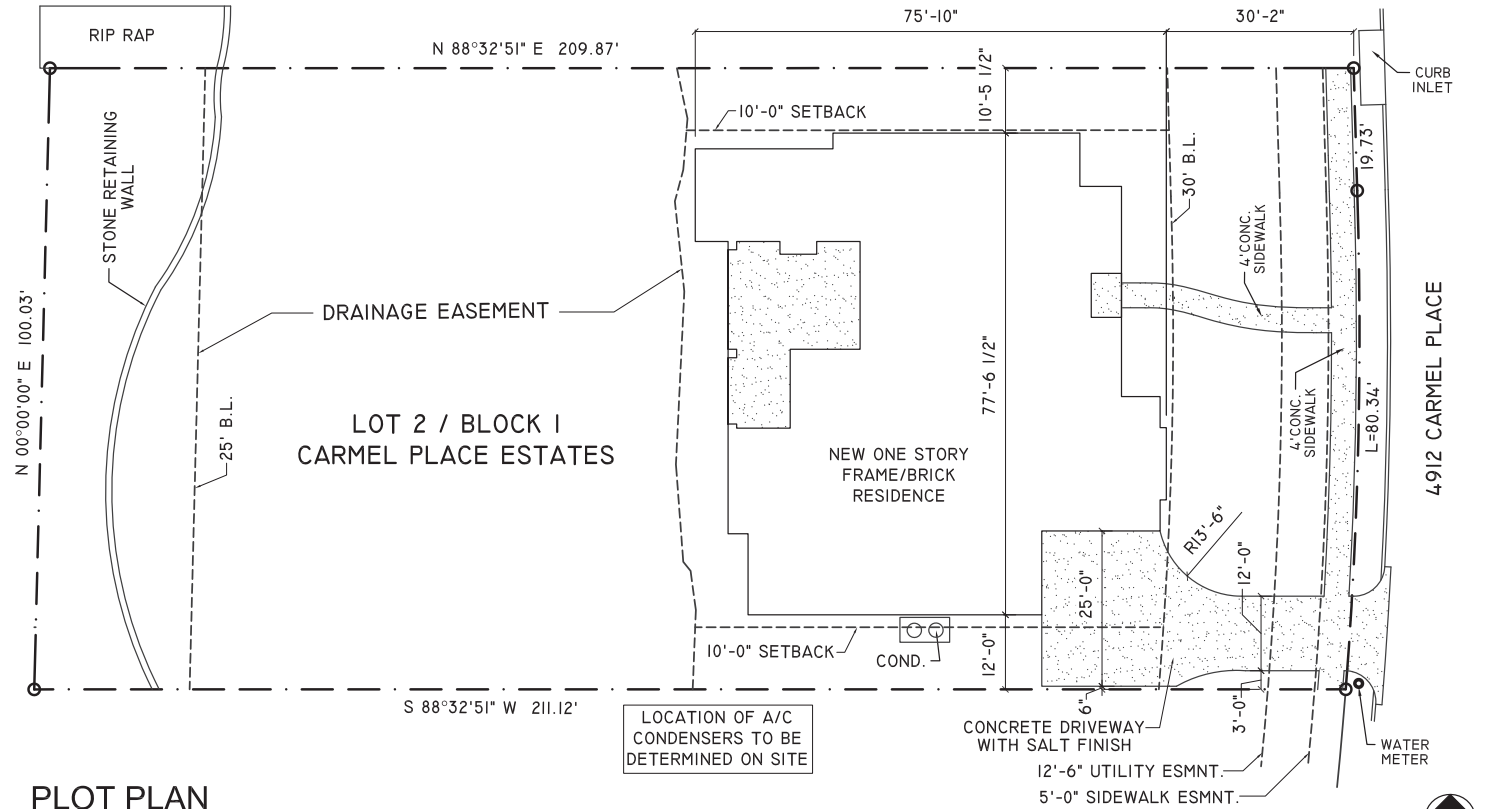
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REVISION INDEX

REVISION #	DESCRIPTION	DATE	DRAWN BY	CHECKED BY	ENGINEERING REQUIRED	FRAMING REQUIRED	ELEC./ MECH. REQUIRED
1	PRE-ENGINEERING REVIEW SET TO BUILDER	07/27/2020	LJL	KM			
2	CD REVIEW SET TO BUILDER	08/12/2020	LJL	KM			
3	FINAL PERMIT SET TO BUILDER	08/25/2020	LJL	KM			
4	REVISIONS TO FINAL PERMIT SET	09/01/2020	LJL	KM			
5	REVISIONS TO FINAL PERMIT SET FOR METAL ROOF	09/23/2020	LJL	KM			
6							
7							
8							
9							
10							

see site plan file



GENERAL NOTES

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, OTHER REGULATIONS AND ORDINANCES, AND ACCEPTED LOCAL PRACTICE, WHICHEVER IS MORE RESTRICTIVE, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS.
- CONTRACTOR SHALL ENSURE COMPLIANCE WITH ALL REQUIREMENTS OF THE LOCAL JURISDICTION, INCLUDING, BUT NOT LIMITED TO, PERMITS PRIOR TO COMMENCING CONSTRUCTION, INSPECTIONS AT VARIOUS STAGES DURING CONSTRUCTION, AND CERTIFICATE OF OCCUPANCY AFTER COMPLETION.
- CONTRACTOR SHALL PROVIDE A COMPLETE AND FUNCTIONAL, WATERTIGHT, AND SOUND WORKMANLIKE PROJECT, PROVIDING ANY ITEMS OR WORK NEEDED TO ACHIEVE THE ABOVE, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, SEQUENCING, SAFETY PROCEDURES, AND MATERIALS.
- THE CONTRACTOR AND ALL SUBCONTRACTORS/TRADES ARE RESPONSIBLE FOR REVIEWING ENTIRE SET OF PLANS AND SPECIFICATIONS, TO INCLUDE DIMENSIONS AND SECTIONS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL-SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND NOTIFY BUILDER OF ANY DISCREPANCIES OR VARIANCES PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS/RECOMMENDATIONS.
- ALL DIMENSIONS ARE TO FACE OF FRAMING OR FOUNDATION, UNLESS NOTED OTHERWISE. ARCHITECTURAL BUILDING AND WALL SECTIONS ARE DIAGRAMMATIC. CONSULT ENGINEER FOR ACTUAL FRAMING CONFIGURATIONS, SIZES, SPACING, ANCHORS, SHEATHING TYPE AND THICKNESS, ETC. FOUNDATION DESIGN SHALL BE PER ENGINEER.
- CONTRACTOR SHALL ENSURE COMPLIANCE WITH BEST PRACTICES FOR RESIDENTIAL CONSTRUCTION AS DEFINED BY THE CURRENT AND ADOPTED IRC AND NAHB BUILDING STANDARDS.

AREA CALCULATIONS

1ST FLOOR LIVING (A/C) 3,478 SQ. FT.	
TOTAL LIVING (A/C)	3,478 SQ. FT.
ENTRY / COV. PATIO	531 SQ. FT.
GARAGE	814 SQ. FT.
TOTAL UNDER ROOF	4,823 SQ. FT.
TOTAL SLAB	4,823 SQ. FT.

SCALE: 1"= 20'-0"



PLOT PLAN

FLATWORK 1,474 SQ. FT.
LOT SIZE 21,147 SQ. FT.

PLAN 3478

NEW RESIDENCE
4912 CARMEI PLACE
COLLEYVILLE, TX

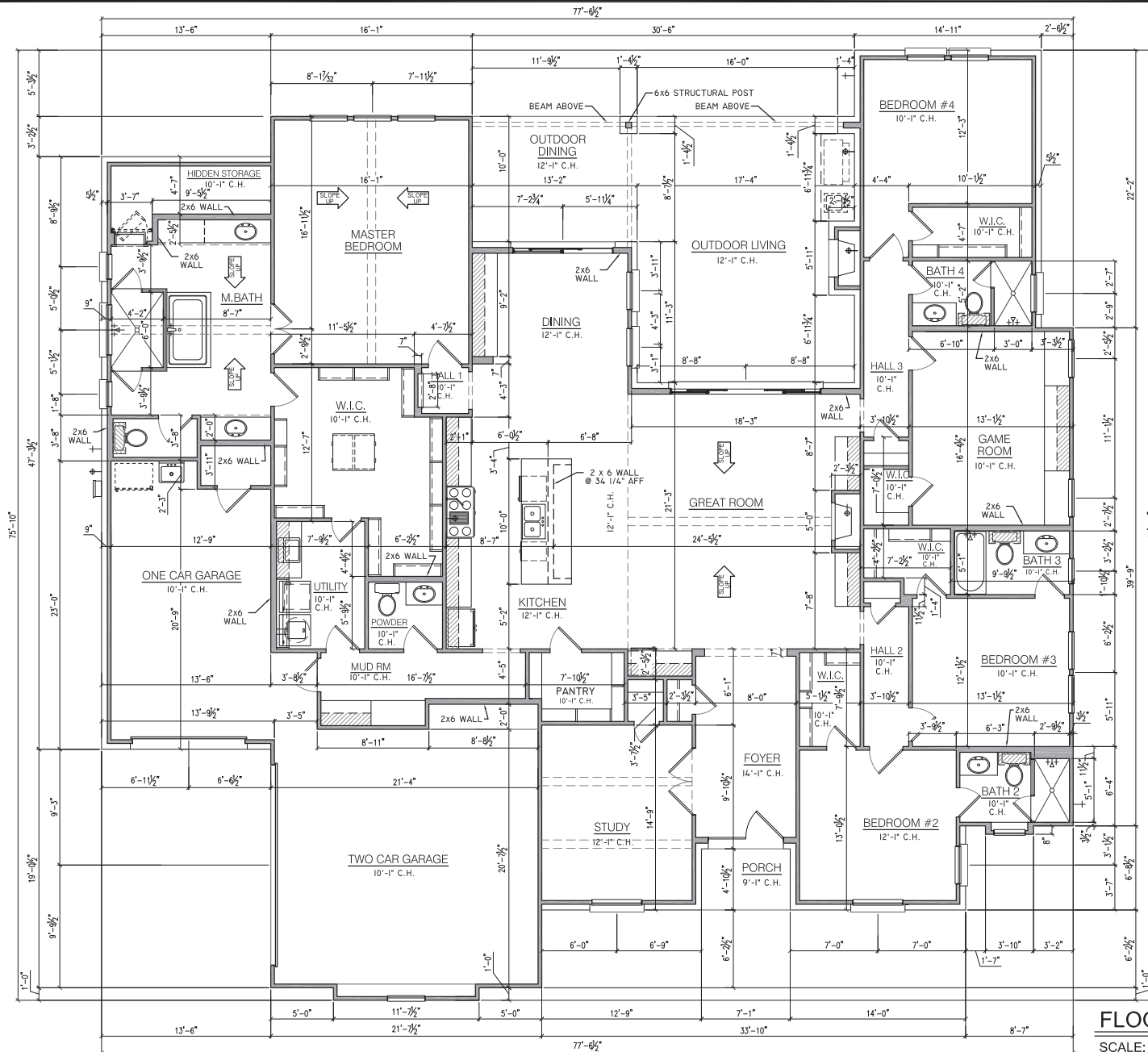
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**REVIEWED**

By Eddie Wilson at 1:04 pm, Oct 14, 2020

FLOOR PLAN NOTES

1. INTERIOR DIMENSIONS ARE TO FACE OF STUD. UNLESS GRAPHICALLY INDICATED OTHERWISE. WINDOWS AND DOORS ARE DIMENSIONED TO CENTERLINE OF ROUGH OPENING.
2. CEILING HEIGHTS AND ROOF PITCHES ARE TO ELEVATIONS AND ROOF PLAN FOR PLATE HEIGHTS.
3. CEILING HEIGHT CALL OUTS ARE NOMINAL. SEE ELEVATIONS AND ROOF PLAN FOR PRECISE DIMENSIONS.
4. ALL EXTERIOR CORNER WALLS AND EAVES ARE TO BE 45° ANGLES. U.N.O.
5. ALL EGRESS WALLS FROM BEDROOMS SHALL NOT BE RESTRICTED TO LESS THAN 3'-4" NET CLEAR.
6. ALL EXTERIOR CORNER WALLS AND EAVES ARE SHOWN AS 1/2" MOUTH.
7. ALL PLUMBING WALLS SHALL BE 24" U.N.O. WALLS BEHIND.
8. WALKER/DOOR TO ALWAYS BE ≥ 26".
9. THIS PLAN IS A GRAPHIC REPRESENTATION FOR ESTIMATING PURPOSES ONLY. ALL FIELD CONDITIONS MAY VARY AND MUST BE VERIFIED BEFORE PROCEEDING WITH CONSTRUCTION.
10. ALL GLAZING WITHIN 2'-2" HORIZONTAL DISTANCE FROM ANY JAMB OF EXTERIOR DOORS SHOULD BE 1/2" MIN. GLASS.
11. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY AT LEAST 1/2" 1/2" GYP. BOARD TO THE GARAGE SIDE.
12. ATTIC FLOOR WITH HATCH DOOR SHALL HAVE CEILING FINISH WITH AT LEAST WITH NOT LESS THAN 5/8" TYPE X GYP BOARD OR EQUIVALENT 1/2" 1/2" GYP. BOARD.
13. ALL OPENINGS ARE TO BE CENTERED ON WALLS UNLESS OTHERWISE NOTED.
14. STANDARD DOOR JAMB TO BE 4".
15. WATER HEATER TO BE LOCATED IN GARAGE U.N.O. PLATFORM TO BE 18" A.F.F.
16. FLOOR FROM FINISHED MATERIAL TO FINISHED GRADE: FINISHED GRADE TO SLOPE AWAY FROM FOUNDATION AT A 1/4" PER FOOT MIN.

****RESIDENTIAL FIRE
SPRINKLER SYSTEM
REQUIRED****

**FIRE SPRINKLER SYTEM
SHALL BE INSTALLED BEFORE
FRAMING, ELECTRICAL,
PLUMBING, OR HVAC
INSPECTIONS**

**Hurricane clips
required every 4
feet at rafter/plate
connection**

FLOOR PLAN DIMENSIONS

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



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****RESIDENTIAL FIRE
SPRINKLER SYSTEM
REQUIRED****

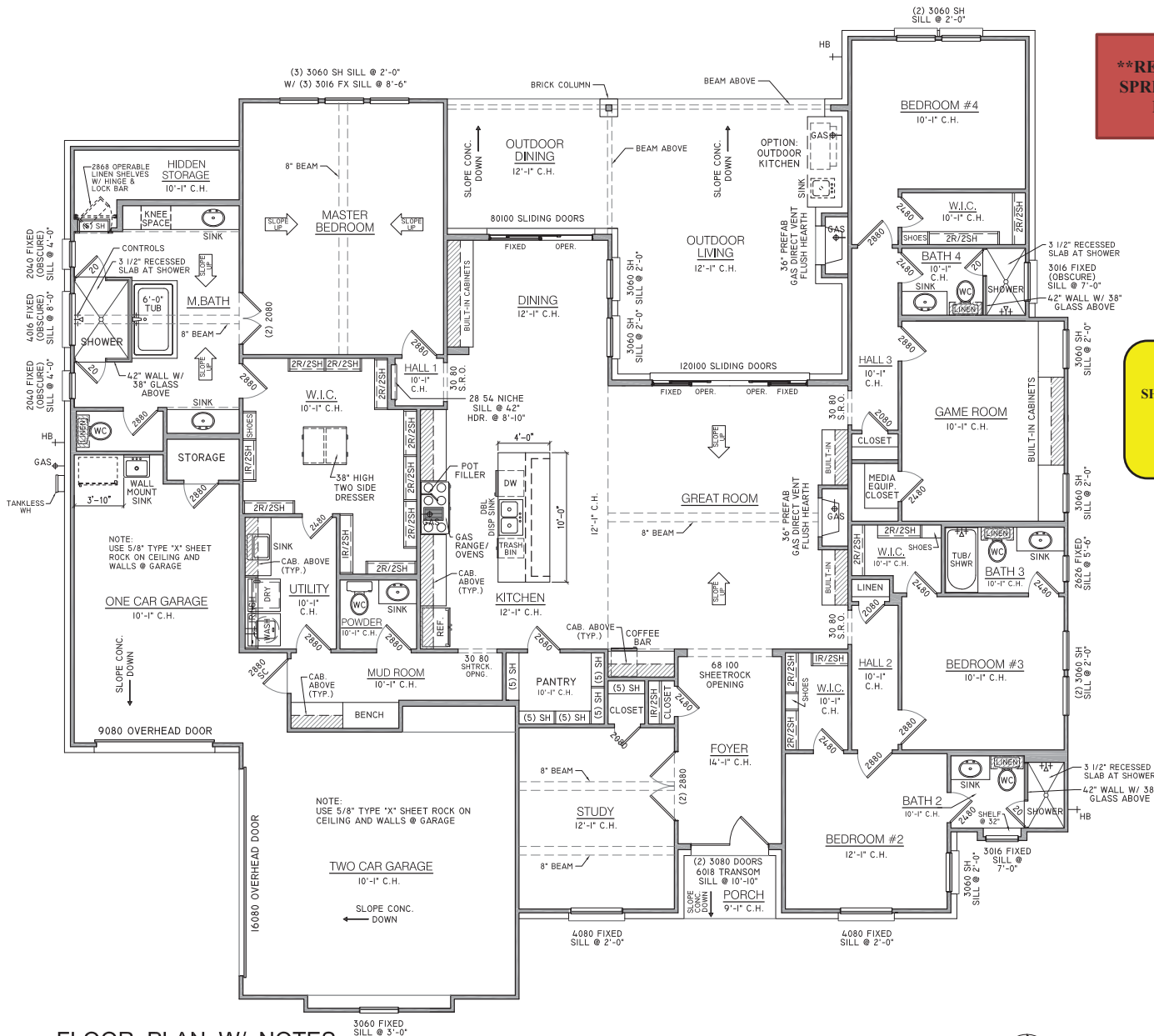
**FIRE SPRINKLER SYTEM
SHALL BE INSTALLED BEFORE
FRAMING, ELECTRICAL,
PLUMBING, OR HVAC
INSPECTIONS**

INTERIOR NOTES

1. CABINETRY LAYOUT BY OTHERS. COORDINATE w/BUILDER AND/OR OWNER FOR CABINET DESIGN. CONTRACTOR TO FIELD VERIFY ALL CABINET DIMENSIONS PRIOR TO FABRICATION.
2. KITCHEN CABINET BLOCKING MAY ONLY BE INSTALLED @ 82" FOR TOP AND @ 58" FOR BOTTOM TO CENTER OF 2x4 MEMBER WHEN STUD SPACING IS GREATER THAN 16" O.C. BLOCKING LARGER THAN 2x4 IS NOT PERMITTED.
3. BLOCKING SHALL NOT BE REQUIRED FOR KITCHEN BASE AND BATHROOM VANITY CABINETS.
4. PROVIDE 2x6 BLOCKING BEHIND PEDESTAL SINKS @ 30". TOWEL RINGS @ 64". TOWEL BARS @ 54" AND TISSUE ROLL HOLDERS @ 24".
5. SHOWERS AND TUBS REQUIRING A CURTAIN ROD SHALL BE BLOCKED ONE INCH IN FRONT OF FIXTURE TO EDGE OF ONE FLAT STUD AND TO BACK OF ONE STANDARD STUD.
6. TUBS AND SHOWER PANS TO BE BLOCKED w/2x4 @ TOP OF FLANGE.
7. SUBSTRATE FOR TILES SHALL BE TILE OR CEMENT BACKER BOARD.
8. ALL SHOWER HEADS TO BE LOCATED @ 84" A.F.F.
9. PROVIDE STUDS @ 16" O.C. MAX AT ALL OVERLOOK LOCATIONS TO MEET REQUIREMENTS OF OSHA 29 CFR 1926.502(d). STRUCTURAL DRAWINGS GOVERN WHERE MORE STRINGENT SPACING IS REQUIRED.

AREA CALCULATIONS

1ST FLOOR LIVING (A/C)	3,478 SQ. FT.
TOTAL LIVING (A/C)	3,478 SQ. FT.
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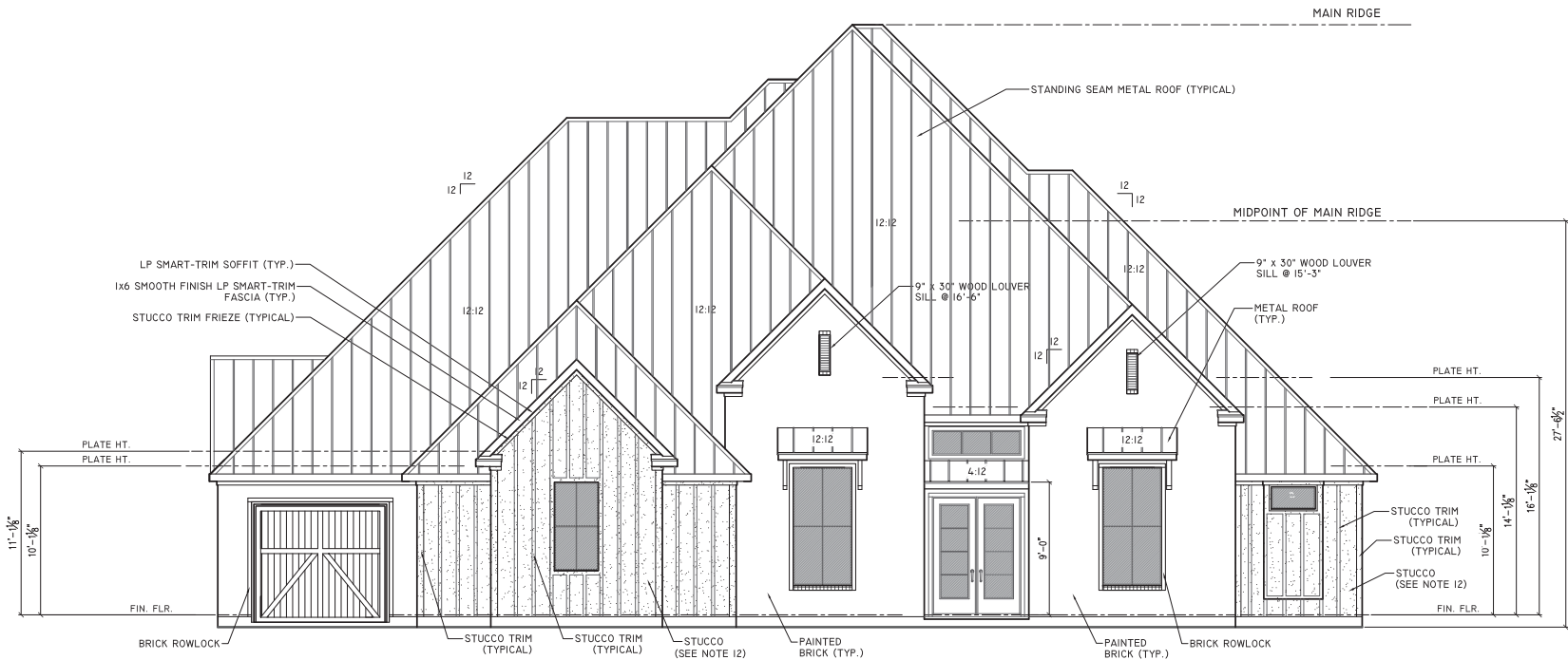


Civil Plans

Lath inspection required

ELEVATION NOTES

- 1. PROVIDE ATTIC VENTILATION AS REQUIRED PER CODE.
- 2. ALL WINDOW ROUGH OPENING SIZES TO BE FRAMED SAME AS WINDOW CALL-OUT SIZE.
- 3. WINDOW ROWLOCKS TO HAVE 1/2" SLOPE MINIMUM.
- 4. NO CORE HOLES TO BE VISIBLE AT ROWLOCKS OR WINDOW SELLS.
- 5. HEIGHT OF CHIMNEY TO BE 2'-0" HIGHER THAN ANY POINT WITHIN 10'-0" HORIZONTALLY AND 4'-0" HIGHER THAN ANY POINT IMMEDIATELY ADJACENT.
- 6. LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.O. BY HOME BUILDER.
- 7. BAFFLES REQUIRED IN ALL BAYS BETWEEN SOFFIT VENTS WHERE INSULATION IS INSTALLED.
- 8. PROVIDE VENTILATION AS REQUIRED BY CURRENT ADOPTED INTERNATIONAL RESIDENTIAL CODE. PERFORATED SOFFITS ARE NOT ALLOWED IN SIDE YARDS WITH LESS THAN 5'-0" FROM SOFFIT TO BUILD LINE.
- 9. PROVIDED CALCULATIONS ARE BASED ON 2012/2015 INTERNATIONAL RESIDENTIAL CODE. ATTIC VENTILATION REQUIREMENTS MUST BE MET BY ONE OF THE TWO LISTED OPTIONS: 1/151 STANDARD OR 1/300 EXCEPTION.
- 10. FIRE RATED SOFFITS ARE REQUIRED WHERE BUILDING IS WITHIN 5'-0" OF PROPERTY LINE.
- 11. RIDGE VENTS TO BE INSTALLED WITHIN 3'-0" VERTICALLY OF HIGHEST RIDGE IN ATTIC PER CODE.
- 12. THREE COAT STUCCO APPLICATION ON EXPANDED METAL LATHE TO BE SCRATCH COAT, BROWN COAT AND FINISH COAT.



STUCCO VENEER 290 SQ. FT. = 30%
BRICK 673 SQ. FT. = 70%
(WINDOW AND DOOR OPENINGS NOT COUNTED AS WALL AREA)

FRONT ELEVATION

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

PLAN 3478

NEW RESIDENCE
4912 CARMEL PLACE
COLLEYVILLE, TX

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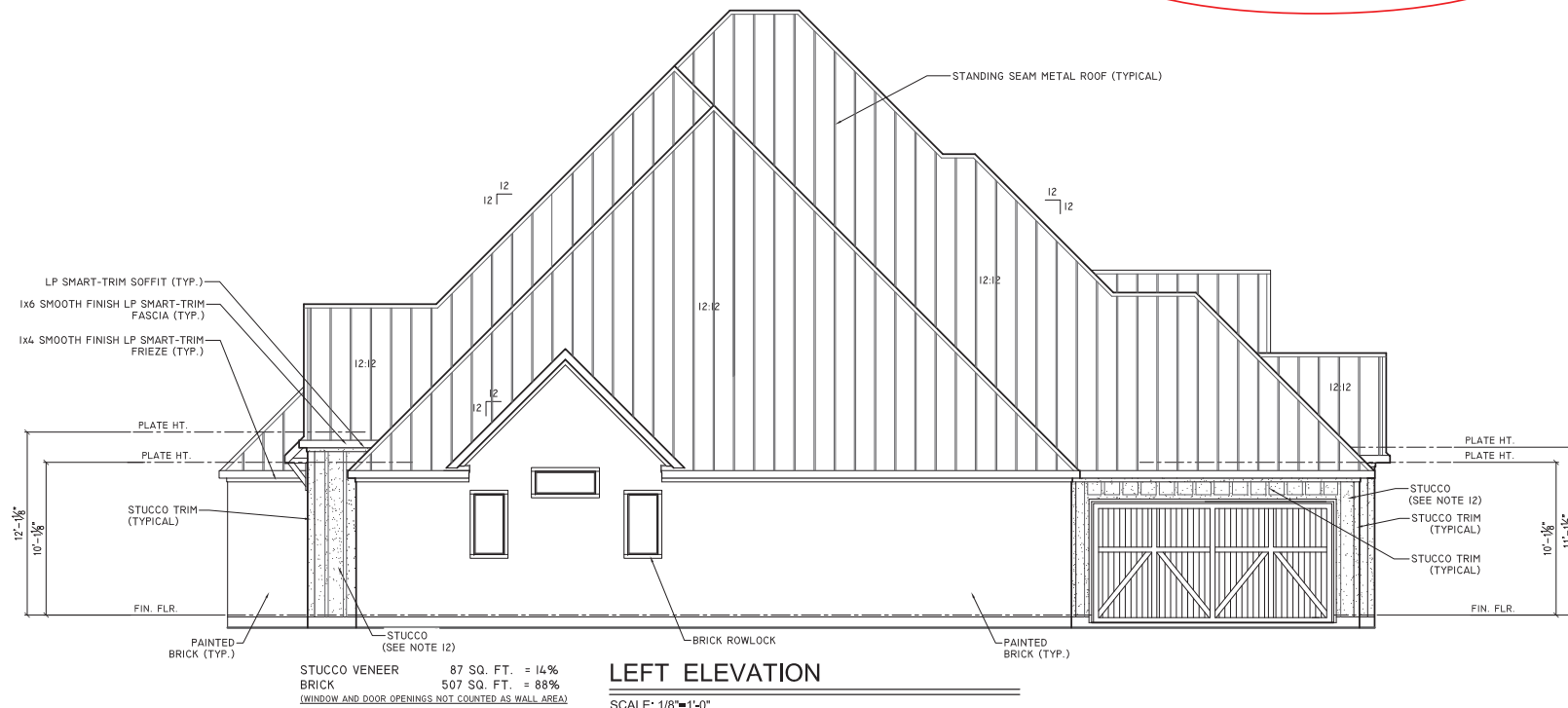
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Civil Plans

ELEVATION NOTES

1. PROVIDE ATTIC VENTILATION AS REQUIRED PER CODE.
2. ALL WINDOW ROW/LOW OPENING SIZES TO BE FRAMED SAME AS WINDOW CALL-OUT SIZE.
3. WINDOW ROW/LOOKS TO HAVE 1/2" SLOPE MINIMUM.
4. NO CORSE HOLES TO BE VISIBLE AT ROW/LOOKS OR WINDOW SILLS.
5. HEIGHT OF CHIMNEY TO BE 2'-0" HIGHER THAN ANY POINT WITHIN 10'-0" HORIZONTAL AND 2'-0" HIGHER THAN ANY POINT WITHIN 10'-0" ADJACENT LINEAL FEET OF PERFORATED SOFT VENTS I.B.D. BY HOME BUILDING.
6. BAFFLES REQUIRED IN ALL BAYS BETWEEN SOFT VENTS WHERE INSULATION IS INSTALLED.
7. PROVIDE ATTIC VENTILATION AS REQUIRED BY CURRENT ADOPTEE INTERNATIONAL RESIDENTIAL CODE; PERFORATED SOFTS ARE NOT ALLOWED IN SIDE YARDS WITH LESS THAN 5'-0" FROM SOFT TO BUILD LINE.
8. PROVIDE ATTIC VENTILATION AS REQUIRED BY CURRENT ADOPTEE INTERNATIONAL RESIDENTIAL CODE; ATTIC VENTILATION REQUIREMENTS MUST BE MET BY ONE OF THE TWO LISTED OPTIONS: 1)150 STANDARD OR 1300 EXCEMBER.
9. FIRE RESISTANT SOFTS ARE REQUIRED WHERE BUILDING IS WITHIN 5'-0" OF PROPERTY LINE.
11. RIDGE VENTS TO BE INSTALLED WITHIN 3'-0" VERTICALLY OF HIGHEST RIDGE IN ATTIC PER CODE.
12. THREE COAT STUCCO APPLICATION ON EXPANDED METAL LATHE TO BE SCRATCH COAT, BROWN COAT AND FINISH COAT.

Lath inspection required



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ELEVATION NOTES

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- 2. ALL WINDOW ROUGH OPENING SIZES TO BE FRAMED SAME AS WINDOW CALL-OUT SIZE.
- 3. WINDOW ROWLOCKS TO HAVE 1/2" SLOPE MINIMUM.
- 4. NO CORE HOLES TO BE VISIBLE AT ROWLOCKS OR WINDOW SELLS.
- 5. HEIGHT OF CHIMNEY TO BE 2'-0" HIGHER THAN ANY POINT WITHIN 10'-0" HORIZONTALLY AND 4'-0" HIGHER THAN ANY POINT IMMEDIATELY ADJACENT.
- 6. LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.O. BY HOME BUILDER.
- 7. BAFFLES REQUIRED IN ALL BAYS BETWEEN SOFFIT VENTS WHERE INSULATION IS INSTALLED.
- 8. PROVIDE VENTILATION AS REQUIRED BY CURRENT ADOPTED INTERNATIONAL RESIDENTIAL CODE. PERFORATED SOFFITS ARE NOT ALLOWED IN SIDE YARDS WITH LESS THAN 5'-0" FROM SOFFIT TO BUILD LINE.
- 9. PROVIDED CALCULATIONS ARE BASED ON 2012/2015 INTERNATIONAL RESIDENTIAL CODE. ATTIC VENTILATION REQUIREMENTS MUST BE MET BY ONE OF THE TWO LISTED OPTIONS: 1/151 STANDARD OR 1/100 EXCEPTION.
- 10. FIRE RATED SOFFITS ARE REQUIRED WHERE BUILDING IS WITHIN 5'-0" OF PROPERTY LINE.
- 11. RIDGE VENTS TO BE INSTALLED WITHIN 3'-0" VERTICALLY OF HIGHEST RIDGE IN ATTIC PER CODE.
- 12. THREE COAT STUCCO APPLICATION ON EXPANDED METAL LATHE TO BE SCRATCH COAT , BROWN COAT AND FINISH COAT

Lath inspection required



STUCCO VENEER 330 SQ. FT. = 55%
BRICK 271 SQ. FT. = 45%
(WINDOW AND DOOR OPENINGS NOT COUNTED AS WALL AREA)

RIGHT ELEVATION

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

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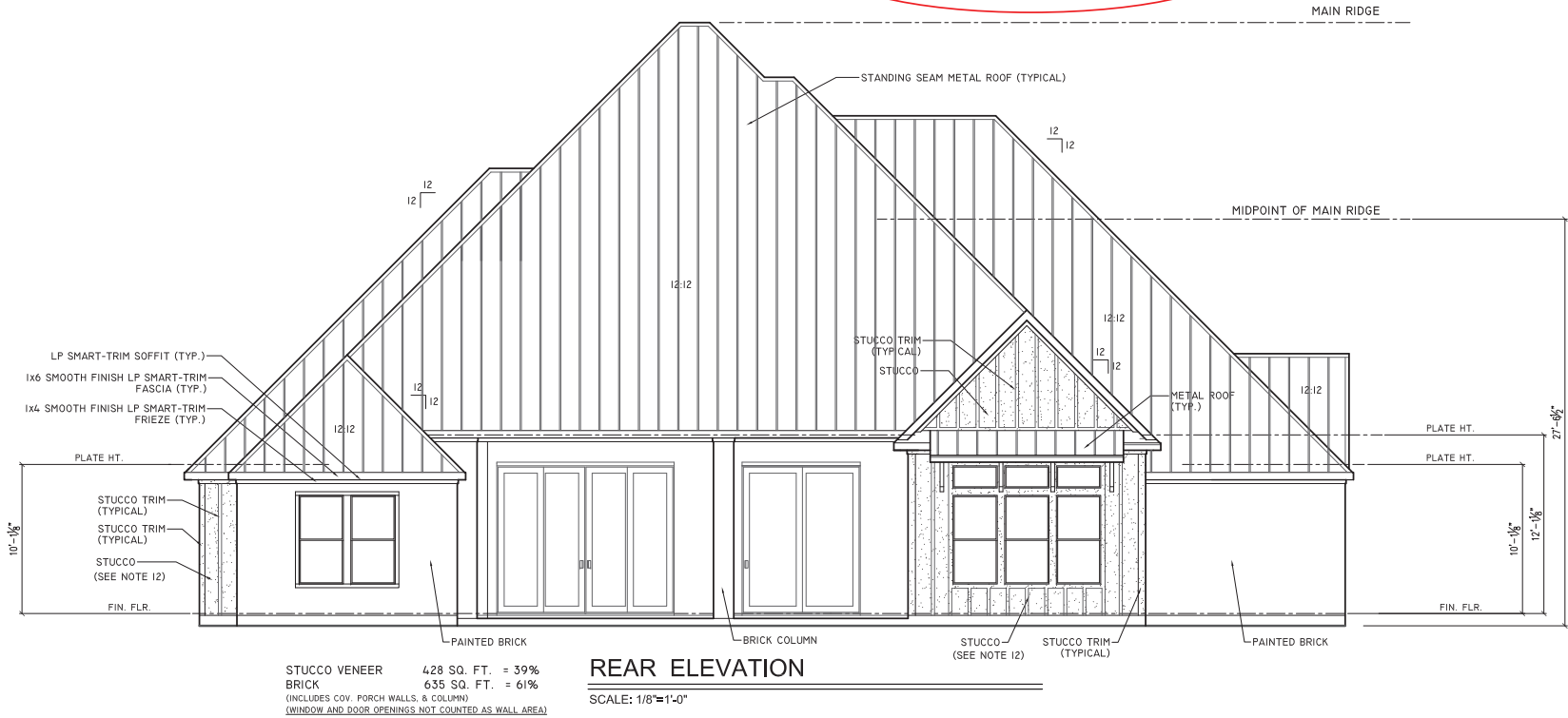
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Civil Plans

ELEVATION NOTES

- 1. PROVIDE ATTIC VENTILATION AS REQUIRED PER CODE.
- 2. ALL WINDOW ROUGH OPENING SIZES TO BE FRAMED SAME AS WINDOW CALL-OUT SIZE.
- 3. WINDOW ROWLOCKS TO HAVE 1/2" SLOPE MINIMUM.
- 4. NO CORE HOLES TO BE VISIBLE AT ROWLOCKS OR WINDOW SELLS.
- 5. HEIGHT OF CHIMNEY TO BE 2'-0" HIGHER THAN ANY POINT WITHIN 10'-0" HORIZONTALLY AND 4'-0" HIGHER THAN ANY POINT IMMEDIATELY ADJACENT.
- 6. LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.O. BY HOME BUILDER.
- 7. BAFFLES REQUIRED IN ALL BAYS BETWEEN SOFFIT VENTS WHERE INSULATION IS INSTALLED.
- 8. PROVIDE VENTILATION AS REQUIRED BY CURRENT ADOPTED INTERNATIONAL RESIDENTIAL CODE. PERFORATED SOFFITS ARE NOT ALLOWED IN SIDE YARDS WITH LESS THAN 5'-0" FROM SOFFIT TO BUILD LINE.
- 9. PROVIDED CALCULATIONS ARE BASED ON 2012/2015 INTERNATIONAL RESIDENTIAL CODE. ATTIC VENTILATION REQUIREMENTS MUST BE MET BY ONE OF THE TWO LISTED OPTIONS: 1/150 STANDARD OR 1/300 EXCEPTION.
- 10. FIRE RATED SOFFITS ARE REQUIRED WHERE BUILDING IS WITHIN 5'-0" OF PROPERTY LINE.
- 11. RIDGE VENTS TO BE INSTALLED WITHIN 3'-0" VERTICALLY OF HIGHEST RIDGE IN ATTIC PER CODE.
- 12. THREE COAT STUCCO APPLICATION ON EXPANDED METAL LATHE TO BE SCRATCH COAT, BROWN COAT AND FINISH COAT.

Lath inspection required



PLAN 3478

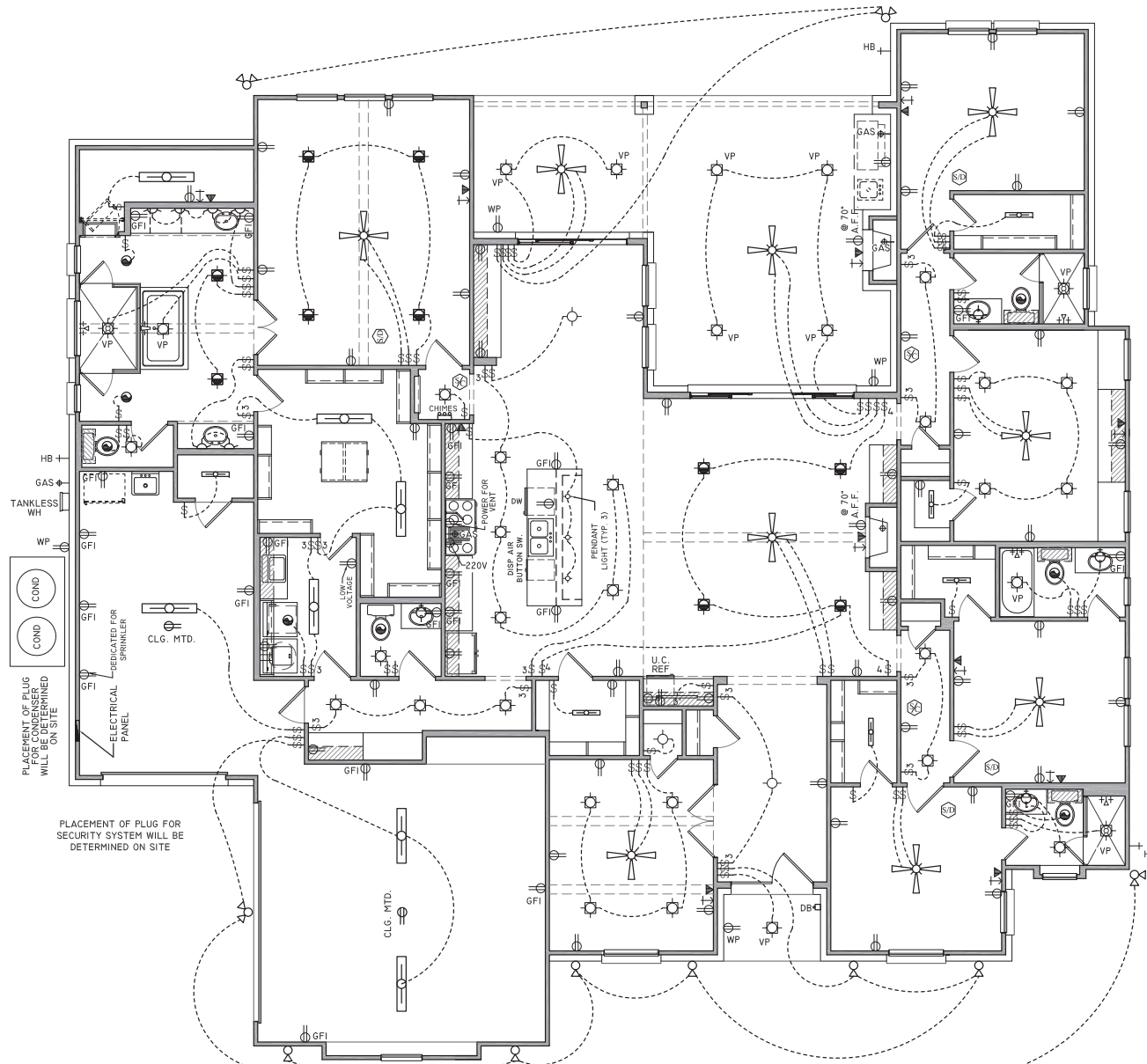
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ELECTRICAL FLOOR PLAN

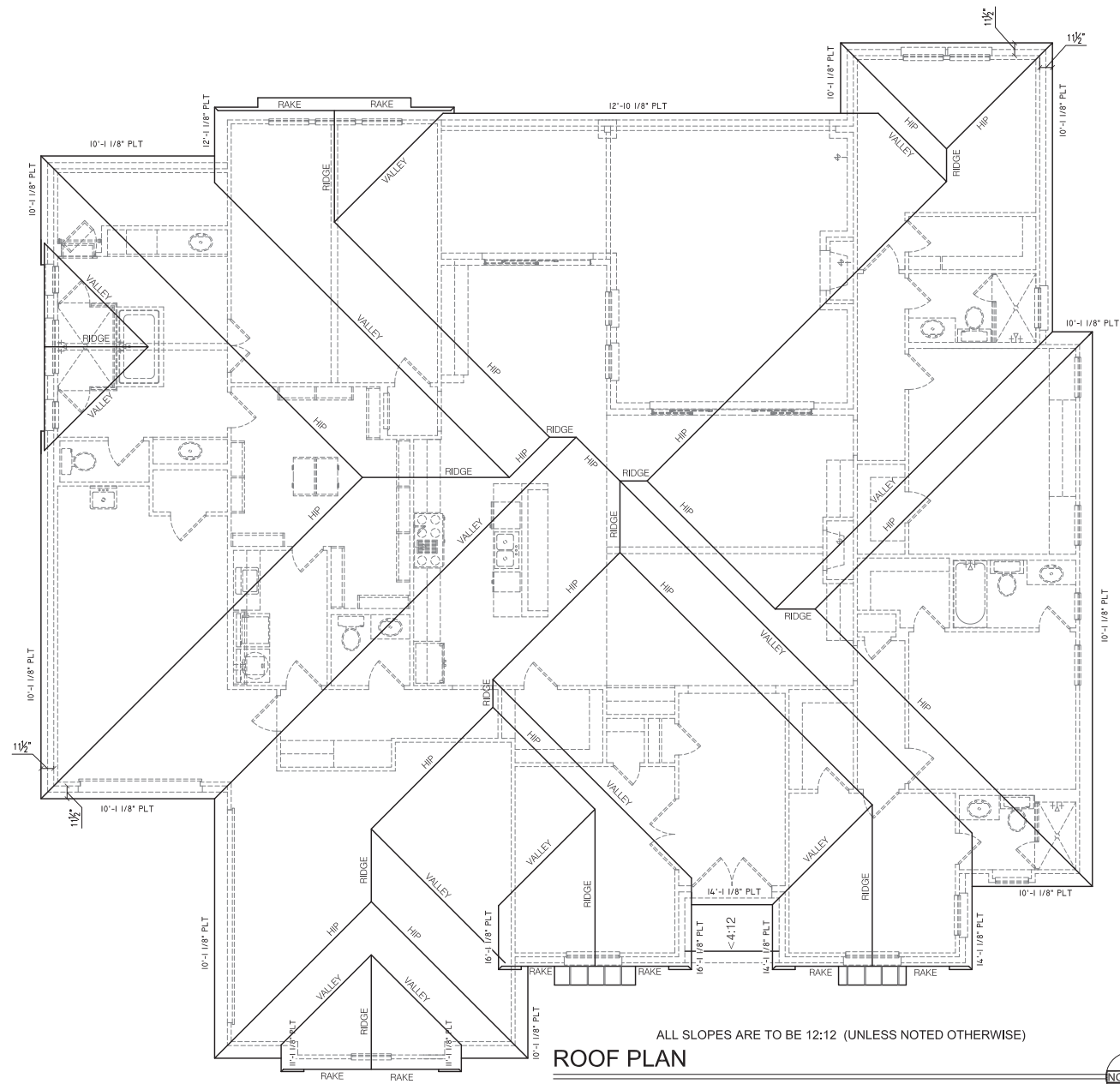
SCALE: 1/8"=1'-0"

- | | |
|------|-------------------------------------|
| | RECESSED EYEBALL |
| VP | RECESSED EYEBALL (VAPOR PROOF) |
| | RECESSED CAN |
| VP | RECESSED CAN (VAPOR PROOF) |
| | MINI CAN |
| | EXHAUST FAN |
| | CEILING MOUNTED |
| | WALL MOUNTED |
| | SCONCE |
| | DOUBLE FLOOD LIGHT |
| | SINGLE FLOOD UP-LIGHT |
| | 2-WAY SWITCH |
| | 3-WAY SWITCH |
| | 4-WAY SWITCH |
| | JAMB SWITCH |
| | DIMMER SWITCH |
| | SMOKE DETECTOR |
| | CARBON MONOXIDE DETECTOR |
| | COMBO SMOKE + CO DETECTOR |
| DB | DOOR BELL |
| | CHIMES |
| | ELECTRICAL PANEL |
| | 110 OUTLET |
| GFI | GROUND FAULT INTERCEPTOR |
| WP | WATER PROOF |
| QUAD | 110 OUTLET - 4 PLEX |
| | 220 OUTLET |
| CLG | 110 OUTLET - CEILING MOUNT |
| FLR | 110 OUTLET - FLOOR MOUNT |
| FLR | QUAD OUTLET - FLOOR MOUNT |
| | TELEPHONE |
| | CABLE |
| | FAN / LIGHT |
| | FAN |
| | 4' (2-BULB) FLUORESCENT |
| | 2' (1-BULB) FLUORESCENT |
| | 2' U.C. / A.C. (1-BULB) FLUORESCENT |
| | 3' U.C. / A.C. (1-BULB) FLUORESCENT |
| | 4' U.C. / A.C. (1-BULB) FLUORESCENT |

ELECTRICAL PLAN NOTES

1. PROVIDE 200' OR 110V WGBAS STUB PER SPECS @ W/H. AND HOSE GAS STUBS AND HOSE GAS TO BE LOCATED PER SUBVION/SURVEIGN SPECIFICATIONS.
2. EXISTOR ELECTRICAL OUTLETS TO BE WEATHER PROOF
3. PROVIDE 110V WIRE IN SHERIDAN'S SMOKE DETECTOR ON PER LOCAL CODES REQUIREMENTS
5. W/H HEATER TO BE LOCATED IN GARAGE U.M.O.; PLATFORM TO BE 18" A.F.F.
6. EXTERIOR CLOTHING AND PORCH LIGHTS TO BE MOUNTED PER ELEVATIONS.
7. PROVIDE WIRING FOR ALL CEILING MOUNTED LIGHT FIXTURES AND FANS.
8. PREWIRE FOR CEILING FANS WHERE NOTED ON PLANS
9. ALL BATHROOM FANS TO BE VENTED TO THE EXTERIOR
10. OUR CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A VENT HOOD
11. BUILDNER TO INSTALL ALL LIFE SAFETY DEVICES PER CODE
12. BUILDERS/SUB-CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL ELECTRICAL REQUIREMENTS ARE MET PER ALL DRAWINGS
13. THIS CONTRACT IS FOR SCHEDULED PURPOSES ONLY.

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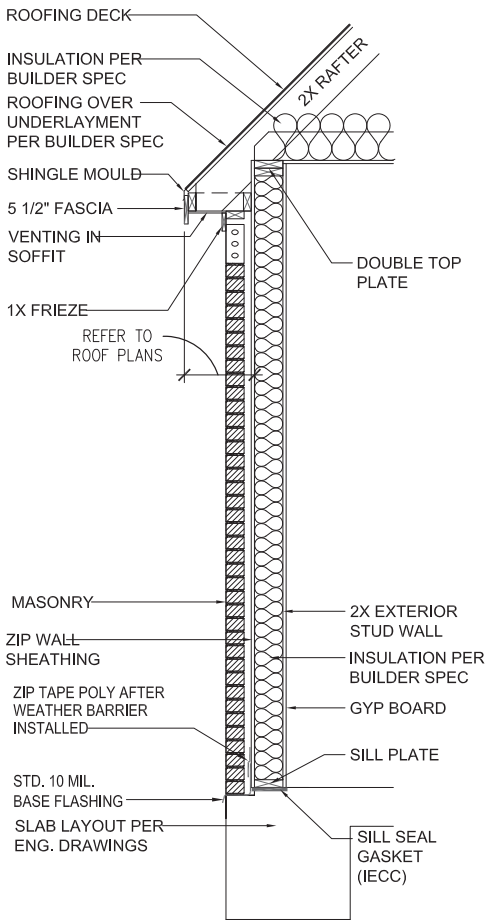
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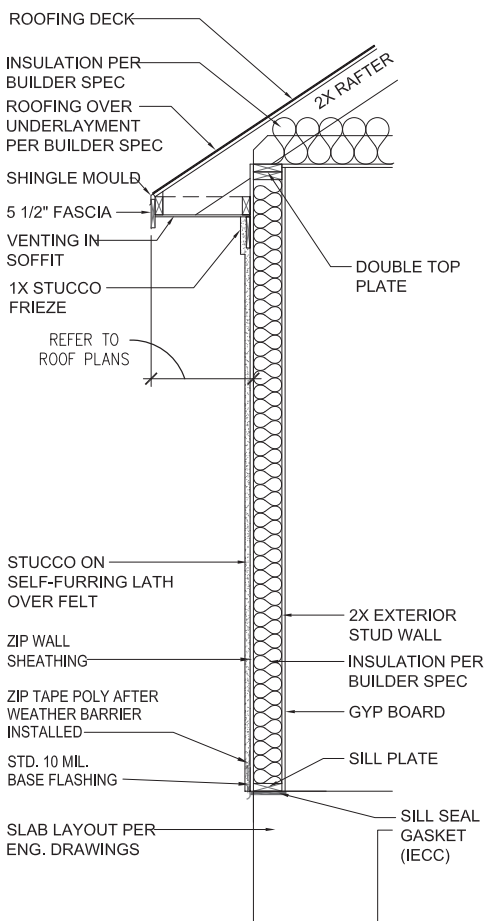
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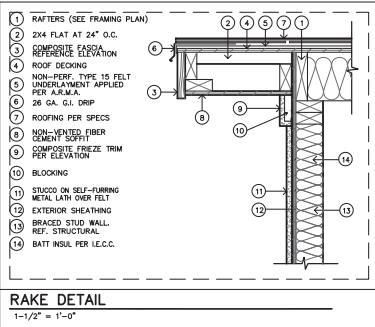
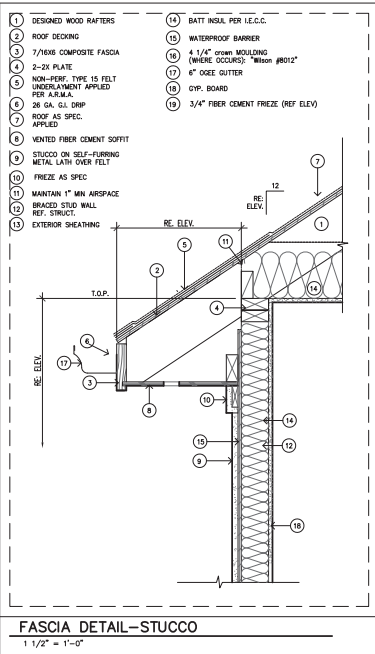
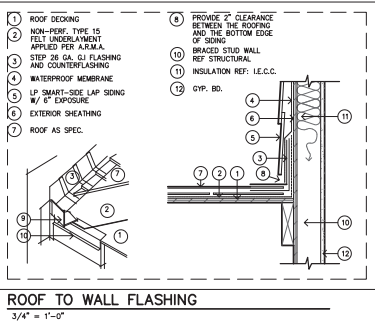
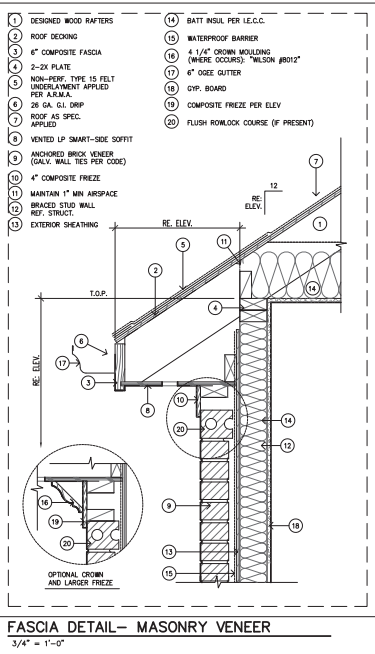
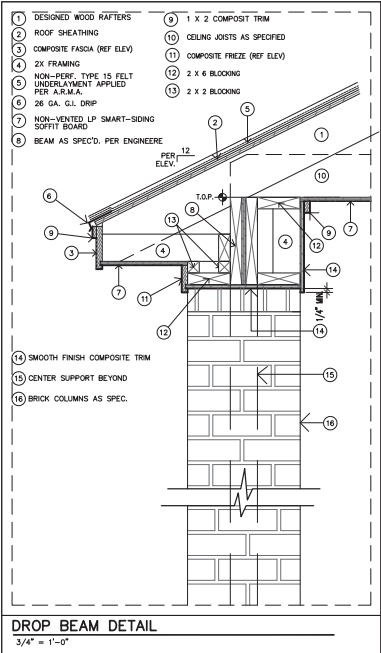
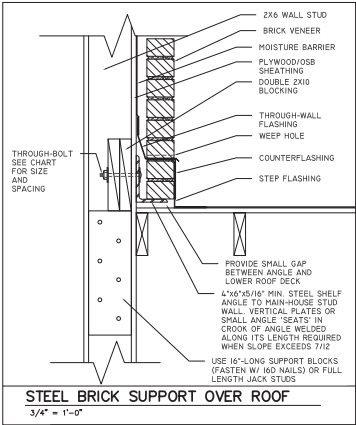
2 Typical Wall Section
w/Full Brick
SCALE: 1/2"=1'-0" (11x17)



1 Typical Wall Section
w/Stucco
SCALE: 3/4"=1'-0" (22x34) 3/8"=1'-0" (11x17)

- CONSTRUCTION ASSEMBLIES:**
- A. **ROOF CONSTRUCTION:**
STANDING SEAM METAL ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).
ROOF DECKING TO BE FASTENED WITH 2 1/4" 8d NAILS SPACED 6" o.c. AROUND EDGES, AND 12" o.c. FIELD, WITH 1/8" GAP AT ALL EDGES.
 - B1. **TYPICAL SIDING WALL CONSTRUCTION:**
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD, 5/8" GYPSUM BOARD ON ZERO SIDE LOT SIDE.
 - B2. **TYPICAL STONE / BRICK WALL CONSTR.:**
REAL STONE / BRICK (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD, 5/8" GYPSUM BOARD ON ZERO SIDE LOT SIDE.
 - C. **TYPICAL FLOOR CONSTRUCTION:**
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
FLOOR DECKING TO BE FASTENED WITH 2 1/2" 12d RING SHANK NAILS -OR- 2 1/2" CORROSION RESISTANT SCREWS, SPACED 6" o.c. AROUND EDGES, AND 12" o.c. FIELD, WITH 1/8" GAP AT ALL EDGES.
 - D. **CONCRETE SLAB CONSTRUCTION:** CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. ENG BY OTHERS.

Civil Plans



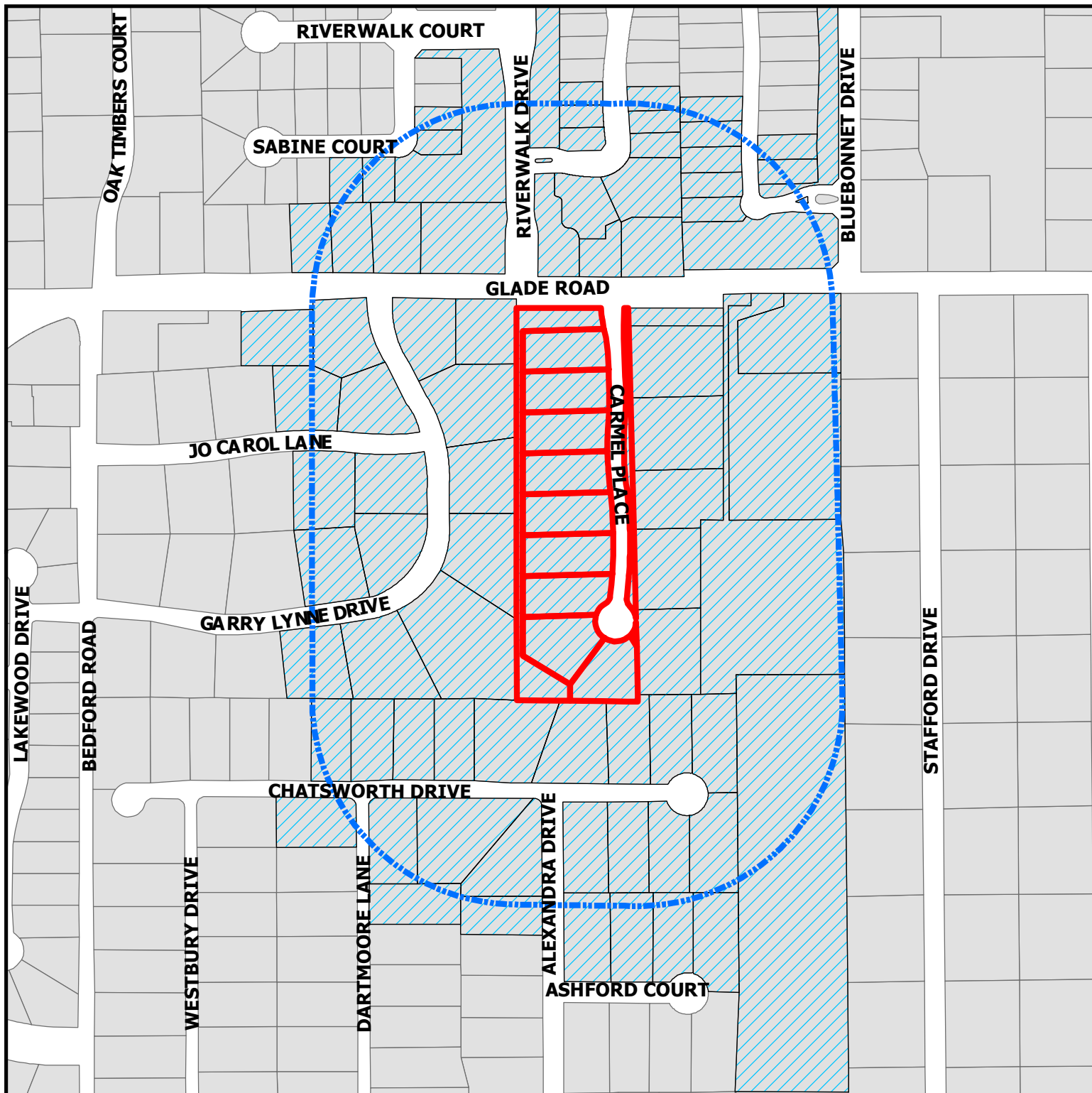
Building Renderings



Building Renderings



Notification Map



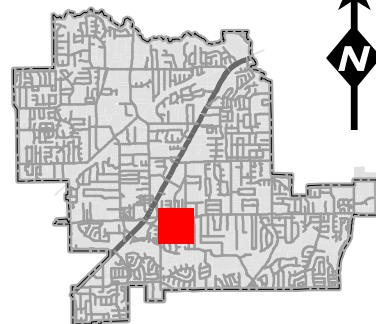
ZC20-035

4800 - 4920 Carmel Place

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
GLADE RIVER LLC	11511 ROSSER RD	DALLAS, TX	75229	1124 GLADE RD
PEARSON, JIMMY O	5005 STONEBRIDGE DR	COLLEYVILLE, TX	76034	5005 STONEBRIDGE DR
ASHRAF, AKBER	5000 PRESERVATION AVE	COLLEYVILLE, TX	76034	5000 PRESERVATION AVE
ONE FOR ISRAEL	1300 GLADE RD	COLLEYVILLE, TX	76034	1300 GLADE RD
MAUNEY, KEITH	1216 CHATSWORTH DR	COLLEYVILLE, TX	76034	1216 CHATSWORTH DR
PATEL, MANJULABEN	4526 E BELKNAP ST	HALTOM CITY, TX	76117	4916 CARMEL PL
BAXI, MAYUR	1300 ASHFORD CT	COLLEYVILLE, TX	76034	1300 ASHFORD CT
BOYTON, KELLEY	1304 ASHFORD CT	COLLEYVILLE, TX	76034	1304 ASHFORD CT
DEYOUNG, ADAM	1312 ASHFORD CT	COLLEYVILLE, TX	76034	1312 ASHFORD CT
GROSS, ANNA	4904 PRESERVATION AVE	COLLEYVILLE, TX	76034	4904 PRESERVATION AVE
NEWTON, CURTIS	PO BOX 1336	COLLEYVILLE, TX	76034	4905 PRESERVATION AVE
POWER, TODD	1308 CHATSWORTH CT E	COLLEYVILLE, TX	76034	1308 CHATSWORTH CT E
PATEL, CHET	5544 GREENVIEW CT	FORT WORTH, TX	76148	4908 CARMEL PL
EDGELL, BETTY R	1112 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1112 GARRY LYNNE DR
LEE, ROGER	4816 CARMEL PL	COLLEYVILLE, TX	76034	4816 CARMEL PL
CALAIS CUSTOM HOMES LLC	1206 NORTH CARROL AVE	SOUTHLAKE, TX	76092	4828 CARMEL PL
FREEMAN, BECKY A	1112 JO CAROL ST	COLLEYVILLE, TX	76034	1112 JO CAROL LN
BAIOCCO, SAM A	4613 DARTMOORE LN	COLLEYVILLE, TX	76034	4613 DARTMOORE LN
GLENN, MICHAEL	4901 PRESERVATION AVE	COLLEYVILLE, TX	76034	4901 PRESERVATION AVE
KING FISHER LTD	1132 GLADE RD	COLLEYVILLE, TX	76034	1132 GLADE RD
LEVERETT, DANNY	4101 AIRPORT FREEWAY SUITE 209	BEDFORD, TX	76021	4700 STAFFORD DR
INDUKURI, RAJU	4616 DARTMOORE LN	COLLEYVILLE, TX	76034	4616 DARTMOORE LN
LOGAN, EMORY M	1313 GLADE RD	COLLEYVILLE, TX	76034	1313 GLADE RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1209 GLADE RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	4804 CARMEL PL
HAUTANEN, OSMO A	1304 CHATSWORTH CT E	COLLEYVILLE, TX	76034	1304 CHATSWORTH CT E
EMER LIVING TRUST	1300 CHATSWORTH CT E	COLLEYVILLE, TX	76034	1300 CHATSWORTH CT E
LEONARD TRUSTEE, IRENE	5004 PRESERVATION AVE	COLLEYVILLE, TX	76034	5004 PRESERVATION AVE
HARMS, STEWART	5009 STONEBRIDGE DR	COLLEYVILLE, TX	76034	5009 STONEBRIDGE DR
MEZANAZI, MICHAEL	4612 ALEXANDRA DR	COLLEYVILLE, TX	76034	4612 ALEXANDRA DR
HICKSON, HEATHER J	1315 GLADE RD	COLLEYVILLE, TX	76034	1317 GLADE RD
THE BRIDGES @ RIVERWALK HOA	PO BOX 1183	COLLEYVILLE, TX	76034	1304 STONEBRIDGE DR
GLADE RIVER IV LP	11511 ROSSER RD	DALLAS, TX	75229	1120 GLADE RD
DOYLE, DANIEL	4812 LATOUR LN	COLLEYVILLE, TX	76034	4811 CARMEL PL
DILL, ALLEN	5001 STONEBRIDGE DR	COLLEYVILLE, TX	76034	5001 STONEBRIDGE DR
SEARFOSS, JOHNNIE	2588 N HOUSTON ST #1214	DALLAS, TX	75219	4912 CARMEL PL
ANDERSON, HEATHER L	5001 SAN GABRIEL AVE	COLLEYVILLE, TX	76034	5001 SAN GABRIEL AVE
PRESERVATION HOA INC	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	1405 BLUEBONNET DR
BATES, STEVEN	7637 PARKWOOD PLAZA DR	FORT WORTH, TX	76137	4808 CARMEL PL
LASATER, JANICE N	4900 PRESERVATION AVE	COLLEYVILLE, TX	76034	4900 PRESERVATION AVE
GALLAGHER, ROBERT W	1301 CHATSWORTH CT E	COLLEYVILLE, TX	76034	1301 CHATSWORTH CT E
SCOTT, DONALD R	1213 CHATSWORTH DR	COLLEYVILLE, TX	76034	1213 CHATSWORTH DR
IDOL INVESTMENTS LLC	1304 GLADE RD	COLLEYVILLE, TX	76034	1304 GLADE RD
HICKSON, STEVEN A	1315 GLADE RD	COLLEYVILLE, TX	76034	1315 GLADE RD
FOWLER, BARBARA	1113 JO CAROL ST	COLLEYVILLE, TX	76034	1113 JO CAROL LN
JAYARAMAN, KARUNAKARAN	1117 SABINE CT	COLLEYVILLE, TX	76034	1117 SABINE CT
SSB TRADING INC	1701 ROYAL LN #1202	DALLAS, TX	75229	4812 CARMEL PL
JENKINS, DOROTHY MARIE	1200 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1200 GARRY LYNNE DR
FOUNTAIN AT RIVERWALK OFFICE	704 KENT CT	SOUTHLAKE, TX	76092	1301 STONEBRIDGE DR
HASLER MARK R & MARY K HASLER	5000 STONEBRIDGE DR	COLLEYVILLE, TX	76034	5000 STONEBRIDGE DR
SCOTT DFW DEVELOPMENT LLC	4608 ALEXANDRA	COLLEYVILLE, TX	76034	4608 ALEXANDRA DR
GLADE RIVER II LLC	11511 ROSSER RD	DALLAS, TX	75229	1128 GLADE RD
MARS, MARY KAY	5005 SAN GABRIEL AVE	COLLEYVILLE, TX	76034	5005 SAN GABRIEL AVE
SAREEN, RAJEEV	1121 SABINE CT	COLLEYVILLE, TX	76034	1121 SABINE CT
GRISSE, TERANCE R	3505 MEADOWLARK LN	COLLEYVILLE, TX	76034	1205 GLADE RD
PRESERVATION HOA INC	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	1400 BLUEBONNET DR
NORTON, BOB	5004 STONEBRIDGE DR	COLLEYVILLE, TX	76034	5004 STONEBRIDGE DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	4800 CARMEL PL
THE BRIDGES @ RIVERWALK HOA	PO BOX 1183	COLLEYVILLE, TX	76034	1300 STONEBRIDGE DR
CHELIND LLC	1312 GLADE RD	COLLEYVILLE, TX	76034	1312 GLADE RD
RIVERWALK AT COLLEYVILLE HOA	1112 RIVERWALK CT	COLLEYVILLE, TX	76034	1201 RIVERWALK CT
RUTHER, MARK S	PO BOX 1614	COLLEYVILLE, TX	76034	4609 DARTMOORE LN
COOLEY, JAMES W	1305 CHATSWORTH CT E	COLLEYVILLE, TX	76034	1305 CHATSWORTH CT E
PRICE, GARY W	5008 STONEBRIDGE DR	COLLEYVILLE, TX	76034	5008 STONEBRIDGE DR
MCKEE, WILLIAM	4908 PRESERVATION AVE	COLLEYVILLE, TX	76034	4908 PRESERVATION AVE
PRESERVATION HOA INC	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	1404 BLUEBONNET DR
ROSEN, VINCENT F	1313 CHATSWORTH CT E	COLLEYVILLE, TX	76034	1313 CHATSWORTH CT E
STUCKEMAN, WILLIAM	1309 CHATSWORTH CT E	COLLEYVILLE, TX	76034	1309 CHATSWORTH CT E
QAMAR, ASIA	2428 MACLAY AVE	BRONX, NY	10461	1205 GARRY LYNNE DR
HSV RETREAT LLC	5013 PRESERVATION AVE	COLLEYVILLE, TX	76034	1308 GLADE RD
BRISTER, DEBBIE	1312 CHATSWORTH CT E	COLLEYVILLE, TX	76034	1312 CHATSWORTH CT E
RIKA, AMZA	1201 GLADE RD	COLLEYVILLE, TX	76034	1201 GLADE RD
RODGERS, CONRAD B	1213 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1213 GARRY LYNNE DR
HEWITT, SHARA	1308 ASHFORD CT	COLLEYVILLE, TX	76034	1308 ASHFORD CT
MAHMOOD, TALAT	12928 CONIFER LN	EULESS, TX	76040	1117 JO CAROL LN
CARMEL ESTATES PLACE HOA, INC	4816 CARMEL PLACE	COLLEYVILLE, TX	76034	4920 CARMEL PL
HAVEN HOMES INC	201 ROCHELLE CT	COLLEYVILLE, TX	76034	4820 CARMEL PL
RICHARDS, TANIQUEA	4824 CARMEL PL	COLLEYVILLE, TX	76034	4824 CARMEL PL
KINARD, REBECCA	1209 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1209 GARRY LYNNE DR
EDGELL, KEITH A	1116 JO CAROL ST	COLLEYVILLE, TX	76034	1116 JO CAROL LN
WALSH, ALICIA	1204 CHATSWORTH DR	COLLEYVILLE, TX	76034	1204 CHATSWORTH DR
TAYLOR, TEVON	11261 FINCHER RD	ARGYLE, TX	76226	1113 GARRY LYNNE DR
VALENTINE, NICHOLAS	1208 CHATSWORTH DR	COLLEYVILLE, TX	76034	1208 CHATSWORTH DR
GUNNIP, JOHN R	1200 CHATSWORTH DR	COLLEYVILLE, TX	76034	1200 CHATSWORTH DR
SWINDELL, MITCHELL	1212 CHATSWORTH DR	COLLEYVILLE, TX	76034	1212 CHATSWORTH DR
NEAL, JANIS CAROL TR	1117 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1117 GARRY LYNNE DR
GRAY, DOUGLAS M	1201 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1201 GARRY LYNNE DR
PREMIER OFFICE EQUITIES	1117 GLADE RD STE 140	COLLEYVILLE, TX	76034	1117 GLADE RD
CADG CARMEL PLACE LLC	1800 VALLEY VIEW LN STE 300	FARMERS BRNCH, TX	75234	4923 CARMEL PL
HAVEN HOMES INC	201 ROCHELLE CT	COLLEYVILLE, TX	76034	4915 CARMEL PL
TEAMES, RICHARD	4305 WATERFORD GLEN DR	MANSFIELD, TX	76063	4907 CARMEL PL
MCM CUSTOM HOMES LLC	6820 SIMMONS RD	NORTH RICHLAND HILLS, TX	76182	4827 CARMEL PL
WILLIAMS, MICHAEL	1005 LAKERIDGE CT	COLLEYVILLE, TX	76034	4819 CARMEL PL
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
BRIDGES AT RIVERWALK ADDITION	P.O. BOX 1183	COLLEYVILLE, TX	76034	COURTESY NOTICE
PRESERVATION HOA	106 N DENTON TAP RD, #210-375	COPELL, TX	75019	COURTESY NOTICE
LAKE OF SOMERSET	1104 CHATSWORTH COURT WEST	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
SEARFOSS, JOHNNIE	4309 MEANDERING WAY	COLLEYVILLE, TX	76034	APPLICANT



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, January 11, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, February 2, 2021 & Tuesday, February 16, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of an Amendment to the Planned Unit Development-Residential (PUD-R) zoning district. The purpose is to amend the current PUD-R ordinance in order allow for a portion of the home's front elevation to be constructed with standing seam metal material in lieu of the required brick, stone, or true stucco material as required for all building elevations.

Zoning Case: ZC20-035

Applicant: Johnnie Searfoss

Owner: Johnnie Searfoss

Location: 4800-4920 Carmel Place

Property Description: Lots 1-9 & Lots 10X-12X, Block 1, Carmel Place Estates

Present Zoning: PUD-R Planned Unit Development-Residential

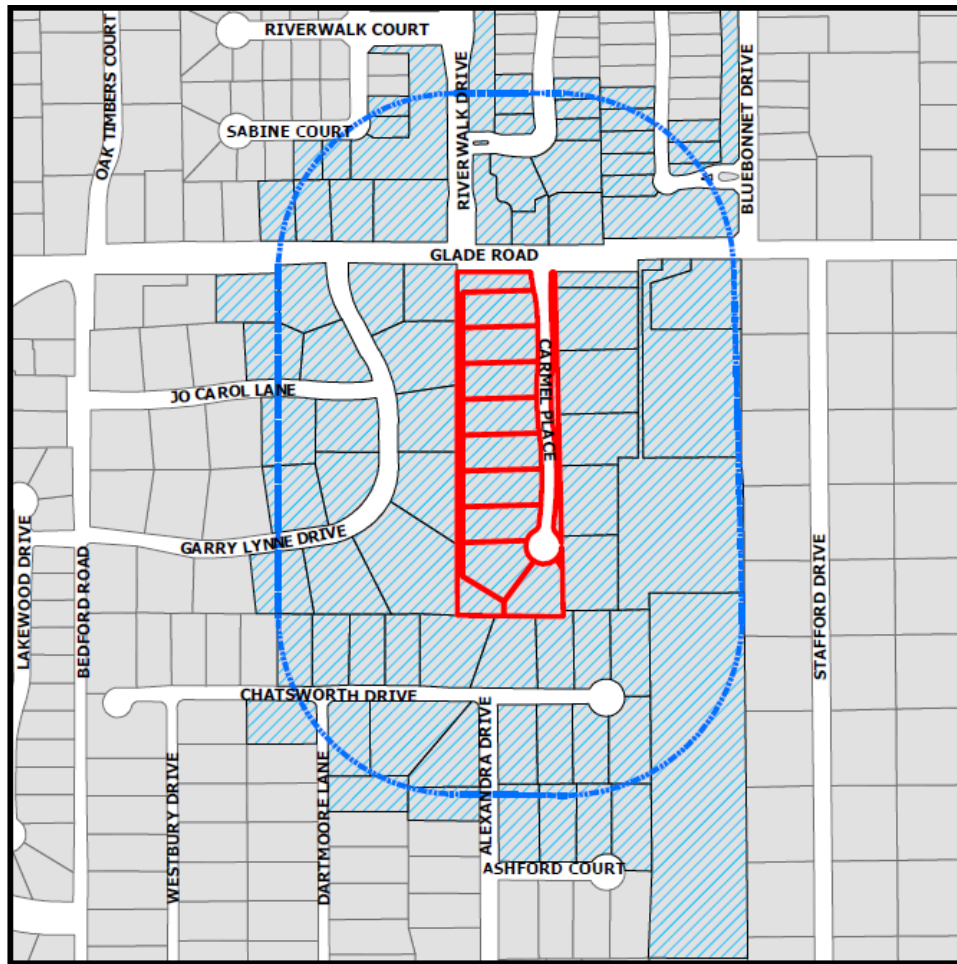
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-XXXX

AMENDING ORDINANCE O-08-1659 CONDITIONS; 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 Council approved Ordinance O-08-1659 on February 19, 2008 to grant a rezoning request from the AG Agricultural district to the PUD-R Planned Unit Development – Residential district on 6.4 acres located at 1301 Glade Road, under Case Z-08-002; and

WHEREAS, the City Council approved Ordinance O-18-2040 to amend Section 8.d. to allow for a 5:12 roof pitch on Lots 1-9, located at 4916, 4912, 4908, 4828, 4824, 4820, 4816, 4812 and 4808 Carmel Place, under Case ZC19-021; and

WHEREAS, the City Council approved Ordinance O-20-2108 to amend Section 8.a. to allow for a Salt Finish Concrete on driveways and private walkways on Lots 1-9, located at 4916, 4912, 4908, 4828, 4824, 4820, 4816, 4812 and 4808 Carmel Place, under Case ZC19-021; and

WHEREAS, the applicant has requested an amendment to Ordinance O-08-1659 to amend Section 8.b. to allow for a portion of the home's front elevation to be constructed with 40-year standing seam metal material on Lots 1-9, located at 4916, 4912, 4908, 4828, 4824, 4820, 4816, 4812 and 4808 Carmel Place, under Case ZC20-035; and

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

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

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map,

having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lots 1-9, Block 1, of the Carmel Place Estates, located at 4916, 4912, 4908, 4828, 4824, 4820, 4816, 4812, and 4808 Carmel Place, from the PUD-R Planned Unit Development-Residential Zoning District to the PUD-R Planned Unit Development-Residential Zoning District, as depicted in the attached 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 following amendments to Ordinance O-08-1659 are hereby authorized:
- i. Section 8.b. of Ordinance O-08-1659 is hereby amended to allow for up to 5% of the home's front elevation to be constructed with standing seam metal material.
 - ii. Ordinance O-08-1659, O-18-2040, and O-20-2108 hereby remain valid and all provisions of Ordinance O-08-1659 shall remain in full force and effect 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 February 2021.

The second reading and public hearing being conducted on the 16th day of February 2021.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 16th DAY OF FEBRUARY 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit “A”- Zoning Map

