



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, February 8, 2021

City Council Chambers

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

**LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING,
PLATTING, AND LAND USE**

**REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS
MEETING MINUTES**

**DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND
UPDATES ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL
ACTIONS ON PAST AGENDA ITEMS**

**EXECUTIVE SESSION – In accordance with Texas Government Code
Chapter 551, Subchapter D, Section 551.071 – Legal – Consultation with
attorney on legal issues raised by public hearing or action items on the
agenda**

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

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Minutes - January 11, 2021
Planning and Zoning Commission Minutes - January 25, 2021

2. PUBLIC HEARING AGENDA ITEMS

- 2a** 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, TABLED FROM THE JANUARY 11, 2021 PLANNING AND ZONING COMMISSION MEETING
- 2b** 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, TABLED FROM THE JANUARY 11, 2021 PLANNING AND ZONING COMMISSION MEETING
- 2c** 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, TABLED FROM THE JANUARY 11, 2021 PLANNING AND ZONING COMMISSION MEETING
- 2d** Consideration of a zoning change from PUD-R Planned Unit Development-Residential zoning district to AG Agricultural zoning district on Lot 1R, Block A, Eubank Addition, located at 311 W Glade Road, Case ZC21-001
- 2e** Consideration of a zoning change from R-40 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district on Lots B1A & B2A, Reagan Estates West, City Boundary Split, located at 7720 Precinct Line Road, Case ZC21-002

3. CITIZEN COMMENTS

4. ADJOURNMENT

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



Araceli Botello
Planning Technician

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

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

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
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Agenda Number**Agenda Date** 2/8/2021**Type** Approval of Minutes**Department** Community Development

Title

Planning and Zoning Commission Minutes - January 11, 2021

Planning and Zoning Commission Minutes - January 25, 2021

Attachments

1. January 11, 2021 P&Z Minutes
2. January 25, 2021 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

City Hall
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Monday, January 11, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on January 11, 2021, at 5:30 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Kimberly Holt-Gunderson, Matt Koch, George Bond, and Claudia Bevill

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

Also Present: Council Member Chuck Kelly

Chair Bevill made a general announcement regarding updated calendar dates for City Council meetings.

WORKSESSION AGENDA ITEMS

- 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

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff answered question of the Commission regarding FEMA's date for completion of the flood map, FEMA's impact on the Applicant's submittal deadline, the staff comments provided to applicant, the applicant's request to table case, Commission's options regarding the case, applicant's plan for the development of the two existing buildings, type of training provided by the applicants, parking, training facility on site, adjacent zoning, and lot size.

- 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

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff answered question of the Commission regarding building materials, articulation requirements, Planned Unit Development zoning district, parking, and drainage.

- 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

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff answered question of the Commission regarding the pending of Applicant's response to staff comments, proposed plan for the retention pond, number of lots originally approved, year when the original plat was approved, history of the property, the option of tabling the case, property owner notification and opposition, staff comments to the original plat, concerns regarding the number of lots proposed originally, and the location and adjacency to subdivisions.

- 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

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff answered questions of the Commission regarding the number of owners for the subject properties, future plans for the corner lot, and reason for the request.

- 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

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff answered questions of the Commission regarding the timeframe for the existing home to be removed when the new home is completed, and adjacent zoning to the subject property.

- W-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

Jacquelyn Reyff presented the item and briefed the Commission. Answered questions of the Commission regarding the history of the property, difference in retail use versus medical office use, the reason for the applicant's request, Commission's options regarding the case, parking, and regulations for types of retail uses currently allowed by the ordinance.

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

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff answered questions of the Commission regarding materials allowed by ordinance, the owner of the property, if the property belongs to an HOA, number of lots developed with homes, any office structure to the north of the subject property, history of amendments to the Planned Unit Development ordinance, staff's recommendation, and material for the garage doors.

There was general discussion regarding a proposed joint meeting between City Council and Planning and Zoning Commission for February 22, 2021 at 6:15 p.m.

Chair Bevill adjourned the Worksession Meeting at 6:42 p.m.

1. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE, CHAPTER 551, SUBCHAPTER D

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

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on January 11, 2021, at 7:00 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Kimberly Holt-Gunderson, Matt Koch, George Bond, and Claudia Bevill

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

Also Present: Council Member Chuck Kelly

2 CITIZEN COMMENTS

There were no citizens wishing to speak.

3. PUBLIC HEARING AGENDA ITEMS

- 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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Johnnie Searfoss, 4912 Carmel Place, came forward and briefed the Commission. Mr. Searfoss addressed question of the Commission regarding building materials, visual rendering of the roof, material for the front façade of the home, proposed look of farm house, and discussion of the property's current Planned Unit Development ordinance.

Mr. Bryner came forward and noted that requested amendment to the Planned Unit Development-Residential ordinance would apply to all the properties listed in the ordinance, unless otherwise specified for a particular property in the ordinance. Mr. Bryner answered questions of the Commission regarding knowledge other neighboring properties using material not listed in the ordinance for the front façade of the homes.

The public hearing was opened at 7:14 p.m. With no one wishing to speak, the public hearing was closed at 7:14 p.m.

There was general discussion regarding the requested variance of material used for the front façade of home and maintaining consistency in the neighborhood for all homes.

Commissioner Koch made a motion to deny Case ZC20-035. Commissioner Syed seconded the motion

The motion was carried by the following vote:

Aye: 7 – Groves, Williamson, Syed, Holt-Gunderson, Koch, Bond, and Bevill

Nay: 0

3a 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

Chair Bevill noted the applicant's request to table the case and requested a motion to the table.

Commissioner Groves made a motion to table Case PC20-012 to the February 8, 2021 Planning and Zoning Commission Meeting. Commissioner Holt-Gunderson seconded the motion

The motion was carried by the following vote:

Aye: 7 – Groves, Williamson, Syed, Holt-Gunderson, Koch, Bond, and Bevill

Nay: 0

3b 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

Chair Bevill noted the applicant's request to table the case and requested a motion to the table.

Commissioner Syed made a motion to table Case ZC20-032 to the February 8, 2021 Planning and Zoning Commission Meeting. Commissioner Williamson seconded the motion

The motion was carried by the following vote:

Aye: 7 – Groves, Williamson, Syed, Holt-Gunderson, Koch, Bond, and Bevill

Nay: 0

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

Jacquelyn Reyff presented the item and briefed the Commission. Mrs. Reyff informed the Commission regarding staff waiting on updates for plans and information from the Applicant and recommends tabling the item to allow the Applicant time to respond.

Chair Bevill noted that the applicant is not present to answer questions and moves forward with opening the public hearing at 7:25 p.m.

Keith Shelton, 6504 Glenhope Circle South, came forward and spoke in opposition to the Case. Mr. Shelton addressed concerns regarding a home being built over a creek, drainage, the location of the proposed street, and the amount of proposed open space.

With no one wishing to speak, the public hearing was closed at 7:28 p.m.

There was general discussion among Staff and the Commission regarding the amount of open space proposed for the development, any proposed retention pond, limited information, option of the Commission regarding the case, consideration to table the case, Land Development Code requirements for open space, the location of the proposed open space on the plat, and the plan for the creek.

Keith Shelton, 6504 Glenhope Circle South, came forward and answered questions of Commissioner Groves regarding opposition to the original plat submittal. Mr. Shelton addressed he calculated the proposed open space to be 7.7 percent.

Commissioner Bond made a motion to table Case PC20-013 to the February 8, 2021 Planning and Zoning Commission Meeting. Commissioner Koch seconded the motion

The motion was carried by the following vote:

Aye: 7 – Groves, Williamson, Syed, Holt-Gunderson, Koch, Bond, and Bevill

Nay: 0

- 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

Jacquelyn Reyff presented the item and briefed the Commission.

Chair Bevill noted that the applicant is not present to answer questions and moves forward with opening the public hearing at 7:37 p.m. With no one wishing to speak, the public hearing was closed at 7:37 p.m.

Commissioner Williamson made a motion to approve Case PC20-014. Commissioner Groves seconded the motion

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Holt-Gunderson, Koch, Bond, and Bevill
Nay: 1 - Syed**

- 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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Brian Demma, 1732 Johnson Road, Keller, Texas, came forward and briefed the Commission.

The public hearing was opened at 7:43 p.m. With no one wishing to speak, the public hearing was closed at 7:43 p.m.

Commissioner Holt-Gunderson made a motion to approve Case ZC20-033. Commissioner Syed seconded the motion

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Holt-Gunderson, Koch, Bond, and Bevill
Nay: 0**

- 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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Daniel Kim, 229 Odessa Drive, Haslet, Texas, came forward and briefed the Commission.

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

There was general discussion amongst the Commission regarding the option of repurposing and retrofitting the building for retail.

The applicant, Daniel Kim, 229 Odessa Drive, Haslet, Texas, came forward and answered questions of the Commission regarding the option to repurpose and retrofit the building for retail, vacancy for reconstruction, type of medical use, potential occupants in the medical field, the specific request of the applicant, and the location of Baylor White in relation to the subject property.

Commissioner Holt-Gunderson made a motion to approve Case ZC20-034. Commissioner Williamson seconded the motion

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Holt-Gunderson, Koch, Bond, and Bevill
Nay: 1 - Syed**

4. AJOURMENT

The meeting adjourned at 7:57 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

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



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, January 25, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on January 25, 2021, at 6:15 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Kimberly Holt-Gunderson, Matt Koch, George Bond, and Claudia Bevill

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

WORKSESSION AGENDA ITEMS

- WS-1** 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-2** 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

Jacquelyn Reyff and Ben Bryner presented and briefed the Commission on items WS-1 and WS-2. Staff answered questions of the Commission regarding the use of the building located in the rear property, visual renderings of the building elevations, floor plan layout, type of storage, type of proposed services, propose use of the designated private rooms, building materials and design, the uses of neighboring properties, site plan layout, parking, name designation for each building, regulations regarding sprinklers and safety measures, requirements for any propose changes to the original development, portion of staff comments resolved by the applicant, and restrictions to occupancy for employees working or training in the buildings.

- WS-3** 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

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. There was general discussion amongst staff and the Commission regarding staff's attempt to communicate with the Applicant, outstanding Development Review Staff and Urban Forestry comments for applicant to resolve, the Commission's options in regards to the case, history of the plat request, and staff's recommendation of the case.

- WS-4** Presentation and discussion of a zoning change from PUD-R Planned Unit Development-Residential zoning district to AG Agricultural zoning district on Lot 1R, Block A, Eubank Addition, located at 311 W Glade Road, Case ZC21-001

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff answered question of the Commission regarding the history of the property, the property's size, and the property's zoning.

- WS-5** Presentation and discussion of a zoning change from R-40 Single Family Residential zoning district to PUD-C Planned Unit Development- Commercial zoning district on Lots B1A & B2A, Reagan Estates West, City Boundary Split, located at 7720 Precinct Line Road, Case ZC21-002

Jacquelyn Reyff presented the item and briefed the Commission. There was general discussion amongst Staff and Commission regarding the proposed zoning and uses, potential tenants, staff's recommendation of the case, proposed building elevations, the city which will provide the utility services to the property, the proposed address for the property and buildings, the school district which the property belongs to, the taxes based on the property size, and the percentage of the buildings that belong to the City.

Jacquelyn Reyff and Ben Bryner presented item 4a. Consideration of a Replat for Lot 1R1, Block 1 and Lot 2AR2, Block 3, Wescoat Place, being Lot 1R, Block 1 & Lots 2AR1 and 6A, Block 3, Wescoat Place, located at 6200 & 6104 Bransford Road and 6108 LD Lockett Road, Case PC20-010 at the request of the Commission. Staff answered questions of the Commission regarding existing development, neighboring properties, and intent of the Replat.

Chair Bevill adjourned the Worksession Meeting at 6:56 p.m.

1. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE, CHAPTER 551, SUBCHAPTER D

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

**CALL MEETING TO ORDER
CITY COUNCIL CHAMBERS**

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on January 25, 2021, at 7:02 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Kimberly Holt-Gunderson, Matt Koch, George Bond, and Claudia Bevill

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

2 CITIZEN COMMENTS

There were no citizens wishing to speak.

3 APPROVAL OF MINUTES

Commissioner Holt-Gunderson made a motion to approve the December 14, 2020 Planning and Zoning Commission Minutes. Commissioner Syed seconded the motion

The motion was carried by the following vote:

Aye: 7 – Groves, Williamson, Syed, Holt-Gunderson, Koch, Bond, and Bevill

Nay: 0

4. PUBLIC HEARING AGENDA ITEMS

- 4a** Consideration of a Replat for Lot 1R1, Block 1 and Lot 2AR2, Block 3, Wescoat Place, being Lot 1R, Block 1 & Lots 2AR1 and 6A, Block 3, Wescoat Place, located at 6200 & 6104 Bransford Road and 6108 LD Lockett Road, Case PC20-010

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Darryl Heath, 6200 Bransford Road, came forward and briefed the Commission. Mr. Heath addressed question of the Commission regarding the lot size.

Commissioner Syed questioned staff regarding the City rezoning 6200 Bransford Road from R-30 to R-40 Singled Family residential due to acquiring a portion of 6104 Bransford Road. Staff responded that the applicant may request the zoning change if desired, unless the City Council looked into a city initiated rezoning of the property. Discussion continued regarding zoning of neighboring properties.

The applicant, Darryl Heath, 6200 Bransford Road, came forward and addressed question of the Commission regarding rezoning of the property.

The public hearing was opened at 7:13 p.m. With no one wishing to speak, the public hearing was closed at 7:13 p.m.

**Commissioner Koch made a motion to approve Case PC20-010.
Commissioner Groves seconded the motion**

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Holt-Gunderson, Koch, Bond, and
Bevill**

Nay: 0

5. AJOURMENT

The meeting adjourned at 7:14 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
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Agenda Number 2a	Agenda Date 2/8/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

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, TABLED FROM THE JANUARY 11, 2021 PLANNING AND ZONING COMMISSION MEETING

Explanation

The applicant has requested to Table the item at the February 8, 2021 meeting.

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 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 aforementioned 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.

DRC Comments Second Submittals January 21, 2021

Engineering/Drainage

1. Generally along the boundary line we request 7.5' Drainage and Utility Easements on all plated properties. Per LDC Section 9.18 Easements A. Easements 1.

2. There is a sewer line crossing these properties and we need the line to be in a dedicated 16' utility easement. Based on this Lot is over 200' deep as purposed therefore Per LDC Section 9.18 Easements A. Easements 2.

3. The existing 30' Drainage easement Vol. 388-11 pg. 81 is insufficient. FEMA is currently updating the mapping of this creek and we will need a Floodway Easement per LDC Section 9.15 Storm Water Requirements D. Floodway Easements. With the following note.

"Floodway Easement Restriction: No construction shall be allowed within a floodway easement without the written approval of the City of Colleyville, and then only after detailed engineering plans and studies show that no flooding will result."

4. The aforementioned 30' drainage easement can be abandoned due to FEMA's upcoming designation as floodplain and the required, Floodway easement in 3. Above

Contact FEMA Region 6 for the proposed floodplain mapping

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

Applicant's Request to Table Case

From: [bhull](#)
To: [Jackie Reyff](#)
Cc: ["Manager Ryan Wayne"](#)
Subject: RE: Cases PC20-012 & ZC20-032 Ryan Wayne Salon
Date: Thursday, February 4, 2021 8:30:22 AM

Jackie,

Yes, as we discussed both the engineer and the surveyor are still revising the preliminary plat and the civil engineering drawings addressing the last comments by the engineering department. The surveyor is increasing and adding the revised easements and the civil engineer is reworking the civil plans, which may effect the foundation FFE elevation based of the FEMA floodplain update.

I believe we have the elevation renderings in conformance with the ordinance, but the rendering artist will take more time than anticipated to revise the renderings.

The engineering department comments are taking the most time to process, so we would agree to table the public hearing until those comments have been addressed. Hopefully we can be on agenda for March 8th. We will need to resubmit back to engineering first to make sure we get a recommendation for approval from them prior to the hearing.

Thank you.

Sincerely,

BRYAN HULL
REB DESIGN
469-426-6906



Our business vision is "Clean & Green." Please consider wheather you need to print this email.

IN GOD WE TRUST.

CONFIDENTIALITY NOTICE

This email, including any accompanying documents, may contain confidential or privileged information intended only for the use of the person to whom this email is addressed. If you are not the addressee, you are strictly prohibited from reviewing, disclosing, copying, distributing or taking any action in reliance on information contained in this email. If you received this email in error, please immediately notify the sender at the telephone number listed above.

Aerial Map



ZC20-032

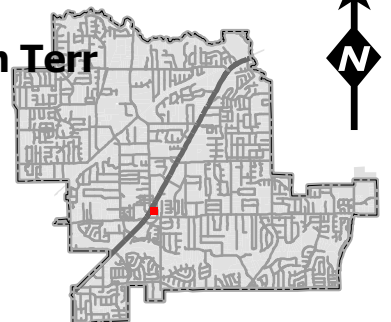
5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

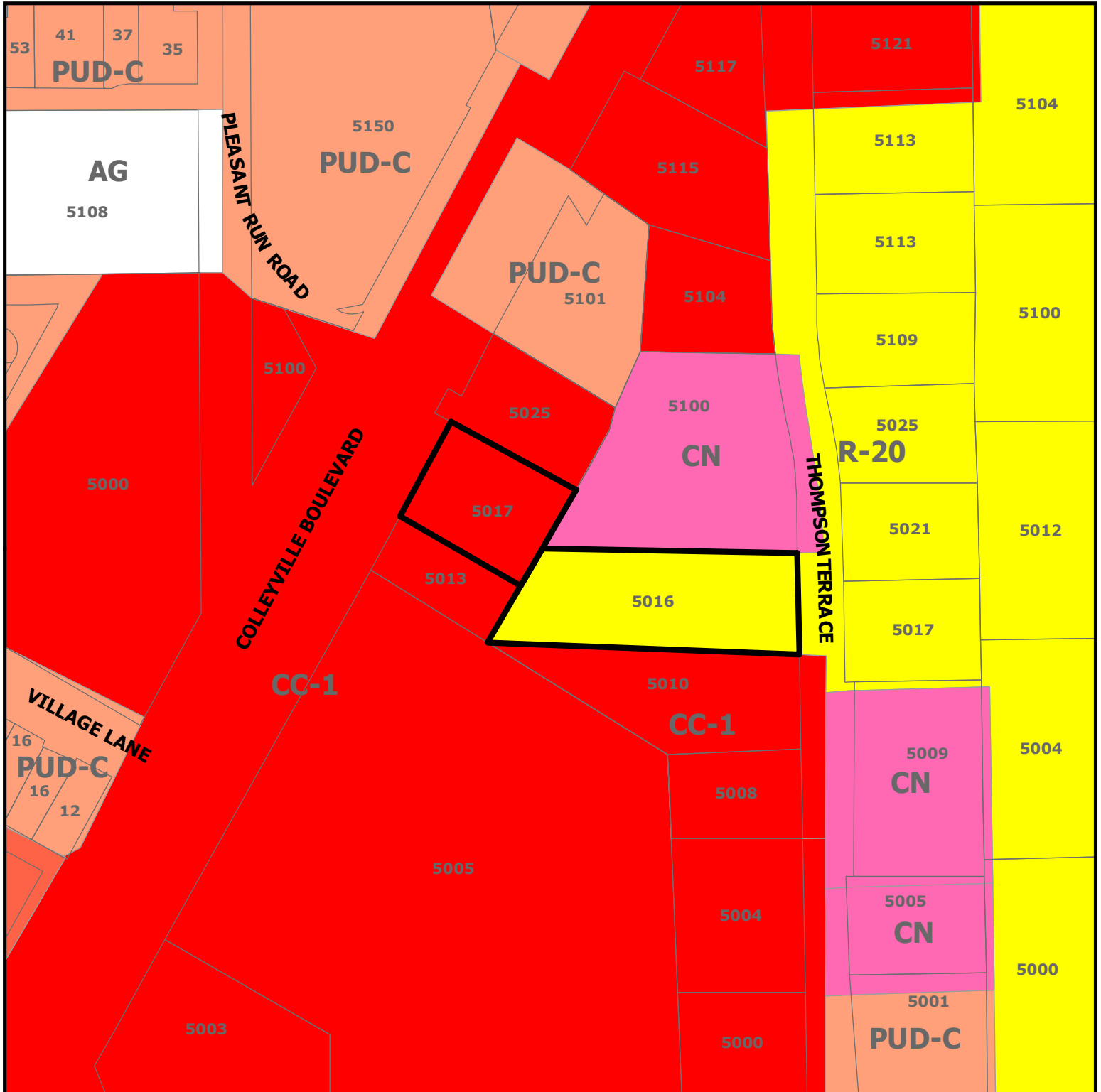
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Subject Property



Zoning Map



ZC20-032



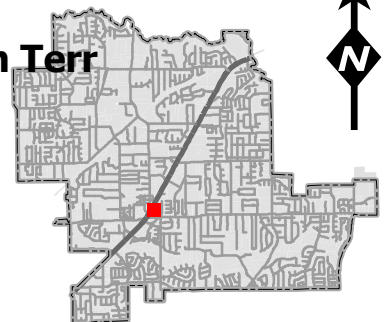
5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

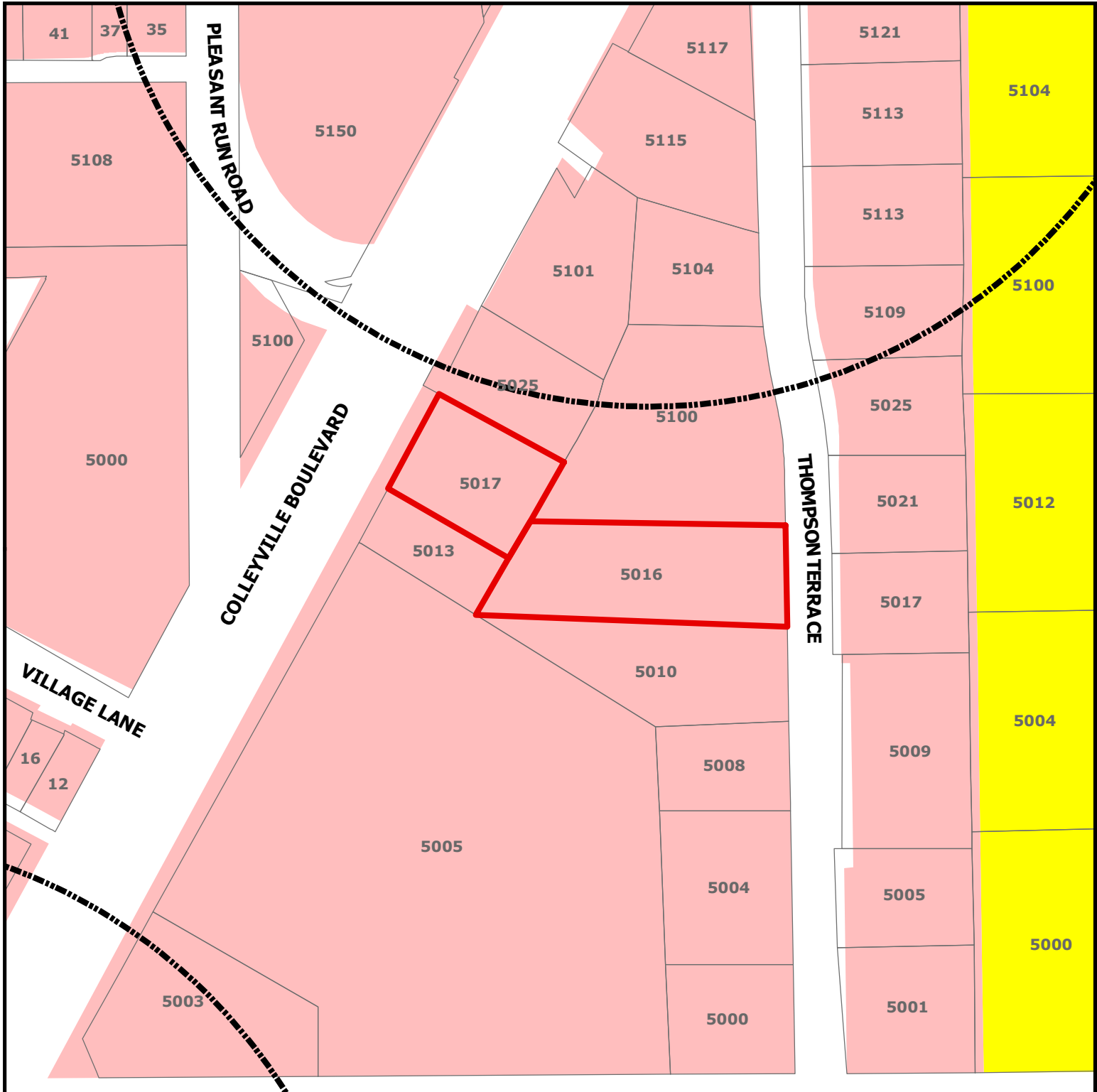
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Subject Property



Future Land Use Map



ZC20-032

5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

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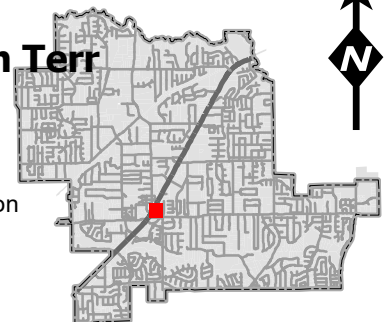


Subject Property



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

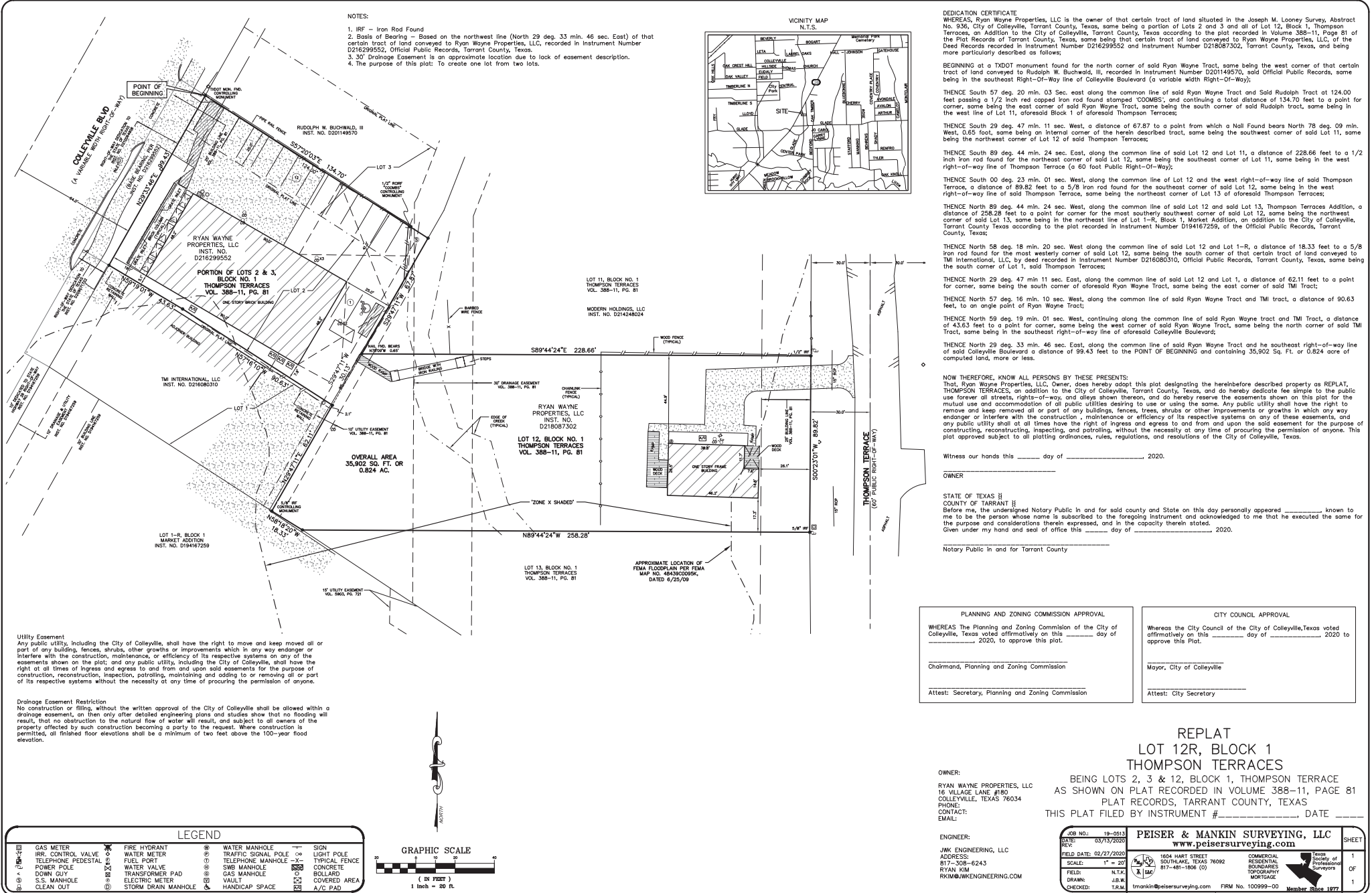
The objectives of the proposed zone change, replat and planned development applications for this project are:

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.

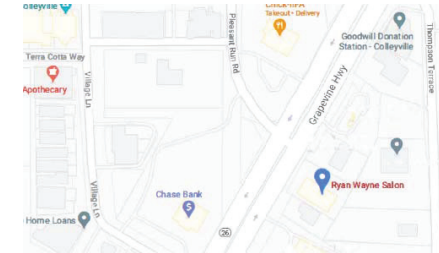
Plat Exhibit



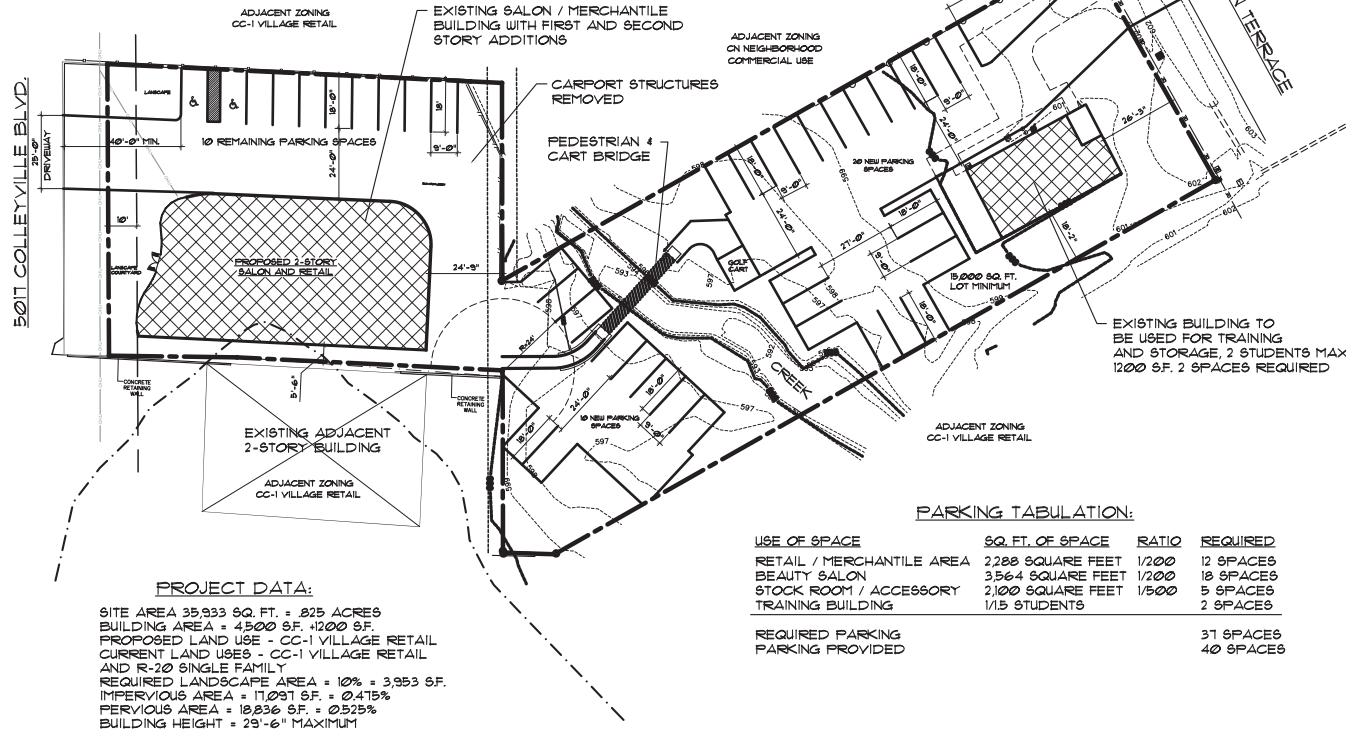
Site Plan

RYAN WAYNE SALON

5017 COLLEYVILLE BLVD, COLLEYVILLE, TX 76034



VICINITY MAP
NO SCALE



PROJECT DATA:

SITE AREA 35,933 SQ. FT. = .825 ACRES
BUILDING AREA = 4,500 SF. 1200 SF.
PROPOSED LAND USE - CC-1 VILLAGE RETAIL
CURRENT LAND USES - CC-1 VILLAGE RETAIL
AND R-20 SINGLE FAMILY
REQUIRED LANDSCAPE AREA = 10% = 3,953 SF.
IMPERVIOUS AREA = 17,091 SF. = 0.475%
PERVIOUS AREA = 18,836 SF. = 0.525%
BUILDING HEIGHT = 29'-6" MAXIMUM

PARKING TABULATION:

USE OF SPACE	SQ. FT. OF SPACE	RATIO	REQUIRED
RETAIL / MERCHANTILE AREA	2288 SQUARE FEET	1/200	12 SPACES
BEAUTY SALON	3,564 SQUARE FEET	1/200	18 SPACES
STOCK ROOM / ACCESSORY	2,100 SQUARE FEET	1/500	5 SPACES
TRAINING BUILDING	1/15 STUDENTS		2 SPACES
REQUIRED PARKING			37 SPACES
PARKING PROVIDED			40 SPACES

REVISIONS



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

DATE	1/2021
SCALE	NOTED
DRAWN	STAFF
JOB#	4586
SHEET#	A-1
OF SHEETS	

SITE PLAN
SCALE 1"=20'

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/engineeringinfrastructureConstructionStandardsandDetails
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 817-502-1366.
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 DIGTSS)	(800) 344-8377
Atmos Energy	(817) 359-1313
Charter Communications	(817) 822-8745
City of Colleyville	(817) 748-8082
DIGTSS (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 Engineering	(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 ponds, silt fences, silt fences, silt fences, construction entrances, seeding, mulching, silt retention basins, rock 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. These changes shall be made in writing and shall be approved by the 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 a new line must be installed.
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 test 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 resuit shall be required at the City'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
- The contractor shall provide and maintain 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

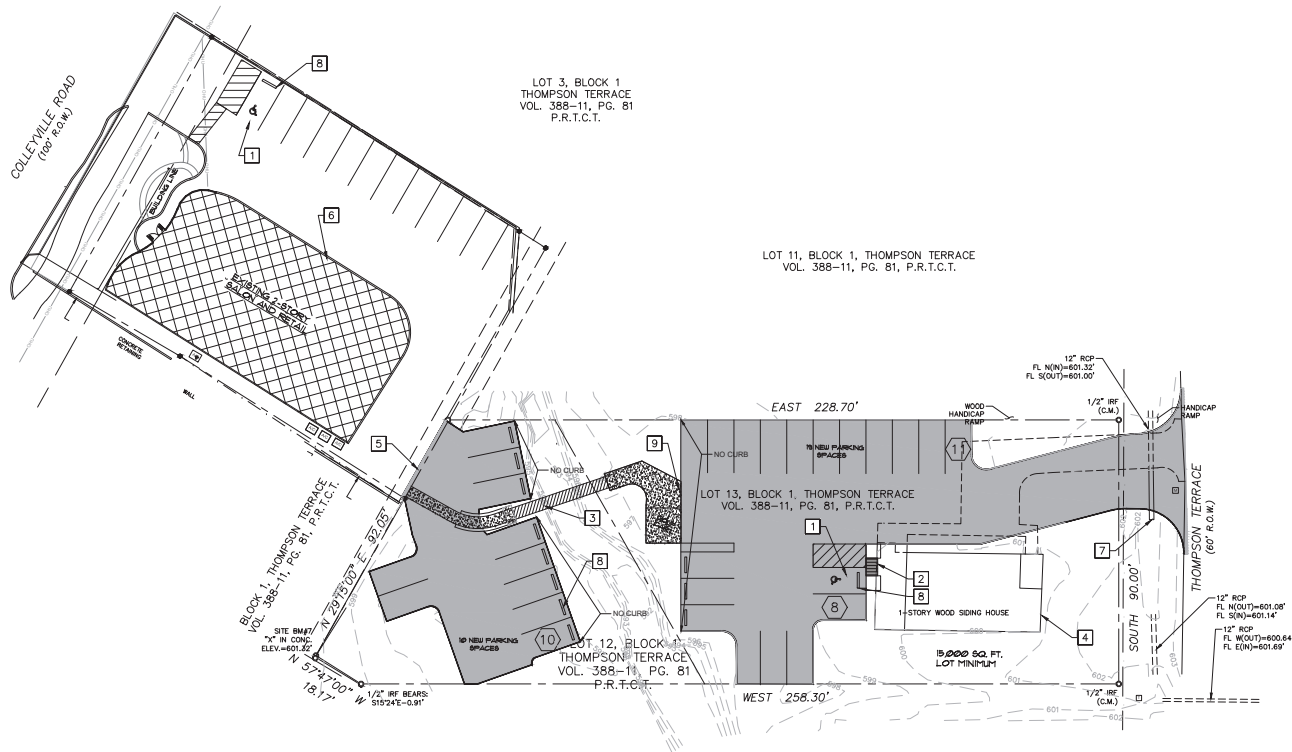
REVISIONS:

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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 ACCURACY OR COMPLETENESS OF THE INFORMATION GUARANTEED 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 SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
4. NOTIFY JWK ENGINEERING IF ANY UNDERGROUND UTILITIES ARE NOT IN THE LOCATION INDICATED ON ANY PLANS (HORIZONTAL AND VERTICAL) 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. #6 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.



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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:

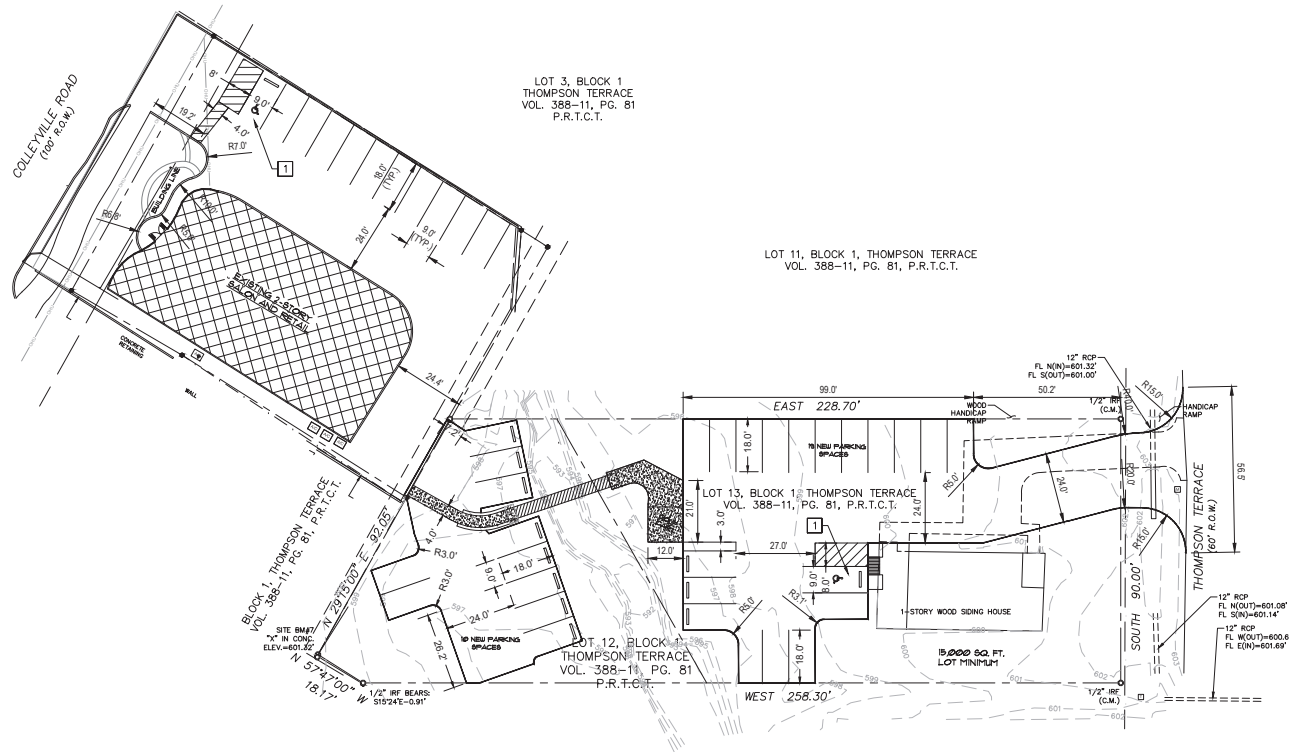
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SHEET TITLE:

SHEET NO :

SITE PLAN
C1.0

Grading and Parking Plan



CAUTION !!!!

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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

DRAWN BY:

CHECKED BY:

DATE: 11/01/20

REVISIONS:

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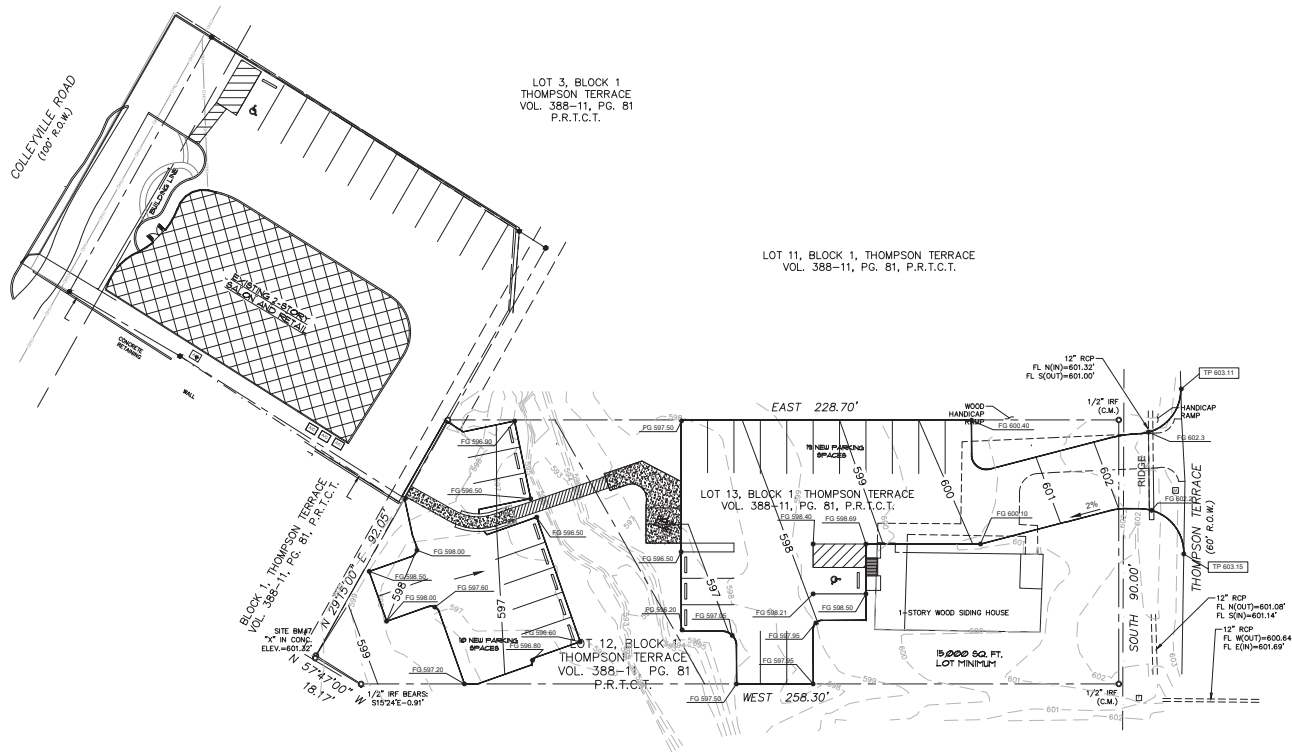
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SHEET TITLE:
DIMENSIONAL

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 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 ON 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)

CAUTION !!!!

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SALON / RETAIL
5017 COLLEYVILLE
COLLEYVILLE, TEXAS 76034

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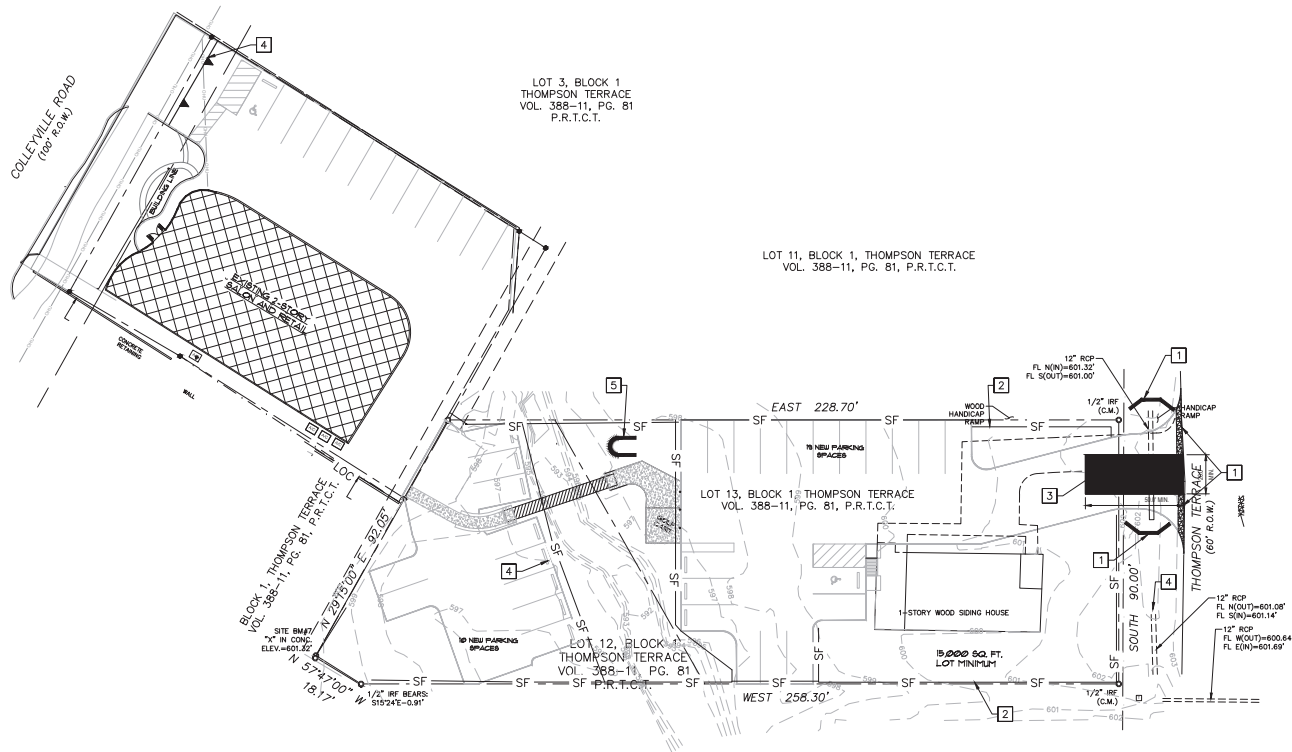
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GRADING P

SHEET NO..

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Grading and Parking Plan

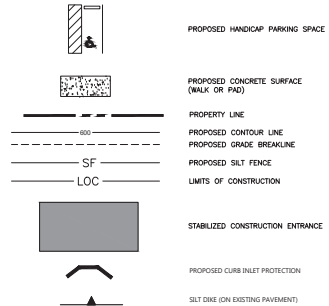


CAUTION !!!!

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EXISTING UTILITIES AND OTHER CITY OR PUBLIC
FACILITIES DURING CONSTRUCTION ACTIVITIES.

LEGEND



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 ANY INFORMATION PROVIDED TO GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRESENTLY.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR 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 OTHER FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
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5. ANY EXISTING UTILITY APPURTENANCES (MH VALVES, METER BOXES, ETC.) TO BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES AS INDICATED ON THE PLANS. NOTIFY JWK ENGINEERING, INC. IF THERE IS A PROBLEM MAKING SAID ADJUSTMENTS.

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 PLAN.
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 SEEDED AND MULCHED TO PREVENT LOSS DUE TO EROSION, AND ENCLOSED WITH SEDIMENT FENCE.
4. CONSTRUCTION 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. CONSTRUCTION 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
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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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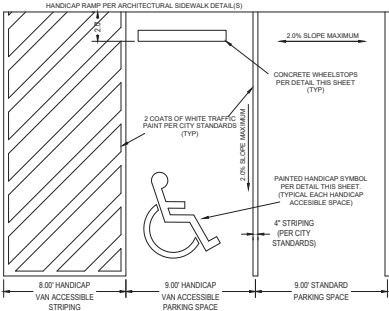
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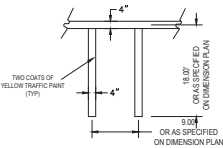
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Grading and Parking Plan

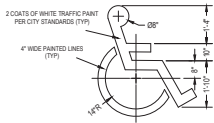


NOTE:
SEE SITE DEVELOPMENT PLAN FOR PARKING DIMENSIONS. DIMENSIONS
SHOWN ARE MINIMUM REQUIRED.

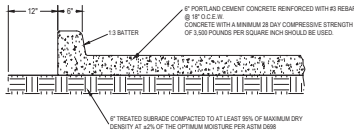
1 HANDICAPPED PAVEMENT STRIPING DETAIL
NTS



2 PAVEMENT STRIPING DETAIL
NTS

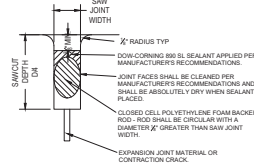


3 HANDICAPPED PAINTED SYMBOL
NTS



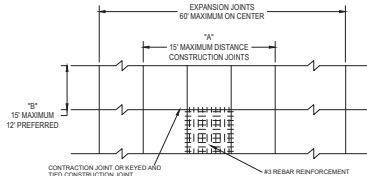
NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR EXACT PAVEMENT REQUIREMENTS.

4 PAVEMENT SECTION
NTS



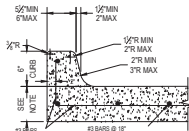
NOTE:
WHEN PLACING SEALANT IN EXPANSION JOINTS, POLYETHYLENE BOND
BREAKER TAPE SHALL BE ON TOP OF THE PREMOULDED EXPANSION
JOINT IN LIEU OF BACKER ROD.

5 CONSTRUCTION JOINT AT SEALANT CONDITION
NTS



NOTES:
1) IN GENERAL, "A" AND "B" (IN FEET) SHALL NOT EXCEED APPROXIMATELY TWICE
THE NOMINAL THICKNESS OF THE CONCRETE PAVEMENT (IN INCHES).
2) THE RATIO OF "A"/"B" SHALL NOT EXCEED 1.5. "A" = 10' PREFERRED.
3) CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO JACOBS FOR APPROVAL.

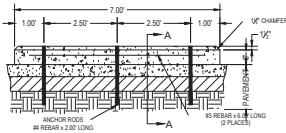
6 TYPICAL CONCRETE PAVEMENT JOINT LAYOUT
NTS



NOTE:
THIS DIMENSION WILL VARY. REFER TO PAVEMENT SECTION DETAIL FOR
REGULARITY CITY PAVEMENT DIMENSION.

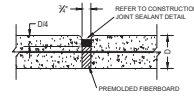
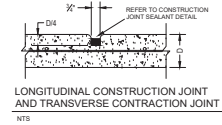
PAVEMENT SECTION - MONOLITHIC CURB
NTS

7 PAVEMENT SECTION - MONOLITHIC CURB
NTS

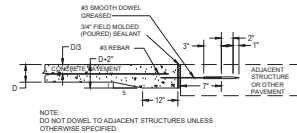


NOTE:
1. ANCHOR RODS TO BE SLEEVED OR
GREASED THROUGH WHEELSTOPS TO
PERMIT THEIR RELOCATION.
2. SEE SITE PLAN FOR WHEELSTOP
LOCATIONS. TYPICALLY PLACED 3'-6" OFF
BACK OF CURB.
3. WHEELSTOPS SHALL BE 3,000 p.s.i.
CONCRETE MINIMUM.

8 WHEELSTOP DETAIL
NTS



9 EXPANSION JOINT
NTS



10 EXPANSION JOINT AT EXISTING CONDITION
NTS



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SALON
5017 COLLEYVILLE
COLLEYVILLE, TEXAS 76034

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DATE: 11/22/19

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SHEET TITLE:

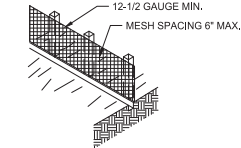
GENERAL DETAILS

SHEET NO.:

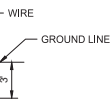
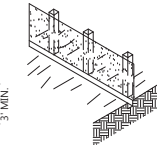
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Grading and Parking Plan

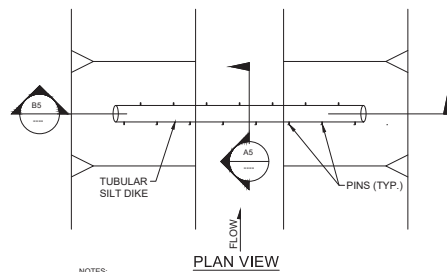
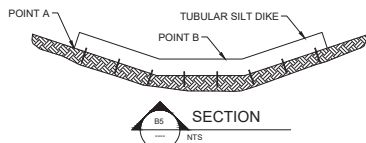
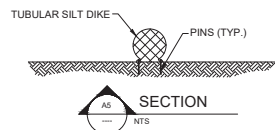
- ## 2. STAPLE WIRE FENCING TO THE POSTS.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

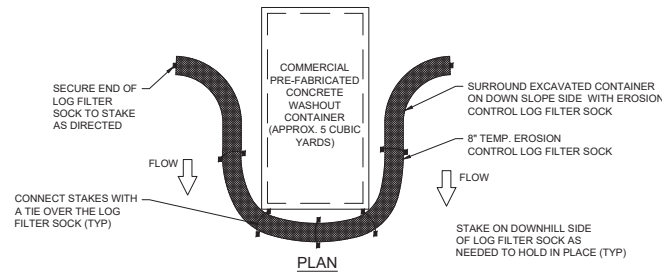


1 SILT FENCE

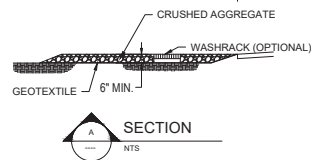
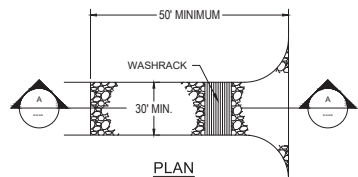


1. TUBULAR SILT DIKE SHALL CONSIST OF ORGANIC MULCH ENCASED IN AN OUTSIDE OPEN WEAVE CONTAINMENT FABRIC.
2. TUBULAR EROSION CONTROL SOCK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. POINT A SHALL BE HIGHER THAN POINT B TO ENSURE THAT WATER FLOWS OVER THE CHECKS AND NOT AROUND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

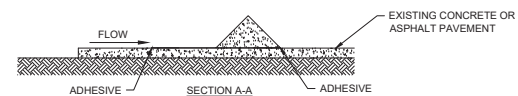
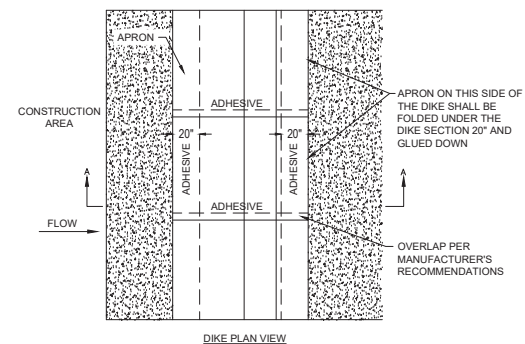
2 TUBULAR SILT DIKE DETAILS



3 CONCRETE WASHOUT CONTAINER
WITH LOG FILTER SOCK



4 STABILIZED CONSTRUCTION EXIT



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



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FIRM #8280



SALON
5017 COLLEYVILLE
COLLEYVILLE, TEXAS 76034

CHECKED BY:

DATE: 11/22/19

REVISIONS:	

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SHEET TITLE:	

GENERAL DE	
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C6.0

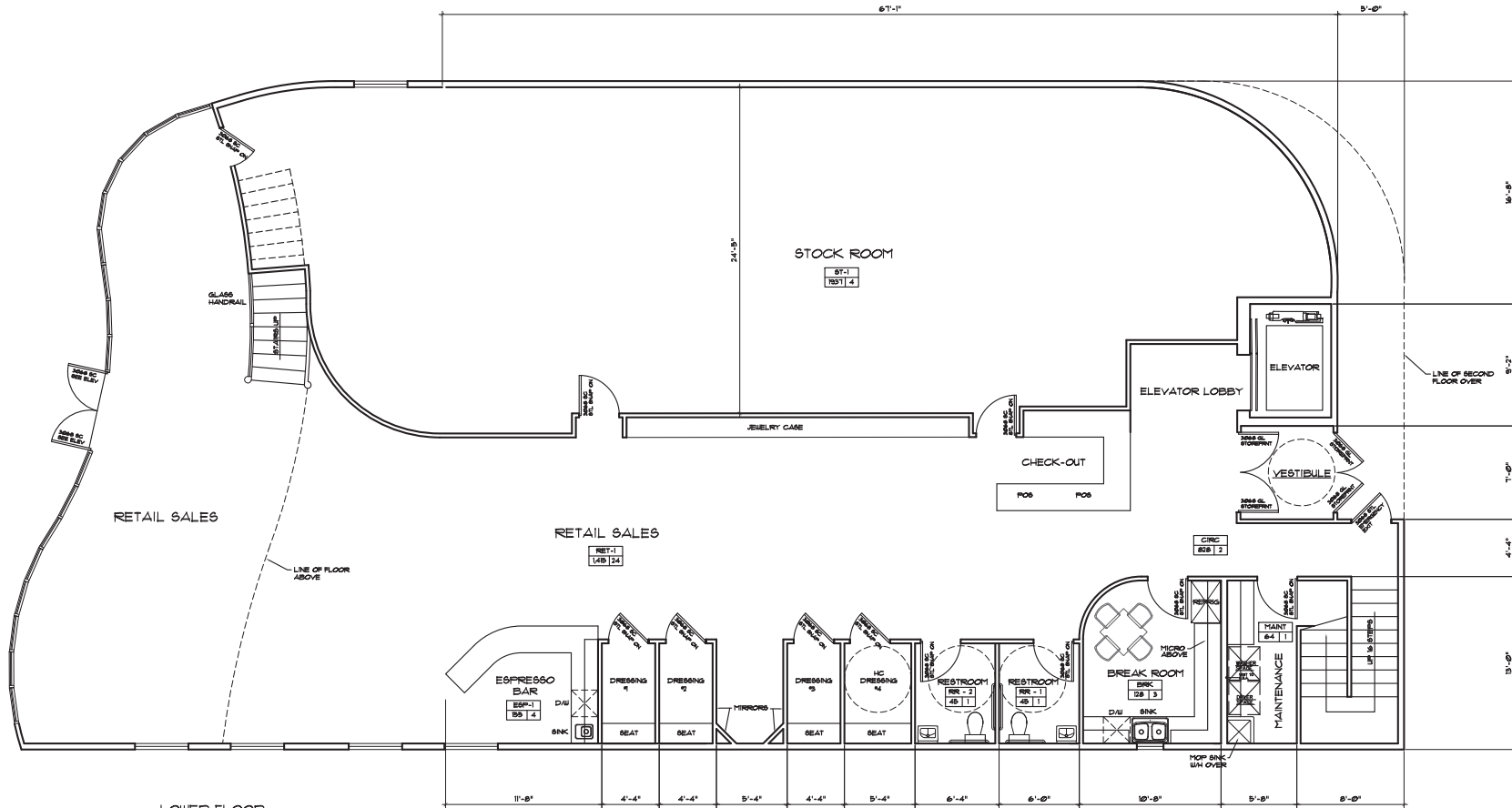
Floor Plan

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	

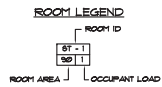


LOWER FLOOR OCCUPANT LOAD CALCULATIONS:

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

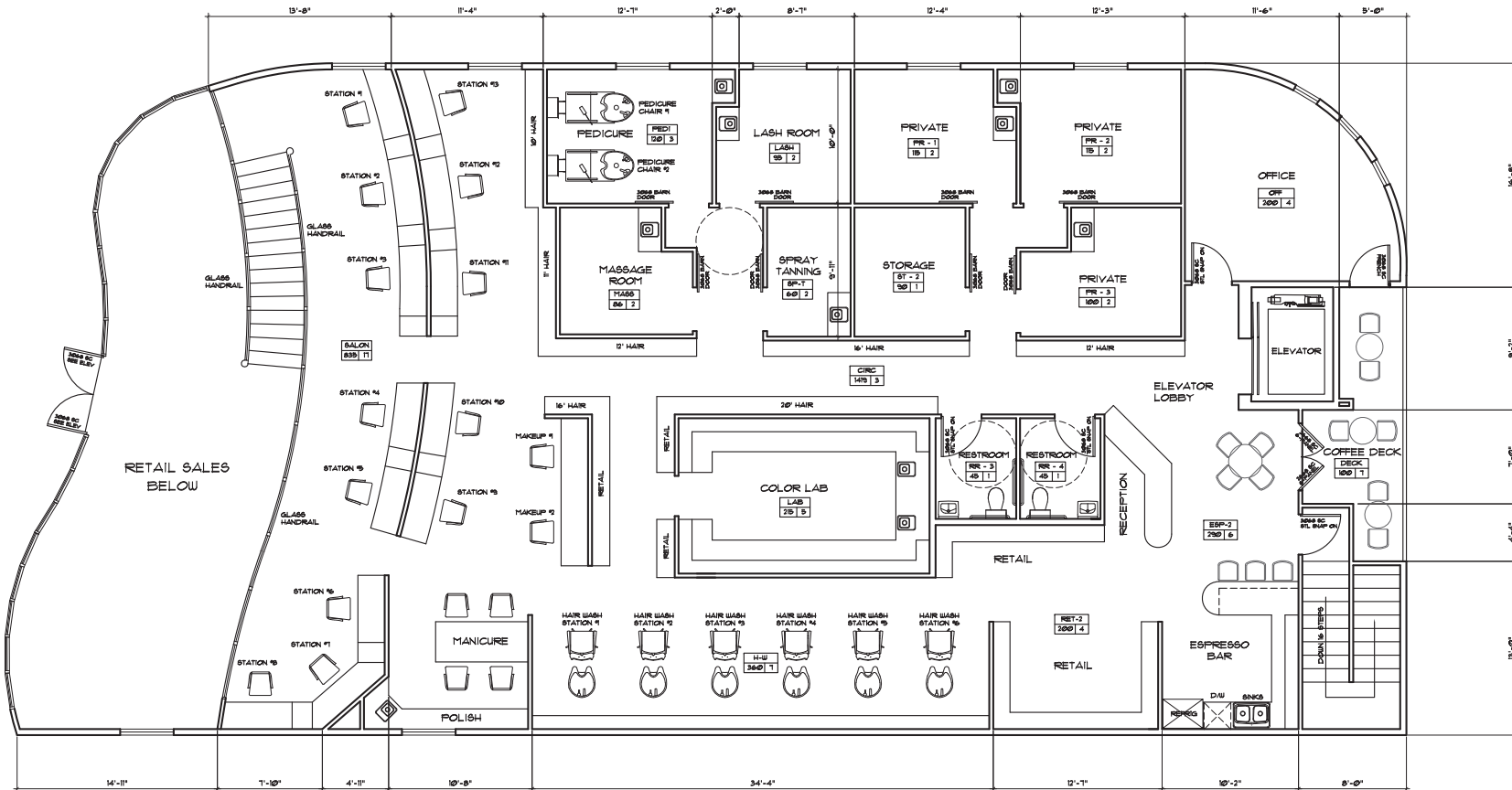
4,900 SQUARE FEET LOWER FLOOR AREA
4,400 SQUARE FEET UPPER FLOOR AREA
9,200 SQUARE FEET TOTAL AREA



LOWER FLOOR PLAN

SCALE 1/4" = 1'-0"

Floor Plan



UPPER FLOOR OCCUPANT LOAD CALCULATIONS:

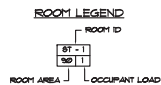
ROOM ID	SF. AREA	LOAD FACTOR	TOTAL LOAD
SALON	835	1 / 50 SQ. FT.	17 PERSONS
PED1	120	1 / 50 SQ. FT.	3 PERSONS
LASH	95	1 / 50 SQ. FT.	2 PERSONS
PR-1	115	1 / 50 SQ. FT.	2 PERSONS
PR-2	115	1 / 50 SQ. FT.	2 PERSONS
PR-3	100	1 / 50 SQ. FT.	2 PERSONS
MASS	86	1 / 50 SQ. FT.	2 PERSONS
ST-1	60	1 / 50 SQ. FT.	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

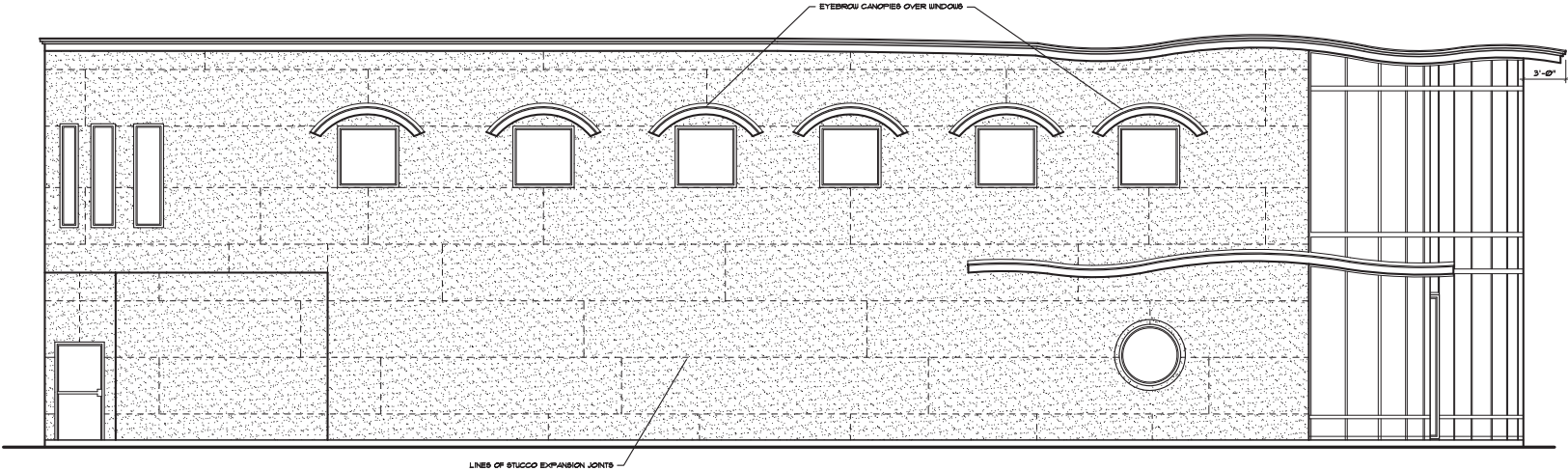


ADDITION, REPLAT AND ZONE CHANGE
for
RYAN WAYNE SALON

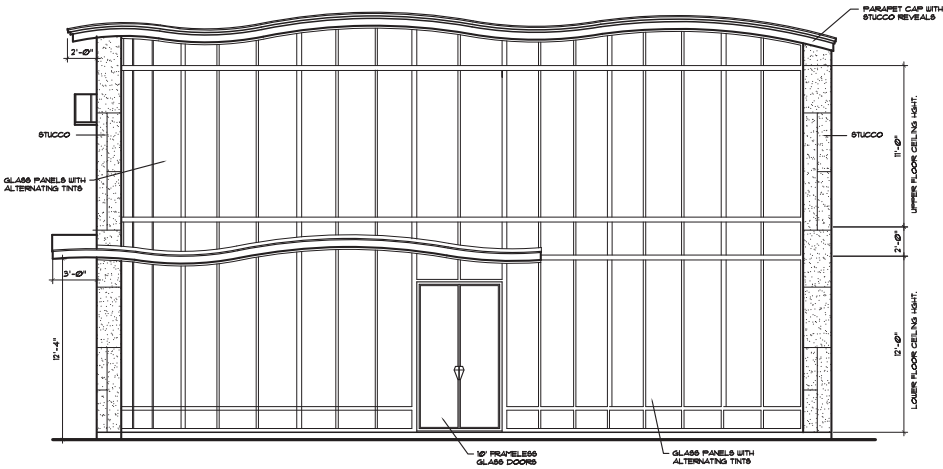
5017 COLLEYSVILLE BLVD. COLLEYSVILLE, TX 76034

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"

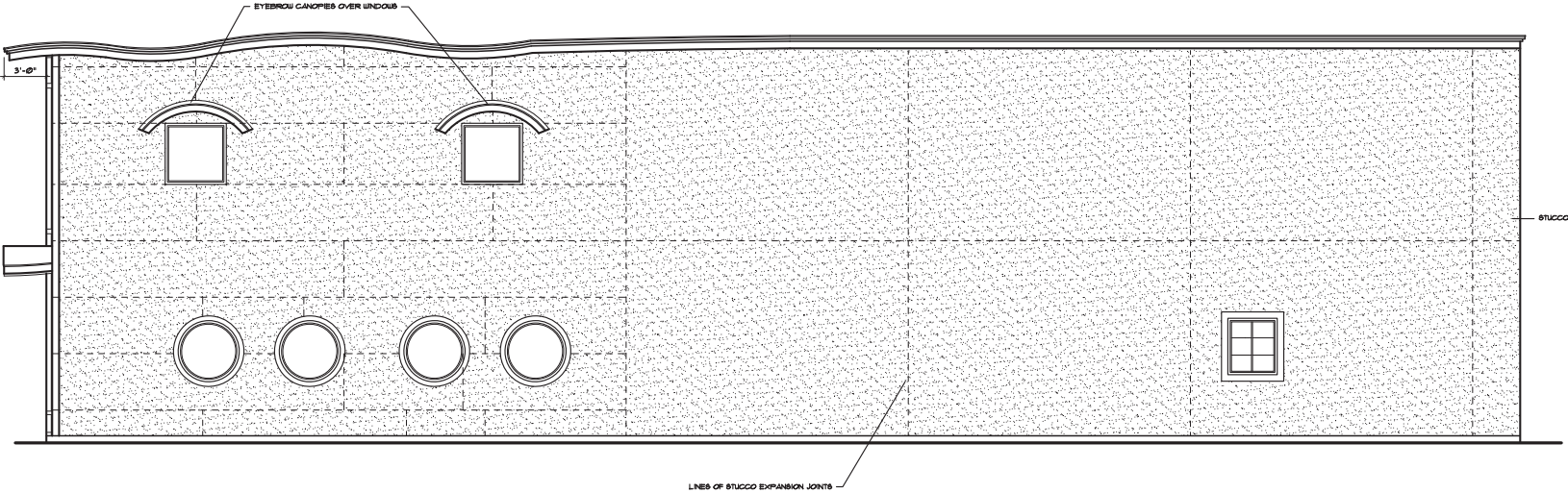
REVISIONS



ADDITION, REPLAT AND ZONE CHANGE
for
RYAN WAYNE SALON
5917 COLLEVILLE BLVD, COLLEVILLE, TX 78038

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



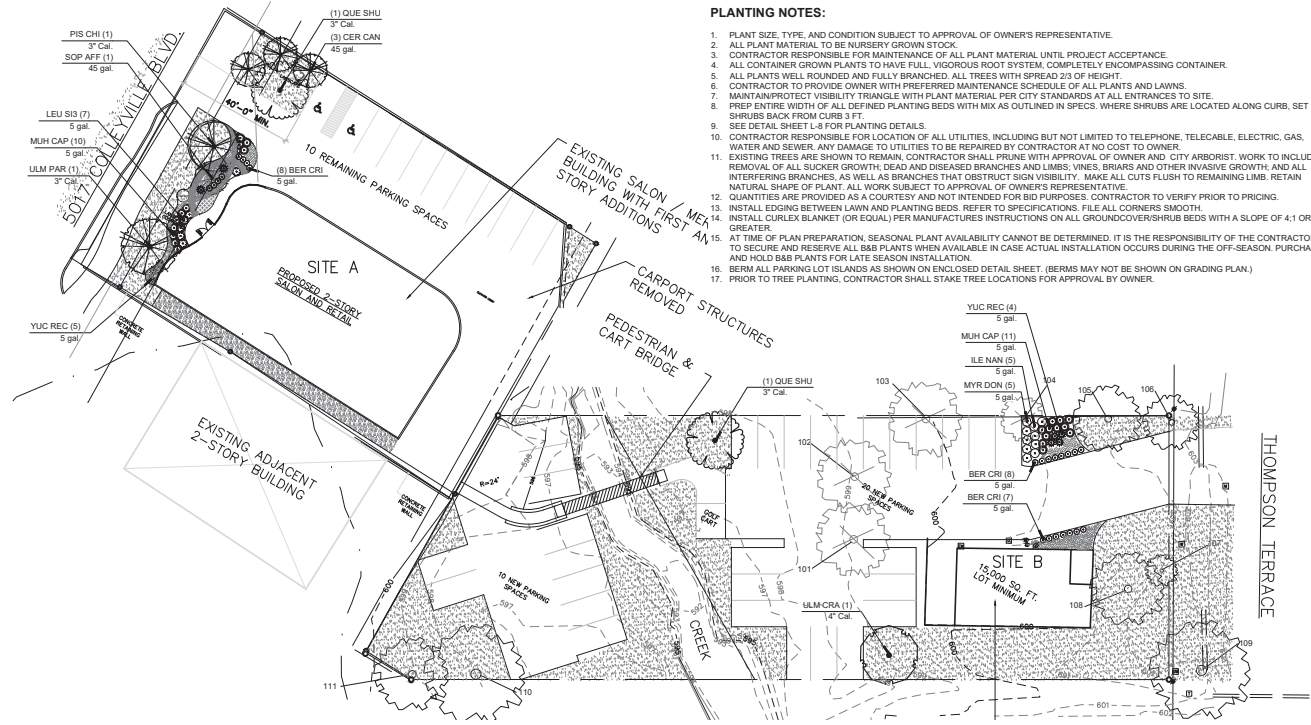
ADDITION, REPLAT AND ZONE CHANGE
for
RYAN WAYNE SALON
5017 COLLEYVILLE BLVD. COLLEYVILLE, TX 76034

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 Yucca Holly	5 gal	18"-24"	36" O.C.	
	LEU SIO	7	Leucophyllum frutescens 'Silverado'	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	Spiral 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	8,753 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 Watercress	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					

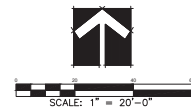
Table 2: Tree Calculations (from data in Table 2)

*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 payment	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



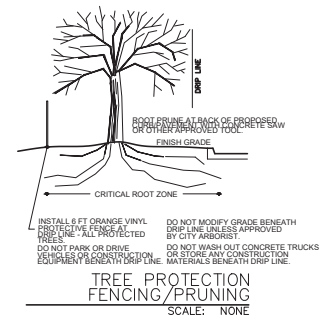
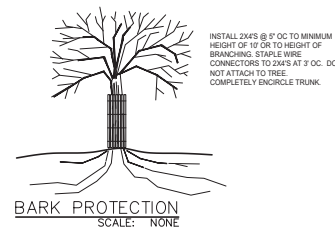
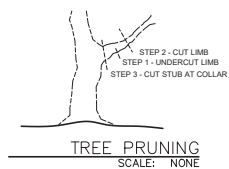
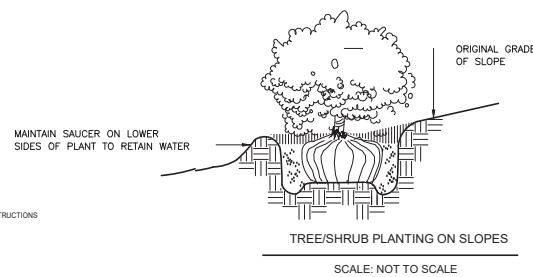
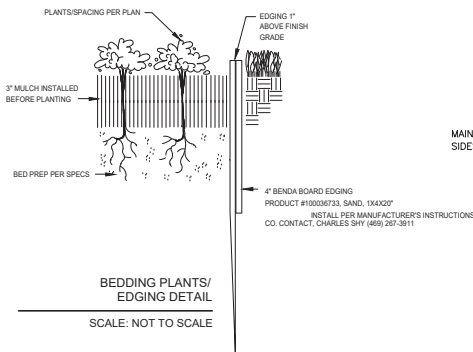
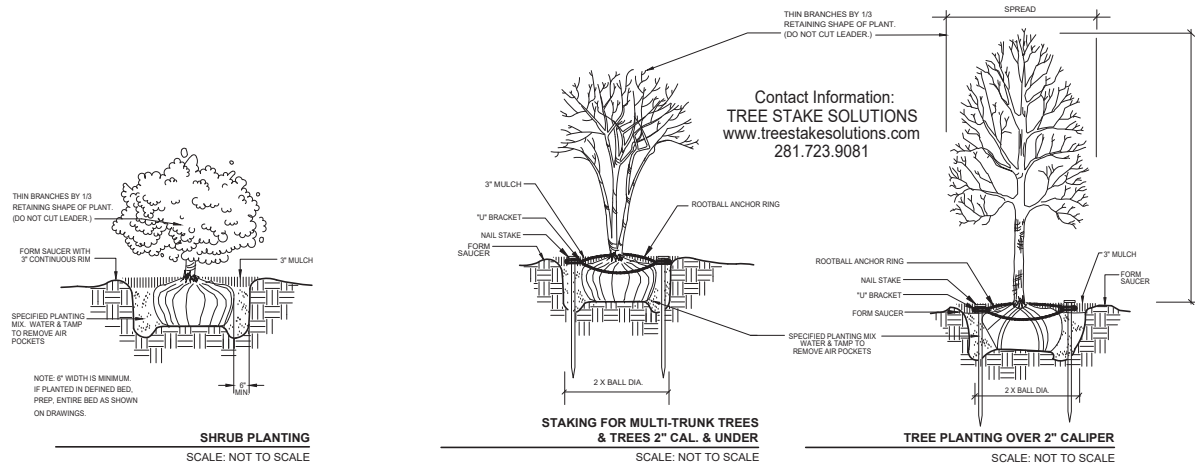
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RYAN WAYNE SALON
 507 COLLEVILLE BLVD
 COLLEVILLE, TEXAS 76034

Sheet No.

L-2

OF 4



PLANTING DETAILS

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OF 4

Notification Map

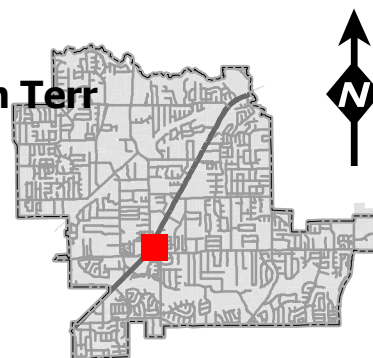


ZC20-032

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

[illegible]

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 COLLEVILLE ROAD
SUITE 100
COLLEVILLE, TEXAS 76034
TEL: 817.444.1111
WWW.JME-LLC.COM



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

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 BY THE ENGINEER AS TO THE ACCURACY OF THE LOCATION OF ANY UTILITIES. THE ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY UTILITIES PRIOR TO CONSTRUCTION.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS FOR THE PROTECTION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

3. THE ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

4. NOTIFY THE CITY OF COLLEVILLE OF ANY UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CITY OF COLLEVILLE SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

5. ANY EXISTING UTILITY INTERFERENCES WITH THE PROPOSED CONSTRUCTION SHALL BE REMOVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXISTING UTILITY INTERFERENCES WITH THE PROPOSED CONSTRUCTION.

6. THE ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NOTES BY SYMBOL

☐ PROVIDE 1'-MIN ACCESSIBLE PARKING WITH SIGN & WHEEL STOP

☐ ASPH

☐ PEDESTRIAN WALKWAY - REFER TO STRUCTURAL PLAN

☐ EXISTING BUILDING TO BE REMAIN

☐ CONNECT TO EX. PARAPET AT 1' MIN. GAP @ EVERY 12"

☐ EXISTING ONE-STORY BUILDING TO BE ADJOINED

☐ EXISTING 12' CURB TO BE EXTENDED 1' @ 80% SLOPE

☐ CONCRETE WHEEL STOP

☐ 8" BOLLARD

LEGEND

1. CONCRETE PARAPET WITH 4" REBAR 18" ON CENTER

2. 8" CONCRETE WHEEL STOP WITH 4" REBAR 18" ON CENTER

3. 8" CONCRETE WHEEL STOP WITH 4" REBAR 18" ON CENTER

4. CONCRETE WHEEL STOP WITH 4" REBAR 18" ON CENTER

5. 8" CONCRETE WHEEL STOP WITH 4" REBAR 18" ON CENTER

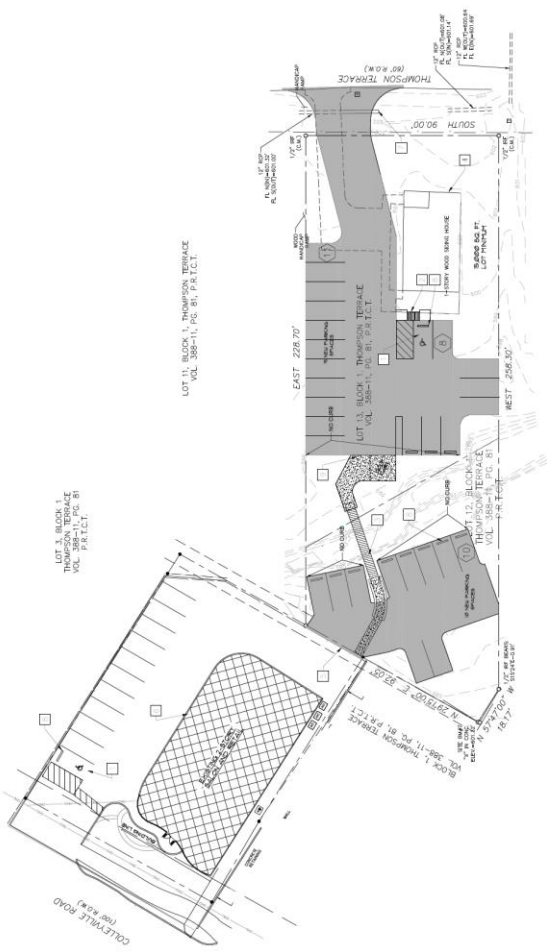
6. 8" CONCRETE WHEEL STOP WITH 4" REBAR 18" ON CENTER

7. 8" CONCRETE WHEEL STOP WITH 4" REBAR 18" ON CENTER

8. 8" CONCRETE WHEEL STOP WITH 4" REBAR 18" ON CENTER

9. 8" CONCRETE WHEEL STOP WITH 4" REBAR 18" ON CENTER

10. 8" CONCRETE WHEEL STOP WITH 4" REBAR 18" ON CENTER



CAUTION !!!

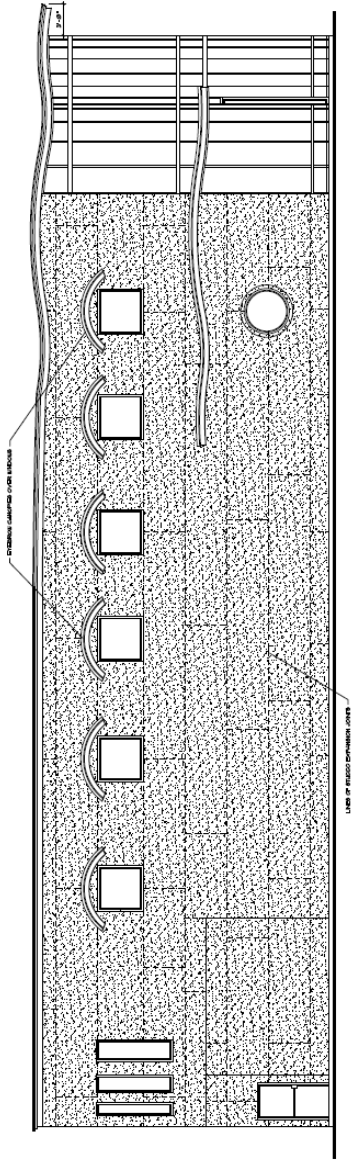
THE CITY OF COLLEVILLE IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF ANY UTILITIES PRIOR TO CONSTRUCTION. THE CITY OF COLLEVILLE SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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)

LOWER FLOOR PLAN
SCALE 1/4" = 1'-0"

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**

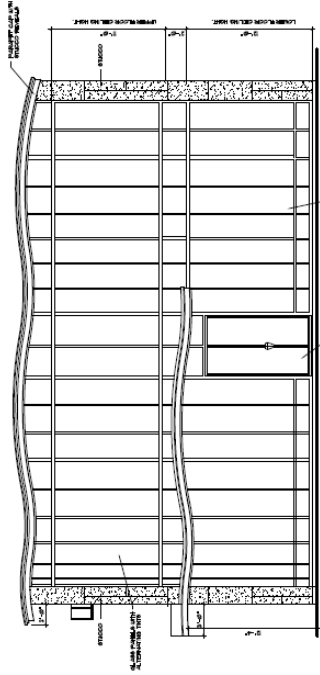
NO.	REVISIONS



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	AMANDA
CHECKED BY	RYAN
DATE	03/20/2023
A-4	
NO.	000003



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

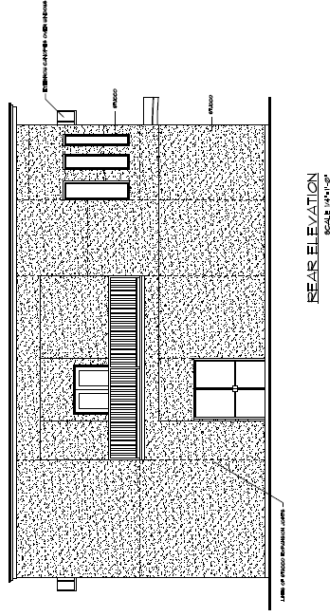
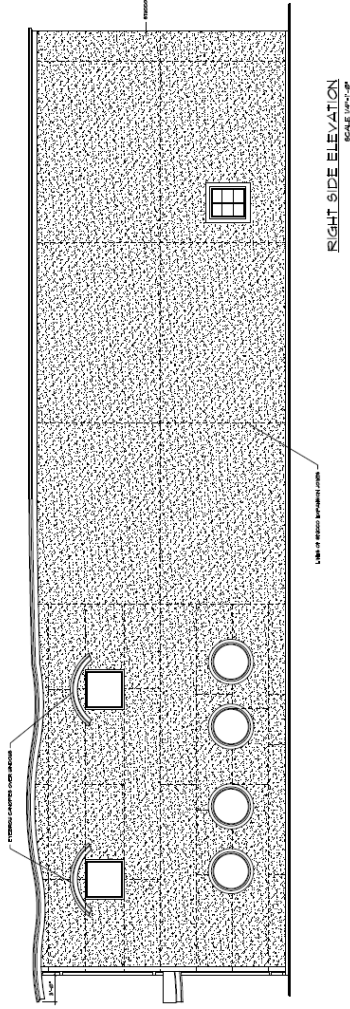
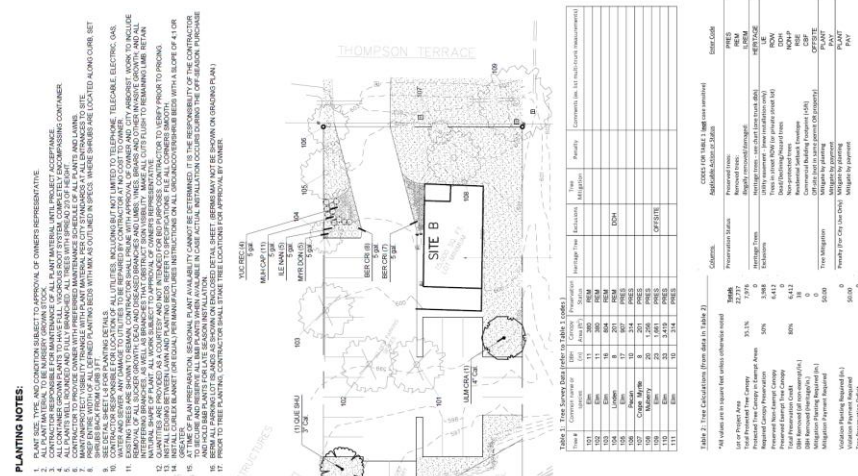




Exhibit “D” - Landscape Plan

[illegible]

PLANT SCHEDULE										REMARKS
ITEMS	CODE	QTY	DESCRIPTION	UNIT	QTY	REMARKS	UNIT	QTY	REMARKS	
  	008-005	8	Circle manholes	Each	8	As shown	Each	8	As shown	888-1 Single manhole 888-2 Single manhole 888-3 Single manhole 888-4 Single manhole 888-5 Single manhole
	008-006	1	Plastic manholes	Each	1	As shown	Each	1	As shown	
	008-007	2	Concrete manholes	Each	2	As shown	Each	2	As shown	
	008-008	1	Storm catchers	Each	1	As shown	Each	1	As shown	
	008-009	1	Storm catchers	Each	1	As shown	Each	1	As shown	
  	008-010	1	Circle manholes	Each	1	As shown	Each	1	As shown	888-1 Single manhole 888-2 Single manhole 888-3 Single manhole 888-4 Single manhole 888-5 Single manhole
	008-011	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-012	2	Storm catchers	Each	2	As shown	Each	2	As shown	
	008-013	1	Storm catchers	Each	1	As shown	Each	1	As shown	
	008-014	1	Storm catchers	Each	1	As shown	Each	1	As shown	
  	008-015	1	Circle manholes	Each	1	As shown	Each	1	As shown	888-1 Single manhole 888-2 Single manhole 888-3 Single manhole 888-4 Single manhole 888-5 Single manhole
	008-016	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-017	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-018	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-019	1	Circle manholes	Each	1	As shown	Each	1	As shown	
  	008-020	1	Circle manholes	Each	1	As shown	Each	1	As shown	888-1 Single manhole 888-2 Single manhole 888-3 Single manhole 888-4 Single manhole 888-5 Single manhole
	008-021	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-022	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-023	1	Circle manholes	Each	1	As shown	Each	1	As shown	
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	008-027	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-028	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-029	1	Circle manholes	Each	1	As shown	Each	1	As shown	
  	008-030	1	Circle manholes	Each	1	As shown	Each	1	As shown	888-1 Single manhole 888-2 Single manhole 888-3 Single manhole 888-4 Single manhole 888-5 Single manhole
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	008-032	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-033	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-034	1	Circle manholes	Each	1	As shown	Each	1	As shown	
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	008-037	1	Circle manholes	Each	1	As shown	Each	1	As shown	
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	008-041	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-042	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-043	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-044	1	Circle manholes	Each	1	As shown	Each	1	As shown	
  	008-045	1	Circle manholes	Each	1	As shown	Each	1	As shown	888-1 Single manhole 888-2 Single manhole 888-3 Single manhole 888-4 Single manhole 888-5 Single manhole
	008-046	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-047	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-048	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-049	1	Circle manholes	Each	1	As shown	Each	1	As shown	
  	008-050	1	Circle manholes	Each	1	As shown	Each	1	As shown	888-1 Single manhole 888-2 Single manhole 888-3 Single manhole 888-4 Single manhole 888-5 Single manhole
	008-051	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-052	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-053	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-054	1	Circle manholes	Each	1	As shown	Each	1	As shown	
  	008-055	1	Circle manholes	Each	1	As shown	Each	1	As shown	888-1 Single manhole 888-2 Single manhole 888-3 Single manhole 888-4 Single manhole 888-5 Single manhole
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	008-057	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-058	1	Circle manholes	Each	1	As shown	Each	1	As shown	
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	008-062	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-063	1	Circle manholes	Each	1	As shown	Each	1	As shown	
	008-064	1	Circle manholes	Each	1	As shown	Each	1	As shown	
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	008-109	1	Circle manholes	Each	1	As shown	Each	1	As shown	
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	008-129	1	Circle manholes	Each	1	As shown	Each	1	As shown	
  	008-130									

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2b	Agenda Date 2/8/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

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, TABLED FROM THE JANUARY 11, 2021 PLANNING AND ZONING COMMISSION MEETING

Explanation

The applicant has requested to Table the item at the February 8, 2021 meeting.

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 aforementioned 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.

DRC Comments Second Submittals January 21, 2021

Engineering Comments

1. Generally along the boundary line we request 7.5' Drainage and Utility Easements on all plated properties. Per LDC Section 9.18 Easements A. Easements 1.
2. There is a sewer line crossing these properties and we need the line to be in a dedicated 16' utility easement. Based on this Lot is over 200' deep as purposed therefore Per LDC Section 9.18 Easements A. Easements 2.
3. The existing 30' Drainage easement Vol. 388-11 pg. 81 is insufficient. FEMA is currently updating the mapping of this creek and we will need a Floodway Easement per LDC Section 9.15 Storm Water Requirements D. Floodway Easements. With the following note.

"Floodway Easement Restriction: No construction shall be allowed within a floodway easement without the written approval of the City of Colleyville, and then only after detailed engineering plans and studies show that no flooding will result."

1. The aforementioned 30' drainage easement can be abandoned due to FEMA's upcoming designation as floodplain and the required, Floodway easement in 3. Above

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. Applicant's Request to Table Case
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Plat Exhibit
6. Comments for Cases PC20-012 & ZC20-032
7. Notification Map
8. Notification List
9. Property Owner Notification Letter
10. Draft Resolution

Applicant's Request to Table Case

From: [bhull](#)
To: [Jackie Reyff](#)
Cc: ["Manager Ryan Wayne"](#)
Subject: RE: Cases PC20-012 & ZC20-032 Ryan Wayne Salon
Date: Thursday, February 4, 2021 8:30:22 AM

Jackie,

Yes, as we discussed both the engineer and the surveyor are still revising the preliminary plat and the civil engineering drawings addressing the last comments by the engineering department. The surveyor is increasing and adding the revised easements and the civil engineer is reworking the civil plans, which may effect the foundation FFE elevation based of the FEMA floodplain update.

I believe we have the elevation renderings in conformance with the ordinance, but the rendering artist will take more time than anticipated to revise the renderings.

The engineering department comments are taking the most time to process, so we would agree to table the public hearing until those comments have been addressed. Hopefully we can be on agenda for March 8th. We will need to resubmit back to engineering first to make sure we get a recommendation for approval from them prior to the hearing.

Thank you.

Sincerely,

BRYAN HULL
REB DESIGN
469-426-6906



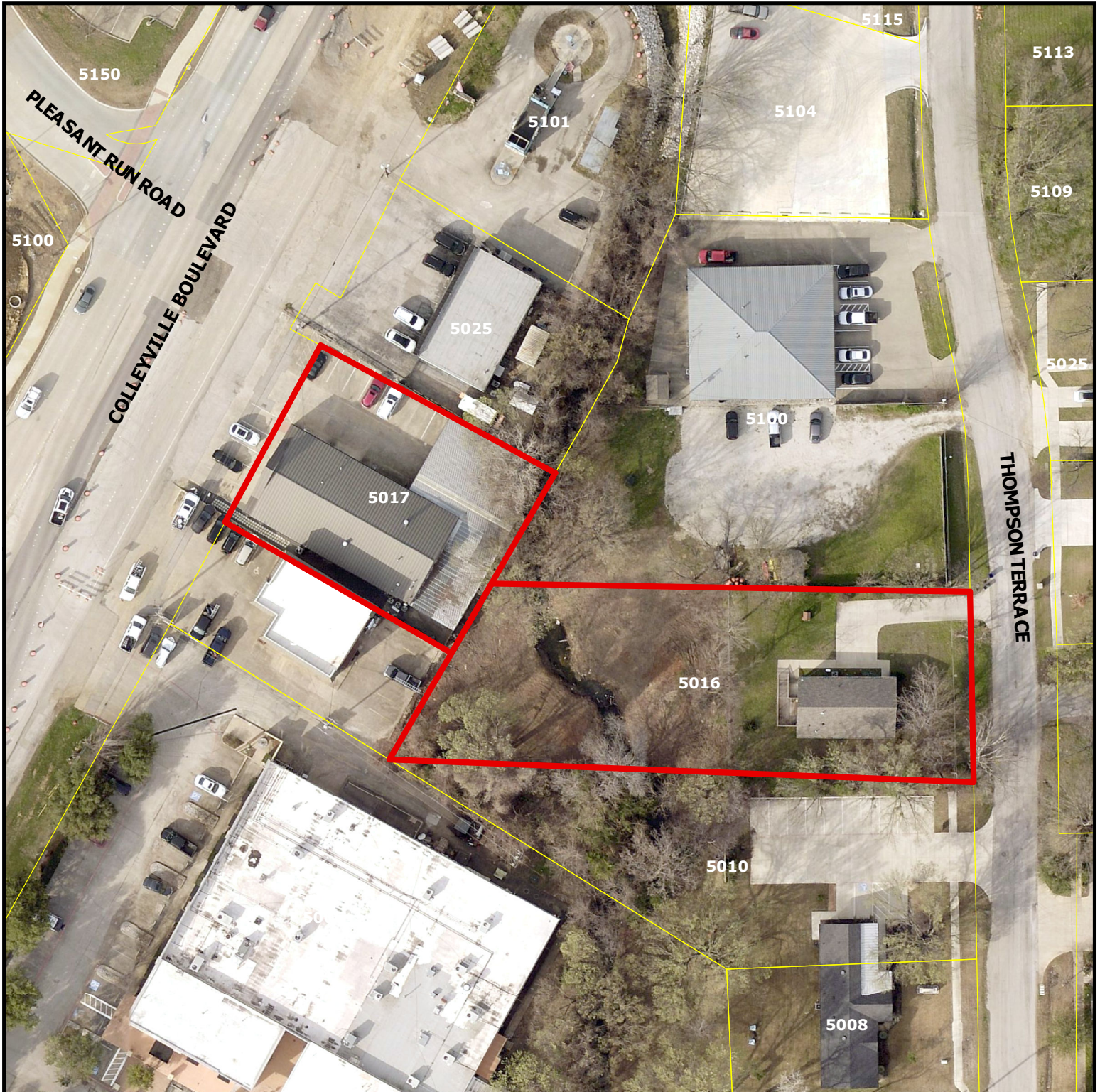
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Aerial Map



PC20-012

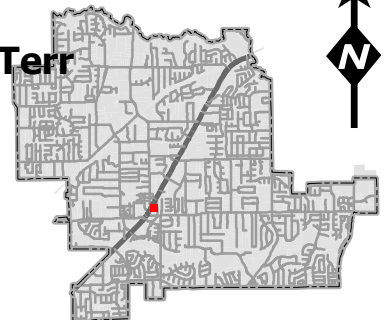
5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

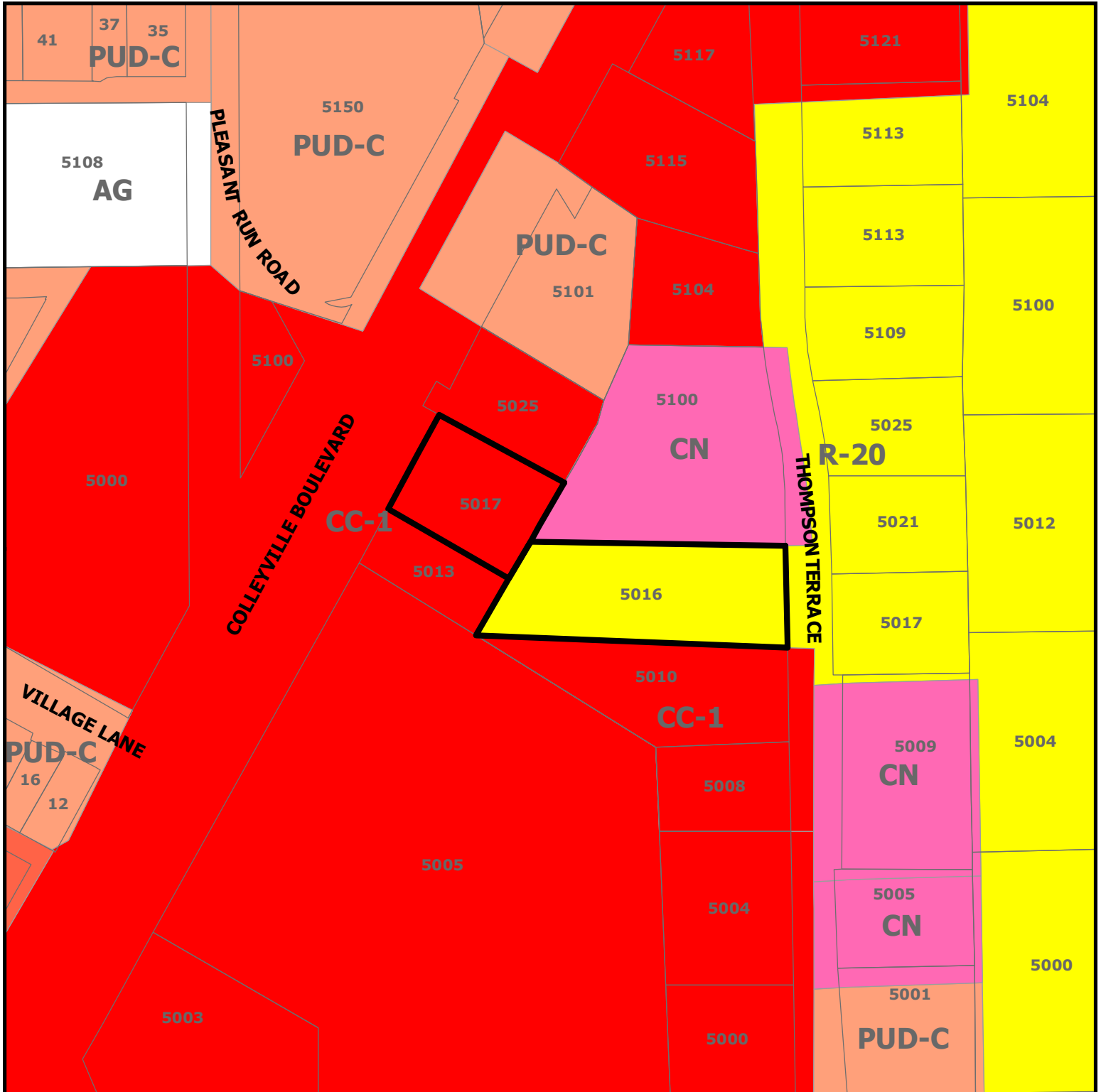
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Subject Property



Zoning Map



PC20-012

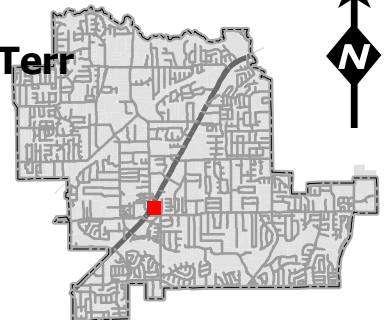
5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

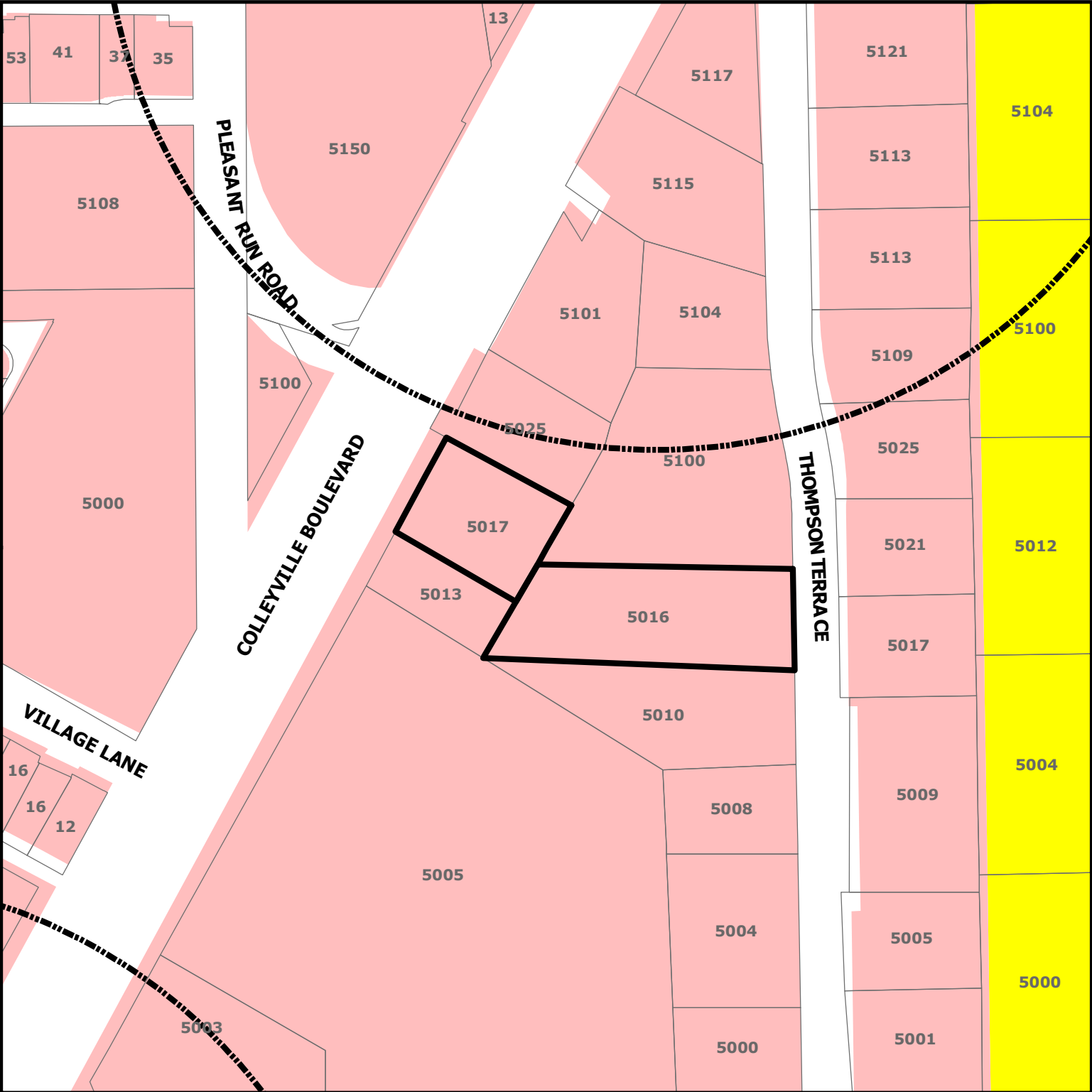
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Subject Property



Future Land Use Map

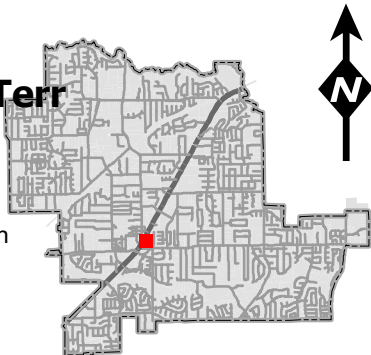


PC20-012

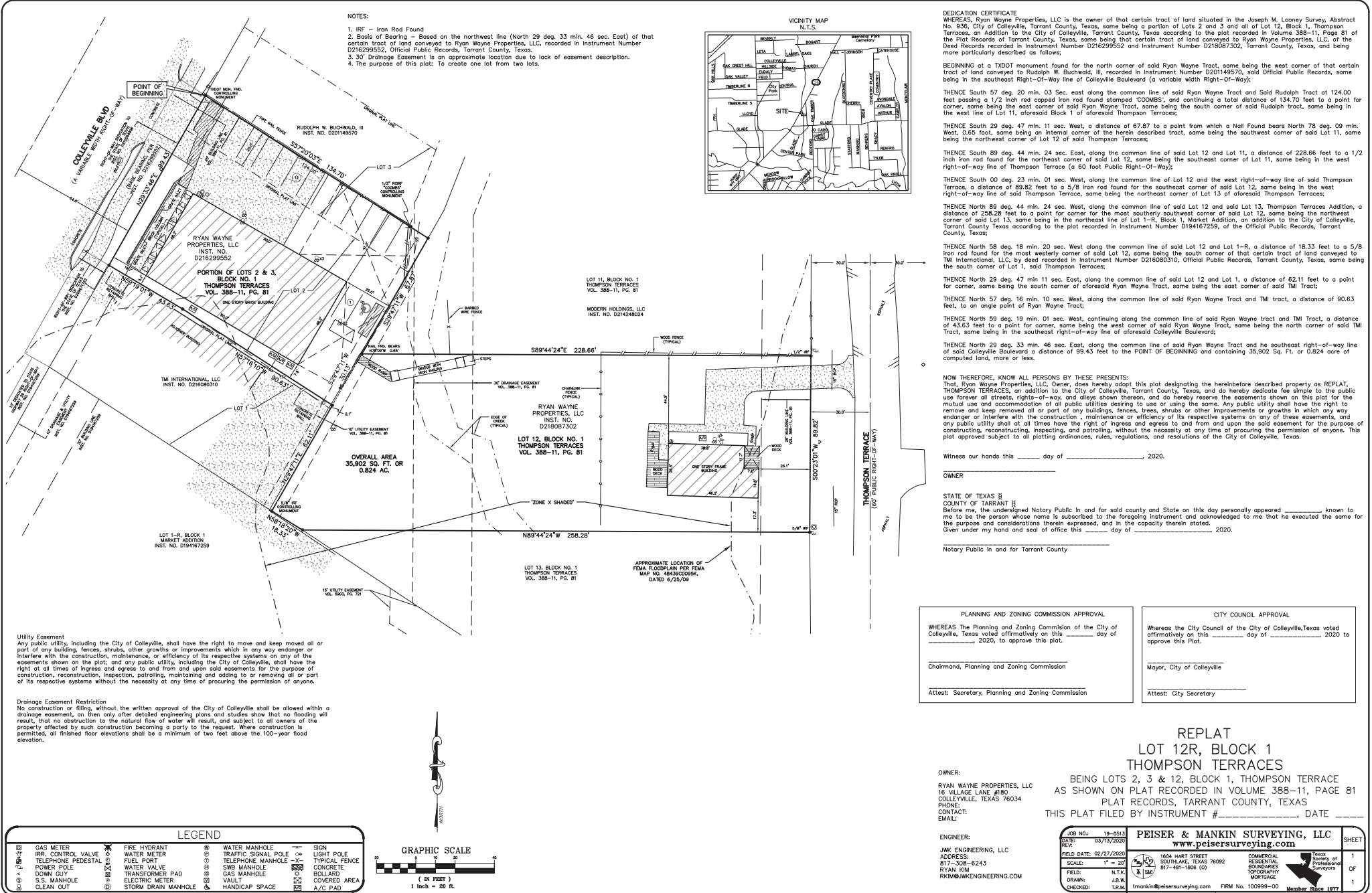
5017 Colleyville Blvd and 5016 Thompson Terr

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



Plat Exhibit



From: [bhull](#)
To: [Jackie Reyff](#)
Cc: [Ben Bryner](#); [Araceli Botello](#)
Subject: Comments for Cases PC20-012 & ZC20-032
Date: Thursday, January 14, 2021 4:22:45 PM

Good afternoon,

Ryan Wayne Salon has responded to the questions asked by the commission as follows:

We will be following the Covid protocol, assuming it is still in place at the time. The building will be used for storage most of the time, but due to limited space at the salon located at 5017 Colleyville Blvd, it will also be used for Ryan Wayne staff training due to parking restrictions at the main salon. Again, our goal is to mostly use this space for storage.

Thank you,

BRYAN HULL
REB DESIGN
469-426-6906



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From: Jackie Reyff
Sent: Tuesday, January 12, 2021 10:52 AM
To: Bryan Hull
Cc: Ben Bryner ; Araceli Botello > **Subject:** Comments for Cases PC20-012 & ZC20-032

Morning Mr. Hull,

Cases PC20-012 and ZC20-032 were introduced during the Work Session for the Planning and Zoning Commission last evening. There were questions regarding the proposed training facility along Thompson Terrace. The Commission had questions about how the building would be used? How many people would be training at the same time? Would the building be used to train those not affiliated with the Ryan Wayne Salon?

If you'd like to view the Planning and Zoning Commission Work Session you may view it at

Colleyville.com.

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



ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.



Virus-free. www.avg.com

Notification Map



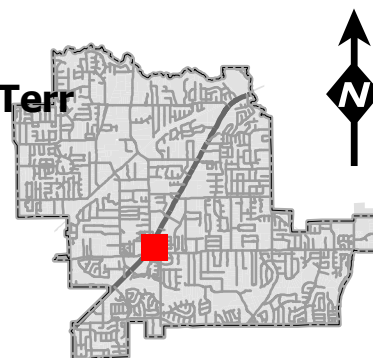
PC20-012

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

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 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 2c	Agenda Date 2/8/2021	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, TABLED FROM THE JANUARY 11, 2021 PLANNING AND ZONING COMMISSION MEETING

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

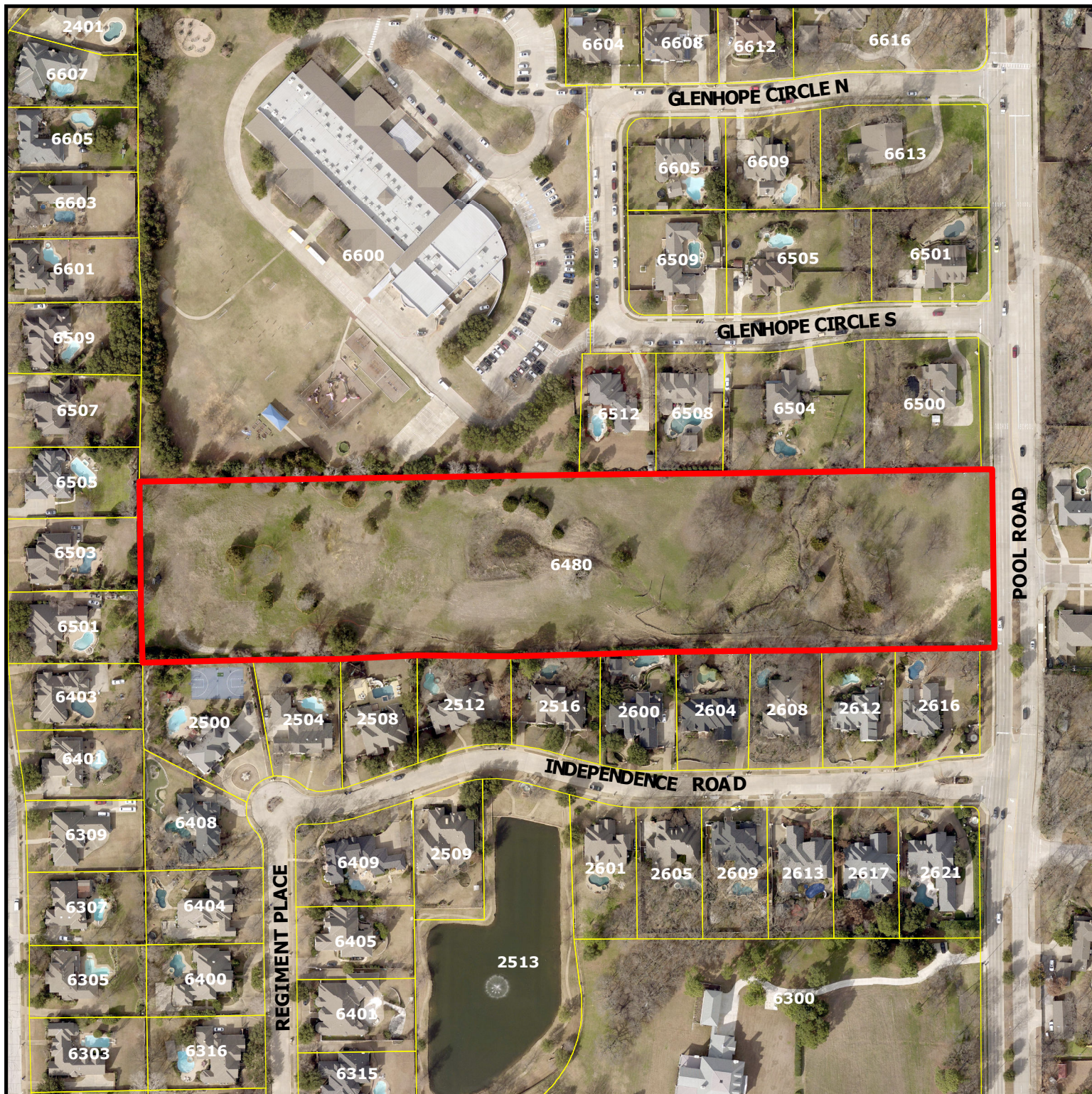
Denial

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

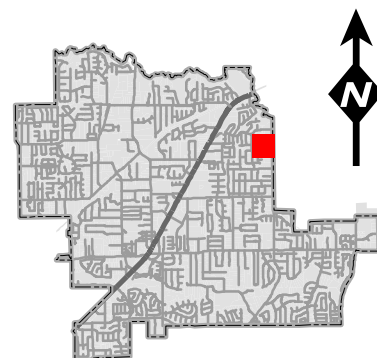
6480 Pool Road

DISCLAIMER:

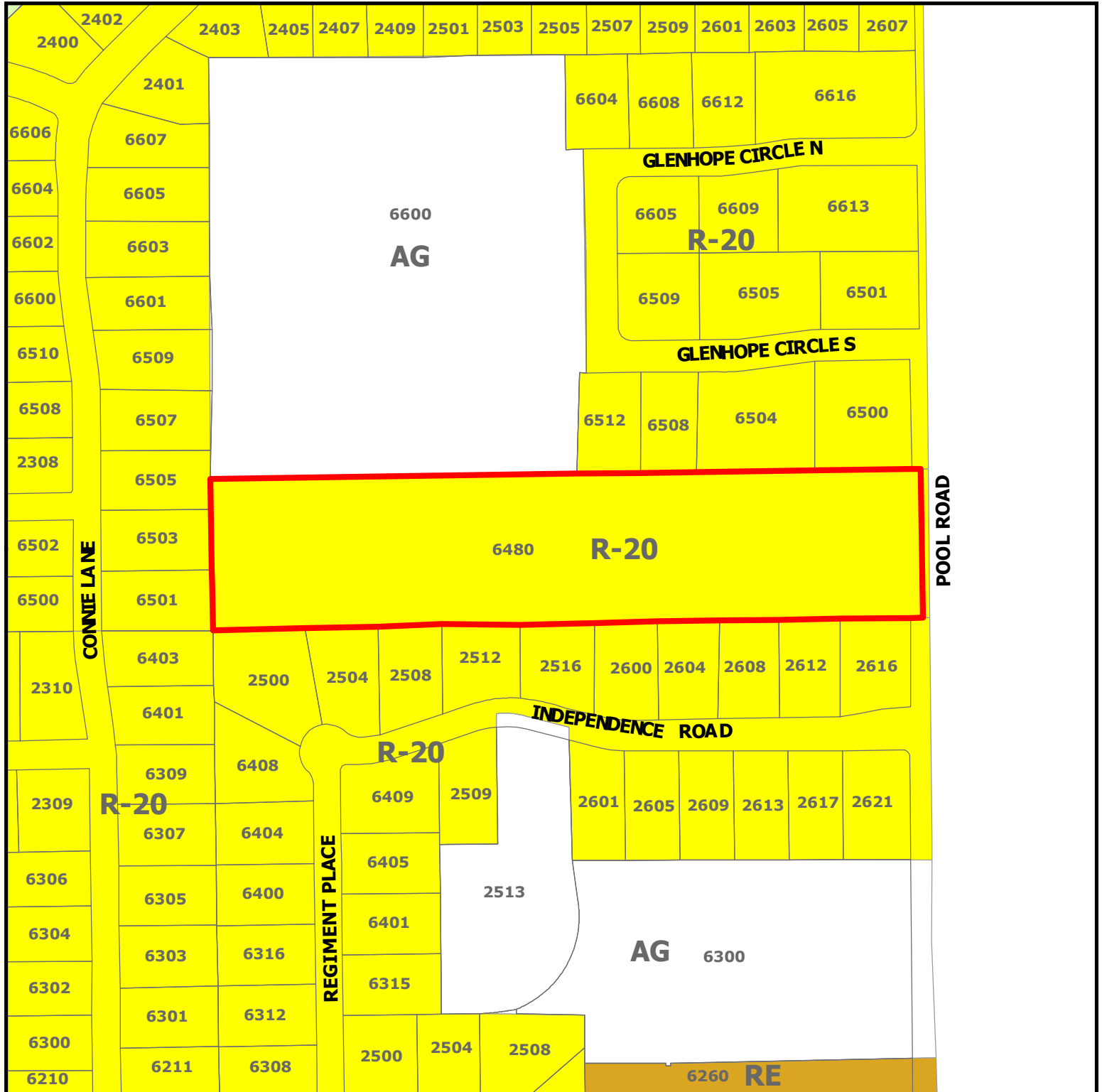
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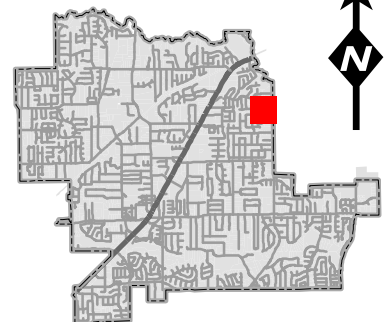
Subject Property



Zoning Map



PC20-013
6480 Pool Road



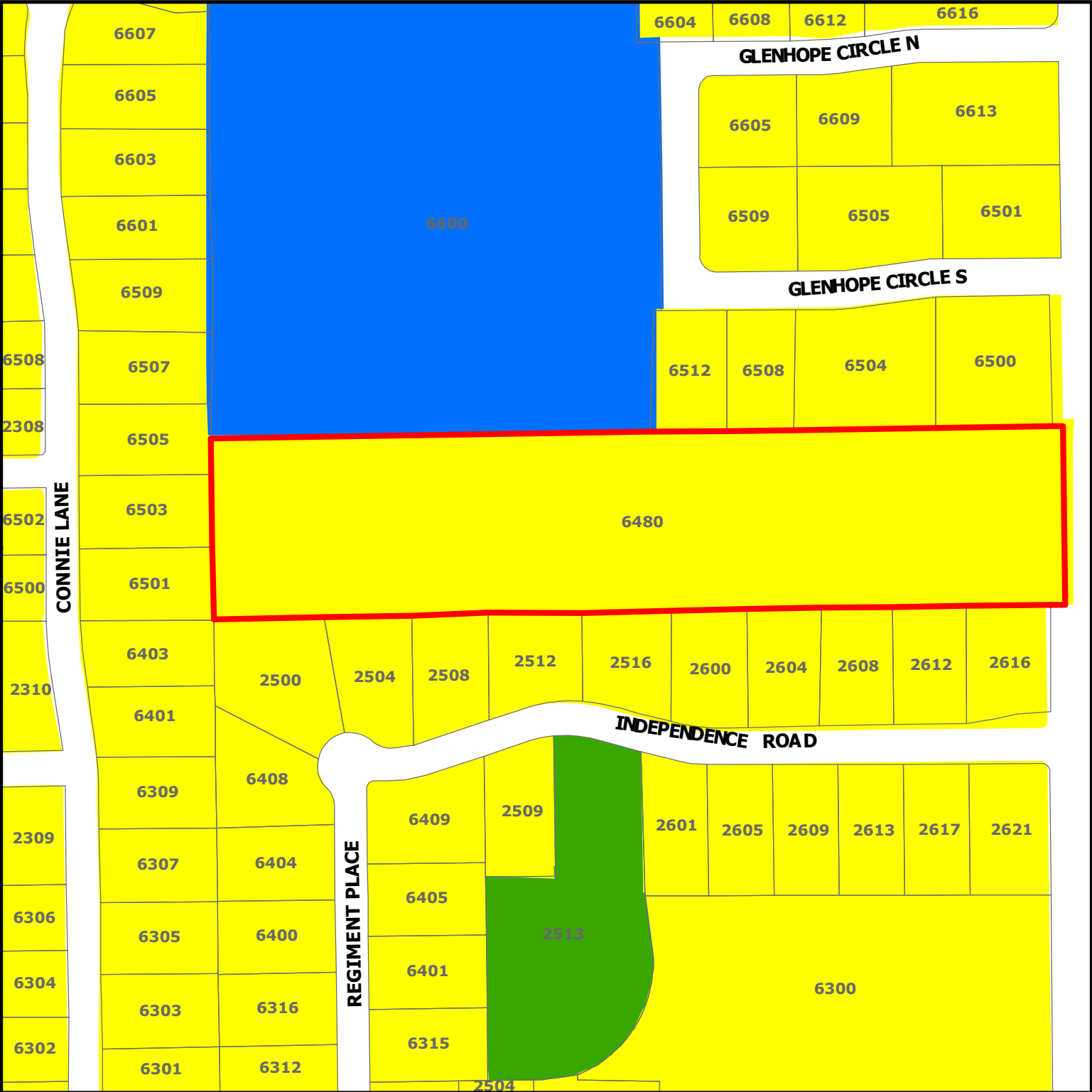
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Subject Property

Future Land Use Map

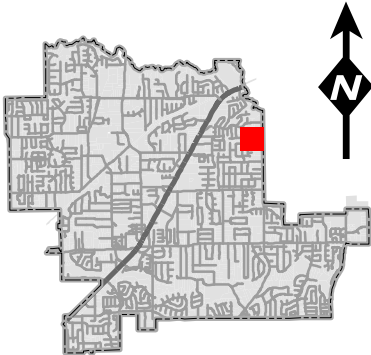


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PC20-013

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.;

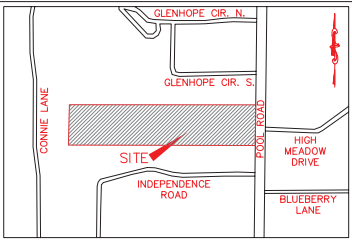
THENCE, WITH THE NORTH LINE OF SAID EASTPOINTE TERRACE, N 89°01'19" E, A DISTANCE OF 2.51 FEET, TO THE NORTHEAST CORNER OF SAID EASTPOINTE TERRACE, IN THE WEST LINE OF POOL ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, (R.O.W.);

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 2, 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.;

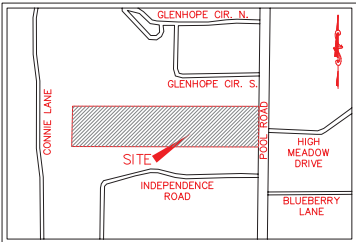
THENCE, WITH THE NORTH LINE OF SAID EASTPOINTE TERRACE, N 89°01'19" E, A DISTANCE OF 2.51 FEET, TO THE NORTHEAST CORNER OF SAID EASTPOINTE TERRACE, IN THE WEST LINE OF POOL ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, (R.O.W.);

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.



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.

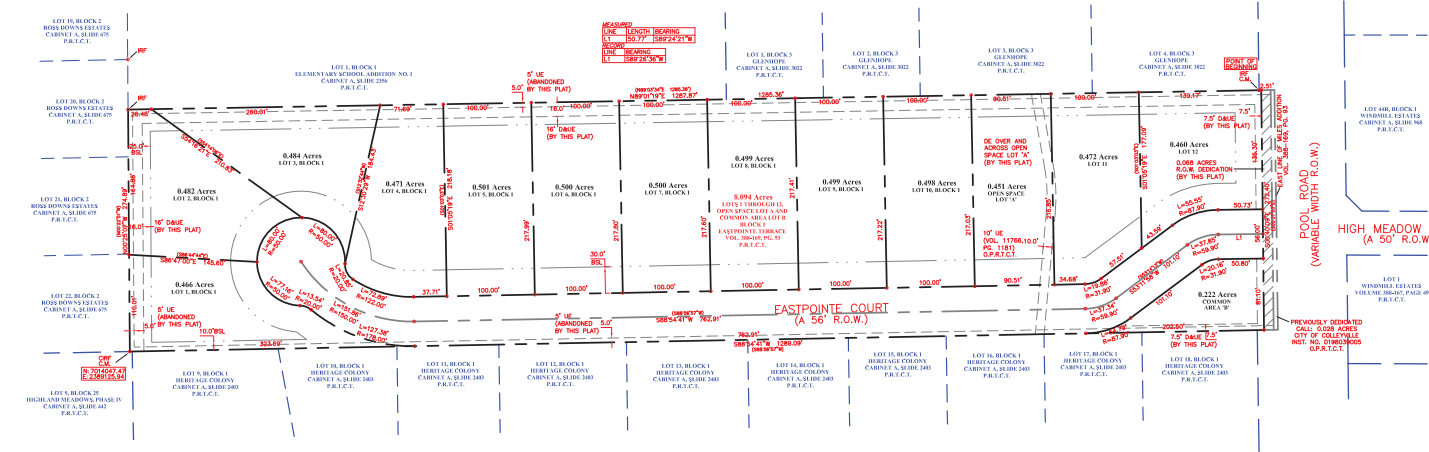


PRELIMINARY NOT TO BE RECORDED

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-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

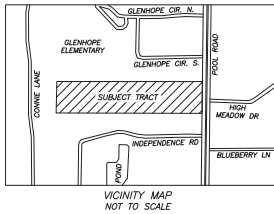
PLANNING AND ZONING COMMISSION APPROVAL

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

Preliminary Plat Exhibit



GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (7X-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 'A' (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 SUBDIVISION STATUTES AND IS SUBJECT TO FINES AND WITHOLDING 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 MOWN, 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.

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES BAKER, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC IN AND FOR TARRANT COUNTY

MY PRINTED NAME _____

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, S & G DEVELOPMENT PARTNERSHIP, LTD., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, IS THE OWNER OF AN 8.162 ACRE TRACT OF LAND, SITUATED IN THE E. CHOWING SURVEY, ABSTRACT NUMBER 284, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, MILES ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169, PAGE 83, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED LOT 1, BLOCK 1 CONVEYED TO S & G DEVELOPMENT PARTNERSHIP, LTD., A TEXAS LIMITED LIABILITY COMPANY, BY DEED DATED SEPTEMBER 25, 2009, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 018183905, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 10-81.

BEGINNING AT A 1-INCH CORNERED IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED LOT 1, BLOCK 1, MILES ADDITION, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ELEMENTARY SCHOOL ADDITION NO. 1, AS RECORDED IN CABINET A, SLIDE 2356, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING IN THE EAST LINE OF LOT 20, BLOCK 2, ROSS DOWNS ESTATES, AS RECORDED IN CABINET A, SLIDE 675, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 03 MINUTES 34 SECONDS EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, MILES ADDITION, AT A DISTANCE OF 1385.36 FEET PASS A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 3, GLENHOPE, AS RECORDED IN CABINET A, SLIDE 3022, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND CONTINUING A TOTAL DISTANCE OF 1298.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PIONEER MAPPING" PREVIOUSLY SET AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 0.028 ACRE TRACT CONVEYED TO THE CITY OF COLLEYVILLE, ACCORDING TO A DEED RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 018183905, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAME BEING THE CURRENT WEST RIGHT-OF-WAY LINE OF POOL ROAD (VARIABLE RIGHT-OF-WAY);

THENCE SOUTH 00 DEGREES 41 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF THE ABOVE MENTIONED 0.028 ACRE CITY OF COLLEYVILLE TRACT, A DISTANCE OF 272.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PIONEER MAPPING" PREVIOUSLY SET AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 0.028 ACRE TRACT, AND BEING IN THE CURRENT WEST RIGHT-OF-WAY LINE OF POOL ROAD;

THENCE SOUTH 88 DEGREES 56 MINUTES 57 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 1, BLOCK 1, MILES ADDITION, AT A DISTANCE OF 16.87 FEET PASSING A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 15, BLOCK 1, HERITAGE COLONY, AS RECORDED IN CABINET A, SLIDE 2403, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND CONTINUING A TOTAL DISTANCE OF 1330.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PIONEER MAPPING" PREVIOUSLY SET AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED ROSS DOWNS ESTATES, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED HERITAGE COLONY ADDITION, SAME BEING THE NORTHEAST CORNER OF LOT 9, BLOCK 25, HIGHLAND MEADOWS PHASE IV, AS RECORDED IN CABINET A, SLIDE 442, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEARS NORTH 88 DEGREES 56 MINUTES 57 SECONDS EAST, A DISTANCE OF 2.70 FEET.

THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST, WITH THE WEST BOUNDARY LINE OF SAID LOT 1, BLOCK 1, MILES ADDITION, AND THE EAST BOUNDARY LINE OF SAID ROSS DOWNS ESTATES, A DISTANCE OF 274.89 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 8.162 ACRES OF LAND.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS,

THAT S & G DEVELOPMENT PARTNERSHIP, LTD., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADVERTISE THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 - 12 AND OPEN SPACE LOT 'A', EASTPOINTE TERRACE, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE COMMON AREAS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF THE PUBLIC, SUBJECT TO THE CITY OF COLLEYVILLE, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1, MILES ADDITION, SAME BEING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED ROSS DOWNS ESTATES, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED HERITAGE COLONY ADDITION, SAME BEING THE NORTHEAST CORNER OF LOT 9, BLOCK 25, HIGHLAND MEADOWS PHASE IV, AS RECORDED IN CABINET A, SLIDE 442, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEARS NORTH 88 DEGREES 56 MINUTES 57 SECONDS EAST, A DISTANCE OF 2.70 FEET.

WITNESS OUR HANDS THIS _____ DAY OF _____

OWNER'S AGENT

TITLE

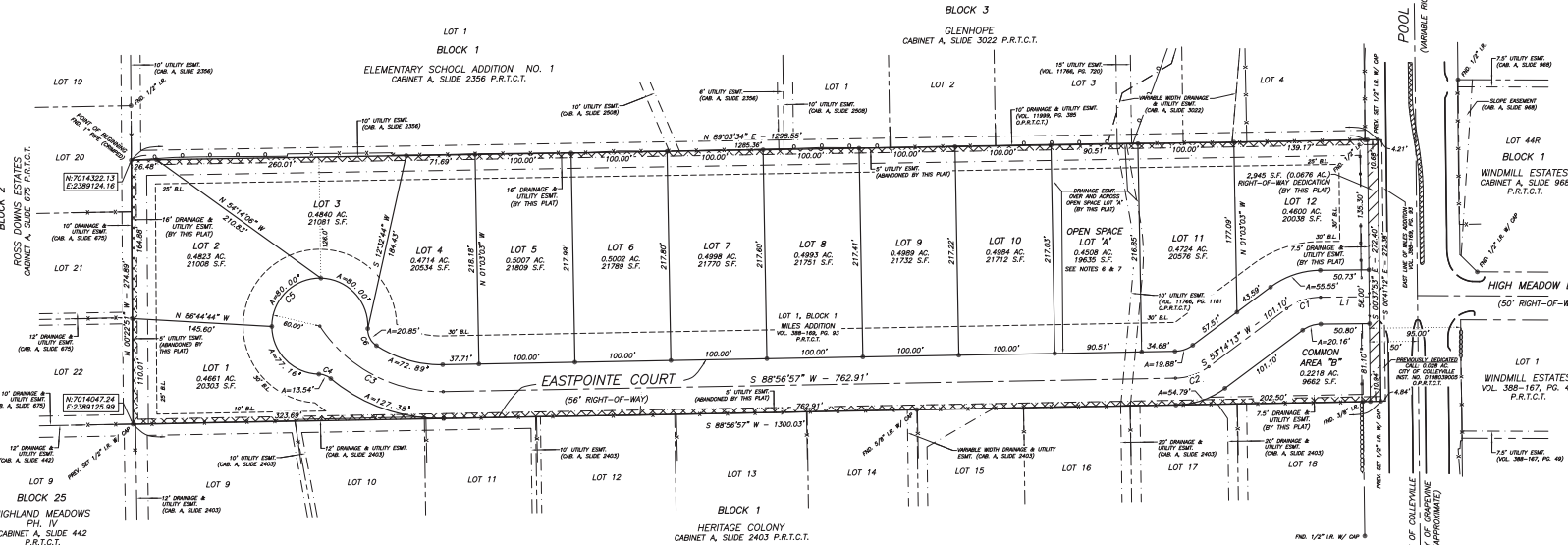
GROSS ACREAGE: 8.1615 AC.
R.O.W. DEDICATIONS: 1.6506 AC.
EASEMENT DEDICATIONS: 0.6352 AC.
NET COMMON AREA: 0.1783 AC.
NET COMMON AREA: 0.1783 AC.
NET ACREAGE: 5.2779 AC.

PRELIMINARY PLAT EASTPOINTE TERRACE LOTS 1 - 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 83, PLAT RECORDS OF TARRANT COUNTY, TEXAS
R. CHOWING SURVEY A-28
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

60' 0' 60' 120' 180'
SCALE: ONE INCH EQUALS SIXTY FEET

PREPARED SEPTEMBER, 2017 - REVISION 9



KNOWN ALL MEN BY THESE PRESENTS:
THAT I, STUART L. WARNOCK, 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.

--FOR REVIEW--

STUART L. WARNOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6579



LOT	AREA (AC.)	BEARING	DISTANCE (FEET)	AREA (AC.)	BEARING	DISTANCE (FEET)
LOT 1	0.4861	N 88°56'57" W	762.91	LOT 11	0.4734	2057.6
LOT 2	0.4861	N 88°56'57" W	762.91	LOT 12	0.4734	2057.6
LOT 3	0.4861	N 88°56'57" W	762.91	LOT 13	0.4734	2057.6
LOT 4	0.4861	N 88°56'57" W	762.91	LOT 14	0.4734	2057.6
LOT 5	0.4861	N 88°56'57" W	762.91	LOT 15	0.4734	2057.6
LOT 6	0.4861	N 88°56'57" W	762.91	LOT 16	0.4734	2057.6
LOT 7	0.4861	N 88°56'57" W	762.91	LOT 17	0.4734	2057.6
LOT 8	0.4861	N 88°56'57" W	762.91	LOT 18	0.4734	2057.6
LOT 9	0.4861	N 88°56'57" W	762.91			
LOT 10	0.4861	N 88°56'57" W	762.91			

LINE/BEARING/DISTANCE
LOT 1: S 88°56'57" W 762.91'

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

SURVEYOR
PIONEER MAPPING
ATTN: STUART WARNOCK
P.O. BOX 136878, FORT WORTH, TX 76136
PHONE: (822) 233-2550
EMAIL: INFO@PIONEERMAPPING.COM

LEGEND

- BOUNDARY LINE
- ADJOINING LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- CENTERLINE OF ROAD
- BUILDING SET-BACK LINE
- EASEMENT ABANDONMENT
- RIGHT-OF-WAY DEDICATION
- FENCE - WOOD OR IRON
- EDGE OF CONCRETE/ASPHALT
- DEED RECORDS, TARRANT COUNTY, TEXAS
- PLAT RECORDS, TARRANT COUNTY, TEXAS
- COUNTY CLERK'S INSTRUMENT NUMBER
- VOLUME, PAGE, CABINET

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

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 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.

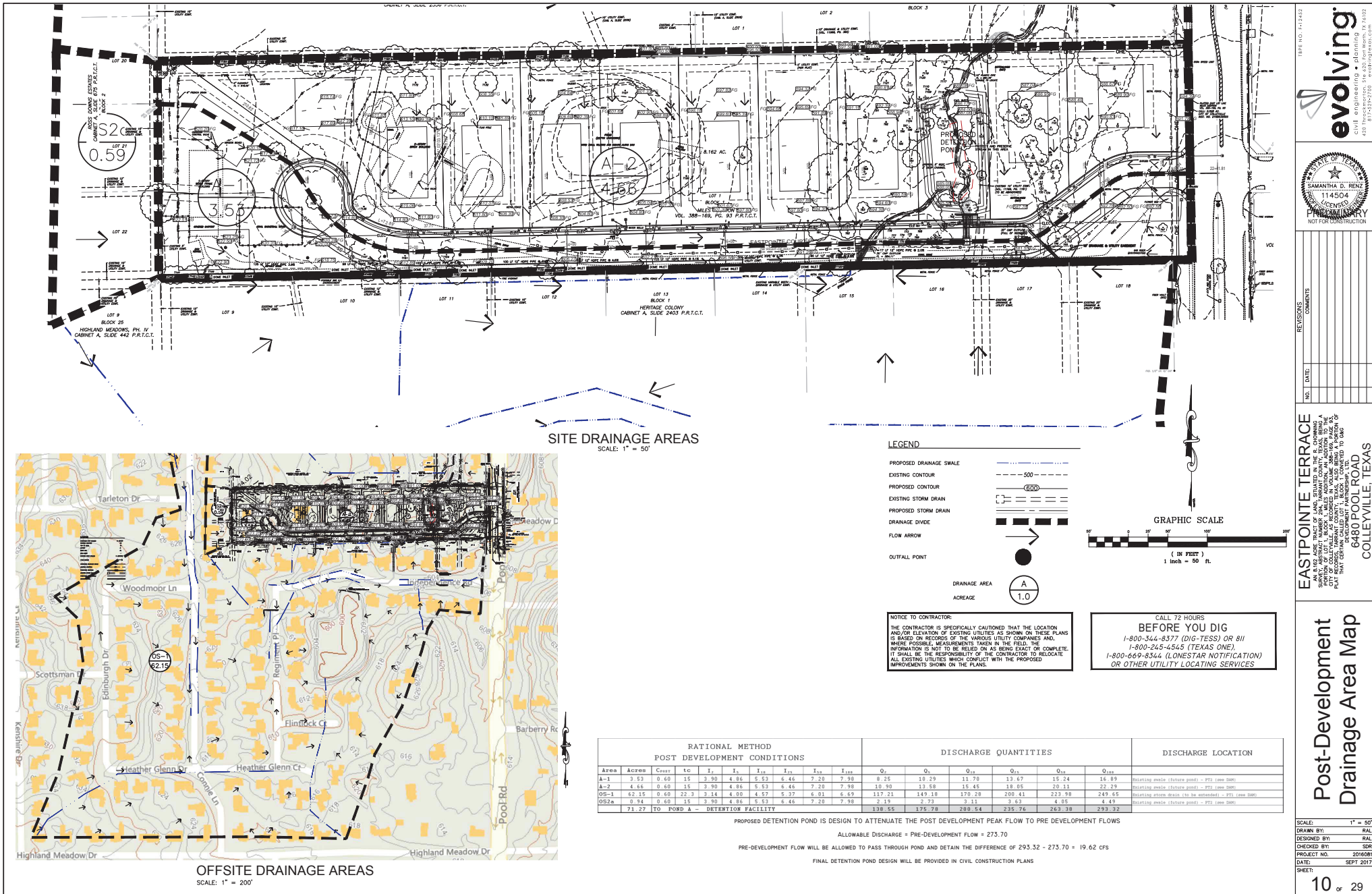
PLANNING AND ZONING COMMISSION APPROVAL

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

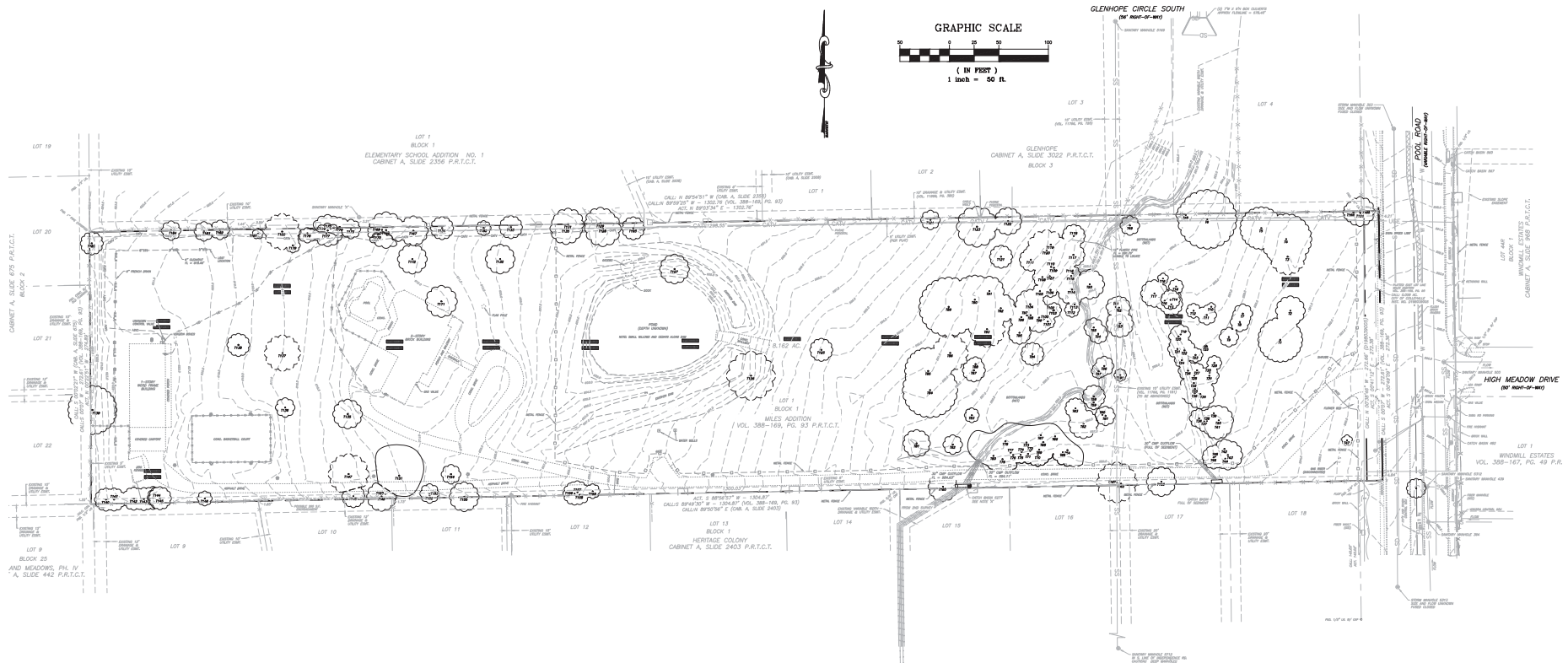
CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

Drainage Exhibit



Supporting Documents



TREE #	CALIPER (INCHES)	TREE SPECIES	CANOPY (SF)	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	RISE	
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	RISE	
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	RISE	

51	7	HACKBERRY	154	REMOVE	RISE	
52	9	CEDEAR ELM	254	REMOVE	RISE	
53	7	EASTERN REDCEDAR	154	REMOVE	RISE	
54	7	HACKBERRY	154	REMOVE	RISE	
55	10	ELM	314	REMOVE	RISE	
56	8	CEDEAR ELM	203	REMOVE	RISE	
57	7	PECAN	154	REMOVE	RISE	
58	10	UNKNOWN HARDWOOD	314	REMOVE	RISE	
59	8	CEDEAR ELM	203	REMOVE	RISE	
60	10	CEDEAR ELM	314	REMOVE	RISE	
61	11	CEDEAR ELM	314	REMOVE	RISE	
62	12	ELM	452	REMOVE	RISE	
63	11	CEDEAR ELM	380	REMOVE	RISE	
64	9	CEDEAR ELM	254	REMOVE	RISE	
65	11	CEDEAR ELM	380	REMOVE	RISE	
66	8	CEDEAR ELM	113	REMOVE	RISE	
67	8	CEDEAR ELM	203	REMOVE	RISE	
68	16	CEDEAR ELM	908	REMOVE	RISE	
69	11	CEDEAR ELM	203	REMOVE	RISE	
70	11	CEDEAR ELM	203	REMOVE	RISE	
71	8	CEDEAR ELM	113	REMOVE	RISE	
72	10	CEDEAR ELM	314	REMOVE	RISE	
73	10	CEDEAR ELM	314	REMOVE	RISE	
74	11	CEDEAR ELM	380	REMOVE	RISE	
75	11	CEDEAR ELM	380	REMOVE	RISE	
76	8	CEDEAR ELM	113	REMOVE	RISE	
77	11	CEDEAR ELM	380	REMOVE	RISE	
78	11	CEDEAR ELM	380	REMOVE	RISE	
79	12	CEDEAR ELM	452	REMOVE	RISE	
80	11	CEDEAR ELM	380	REMOVE	RISE	
81	17	SMOOTH ELM	908	REMOVE	RISE	
82	10	PECAN	314	REMOVE	RISE	
83	9	CEDEAR ELM	254	REMOVE	RISE	
84	27	SMOOTH ELM	2790	REMOVE	RISE	
85	18	PECAN	916	REMOVE	RISE	
86	18	PECAN	1018	REMOVE	RISE	
87	14	SMOOTH ELM	616	REMOVE	RISE	
88	15	PECAN	707	REMOVE	RISE	
89	17	SMOOTH ELM	916	REMOVE	RISE	
90	15	PECAN	707	REMOVE	RISE	
91	13	PECAN	531	REMOVE	RISE	
92	13	CEDEAR ELM	314	REMOVE	RISE	
93	15	ELM	707	REMOVE	RISE	
94	14	SMOOTH ELM	616	REMOVE	RISE	
95	10	CEDEAR ELM	254	REMOVE	RISE	
96	8	CEDEAR ELM	203	REMOVE	RISE	
97	8	CEDEAR ELM	203	REMOVE	RISE	
98	7	POST OAK	154	REMOVE	RISE	
99	10	POST OAK	314	REMOVE	RISE	
100	10	POST OAK	314	REMOVE	RISE	
101	8	CEDEAR ELM	203	REMOVE	RISE	
102	7	CEDEAR ELM	154	REMOVE	RISE	
103	7	CEDEAR ELM	154	REMOVE	RISE	
104	10	SMOOTH ELM	314	REMOVE	RISE	

105	8	CEDEAR ELM	113	REMOVE	RISE	
106	12	CEDEAR ELM	452	REMOVE	RISE	
107	7	CEDEAR ELM	154	REMOVE	RISE	
108	7	CEDEAR ELM	154	REMOVE	RISE	
109	10	POST OAK	314	REMOVE	RISE	
110	8	POST OAK	203	REMOVE	RISE	
111	11	EASTERN REDCEDAR	380	REMOVE	RISE	
112	11	EASTERN REDCEDAR	380	REMOVE	RISE	
113	14	EASTERN REDCEDAR	616	REMOVE	RISE	
114	6	CEDEAR ELM	113	REMOVE	RISE	
115	10	CEDEAR ELM	113	REMOVE	RISE	
116	10	HACKBERRY	203	REMOVE	RISE	
117	10	HACKBERRY	203	REMOVE	RISE	
118	13	WALNUT	531	REMOVE	RISE	
119	14	EASTERN REDCEDAR	616	REMOVE	RISE	
120	18	ELM	1018	REMOVE	RISE	
121	13	EASTERN REDCEDAR	452	REMOVE	RISE	
122	13	BLACKOAK OAK	531	REMOVE	RISE	
123	8	CEDEAR ELM	203	REMOVE	RISE	
124	9	SMOOTH ELM	254	REMOVE	RISE	
125	18	ELM	1018	REMOVE	RISE	
126	25	COTTONWOOD	2790	REMOVE	RISE	
127	9	WALNUT	254	REMOVE	RISE	
128	17	WALNUT	908	REMOVE	RISE	
129	12	COTTONWOOD	452	REMOVE	RISE	
130	16	WALNUT	908	REMOVE	RISE	
131	16	COTTONWOOD	908	REMOVE	RISE	
132	16	WALNUT	908	REMOVE	RISE	
133	21	WALNUT	1380	REMOVE	RISE	
134	9	WALNUT	254	REMOVE	RISE	
135	9	EASTERN REDCEDAR	113	REMOVE	RISE	
136	11	EASTERN REDCEDAR	314	REMOVE	RISE	
137	22	WALNUT	1380	REMOVE	RISE	
138	14	CEDEAR ELM	1018	REMOVE	RISE	
139	18	SMOOTH ELM	1018	REMOVE	RISE	
140	12	EASTERN REDCEDAR	452	REMOVE	RISE	
141	12	EASTERN REDCEDAR	452	REMOVE	RISE	
142	12	EASTERN REDCEDAR	452	REMOVE	RISE	
143	12	EASTERN REDCEDAR	452	REMOVE	RISE	
144	10	EASTERN REDCEDAR	314	REMOVE	RISE	
145	10	EASTERN REDCEDAR	314	REMOVE	RISE	
146	9	AMERICAN HOLLY	254	REMOVE	RISE	
147	9	PECAN	254	REMOVE	RISE	
148	10	AMERICAN HOLLY	314	REMOVE	RISE	
149	8	WALNUT	203	REMOVE	RISE	
150	7	WALNUT	154	REMOVE	RISE	
151	29	WALNUT	2942	REMOVE	RISE	
152	8	HACKBERRY	203	REMOVE	RISE	
153	8	PECAN	203	REMOVE	RISE	
154	10	SMOOTH ELM	314	REMOVE	RISE	

155	31	WALNUT	380	REMOVE	RISE	
156	18	HACKBERRY	203	REMOVE	RISE	
157	8	WALNUT	203	REMOVE	RISE	
158	6	WALNUT	113	REMOVE	RISE	
159	8	AMERICAN HOLLY	203	REMOVE	RISE	
160	18	EASTERN REDCEDAR	1018	REMOVE	RISE	
161	17	ELM	908	REMOVE	RISE	
162	11	ELM	380	REMOVE	RISE	
163	18	ELM	1018	REMOVE	RISE	
164	8	WALNUT	203	REMOVE	RISE	
165	14	ELM	616	REMOVE	RISE	
166	10	ELM	314	REMOVE	RISE	
167	12	WALNUT	452	REMOVE	RISE	
168	16	WALNUT	908	REMOVE	RISE	
169	10	COTTONWOOD	314	REMOVE	RISE	
170	7	EASTERN REDCEDAR	154	REMOVE	RISE	
171	11	EASTERN REDCEDAR	314	REMOVE	RISE	
172	10	EASTERN REDCEDAR	314	REMOVE	RISE	
173	10	ORNAMENTAL PEAR	314	REMOVE	RISE	
174	6	EASTERN REDCEDAR	113	REMOVE	RISE	
175	10	COTTONWOOD	314	REMOVE	RISE	
176	12	WALNUT	452	REMOVE	RISE	
177	10	COTTONWOOD	314	REMOVE	RISE	
178	7	EASTERN REDCEDAR	154	REMOVE	RISE	
179	7	EASTERN REDCEDAR	154	REMOVE	RISE	
180	11	WALNUT	380	REMOVE	RISE	
181	7	EASTERN REDCEDAR	154	REMOVE	RISE	
182	10	EASTERN REDCEDAR	314	REMOVE	RISE	
183	8	EASTERN REDCEDAR	203	REMOVE	RISE	
184	8	WALNUT	203	REMOVE	RISE	
185	11	WALNUT	380	REMOVE	RISE	
186	7	EASTERN REDCEDAR	154	REMOVE	RISE	
187	7	EASTERN REDCEDAR	154	REMOVE	RISE	
188	7	EASTERN REDCEDAR	154	REMOVE	RISE	

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

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



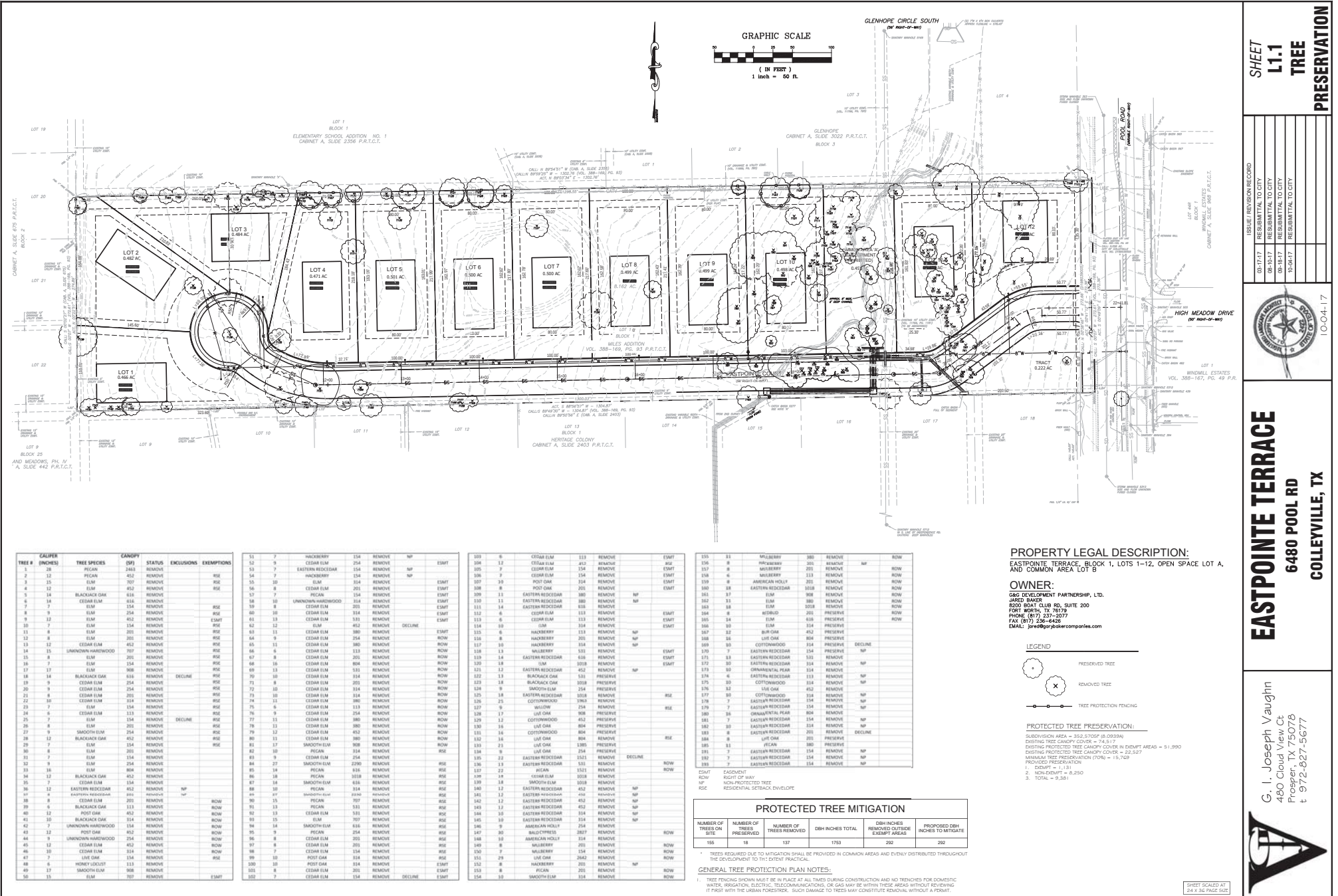
EASTPOINTE TERRACE
6480 POOL RD
COLLEVILLE, TX

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	RESUBMITAL TO CITY
08-05-17	RESUBMITAL TO CITY
09-18-17	RESUBMITAL TO CITY
10-04-17	RESUBMITAL TO CITY



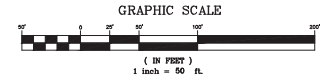
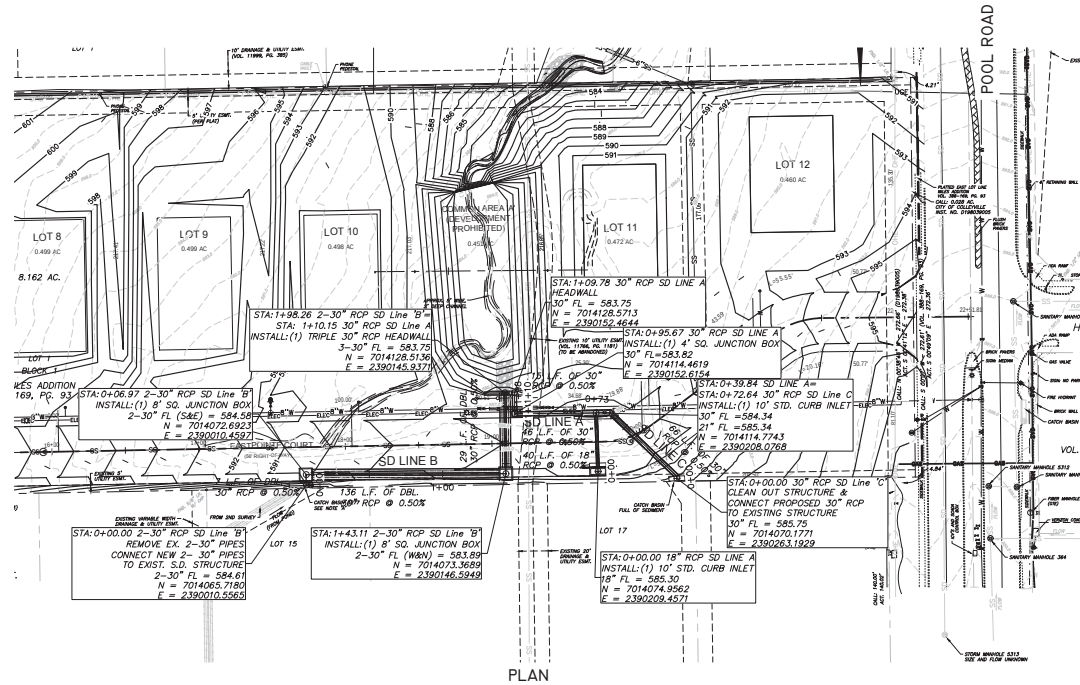
EASTPOINTE TERRACE
6480 POOL RD
COLLEYVILLE, TX

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



SHEET SCALED AT
24 x 36 INCH SIZE

Supporting Documents



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 RELIED 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.

LEGEND	
EXISTING SANITARY SEWER & MH	—S—S—
EXISTING WATER	—W—W—
EXISTING GAS	—G—G—
EXISTING OVERHEAD ELECTRIC	—OHE—OHE—
EXISTING CABLE TV	—CATV—CATV—
EXISTING TREE	—T—T—
PROPOSED GAS	—G—G—
PROPOSED SANITARY SEWER	—S—S—
PROPOSED SANITARY SEWER SERVICE	—SS—SS—
PROPOSED WATER	—W—W—
PROPOSED WATER SERVICE	—WS—WS—
PROPOSED PUBLIC STORM DRAIN	—SD—SD—
PROPOSED PUBLIC STORM DRAIN INLET	—SDI—SDI—
PROPOSED 4" SQ. SD. MANHOLE	—4" SD. MH—4" SD. MH—
PROPOSED FIRE HYDRANT	—FH—FH—
PROPOSED SS MANHOLE	—SS MH—SS MH—
PROPOSED SS CLEANOUT	—SS CO—SS CO—
PROPOSED WATER VALVE	—WV—WV—
PROPOSED WATER METER	—WM—WM—

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEVILLE, TEXAS

**Preliminary
Storm Drain**

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

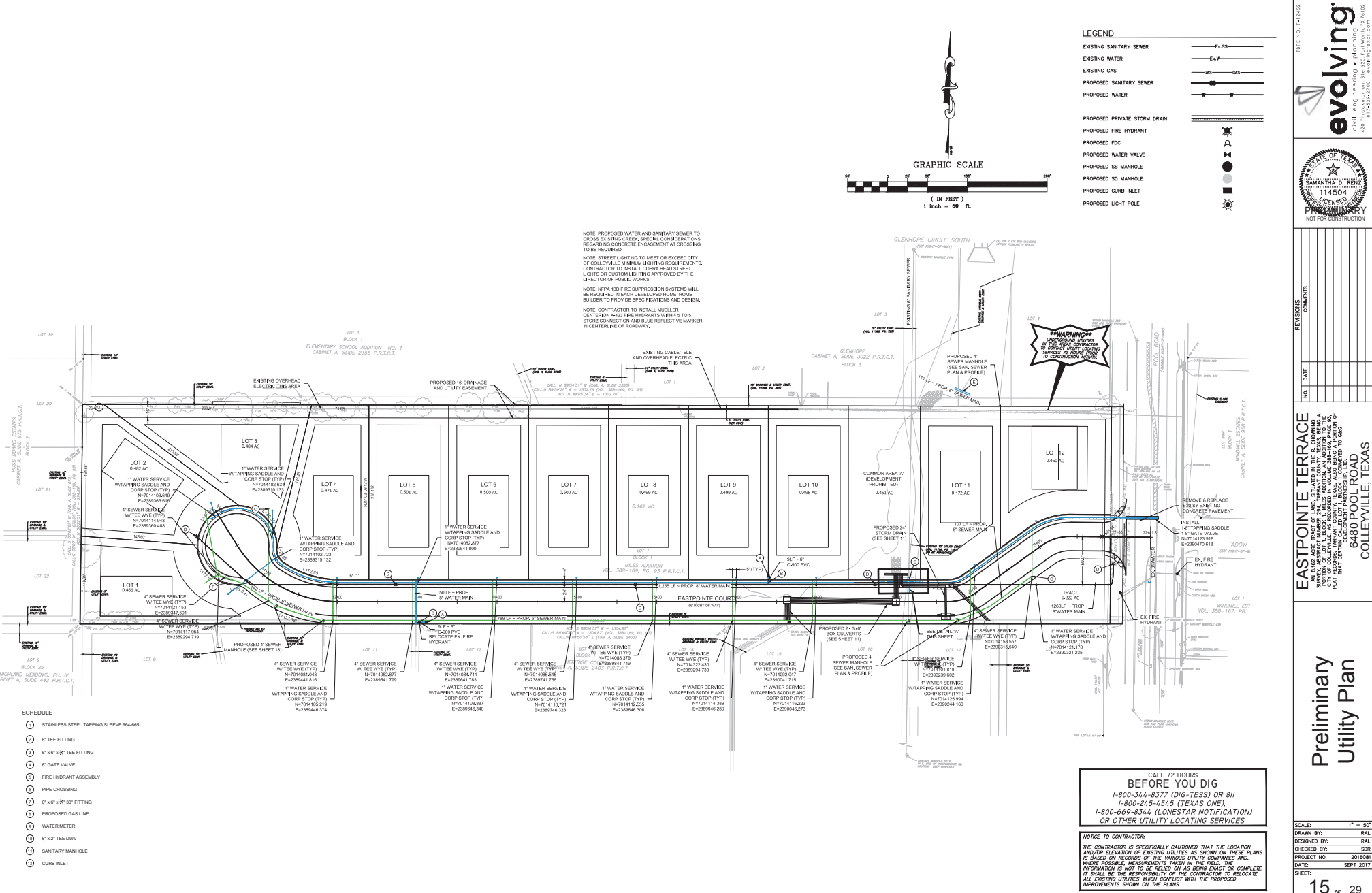
12 of 29

evolving
civil engineering • planning • surveying
428 freemont street, ste. 420 • houston, tx 77002
713-232-2250 • evolvingtx.com

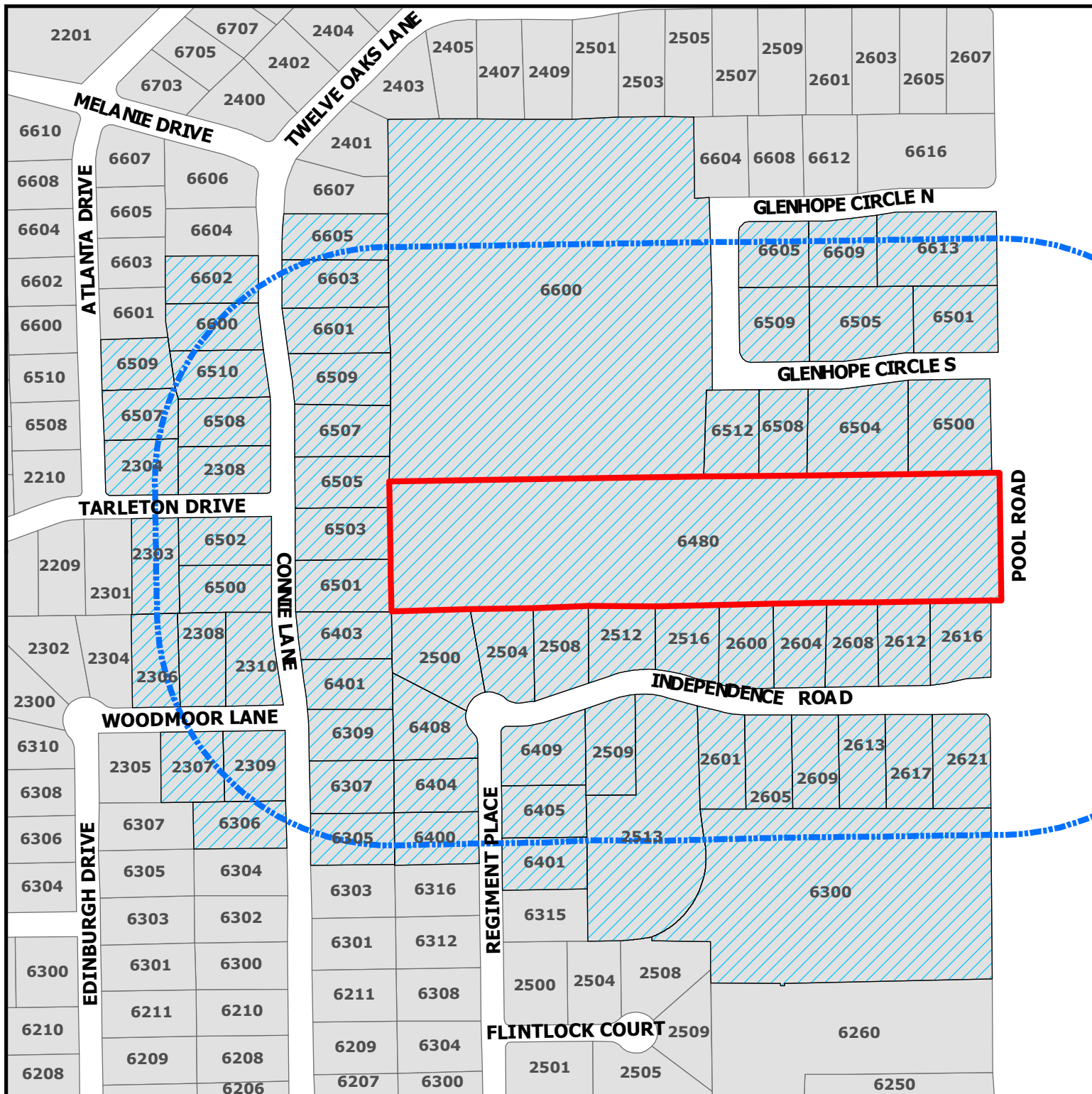


NO.	DATE	REVISIONS	COMMENTS

Supporting Documents



Notification Map

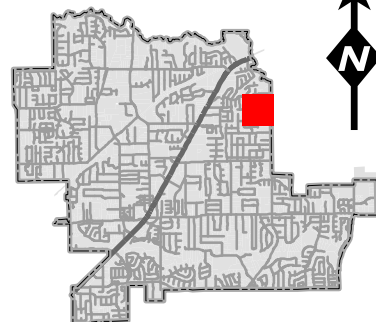


PC20-013

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
-  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

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 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

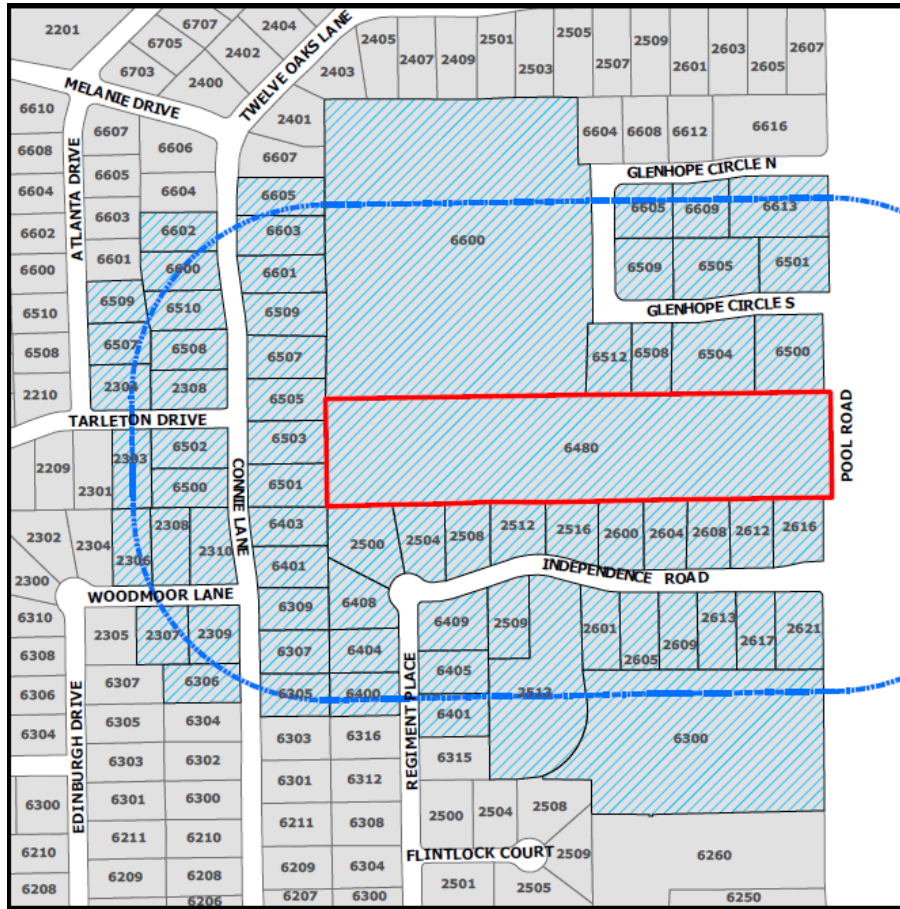
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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 2d	Agenda Date 2/8/2021	Number
Type Worksession		
Department Community Development		

Title

Consideration of a zoning change from PUD-R Planned Unit Development-Residential zoning district to AG Agricultural zoning district on Lot 1R, Block A, Eubank Addition, located at 311 W Glade Road, Case ZC21-001

Explanation

Russell Eubank, the applicant, has submitted a request for a zoning change on Lot 1R, Block A, Eubank Addition, being approximately 4.017 acres, and zoned PUD-R Planned Unit Development - Residential. The purpose is to rezone from the PUD-R Planned Unit Development - Residential district to the AG Agricultural district. There are no new lots proposed.

Existing Conditions/Background: The subject property, 311 W. Glade Road, resides on the south side of W. Glade Road near the city boundary with the City of Hurst. The subject property has PUD-R zoning and is currently developed with a single family home and two accessory buildings.

Proposed Zoning:

Request- The applicant requests to rezone the property from PUD-R to AG zoning. The minimum standards for the AG zoning district are as follows:

Minimum Lot Size	130,680 s.f.	174,981 s.f.
Minimum Lot Width	200 ft.	Approx. 212 ft.
Minimum Lot Depth	300 ft.	Approx. 618 ft.
Front Building Line	40 ft.	
Side Building Line	25 ft.	
Rear Building Line	40 ft.	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The current size of the property does comply with all the minimum standards of the AG Agricultural zoning. The property will continue as a single-family use with a future greenhouse accessory building.

Plat Status: The property is platted as Lot 1R, Block A, Eubank Addition.

DRC Review: The DRC reviewed the request during their January 19, 2021 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 are zoned PUD-R Planned Unit Development - Residential and improved with single-family residences. The property to the east is zoned PUD-R Planned Unit Development – Residential zoning and is owned by the City of Colleyville. It is part of the Colleyville Nature Center, has a pond, and is used as a park. The properties to the north are zoned R-40 Single Family Residential district and are improved with single-family residences.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for single-family residential development. The proposed AG 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. Zoning Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification

8. Draft Ordinance

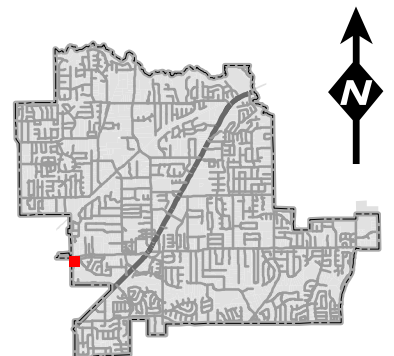
Aerial Map



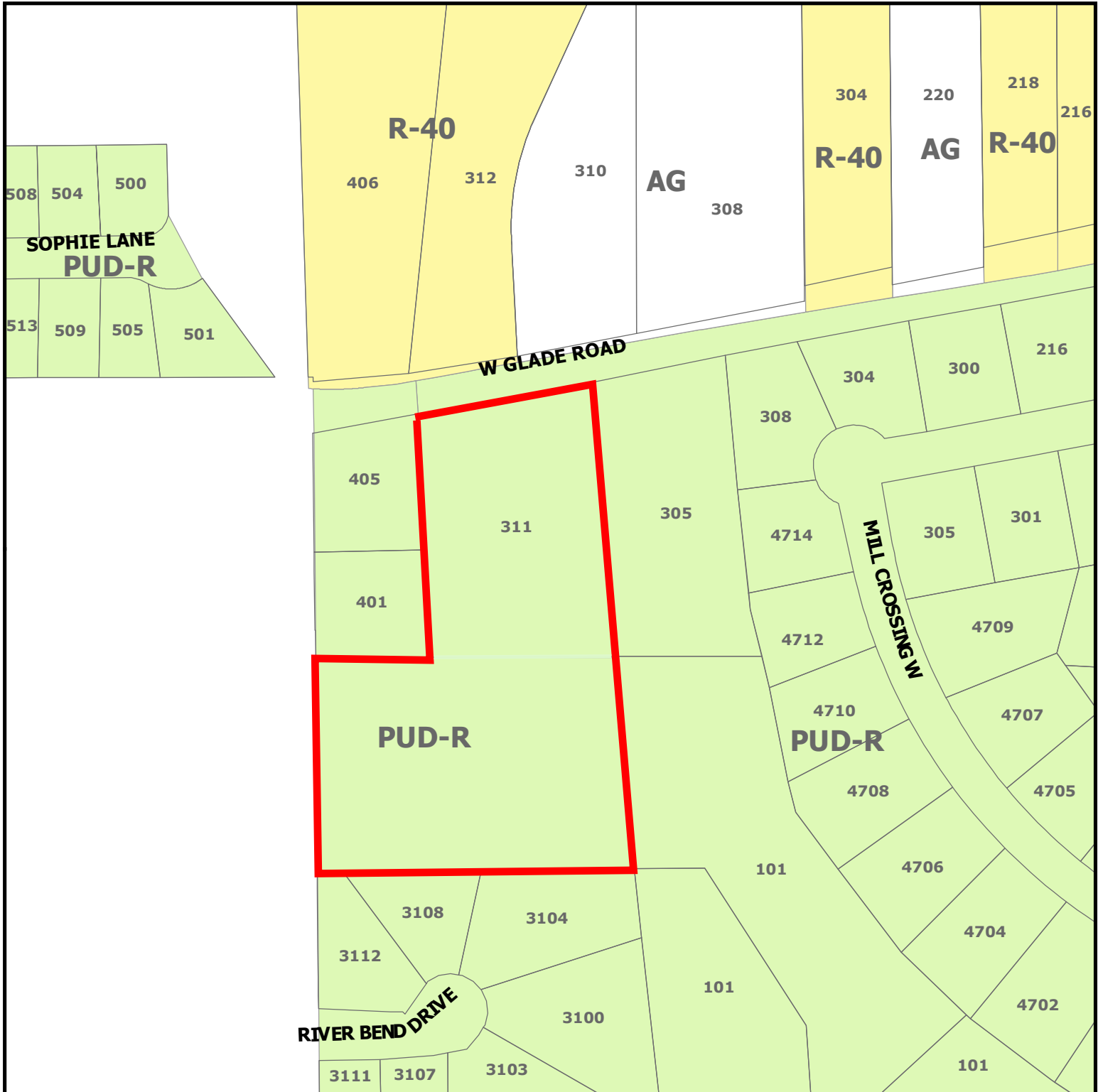
ZC21-001
311 W Glade Road

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



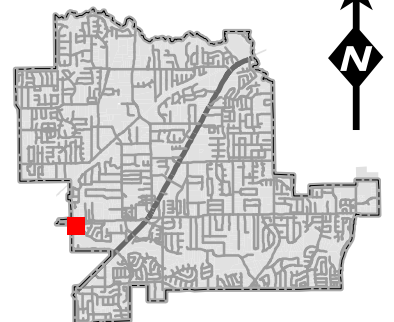
ZC21-001
311 W Glade Road

DISCLAIMER:

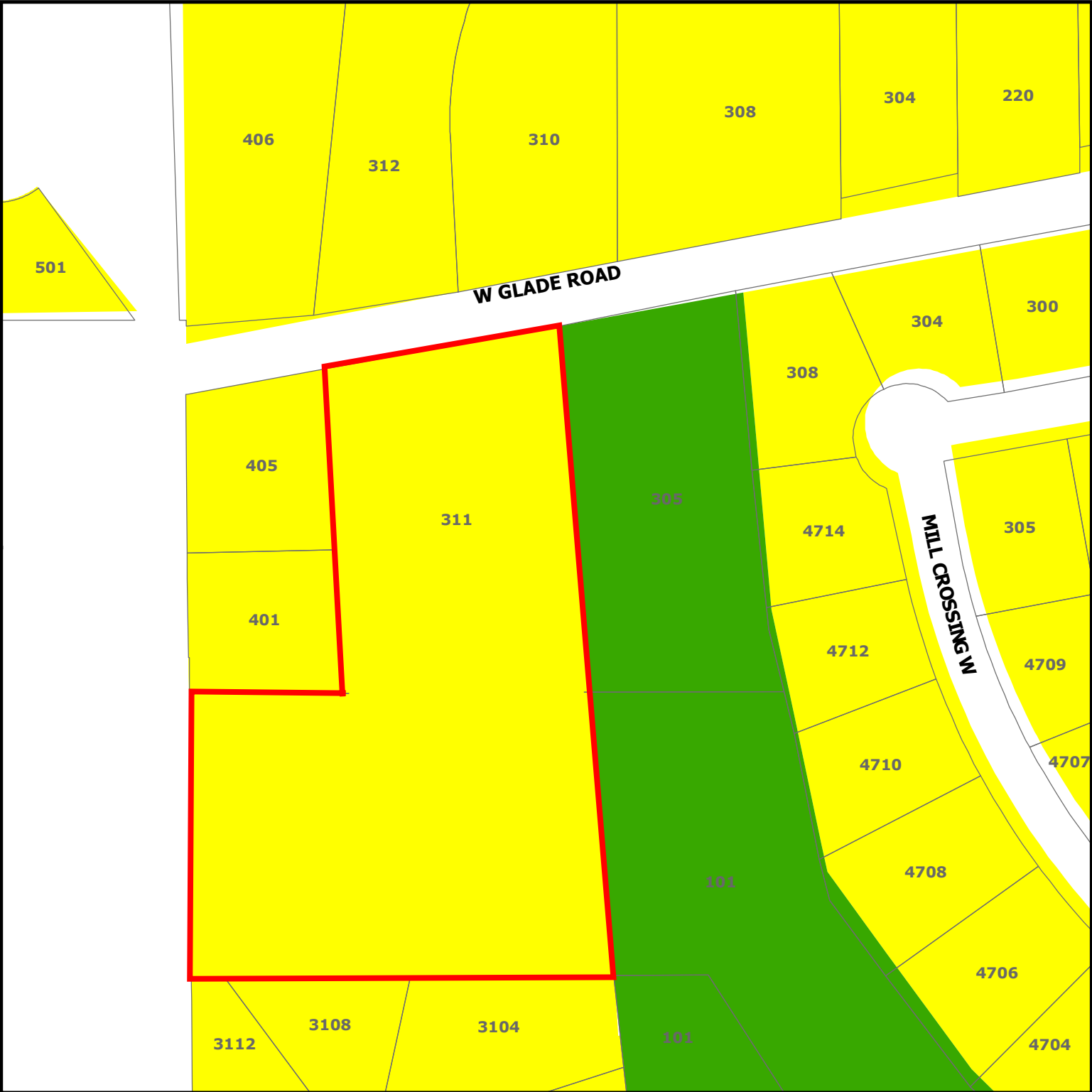
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Subject Property



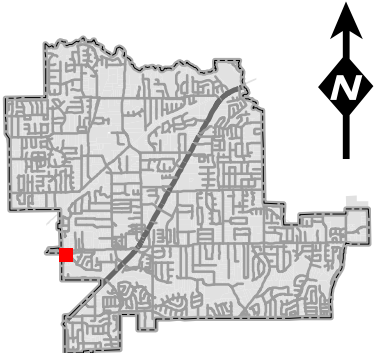
Future Land Use Map



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ZC21-001
311 W Glade Road

-  Subject Property
-  Residential
-  Open Space; Parks



Zoning Exhibit

D221009249 01/12/2021 01:36 PM Page: 1 of 3 Fee: \$72.00
Electronically Recorded by Tarrant County Clerk in Official Public Records

Submitter: City of Colleyville Planning & Development - Araceli Botello

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

WHEREAS Russell Vernie Eubank, a.k.a. Russell V. Eubank, and Jennifer Lou Eubank, a.k.a. Jennifer L. Eubank, are the owners of Lot 1, Block 1, Heffley Addition, an addition in the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Volume 388-462, Page 56, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and the owners of Lot 1 & Lot 2, Block 1, Eubank Addition, an addition in the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 4100, P.R.T.C.T., said tract being all of the tract described in the deed to Russell V. Eubank and Jennifer L. Eubank, recorded under Instrument Number D198129322, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being a portion of the tract described in the deed to Russell V. Eubank and Jennifer L. Eubank, recorded in Volume 10812, Page 831, O.P.R.T.C.T., the subject tract, being the sum of the tracts referenced above, is more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the northeast lot corner of said Lot 1 (Heffley Addition), being the southeast right-of-way corner of an existing 15 foot Dedication for widening right-of-way, County Road Number 3036 (also known as Glade Road), being a variable width right-of-way;

THENCE SOUTH 04° 45' 55" EAST, with the west lot line of Lot 1 (Heffley Addition), a distance of 358.61 feet to a 5/8 inch rebar found at the southeast lot corner of Lot 1 (Heffley Addition), same being the northeast lot corner of said Lot 1 (Eubank Addition);

THENCE with the perimeter and to the corners of the said Eubank Addition the following courses and distances:

1. SOUTH 04° 43' 47" EAST, a distance of 260.32 feet to a found 5/8 inch capped rebar stamped "PIONEER MAPPING RPLS 6579";
2. SOUTH 88° 53' 47" WEST, a distance of 388.89 feet to a found 1/2 inch rebar with broken cap;
3. NORTH 00° 09' 43" WEST, a distance of 319.00 feet to a set 1/2 inch capped rebar stamped "PH Land Surveying";
4. NORTH 00° 10' 01" WEST, a distance of 120.08 feet to a 1/2 inch capped rebar stamped "PH Land Surveying" set at the northwest lot corner of said Lot 2, same being the southwest lot corner of Lot 3 of said Eubank Addition;

THENCE NORTH 88° 31' 40" EAST, with the north lot line of Lot 2 and with the south lot line of Lot 3, a distance of 122.43 feet to a 1/2 inch capped rebar stamped "PH Land Surveying" set at the northeast lot corner of Lot 2, the southeast lot corner of Lot 3, and being a point on the west lot line of aforementioned Lot 1 (Heffley Addition);

THENCE NORTH 01° 42' 14" WEST, with the said west lot line of Lot 1 (Heffley Addition) and with the east lot line of Lot 3, a distance of 141.59 feet to a 1/2 inch capped rebar stamped "PH Land Surveying" set at the northwest lot corner of Lot 1 (Heffley Addition), same being the southwest right-of-way corner of the said existing 15 foot Dedication for widening right-of-way;

THENCE NORTH 79° 04' 52" EAST, with the north lot line of Lot 1 (Heffley Addition), and with the south right-of-way line of said right-of-way dedication, a distance of 212.48 feet to the **POINT OF BEGINNING** and enclosing 4.56 acres (±196,734 square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That We, Russell Vernie Eubank, a.k.a. Russell V. Eubank, and Jennifer Lou Eubank, a.k.a. Jennifer L. Eubank, owners, do hereby adopt this plat designating the heretofore described property as Lot 1R & 2R, Eubank Addition, an addition in the City of Colleyville, Tarrant County, Texas, and do hereby dedicate to the public use forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation for 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, underground 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, repairing, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this 8 day of January, 2021.

By: Russell Vernie Eubank
a.k.a. Russell V. Eubank

By: Jennifer Lou Eubank
a.k.a. Jennifer L. Eubank

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared Russell Vernie Eubank, a.k.a. Russell V. Eubank, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in capacity therein stated.

Given under my hand and seal of office this 8 day of JAN, 2021.

Eleanor Snow
Notary Public, State of Texas

Printed Name: Eleanor Snow
My Commission Expires: 2/19/2024

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared Jennifer Lou Eubank, a.k.a. Jennifer L. Eubank, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she executed the same for the purposes and considerations therein expressed, and in capacity therein stated.

Given under my hand and seal of office this 8 day of Jan, 2021.

Eleanor Snow
Notary Public, State of Texas

Printed Name: Eleanor Snow
My Commission Expires: 2/19/2024

LEGEND OF ABBREVIATIONS

US SPT United States Survey Feet
TACS/3X/NCZ Texas Coordinate System of 1983, North Central Zone
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL/PAGE/INSTR Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
R.O.W. Right of Way
A.K.A./F.K.A. Also Known As/Formerly Known As

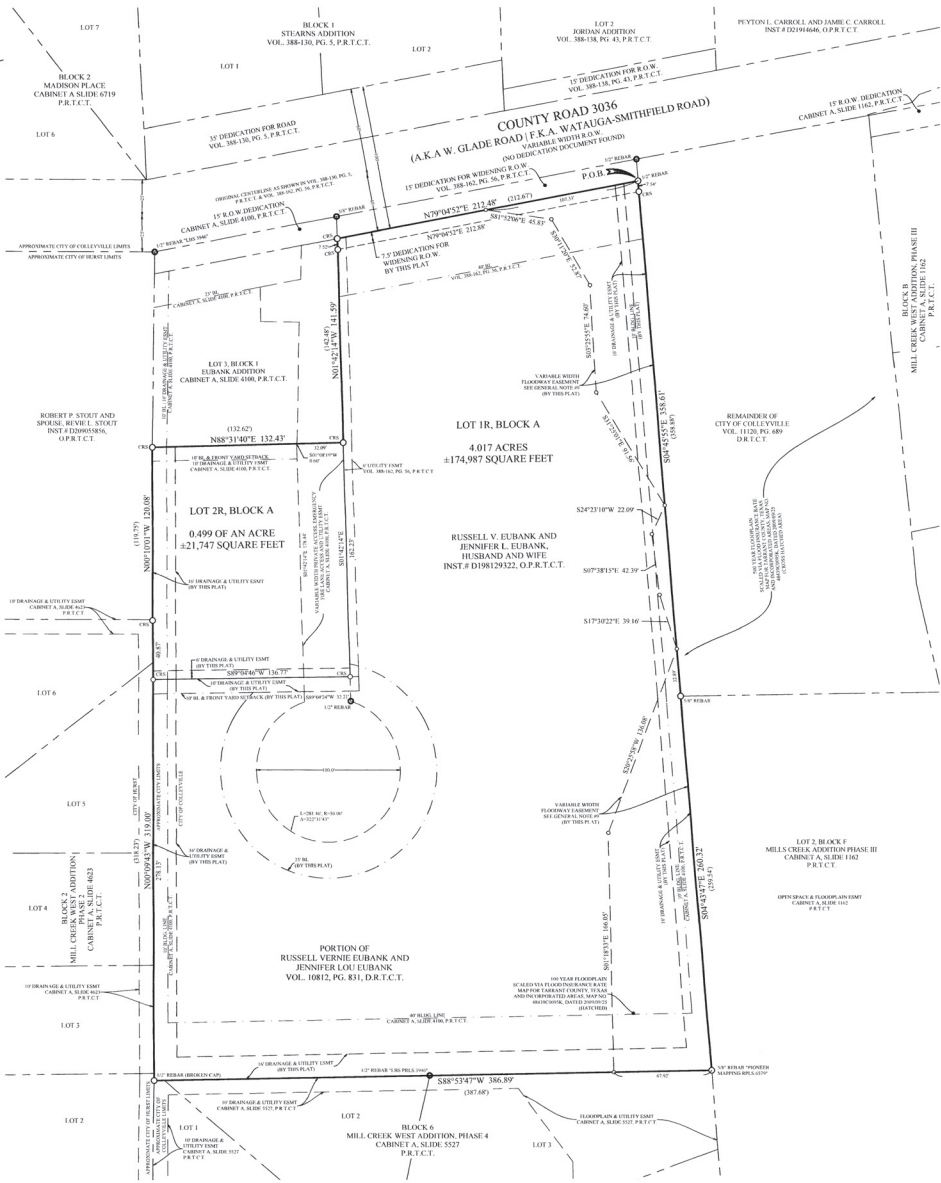
MONUMENTS / BEARING BASIS

Monuments are found if not marked MNS or CRS.
CRS O 1/2" rebar stamped "PH Land Surveying" set
MNS O Mag nail & washer stamped "PH Land Surveying" set
O Vertices or common point (not a monument)
Coordinate values, if shown, are US SPT (TACS/3X/NCZ).
Bearings are based on grid north (TACS/3X/NCZ).

Drafter: SCJ
Revision: JBN | 12-10-2020
Revision: JBN | 12-22-2020
Revision: JBN | 12-31-2020

SURVEYOR:
JPH Land Surveying, Inc.
785 Lonsome Dove Trail, Hunt, Texas 76054
Telephone (817) 431-4971

OWNER:
Russell V. Eubank and
Jennifer L. Eubank,
405 W. Glade Road
Colleyville, Texas 76034



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Jose B. Najarro III, a Registered Professional Land Surveyor or 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.

Jose B. Najarro III
Registered Professional
Land Surveyor No. 6736
jose@jphs.com
DATE: January 07, 2021

STAFF APPROVAL AUTHORITY

This amending or minor plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations.

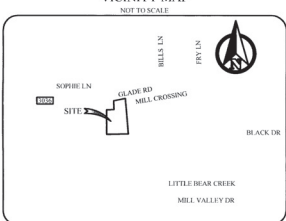
January 12, 2021

Araceli Botello
Community Development Director

GENERAL NOTES

1. The purpose of this replat is to combine two existing lots into one new lot, move the south line of Lot 2 north, and to modify existing easements.
2. Notice: Setting a portion of this addition by metes & bounds is a violation of the City subdivision ordinance and state planning statutes and is subject to fines and withholding of utilities and building certificates.
3. This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced herein.
4. This property lies within ZONE(S) X (Non-Shaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.
5. All building setbacks shall conform to those required by the current approved zoning by the City of Colleyville.
6. Private Sewage Treatment Systems, including septic tanks, shall be prohibited except where approved by the Director of Public Works or designee and the Tarrant County Health Department.
7. All building setbacks shall conform to those required by the current approved zoning by the City of Colleyville.
8. Distances shown in parenthesis are those from the plat recorded in Cabinet A, Slide 4100, and Vol. 388-162, Pg. 56, P.R.T.C.T., respectively.
9. No construction shall be allowed within a Floodway Easement without the written approval of the City of Colleyville, and then only after detailed engineering plans and studies show that no flooding will result. A LOMR and an Amending Plat revising the Floodway Easement will be required prior to issuing building permits for new construction or substantial improvements to existing structures.
10. Drainage Easement Restriction: No construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of 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.
11. Utility Easements: 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 necessity at any time of procuring the permission of anyone.

VICINITY MAP



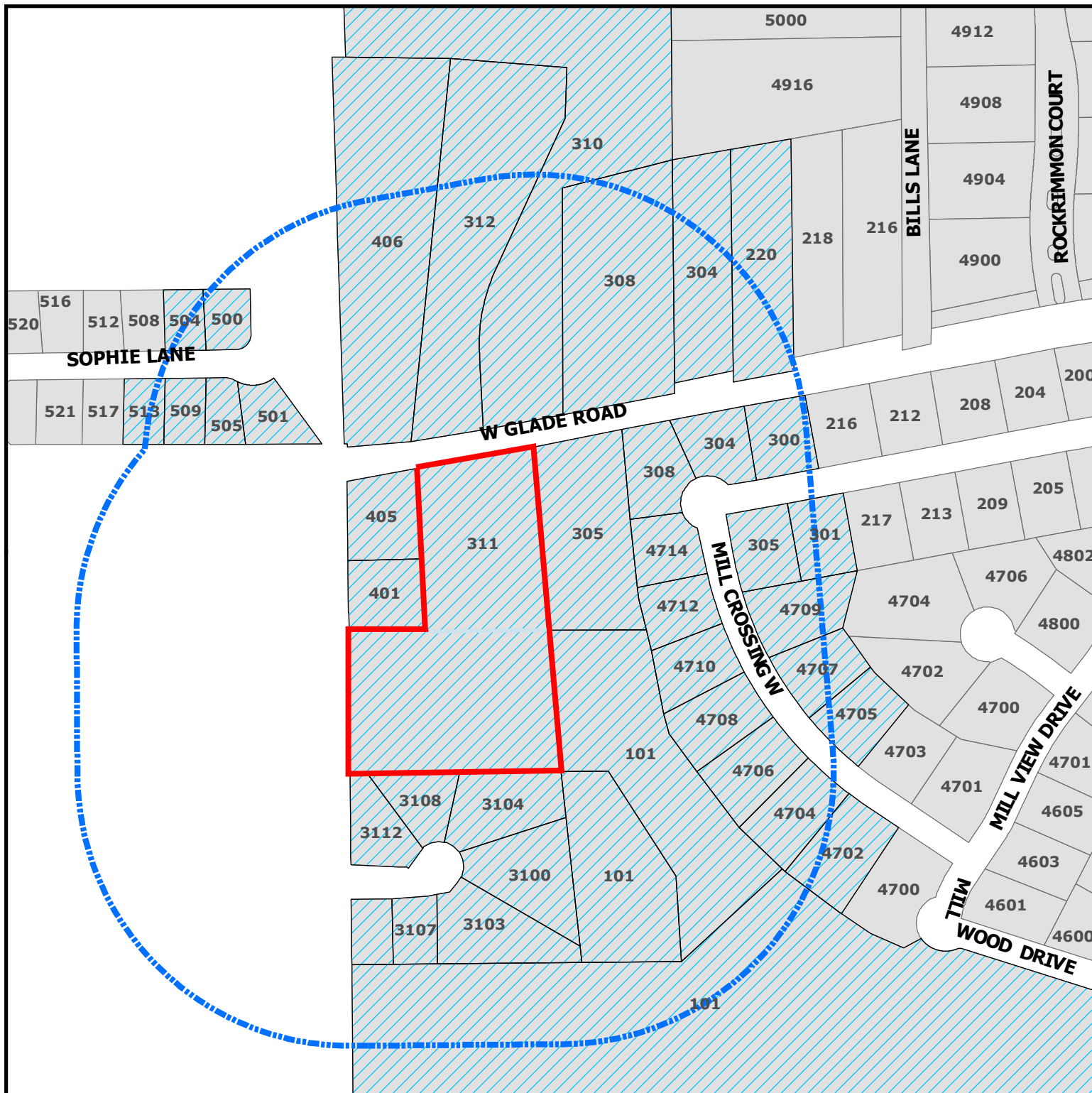
AMENDING PLAT LOTS 1R & 2R, BLOCK A EUBANK ADDITION

BEING A 4.56 ACRES REPLAT OF
LOTS 1 & 2, BLOCK 1, EUBANK ADDITION
(CABINET A, SLIDE 4100, P.R.T.C.T.)

LOT 1, BLOCK 1, HEFFLEY ADDITION
(VOL. 388-162, PG. 56, P.R.T.C.T.)
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
PREPARED: DECEMBER 2020



Notification Map

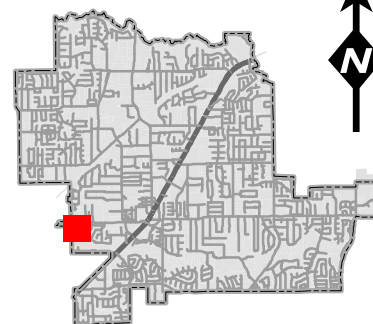


ZC21-001
311 W Glade Road

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
BEAM, LAURA	4702 MILL CROSSING W	COLLEYVILLE, TX	76034	4702 MILL CROSSING W
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	101 MILL WOOD DR
EUBANK, RUSSELL	311 W GLADE RD	COLLEYVILLE, TX	76034	405 W GLADE RD
HOPKINS, LINDSEY Y	3111 RIVER BEND DR	HURST, TX	76054	3111 RIVER BEND DR
DORMANN, NATHAN	3112 RIVER BEND DR	HURST, TX	76054	3112 RIVER BEND DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	101 MILL WOOD DR
GOWANI, ALI	1002 WINSTON DR	EULESS, TX	76039	3103 RIVER BEND DR
				315 W GLADE RD
BORDOVSKY, JARED	300 MILL XING W	COLLEYVILLE, TX	76034	300 MILL CROSSING W
COCKERHAM, JOHN T	301 MILL XING W	COLLEYVILLE, TX	76034	301 MILL CROSSING W
EUBANK, RUSSELL	311 W GLADE RD	COLLEYVILLE, TX	76034	311 W GLADE RD
ZAFAR, KHALID	PO BOX 1171	COLLEYVILLE, TX	76034	406 W GLADE RD
HIX, RICHARD	3104 RIVER BEND DR	HURST, TX	76054	3104 RIVER BEND DR
UNDERWOOD, MAX B	4712 MILL XING W	COLLEYVILLE, TX	76034	4712 MILL CROSSING W
KARELS, JERRY D	4709 MILL CROSSING W	COLLEYVILLE, TX	76034	4709 MILL CROSSING W
EDWARDS, GARY M	220 W GLADE RD	COLLEYVILLE, TX	76034	220 W GLADE RD
BARNARD, BRITT	4704 MILL XING W	COLLEYVILLE, TX	76034	4704 MILL CROSSING W
CARROLL, PEYTON	308 W GLADE RD	COLLEYVILLE, TX	76034	308 W GLADE RD
WALSH, BRIAN J	4710 MILL CROSSING W	COLLEYVILLE, TX	76034	4710 MILL CROSSING W
ROSS, MICHAEL D	513 SOPHIE LN	COLLEYVILLE, TX	76034	513 SOPHIE LN
OMEARA, STEPHEN	3108 RIVER BEND DR	HURST, TX	76054	3108 RIVER BEND DR
WILKERSON, PATRICIA	26 SHADOWBROOK LN	HURST, TX	76053	304 W GLADE RD
EUBANK, RUSSELL	311 W GLADE RD	COLLEYVILLE, TX	76034	401 W GLADE RD
DENTON, MICHAEL	4705 MILL CROSSING W	COLLEYVILLE, TX	76034	4705 MILL CROSSING W
ALLISON, L STEWART	305 MILL XING W	COLLEYVILLE, TX	76034	305 MILL CROSSING W
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	305 W GLADE RD
SNOW, JOSEPH M	4708 MILL XING W	COLLEYVILLE, TX	76034	4708 MILL CROSSING W
BEETER, LANA	505 SOPHIE LN	COLLEYVILLE, TX	76034	505 SOPHIE LN
WILLIAMS, GARY N	500 SOPHIE LN	COLLEYVILLE, TX	76034	500 SOPHIE LN
PANUTHOS, THOMAS A	504 SOPHIE LN	COLLEYVILLE, TX	76034	504 SOPHIE LN
WASLASKI, JAMES	3107 RIVER BEND DR	HURST, TX	76054	3107 RIVER BEND DR
BUSH, MATTHEW B	4706 MILL CROSSING W	COLLEYVILLE, TX	76034	4706 MILL CROSSING W
AMES, JOHN	3100 RIVER BEND DR	COLLEYVILLE, TX	76034	3100 RIVER BEND DR
ABBASSI, HYTHAM F	501 SOPHIE LN	COLLEYVILLE, TX	76034	501 SOPHIE LN
MORRIS, JEFFREY D	1122 SMITH RD	ROCKWALL, TX	75032	310 GLADE RD
CARR, DONALD E	509 SOPHIE LN	COLLEYVILLE, TX	76034	509 SOPHIE LN
ALVIS, GREGORY W	4714 MILL XING W	COLLEYVILLE, TX	76034	4714 MILL CROSSING W
HOOPER, RANDALL	4707 MILL XING W	COLLEYVILLE, TX	76034	4707 MILL CROSSING W
WILSON, SUSAN	304 MILL CROSSING W	COLLEYVILLE, TX	76034	304 MILL CROSSING W
ERBEN, HENRY R	312 W GLADE RD	COLLEYVILLE, TX	76034	312 W GLADE RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	101 MILL WOOD DR
STAATS, GARY	308 MILL XING W	COLLEYVILLE, TX	76034	308 MILL CROSSING W
ROCKRIMMON	4925 ROCKRIMMON	COLLEYVILLE, TX	76034	COURTESY NOTICE
MILL CREEK ADDN-COLLEYVILLE		COLLEYVILLE, TX	76034	COURTESY NOTICE
CITY OF HURST	1505 PRECINCT LINE ROAD	HURST, TX	76054	COURTESY NOTICE
BIRDVILLE ISD	6125 E BELKNAP ST	HALTOM CITY, TX	76117	STATE REQUIRED
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
EUBANK, RUSSELL	311 W GLADE RD	COLLEYVILLE, TX	76034	311 W GLADE RD

Public hearing notices were mailed on January 22, 2021



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, February 8, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, March 2, 2021 & Tuesday, March 23, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from PUD-R Planned Unit Development-Residential zoning district to AG Agricultural zoning district. The purpose is to rezone the property from PUD-R Planned Unit Development-Residential to AG Agricultural in order to maintain the property as a large single-family residential lot. No new lots are proposed.

Zoning Case: ZC21-001

Applicant: Russell Eubank

Owner: Russell Eubank

Location: 311 W. Glade Road

Property Description: Lot 1R, Block A, Eubank Addition

Present Zoning: PUD-R Planned Unit Development-Residential

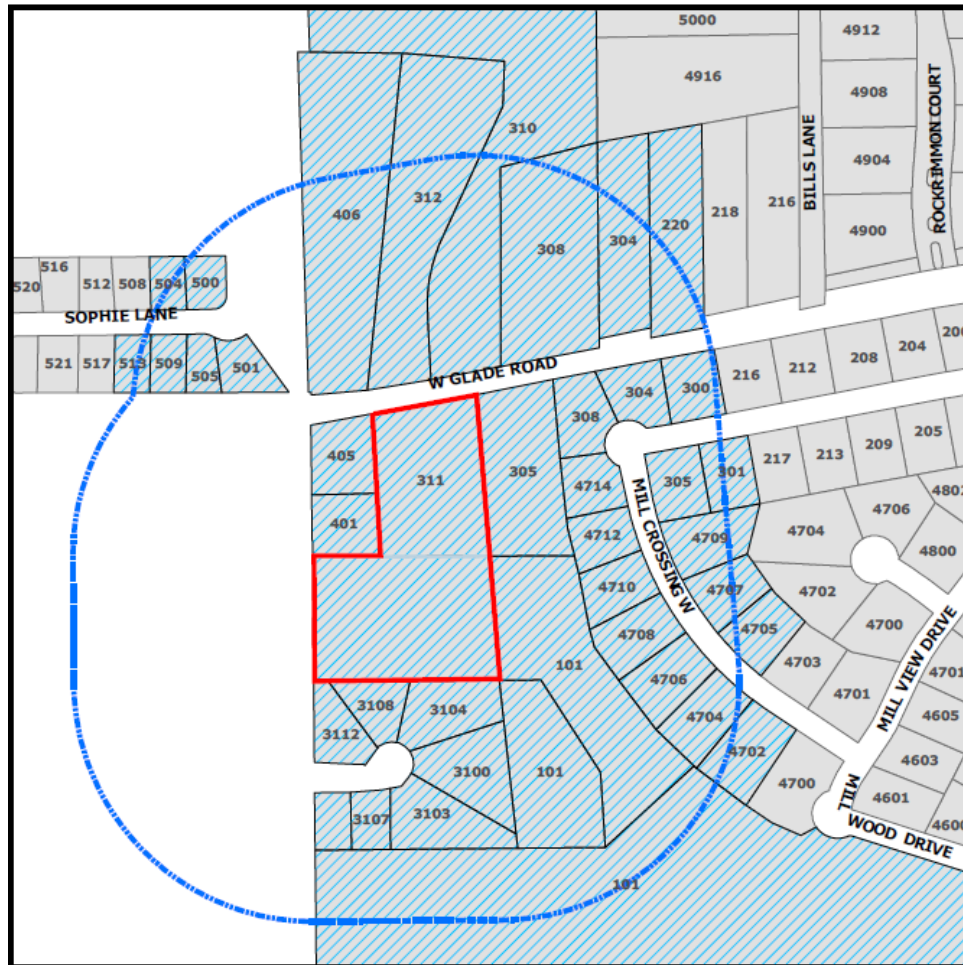
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyer

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 4.017 ACRES BEING, LOT 1R, BLOCK A, IN THE EUBANK ADDITION, LOCATED AT 311 W. GLADE ROAD, FROM THE PUD-R PLANNED UNIT DEVELOPMENT – RESIDENTIAL TO THE AG AGRICULTURAL 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 PUD-R Planned Unit Development - Residential to AG Agricultural district for Case No. ZC21-001; 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 PUD-R Planned Unit Development – Residential to AG Agricultural district on 4.017 acres, being Lot 1R, Block A, of the Eubank Addition, located at 311 W. Glade Road, 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".
- 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 March 2021.

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

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 16TH DAY OF MARCH 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

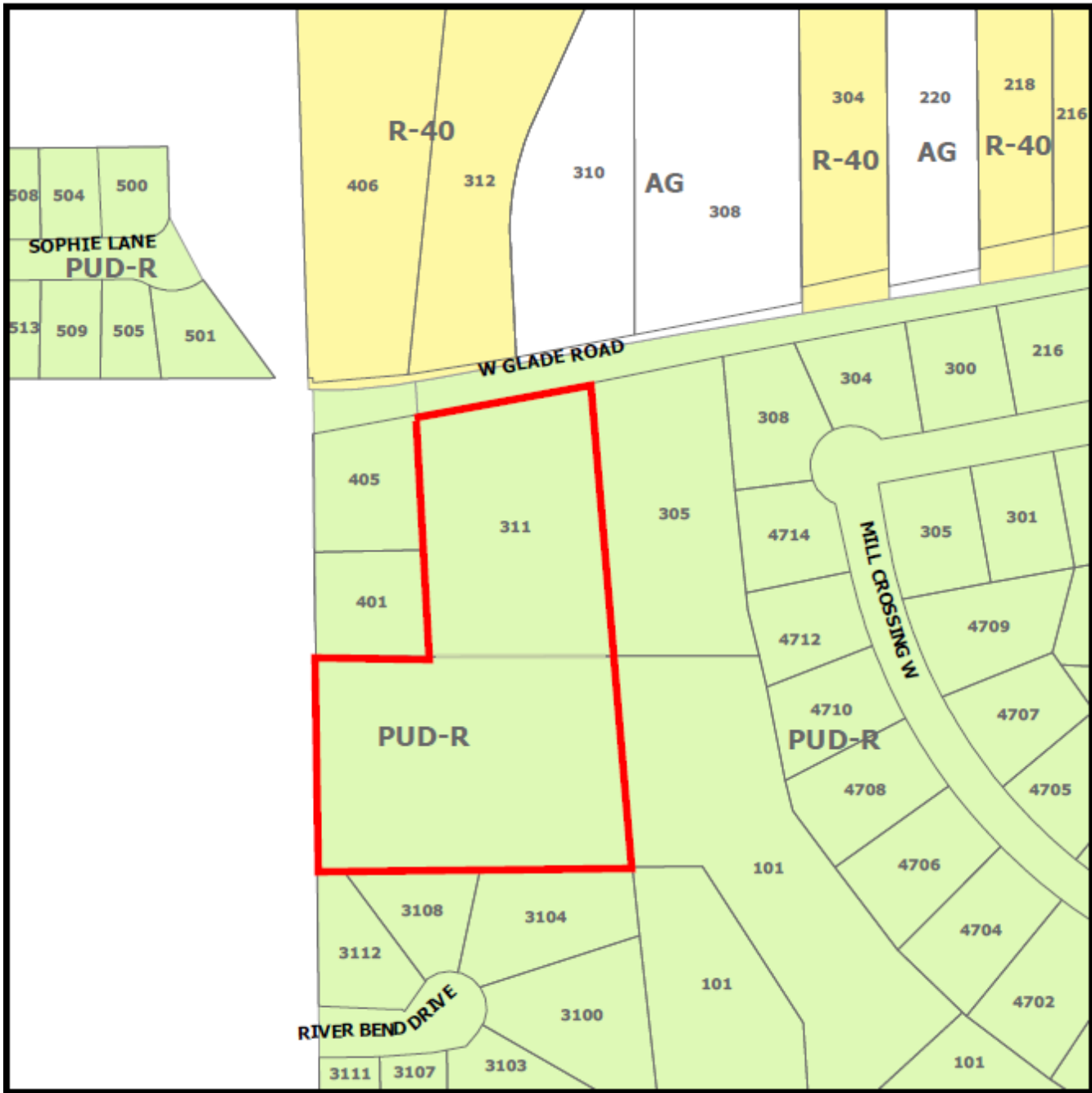
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2e	Agenda Date 2/8/2021	Number
Type Worksession		
Department Community Development		

Title

Consideration of a zoning change from R-40 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district on Lots B1A & B2A, Reagan Estates West, City Boundary Split, located at 7720 Precinct Line Road, Case ZC21-002

Explanation

Roman Figueroa, the applicant, has submitted a request to rezone from R-40 Single Family Residential to PUD-C Planned Unit Development – Commercial district for the property known as Lots B1A & B2A, Regan Estates West (City Boundary Split with the City of Hurst), being approximately 3.42 acres, and addressed as 7720 Precinct Line Road. The purpose is to allow for the development and construction of a total of five commercial, office showroom buildings (approximately 30,500 s.f. total).

Existing Conditions/Background: The subject property is located along Precinct Line Road north of the intersection of Glade Road. The property is split between the cities of Colleyville and Hurst. It was formerly used as a utility company's business, which included outside storage. The proposed five total buildings are requested to be used as office, office showroom, and retail.

Proposed Amendment:

Request – The applicant requests to change zoning to the PUD-C district to allow for the five total buildings to operate with a base zoning of CC-1 Village Retail to allow for flexibility in uses while also balancing the layout and design of the small business park. In addition, several ML Light Manufacturing uses are included to provide the applicant with the flexibility in finding tenants looking for office showroom and similar uses.

Analysis -The property was previously used as a utility contractor storage business, which included outside storage. The requested PUD-C would allow for a total of 5 buildings (2 existing and 3 new) totaling 30,500 s.f. and a complete redevelopment of the property. The property is split between both the cities of Colleyville and Hurst and the applicant is working through both city zoning processes concurrently. The property has two existing buildings, Building 1 & Building 3. Buildings 2, 4, & 5 will be built in future phases.

The following regulations from the proposed PUD-C ordinance are proposed and would differ from the requirements of the Land Development Code.

- Permitted uses being subject to the CC-1 Village Retail uses
- Additional ML Light Manufacturing uses to include Contractor Office without storage yard; Office Showroom; Plumbing, HVAC, and Electrical Trade Shops; Upholstery; Auto Detailing; and Furniture Repair Shops. According to the applicant, this allows for the flexibility in finding tenants.
- A "drive-thru" use will require a Special Use Permit
- The exterior building material design includes a combination of metal, stucco and stone per the building elevation drawings submitted. The Land Development Code requires 90% brick or stone.
- The buildings do not comply with the required articulation requirements required in the design of new commercial buildings.
- Building 1 is an existing building on the site and has a 7.7 foot setback from the front property line which does not meet the required front setback of 40 feet.
- Building 4 on the site plan is proposed to be 17.7 feet from the north property line which does not meet the required 25 feet setback adjacent to residentially zoned property.
- The minimum landscape area between the front building and the street is 5.5%, reduced from the required 10% the overall site area.
- The masonry screening fence located along the east and north property lines is proposed to be 6' in height.
- The location of the monument sign is proposed to be approximately 7 feet from the north property line which does not meet the required 30 foot setback from the side property line.

Plat Status: The property is identified as Lots B1A & B2A, Regan Estates West Addition. A formal plat to combine the lots into 1 larger lot will be submitted in the near future.

DRC Review: The Development Review Committee reviewed the request at their January 19, 2021 meeting and the following comments were provided to the applicant:

1. Provide the total open area and paved/development lot coverage; should equal 100%.
2. Provide an elevation rendering of the 6' (northern boundary) and an 8' masonry screening wall (as required on the eastern and southern boundary). The PUD request can be for a 6' and not an 8' masonry screening fence. However, the City Council may prefer an 8' masonry screening wall along the eastern and southern boundaries due to residential adjacency.
3. Replace PUB-R with PUD-R where appropriate.

4. The articulation requirement per Chapter 6 of the Land Development Code are not met and can only be allowed per the approved PUD-C exhibits by City Council.
5. The land uses will be listed in the PUD-C will accommodate commercial offices and office showrooms.
6. What would the hours of operation be for the businesses?
7. The dumpster enclosure gate is proposed to be cedar material and not the solid metal as per the Chapter 3 of the Land Development Code.
8. Shade the landscape/pervious areas to delineate from the impervious; show dimensions for the 30' radii for the fire lane; and dimension easements.
9. There's not enough space from the north property line to the existing building #3 for parking, fire lane, and sidewalk 65' is needed.
10. The drive approaches do not comply for fire/emergency access. Label the paved surfaces to be used; parking space dimensions (min. 9'X18'), see comment '9' above.
11. The sign location does not comply.
12. Building #1 does not meet the front setback.
13. The sidewalk needs to extend to the limits of the property along Precinct Line Road.

Engineering Comments

1. Site Plan, City of Colleyville Engineering need verification of acceptance by the City of Hurst of the no detention drainage plan.
2. Final Platting, Plat needs review. Must submit and obtain approval for construction of engineered public improvements. Pay all development and inspection fees, obtain all required bonds and insurance and schedule a preconstruction meeting with City of Colleyville Staff prior to construction. All public improvements must be completed and accepted prior to filing of final plat.

Second Submittal Review February 1, 2021

1. The articulation requirement per Chapter 6 of the Land Development Code are not met and can only be allowed per the approved PUD-C exhibits by City Council.

2. The PUD request can be for a 6' and not an 8' masonry screening fence. However, the City Council may prefer an 8' masonry screening wall along the eastern and southern boundaries due to residential adjacency.
3. The sign location does not comply.
4. Building #1(A) does not meet the front setback.
5. Building #4D is located 17.7 feet from the property line to the north not the required 25 feet.
6. The minimum landscape area between the front building (Building A) and the street to be reduced from the 10% of the overall site area.
7. Revise the landscape area calculation on sheet LND-06. The building footprint areas are not subtracted from the overall site for calculation of the minimum 20% of the landscape area.

Drainage: For the Site Plan, City of Colleyville Engineering will need verification of acceptance by the City of Hurst of the no detention drainage plan.

Surrounding Development: The property to the north is zoned R-40 Single Family Residential and is improved with a church. Sport practice fields are directly adjacent to the subject property. The property to the south is located in the City of Hurst and is improved as both commercial and residential. Property to the west is located in the City of North Richland Hills and improved with a single family home. The property to the east is in the City of Hurst and improved with single family homes and a detention pond for the Heron Pond Subdivision in the City of Colleyville.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for Institutional development. The proposed change to the PUD-C ordinance does conflict with this designation.

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 a PUD-C zoning change. The proposed ordinance recognizes the challenges of the site along with the attempt to balance the proposed use of the property. If the ordinance is approved, then the site could be improved and meet the City of Colleyville's development regulations and the Comprehensive Plan. Staff identified the areas which were not in compliance with the Land Development Code.

Recommendation

Approve

Attachments

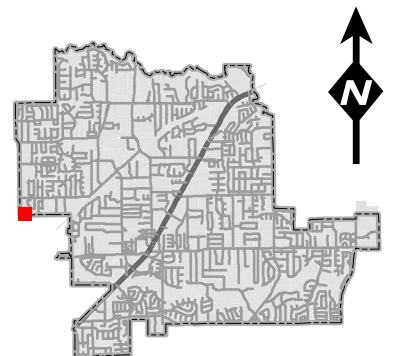
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Site Plan
7. Building Elevations
8. Landscape and Tree Preservation Plan
9. Drainage Plan
10. Drainage Study
11. Notification Map
12. Notification List
13. Property Owner Notification
14. Draft Ordinance

Aerial Map



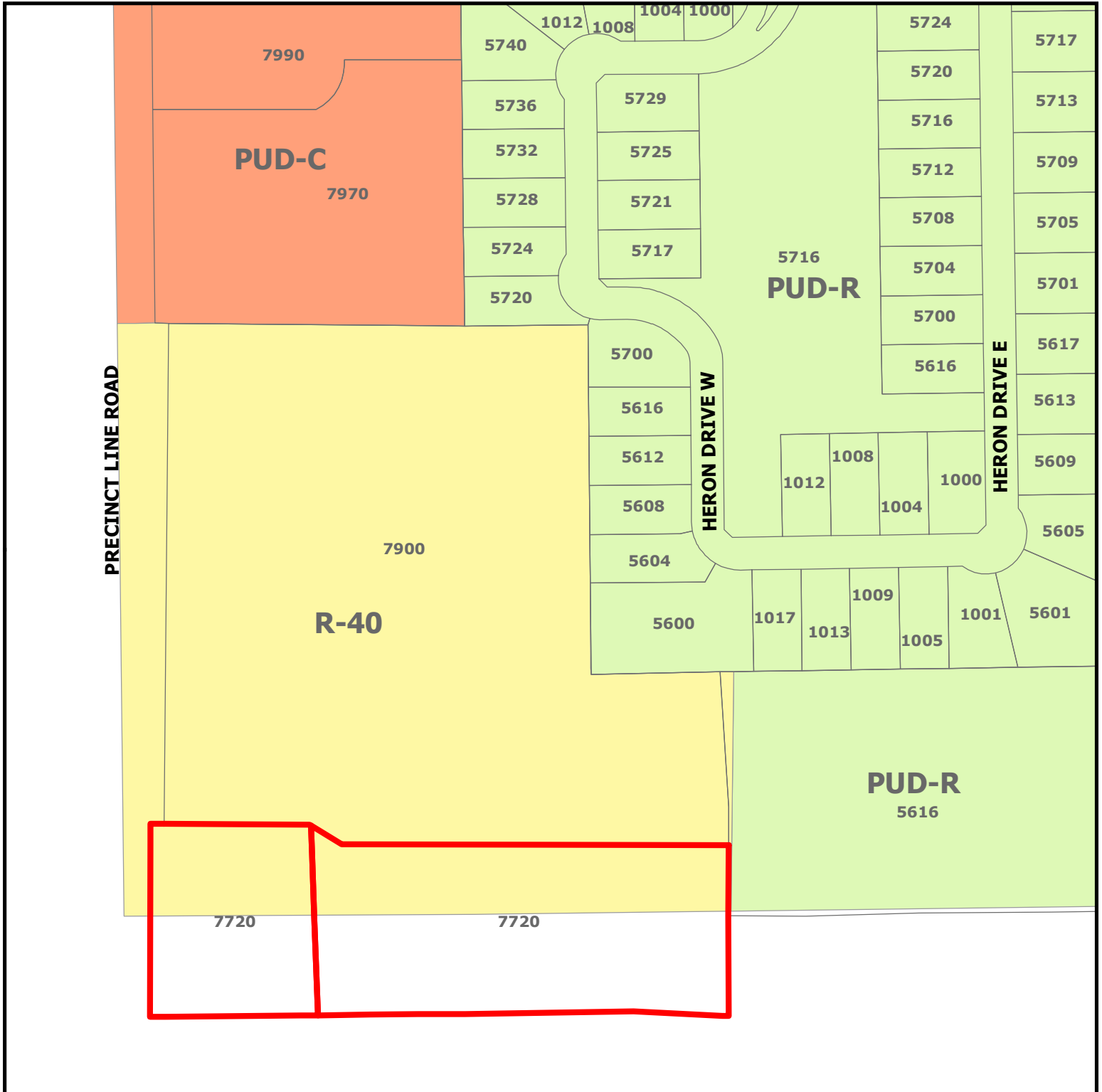
ZC21-002
7720 Precinct Line Road

 Subject Property



DISCLAIMER:
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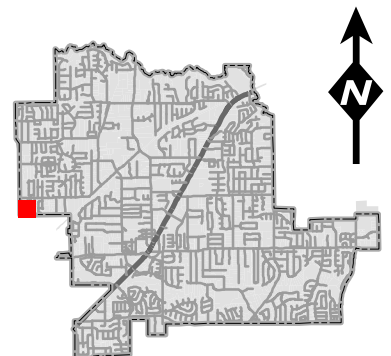
Zoning Map



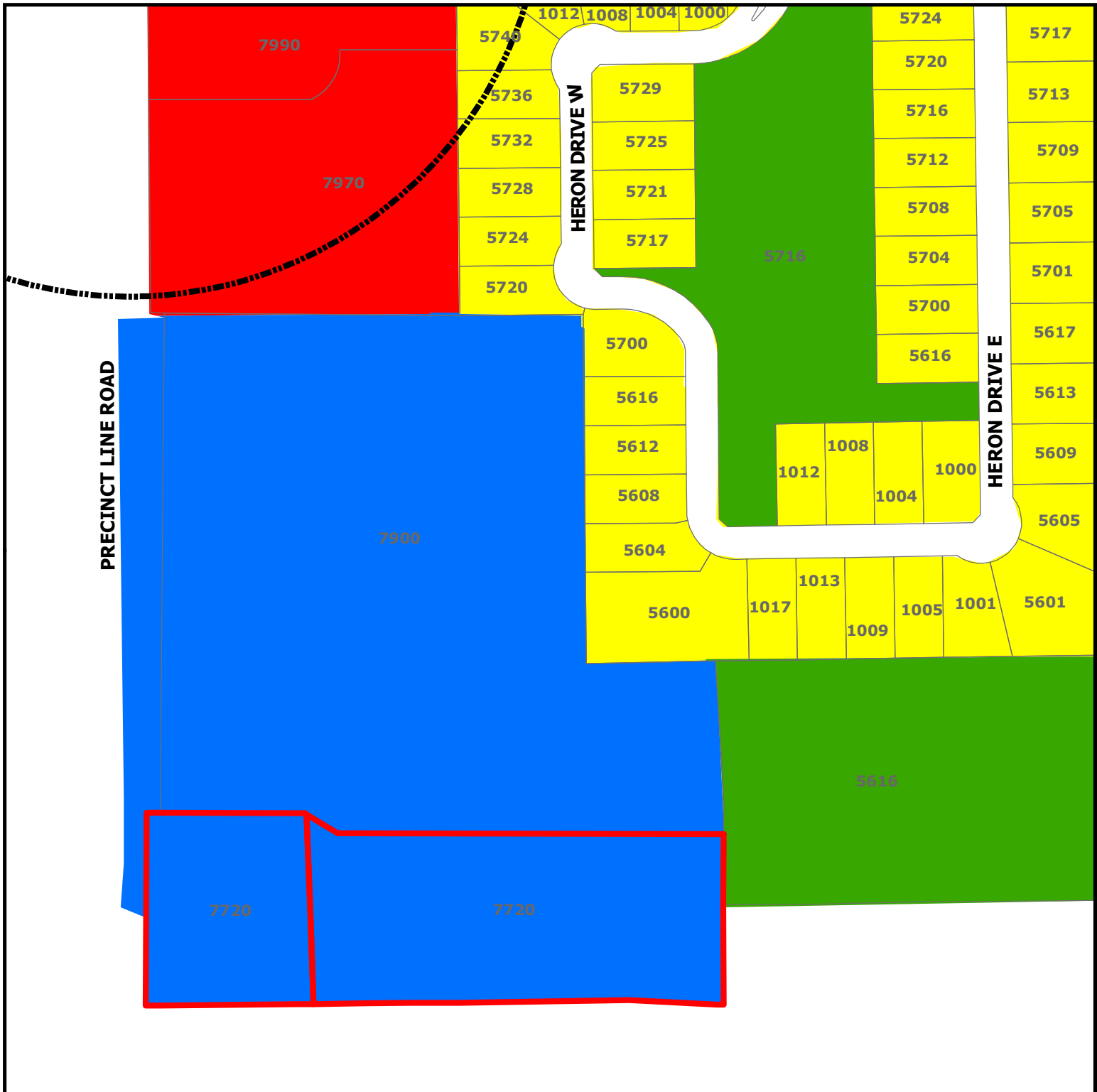
ZC21-002 7720 Precinct Line Road

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 Subject Property



Future Land Use Map



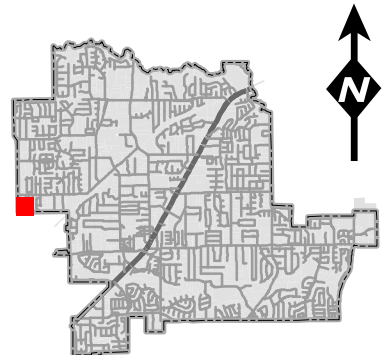
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ZC21-002

7720 Precinct Line Road

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Commercial
-  Institutional
-  Open Space; Parks



Statement of Planning Objectives

City Line Business Park

Statement of Planning Objectives:

The Owner and Developer, YAOTL LLC, dba, Delta Capital and Investments, proposes to develop the property into a new Business Park, named, City Line Business Park. To do so, Delta Capital is working with the Cities of Colleyville and Hurst to work through the Rezoning, and all Engineering Process to bring the property to present day Code and requirements. It will take a coordinated effort due to two existing buildings that are in fact located partially in the two municipalities of Colleyville and Hurst. Additionally, the water and sewage utilities serving the property will be reconstructed from Hurst to Colleyville to meet the project objectives.

The Developer envisions a Business Park that will offer the local Entrepreneurial community a clean space and an environment that will promote innovation and collaborative work. The COVID-19 epidemic has caused significant changes in the way people work and the space that they require. We believe that the City Line Business Park can provide the flexible space that the entrepreneur will need.

The Developer believes that there is a strong need in the area for such a project because of the location and a thriving Entrepreneurial community that is growing in the the local region. This community requires Flex space, (Office and open space combined), to meet their business needs. City Line Office Park will offer the Entrepreneurial Community within a radius of eight miles of the location with suites of Flex, suites / space ranging from approximately 1250 square feet up to 7500 square feet. There will be a total of five buildings with approximately 31000 total square feet when fully developed. There would be no outside storage allowed in the business park.

It is anticipated that there is a large number of Entrepreneurs that will occupy the space, to include, publishing, logistics, electrical, interior designers, and electronics businesses, along with gyms, retail, health, and beauty types of businesses and many others. The Owner is excited about the project due to the numerous inquiries that have been received since the small sign was installed announcing the coming of the Business Park.

Development Schedule :

Delta is requesting approval from the City of Colleyville for the Total Development / Site Plan that generally describes the layout of the existing and future buildings. Once approved we would immediately begin the construction of the water and sewer facilities and the development of the grading and drainage plan for the entire site. Concurrently we would be applying for a construction permit for the exterior rehab work for the buildings that are referred to as "Building A " and Building " B " on the plans.

We anticipate that the rehab of Building " A and B" along with the applicable site work and supporting infrastructure can be completed by mid 2021. There is also a possibility that the demand may develop to begin construction of Building " C " sometime in 2021. The remainder of the development of the Business Park, would be determined by the demand for buildings " D & E "

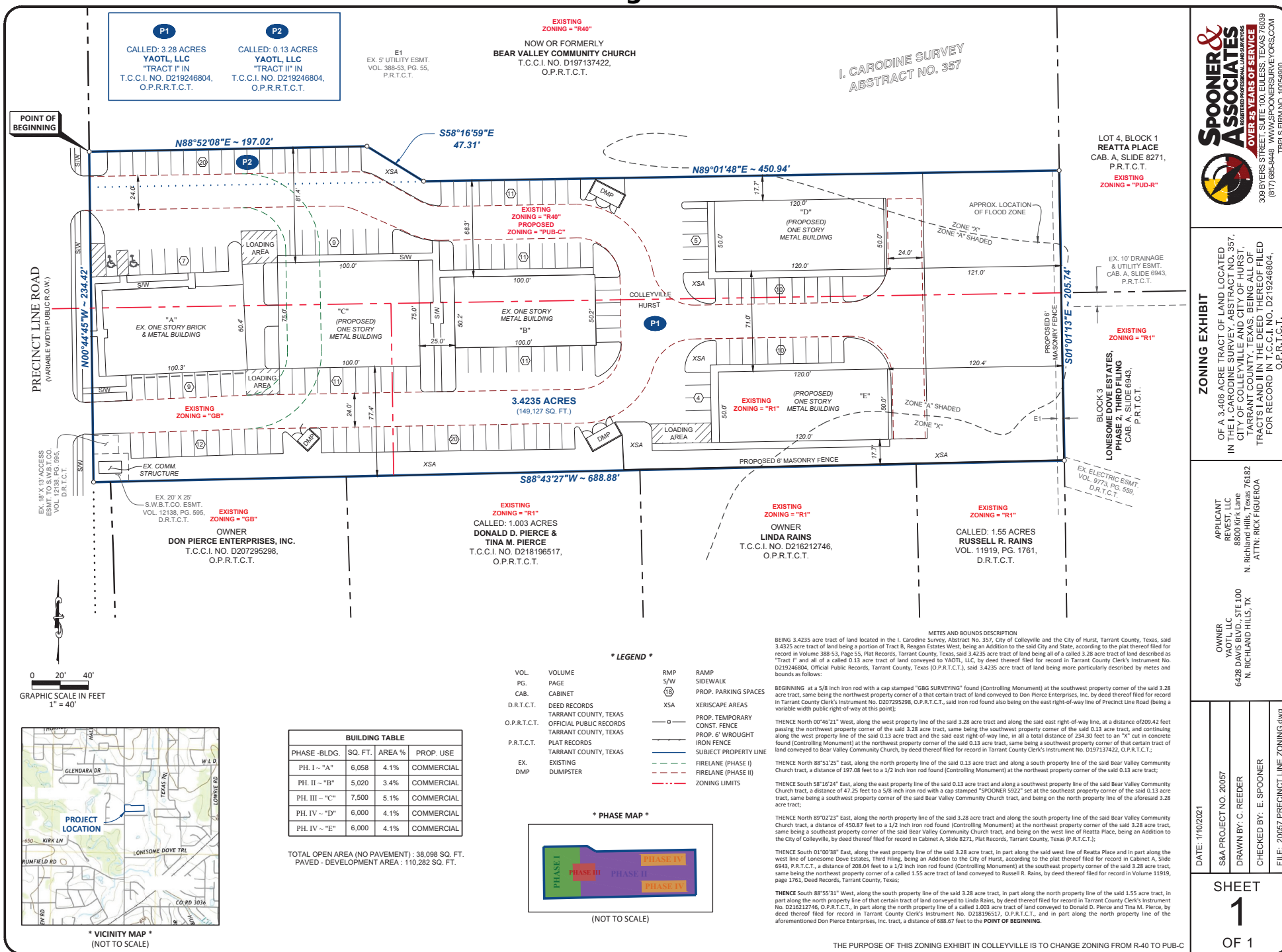
**Statement of Planning Objectives
City Line Business Park**

Economic Development Information :

Building	Square Feet	Sales / S.F.	Sales / Year
A	6000	Unknown	Unknown
B	5000	Unknown	Unknown
C	7500	Unknown	Unknown
D	6000	Unknown	Unknown
E	6000	Unknown	Unknown
Estimated Ad valorem Taxes for all buildings	\$40,000		

Traffic Impact Analysis : Not Applicable

Zoning Exhibit



Site Plan

LEGAL DESCRIPTION

[illegible]

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of a tract of land conveyed to Russell R. Rife by Deed recorded in Volume 1919, Page 1781, Deed Records, Tarrant County, Texas, said point being on the West line of Lot 15, Block 3 of Leaseweave Cove Estates, Phase 2, Third Flt., an Addition to the City of Mantoloking, Tarrant County, Texas, according to the map recorded in Exhibit A, Slide 8543, Map Records, Tarrant County, Texas;

IN-ENCE South 88 degrees 43 minutes 27 seconds West, along the North line of said Right of Way, a distance of 588.88 feet to a 1/2 inch iron nail with a yellow cap stamped "C89 Surveying" set at the Northwest corner of a tract of land conveyed to Donald Plance Enterprises, Inc., by Deed recorded in Instrument No. C207289288, Caddo Parish, Louisiana, (Tarrant County, Texas, said point being on the East right-of-way line of Predator Lane Road (20 feet right-of-way).

THENCE North 00 degrees 44 minutes 45 seconds West, a distance of 202.42 feet to a point for corner of the Southwest corner of a tract of land conveyed to Garry Tammann, Sharon K. Tammann and David H. Tammann by Deed recorded in Instrument No. DIST#8655, Gillett Public Records, Tarrant County, Texas, then with an 'N' boundary of 1/4 mile at the common Northwest corner of said Tammann tract and the north Western boundary corner of a tract of land conveyed to Bear Valley Community Church by Deed recorded in Instrument No. DIST#7422, Gillett Public Records, Tarrant County, Texas, has a bearing and distance of North 00 degrees 44 minutes 45 seconds West, 24.99 feet.

THENCE North 88 degrees 01 minutes 48 seconds East, along the South line of said Tennyson tract, a distance of 637.87 feet to a 1/2 inch iron rod found at the Southeast corner of said Bear Valley Community Church tract, said point being on the West line of Lot 4, Block 1 of Repto Place, an Addition to the City of Mustang, Tarrant County, Texas, according to the map recorded in Collier A. 916 827, Map Records, Tarrant County, Texas.

THENCE South 01 degree 07 minutes 13 seconds East, along said West line of Lot 4, Block 1, a distance of 205.74 feet to the POINT OF BEGINNING and containing 342,824 square feet or 3.28 acres of land.

TRACT 1

Being a tract of land situated in the E. Corcoran Survey, Abstract No. 357, City of Murr, Tarrant County, Texas, and being part of Tract "B" of Reagon Estates West, an Addition to the City of Murr, Tarrant County, Texas, according to the map recorded in Volume 388-53, Page 35, Map Records, Tarrant County, Texas, being that same tract of land conveyed to Gerry Tannison, Sharon K. Tannison and David M. Tannison by Deed recorded in the Instrument No. D197176553, Official Public Records, Tarrant County, Texas, and the remainder being more particularly described together by metes and bounds as follows:

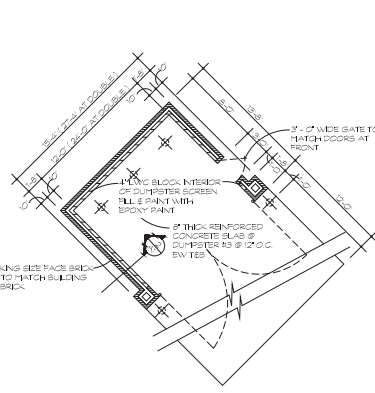
BEGINNING of an "X" found at the most Western Southwest corner of a tract of land conveyed to Bear Valley Community Church by Deed recorded in Instrument No. D19737422, Gridded Public Records, Tarrant County, Texas, said point being on the East right-of-way line of Prechter Line Road (20 foot right-of-way).

North 88 degrees 52 minutes 08 seconds East, a distance of 187.02 feet to a 5/8 inch iron rod found for corner;

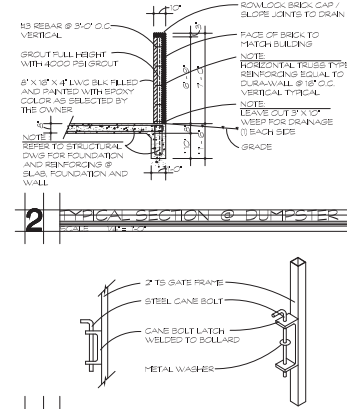
South 58 degrees 16 minutes 50 seconds East, a distance of 47.31 feet to a point for corner at the most Southern Southwest corner of said Bear Valley Community Church tract, said point being on the North line of a tract of land conveyed to Garry Tennyson and wife, Sharon K. Tennyson by Deed recorded in Volume 8816, Page 733, Deed Records, Tarrant County, Texas.

THENCE South 80 degrees 01 minutes 48 seconds West, along said North line of Terryson tract, a distance of 236.93 feet to a point for corner on the aforementioned East right-of-way line of Predict Line Road.

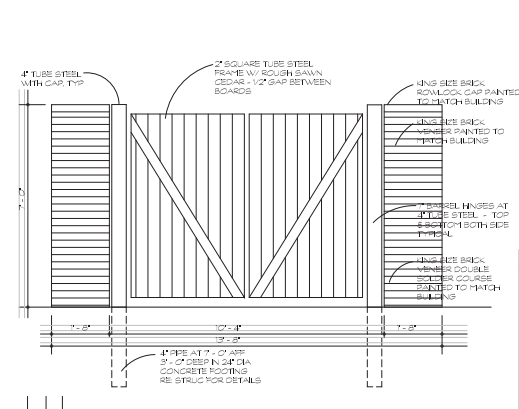
THENCE North 00 degrees 44 minutes 45 seconds West, along said East right-of-way line of 24.98 feet to the POINT OF BEGINNING and containing 3,488 square feet or 0.13 of an acre of land.



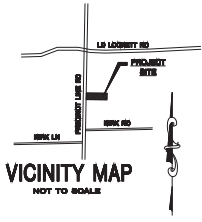
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PLAN @ DUMPSTER (SINGLE / DOUBLE)
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3 DUMPSTER-LATCH DETAILS

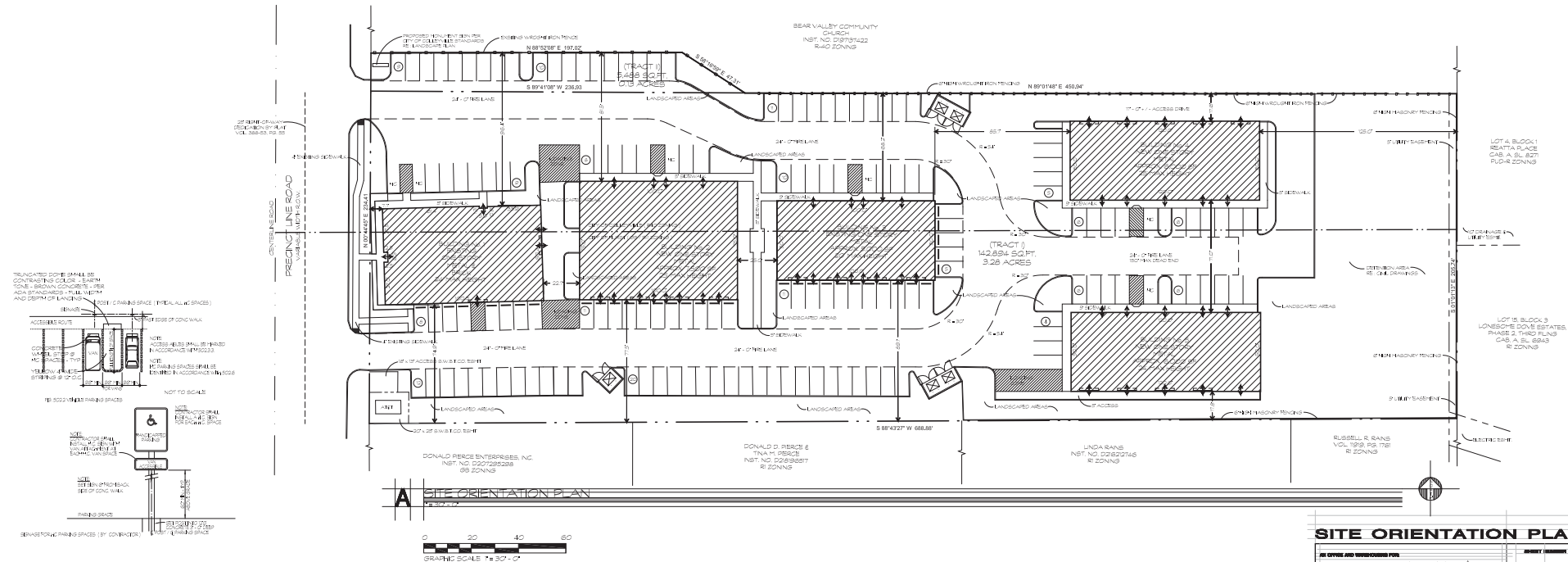


4 DUMPSTER - FRONT GATE ELEVATION (SIM AT DOUBLE)



VICINITY MAP

SITE DATA SUMMARY CHART	
ZONING	R40
CURRENT LAND USE	R40 - GARAGE
PROPOSED LAND USE	COMMERCIAL 7.92-2.5
TOTAL LOT AREA	3.405 ACRES (146,582 SQ FT)
BUILDING AREA	30,850 SQ FT
BUILDING HEIGHT	28' MAX
PAVED SURFACE AREA	75,990 SQ FT
PAVING BUILDING AREA	106,490 SQ FT
PERCENT OF LOT COVERAGES	7.6%
REQUIRED PARKING	
WAREHOUSE (1,300 SF)	
TOTAL PARKING REQUIRED:	102 SPACES
TOTAL PARKING PROVIDED:	187 SPACES (6 HANDICAP)
LANDSCAPE AREA REQUIRED	28,676 SQ FT (20% LOT AREA)
LANDSCAPE AREA PROVIDED	40,882 SQ FT (27.5% LOT AREA)



5	HANDICAP PARKING / SIGNAGE
---	----------------------------

A SITE ORIENTATION PLAN

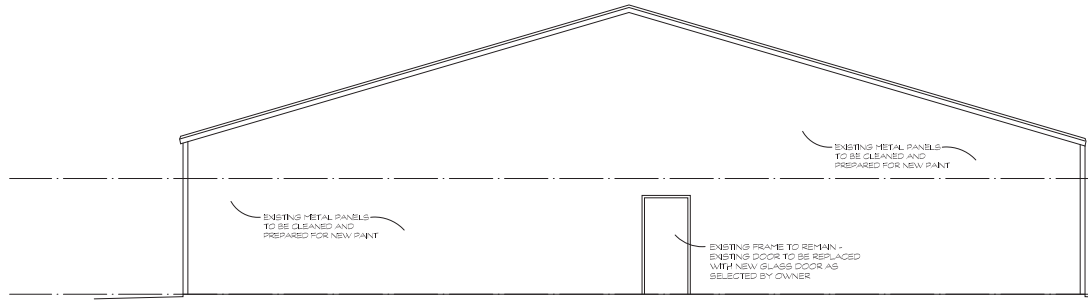


SITE ORIENTATION PLAN

ALL OFFERS AND INFORMATION FROM:	ADVERTISER / SUBMITTER
CITY LINE BUSINESS PARK	
2200 / 2700 FREIGHT LANE SW	MURFLET, TEXAS
FOR: DELTA CAPITAL	
8800 FORK DR	NORTH RICHLAND HILLS, TEXAS 76180
PH: 817-435-8884	FX: 817-435-8887

2012年12月12日 12:40:00

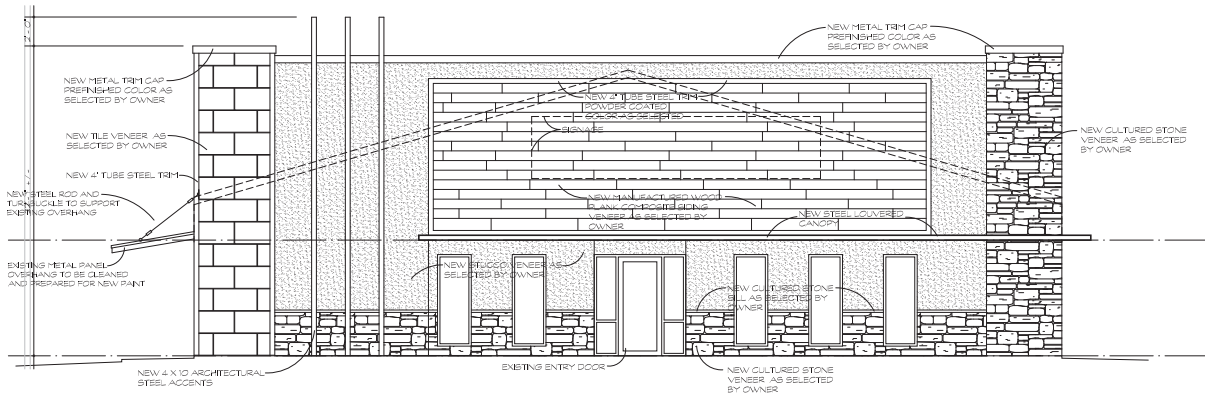
Building Elevations



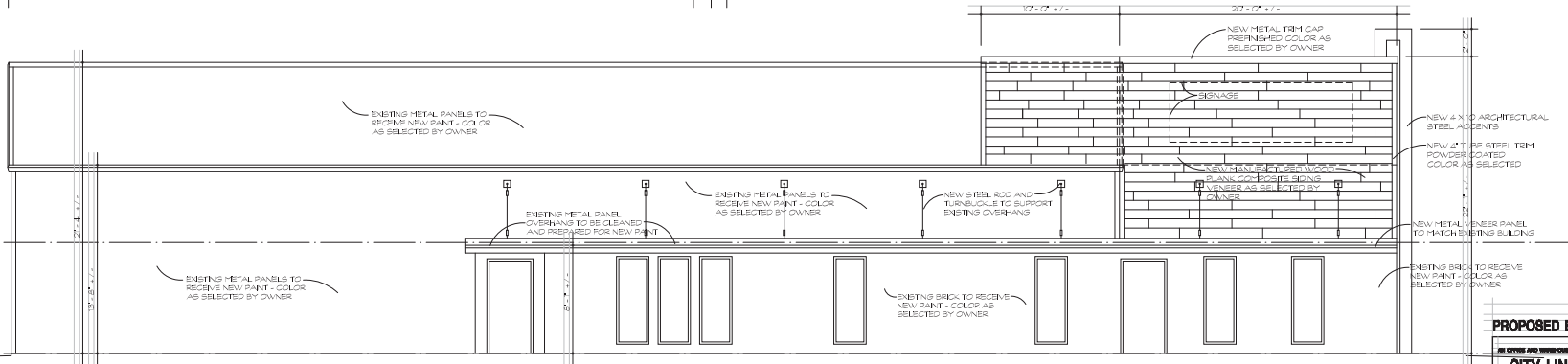
FAST EXTERIOR ELEVATION



1	PROPOSED RENDERING
	N.T.S.



B WEST EXTERIOR ELEVATION



C NORTH EXTERIOR ELEVATION (SOUTH ELEVATION SIMILAR)

PROPOSED EXTERIOR ELEVATIONS - BUILDING No. 1

ALL OFFERS AND INTERESTING FORMS

CITY LINE BUSINESS PARK

7260 / 7266 FOURCOURT LANE NW
HUNTSVILLE, TEXAS 77340

FOR: DELTA CAPITAL
8800 JONIC DR. NORTH FARMLAND HILLS, TEXAS 75061

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UNIT 1	LESSON 1
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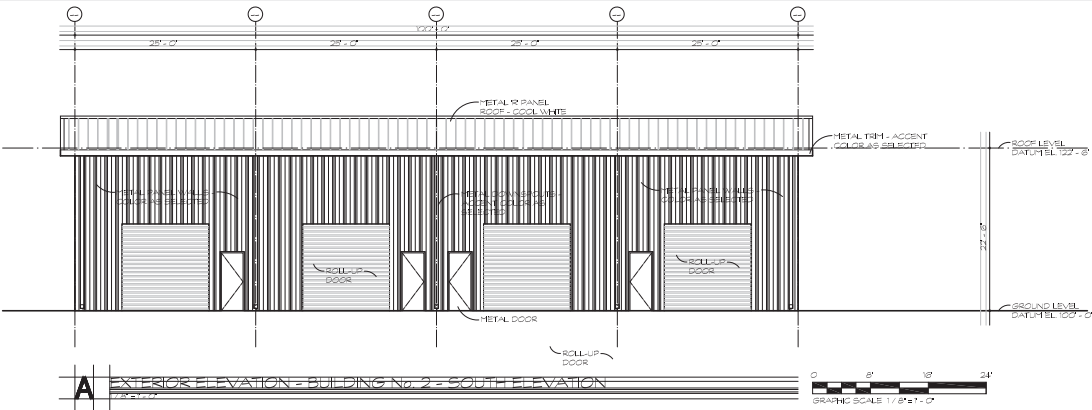
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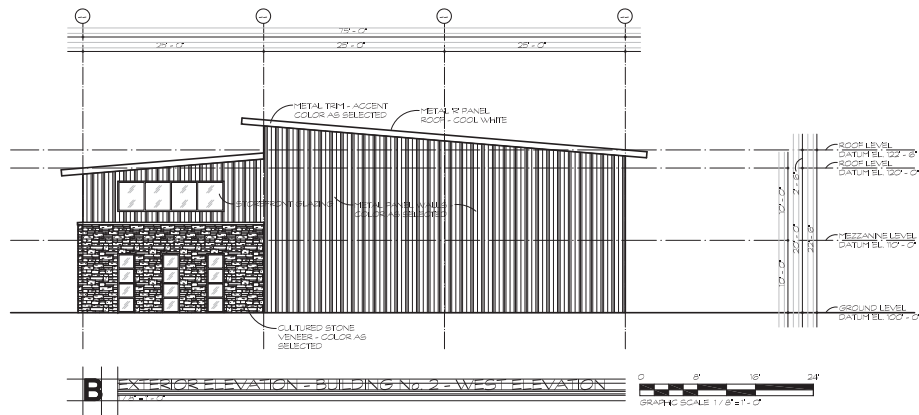
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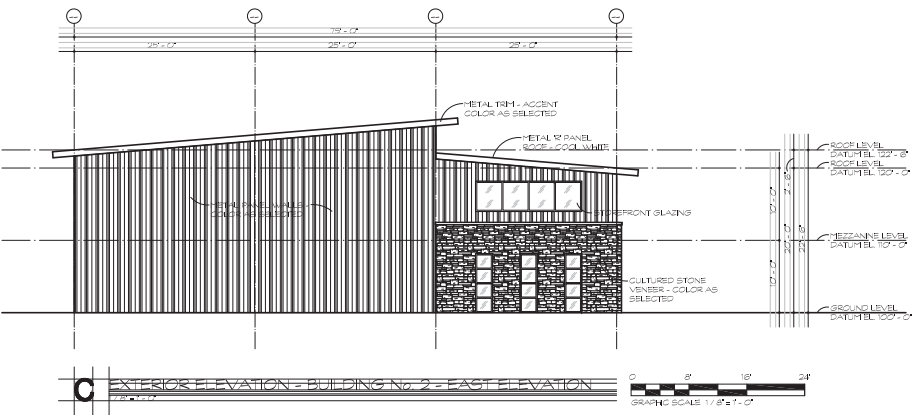
Building Elevations



A EXTERIOR ELEVATION - BUILDING No. 2 - SOUTH ELEVATION



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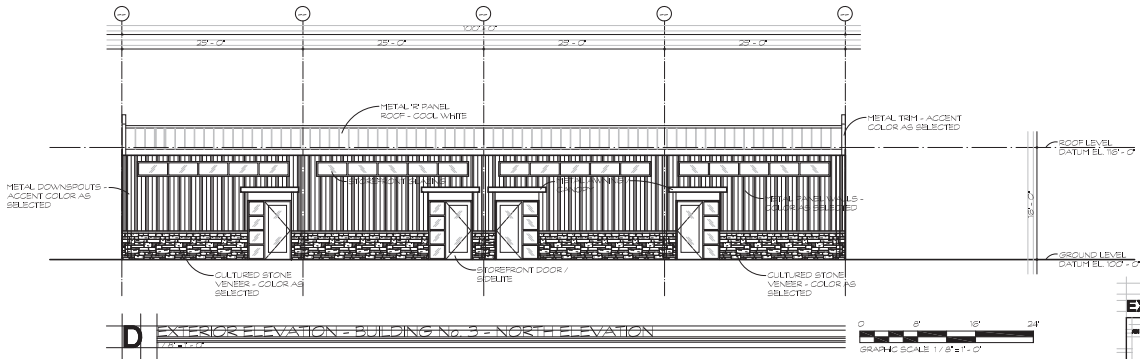
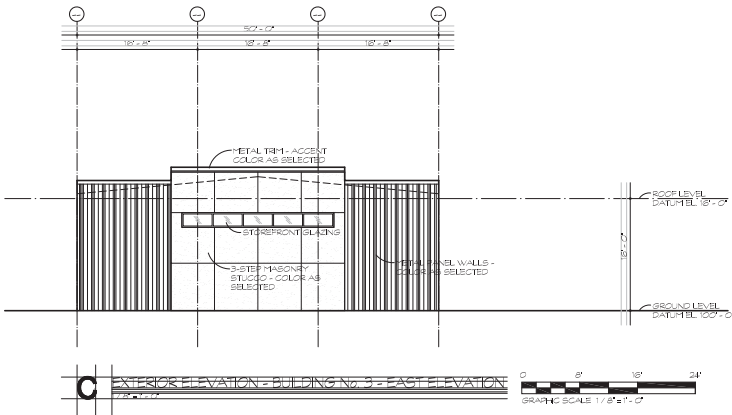
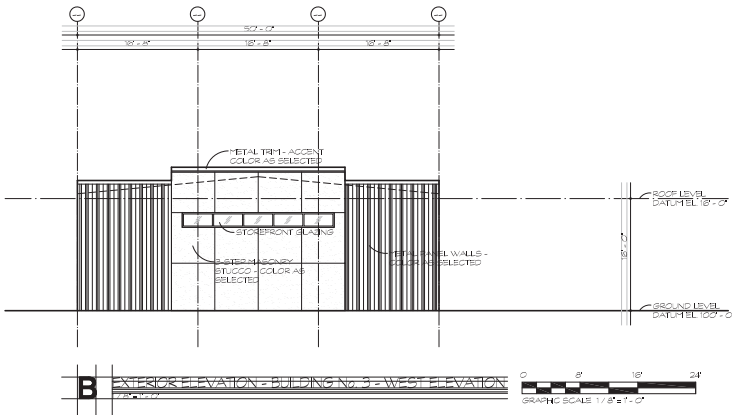
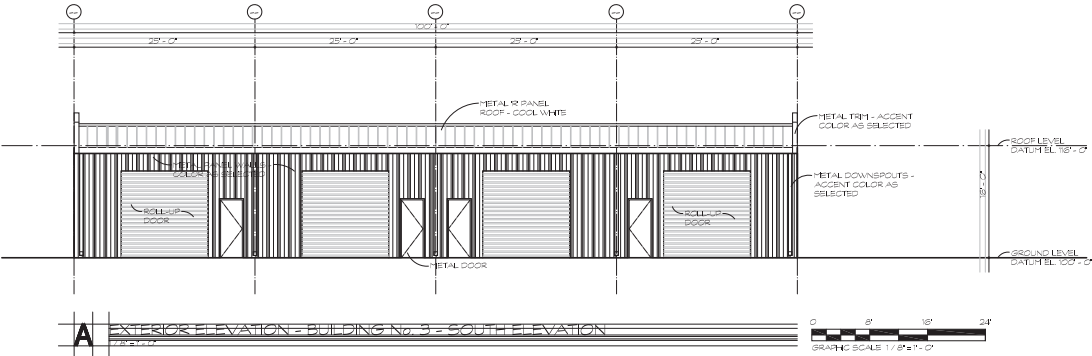


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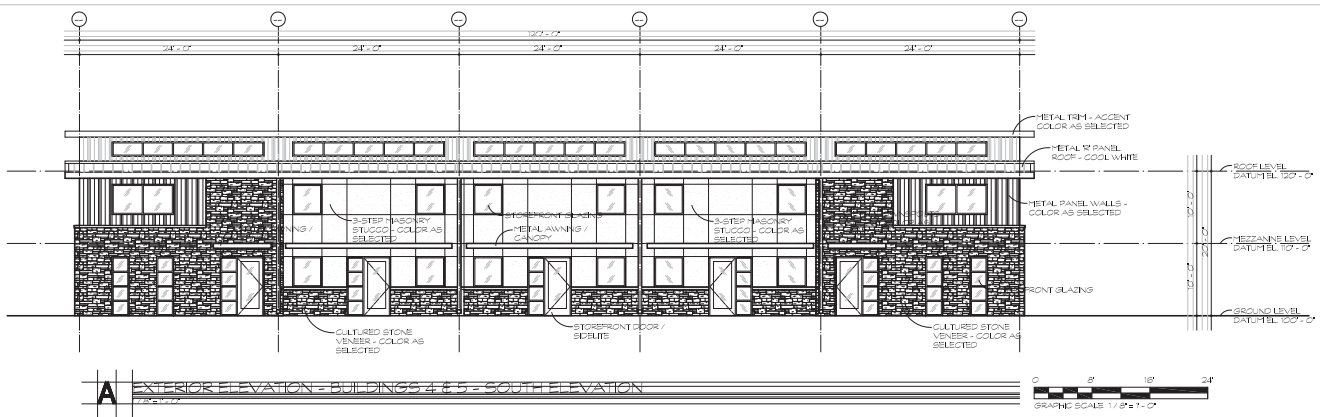
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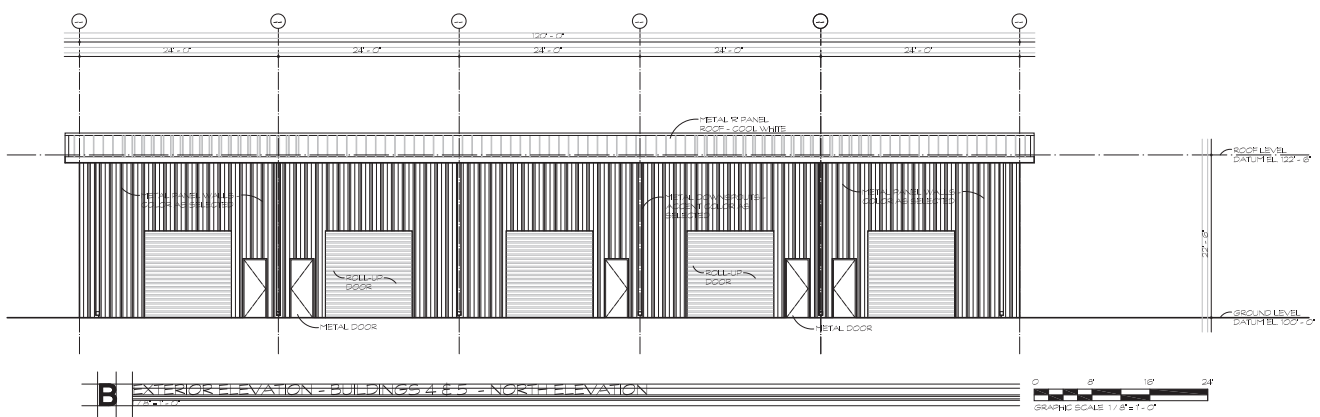
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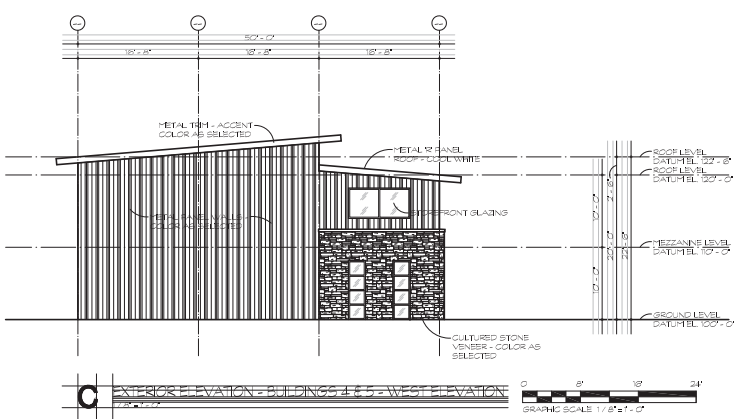
Building Elevations



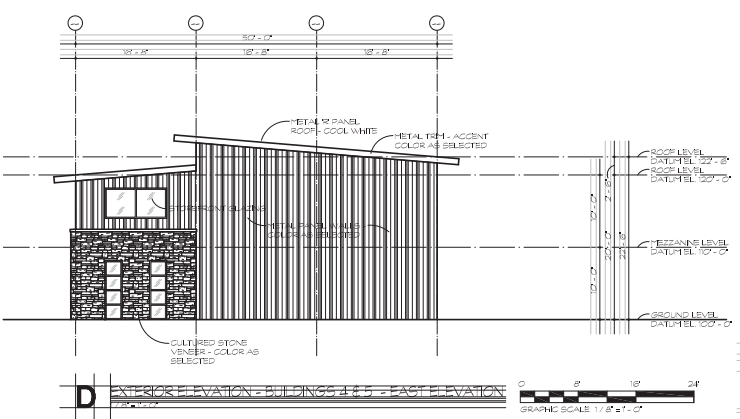
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B EXTERIOR ELEVATION - BUILDINGS 4 & 5 - NORTH ELEVATION



C EXTERIOR ELEVATION - BUILDINGS 4 & 5 - WEST ELEVATION



D EXTERIOR ELEVATION - BUILDINGS 4 & 5 - EAST ELEVATION

EXTERIOR ELEVATIONS - BUILDINGS 4 & 5

ALL COPIES AND REVISIONS FOR:
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3000 / 3000 PROJECT LINE 00

FOR: **DELTA CAPITAL**
3000 / 3000 PROJECT LINE 00

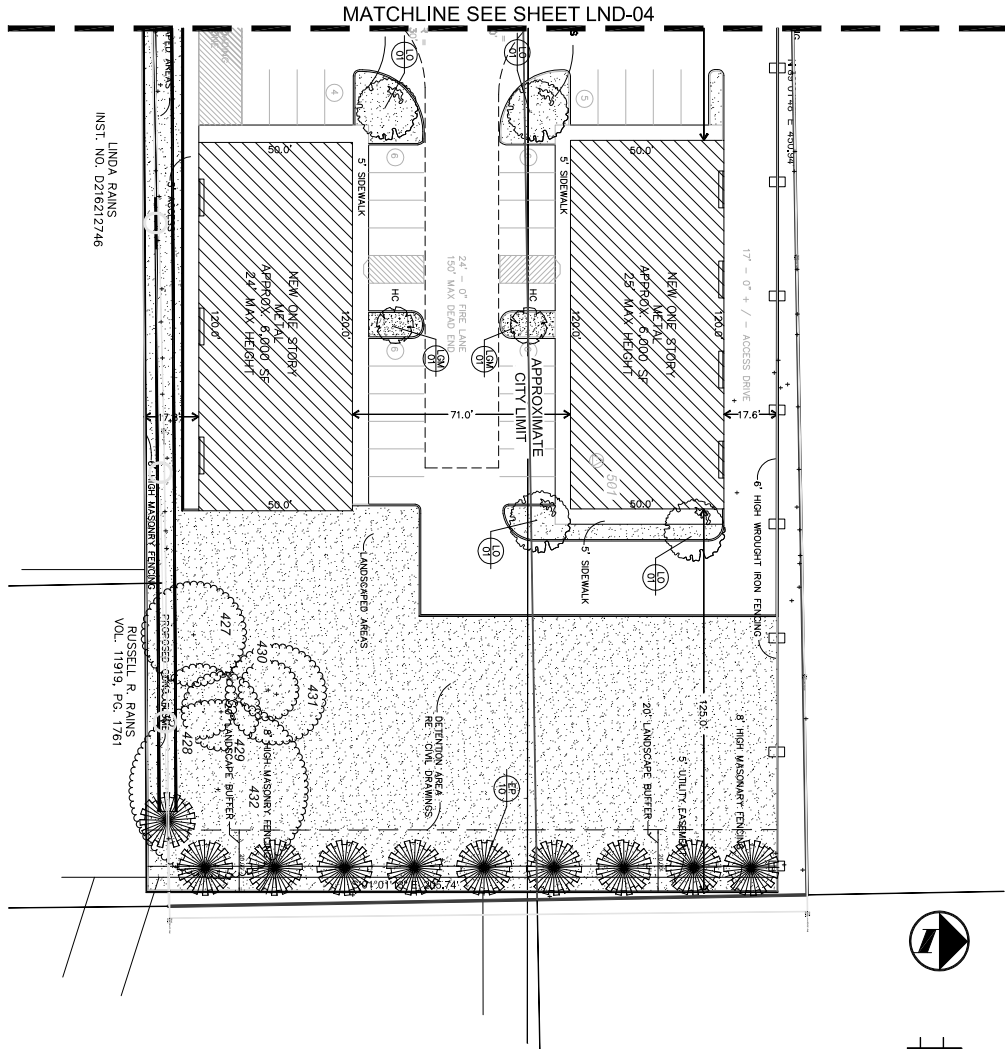
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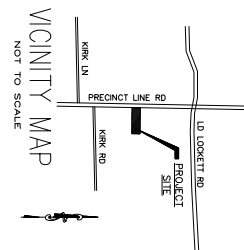
Landscape and Tree Preservation Plan

LANDSCAPE PLAN

SEQUENCE



1



PLANT LIST

CITY	KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
10	10	Quercus agrifolia	Live Oak	4\"/>



CONTACT NUMBERS:
ONCOR ELECTRIC CALL BEFORE YOU DIG- 800 344-4877
CABLE CALL BEFORE YOU DIG- 800-445-8005
AT 811: 1-800 344-4877

GENERAL NOTES:
1. SEE SHEETS LND-01 & LND-02 FOR FORESTRY PLANS.
2. SEE SHEET LND-03 FOR FORESTRY DETAILS.
3. SEE SHEET LND-06 LANDSCAPE DETAILS.

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07/28/2021

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
LANDSCAPE PLAN

COLLEYVILLE,

TEXAS



LANDSCAPE - IRRIGATION - WATER MANAGEMENT

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817 332-7913
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SHEET NO.
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PROJECT NAME:
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DATE: 07-28-21

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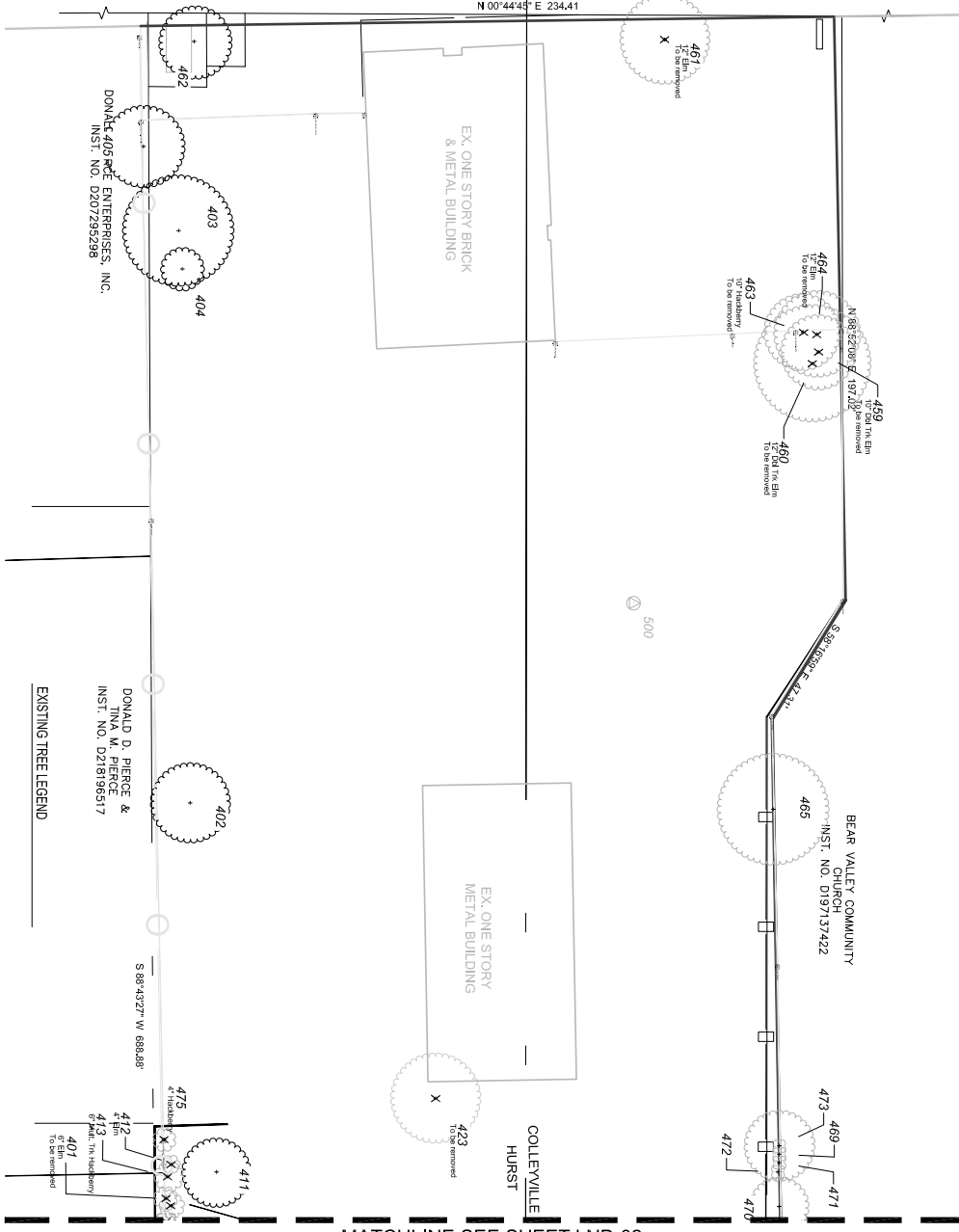
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Landscape and Tree Preservation Plan

PRECINCT LINE ROAD

VARIABLE WIDTH R.O.W.

N 00°44'45" E 234.41'



EXISTING TREE LEGEND

402 Hackberry
Denotes Existing tree to be removed (X), with tree number and Name)

Denotes Existing tree to remain.

GENERAL NOTES:
1. SEE SHEET LND-03 FOR FORESTRY DETAILS.
2. SEE SHEETS LND-04 & LND-05 FOR LANDSCAPE PLANS.
3. SEE SHEET LND-08 LANDSCAPE DETAILS.

FORESTRY PLAN

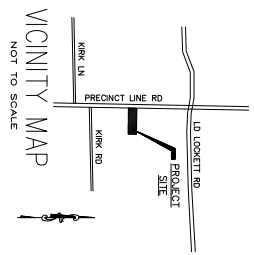
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CONTACT NUMBERS:
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OF SHEETS

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CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
FORESTRY PLAN
COLLEVILLE, TEXAS

DESIGN GROUP
LANDSCAPE • IRRIGATION DESIGN • WATER MANAGEMENT SERVICES

Landscape and Tree Preservation Plan

MATCHLINE SEE SHEET LND-01

FORESTRY PLAN

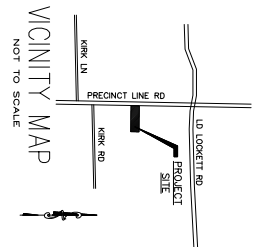
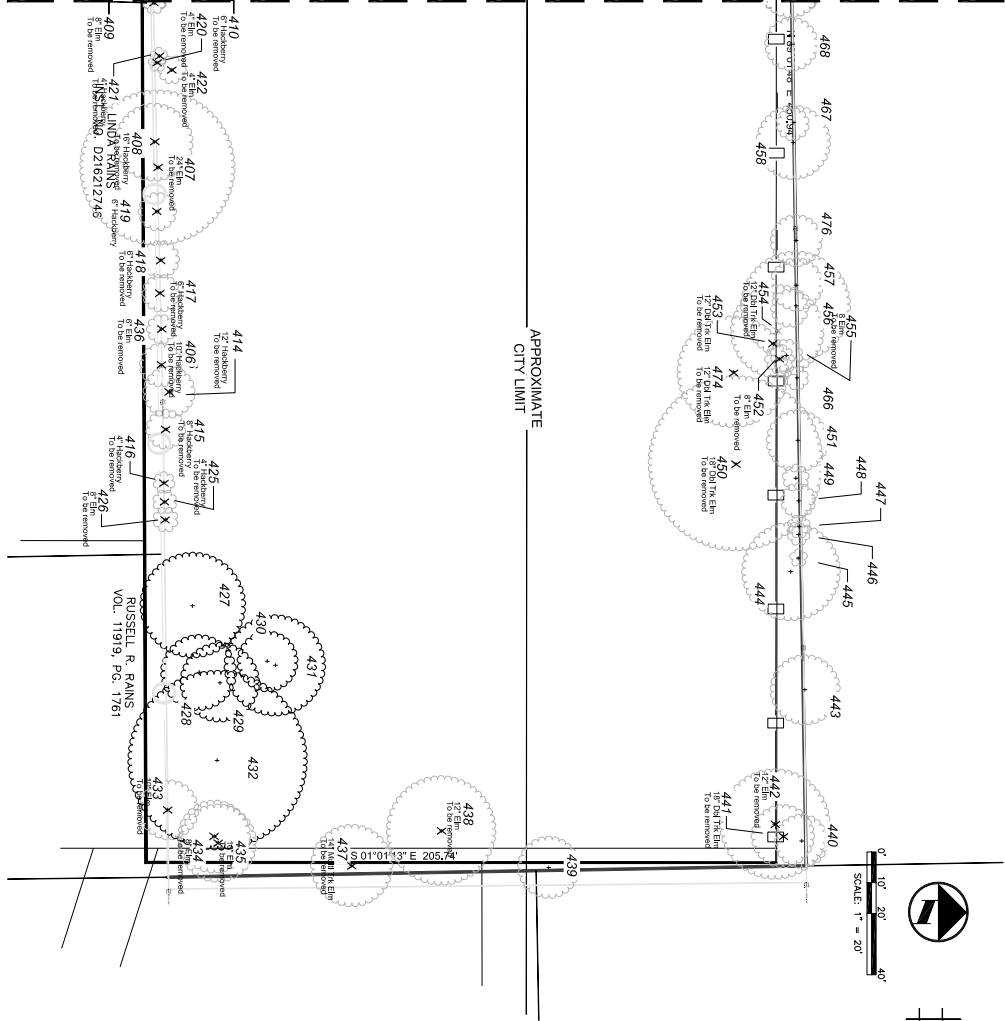
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CONTACT NUMBERS:
ONCOR ELECTRIC COMPANY: 800-344-6377
LONE STAR GAS: 1-800-668-8344
AT 811: 1-800-344-6377

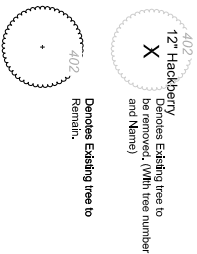


- GENERAL NOTES:**
1. SEE SHEET LND-03 FOR FORESTRY DETAILS.
 2. SEE SHEETS LND-04 & LND-05 FOR LANDSCAPE PLANS.
 3. SEE SHEET LND-06 LANDSCAPE DETAILS.



CITYLINE BUSINESS PARK FORESTRY CALCULATIONS

Net Urban Forestry Area			Calculation	Square Feet	Acres
A	Gross area of property		→	151,566.7	3.47
B	Building envelope area		→	30,578.2	0.70
C	Regulated utility easements and other deductible area		→	0.00	0.00
D	Net Urban Forestry Area		(A-B)	120,977.95	2.77
Required Tree Canopy Area					
Minimum Canopy Coverage Requirement:					
50% of protected tree canopy outside the commercial envelope					
E	Net residential Commercial area (50%)		(D x 50%)	60,388.47	1.39
F	Additional 5% preservation if required		(E x .05)	0.00	
G	Total required canopy coverage for site		(E + F)	60,388.47	1.39
Preservation/Retention of Existing Canopy					
H	Preserve a minimum of 50% existing tree canopy area of 50% Canopy		→	36,451.16	0.83
I	Preservation requirement (50%)		(H x .50)	13,225.8	0.30
J	Additional 5% of existing preservation		(I x .05)	0.00	0.00
K	Total existing canopy coverage of existing trees (Preservation)		(J + I)	3,677.30	0.08
L	Removal of trees 3" or less trees (10894/2153) = 388.64/2,367.5 = 0.8856 S/F		(K + L)	3,112.18	0.72
M	Total preservation requirement - 50% plus 5% Heritage canopy area removal		→	7,955.35	0.18
N	Area of existing canopy preserved		(M + N)	29,076.9	0.67
New Tree Planting					
P	Total required canopy coverage for site		(G)	60,388.47	1.39
Q	Large canopy trees @ 2000 S/F per tree		(Q x 2000)	60,000.00	1.38
R	Medium canopy trees @ 1000 S/F per tree		(R x 1000)	10,000.00	0.23
S	Small canopy trees @ 500 S/F per tree		(S x 500)	70,000.00	1.61
T	Total New Planting Canopy Area		(Q + R + S)	70,000.00	1.61
Fulfillment of Requirements					
W	Total required canopy coverage for site		(G)	60,388.47	1.39
X	Total canopy coverage provided for site		(T + W)	70,000.00	1.54
Y	Gross deficit in total canopy		(X - Y)	9,611.53	0.22



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**CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
FORESTRY PLAN**

COLLEEVILLE, TEXAS

LT DESIGN GROUP
LANDSCAPE - IRRIGATION - WATER MANAGEMENT
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FORT WORTH, TX 76132
817.332-7913
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**SHEET NO.
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**DATE: 01/29/21
BY: MHS
PROJECT NO.: 1240**

NO.	REVISIONS	DATE

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SCALE: N.T.S.

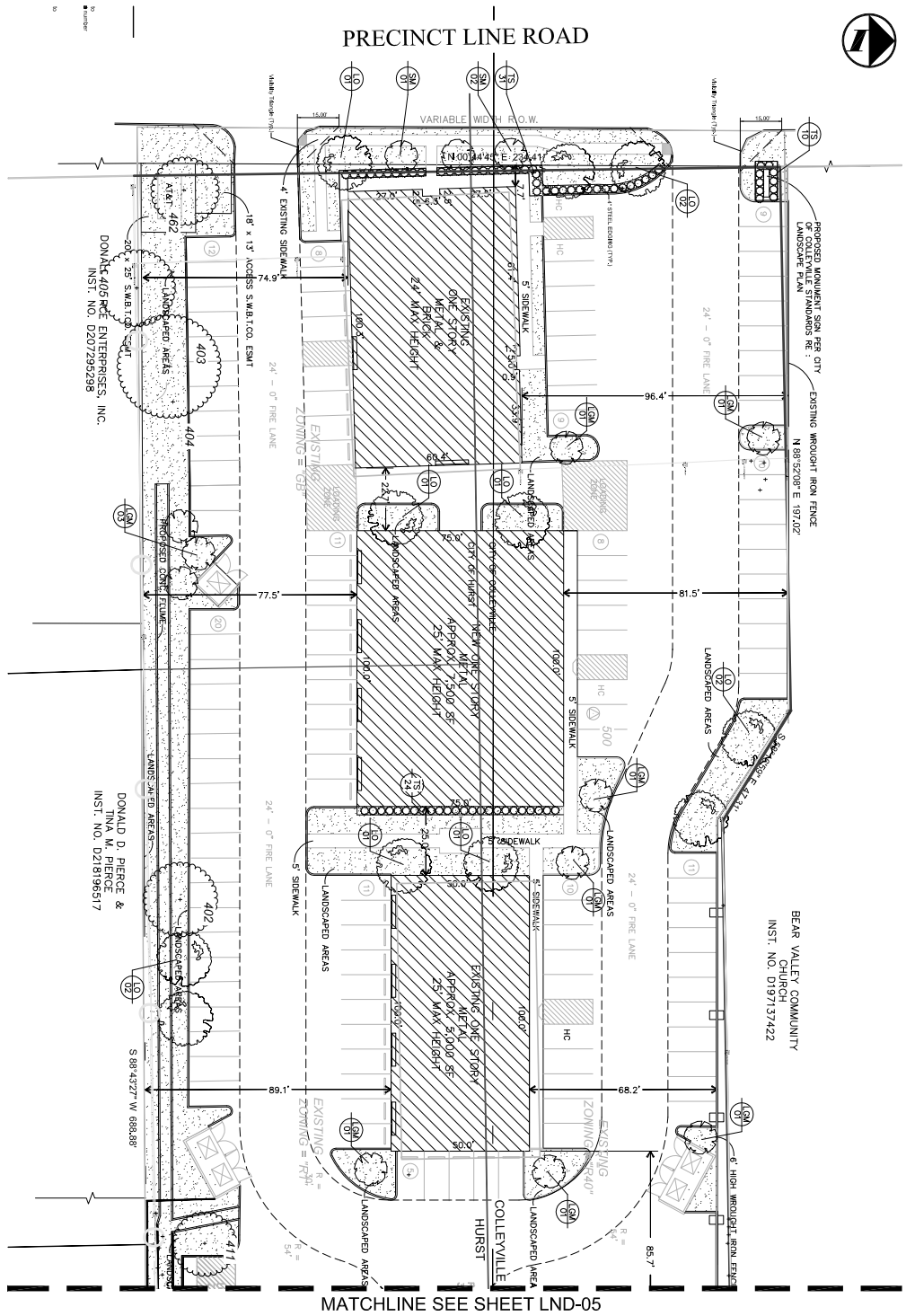
LANDSCAPE PLAN



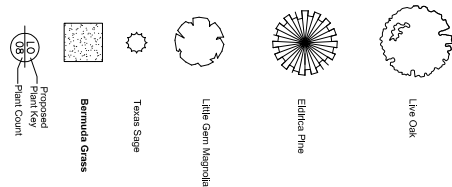
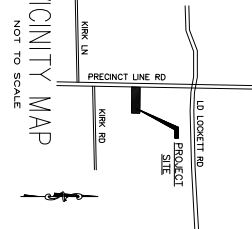
WARNING: CONTRACTOR TO LOCATE ALL UTILITIES INCLUDING GAS, ELECTRIC, CABLE, ETC. IN PROJECT AREA 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

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LONE STAR GAS : 1-800 669-8344
AT & T: 1-800 344-8377

GENERAL NOTES:
1. SEE SHEETS LND-01 & LND-02 FOR FORESTRY PLANS.
2. SEE SHEET LND-03 FOR FORESTRY DETAILS.
3. SEE SHEET LND-06 LANDSCAPE DETAILS.



MATCHLINE SEE SHEET LND-05

VICINITY MAP
NOT TO SCALE

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CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
LANDSCAPE PLAN

COLLEYVILLE,

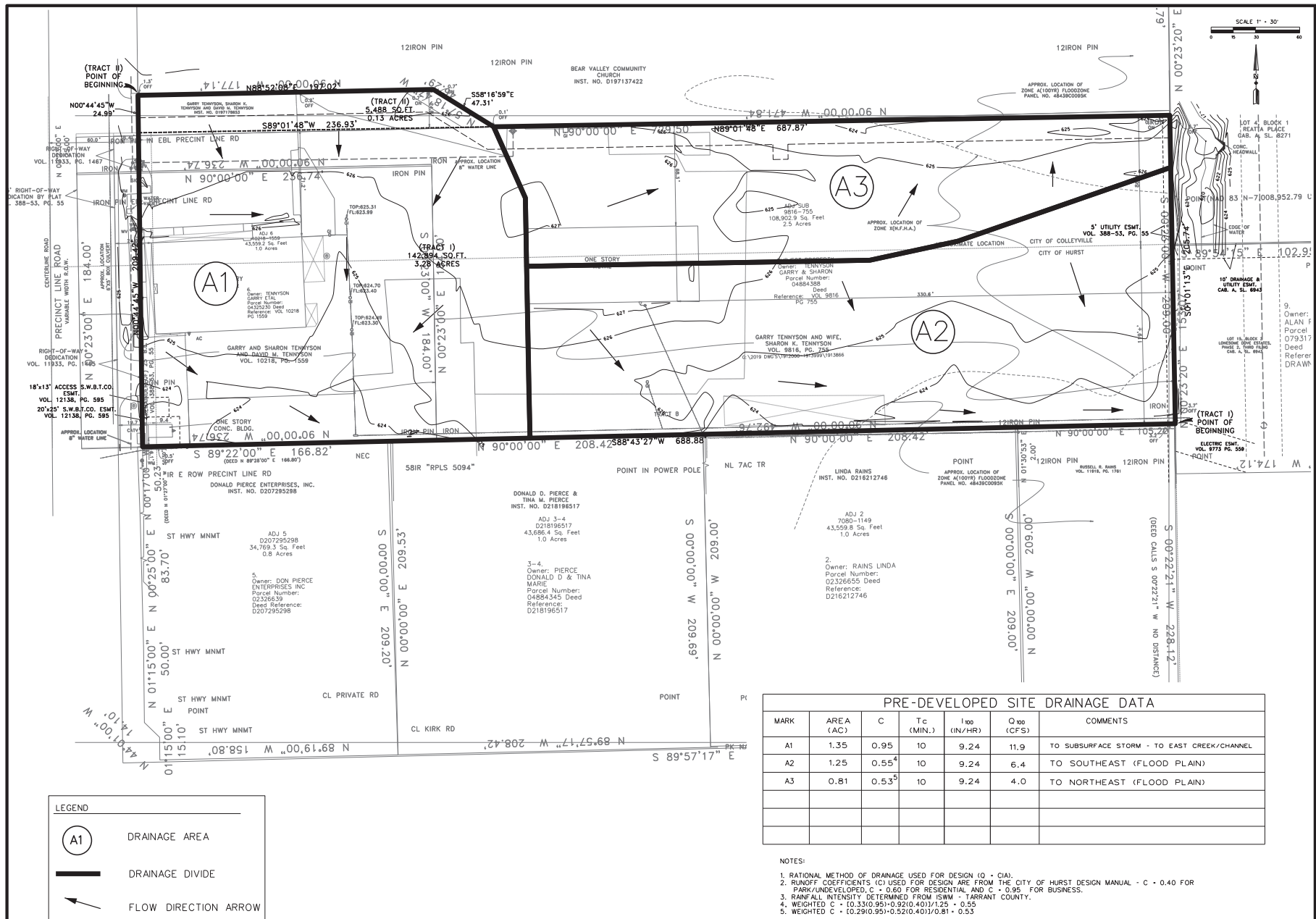
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Drainage Plan



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CIVIL & ENVIRONMENTAL ENGINEERS • PLANNERS • CONSTRUCTION MANAGERS
2040 MIDWAY DRIVE, SUITE 1000 • NORTH RICHMOND, VIRGINIA 23131 • 703.291.2000

7720 PRECINCT LINE ROAD
CITY OF COLLEYVILLE, TEXAS
PRE-DEVELOPED DRAINAGE AREA MAP

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PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384

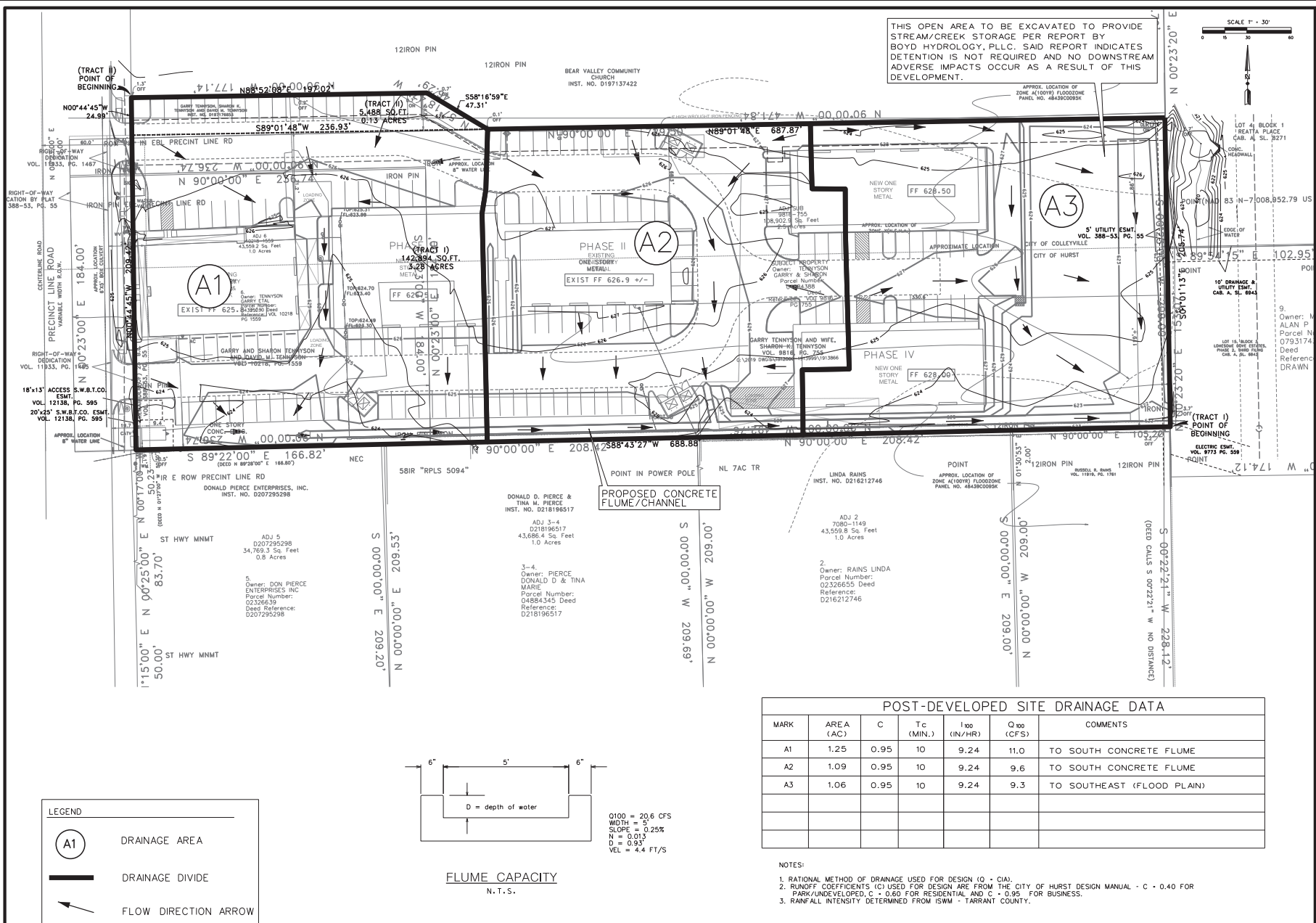
PE NO. DATE

NO.	REVISION	BY	DATE	JOB
				351-002
				DATE
				DESIGNED
				J. B. E.
				COLUMN
				J. B. E.
				CHECKED
				K. M. H.

SHEET

C1.01

Drainage Plan



**HAMILTON
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CIVIL & ENVIRONMENTAL ENGINEERS • PLANNERS • CONSTRUCTION MANAGERS

POST-DEVELOPED DRAINAGE AREA MAP

7720 PRECINCT LINE ROAD

CITY OF COLLEYVILLE, TEXAS

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NO.	REVISION	BY	DATE	JOB	351-002
				DATE	1/6/2021
				DESIGNED	J.B.E.
				DRAWN	J.B.E.
				CHECKED	K.M.H.

C1.02

Drainage Study

Floodplain Information Study
Study for Little Bear Zone A Trib

At
South of L.D. Lockett Road
East of Precinct Line Road
City of Colleyville, Texas

For
7720 Precinct Line Road

For
Hamilton Duffy, P.C.
8241 Mid-Cities Blvd., Ste. 100
North Richland Hills, TX 76182



BH Job # BH377
January 2021
Boyd Hydrology PLLC
Firm #F-12332

Drainage Study

Table of Contents

MEADOW CREEK FLOOD STUDY
7720 PRECINCT LINE ROAD
COLLEYVILLE, TEXAS

Report Date 1-08-2021
BH#377

Section

I. INTRODUCTION

II. METHODOLOGY

III. SUMMARY

IV. EXHIBITS

1. Project Location Map
2. Drainage Area Map
3. Pre-Project Floodplain Work Map
4. Post-Project Floodplain Work Map
- 4B. Post-Project Map- Detail View

VI. COMPUTER RUNS

1. HEC-1 100-Year Watershed Hydrology
2. HEC-RAS Pre-Project Model
3. HEC-RAS Post-Project Model

VII. ATTACHMENTS

1. Copy of Effective FEMA FIRM 48439C0095K
2. Copy of TR55 Time of Concentration Work Sheets
3. Copy of NRCS Web Soil Survey
4. Electronic Copy of Study H&H Files

Drainage Study

I. INTRODUCTION

This engineering report is prepared to provide floodplain information and analysis as design parameters for a commercial development located at 7720 Precinct Line Road in the City of Colleyville, Tarrant County, Texas. This property is located east of Precinct Line Road, about 1200-feet south of L.D. Lockett Road. This 3.4 acre tract has a Little Bear Creek Zone A tributary (Meadow Creek) flowing north to south along its easterly property boundary. This is shown on **Exhibits 3&4**, pre- and post- project floodplain map.

The Tarrant County Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 48439C0095K effective September 25, 2009 (**Attachment 1**) shows that there is Zone A that is adjacent to the eastern edge of the proposed development.

Based on this detailed flood study for this reach of Little Bear Tributary A- Meadow Creek, there is some grading within the floodplain area for both fill of the building pad areas and excavation on the creek side to ensure a “no-rise” condition for the base flood elevation and to ensure that the development areas are removed from flooding potential. Exhibit 3 floodplain work map shows the pre-project floodplain and Exhibit 4 floodplain work map shows the proposed finish grading.

II. METHODOLOGY

This project reach of Little Bear Creek Tributary- Meadow Creek is mapped on the effective FEMA FIRM as a detailed studied Zone A designation. To obtain the 100-year discharges a hydrology model was developed with the upstream contributing watershed boundary limits as shown on **Exhibit 2**. This drainage area map has 2 sub-areas to calculate the combined flows at two stream reaches. To determine the design 100-year discharge for this Zone A Tributary, the HEC-1 computer model was used (computer run 1). The following Table 1 shows the CN determination and Table 2 shows input and output from the HEC-1 watershed model.

Drainage Study

TABLE 1- CN DETERMINATION FOR MEADOW CREEK WATERSHED

Land Use/	Commercial / Soils			Residential/ Solis			Area(Ac)	CN
DA #	B (92)	C (94)	D (95)	B (75)	C (83)	D (87)		
1 (Ac)	55.7	50.9	110.3	70.1	18.7	52.5	358.2	88.7
2 (Ac)	3.2	10.5		9.4	6.4	18.2	47.7	86.0
Total (Ac)	58.9	61.4	110.3	79.5	25.1	70.7	405.9	

TABLE 2- HYDROLOGY SUMMARY FOR MEADOW CREEK WATERSHED

DA No	Area (acre)	CN	TC(min)	Q100(cfs)	Q Combined
1	358.2	88.7	51.1	1573	
2	47.7	86.0	27.3	266	1766
Total	405.9				1766

Included in this report is the hydraulic modeling of the Meadow Creek tributary within the project reach using the HEC-RAS computer program. Pre-project geometry input used field surveyed 1-foot contours and that are supplemented with TNRIS lidar topography along the study reach. The “n” values were selected from field observation and from aerial photography. Floodplain Work Map **Exhibit 3** (pre-project) and **Exhibit 4** (post-project) show the cross section locations and the plotted 100-year floodplain for pre-and post-project conditions.

Following is a summary tabulation of the HEC-RAS output.

Drainage Study

TABLE 3- SUMMARY OUTPUT FOR MEADOW CREEK 100-YEAR

XSECTN	Q100 (cfs)	Existing Pre-Project (Plan 05)		Post-Project (Plan 04)		Diff (ft)
		CWSEL	Vch	CWSEL	Vch	
2146	1766	621.90	4.11	621.90	4.11	0.00
2239	1766	622.15	4.27	622.15	4.27	0.00
2295	1766	622.30	4.78	622.30	4.78	0.00
2322	CULVERT CROSSING					
2348	1766	623.86	2.62	623.86	2.62	0.00
2406	1766	623.91	2.32	623.91	2.32	0.00
2459	1766	623.94	2.75	623.94	2.75	0.00
2519	1766	623.77	6.73	623.77	6.68	0.00
	DOWNSTREAM LIMITS OF PROJECT					
2599	1766	624.47	7.49	624.47	7.36	0.00
2643	1766	625.62	7.19	624.90	8.36	-0.72
2707	1766	626.41	3.78	625.80	5.91	-0.61
	UPSTREAM LIMITS OF PROJECT					
2800	1766	626.62	4.12	626.39	5.73	-0.23
2875	1766	626.85	2.69	626.82	2.78	-0.07
2955	1766	626.96	3.48	626.95	3.53	-0.01
3064	1766	627.21	4.05	527.21	4.07	0.00

Exhibit 4, Floodplain Work Map shows that the 100-year floodplain for Zone A Tributary within the project reach that reflects these post-project computer water surface elevations.

Drainage Study

III. SUMMARY

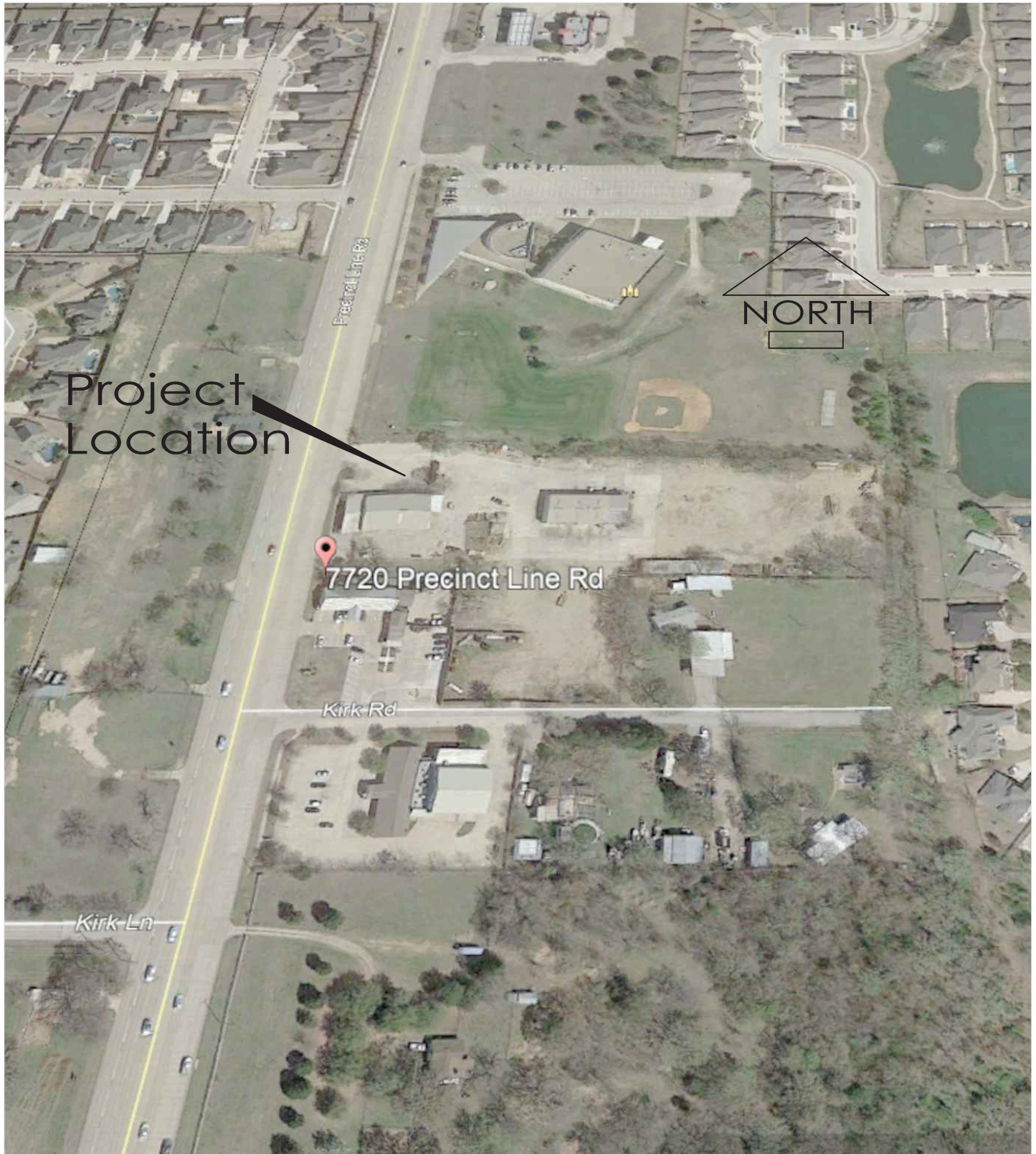
This flood study has defined the 100-year pre- and post- Meadow Creek floodplain for the proposed commercial project at 7720 Precinct Line Road. The report has shown the proposed grading within the flood fringe area so that a “No-Impact” condition is maintained in the creek and overbanks in the surrounding vicinity. Supporting maps and computer runs are included as paper and digital format to support this conclusion.

Drainage Study

1. Project Location Map
2. Drainage Area Map
3. Pre-Project Floodplain Work Map
4. Post-Project Floodplain Work Map
- 4B. Post-Project Map- Detail View

IV. EXHIBITS

Drainage Study



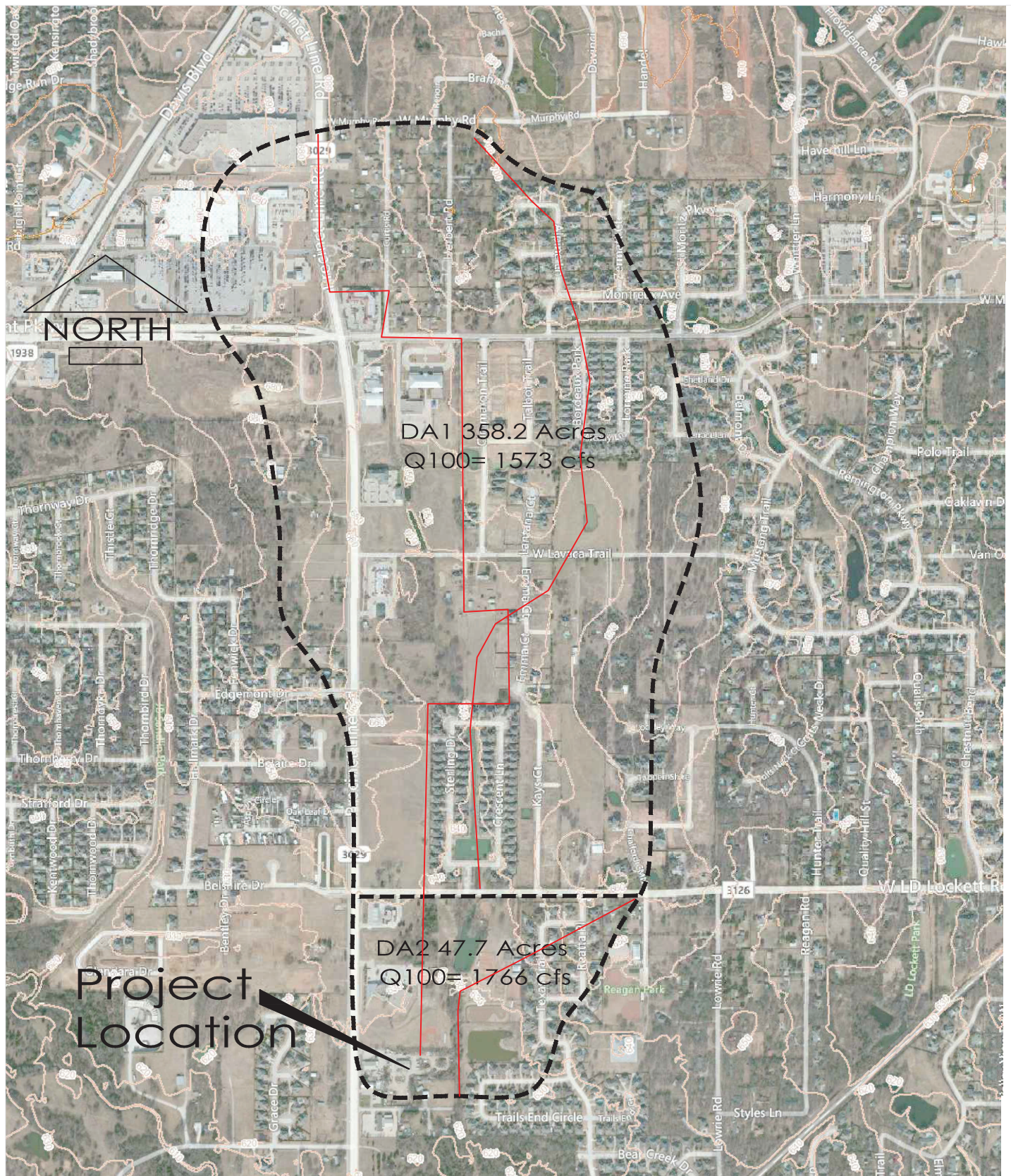
BOYD HYDROLOGY, PLLC

WATER RESOURCE ENGINEERING
601 OAK STREET, P.O. BOX 117
PALO PINTO, TEXAS 76484
214 679-4642 940 659-2929 FAX
Firm Reg. # 12332

Exhibit 1 – Location Map

Scale 1" = 300'
7720 Precinct Line Road Commercial
Floodplain Study for Little Bear Tributary
City of Colleyville, Tarrant County, Texas
Job # BH377

Drainage Study



BOYD HYDROLOGY, PLLC
 WATER RESOURCE ENGINEERING
 601 OAK STREET, P.O. BOX 117
 PALO PINTO, TEXAS 76484
 214 679-4642 940 659-2929 FAX
 Firm Reg. # 12332

Exhibit 2 – Drainage Area Map
 Scale 1" = 1000'
 7720 Precinct Line Road Commercial
 Floodplain Study for Little Bear Tributary
 City of Colleyville, Tarrant County, Texas
 Job # BH377

The map displays a floodplain area with various land parcels and cross-section lines. Key features include:

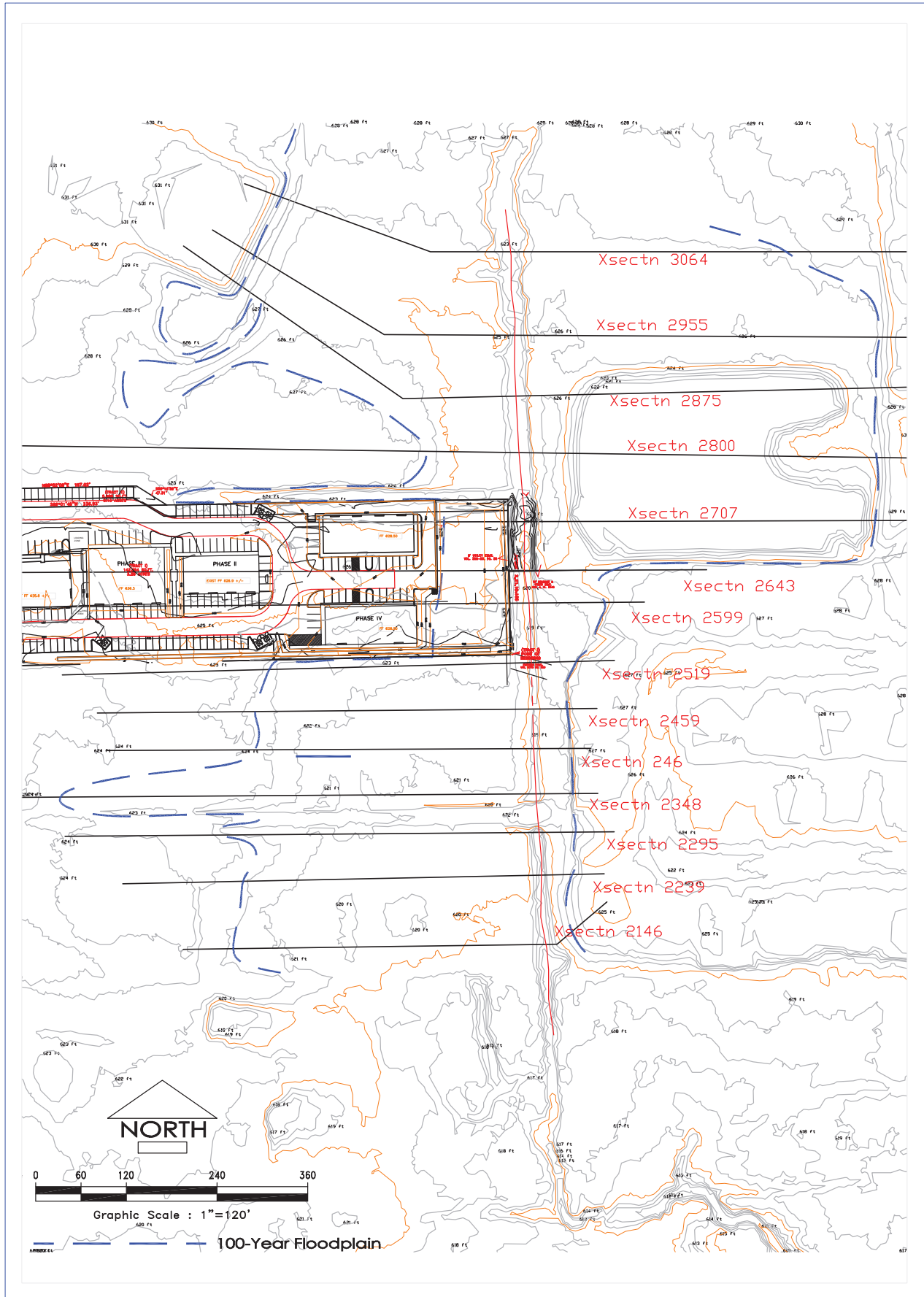
- Parcel Labels:**
 - ADJ 7: 0187137482, 438,916.7 Sq. Feet, 10.1 Acres. Owner: [Redacted]. Deed Reference: 0187137482. NO INFORMATION AVAILABLE.
 - ADJ 3-4: 022186817, 10,820.9 Sq. Feet, 2.4 Acres. Owner: PIERCE, CONNOR D & TRINA MAHE. Deed Reference: 022186817.
 - ADJ 2: 7000-1149, 43,000.0 Sq. Feet, 1.0 Acres. Owner: RANGS LINDA. Deed Reference: 02206855.
 - ADJ 1: 11919-1761, 67,393.7 Sq. Feet, 1.5 Acres. Owner: RANGS RUSSELL R. Deed Reference: VOL 11919 PG 1761.
- Cross-Section Lines:** Labeled in red on the right side of the map: Xsectn 3064, Xsectn 2955, Xsectn 2875, Xsectn 2800, Xsectn 2707, Xsectn 2643, Xsectn 2599, Xsectn 2519, Xsectn 2459, Xsectn 246, Xsectn 2348, Xsectn 2295, Xsectn 2239, Xsectn 2146.
- Map Features:**
 - Contour lines indicating elevation.
 - Property boundaries and easements.
 - North arrow pointing upwards.
 - Graphic scale: 1" = 120'. Scale bar from 0 to 360 feet.
 - 100-Year Floodplain boundary indicated by a thick blue line.

1 OF 1

7720 Precinct Line Road Commercial
Floodplain Study for Little Bear Zone A Tributary
City of Colleyville, Tarrant County, Texas
Job # BH377

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WATER RESOURCE ENGINEERING
601 OAK STREET, P.O. BOX 117
PALO PINTO, TEXAS 76484
214 679-4642 940 659-2929 FAX
Firm Reg. # 12332

Drainage Study



REVISION NO.

SHEET NO.

1 OF 1

Exhibit 4 - Post-Project Floodplain

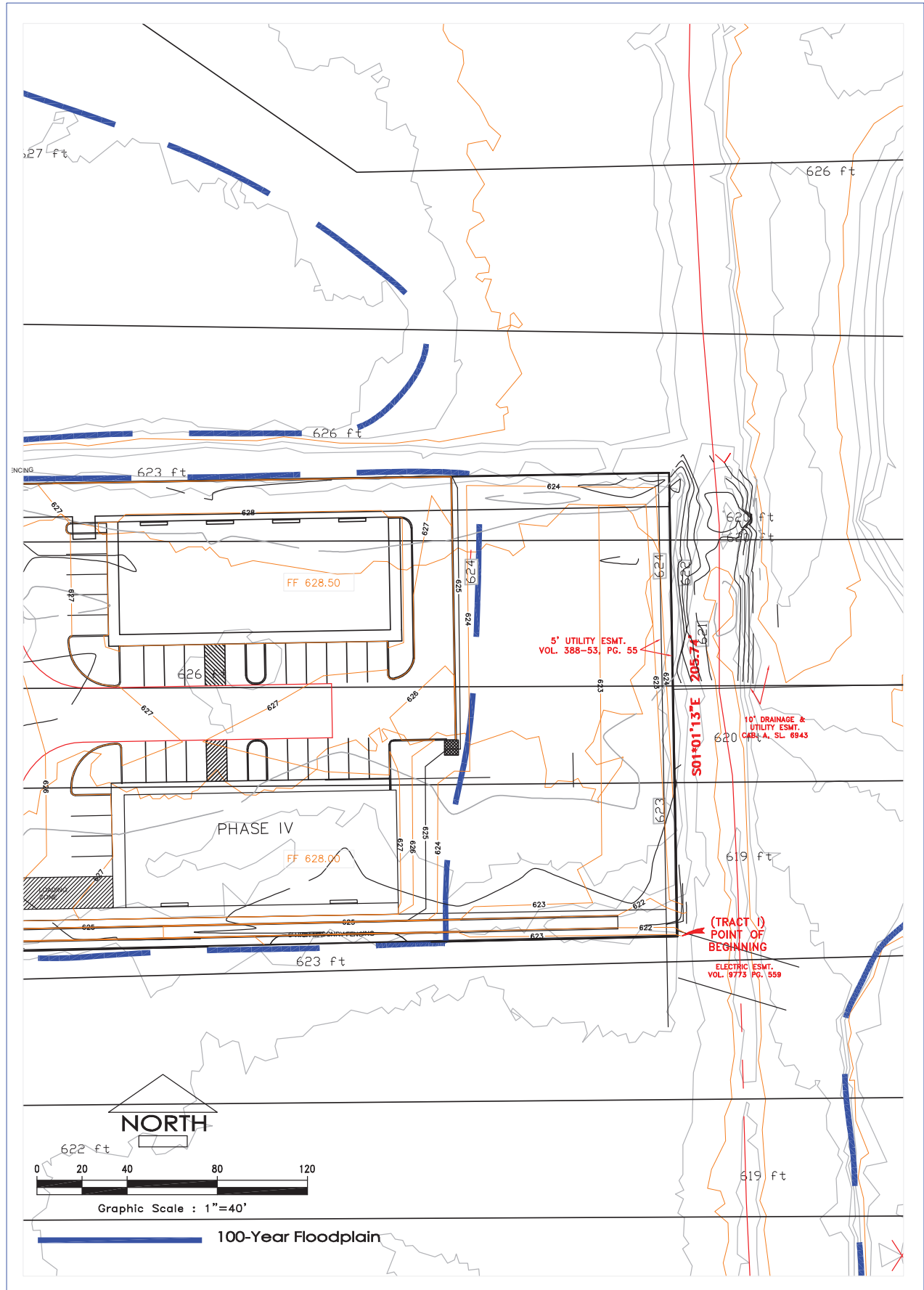
Scale 1" = 120'

7720 Precinct Line Road Commercial
Floodplain Study for Little Bear Zone A Tributary
City of Colleyville, Tarrant County, Texas
Job # BH377

BOYD HYDROLOGY, PLLC

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601 OAK STREET, P.O. BOX 117
PALO PINTO, TEXAS 76484
214 679-4642 940 659-2929 FAX
Firm Reg. # 12332

Drainage Study



REVISION NO.

SHEET NO.

1 OF 1

Exhibit 4B - Post-Project Floodplain

Scale 1" = 40'

7720 Precinct Line Road Commercial
Floodplain Study for Little Bear Zone A Tributary
City of Colleyville, Tarrant County, Texas
Job # BH377

BOYD HYDROLOGY, PLLC

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601 OAK STREET, P.O. BOX 117
PALO PINTO, TEXAS 76484
214 679-4642 940 659-2929 FAX
Firm Reg. # 12332

Drainage Study

1. HEC-1 100-Year Watershed Hydrology
2. HEC-RAS Pre-Project Model (plan .p05)
3. HEC-RAS Post-Project Model (plan .p04)

VI. COMPUTER RUNS

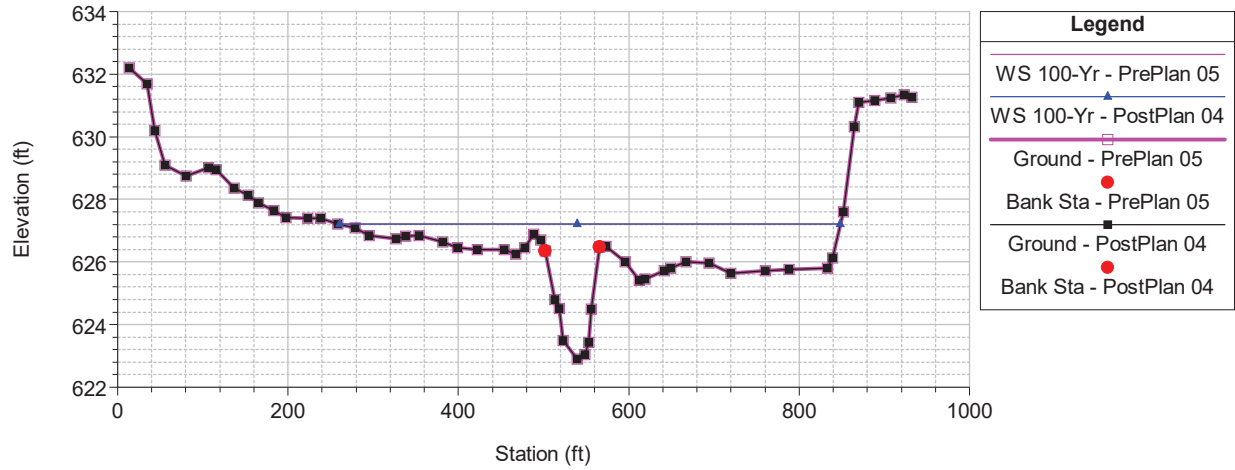
Drainage Study

HEC-RAS River: River 1 Reach: Reach 1 Profile: 100-Yr

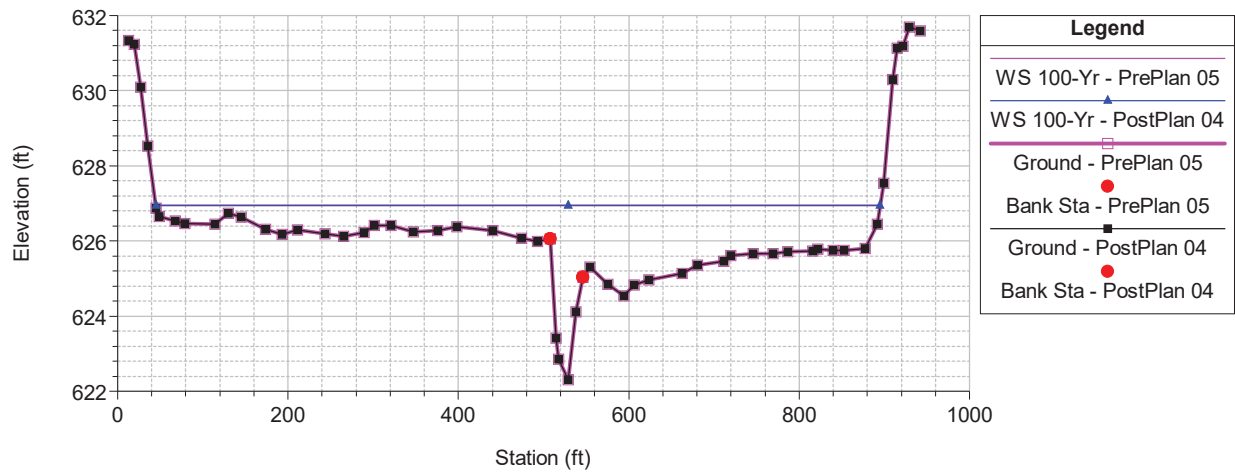
Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	2146	100-Yr	PostPlan 04	1766.00	615.78	621.90	621.15	622.02	0.002502	4.11	751.61	450.23	0.36
Reach 1	2146	100-Yr	PrePlan 05	1766.00	615.78	621.90	621.15	622.02	0.002502	4.11	751.61	450.23	0.36
Reach 1	2239	100-Yr	PostPlan 04	1766.00	616.05	622.15		622.28	0.003067	4.27	703.96	431.07	0.39
Reach 1	2239	100-Yr	PrePlan 05	1766.00	616.05	622.15		622.28	0.003067	4.27	703.96	431.07	0.39
Reach 1	2295	100-Yr	PostPlan 04	1766.00	616.38	622.30		622.50	0.004017	4.78	628.66	427.22	0.45
Reach 1	2295	100-Yr	PrePlan 05	1766.00	616.38	622.30		622.50	0.004017	4.78	628.66	427.22	0.45
Reach 1	2322		Culvert										
Reach 1	2348	100-Yr	PostPlan 04	1766.00	617.35	623.86	622.09	623.90	0.000962	2.62	1221.91	705.18	0.23
Reach 1	2348	100-Yr	PrePlan 05	1766.00	617.35	623.86	622.09	623.90	0.000962	2.62	1221.91	705.18	0.23
Reach 1	2406	100-Yr	PostPlan 04	1766.00	617.36	623.91		623.95	0.000724	2.32	1188.26	640.20	0.20
Reach 1	2406	100-Yr	PrePlan 05	1766.00	617.36	623.91		623.95	0.000724	2.32	1188.26	640.20	0.20
Reach 1	2459	100-Yr	PostPlan 04	1766.00	617.73	623.94		624.01	0.001274	2.75	933.61	516.34	0.25
Reach 1	2459	100-Yr	PrePlan 05	1766.00	617.73	623.94		624.01	0.001274	2.75	933.61	516.34	0.25
Reach 1	2519	100-Yr	PostPlan 04	1766.00	618.12	623.77		624.31	0.008425	6.68	332.37	460.13	0.65
Reach 1	2519	100-Yr	PrePlan 05	1766.00	618.12	623.77		624.31	0.008577	6.73	329.13	459.61	0.65
Reach 1	2599	100-Yr	PostPlan 04	1766.00	619.03	624.47	624.38	625.13	0.011700	7.36	321.18	209.34	0.75
Reach 1	2599	100-Yr	PrePlan 05	1766.00	619.03	624.47	624.37	625.17	0.012272	7.49	299.69	207.41	0.76
Reach 1	2643	100-Yr	PostPlan 04	1766.00	619.31	624.90	624.90	625.73	0.010544	8.36	299.03	174.43	0.74
Reach 1	2643	100-Yr	PrePlan 05	1766.00	619.31	625.62	625.62	626.27	0.008250	7.19	364.90	632.29	0.65
Reach 1	2707	100-Yr	PostPlan 04	1766.00	619.78	625.80	624.90	626.21	0.004724	5.91	380.50	545.85	0.50
Reach 1	2707	100-Yr	PrePlan 05	1766.00	619.78	626.41	625.50	626.56	0.002169	3.78	670.17	1201.31	0.33
Reach 1	2800	100-Yr	PostPlan 04	1766.00	621.22	626.39	626.39	626.70	0.005396	5.73	468.24	592.47	0.53
Reach 1	2800	100-Yr	PrePlan 05	1766.00	621.22	626.62		626.78	0.002579	4.12	606.36	600.45	0.37
Reach 1	2875	100-Yr	PostPlan 04	1766.00	621.83	626.82	626.36	626.90	0.001218	2.78	957.99	879.85	0.25
Reach 1	2875	100-Yr	PrePlan 05	1766.00	621.83	626.85	626.36	626.92	0.001136	2.69	979.11	880.35	0.24
Reach 1	2955	100-Yr	PostPlan 04	1766.00	622.31	626.95		627.03	0.002349	3.53	946.55	850.32	0.34
Reach 1	2955	100-Yr	PrePlan 05	1766.00	622.31	626.96		627.04	0.002259	3.48	960.41	850.53	0.33
Reach 1	3064	100-Yr	PostPlan 04	1766.00	622.89	627.21		627.36	0.003469	4.07	708.28	587.91	0.41
Reach 1	3064	100-Yr	PrePlan 05	1766.00	622.89	627.21		627.36	0.003419	4.05	712.41	589.05	0.41

Drainage Study

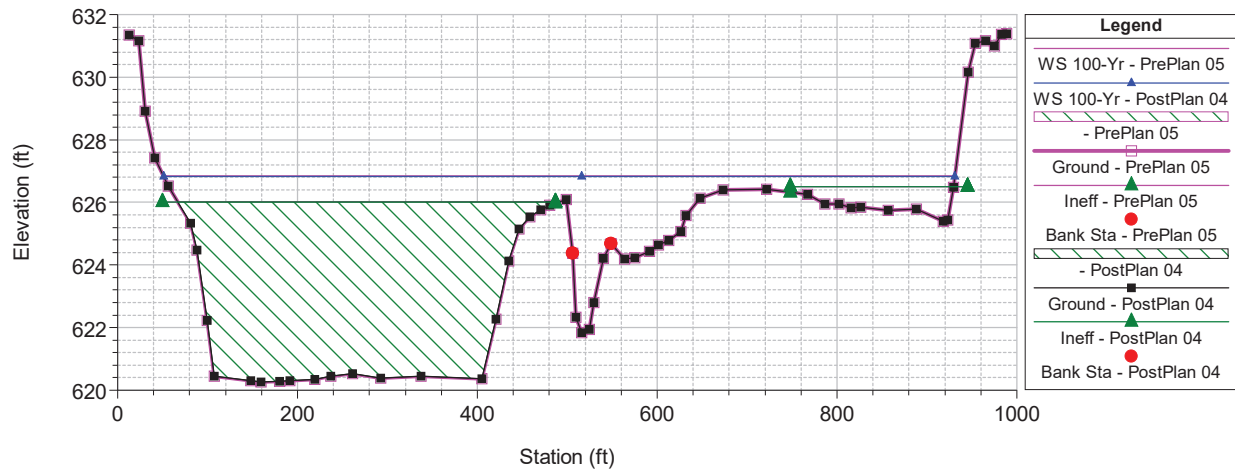
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Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
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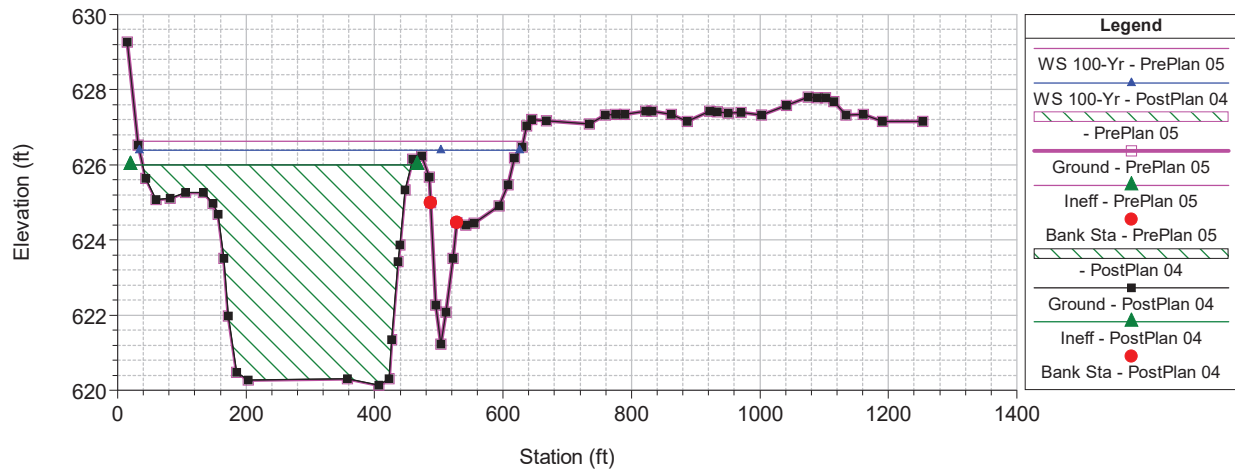


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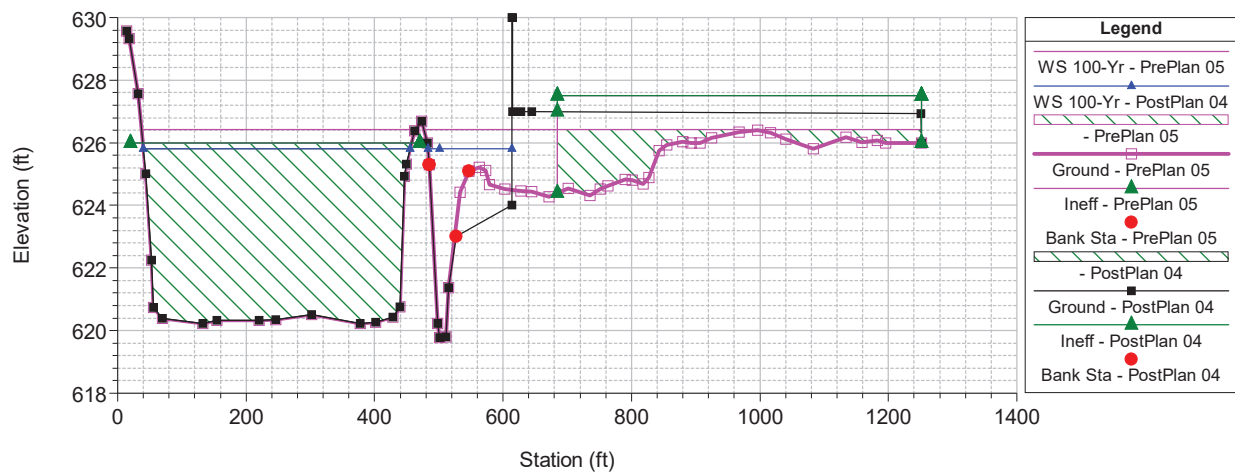


Drainage Study

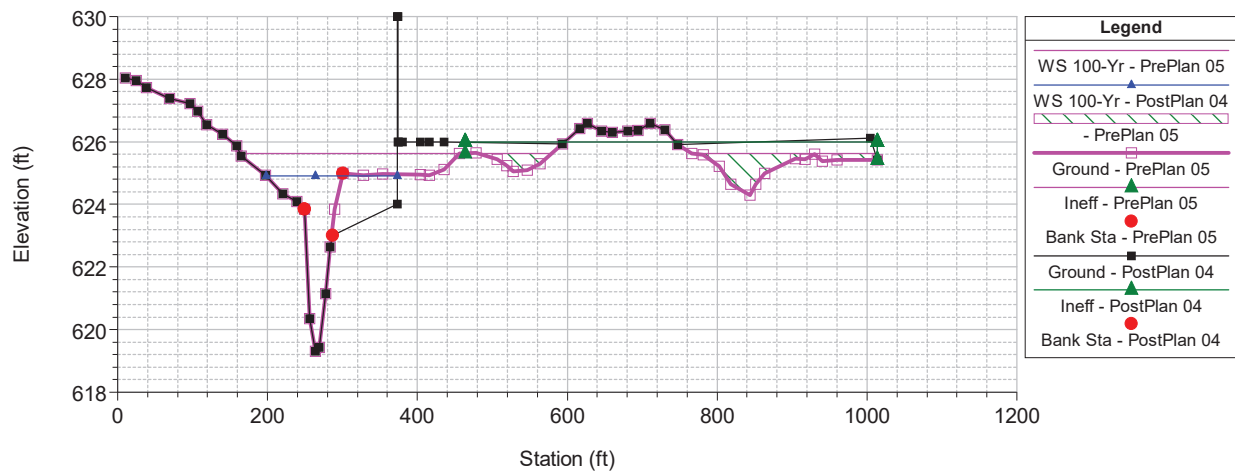
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Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
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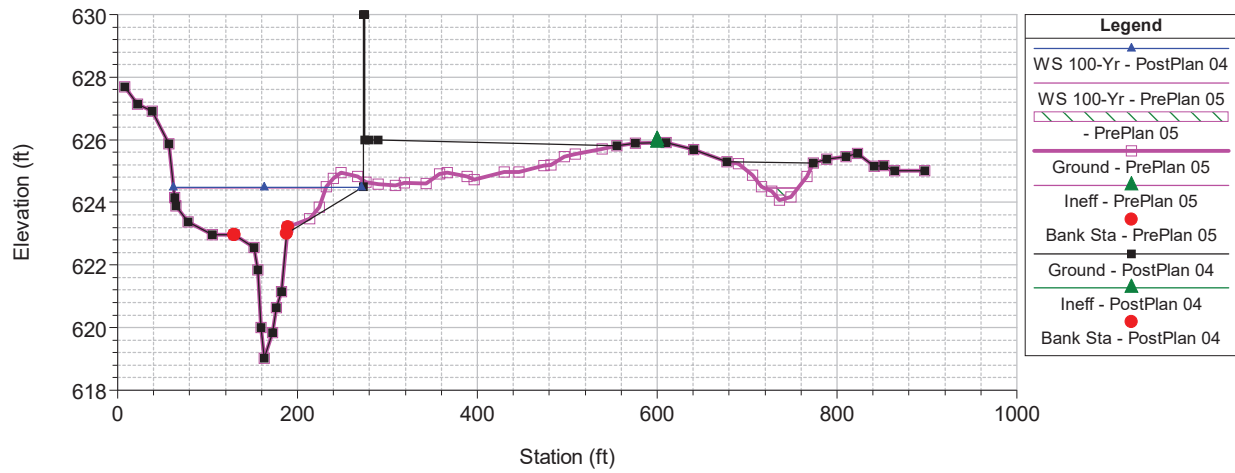


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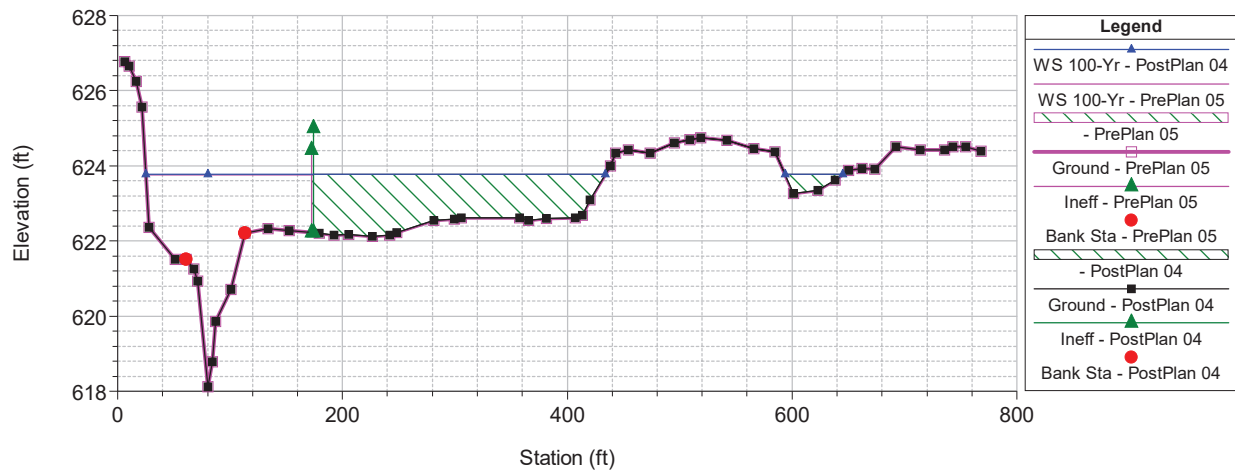


Drainage Study

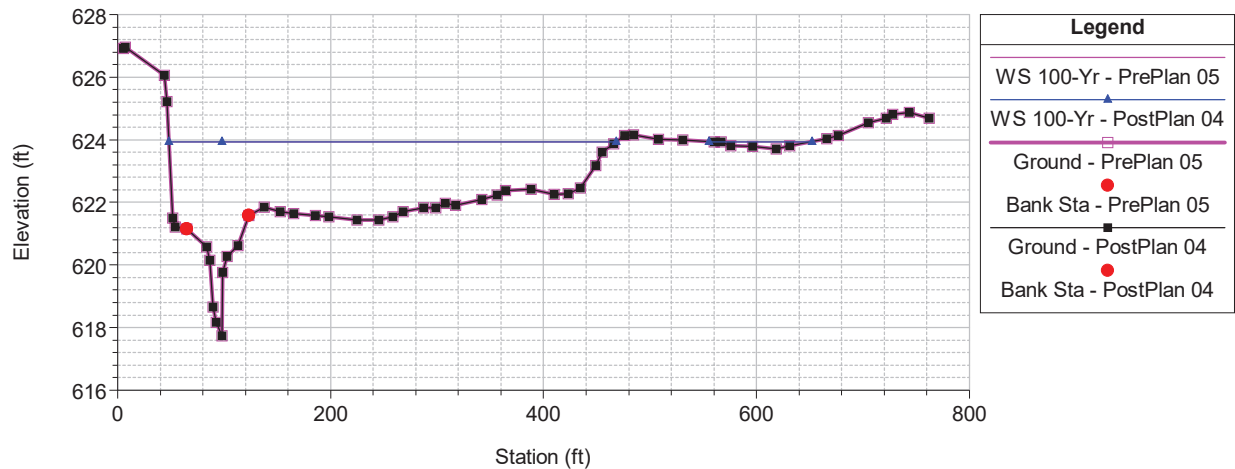
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Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2519 Lidar Sectn 7

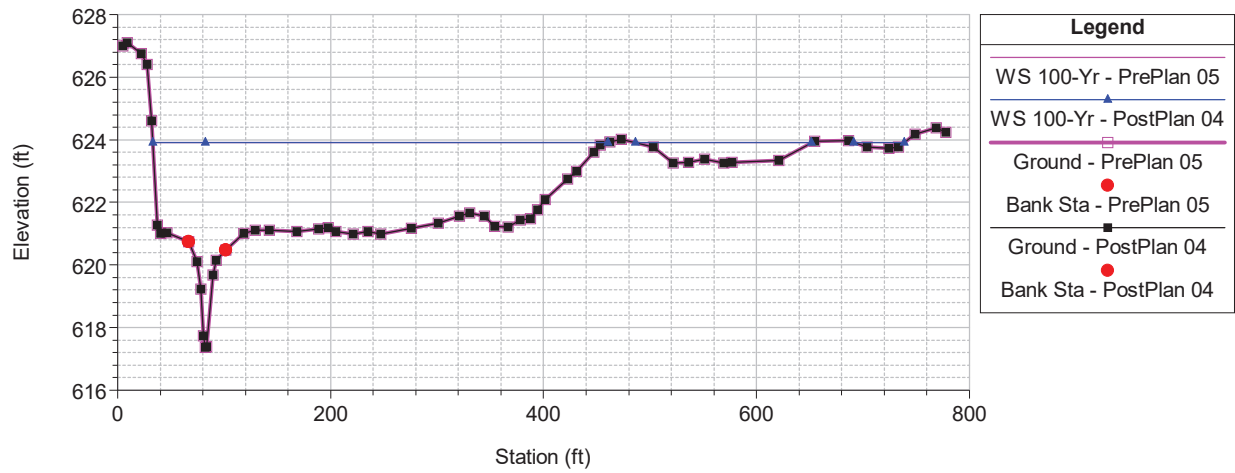


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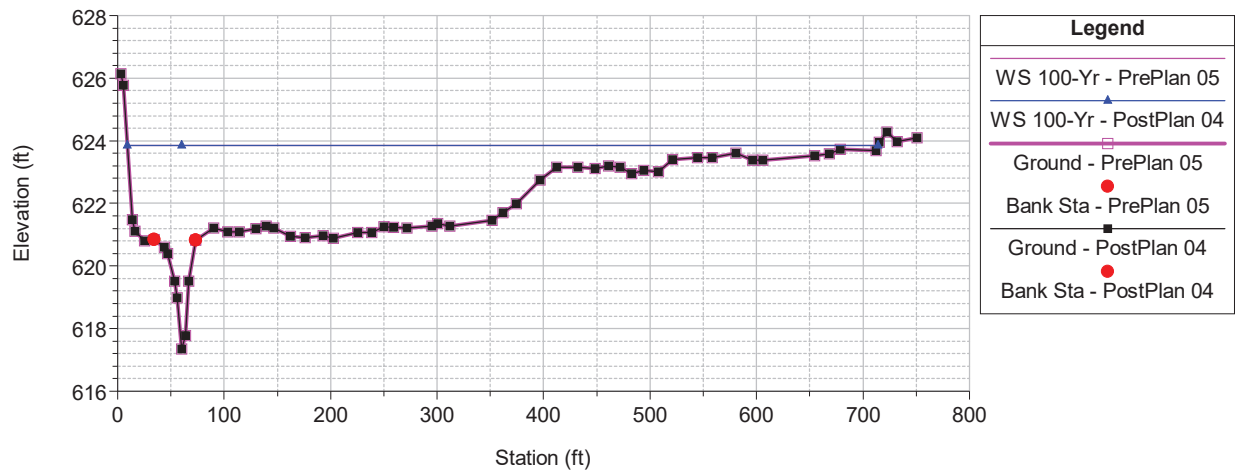


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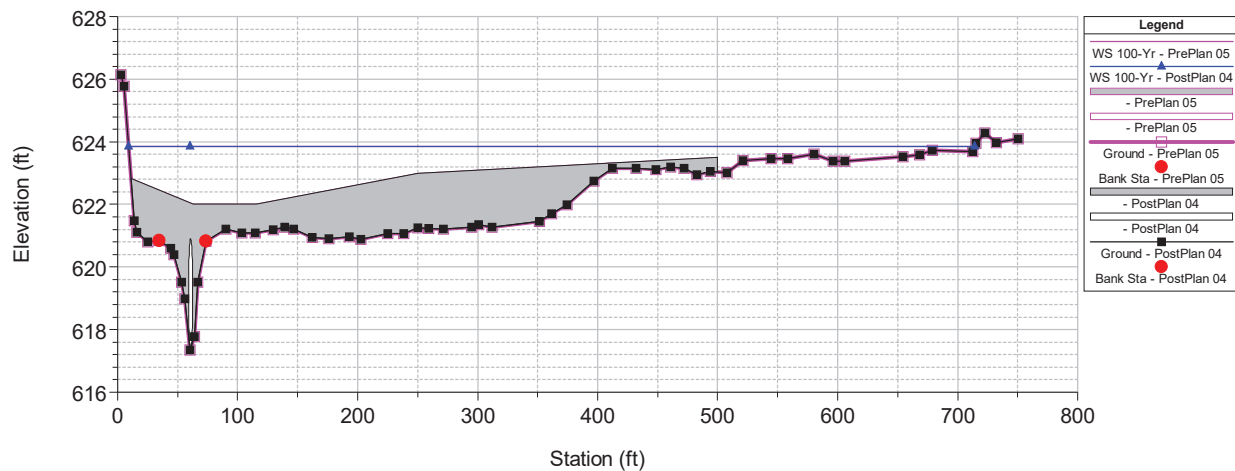
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River = River 1 Reach = Reach 1 RS = 2348 Lidar Sectn 4

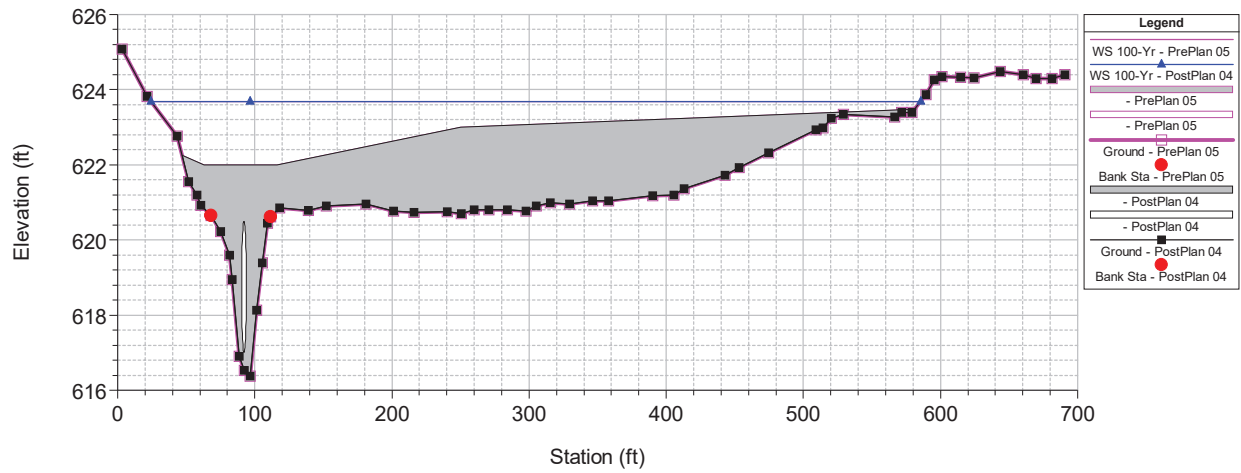


Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2322 Culv

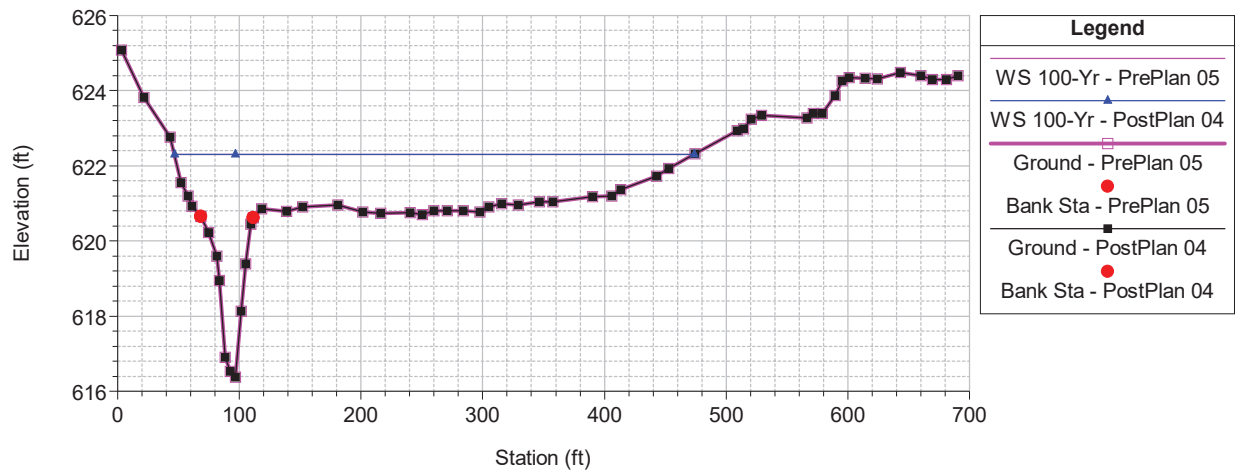


Drainage Study

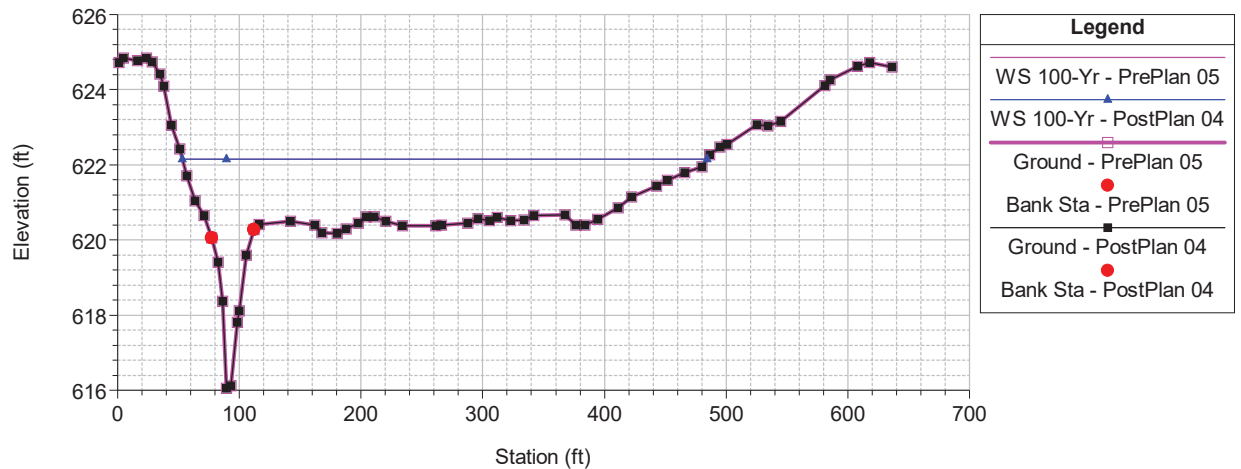
Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2322 Culv



Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2295 Lidar Sectn 3

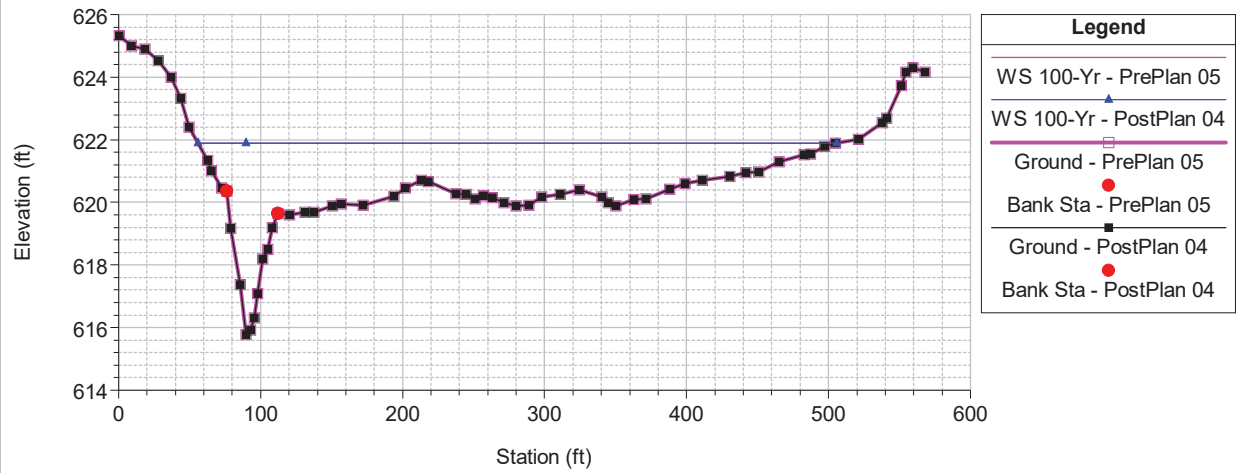


Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2239 Lidar Sectn 2



Drainage Study

Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2146 Lidar Sectn 1



Drainage Study

COMPUTER RUN

1. HEC-1 100-Year Watershed Hydrology

Drainage Study

```
1*****
*
* FLOOD HYDROGRAPH PACKAGE (HEC-1)
* MAY 1991
* VERSION 4.0.1U
* Lahey F77L-EM/32 version 5.01
* Dodson & Associates, Inc.
* RUN DATE 04/30/15 TIME 10:17:53
*****
post
*****
*
* U. S. ARMY CORPS OF ENGINEERS
* HYDROLOGIC ENGINEERING CENTER
* 609 SECOND STREET
* DAVIS, CALIFORNIA 95616
* (916) 551-1748
*****
*
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THIS PROGRAM REPLACES ALL PREVIOUS VERSIONS OF HEC-1 KNOWN AS HEC1 (JAN 73), HEC1GS, HEC1DB, AND HEC1KW.

THE DEFINITIONS OF VARIABLES -RTIMP- AND -RTIOR- HAVE CHANGED FROM THOSE USED WITH THE 1973-STYLE INPUT STRUCTURE.

THE DEFINITION OF -AMSKK- ON RM-CARD WAS CHANGED WITH REVISIONS DATED 28 SEP 81. THIS IS THE FORTRAN77 VERSION

NEW OPTIONS: DAMBREAK OUTFLOW SUBMERGENCE , SINGLE EVENT DAMAGE CALCULATION, DSS:WRITE STAGE FREQUENCY,

DSS:READ TIME SERIES AT DESIRED CALCULATION INTERVAL LOSS RATE:GREEN AND AMPT INFILTRATION

KINEMATIC WAVE: NEW FINITE DIFFERENCE ALGORITHM

1 HEC-1 INPUT PAGE 1

```
LINE ID.....1.....2.....3.....4.....5.....6.....7.....8.....9.....10
*
1 ID LD Locket Model Stream LB Zone A Trib
2 ID Flows for POST-PROJECT fully urbanized development conditions (POST_RT.i
3 ID 2-, 5-, 10-, 25-, 50-, AND 100-YEAR STORM FREQUENCIES
*
*
*DIAGRAM
4 IT 2 720
5 IO 5
6 JP 6
*
*
=====
7 KK A1
8 KM AREA 1
```


post

* * Z

1

SCHEMATIC DIAGRAM OF STREAM NETWORK

(V) ROUTING (--->) DIVERSION OR PUMP FLOW
(.) CONNECTOR (<---) RETURN OF DIVERTED OR PUMPED FLOW

7 A1

•

23 . A2

•

39 COMBA.....

(***) RUNOFF ALSO COMPUTED AT THIS LOCATION

*****1

*

* FLOOD HYDROGRAPH PACKAGE (HEC-1) *

* MAY 1991 *

VERSION 4.0.1U

* Lahey F77L-EM/32 version 5.01 *

* * Dodson & Associates, Inc. *

```
* RUN DATE 04/30/15 TIME 10:17:53 *
```

ID Locket

Flows for

2-, 5-, 10-

C
E
H
C
F
P
E

T
C
E
S
C
C

E
D
E
E
E
C

C
F

L

3	10	OUTPUT CONTROL VARIABLES
		TOPDOWN
		F

TPRNT
TPR OF

0
0
0
TOTAL

5: **TYGCK**

HYDROGRAPH TIME DATA

11 HYDROGRAPHIC TIME DATA
2 NMTN

DATE	TIME	LOCATION	REMARKS
1	0		

TTTTF:00000000

NO

NDDATE	
1	0

NDTIME	2358
--------	------

ICENT 19

COMPUTATION INTERVAL

TOTAL TIME BASE

Page 3

Drainage Study

post

ENGLISH UNITS
DRAINAGE AREA SQUARE MILES
PRECIPITATION DEPTH INCHES
LENGTH, ELEVATION FEET
FLOW CUBIC FEET PER SECOND
STORAGE VOLUME ACRE-Feet
SURFACE AREA ACRES
TEMPERATURE DEGREES FAHRENHEIT

JP MULTI-PLAN OPTION 6 NUMBER OF PLANS
NPLAN

JR MULTI-RATIO OPTION
RATIOS OF RUNOFF
1.00

1

PEAK FLOW AND STAGE (END-OF-PERIOD) SUMMARY FOR MULTIPLE PLAN-RATIO ECONOMIC COMPUTATIONS
FLOWS IN CUBIC FEET PER SECOND, AREA IN SQUARE MILES
VOLUME IN ACRE-Feet, TIME TO PEAK IN HOURS

RATIOS APPLIED TO FLOWS

OPERATION	STATION	AREA	PLAN	RATIO 1
-----------	---------	------	------	---------

HYDROGRAPH AT

+	A1	0.560	1	FLOW TIME 468.13 12.47
			2	VOLUME FLOW 55.33 747.79
			3	TIME 12.47
				VOLUME 97.57
			3	FLOW TIME 969.66 12.47
				VOLUME 125.39
			4	FLOW TIME 1203.59 12.47
				VOLUME 158.99
			5	FLOW TIME 1393.37 12.47
				VOLUME 188.25
			6	FLOW TIME 1585.08 12.47
				VOLUME 215.41

HYDROGRAPH AT

+	A2	0.074	1	FLOW TIME 87.04 12.23
			2	VOLUME FLOW 7.35 136.16
				TIME 12.23
			3	VOLUME FLOW 12.95 170.93

Drainage Study

post

TIME	12.23
VOLUME	16.64
FLOW	210.56
TIME	12.23
VOLUME	21.10
FLOW	241.04
TIME	12.23
VOLUME	24.98
FLOW	271.84
TIME	12.23
VOLUME	28.57

4

5

6

+ 2 COMBINED AT

COMBA 0.634

1 FLOW	524.83
TIME	12.43
VOLUME	62.68
2 FLOW	839.40
TIME	12.43
VOLUME	110.52
3 FLOW	1090.15
TIME	12.43
VOLUME	142.03
4 FLOW	1353.72
TIME	12.43
VOLUME	180.09
5 FLOW	1568.03
TIME	12.43
VOLUME	213.22
6 FLOW	1784.54
TIME	12.43
VOLUME	243.98

*** NORMAL END OF HEC-1 ***

Drainage Study

COMPUTER RUN

2. HEC-RAS Pre-Project Model (plan .p05)

Drainage Study

HEC-RAS HEC-RAS 5.0.7 March 2019
U.S. Army Corps of Engineers
Hydrologic Engineering Center
609 Second Street
Davis, California

```

X      X  XXXXXX   XXXX      XXXX      XX      XXXX
X      X  X        X      X      X  X      X  X      X
X      X  X        X        X      X  X      X  X      X
XXXXXXXX XXXX      XXX XXXX XXXXXX XXXX
X      X  X        X        X  X      X  X      X      X
X      X  X        X      X      X  X      X  X      X
X      X  XXXXXX   XXXX      X      X  X      X      XXXXX

```

PROJECT DATA

Project Title: Meadow Creek- bh377
Project File : MC377.prj
Run Date and Time: 1/11/2021 9:41:08 AM

Project in English units

PLAN DATA

Plan Title: Pre-ProjPlan 05
Plan File : C:\jobs_bh377PrecinctLineRd\hh\MC377.p05

Geometry Title: Natural Stream Geom2
Geometry File : C:\jobs_bh377PrecinctLineRd\hh\MC377.g05

Flow Title : 100-Year Profile
Flow File : C:\jobs_bh377PrecinctLineRd\hh\MC377.f01

Plan Summary Information:

Number of:	Cross Sections =	14	Multiple Openings =	0
	Culverts =	1	Inline Structures =	0
	Bridges =	0	Lateral Structures =	0

Computational Information

Water surface calculation tolerance	=	0.01
Critical depth calculation tolerance	=	0.01
Maximum number of iterations	=	20
Maximum difference tolerance	=	0.3
Flow tolerance factor	=	0.001

Computation Options

Critical depth computed only where necessary
Conveyance Calculation Method: At breaks in n values only
Friction Slope Method: Average Conveyance
Computational Flow Regime: Subcritical Flow

FLOW DATA

Flow Title: 100-Year Profile
Flow File : C:\jobs_bh377PrecinctLineRd\hh\MC377.f01

Flow Data (cfs)

River	Reach	RS	100-Yr
River 1	Reach 1	3064	1766

Drainage Study

Boundary Conditions

River	Reach	Profile	Upstream
Downstream			

River 1	Reach 1	100-Yr
Normal S = 0.0025		

GEOMETRY DATA

Geometry Title: Natural Stream Geom2
 Geometry File : C:\jobs_bh377PrecinctLineRd\hh\MC377.g05

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 3064

INPUT

Description: Lidar Sectn 14

Station Elevation Data				num=	57				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
13.67	632.2	34.63	631.7	43.74	630.19	55.58	629.09	80.19	628.75
106.61	629.02	115.73	628.95	136.68	628.36	153.09	628.14	164.93	627.88
183.16	627.65	197.73	627.42	223.25	627.39	237.83	627.4	258.79	627.22
278.83	627.09	295.24	626.84	327.13	626.75	338.06	626.82	353.55	626.84
381.8	626.65	399.11	626.46	421.9	626.4	453.79	626.4	467.46	626.25
477.48	626.46	488.41	626.88	496.62	626.71	502.08	626.35	513.02	624.8
518.48	624.52	523.04	623.49	539.44	622.89	548.55	623.05	553.11	623.43
555.84	624.49	565.87	626.47	573.16	626.49	595.94	626	612.34	625.42
618.72	625.46	641.5	625.73	648.79	625.81	667.01	626	694.35	625.97
719.86	625.63	759.96	625.72	788.21	625.76	832.86	625.8	839.23	626.12
851.99	627.6	864.75	630.33	870.22	631.09	888.44	631.16	907.58	631.24
923.07	631.34	932.17	631.27						

Manning's n Values				num=	3
Sta	n Val	Sta	n Val	Sta	n Val
13.67	.05	502.08	.045	565.87	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	502.08	565.87		109 109	109		.1	.3

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 2955

INPUT

Description: Lidar Sectn 13

Station Elevation Data				num=	55				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
12.9	631.34	19.34	631.24	26.71	630.09	35.01	628.53	45.14	626.88
48.82	626.65	67.25	626.53	79.22	626.46	114.23	626.44	129.89	626.74
144.63	626.64	173.18	626.31	193.45	626.18	210.95	626.3	243.19	626.19
265.3	626.13	289.25	626.22	301.23	626.41	320.57	626.42	347.29	626.24
375.85	626.28	397.95	626.38	440.33	626.28	474.41	626.08	492.84	625.98
507.58	626.06	514.94	623.41	517.71	622.85	529.15	622.31	537.97	624.11
546.27	625.04	554.56	625.3	575.74	624.85	594.17	624.53	606.14	624.83
623.64	624.96	662.33	625.14	680.76	625.36	711.16	625.45	719.45	625.61

Drainage Study

746.16	625.66	769.19	625.67	786.7	625.72	816.17	625.73	821.7	625.78
840.12	625.75	853.02	625.75	877.89	625.8	891.71	626.45	899.08	627.54
910.13	630.29	914.74	631.13	922.11	631.18	929.48	631.69	942.37	631.59

Manning's n Values			num= 3		
Sta	n Val	Sta	n Val	Sta	n Val
12.9	.05	507.58	.045	546.27	.05

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
507.58	546.27	80	80	80		.1	.3

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2875

INPUT

Description: Lidar Sectn 12

Station Elevation Data			num= 59						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
12.56	631.35	23.19	631.17	30.92	628.92	41.55	627.42	56.05	626.53
81.17	625.34	87.94	624.47	99.53	622.22	107.26	620.44	147.85	620.3
159.45	620.26	179.74	620.29	191.34	620.31	219.36	620.34	236.76	620.44
260.91	620.54	292.8	620.39	337.26	620.44	404.9	620.36	420.36	622.27
434.86	624.13	446.45	625.16	458.05	625.53	470.61	625.77	480.28	625.9
498.64	626.09	506.37	624.37	509.27	622.34	516.03	621.83	524.73	621.95
529.56	622.8	540.19	624.21	548.89	624.68	563.38	624.19	574.98	624.24
591.41	624.43	601.07	624.65	612.67	624.79	626.19	625.07	631.99	625.59
647.45	626.13	673.55	626.4	721.86	626.41	767.28	626.26	786.61	625.94
802.07	625.94	815.6	625.82	826.23	625.85	857.15	625.75	888.07	625.79
918.03	625.4	922.86	625.44	929.63	626.48	946.06	630.17	953.79	631.08
965.38	631.16	975.05	631	982.78	631.37	988.57	631.39		

Manning's n Values			num= 3		
Sta	n Val	Sta	n Val	Sta	n Val
12.56	.02	506.37	.045	548.89	.05

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
506.37	548.89	75	75	75		.1	.3

Ineffective Flow			num= 2		
Sta L	Sta R	Elev	Permanent		
50	487	626	T		
748	945	626.5	F		

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2800

INPUT

Description: Lidar Sectn 11

Station Elevation Data			num= 60						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
14.7	629.26	31.86	626.53	44.11	625.64	60.04	625.08	82.1	625.11
105.38	625.26	133.57	625.26	148.27	624.98	156.85	624.68	165.43	623.51
172.78	621.97	185.03	620.47	203.41	620.27	357.81	620.31	406.83	620.14
422.76	620.3	426.43	621.34	436.24	623.43	439.91	623.86	447.26	625.34
459.52	626.15	473	626.24	485.25	625.67	487.7	625	495.05	622.27
503.63	621.22	510.98	622.07	522.01	623.51	528.14	624.46	541.62	624.4
555.1	624.45	594.31	624.91	607.79	625.47	617.59	626.18	629.85	626.48
637.2	627.04	644.55	627.2	667.83	627.18	734	627.09	759.74	627.33
775.67	627.34	789.15	627.35	822.23	627.42	832.03	627.42	861.44	627.35
887.18	627.16	921.49	627.42	933.74	627.41	950.9	627.38	970.5	627.39
1002.4	627.32	1041.6	627.58	1074.7	627.81	1089.4	627.79	1101.6	627.79
1115.1	627.68	1133.5	627.32	1160.4	627.34	1191.1	627.16	1253.6	627.16

Manning's n Values	num= 3
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Drainage Study

Sta	n Val	Sta	n Val	Sta	n Val
14.7	.02	487.7	.045	528.14	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	487.7	528.14		93	93		.1	.3
Ineffective Flow	num=		1					
Sta L	Sta R	Elev	Permanent					
20	466	626	T					

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2707

INPUT

Description: Lidar Sectn 10

Station	Elevation	Data	num=	59					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
13.46	629.57	18.35	629.33	31.81	627.56	44.05	625.01	52.61	622.26
56.28	620.73	69.74	620.4	132.15	620.22	154.17	620.34	220.24	620.34
245.94	620.36	302.22	620.51	378.08	620.23	401.33	620.26	428.25	620.44
439.26	620.75	446.6	624.93	449.05	625.32	462.51	626.38	473.52	626.68
482.09	626	485.76	625.29	497.99	620.22	501.66	619.78	511.33	619.8
515.12	621.37	533.48	624.41	546.94	625.09	562.84	625.22	572.63	625.12
578.75	624.67	603.22	624.53	627.69	624.47	644.82	624.43	671.74	624.27
701.11	624.54	735.37	624.31	751.27	624.53	763.51	624.63	790.43	624.83
801.44	624.8	818.57	624.69	827.13	624.89	843.04	625.74	855.28	625.94
879.75	626.03	893.21	626	906.67	625.99	925.02	626.16	967.85	626.34
995.99	626.4	1016.8	626.33	1040	626.12	1082.9	625.81	1134.3	626.18
1158.7	626.01	1183.2	626.08	1195.4	625.99	1251.7	625.99		

Manning's n Values	num=		3			
Sta	n Val	Sta	n Val	Sta	n Val	
13.46	.02	485.76	.045	546.94	.05	

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	485.76	546.94		64	64		.1	.3
Ineffective Flow	num=		2					
Sta L	Sta R	Elev	Permanent					
20	470	626	T					
685	1251.7	627.5	F					

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2643

INPUT

Description: Lidar Sectn 9

Station	Elevation	Data	num=	56					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
9.91	628.03	24.77	627.95	38.65	627.74	69.36	627.39	96.12	627.21
107.02	626.98	118.91	626.54	139.72	626.24	158.55	625.87	164.49	625.55
197.19	624.94	219.98	624.33	238.81	624.1	249.71	623.85	256.65	620.35
263.58	619.31	269.31	619.43	277.45	621.15	283.4	622.65	289.35	623.85
300.25	624.99	327.99	624.93	353.75	624.98	404.29	624.96	416.18	624.93
436	625.11	455.82	625.62	478.61	625.64	506.35	625.45	519.24	625.23
528.15	625.06	546.98	625.1	563.83	625.3	593.56	625.94	616.35	626.42
627.25	626.58	646.07	626.34	659.95	626.3	680.76	626.35	694.63	626.37
710.48	626.58	730.3	626.38	747.15	625.92	765.97	625.63	781.83	625.59
802.64	625.21	818.49	624.64	844.26	624.3	851.19	624.65	863.08	624.99
904.7	625.47	917.58	625.45	930.46	625.61	940.37	625.39	960.19	625.43
1013.7	625.43								

Manning's n Values	num=		3			
Sta	n Val	Sta	n Val	Sta	n Val	
9.91	.05	249.71	.045	300.25	.05	

Drainage Study

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	249.71	300.25		44	44		.1	.3
Ineffective Flow	num=		1					
Sta L	Sta R	Elev	Permanent					
464	1013.7	626	F					

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 2599

INPUT

Description: Lidar Sectn 8

Station	Elevation	Data	num=	59						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	
7.9	627.69	21.94	627.13	38.61	626.92	57.03	625.88	63.17	624.15	
64.93	623.89	78.09	623.37	105.29	622.97	129.86	622.97	151.79	622.55	
156.18	621.85	159.69	620.01	163.2	619.03	171.98	619.84	176.36	620.64	
182.5	621.15	189.52	623.22	213.42	623.48	224.42	623.85	232.12	624.5	
239.82	624.77	248.31	624.95	266.74	624.83	276.39	624.64	289.55	624.59	
308.85	624.55	318.51	624.63	343.07	624.61	357.99	624.91	366.76	624.95	
388.7	624.83	396.6	624.72	429.94	624.98	446.61	624.97	473.81	625.18	
481.71	625.2	496.62	625.47	508.91	625.54	538.74	625.71	555.41	625.81	
575.59	625.9	609.81	625.91	640.52	625.68	677.37	625.29	690.53	625.24	
706.33	624.86	715.98	624.51	727.39	624.35	736.16	624.08	748.44	624.17	
766.87	624.83	773.89	625.25	788.81	625.37	809.86	625.47	823.02	625.56	
841.45	625.16	851.98	625.17	864.26	625.02	897.6	625.02			

Manning's n Values	num=		3		
Sta	n Val	Sta	n Val	Sta	n Val
7.9	.05	129.86	.045	189.52	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	129.86	189.52		80	80		.1	.3
Ineffective Flow	num=		1					
Sta L	Sta R	Elev	Permanent					
600	897.6	626	T					

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 2519

INPUT

Description: Lidar Sectn 7

Station	Elevation	Data	num=	53						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	
6.01	626.77	10.51	626.66	16.52	626.25	21.77	625.56	27.78	622.36	
51.05	621.51	60.81	621.51	67.57	621.25	71.32	620.93	80.33	618.12	
84.08	618.79	87.09	619.86	100.6	620.71	113.36	622.2	133.63	622.33	
152.4	622.27	179.43	622.21	192.19	622.16	205.71	622.18	226.73	622.13	
241.74	622.16	248.5	622.23	281.53	622.55	299.55	622.59	305.56	622.61	
357.36	622.62	365.62	622.55	381.38	622.6	406.91	622.61	413.66	622.68	
420.42	623.1	438.44	624	442.94	624.34	454.2	624.42	473.72	624.34	
495.5	624.61	509.01	624.7	518.77	624.75	542.04	624.68	566.07	624.46	
584.83	624.37	601.35	623.27	623.12	623.35	638.14	623.62	650.15	623.88	
662.16	623.92	673.42	623.91	692.19	624.51	713.96	624.43	735.74	624.42	
743.24	624.51	754.5	624.5	768.01	624.38					

Manning's n Values	num=		3		
Sta	n Val	Sta	n Val	Sta	n Val
6.01	.05	60.81	.045	113.36	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	60.81	113.36		60	60		.1	.3
Ineffective Flow	num=		1					

Drainage Study

Sta L Sta R Elev Permanent
172.5 768.01 624.43 T

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2459

INPUT

Description: Lidar Sectn 6

Station Elevation Data				num=	56				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
5.22	626.91	7.45	626.95	43.96	626.06	46.19	625.23	51.41	621.49
54.39	621.22	64.82	621.15	83.45	620.58	86.43	620.14	89.41	618.66
92.39	618.16	97.69	617.73	98.35	619.77	102.82	620.28	113.25	620.62
122.94	621.59	137.84	621.84	152.74	621.71	165.4	621.65	185.52	621.58
198.19	621.53	225.01	621.43	245.13	621.43	258.54	621.53	268.22	621.7
287.59	621.83	298.77	621.83	307.71	621.97	317.4	621.91	341.98	622.09
356.14	622.23	364.33	622.38	388.18	622.41	409.78	622.26	423.19	622.28
434.37	622.45	449.27	623.17	455.23	623.6	465.66	623.88	476.09	624.14
484.29	624.15	508.13	624.01	530.48	624	560.29	623.93	566.99	623.93
575.93	623.81	596.05	623.79	618.4	623.7	631.07	623.81	666.08	624.03
676.52	624.13	704.83	624.54	721.96	624.69	727.92	624.82	743.57	624.88
762.19	624.69								

Manning's n Values				num=	3		
Sta	n Val	Sta	n Val	Sta	n Val		
5.22	.05	64.82	.045	122.94	.05		

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff Contr.	Expan.
	64.82	122.94		53	53	.1	.3

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2406

INPUT

Description: Lidar Sectn 5

Station Elevation Data				num=	59				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
4.56	627	9.12	627.1	22.05	626.76	27.37	626.41	31.93	624.61
37.25	621.27	40.29	621.01	46.37	621.02	66.89	620.75	74.5	620.11
78.3	619.23	80.58	617.73	82.1	617.36	83.42	617.38	89.7	619.68
92.74	620.16	101.86	620.47	118.59	621.01	129.23	621.11	142.15	621.11
168	621.08	188.52	621.16	197.64	621.2	205.25	621.08	221.21	620.98
234.89	621.08	247.05	620.99	275.94	621.17	301.03	621.33	320.79	621.57
330.67	621.67	344.36	621.57	354.24	621.24	366.4	621.22	377.8	621.43
387.69	621.47	394.53	621.76	401.37	622.1	422.65	622.74	431.01	623
446.98	623.61	453.06	623.83	462.18	623.93	472.82	624.02	503.23	623.77
521.47	623.26	535.92	623.28	551.12	623.38	569.37	623.26	576.97	623.27
621.06	623.34	654.5	623.96	686.43	623.97	703.91	623.76	724.44	623.72
733.56	623.77	748.76	624.18	768.53	624.39	777.65	624.24		

Manning's n Values				num=	3		
Sta	n Val	Sta	n Val	Sta	n Val		
4.56	.05	66.89	.045	101.86	.05		

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff Contr.	Expan.
	66.89	101.86		58	58	.1	.3

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2348

Drainage Study

INPUT

Description: Lidar Sectn 4

Station Elevation Data				num=	58				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
2.93	626.14	5.14	625.78	13.94	621.48	16.14	621.11	24.95	620.8
34.48	620.85	44.02	620.59	46.96	620.39	53.56	619.52	55.76	618.99
60.16	617.35	63.83	617.77	66.77	619.52	73.37	620.83	90.25	621.21
103.45	621.1	114.46	621.1	129.86	621.19	139.4	621.28	146.74	621.22
162.15	620.95	176.09	620.91	192.96	620.97	202.5	620.88	225.24	621.06
238.45	621.08	250.19	621.26	258.99	621.24	271.47	621.21	294.95	621.28
300.82	621.36	311.82	621.28	351.44	621.46	361.71	621.7	374.19	621.98
396.93	622.75	412.34	623.15	432.15	623.15	448.29	623.11	460.76	623.2
471.77	623.16	482.77	622.95	493.78	623.06	507.72	623.02	520.92	623.4
544.4	623.47	558.34	623.47	580.35	623.61	596.49	623.37	606.03	623.39
654.46	623.53	668.4	623.58	678.67	623.72	712.42	623.68	715.35	623.96
722.69	624.28	732.23	623.98	750.57	624.09				

Manning's n Values				num=	3
Sta	n Val	Sta	n Val	Sta	n Val
2.93	.05	34.48	.045	73.37	.05

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	34.48	73.37		53	53	53		.1	.3

CULVERT

RIVER: River 1

REACH: Reach 1 RS: 2322

INPUT

Description:

Distance from Upstream XS = 20

Deck/Roadway Width = 20

Weir Coefficient = 2.6

Upstream Deck/Roadway Coordinates

num=					5									
Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
0		623			63		622			116		622		
250		623			500		623.5							

Upstream Bridge Cross Section Data

Station Elevation Data				num=	58				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
2.93	626.14	5.14	625.78	13.94	621.48	16.14	621.11	24.95	620.8
34.48	620.85	44.02	620.59	46.96	620.39	53.56	619.52	55.76	618.99
60.16	617.35	63.83	617.77	66.77	619.52	73.37	620.83	90.25	621.21
103.45	621.1	114.46	621.1	129.86	621.19	139.4	621.28	146.74	621.22
162.15	620.95	176.09	620.91	192.96	620.97	202.5	620.88	225.24	621.06
238.45	621.08	250.19	621.26	258.99	621.24	271.47	621.21	294.95	621.28
300.82	621.36	311.82	621.28	351.44	621.46	361.71	621.7	374.19	621.98
396.93	622.75	412.34	623.15	432.15	623.15	448.29	623.11	460.76	623.2
471.77	623.16	482.77	622.95	493.78	623.06	507.72	623.02	520.92	623.4
544.4	623.47	558.34	623.47	580.35	623.61	596.49	623.37	606.03	623.39
654.46	623.53	668.4	623.58	678.67	623.72	712.42	623.68	715.35	623.96
722.69	624.28	732.23	623.98	750.57	624.09				

Manning's n Values				num=	3
Sta	n Val	Sta	n Val	Sta	n Val
2.93	.05	34.48	.045	73.37	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	34.48	73.37		.1	.3

Downstream Deck/Roadway Coordinates

num=					5									
Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
0		623			63		622			116		622		
250		623			600		623.5							

Drainage Study

Downstream Bridge Cross Section Data

Station Elevation Data num= 57									
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
3.38	625.08	21.6	623.82	43.21	622.77	51.99	621.55	58.06	621.19
60.76	620.92	68.19	620.65	74.94	620.23	81.69	619.59	83.72	618.94
88.44	616.91	92.49	616.53	96.54	616.38	101.27	618.13	105.32	619.39
109.37	620.44	111.4	620.62	118.15	620.85	139.08	620.79	151.91	620.9
180.94	620.96	201.19	620.77	216.04	620.73	240.35	620.76	250.48	620.7
259.93	620.8	270.73	620.81	284.23	620.8	297.74	620.77	305.16	620.91
315.29	620.99	329.47	620.96	346.35	621.05	357.82	621.05	390.23	621.18
405.76	621.2	413.19	621.36	442.89	621.72	453.02	621.93	474.62	622.32
509.06	622.93	514.46	622.99	520.53	623.24	529.31	623.35	566.44	623.27
571.84	623.39	579.27	623.39	589.4	623.87	595.47	624.26	600.87	624.35
614.38	624.33	624.5	624.32	643.41	624.49	660.29	624.4	669.74	624.3
681.22	624.29	690.66	624.4						

Manning's n Values num= 3					
Sta	n Val	Sta	n Val	Sta	n Val
3.38	.05	68.19	.045	111.4	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	68.19	111.4		.1	.3

Upstream Embankment side slope = 0 horiz. to 1.0 vertical
Downstream Embankment side slope = 0 horiz. to 1.0 vertical
Maximum allowable submergence for weir flow = .98
Elevation at which weir flow begins =
Energy head used in spillway design =
Spillway height used in design =
Weir crest shape = Broad Crested

Number of Culverts = 1

Culvert Name	Shape	Rise	Span
Culvert #1	Circular	3.5	

FHWA Chart # 1 - Concrete Pipe Culvert
FHWA Scale # 3 - Groove end entrance; pipe projecting from fill
Solution Criteria = Highest U.S. EG

Culvert	Upstrm Dist	Length	Top n	Bottom n	Depth Blocked	Entrance Loss Coef	Exit Loss Coef
1	10	30	.013	.013	0	.5	

Upstream Elevation = 617.4
Centerline Station = 60.75
Downstream Elevation = 617
Centerline Station = 92.12

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2295

INPUT

Description: Lidar Sectn 3

Station Elevation Data num= 57									
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
3.38	625.08	21.6	623.82	43.21	622.77	51.99	621.55	58.06	621.19
60.76	620.92	68.19	620.65	74.94	620.23	81.69	619.59	83.72	618.94
88.44	616.91	92.49	616.53	96.54	616.38	101.27	618.13	105.32	619.39
109.37	620.44	111.4	620.62	118.15	620.85	139.08	620.79	151.91	620.9
180.94	620.96	201.19	620.77	216.04	620.73	240.35	620.76	250.48	620.7
259.93	620.8	270.73	620.81	284.23	620.8	297.74	620.77	305.16	620.91
315.29	620.99	329.47	620.96	346.35	621.05	357.82	621.05	390.23	621.18
405.76	621.2	413.19	621.36	442.89	621.72	453.02	621.93	474.62	622.32
509.06	622.93	514.46	622.99	520.53	623.24	529.31	623.35	566.44	623.27
571.84	623.39	579.27	623.39	589.4	623.87	595.47	624.26	600.87	624.35
614.38	624.33	624.5	624.32	643.41	624.49	660.29	624.4	669.74	624.3

Drainage Study

681.22 624.29 690.66 624.4

Manning's n Values num= 3
Sta n Val Sta n Val Sta n Val
3.38 .05 68.19 .045 111.4 .05

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
68.19 111.4 56 56 56 .1 .3

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2239

INPUT

Description: Lidar Sectn 2

Station Elevation Data		num= 62									
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1.24	624.72	4.98	624.85	16.18	624.78	23.65	624.84	28.62	624.74		
34.85	624.41	37.96	624.09	44.18	623.06	51.02	622.43	56.62	621.7		
63.47	621.04	70.93	620.65	77.16	620.05	82.76	619.4	86.49	618.37		
89.6	616.05	93.33	616.12	98.31	617.8	100.18	618.12	105.78	619.59		
112	620.28	116.36	620.41	141.87	620.5	161.78	620.39	168	620.19		
180.45	620.17	187.91	620.3	197.87	620.44	204.09	620.61	210.94	620.62		
220.27	620.49	233.96	620.38	261.34	620.37	266.31	620.39	287.47	620.45		
296.18	620.57	305.52	620.51	311.74	620.6	322.94	620.51	334.14	620.53		
341.6	620.65	367.74	620.66	376.45	620.39	383.92	620.4	394.49	620.55		
411.29	620.86	422.49	621.14	443.03	621.44	451.74	621.58	466.05	621.8		
480.36	621.94	486.58	622.27	494.67	622.48	500.9	622.54	525.16	623.07		
534.5	623.03	545.07	623.15	581.16	624.11	585.52	624.26	607.92	624.62		
617.87	624.72	636.54	624.61								

Manning's n Values num= 3
Sta n Val Sta n Val Sta n Val
1.24 .05 77.16 .045 112 .05

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
77.16 112 93 93 93 .1 .3

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2146

INPUT

Description: Lidar Sectn 1

Station Elevation Data		num= 65									
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
.56	625.33	8.88	625	18.32	624.9	27.75	624.53	37.19	623.99		
43.85	623.32	49.4	622.4	62.72	621.34	65.49	621.02	72.71	620.47		
76.04	620.36	78.82	619.17	85.47	617.37	89.92	615.78	92.69	615.92		
95.47	616.3	97.69	617.09	101.57	618.19	104.9	618.49	108.23	619.19		
112.12	619.65	120.44	619.6	130.99	619.69	137.65	619.68	150.41	619.88		
157.07	619.95	172.06	619.9	193.71	620.19	202.03	620.45	213.13	620.71		
218.13	620.66	237.55	620.27	244.77	620.25	250.87	620.12	256.98	620.21		
263.09	620.15	271.41	619.99	279.74	619.89	289.17	619.91	298.05	620.18		
310.82	620.26	324.69	620.4	340.23	620.18	344.68	619.99	350.23	619.89		
362.99	620.1	371.32	620.11	387.97	620.41	399.07	620.61	411.28	620.7		
430.71	620.82	441.81	620.96	450.69	620.98	465.12	621.3	482.88	621.53		
487.32	621.55	497.31	621.79	505.08	621.89	521.18	622.01	537.83	622.55		
541.16	622.68	551.15	623.73	554.48	624.17	559.47	624.31	567.79	624.16		

Manning's n Values num= 3
Sta n Val Sta n Val Sta n Val
.56 .05 76.04 .045 112.12 .05

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.

Drainage Study

76.04 112.12 0 0 0 .1 .3

SUMMARY OF MANNING'S N VALUES

River: River 1

Reach	River Sta.	n1	n2	n3
Reach 1	3064	.05	.045	.05
Reach 1	2955	.05	.045	.05
Reach 1	2875	.02	.045	.05
Reach 1	2800	.02	.045	.05
Reach 1	2707	.02	.045	.05
Reach 1	2643	.05	.045	.05
Reach 1	2599	.05	.045	.05
Reach 1	2519	.05	.045	.05
Reach 1	2459	.05	.045	.05
Reach 1	2406	.05	.045	.05
Reach 1	2348	.05	.045	.05
Reach 1	2322	Culvert		
Reach 1	2295	.05	.045	.05
Reach 1	2239	.05	.045	.05
Reach 1	2146	.05	.045	.05

SUMMARY OF REACH LENGTHS

River: River 1

Reach	River Sta.	Left	Channel	Right
Reach 1	3064	109	109	109
Reach 1	2955	80	80	80
Reach 1	2875	75	75	75
Reach 1	2800	93	93	93
Reach 1	2707	64	64	64
Reach 1	2643	44	44	44
Reach 1	2599	80	80	80
Reach 1	2519	60	60	60
Reach 1	2459	53	53	53
Reach 1	2406	58	58	58
Reach 1	2348	53	53	53
Reach 1	2322	Culvert		
Reach 1	2295	56	56	56
Reach 1	2239	93	93	93
Reach 1	2146	0	0	0

SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS

River: River 1

Reach	River Sta.	Contr.	Expan.
Reach 1	3064	.1	.3
Reach 1	2955	.1	.3
Reach 1	2875	.1	.3
Reach 1	2800	.1	.3
Reach 1	2707	.1	.3
Reach 1	2643	.1	.3
Reach 1	2599	.1	.3
Reach 1	2519	.1	.3
Reach 1	2459	.1	.3

Drainage Study

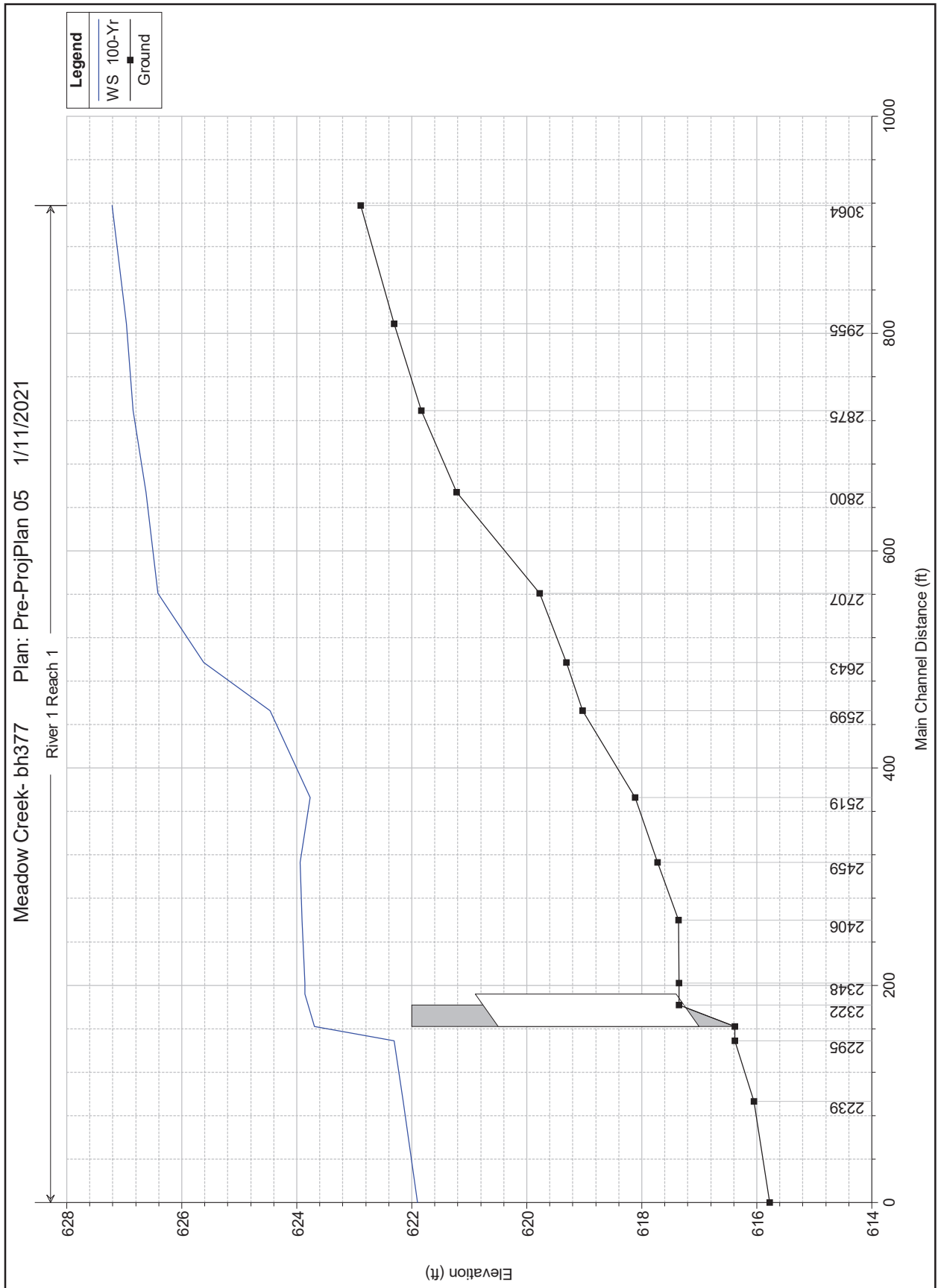
Reach 1	2406	.1	.3
Reach 1	2348	.1	.3
Reach 1	2322	Culvert	
Reach 1	2295	.1	.3
Reach 1	2239	.1	.3
Reach 1	2146	.1	.3

Drainage Study

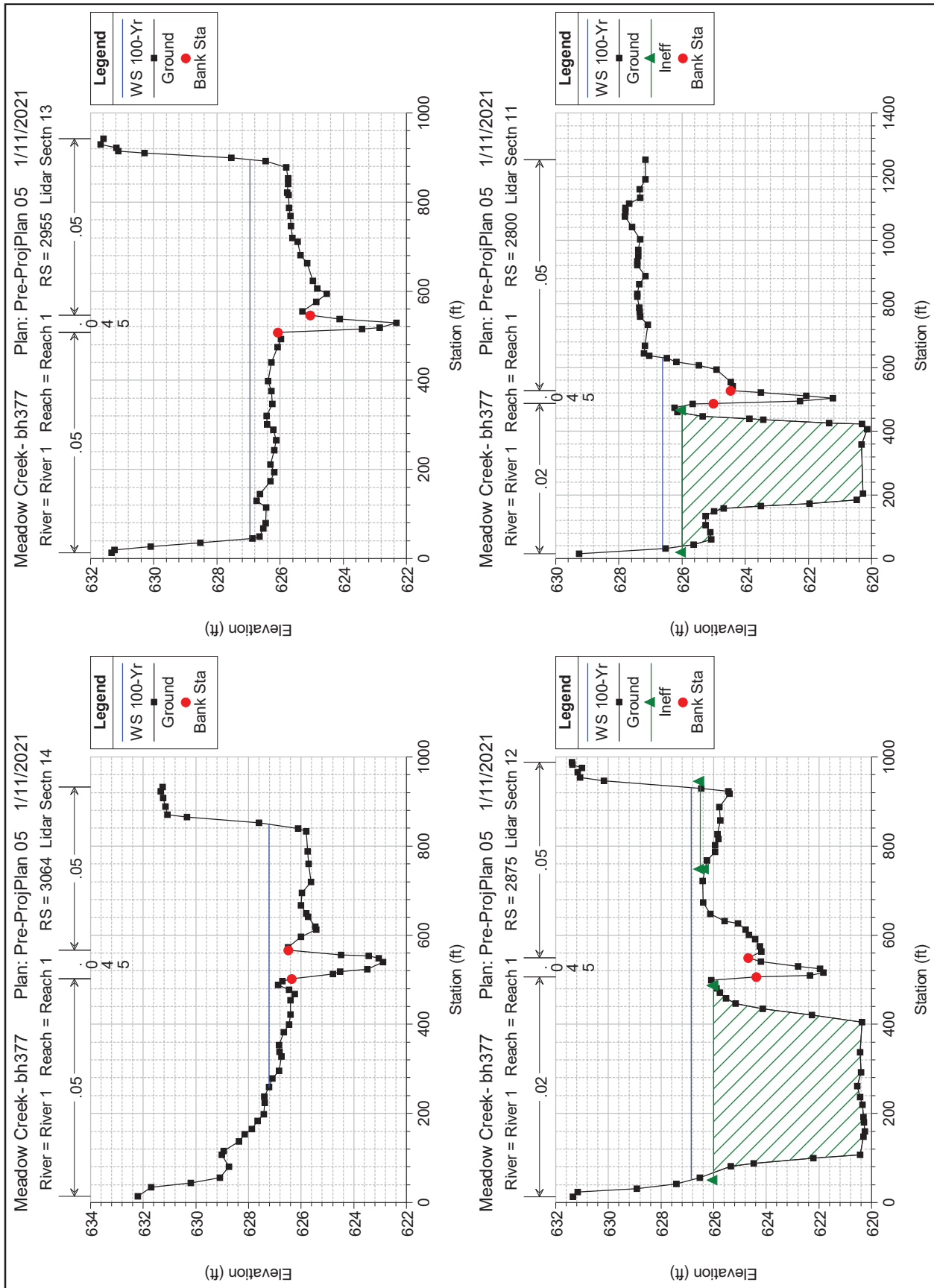
HEC-RAS Plan: PrePlan 05 River: River 1 Reach: Reach 1 Profile: 100-Yr

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W. S. Elev (ft)	Crit W. S. (ft)	E. G. Elev (ft)	E. G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	2146	100-Yr	1766.00	615.78	621.90	621.15	622.02	0.002502	4.11	751.61	450.23	0.36
Reach 1	2239	100-Yr	1766.00	616.05	622.15		622.28	0.003067	4.27	703.96	431.07	0.39
Reach 1	2295	100-Yr	1766.00	616.38	622.30		622.50	0.004017	4.78	628.66	427.22	0.45
Reach 1	2322		Culvert									
Reach 1	2348	100-Yr	1766.00	617.35	623.86	622.09	623.90	0.000962	2.62	1221.91	705.18	0.23
Reach 1	2406	100-Yr	1766.00	617.36	623.91		623.95	0.000724	2.32	1188.26	640.20	0.20
Reach 1	2459	100-Yr	1766.00	617.73	623.94		624.01	0.001274	2.75	933.61	516.34	0.25
Reach 1	2519	100-Yr	1766.00	618.12	623.77		624.31	0.008577	6.73	329.13	459.61	0.65
Reach 1	2599	100-Yr	1766.00	619.03	624.47	624.37	625.17	0.012272	7.49	299.69	207.41	0.76
Reach 1	2643	100-Yr	1766.00	619.31	625.62	625.62	626.27	0.008250	7.19	364.90	632.29	0.65
Reach 1	2707	100-Yr	1766.00	619.78	626.41	625.50	626.56	0.002169	3.78	670.17	1201.31	0.33
Reach 1	2800	100-Yr	1766.00	621.22	626.62		626.78	0.002579	4.12	606.36	600.45	0.37
Reach 1	2875	100-Yr	1766.00	621.83	626.85	626.36	626.92	0.001136	2.69	979.11	880.35	0.24
Reach 1	2955	100-Yr	1766.00	622.31	626.96		627.04	0.002259	3.48	960.41	850.53	0.33
Reach 1	3064	100-Yr	1766.00	622.89	627.21		627.36	0.003419	4.05	712.41	589.05	0.41

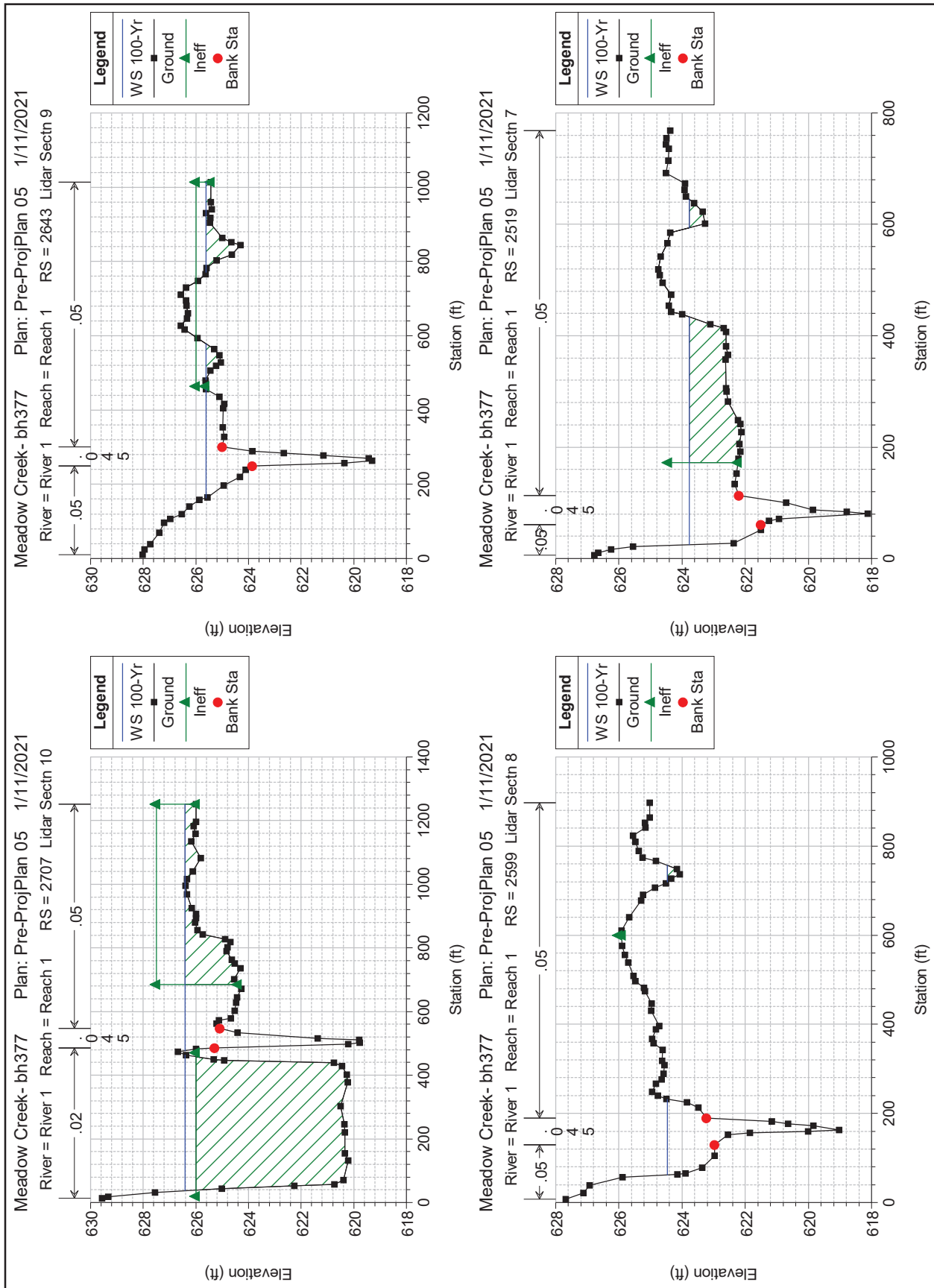
Drainage Study



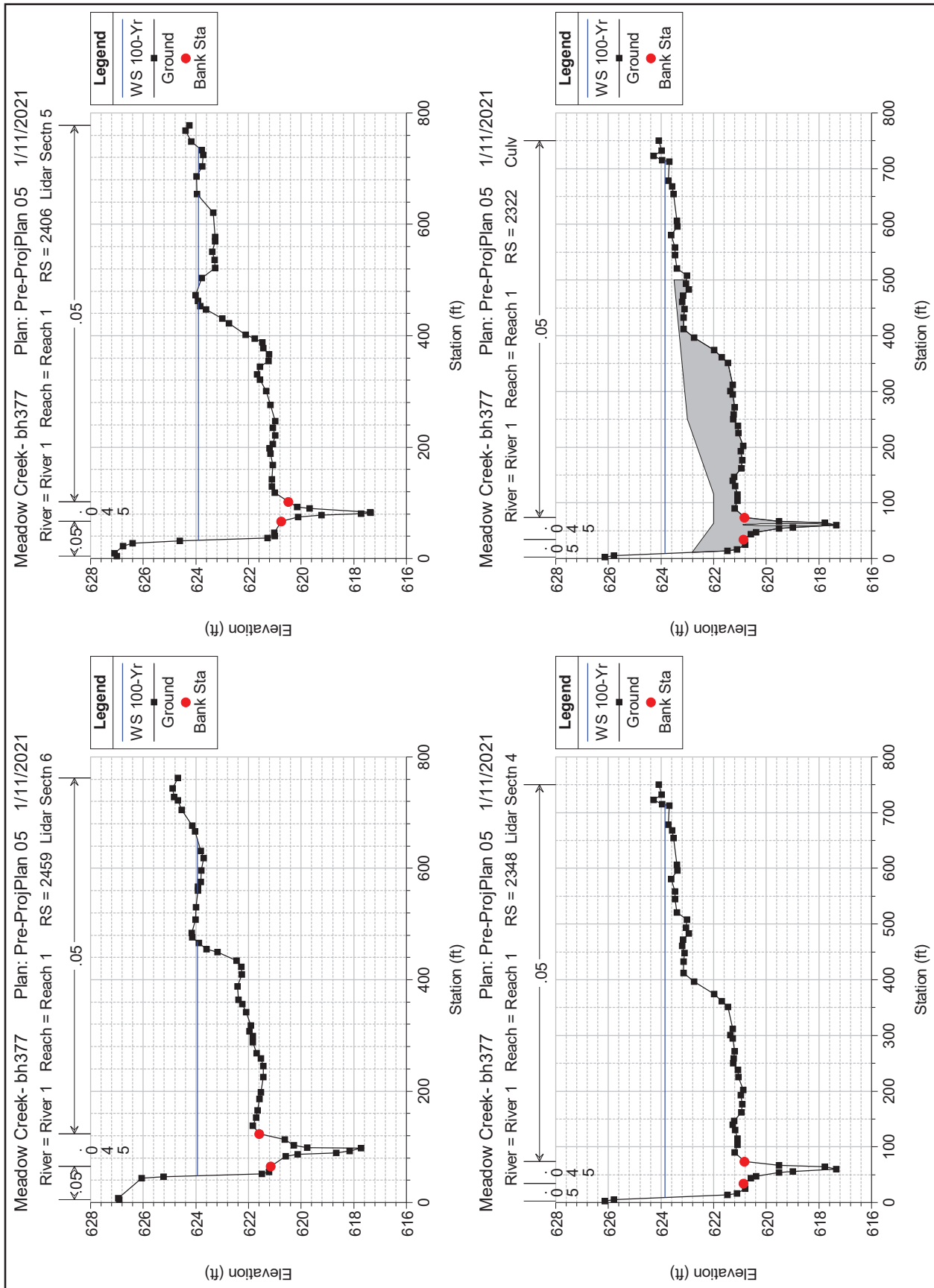
Drainage Study



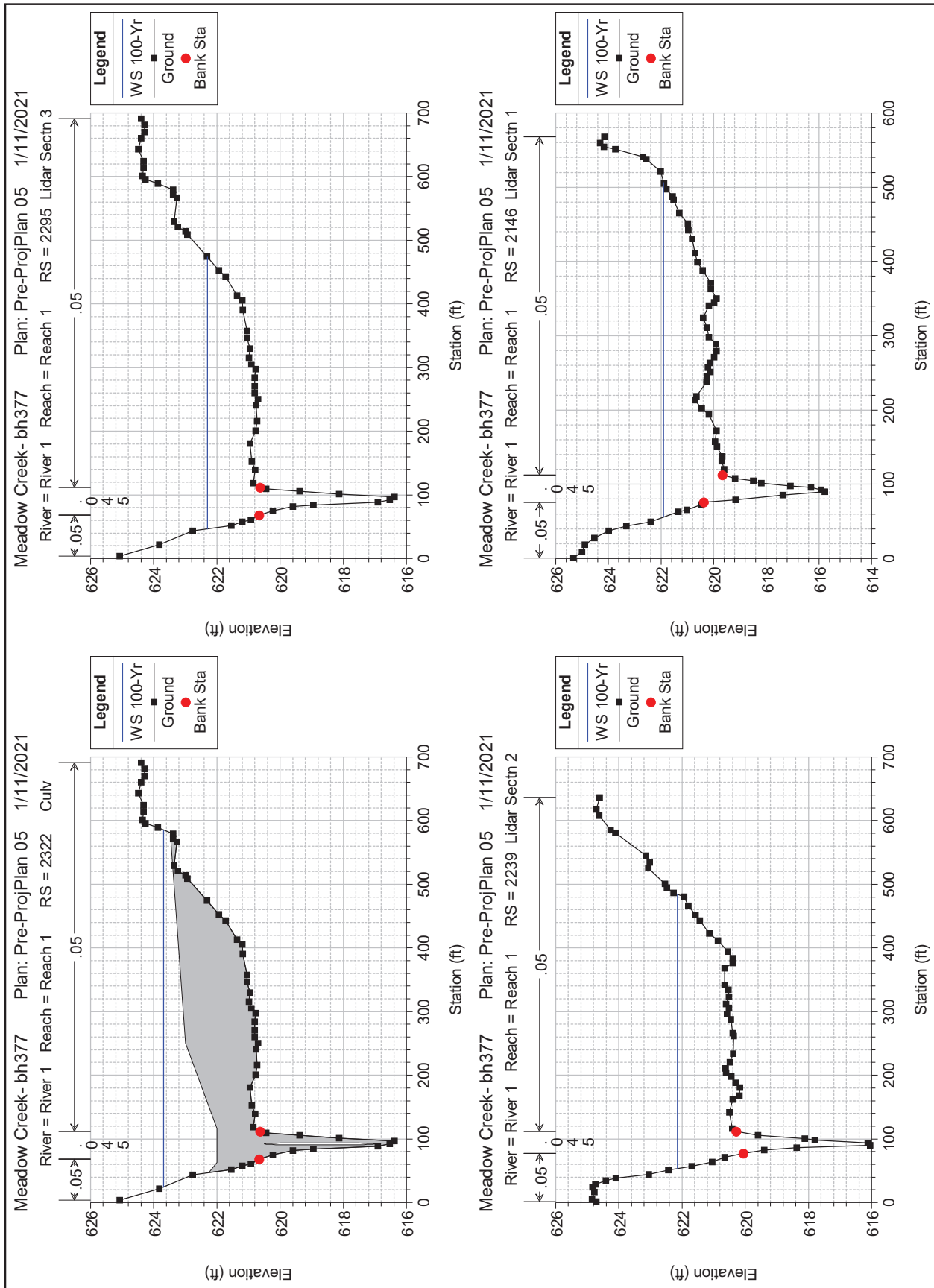
Drainage Study



Drainage Study



Drainage Study



Drainage Study

COMPUTER RUN

3. HEC-RAS Post-Project Model (plan .p04)

Drainage Study

HEC-RAS HEC-RAS 5.0.7 March 2019
U.S. Army Corps of Engineers
Hydrologic Engineering Center
609 Second Street
Davis, California

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X      X  XXXXXX   XXXX      XXXX      XX      XXXX
X      X  X        X      X      X  X      X  X      X
X      X  X        X      X      X  X      X  X      X
XXXXXXXX XXXX      XXX XXXX XXXXXX XXXX
X      X  X        X      X      X  X      X  X      X
X      X  X        X      X      X  X      X  X      X
X      X  XXXXXX   XXXX      X      X      X  X      XXXXX

```

PROJECT DATA

Project Title: Meadow Creek- bh377
Project File : MC377.prj
Run Date and Time: 1/11/2021 9:36:01 AM

Project in English units

PLAN DATA

Plan Title: Post Plan 04
Plan File : C:\jobs_bh377PrecinctLineRd\hh\MC377.p04

Geometry Title: Post Proj3 Geom
Geometry File : C:\jobs_bh377PrecinctLineRd\hh\MC377.g04

Flow Title : 100-Year Profile
Flow File : C:\jobs_bh377PrecinctLineRd\hh\MC377.f01

Plan Summary Information:

Number of:	Cross Sections =	14	Multiple Openings =	0
	Culverts =	1	Inline Structures =	0
	Bridges =	0	Lateral Structures =	0

Computational Information

Water surface calculation tolerance	=	0.01
Critical depth calculation tolerance	=	0.01
Maximum number of iterations	=	20
Maximum difference tolerance	=	0.3
Flow tolerance factor	=	0.001

Computation Options

Critical depth computed only where necessary
Conveyance Calculation Method: At breaks in n values only
Friction Slope Method: Average Conveyance
Computational Flow Regime: Subcritical Flow

FLOW DATA

Flow Title: 100-Year Profile
Flow File : C:\jobs_bh377PrecinctLineRd\hh\MC377.f01

Flow Data (cfs)

River	Reach	RS	100-Yr
River 1	Reach 1	3064	1766

Drainage Study

Boundary Conditions

River	Reach	Profile	Upstream
Downstream			

River 1	Reach 1	100-Yr
Normal S = 0.0025		

GEOMETRY DATA

Geometry Title: Post Proj3 Geom
 Geometry File : C:\jobs_bh377PrecinctLineRd\hh\MC377.g04

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 3064

INPUT

Description: Lidar Sectn 14

Station Elevation Data				num=	57
Sta	Elev	Sta	Elev	Sta	Elev
13.67	632.2	34.63	631.7	43.74	630.19
106.61	629.02	115.73	628.95	136.68	628.36
183.16	627.65	197.73	627.42	223.25	627.39
278.83	627.09	295.24	626.84	327.13	626.75
381.8	626.65	399.11	626.46	421.9	626.4
477.48	626.46	488.41	626.88	496.62	626.71
518.48	624.52	523.04	623.49	539.44	622.89
555.84	624.49	565.87	626.47	573.16	626.49
618.72	625.46	641.5	625.73	648.79	625.81
719.86	625.63	759.96	625.72	788.21	625.76
851.99	627.6	864.75	630.33	870.22	631.09
923.07	631.34	932.17	631.27		

Manning's n Values				num=	3
Sta	n Val	Sta	n Val	Sta	n Val
13.67	.05	502.08	.045	565.87	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	502.08	565.87		109	109		.1	.3

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 2955

INPUT

Description: Lidar Sectn 13

Station Elevation Data				num=	55
Sta	Elev	Sta	Elev	Sta	Elev
12.9	631.34	19.34	631.24	26.71	630.09
48.82	626.65	67.25	626.53	79.22	626.46
144.63	626.64	173.18	626.31	193.45	626.18
265.3	626.13	289.25	626.22	301.23	626.41
375.85	626.28	397.95	626.38	440.33	626.28
507.58	626.06	514.94	623.41	517.71	622.85
546.27	625.04	554.56	625.3	575.74	624.85
623.64	624.96	662.33	625.14	680.76	625.36

Drainage Study

746.16	625.66	769.19	625.67	786.7	625.72	816.17	625.73	821.7	625.78
840.12	625.75	853.02	625.75	877.89	625.8	891.71	626.45	899.08	627.54
910.13	630.29	914.74	631.13	922.11	631.18	929.48	631.69	942.37	631.59

Manning's n Values			num= 3		
Sta	n Val	Sta	n Val	Sta	n Val
12.9	.05	507.58	.045	546.27	.05

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
507.58	546.27	80	80	80		.1	.3

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2875

INPUT

Description: Lidar Sectn 12

Station Elevation Data			num= 59						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
12.56	631.35	23.19	631.17	30.92	628.92	41.55	627.42	56.05	626.53
81.17	625.34	87.94	624.47	99.53	622.22	107.26	620.44	147.85	620.3
159.45	620.26	179.74	620.29	191.34	620.31	219.36	620.34	236.76	620.44
260.91	620.54	292.8	620.39	337.26	620.44	404.9	620.36	420.36	622.27
434.86	624.13	446.45	625.16	458.05	625.53	470.61	625.77	480.28	625.9
498.64	626.09	506.37	624.37	509.27	622.34	516.03	621.83	524.73	621.95
529.56	622.8	540.19	624.21	548.89	624.68	563.38	624.19	574.98	624.24
591.41	624.43	601.07	624.65	612.67	624.79	626.19	625.07	631.99	625.59
647.45	626.13	673.55	626.4	721.86	626.41	767.28	626.26	786.61	625.94
802.07	625.94	815.6	625.82	826.23	625.85	857.15	625.75	888.07	625.79
918.03	625.4	922.86	625.44	929.63	626.48	946.06	630.17	953.79	631.08
965.38	631.16	975.05	631	982.78	631.37	988.57	631.39		

Manning's n Values			num= 3		
Sta	n Val	Sta	n Val	Sta	n Val
12.56	.02	506.37	.045	548.89	.05

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
506.37	548.89	75	75	75		.1	.3

Ineffective Flow			num= 2		
Sta L	Sta R	Elev	Permanent		
50	487	626	T		
748	945	626.5	F		

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2800

INPUT

Description: Lidar Sectn 11

Station Elevation Data			num= 60						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
14.7	629.26	31.86	626.53	44.11	625.64	60.04	625.08	82.1	625.11
105.38	625.26	133.57	625.26	148.27	624.98	156.85	624.68	165.43	623.51
172.78	621.97	185.03	620.47	203.41	620.27	357.81	620.31	406.83	620.14
422.76	620.3	426.43	621.34	436.24	623.43	439.91	623.86	447.26	625.34
459.52	626.15	473	626.24	485.25	625.67	487.7	625	495.05	622.27
503.63	621.22	510.98	622.07	522.01	623.51	528.14	624.46	541.62	624.4
555.1	624.45	594.31	624.91	607.79	625.47	617.59	626.18	629.85	626.48
637.2	627.04	644.55	627.2	667.83	627.18	734	627.09	759.74	627.33
775.67	627.34	789.15	627.35	822.23	627.42	832.03	627.42	861.44	627.35
887.18	627.16	921.49	627.42	933.74	627.41	950.9	627.38	970.5	627.39
1002.4	627.32	1041.6	627.58	1074.7	627.81	1089.4	627.79	1101.6	627.79
1115.1	627.68	1133.5	627.32	1160.4	627.34	1191.1	627.16	1253.6	627.16

Manning's n Values	num= 3
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Drainage Study

Sta	n Val	Sta	n Val	Sta	n Val
14.7	.02	487.7	.045	528.14	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	487.7	528.14		93	93		.1	.3
Ineffective Flow	num=		1					
Sta L	Sta R	Elev	Permanent					
20	466	626	T					

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2707

INPUT

Description: Lidar Sectn 10

Station	Elevation	Data	num=	35					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
13.46	629.57	18.35	629.33	31.81	627.56	44.05	625.01	52.61	622.26
56.28	620.73	69.74	620.4	132.15	620.22	154.17	620.34	220.24	620.34
245.94	620.36	302.22	620.51	378.08	620.23	401.33	620.26	428.25	620.44
439.26	620.75	446.6	624.93	449.05	625.32	462.51	626.38	473.52	626.68
482.09	626	485.76	625.29	497.99	620.22	501.66	619.78	511.33	619.8
515.12	621.37	526.9	623	614	624	614	630	615	630
615	627	627.69	627	644.82	627	1250.61	626.94	1251.7	625.99

Manning's n Values	num=		3			
Sta	n Val	Sta	n Val	Sta	n Val	
13.46	.02	485.76	.045	526.9	.05	

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	485.76	526.9		64	64		.1	.3
Ineffective Flow	num=		2					
Sta L	Sta R	Elev	Permanent					
20	470	626	T					
685	1251.7	627.5	F					

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2643

INPUT

Description: Lidar Sectn 9

Station	Elevation	Data	num=	41					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
9.91	628.03	24.77	627.95	38.65	627.74	69.36	627.39	96.12	627.21
107.02	626.98	118.91	626.54	139.72	626.24	158.55	625.87	164.49	625.55
197.19	624.94	219.98	624.33	238.81	624.1	249.71	623.85	256.65	620.35
263.58	619.31	269.31	619.43	277.45	621.15	283.4	622.65	286.9	623
373	624	373	630	374	630	374	626	375	626
380	626	404.29	626	416.18	626	436	626	593.56	625.94
616.35	626.42	627.25	626.58	646.07	626.34	659.95	626.3	680.76	626.35
694.63	626.37	710.48	626.58	730.3	626.38	747.15	625.92	1004.62	626.12
1013.7	625.43								

Manning's n Values	num=		3			
Sta	n Val	Sta	n Val	Sta	n Val	
9.91	.05	249.71	.045	286.9	.05	

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	249.71	286.9		44	44		.1	.3
Ineffective Flow	num=		1					
Sta L	Sta R	Elev	Permanent					
464	1013.7	626	F					

CROSS SECTION

Drainage Study

RIVER: River 1
REACH: Reach 1 RS: 2599

INPUT

Description: Lidar Sectn 8

Station Elevation Data		num= 36		Sta		Elev		Sta		Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
7.9	627.69	21.94	627.13	38.61	626.92	57.03	625.88	63.17	624.15		
64.93	623.89	78.09	623.37	105.29	622.97	129.86	622.97	151.79	622.55		
156.18	621.85	159.69	620.01	163.2	619.03	171.98	619.84	176.36	620.64		
182.5	621.15	188.2	623	273	624.5	273	630	275	630		
275	626	280	626	290	626	555.41	625.81	575.59	625.9		
609.81	625.91	640.52	625.68	677.37	625.29	773.89	625.25	788.81	625.37		
809.86	625.47	823.02	625.56	841.45	625.16	851.98	625.17	864.26	625.02		
897.6	625.02										

Manning's n Values		num= 3		Sta		n Val	
Sta	n Val	Sta	n Val	Sta	n Val	Sta	n Val
7.9	.05	129.86	.045	188.2	.05		

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	129.86	188.2		80	80		.1	.3

Ineffective Flow num= 1

Sta L	Sta R	Elev	Permanent
600	897.6	626	T

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2519

INPUT

Description: Lidar Sectn 7

Station Elevation Data		num= 53		Sta		Elev		Sta		Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
6.01	626.77	10.51	626.66	16.52	626.25	21.77	625.56	27.78	622.36		
51.05	621.51	60.81	621.51	67.57	621.25	71.32	620.93	80.33	618.12		
84.08	618.79	87.09	619.86	100.6	620.71	113.36	622.2	133.63	622.33		
152.4	622.27	179.43	622.21	192.19	622.16	205.71	622.18	226.73	622.13		
241.74	622.16	248.5	622.23	281.53	622.55	299.55	622.59	305.56	622.61		
357.36	622.62	365.62	622.55	381.38	622.6	406.91	622.61	413.66	622.68		
420.42	623.1	438.44	624	442.94	624.34	454.2	624.42	473.72	624.34		
495.5	624.61	509.01	624.7	518.77	624.75	542.04	624.68	566.07	624.46		
584.83	624.37	601.35	623.27	623.12	623.35	638.14	623.62	650.15	623.88		
662.16	623.92	673.42	623.91	692.19	624.51	713.96	624.43	735.74	624.42		
743.24	624.51	754.5	624.5	768.01	624.38						

Manning's n Values		num= 3		Sta		n Val	
Sta	n Val	Sta	n Val	Sta	n Val	Sta	n Val
6.01	.05	60.81	.045	113.36	.05		

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	60.81	113.36		60	60		.1	.3

Ineffective Flow num= 1

Sta L	Sta R	Elev	Permanent
174	768.01	625	T

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2459

INPUT

Description: Lidar Sectn 6

Station Elevation Data	num= 56
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Drainage Study

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
5.22	626.91	7.45	626.95	43.96	626.06	46.19	625.23	51.41	621.49
54.39	621.22	64.82	621.15	83.45	620.58	86.43	620.14	89.41	618.66
92.39	618.16	97.69	617.73	98.35	619.77	102.82	620.28	113.25	620.62
122.94	621.59	137.84	621.84	152.74	621.71	165.4	621.65	185.52	621.58
198.19	621.53	225.01	621.43	245.13	621.43	258.54	621.53	268.22	621.7
287.59	621.83	298.77	621.83	307.71	621.97	317.4	621.91	341.98	622.09
356.14	622.23	364.33	622.38	388.18	622.41	409.78	622.26	423.19	622.28
434.37	622.45	449.27	623.17	455.23	623.6	465.66	623.88	476.09	624.14
484.29	624.15	508.13	624.01	530.48	624	560.29	623.93	566.99	623.93
575.93	623.81	596.05	623.79	618.4	623.7	631.07	623.81	666.08	624.03
676.52	624.13	704.83	624.54	721.96	624.69	727.92	624.82	743.57	624.88
762.19	624.69								

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 5.22 .05 64.82 .045 122.94 .05

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 64.82 122.94 53 53 53 .1 .3

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 2406

INPUT

Description: Lidar Sectn 5

Station Elevation Data		num= 59							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
4.56	627	9.12	627.1	22.05	626.76	27.37	626.41	31.93	624.61
37.25	621.27	40.29	621.01	46.37	621.02	66.89	620.75	74.5	620.11
78.3	619.23	80.58	617.73	82.1	617.36	83.42	617.38	89.7	619.68
92.74	620.16	101.86	620.47	118.59	621.01	129.23	621.11	142.15	621.11
168	621.08	188.52	621.16	197.64	621.2	205.25	621.08	221.21	620.98
234.89	621.08	247.05	620.99	275.94	621.17	301.03	621.33	320.79	621.57
330.67	621.67	344.36	621.57	354.24	621.24	366.4	621.22	377.8	621.43
387.69	621.47	394.53	621.76	401.37	622.1	422.65	622.74	431.01	623
446.98	623.61	453.06	623.83	462.18	623.93	472.82	624.02	503.23	623.77
521.47	623.26	535.92	623.28	551.12	623.38	569.37	623.26	576.97	623.27
621.06	623.34	654.5	623.96	686.43	623.97	703.91	623.76	724.44	623.72
733.56	623.77	748.76	624.18	768.53	624.39	777.65	624.24		

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 4.56 .05 66.89 .045 101.86 .05

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 66.89 101.86 58 58 58 .1 .3

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 2348

INPUT

Description: Lidar Sectn 4

Station Elevation Data		num= 58							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
2.93	626.14	5.14	625.78	13.94	621.48	16.14	621.11	24.95	620.8
34.48	620.85	44.02	620.59	46.96	620.39	53.56	619.52	55.76	618.99
60.16	617.35	63.83	617.77	66.77	619.52	73.37	620.83	90.25	621.21
103.45	621.1	114.46	621.1	129.86	621.19	139.4	621.28	146.74	621.22
162.15	620.95	176.09	620.91	192.96	620.97	202.5	620.88	225.24	621.06
238.45	621.08	250.19	621.26	258.99	621.24	271.47	621.21	294.95	621.28
300.82	621.36	311.82	621.28	351.44	621.46	361.71	621.7	374.19	621.98
396.93	622.75	412.34	623.15	432.15	623.15	448.29	623.11	460.76	623.2

Drainage Study

471.77	623.16	482.77	622.95	493.78	623.06	507.72	623.02	520.92	623.4
544.4	623.47	558.34	623.47	580.35	623.61	596.49	623.37	606.03	623.39
654.46	623.53	668.4	623.58	678.67	623.72	712.42	623.68	715.35	623.96
722.69	624.28	732.23	623.98	750.57	624.09				

Manning's n Values			num= 3		
Sta	n Val	Sta	n Val	Sta	n Val
2.93	.05	34.48	.045	73.37	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	34.48	73.37		53 53	53		.1	.3

CULVERT

RIVER: River 1
 REACH: Reach 1 RS: 2322

INPUT

Description:

Distance from Upstream XS = 20
 Deck/Roadway Width = 20
 Weir Coefficient = 2.6

Upstream Deck/Roadway Coordinates

num= 5									
Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
0		623			63		622		
250		623			500		623.5		

Upstream Bridge Cross Section Data

Station Elevation Data num= 58									
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
2.93	626.14	5.14	625.78	13.94	621.48	16.14	621.11	24.95	620.8
34.48	620.85	44.02	620.59	46.96	620.39	53.56	619.52	55.76	618.99
60.16	617.35	63.83	617.77	66.77	619.52	73.37	620.83	90.25	621.21
103.45	621.1	114.46	621.1	129.86	621.19	139.4	621.28	146.74	621.22
162.15	620.95	176.09	620.91	192.96	620.97	202.5	620.88	225.24	621.06
238.45	621.08	250.19	621.26	258.99	621.24	271.47	621.21	294.95	621.28
300.82	621.36	311.82	621.28	351.44	621.46	361.71	621.7	374.19	621.98
396.93	622.75	412.34	623.15	432.15	623.15	448.29	623.11	460.76	623.2
471.77	623.16	482.77	622.95	493.78	623.06	507.72	623.02	520.92	623.4
544.4	623.47	558.34	623.47	580.35	623.61	596.49	623.37	606.03	623.39
654.46	623.53	668.4	623.58	678.67	623.72	712.42	623.68	715.35	623.96
722.69	624.28	732.23	623.98	750.57	624.09				

Manning's n Values			num= 3		
Sta	n Val	Sta	n Val	Sta	n Val
2.93	.05	34.48	.045	73.37	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	34.48	73.37		.1	.3

Downstream Deck/Roadway Coordinates

num= 5									
Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
0		623			63		622		
250		623			600		623.5		

Downstream Bridge Cross Section Data

Station Elevation Data num= 57									
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
3.38	625.08	21.6	623.82	43.21	622.77	51.99	621.55	58.06	621.19
60.76	620.92	68.19	620.65	74.94	620.23	81.69	619.59	83.72	618.94
88.44	616.91	92.49	616.53	96.54	616.38	101.27	618.13	105.32	619.39
109.37	620.44	111.4	620.62	118.15	620.85	139.08	620.79	151.91	620.9
180.94	620.96	201.19	620.77	216.04	620.73	240.35	620.76	250.48	620.7
259.93	620.8	270.73	620.81	284.23	620.8	297.74	620.77	305.16	620.91
315.29	620.99	329.47	620.96	346.35	621.05	357.82	621.05	390.23	621.18
405.76	621.2	413.19	621.36	442.89	621.72	453.02	621.93	474.62	622.32

Drainage Study

509.06	622.93	514.46	622.99	520.53	623.24	529.31	623.35	566.44	623.27
571.84	623.39	579.27	623.39	589.4	623.87	595.47	624.26	600.87	624.35
614.38	624.33	624.5	624.32	643.41	624.49	660.29	624.4	669.74	624.3
681.22	624.29	690.66	624.4						

Manning's n Values			num= 3		
Sta	n Val	Sta	n Val	Sta	n Val
3.38	.05	68.19	.045	111.4	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	68.19	111.4		.1	.3

Upstream Embankment side slope	=	0 horiz. to 1.0 vertical
Downstream Embankment side slope	=	0 horiz. to 1.0 vertical
Maximum allowable submergence for weir flow	=	.98
Elevation at which weir flow begins	=	
Energy head used in spillway design	=	
Spillway height used in design	=	
Weir crest shape	=	Broad Crested

Number of Culverts = 1

Culvert Name	Shape	Rise	Span
Culvert #1	Circular	3.5	
FHWA Chart # 1 - Concrete Pipe Culvert			
FHWA Scale # 3 - Groove end entrance; pipe projecting from fill			
Solution Criteria = Highest U.S. EG			
Culvert Upstrm Dist	Length	Top n	Bottom n
Loss Coef		Depth Blocked	Entrance Loss Coef
	10	30	.013
			.013
			0
			.5
1			
Upstream	Elevation =	617.4	
	Centerline Station =	60.75	
Downstream	Elevation =	617	
	Centerline Station =	92.12	

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 2295

INPUT

Description: Lidar Sectn 3

Station Elevation Data			num= 57		
Sta	Elev	Sta	Elev	Sta	Elev
3.38	625.08	21.6	623.82	43.21	622.77
60.76	620.92	68.19	620.65	74.94	620.23
88.44	616.91	92.49	616.53	96.54	616.38
109.37	620.44	111.4	620.62	118.15	620.85
180.94	620.96	201.19	620.77	216.04	620.73
259.93	620.8	270.73	620.81	284.23	620.8
315.29	620.99	329.47	620.96	346.35	621.05
405.76	621.2	413.19	621.36	442.89	621.72
509.06	622.93	514.46	622.99	520.53	623.24
571.84	623.39	579.27	623.39	589.4	623.87
614.38	624.33	624.5	624.32	643.41	624.49
681.22	624.29	690.66	624.4		

Manning's n Values			num= 3		
Sta	n Val	Sta	n Val	Sta	n Val
3.38	.05	68.19	.045	111.4	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	68.19	111.4		56	56		.1	.3

CROSS SECTION

Drainage Study

RIVER: River 1
REACH: Reach 1

RS: 2239

INPUT

Description: Lidar Sectn 2

Station Elevation Data				num=	62				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1.24	624.72	4.98	624.85	16.18	624.78	23.65	624.84	28.62	624.74
34.85	624.41	37.96	624.09	44.18	623.06	51.02	622.43	56.62	621.7
63.47	621.04	70.93	620.65	77.16	620.05	82.76	619.4	86.49	618.37
89.6	616.05	93.33	616.12	98.31	617.8	100.18	618.12	105.78	619.59
112	620.28	116.36	620.41	141.87	620.5	161.78	620.39	168	620.19
180.45	620.17	187.91	620.3	197.87	620.44	204.09	620.61	210.94	620.62
220.27	620.49	233.96	620.38	261.34	620.37	266.31	620.39	287.47	620.45
296.18	620.57	305.52	620.51	311.74	620.6	322.94	620.51	334.14	620.53
341.6	620.65	367.74	620.66	376.45	620.39	383.92	620.4	394.49	620.55
411.29	620.86	422.49	621.14	443.03	621.44	451.74	621.58	466.05	621.8
480.36	621.94	486.58	622.27	494.67	622.48	500.9	622.54	525.16	623.07
534.5	623.03	545.07	623.15	581.16	624.11	585.52	624.26	607.92	624.62
617.87	624.72	636.54	624.61						

Manning's n Values				num=	3
Sta	n Val	Sta	n Val	Sta	n Val
1.24	.05	77.16	.045	112	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff Contr.	Expan.
	77.16	112		93 93	93	.1	.3

CROSS SECTION

RIVER: River 1
REACH: Reach 1

RS: 2146

INPUT

Description: Lidar Sectn 1

Station Elevation Data				num=	65				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
.56	625.33	8.88	625	18.32	624.9	27.75	624.53	37.19	623.99
43.85	623.32	49.4	622.4	62.72	621.34	65.49	621.02	72.71	620.47
76.04	620.36	78.82	619.17	85.47	617.37	89.92	615.78	92.69	615.92
95.47	616.3	97.69	617.09	101.57	618.19	104.9	618.49	108.23	619.19
112.12	619.65	120.44	619.6	130.99	619.69	137.65	619.68	150.41	619.88
157.07	619.95	172.06	619.9	193.71	620.19	202.03	620.45	213.13	620.71
218.13	620.66	237.55	620.27	244.77	620.25	250.87	620.12	256.98	620.21
263.09	620.15	271.41	619.99	279.74	619.89	289.17	619.91	298.05	620.18
310.82	620.26	324.69	620.4	340.23	620.18	344.68	619.99	350.23	619.89
362.99	620.1	371.32	620.11	387.97	620.41	399.07	620.61	411.28	620.7
430.71	620.82	441.81	620.96	450.69	620.98	465.12	621.3	482.88	621.53
487.32	621.55	497.31	621.79	505.08	621.89	521.18	622.01	537.83	622.55
541.16	622.68	551.15	623.73	554.48	624.17	559.47	624.31	567.79	624.16

Manning's n Values				num=	3
Sta	n Val	Sta	n Val	Sta	n Val
.56	.05	76.04	.045	112.12	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff Contr.	Expan.
	76.04	112.12		0 0	0	.1	.3

SUMMARY OF MANNING'S N VALUES

River:River 1

Reach	River Sta.	n1	n2	n3
Reach 1	3064	.05	.045	.05
Reach 1	2955	.05	.045	.05

Drainage Study

Reach 1	2875	.02	.045	.05
Reach 1	2800	.02	.045	.05
Reach 1	2707	.02	.045	.05
Reach 1	2643	.05	.045	.05
Reach 1	2599	.05	.045	.05
Reach 1	2519	.05	.045	.05
Reach 1	2459	.05	.045	.05
Reach 1	2406	.05	.045	.05
Reach 1	2348	.05	.045	.05
Reach 1	2322	Culvert		
Reach 1	2295	.05	.045	.05
Reach 1	2239	.05	.045	.05
Reach 1	2146	.05	.045	.05

SUMMARY OF REACH LENGTHS

River: River 1

Reach	River Sta.	Left	Channel	Right
Reach 1	3064	109	109	109
Reach 1	2955	80	80	80
Reach 1	2875	75	75	75
Reach 1	2800	93	93	93
Reach 1	2707	64	64	64
Reach 1	2643	44	44	44
Reach 1	2599	80	80	80
Reach 1	2519	60	60	60
Reach 1	2459	53	53	53
Reach 1	2406	58	58	58
Reach 1	2348	53	53	53
Reach 1	2322	Culvert		
Reach 1	2295	56	56	56
Reach 1	2239	93	93	93
Reach 1	2146	0	0	0

SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS

River: River 1

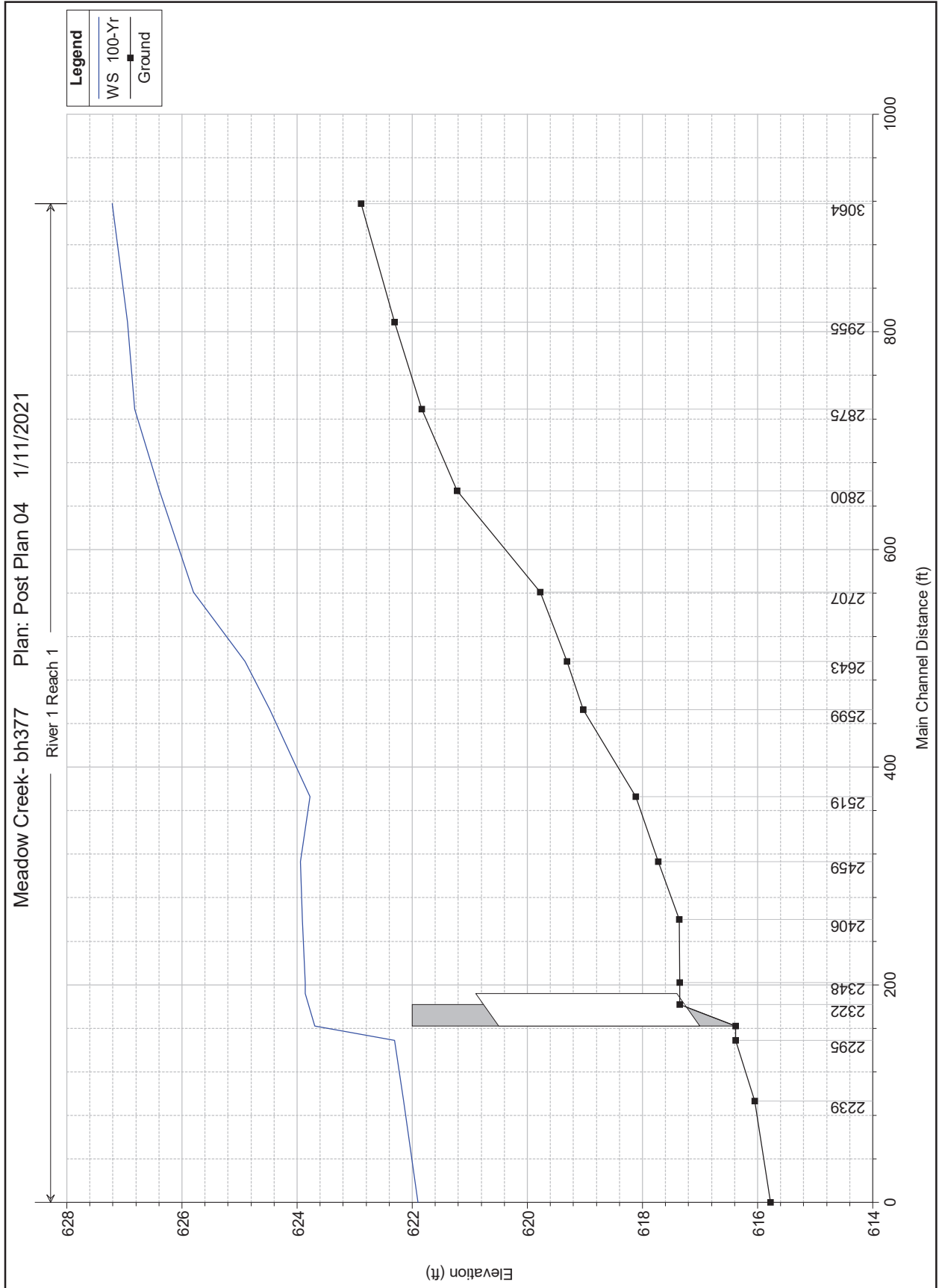
Reach	River Sta.	Contr.	Expan.
Reach 1	3064	.1	.3
Reach 1	2955	.1	.3
Reach 1	2875	.1	.3
Reach 1	2800	.1	.3
Reach 1	2707	.1	.3
Reach 1	2643	.1	.3
Reach 1	2599	.1	.3
Reach 1	2519	.1	.3
Reach 1	2459	.1	.3
Reach 1	2406	.1	.3
Reach 1	2348	.1	.3
Reach 1	2322	Culvert	
Reach 1	2295	.1	.3
Reach 1	2239	.1	.3
Reach 1	2146	.1	.3

Drainage Study

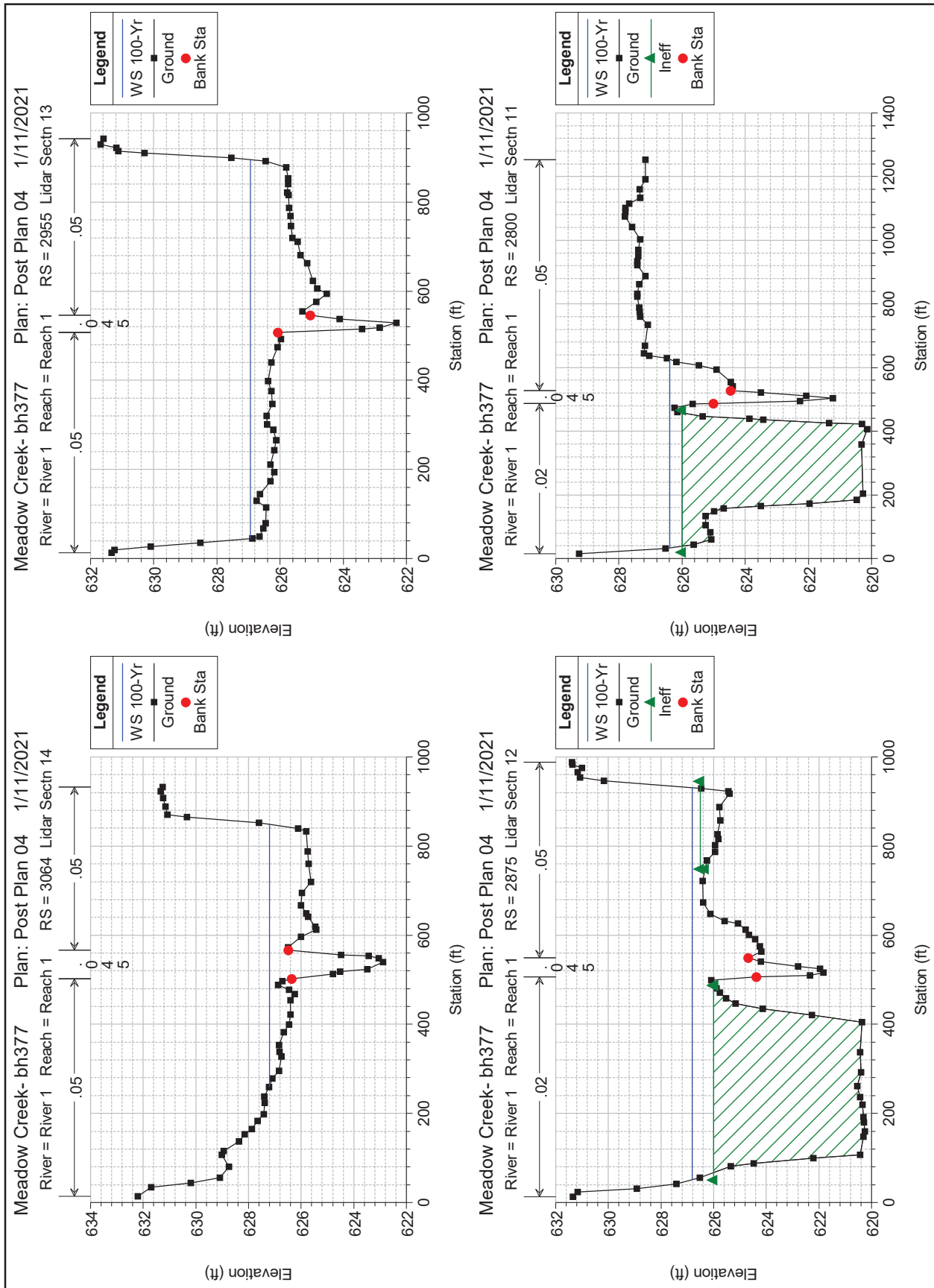
HEC-RAS Plan: PostPlan 04 River: River 1 Reach: Reach 1 Profile: 100-Yr

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W. S. Elev (ft)	Crit W. S. (ft)	E. G. Elev (ft)	E. G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	2146	100-Yr	1766.00	615.78	621.90	621.15	622.02	0.002502	4.11	751.61	450.23	0.36
Reach 1	2239	100-Yr	1766.00	616.05	622.15		622.28	0.003067	4.27	703.96	431.07	0.39
Reach 1	2295	100-Yr	1766.00	616.38	622.30		622.50	0.004017	4.78	628.66	427.22	0.45
Reach 1	2322	Culvert										
Reach 1	2348	100-Yr	1766.00	617.35	623.86	622.09	623.90	0.000962	2.62	1221.91	705.18	0.23
Reach 1	2406	100-Yr	1766.00	617.36	623.91		623.95	0.000724	2.32	1188.26	640.20	0.20
Reach 1	2459	100-Yr	1766.00	617.73	623.94		624.01	0.001274	2.75	933.61	516.34	0.25
Reach 1	2519	100-Yr	1766.00	618.12	623.77		624.31	0.008425	6.68	332.37	460.13	0.65
Reach 1	2599	100-Yr	1766.00	619.03	624.47	624.38	625.13	0.011700	7.36	321.18	209.34	0.75
Reach 1	2643	100-Yr	1766.00	619.31	624.90	624.90	625.73	0.010544	8.36	299.03	174.43	0.74
Reach 1	2707	100-Yr	1766.00	619.78	625.80	624.90	626.21	0.004724	5.91	380.50	545.85	0.50
Reach 1	2800	100-Yr	1766.00	621.22	626.39	626.39	626.70	0.005396	5.73	468.24	592.47	0.53
Reach 1	2875	100-Yr	1766.00	621.83	626.82	626.36	626.90	0.001218	2.78	957.99	879.85	0.25
Reach 1	2955	100-Yr	1766.00	622.31	626.95		627.03	0.002349	3.53	946.55	850.32	0.34
Reach 1	3064	100-Yr	1766.00	622.89	627.21		627.36	0.003469	4.07	708.28	587.91	0.41

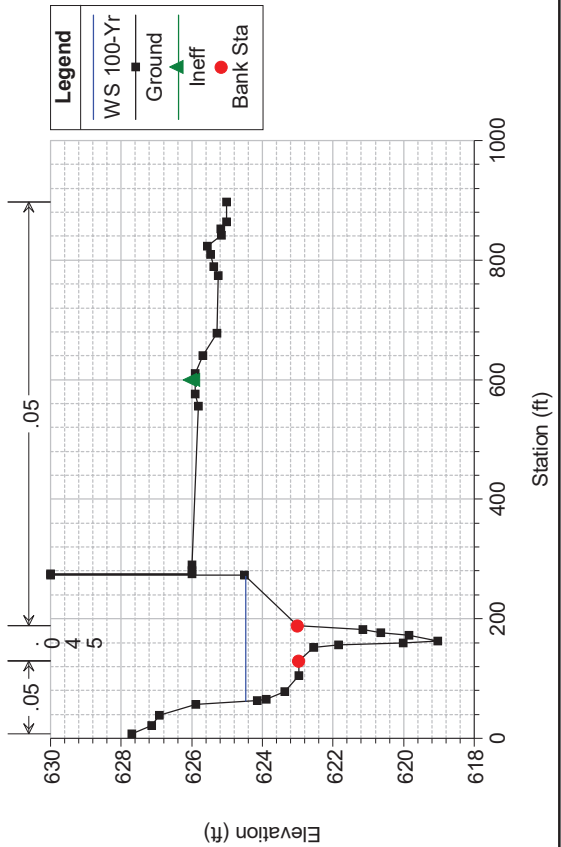
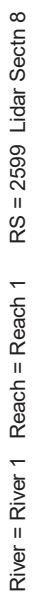
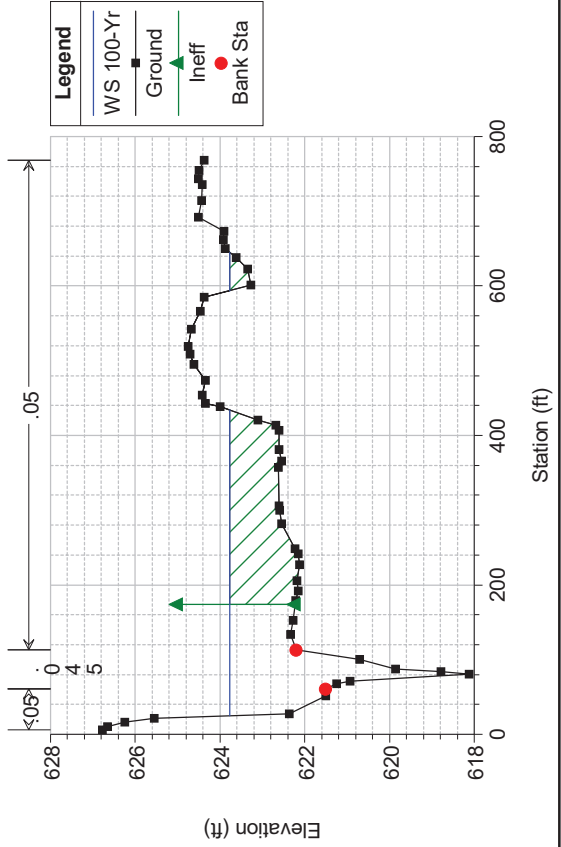
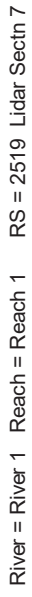
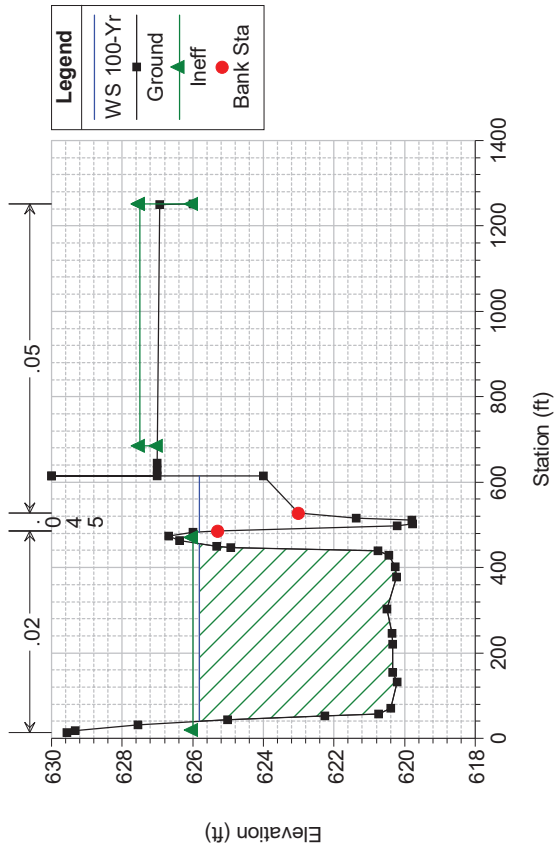
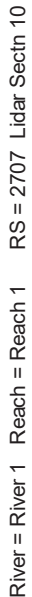
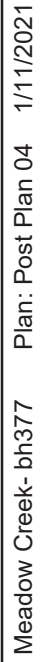
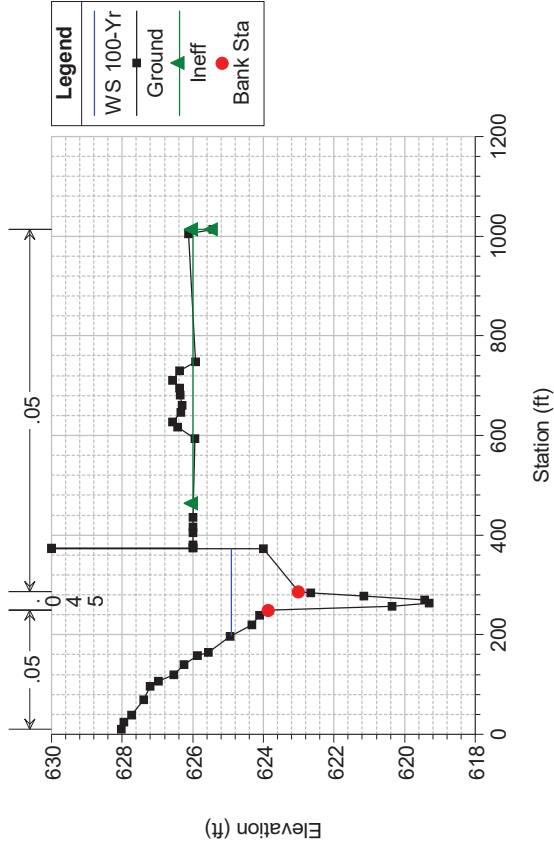
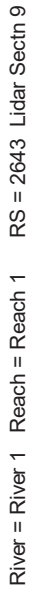
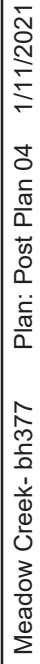
Drainage Study



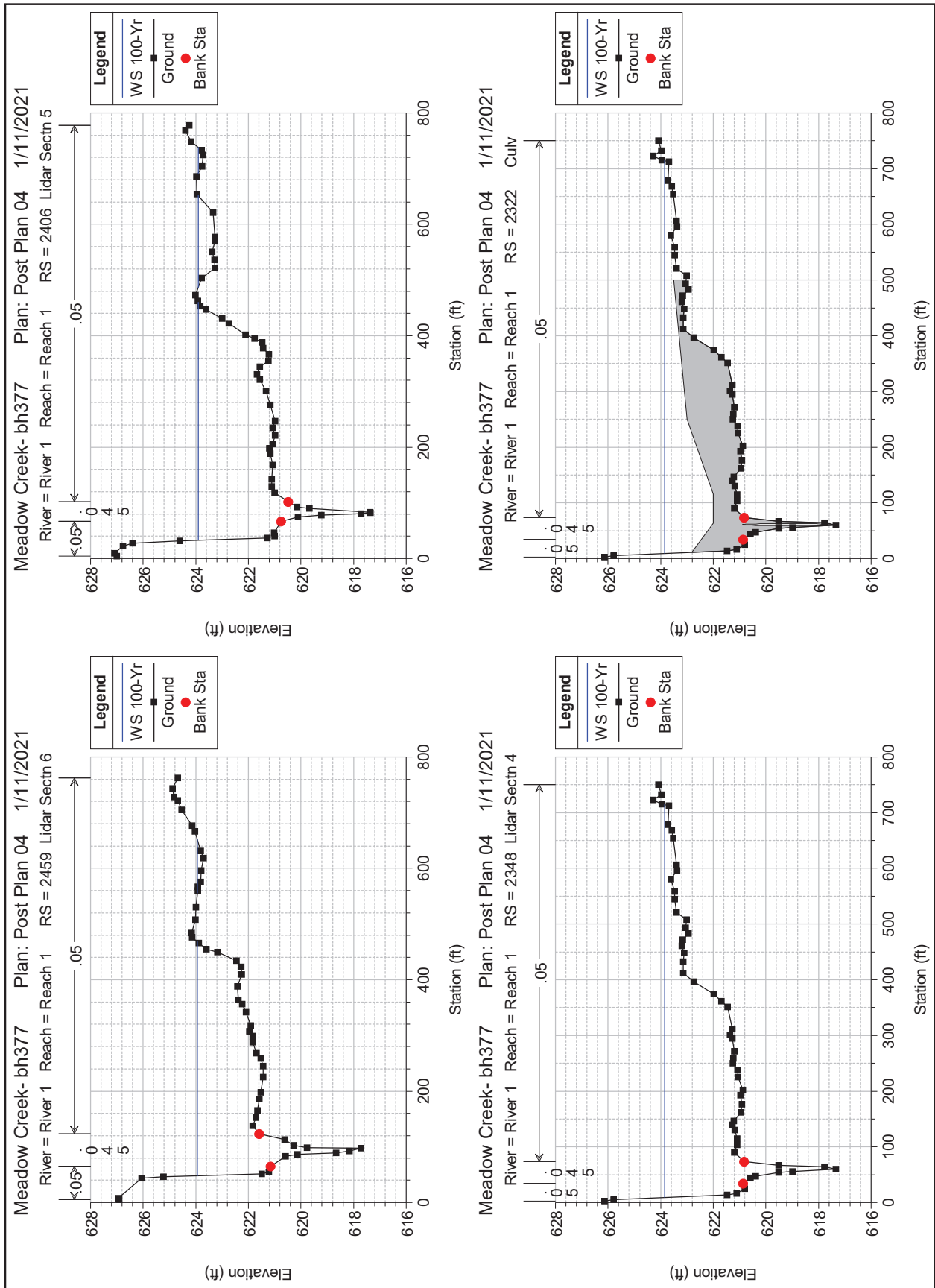
Drainage Study



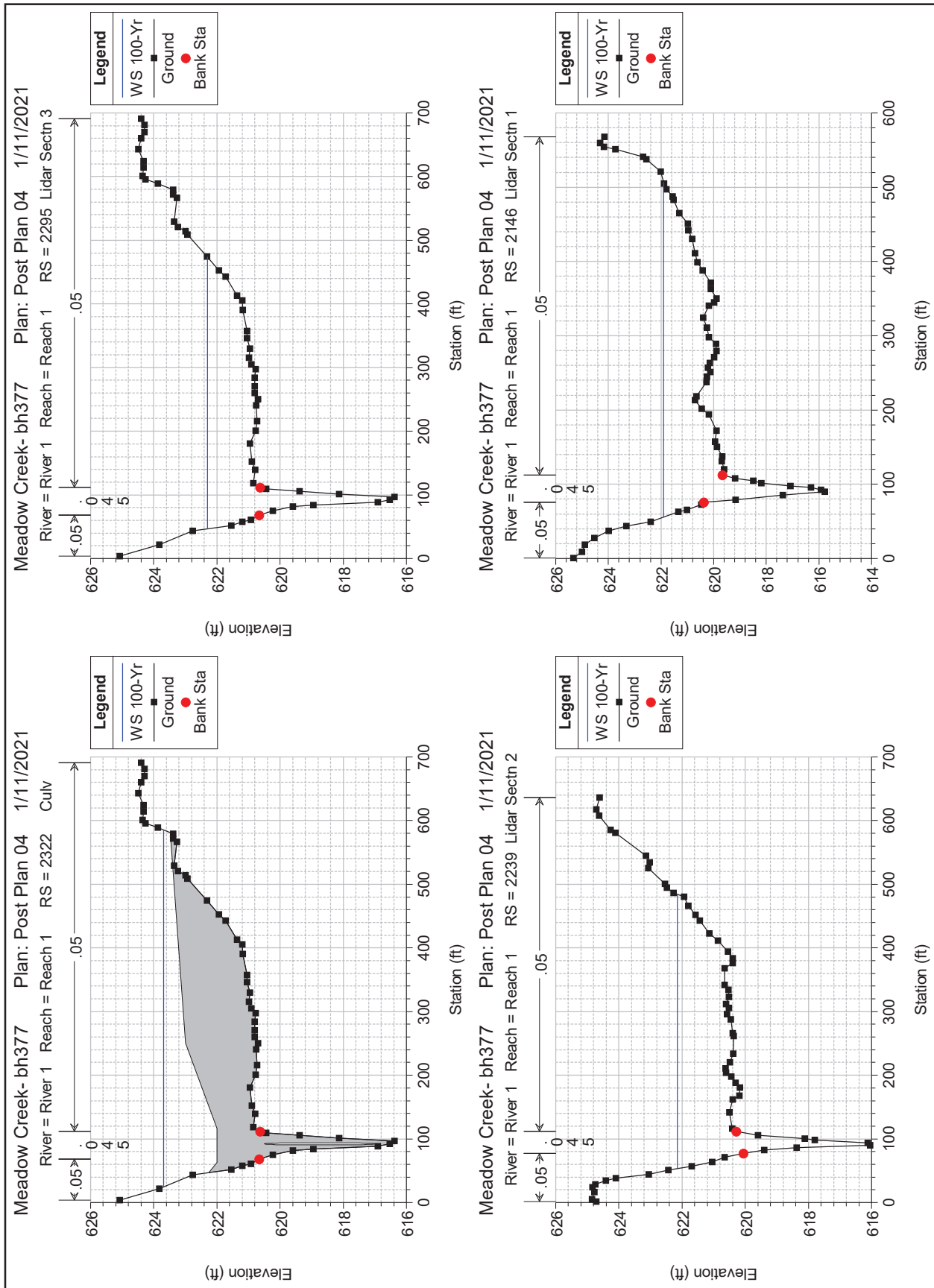
Drainage Study



Drainage Study



Drainage Study



Drainage Study

1. Copy of Effective FEMA FIRM 48439C0095K
2. Copy of TR55 Time of Concentration Work Sheets
3. Copy of NRCS Web Soil Survey
4. Electronic Copy of Study H&H Files

VII. ATTACHMENTS

Drainage Study

The Flood Insurance Study report for this jurisdiction:

Insurance is available in this community, contact your insurance agent or Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 1000'



PANEL 0095K

FIRM

**FLOOD INSURANCE RATE MAP
TARRANT COUNTY,
TEXAS
AND INCORPORATED AREAS**

PANEL 95 OF 495

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
TARRANT COUNTY	480582	0095	K
COLLEVILLE, CITY OF	480590	0095	K
GRAPEVINE, CITY OF	480598	0095	K
HURST, CITY OF	480601	0095	K
KELLER, CITY OF	480602	0095	K
NORTH RICHLAND HILLS, CITY OF	480607	0095	K
SOUTHLAKE, CITY OF	480612	0095	K

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
48439C0095K

**MAP REVISED
SEPTEMBER 25, 2009**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

TIME OF CONCENTRATION
Calculations follow NRCS-TR55 method
Project: Heron Pond Downstream Assessment
Location: City of Colleyville, Tarrant County, Texas

Shallow Concentrated Surface Codes
Code Description
P Paved
U Unpaved

Original Areas: AREA 1												
Flow Type	2 year rain	Length (ft)	Elevation (ft)	Drop (ft)	Slope (ft/ft)	Surface Code	n	Area (ft^2)	Wp (ft)	Velocity (ft/sec)	Time (hr)	Time (min)
Sheet	3.6	100		2	0.015	E	0.15				0.173	
Shallow Concentrated		1600		15	0.009	U	0.08			1.56	0.284	
Open Channel		4100		25	0.006		0.045	90.00	40.00	4.44	0.257	
Pipe												
Time of Concentration =											0.714	42.83
Lag = 0.6Tc=											0.428	

Drainage Study

TIME OF CONCENTRATION
Calculations follow NRCS-TR55 method
Project: Heron Pond Downstream Assessment
Location: City of Colleyville, Tarrant County, Texas

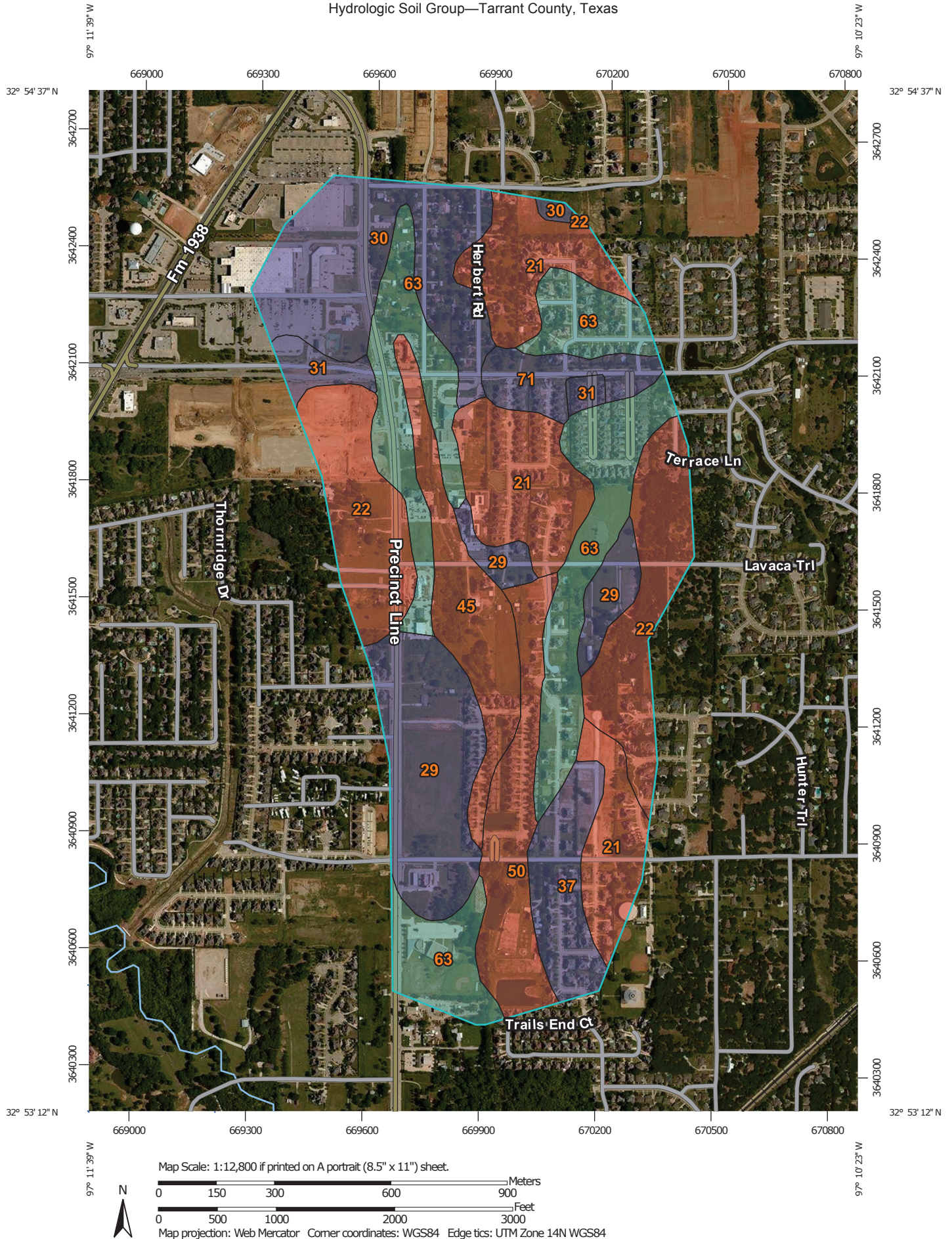
Code	Description	n
A	Smooth surface	0.011
B	Fallow (no residue)	0.05
C	Cultivated soils, Residue cover $\leq 20\%$	0.06
D	Cultivated soils, Residue cover $> 20\%$	0.17
E	Grass, Short grass prairie	0.15
F	Grass, Dense grasses	0.24
G	Grass, Bermudagrass	0.41
H	Range (natural)	0.13
I	Woods, Light underbrush	0.4
J	Woods, Dense underbrush	0.8

Shallow Concentrated Surface Codes	
Code	Description
P	Paved
U	Unpaved

Original Areas: AREA 2											
Flow Type	2 year rain	Length (ft)	Elevation Drop (ft)	Slope (ft/ft)	Surface Code	n	Area (ft^2)	Wp (ft)	Velocity (ft/sec)	Time (hr)	Time (min)
Sheet	3.6	100	2	0.015	E	0.15				0.173	
Shallow Concentrated		800	10	0.013	U	0.08			1.80	0.123	
Open Channel		1100	5	0.005		0.045	90.00	40.00	3.83	0.080	
Pipe											
Time of Concentration =										0.376	22.54
Lag = 0.6Tc=										0.225	

Drainage Study

Hydrologic Soil Group—Tarrant County, Texas



Drainage Study

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000. Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tarrant County, Texas
Survey Area Data: Version 10, Sep 29, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 22, 2014—Jul 13, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/30/2015
Page 2 of 4

Drainage Study

Hydrologic Soil Group—Tarrant County, Texas

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Tarrant County, Texas (TX439)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
21	Crosstell fine sandy loam, 1 to 3 percent slopes	D	64.1	15.5%
22	Crosstell fine sandy loam, 3 to 6 percent slopes	D	59.2	14.3%
29	Gasil fine sandy loam, 1 to 3 percent slopes	B	52.1	12.6%
30	Gasil fine sandy loam, 3 to 8 percent slopes	B	50.9	12.3%
31	Gasil sandy clay loam, graded, 1 to 5 percent slopes	B	7.9	1.9%
37	Konsil fine sandy loam, 1 to 5 percent slopes	B	19.9	4.8%
45	Mabank fine sandy loam, 0 to 1 percent slopes	D	28.7	6.9%
50	Navo clay loam, 1 to 3 percent slopes	D	29.8	7.2%
63	Rader fine sandy loam, 0 to 3 percent slopes	C	88.8	21.4%
71	Silstid loamy fine sand, 1 to 5 percent slopes	B	12.9	3.1%
Totals for Area of Interest			414.4	100.0%

Drainage Study

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Drainage Study

BOYD HYDROLOGY, PLLC

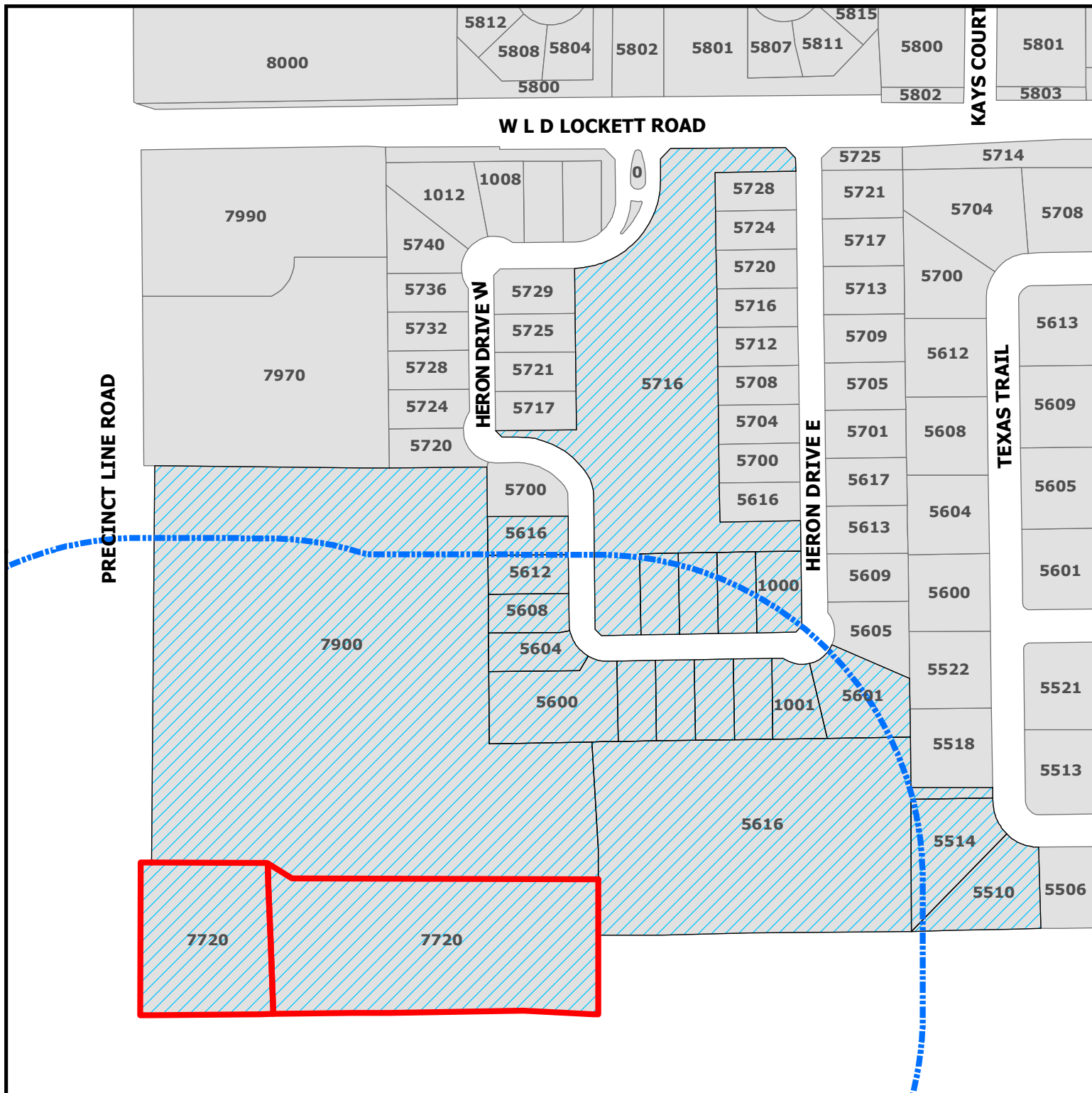
WATER RESOURCE ENGINEERING

601 OAK STREET / P.O. BOX 117 / PALO PINTO, TEXAS 76484

214-679-4642 / 940 659-2929

Firm Reg. # 12332

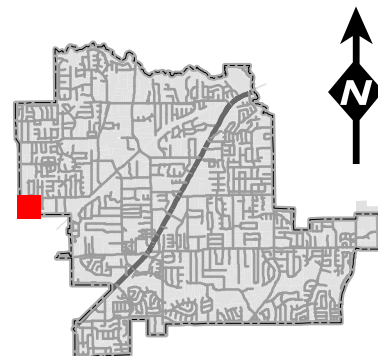
Notification Map



ZC21-002 7720 Precinct Line 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
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
ALEMAN, KARLA M	1000 HERON DR E	COLLEYVILLE, TX	76034	1000 HERON DR E
LEWIS FAMILY REVOCABLE TRUST	1001 HERON DR E	COLLEYVILLE, TX	76034	1001 HERON DR E
ADAMS, SUSAN	5604 HERON DR W	COLLEYVILLE, TX	76034	5604 HERON DR W
COLLEYVILLE HERON POND HOA	1723 E SOUTHLAKE BLVD STE 120	SOUTHLAKE, TX	76092	5600 HERON DR W
WANG, HUALIAN	5616 HERON DR W	COLLEYVILLE, TX	76034	5616 HERON DR W
PAM BAY LIVING TRUST	1005 HERON DR E	COLLEYVILLE, TX	76034	1005 HERON DR E
LOCKARD, DANIEL	1004 HERON DR E	COLLEYVILLE, TX	76034	1004 HERON DR E
J DANIEL & BECKY S SMITH REVOC	5612 HERON DR W	COLLEYVILLE, TX	76034	5612 HERON DR W
HAMILTON-CRAWFORD, JANICE	1009 HERON DR	COLLEYVILLE, TX	76034	1009 HERON DR E
STEELE, CHARLES	1017 HERON DR E	COLLEYVILLE, TX	76034	1017 HERON DR E
BEAR VALLEY COMMUNITY CHURCH	7900 PRECINCT LINE RD	COLLEYVILLE, TX	76034	7900 PRECINCT LINE RD
YAOTL INC	6428 DAVIS BLVD STE 100	NORTH RICHLAND HILLS, TX	76182	7720 PRECINCT LINE RD
GRAVLEY, ARTHUR	5601 HERON DR E	COLLEYVILLE, TX	76034	5601 HERON DR E
COLLEYVILLE HERON POND HOA	1723 E SOUTHLAKE BLVD STE 120	SOUTHLAKE, TX	76092	5716 HERON DR W
KUNTZ, ROBIN	1008 HERON DR E	COLLEYVILLE, TX	76034	1008 HERON DR E
YAOTL INC	6428 DAVIS BLVD STE 100	NORTH RICHLAND HILLS, TX	76182	7720 PRECINCT LINE RD
TELLEZ, KATHLEEN	1012 HERON DR	COLLEYVILLE, TX	76034	1012 HERON DR E
WILLIAMS FAMILY TRUST	5514 TEXAS TRL	COLLEYVILLE, TX	76034	5514 TEXAS TR
REATA PLACE HMOWNERS ASSOC	5506 TEXAS TR	COLLEYVILLE, TX	76034	5616 TEXAS TR
WHITEHAIR LIVING TRUST	5510 TEXAS TRL	COLLEYVILLE, TX	76034	5510 TEXAS TR
ANTONY, MATHEW	5608 HERON DR W	COLLEYVILLE, TX	76034	5608 HERON DR W
KOH LIVING TRUST	1013 HERON DR E	COLLEYVILLE, TX	76034	1013 HERON DR E
CITY OF HURST	1505 PRECINCT LINE ROAD	HURST, TX	76054	COURTESY NOTICE
REATA PLACE	5700 TEXAS TRAIL	COLLEYVILLE, TX	76034	COURTESY NOTICE
HERON POND	5712 HERON DRIVE E	COLLEYVILLE, TX	76034	COURTESY NOTICE
KELLER ISD	350 KELLER PKWY	KELLER, TX	76248	STATE REQUIRED
FIGUEROA, ROMAN	6428 DAVIS BLVD STE 100	NORTH RICHLAND HILLS, TX	76182	APPLICANT

Public hearing notices were mailed on January 22, 2021



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, February 8, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, March 2, 2021 & Tuesday, March 23, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from R-40 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district. The purpose is to rezone the property in order to allow for the development and construction of commercial office, retail, & showroom buildings.

Zoning Case: ZC21-002

Applicant: Roman Figueroa

Owner: YOATL

Location: 7720 Precinct Line Road

Property Description: Lots B1A & B2A, Reagan Estates West, City Boundary Split

Present Zoning: R-40 Single Family Residential

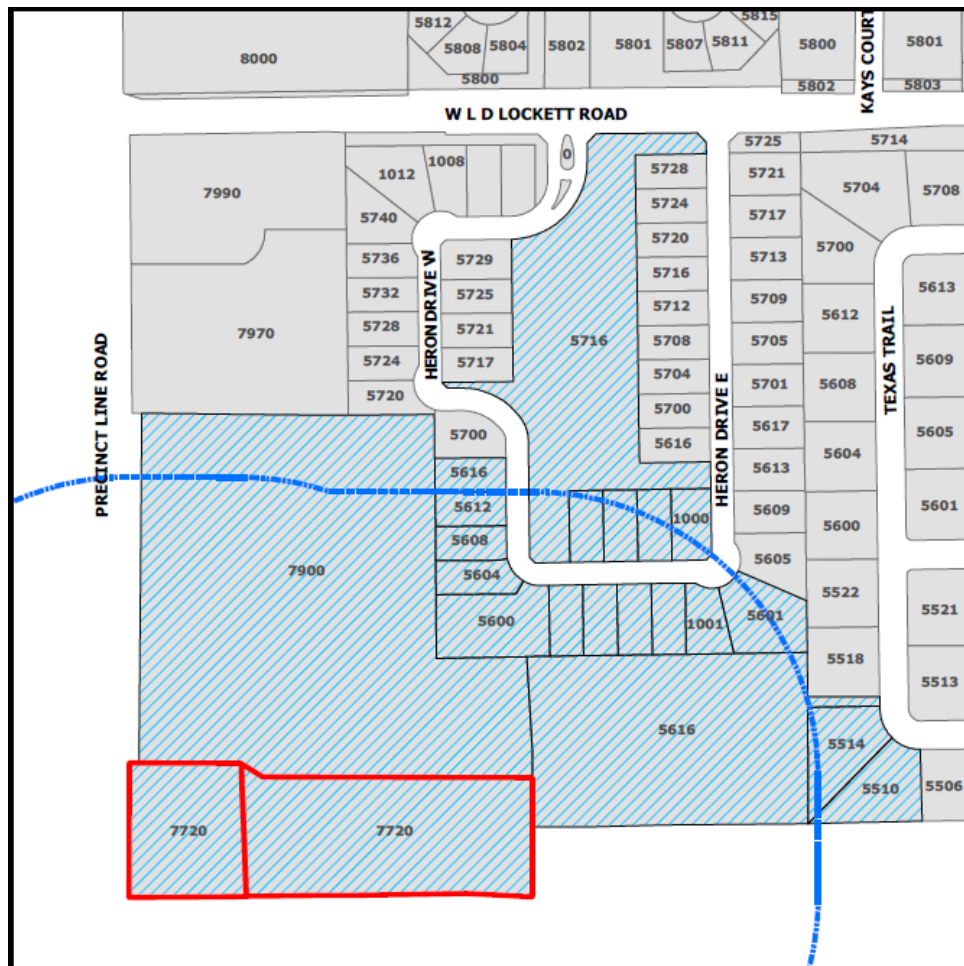
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-XXXX

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY REZONING FROM R-40 SINGLE FAMILY RESIDENTIAL DISTRICT TO PUD-C PLANNED UNIT DEVELOPMENT – COMMERICAL DISTRICT ON LOTS B1A & B2A, REAGAN ESTATES WEST, CITY BOUNDARY SPLIT, LOCATED AT 7720 PRECINCT LINE ROAD; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application to change the zoning from R-40 Single Family Residential to PUD-C Planned Unit Development – Commercial, Case No. ZC21-002; 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 this Ordinance shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is to allow for the development and construction of commercial office and showroom buildings for 5 buildings to total 30,500 SF.

2. DEVELOPMENT PLAN

- a. The Ordinance shall be generally consistent with the Statement of Planning Objectives, Exhibit "B".
- b. The development shall be generally consistent with the conceptual site plan, site orientation plan, Exhibit "C".

3. PERMITTED USES

- a. The proposed development is subject to CC-1 Village Retail zoning district and the associated regulations contained in the Land Development Code, except as amended by this Ordinance.
- b. The following ML uses shall be allowed per this ordinance: Contractor Office without storage yard; Office Showroom; Plumbing, HVAC, and Electrical Trade Shops; Upholstery; Auto Detailing; and Furniture Repair Shops. No outdoor overnight parking allowed.
- b. Any drive-thru use will be required to obtain a Special Use Permit.
- c. There shall be no outside storage allowed per this PUD to include RV's, boats, materials, etc.
- d. No commercial truck rentals shall be allowed per this PUD.

4. BUILDING DESIGN

- a. The buildings shall be generally consistent with the elevations, materials, and articulation as depicted in Exhibit "D".
- b. Building A, #1 does not meet the front setback of 40 feet and is setback 7.7 feet.
- c. Building D, #4 is located 17.7 feet from the property line to the north not the required 25 feet.

5. LANDSCAPING

- a. The minimum landscape area between the front building (Building A) and the street is reduced from the 10% to approximately 5.5% of the overall site area as per Exhibit "E".

6. FENCING AND BUFFER YARDS

- a. The masonry screening fence located along the east and south property lines to be 6 feet in height as per Exhibit "C".

7. SIGNAGE

- a. The location of the monument sign shall vary from the required 30' side property line to be approximately 7 feet and be located per Exhibit "C".

- 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 March 2021.

The second reading and public hearing being conducted on the 23rd day of March 2021.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 23rd DAY OF MARCH 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" – Zoning Exhibit

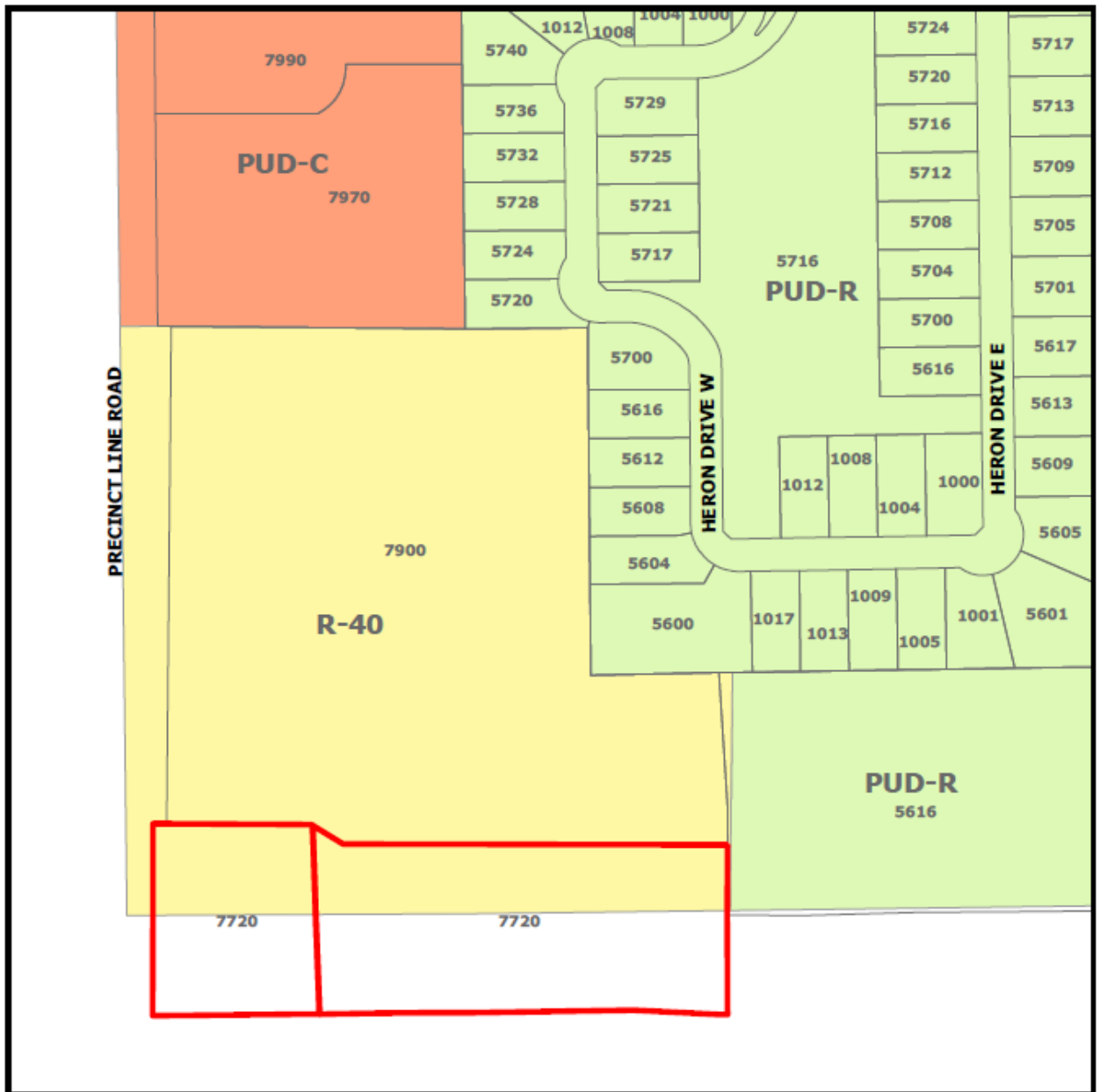


Exhibit “B” – Statement of Program Objectives

Statement of Planning Objectives City Line Business Park

Statement of Planning Objectives:

The Owner and Developer, YAOTL LLC, dba, Delta Capital and Investments, proposes to develop the property into a new Business Park, named, City Line Business Park. To do so, Delta Capital is working with the Cities of Colleyville and Hurst to work through the Rezoning, and all Engineering Process to bring the property to present day Code and requirements. It will take a coordinated effort due to two existing buildings that are in fact located partially in the two municipalities of Colleyville and Hurst. Additionally, the water and sewage utilities serving the property will be reconstructed from Hurst to Colleyville to meet the project objectives.

The Developer envisions a Business Park that will offer the local Entrepreneurial community a clean space and an environment that will promote innovation and collaborative work. The COVID-19 epidemic has caused significant changes in the way people work and the space that they require. We believe that the City Line Business Park can provide the flexible space that the entrepreneur will need.

The Developer believes that there is a strong need in the area for such a project because of the location and a thriving Entrepreneurial community that is growing in the the local region. This community requires Flex space, (Office and open space combined), to meet their business needs. City Line Office Park will offer the Entrepreneurial Community within a radius of eight miles of the location with suites of Flex, suites / space ranging from approximately 1250 square feet up to 7500 square feet. There will be a total of five buildings with approximately 31000 total square feet when fully developed. There would be no outside storage allowed in the business park.

It is anticipated that there is a large number of Entrepreneurs that will occupy the space, to include, publishing, logistics, electrical, interior designers, and electronics businesses, along with gyms, retail, health, and beauty types of businesses and many others. The Owner is excited about the project due to the numerous inquiries that have been received since the small sign was installed announcing the coming of the Business Park.

Development Schedule :

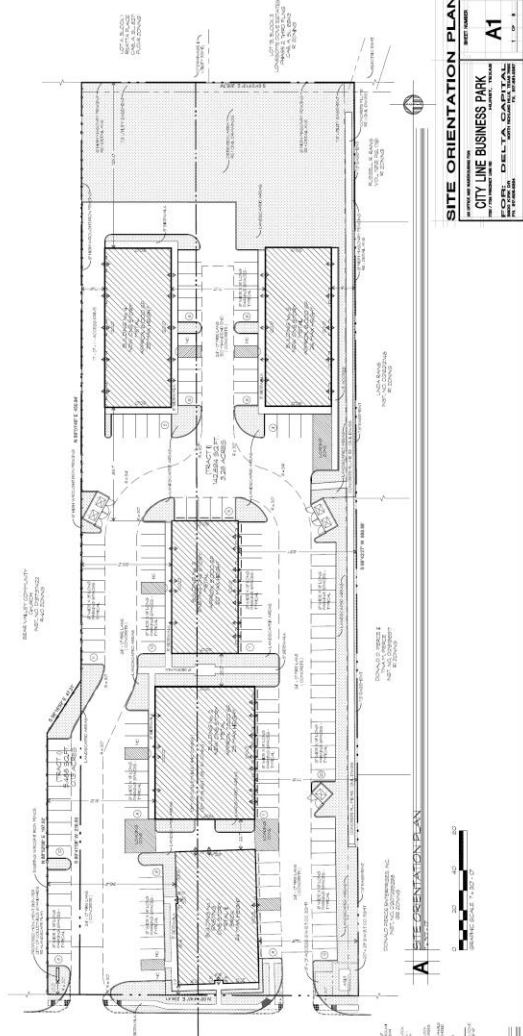
Delta is requesting approval from the City of Colleyville for the Total Development / Site Plan that generally describes the layout of the existing and future buildings. Once approved we would immediately begin the construction of the water and sewer facilities and the development of the grading and drainage plan for the entire site. Concurrently we would be applying for a construction permit for the exterior rehab work for the buildings that are referred to as “Building A “ and Building “ B “ on the plans.

We anticipate that the rehab of Building “ A and B” along with the applicable site work and supporting infrastructure can be completed by mid 2021. There is also a possibility that the demand may develop to begin construction of Building “ C “ sometime in 2021. The remainder of the development of the Business Park, would be determined by the demand for buildings “ D & E “

SPOONER & ASSOCIATES INCORPORATED 10000 RIVERSIDE DRIVE SUITE 200 DALLAS, TEXAS 75243 (214) 343-8800 WWW.SPOONERASSOCIATES.COM	FOR RECORD IN THE CITY OF DALLAS TRACTS 1 AND 2, IN THE COUNTY OF TARRANT COUNTY, TEXAS, BEING ALL OF CITY OF COLLETTVILLE AND CITY OF HURST, IN THE CARBON SURVEY, ABSTRACT NO. 357, OF A 3.06 ACRE TRACT OF LAND LOCATED O.P.R.C.T.I. O.D. 1219248804.	FILE: 20057 PRECINCT LINE ZONING map CHECKED BY: E. SPOONER DRAWN BY: C. REEDER 6428 RIVERSIDE DR., STE 100 DALLAS, TEXAS 75243 OWNER YADOL, LLC REVEST, LLC APPLICANT	SAP PROJECT NO 20057 DATE: 11/20/2007	SHEET 1
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Architectural drawings of a masonry wall and its detail. The main drawing shows a cross-section of a masonry wall with a parapet, including dimensions for height (10'-0"), width (1'-0"), and thickness (1'-0"). It also shows a section through the wall and a detail of the parapet. The detail shows a cross-section of the parapet with dimensions for height (1'-0"), width (1'-0"), and thickness (1'-0"). The detail also shows a section through the parapet and a detail of the parapet. The detail shows a cross-section of the parapet with dimensions for height (1'-0"), width (1'-0"), and thickness (1'-0"). The detail also shows a section through the parapet and a detail of the parapet.



SITE ORIENTATION PLAN	SHEET NUMBER
CITY LINE BUSINESS PARK	A1
FOR: DELTA CAPITAL	1 OF 3
MARCO & JIM GAN	
NORTH HAVEN, MAINE, USA	
P.O. BOX 100	

1 PROPOSED RENDERING

2 NORTH ELEVATION (SOUTH ELEVATION SCALE)

3 EAST EXTERIOR ELEVATION

4 WEST EXTERIOR ELEVATION

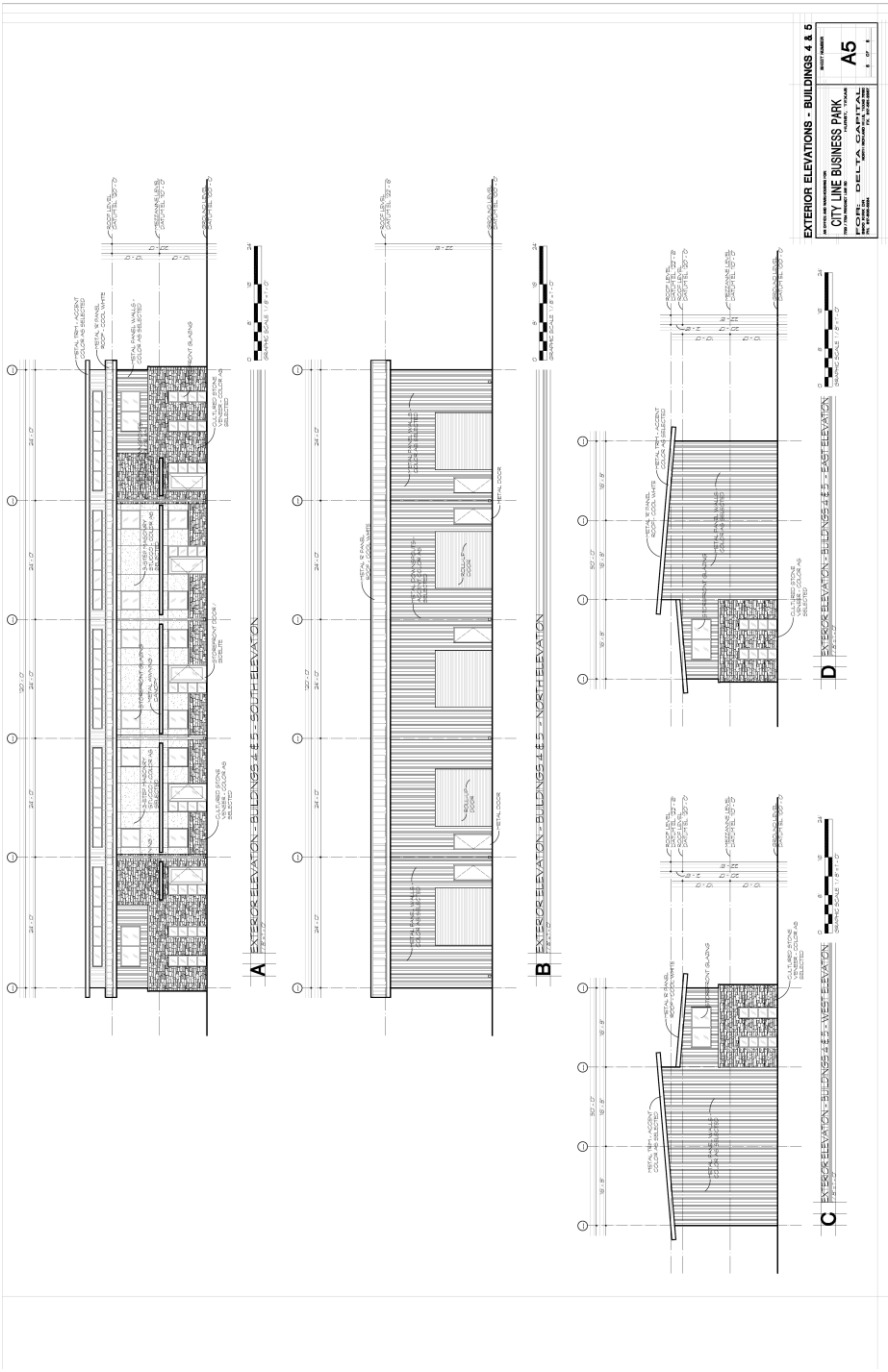
5 PROPOSED EXTERIOR ELEVATIONS - BUILDING NO. 1

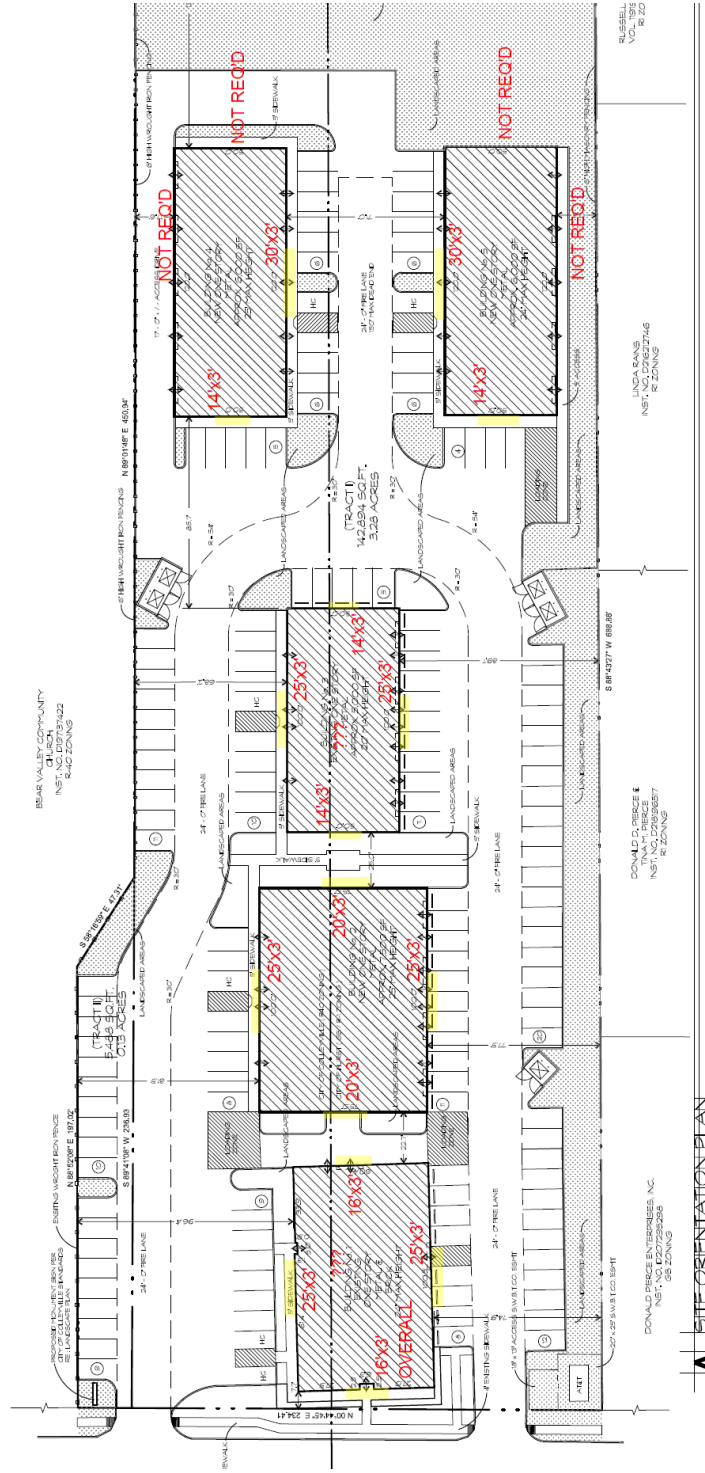
6 CITY LINE BUSINESS PARK

7 FOR DELTA CAPITAL

8 A2

9 1 OF 1





FORESTRY PLAN

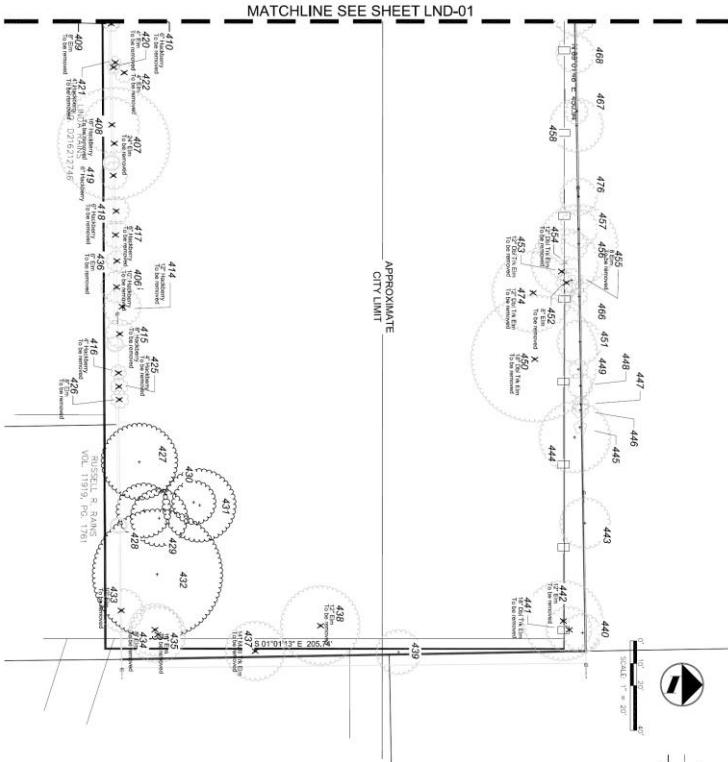
DATE: 11/13/2020



CONTACT NUMBERS:
 LTM DESIGN GROUP, INC.
 7101 BRYANT IRVIN RD., #32229
 FORT WORTH, TEXAS 76132
 (817) 452-7613
 FAX: (817) 452-7613



- GENERAL NOTES:**
- SEE SHEET LND-01 FOR FORESTRY DETAILS.
 - SEE SHEET LND-01 & LND-02 FOR LANDSCAPE PLAN.
 - SEE SHEET LND-01 & LND-02 FOR LANDSCAPE DETAILS.



MATCHLINE SEE SHEET LND-01

APPROXIMATE CITY LIMIT

CITYLINE BUSINESS PARK FORESTRY CALCULATIONS

Item	Description	Calculation	Spaced Area	Notes
1	Planting Area	100' x 100' = 10,000 sq ft	10,000 sq ft	
2	Planting Area	100' x 100' = 10,000 sq ft	10,000 sq ft	
3	Planting Area	100' x 100' = 10,000 sq ft	10,000 sq ft	
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REVISIONS

NO.	DATE	DESCRIPTION
1	11/13/2020	Initial Design
2	11/13/2020	Revised Design
3	11/13/2020	Final Design

DESIGNER'S CERTIFICATION

I, **12' Heckberry**, do hereby certify that the design of this project was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Texas.

Signature: _____
 Title: _____
 Date: _____

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
FORESTRY PLAN

COLLEYVILLE, TEXAS

LTM DESIGN GROUP
 LANDSCAPE ARCHITECTURE - WATER MANAGEMENT

7101 BRYANT IRVIN RD., #32229
 FORT WORTH, TX 76132
 (817) 452-7613
 WWW.LTMDGROUP.COM

SHEET NO.
LND-02
OF 02 SHEETS

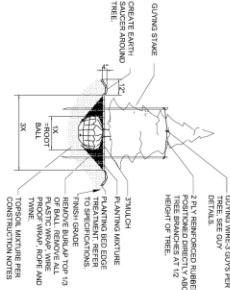


Specifications:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN TREES IN A PLANT POSITION WHETHER GRAFTED OR NOT.
2. SCARP SIDES OF TREE PITS TO FACILITATE WATER INFILTRATION INTO PLANTING TRENCH.
3. MAINTAIN TREES THROUGHOUT AFTER-INSTALLATION PERIOD.
4. ALL SHOWN TREES SHALL BE MAINTAINED THROUGHOUT AFTER-INSTALLATION PERIOD.

A TREE PLANTING DETAIL-SECTION/ELEVATION

N.T.S.



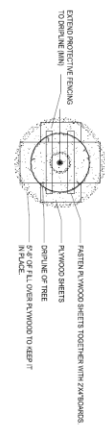
1. TREE HOLES SHALL BE TWICE THE SIZE OF THE ROOTBALL, BUT NO DEEPER.
2. SET TREE AT THE SAME DEPTH AT WHICH IT WAS GROWN.
3. PLANT TREES AND SHRUBS IN PITS 24 INCHES GREATER THAN THE DIAMETER OF THE ROOT BALL. TOP 24 INCHES OF ROOTBALL SHALL BE COVERED WITH 24 INCHES NATIVE SETTLER AND TO PREVENT FAIR ROOTS.
4. AS TREE IS BACK FILLED, APPROXIMATELY 1/2" FILL, AND WATER TO SOIL TO BE COMPLETELY BACKFILLED.
5. PLANT AND GRAFT TREES WITH 3/4" DIA. ROOTBALLS.
6. PLANT TREES WITH 3/4" DIA. ROOTBALLS.
7. PLANT TREES WITH 3/4" DIA. ROOTBALLS.
8. PLANT TREES WITH 3/4" DIA. ROOTBALLS.
9. PLANT TREES WITH 3/4" DIA. ROOTBALLS.
10. PLANT TREES WITH 3/4" DIA. ROOTBALLS.
11. PLANT TREES WITH 3/4" DIA. ROOTBALLS.
12. PLANT TREES WITH 3/4" DIA. ROOTBALLS.

TREE REMOVAL / MITIGATION NOTES

1. TREES TO BE REMOVED ARE TO BE REMOVED A MINIMUM OF 6' BELOW GROUND AND SHALL BE DISPOSED OFF SITE IN ACCORDANCE WITH FEDERAL REGULATIONS.
2. TREES TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION, ORANGE SAFETY TAPE SHALL BE PLACED AROUND THE TRUNK OF THE TREE TO BE PROTECTED. NO OTHER MATERIALS SHALL BE USED TO PROTECT THE TREE. THE TREE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. LANCOSTER'S STANDARDS AND TREE ORDINANCES.
4. IN ADDITION TO THE TREE SHOWN, 10% BE REMOVED. ALL CONSIDERABLE GROWN ADJACENT FINAL GRACE. THIS MATERIAL SHALL BE SPREADED AND DISPOSED OF SELECTIVE PRUNING SHALL BE MADE OF THE EXISTING TREES TO REMAIN TO REMOVE DEAD OR DAMAGED BRANCHES AND BRANCHES OF THE TREE WITH THE EXCEPTION OF BRANCHES THAT ARE DAMAGED OR DAMAGED BY THE TREE. THE TREE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. ADDITIONAL TREE REMOVAL MAY BE REQUIRED BY NON-PROTECTED TREES SHOWN. ADDITIONAL COST TO THE OWNER.
6. DISPOSAL OF ANY WASTE MATERIAL, SUCH AS, BUT NOT LIMITED TO PAINT, ASPHALT, SHALL NOT BE ALLOWED.
7. NO ATTACHMENTS OR WINGS OF ANY AND OTHER THAN THOSE OF A PROTECTIVE MATERIAL SHALL BE ATTACHED TO ANY TREE.

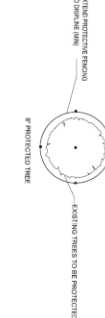
GENERAL NOTES:

1. SEE SHEET LND-01 FOR TREE REMOVAL DETAILS.
2. SEE SHEET LND-02 FOR TREE REMOVAL DETAILS.
3. SEE SHEET LND-03 FOR TREE REMOVAL DETAILS.



B TREE PROTECTION - PLYWOOD

N.T.S.



C TREE PROTECTION DETAIL-ELEVATION

N.T.S.

FORESTRY DETAILS

SHEET NO.

LANDSCAPE - IRRIGATION - WATER MANAGEMENT

7701 BRYANT IRVIN RD., #33229
 FORT WORTH, TX 76132
 817 332-7913
 WWW.LTSDSIGN.COM

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
FORESTRY DETAILS

COLLEVILLE, TEXAS

NO.	DESCRIPTION	DATE

REVISIONS

DATE

BY

DESCRIPTION

SHEET NO.

LND-03

OF

SHEETS

[illegible]

1. SEE SHEETS LND-01 & LND-02 FOR FORESTRY PLANS.
2. SEE SHEET LND-03 FOR FORESTRY DETAILS.
3. SEE SHEET LND-06 LANDSCAPE DETAILS.

CONTACT NUMBERS:

CALL OR E-MAIL BEFORE YOU DRUG: 800-245-6005
LONE STAR GAS : 1-800-669-6344
AT 817-1-800-344-6377

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Mark H. Swerford, P.L.A. Texas No. 1240, dated 01/29/2021

DATE 01-29-21 APR 06 2020-23 BAKING BY LTS	CASE LTS REMARKS MIS PROJECT MOD WCL
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OF
SHEETS

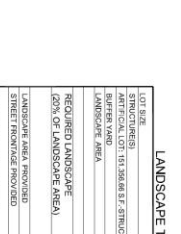
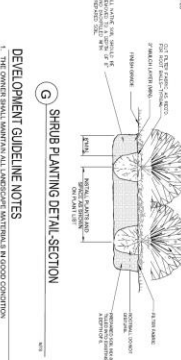
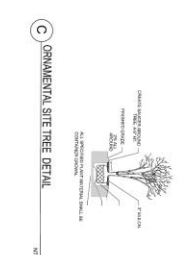
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LANDSCAPE PLAN

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LANDSCAPE DETAILS

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